

A Home for Everyone (AHFE) Coordinating Board

Meeting Minutes – September 6, 2017

Facilitated by: Initiative Director and Co-chairs

Prepared by: Emily Volpert; Reviewed by: Jurisdictional Staff Members

Members present: Michael Anderson-Nathe, Alexandra Appleton, Carolyn Bateson, Stacy Borke, Sam Chase, Maurice Evans, Kevin Fitts, Christian Gaston (Chair Deborah Kafoury Rep.), Katrina Holland, Marc Jolin, Susan Madar, Andrew McGough, Sharon Meieran, Monique Menconi, Rebecca Nickels, Anne O’Malley, Michelle Plambeck (Mayor Wheeler Rep.), Tawna Sanchez, Shannon Singleton, Martha Strawn Morris, Michael Thurman, Derald Walker, **Jurisdictional Staff present:** Seraphie Allen, Caitlin Campbell, Jennifer Chang, Ryan Deibert, Katie Dineen, Lucas Hillier, Jonathan Lewis, Anna Plumb, Walter Robinson II, Kate Schwab, Denis Theirault, Emily Volpert, Carrie Young. **Guests:** Chris Aiosa, Gary Cobb, Clay Cooper, Linda Jo Devlaeminck, John Elizalde, Patrick Gihring, Laura Golino de Lovato, Greg Griffin, Tiana Hammon, Ernest Hayes, Joann Herrigal, Hillary Houk, Bashar Kasim, Patricia McLean, John Mulvey, Emily Nelson, Robert Noche, Rachel Post, Jim Redden, Amanda Saul, Blair Schaeffer-Bisht, Dennis Steele, Mark Sturbois, Stacey Triplett, Jill Wier, Jenny White.

Agenda Item	Discussion Points	Decision
<p>Welcome, Introductions & Minutes – Stacy Borke, Co-chair</p>	<p>Stacy Borke, Initiative Co-chair, called the meeting to order, reviewed agenda, explained public comment process and commenced introductions.</p> <p>July 2017 meeting minutes were approved by consent; no objections.</p>	<p>Minutes were approved by consent.</p>
<p>Public Comment</p>	<p>Denis Steele spoke about the public investment into innovating housing and public shelter designs. Denis said he has engineering designs and plans for housing made from shipping containers for about \$7800. Denis wanted to ask for opportunities for collaboration.</p> <p>Gary Cobb spoke about National Recovery Month. He shared his own personal story about battling with addiction, and the importance of recovery housing. He expressed his opinions about the importance of investing in recovery housing in our community. He invited folks to attend the upcoming recovery proclamation at 9:30 AM on September 14th, 2017. Additionally, Gary encouraged attendance at a conversation on September 20th from 2:00 to 4:00 PM about recovery housing.</p>	
<p>Continuum of Care Update – Ryan Deibert, Joint Office of Homeless Services</p>	<p>Ryan Deibert of the Joint Office of Homeless Services provided an update on the Continuum of Care Program Application process. The Notice of Funding Availability (NOFA) was released on July 14th, and the application is due to the U.S. Department of Housing and Urban Development (HUD) on September 29th. We have to reapply for HUD Continuum of Care funds every year. These funds represent about \$21 million in annual funding supporting 46 transitional housing, rapid rehousing, permanent supportive housing and supportive services projects in our community. This year, we are also eligible to apply for \$1.3 million in new funding, and \$282,000 in reallocated funding. The Resource Advisory Committee (RAC) will meet on Tuesday, September 9th to discuss the permanent housing project applications that they received during the project proposal application process. Eight responses have been received to propose new and expanded permanent housing projects. Those will be selected to forward to HUD. They will finalize the rating and the ranking for existing renewal projects.</p> <p>After the RAC meeting, Erin Pidot of the Joint Office of Homeless Services will announce the selected new projects and final rating and ranking as well as Tier 1 and Tier 2 projects. Information about those projects will be distributed as it becomes available.</p>	

Economic Opportunity Program Rent Assistance Project Final Report

– Patrick Gihring, Worksystems, Inc.

– Patricia McLean, Human Solutions, Inc.

– Stacey Triplett, Worksystems, Inc.

Patrick Gihring of Worksystems, Inc. provided some background information about the rent assistance and housing program results. He stressed the importance of collaborative housing and work programs in order to provide individuals the opportunity and assistance that they need to develop career goals that lead to self-sufficiency and housing stability. Patrick explained the funding behind the Economic Opportunity Program (EOP) Rent Assistance project. In addition to the Short Term Rent Assistance (STRA) funds provided by Home Forward, the program benefited greatly from funding provided by A Home for Everyone (AHFE) and the Portland Housing Bureau (PHB) this fiscal year.

Patricia McLean of Human Solutions, Inc. [presented the Home to Work Collaborative evaluation final report](#) of the EOP Rent Assistance project. Evaluation of the project, covering the 18-month period from 10/1/2015 to 3/31/2017, was funded under a grant provided by Meyer Memorial Trust. The project was designed and implemented by Worksystems, Home Forward and Human Solutions in order to bring housing stability to people receiving employment services who were homeless or at risk of homelessness. Career coaches refer participants to rent assistance coordinators, and there is coordinated care for the participant which includes strong communication between all three parties. By the end of this fiscal year, almost 200 EOP participants will be secure in housing because of this rent assistance and will be able to successfully complete employment services with the ultimate goal of career path employment. The model of bringing housing services to employment services participants is working for a number of reasons, and the support of AHFE and PHB has been crucial.

These results of the evaluation highlight how systems alignment can increase participant success and create greater returns on investment for public funds. Low-income residents benefit when public systems work together in a coordinated fashion. Patricia highlighted the following data points and outcomes from the evaluation of EOP Rent Assistance recipients:

- 60% served were persons of color
- 38% were more likely to complete employment training
- 67% were more likely to attain career track employment at exit
- 53% were more likely to employed at exit
- Increased their income by double the rate of the comparison group.
- Increased incomes more than tripled rent assistance investments

Crystal McGana, EOP Rent Assistance recipient, provided testimony about her experience:

- Crystal was incarcerated at Coffee Creek Correctional Facility for 16 years. During incarceration, she took advantage of every work opportunity that she could.
- She received parole in 2016; a few weeks before she was released, Crystal found out about SE Works, a workforce partner through collaboration with Worksystems, Inc., during a day trip to learn about resources from different agencies. She met career coach Cindy Pollard, and enrolled Crystal in PREP, SE Works' Prisoner Reentry Employment Program and guided her toward Women in Trades training.
- Crystal is now an ironworker apprentice and a member of the Northwest Ironworkers Local 29.

	<p>Stacey Triplett, Worksystems, Inc., spoke about the funding component.</p>	
<p>Workforce & Economic Opportunity Workgroup Update – Blair Schaeffer-Bisht, Worksystems, Inc. – Freda Cesar, Central City Concern</p>	<p>Blair Schaeffer-Bisht of Worksystems, and Freda Cesar of Central City Concern, presented the AHFE Workforce & Economic Opportunity (WEO) Workgroup update and progress the group has made. Blair reviewed the workgroup’s goals and strategies. Freda highlighted the workgroup’s program funding, employment and support services provided by projects, program outcomes, and next steps.</p> <p>Freda Cesar spoke about the Employment Program Inventory the workgroup is developing and the level of accessibility for specific services. The Employment Program Inventory, a community-wide inventory of employment programs, will help determine the overall need for employment services for people experiencing homelessness and identify gaps. Additionally, the workgroup will work on further promoting systems alignment between housing and employment.</p> <p>Presenters responded to questions from the Board.</p> <p>Freda Cesar further noted that people experiencing homelessness want to work—they are ready and willing to work—and it’s evident that the right wrap-around services and supports will give people the opportunity to change their lives. We need to bust the myth that people experiencing homelessness are lazy and want to take advantage of the systems available.</p> <p>Shannon Singleton, Initiative Co-chair, asked if there is a specific need or ask for our business partners. They responded that yes, and they need to go through the inventory process so they can ask employers to engage with the current opportunities. Some employers speak of challenges to fill positions—we want to help connect folks to these systems!</p>	
<p>Affordable Housing Bond Draft Policy Framework and Survey – Jennifer Chang, Portland Housing Bureau</p>	<p>Jennifer Chang of the Portland Housing Bureau spoke about the Affordable Housing Bond (Bond) and the Bond Stakeholder Advisory Group (SAG). In November of 2016, voters approved a \$248,400,000 Bond. The Bond SAG convened in March 2017 to develop draft policy framework, collect community feedback, and present a finalized policy framework to the Portland City Council for consideration.</p> <p>Jennifer Chang provided the group with an overview of the Bond Draft Policy Framework, which includes guiding principles, production goals, priority communities in need of funding, location priorities for funding, guidelines for development, operations and services, reporting metrics, and community engagement guidelines to ensure equity in the process.</p> <p>The goal is to create or acquire a total of 1,300 affordable housing units of which 600 are deeply affordable for households at 0 to 30%, and 650 units for larger families (with two to three bedrooms).</p> <p>They will focus on creating housing opportunities for families and individuals who have been affected by racism, housing discrimination, homelessness, displacement, and inequitable resources. These communities include communities of color, families, households at risk of homelessness or experiencing homelessness, and households facing imminent displacement.</p>	

	<p>They are aiming to build or acquire housing in economically and racially diverse neighborhoods, in areas of high opportunity, with a focus on racial equity in all decisions throughout the process. They hope to prevent gentrification and displacement in order to stabilize current residents, and balance investments throughout the city.</p> <p>Jennifer Chang provided an overview of the guidelines for development, operations (including tenant screening policies), and services. Services should provide culturally responsive and culturally specific assistance through a Housing First approach. Please see the PowerPoint: An Overview of Affordable Housing Bond Draft Policy Framework on the A Home for Everyone website for more information.</p>	
<p>Family System Procurement Process Overview – Tiffany Kingery, Joint Office of Homeless Services</p>	<p>Tiffany Kingery, Joint Office of Homeless Services, explained the first steps of the Family System procurement process crafted to acknowledge assertive engagement, racial equity and community feedback. They started the community engagement process in July with the community engagement team. They will be hosting community listening sessions to collect feedback from families in our community. Data, recommendations and feedback will be pulled together to inform the final Request for Proposals, which will be released in December. They are hoping that awards will be announced in February 2018.</p>	
<p>FY 2016-2017 Year End System Outcomes – Ryan Deibert, Joint Office of Homeless Services</p>	<p>Ryan Deibert, Joint Office of Homeless Services, presented the goals and reflections relating to data from the third year of the A Home For Everyone (AHFE) initiative. Ryan emphasized the dates of data collection—Fiscal year 2014 is before the initiative existed. The overall numbers of placements, preventions, people served in emergency shelter, have all increased. The system could place 3,000 individuals before AHFE, and it is now placing 4,800 into permanent housing. This achieves our community goal of 4,300 placements. Our system as a whole went from 21,000 people served to 29,000 people served after A Home for Everyone was established. Highlights of the FY 2016-2017 Year End System Outcomes report included:</p> <ul style="list-style-type: none"> • Expansion of funding for placement, prevention and safety off the streets. • Increased focus on racial equity in the work to house people in our community. • Significantly increased the number of permanent housing placements in the last year, exceeding the system goal by 13% (almost 600 additional placements over original goal). • More than 9,500 people were placed in more than 5,800 households. • Overall, more people of color were served across all communities of color, except for the Native American community. There are existing racial disparities in homelessness. We want to see higher percentages of folks being served. • High retention rates across our system. • Exceeded prevention goals in terms of new prevention clients and total prevention clients. • We have maintained prevention rates. This has been an evolution for our ability to do some basic reporting. The overall retention rate is 74%. • Expanded shelter capacity from 6,600 shelter beds last year to 8,500 shelter beds this year. That is a 28% increase. • Doubling of the number of people in the last two years who have been served in shelter. 	

	<p>Looking ahead, the Coordinating Board will lead the budget recommendations to maintain system expansion. We will try to answer the questions of whether what we are doing is enough, and how we can improve our work. We will also be working closely on planning around family and chronic homelessness.</p> <p>Stacy Borke, Initiative Co-chair, encouraged the group to continue with their intentional goals, and consider concrete expectations and the budget to support those aims. Stacy emphasized a need to maintain community support for the initiative. She stated that perception is one thing, and we want people to know what A Home for Everyone actually accomplishes.</p> <p>Shannon Singleton, Initiative Co-chair, said she wants more concrete goals on affordable housing in our community, and hold the City's feet to the fire around affordable housing availability for the people in our community with the lowest incomes.</p> <p>The group briefly discussed various perspectives on goal setting for the Coordinating Board.</p>	
<p>Budget Framework Overview – Marc Jolin, Initiative Director</p>	<p>Tabled due to timing.</p>	
<p>Final Announcements</p>	<p>Marc Jolin announced that the Coordinating Board will be meeting monthly through January 2018 due to the amount of work that needs to be done. The next meeting will be taking place on October 4th from 3:00 to 5:00 PM in Room 315 at the Multnomah Building.</p>	