



Housing Workgroup Minutes

DATE: Thursday, March 9, 2017

TIME: 1:00 PM – 3:00 PM

LOCATION: Portland Housing Bureau
Steel Conference Room
421 SW 6th Ave, Suite 500
Portland OR 97204

ATTENDEES: Rhea Graves, Neisha Saxena, David Gutzler, Will Harris, Liv Jenssen, Chris Aiosa, Jessica Mathis, Bobby Weinstock, Susanna Rempel, Jace Richard, Liora Berry, Candace Jamison

MEETING DISCUSSION

- Member Updates & Announcements
 - Home Forward added 3000 people to the wait list.
 - Due to funding limitations no one will be pulled from the waitlist for this calendar year.
 - Congress hasn't passed a budget for this fiscal year, but the proposed cuts to HUD are significant.
 - HUD's skinny budget suggestions include cuts to "Home" as a program and maintenance/operating budgets for public housing.
 - No proposed cuts to the rent assistance programs
- Mobile Teams/RFI Updates
 - Coordinated Access Mobile Assessment Team - led by TPI
 - We're required to have Coordinated Access for all Continuum of Care units
 - This mobile assessment team will focus on racial equity and expanding access to communities of color by conducting street outreach.
 - Partnering with faith organizations and community health clinics
 - Mobile team will conduct assessments for Coordinated Access
 - Support clients in document readiness, accessing ids, and additional assistance for those that score high on the coordinated access assessment.
 - Mobile IN Reach Team - led by JOIN
 - A collaboration of safety off the streets entities NARA, YWCA, and Urban League.
 - Working with Right 2 Dream Too and Hansen Shelter both of which did not have housing resources available to them.
 - Focused on expanding resources to areas of the system that didn't have housing resources in order to maximize use of resources.
 - There are plans to include El Programa Hispano, Community of Coalition Health Clinics, Mental Health Association of Oregon, and TPI as program partners to increase access to housing.
 - Implementation is in progress - more updates to come

- Discussion highlighted that the Housing workgroup recommended the need to be mobile, have flexible client assistance, and involve multi-agency collaboration
- The mobile teams are a reflection of these recommendations
- Mobile Permanent Supportive Housing Team
 - Housing Workgroup stressed “don’t poach existing affordable units”- buy more units
 - Flexible client assistance allows for more buy down opportunities and ensuring services
 - Retention work will be done with this team and expand supportive services to already existing units
 - 15 of the 90 to result from partnership at Care Oregon
- Quarter 2 Preliminary Data: At-a-Glance
 - 2276 Permanent Housing Placements (FY 2016 Q2)
 - 2114 Permanent Housing Placements (FY 2017 Q2)
 - Data is preliminary and not entirely inclusive of all the new providers within our system.
 - When new provider information is included, we expect to be slightly ahead of 2016’s Quarter 2 numbers.
 - We’re placing people by race at the same rate we did last year
 - The rates are also expected to change/increase when new provider information is added.
 - Important to mention that rates discussed % of HUD’s definition of Homelessness
 - Liora Berry mentioned recent national data about racism in homelessness.
 - The data indicates African Americans make up 13% of the population but about 41% of the homeless population and 52% of homeless families.
 - Retention of Permanent Housing:
 - 81% 2016 Q2 (6 months)
 - 80% 2017 Q2 (6 months)
 - 74% 2016 Q2 (12 months)
 - 73% 2017 Q2 (12 months)
 - The above numbers reflect housing retention rates confirmed at 6 months and 12 months after support.
 - Conversation about pulling data based on 3 groups of rental subsidies in order to interpret factors that affect housing loss/retention.
 - Conversation about the realization that many need support for longer terms. Discussed the need to adjust our practices to make the best use of our funds and ensure that we don’t lose people unnecessarily.
 - People served in emergency shelter-
 - 3133 people (2015-2016 Q2)
 - 3969 people (2016-2017 Q2)
 - Shelter breakdowns by race
 - We’re not seeing more people of color accessing shelter.
- Permanent Supportive Housing (PSH) Projections & Financial Modeling
 - County has 2888 PSH units and vouchers
 - City and County budgeted \$1.6 million for PSH
 - Clarifying question about PSH designation: tenants are not paying more than 30% of their income on rent.
 - Overall predictions indicate that we need 1712 units
 - This is predicted to cost \$330 million.

- Budget Updates
 - County's budgets have been submitted. City's budgets haven't been published yet.
 - JOHS budget prioritized sustaining the current level of effort
 - \$600k was requested for rent assistance budget.
 - This was to keep pace with rising costs of rents and retention (see [County Program Offer 10053K-18](#))
 - EHA/SHAP funding would reduce this funding by \$10 million
 - Gresham women's shelter and others that were funded with this funding are at risk if this is implemented.
 - Family shelter as a no-turn away shelter has been burdensome on a shelter with effective capacity of 130.
 - JOHS working to improve effectiveness given the need and capacity concerns.
 - Eviction Prevention Pilot – Through this pilot project, outreach workers would receive real-time eviction filing information from the court, and perhaps other sources, and would reach out to affected households to assess the situation and determine whether one-time financial assistance or other advocacy could effectively prevent the eviction and allow the family to retain their housing longer-term. (see [County Program Offer 10055B-18](#))
 - Local Long Term Voucher Pilot – This pilot project proposes to test the long-term local voucher concept by using it in a very specific circumstance – assisting people who are disabled and on long term disability (typically receiving income of less than \$800 per month) and/or elderly and living on very limited Social Security benefits to afford the rents in Low Income Housing Tax Credit (LIHTC) units; those units have rents that are restricted but they are not tied to tenant income so they are increasingly out of reach for the target group in this pilot project. The funds in this program offer would be used to make it possible for people in the target population to afford the rent (likely at 30% of their income) in our inventory of LIHTC units. In doing so, this program would leverage the income that the target group is deriving from their federal benefits and the inventory of publicly funded affordable housing.] (see [County Program Offer 10053L-18](#))

ACTION ITEMS

ITEM

1. Contact PHB about community advisory body surrounding relocation ordinance. Group requested updates on this process.

ASSIGNED

Ryan Deibert

NEXT MEETING

Thursday, April 13, 2017

1:00 PM – 3:00 PM

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