



## Housing Workgroup Minutes

**DATE:** Thursday, September 21, 2017

**TIME:** 1:00 – 3:00 PM

**LOCATION:** Lincoln Building  
Columbia Conference Room  
421 SW Oak Street  
Portland, OR 97204

**ATTENDEES:** Chris Aiosa, Melissa Arnold, Jennifer Chang, Ryan Deibert, Alex Glover, Monet Gonnerman, Marc Jolin, Jessica Mathison, Dana Schultz, RJ Stangland, Bobby Weinstock, Emily Volpert.

### MEETING DISCUSSION

- Welcome and Introductions
  - Ryan Deibert, Joint Office of Homeless Services, led the group through introductions and updates.
  - Central City Concern has a new organization President and they broke ground on the Stark Apartments last week.
  - Impact Northwest bus staff will be on vacation until October 17<sup>th</sup>.
  - Transition Projects, Inc. (TPI) has been awarded Grant Per Diem (shelter and transitional housing for Veterans) funding and Supportive Services for Veteran Families funding (rapid rehousing for Veterans).
  - TPI is hiring an emergency services manager.
  - Cascadia Behavioral Healthcare hired a Primary Health Care Officer, John Duke. They are restructuring the agency (especially within the outpatient programs).
  - The Royal Palm is now officially closed.
  - Bobby Weinstock from Northwest Pilot Project provided a gap report showing the shortage of affordable units (with data from 2014, we are short over 25,000 units).
- Supportive Housing Planning Processes: Updates and Information
  - Ryan Deibert of the Joint Office of Homeless Services provided an update on the planning processes and information from the Supportive Housing Summit that took place on September 14<sup>th</sup>.
  - Multnomah County and Portland leaders are working on a plan to dramatically expand “supportive housing” for thousands of the most vulnerable neighbors on our streets.
  - The Board of Commissioners and Portland City Council are both set to vote on the vision next month.
  - The multimillion-dollar plan would call upon a wide range of community partners to help produce at least 2,000 more apartments or vouchers by 2028.
    - Partners include Home Forward, state and regional agencies, housing developers, and health care, criminal justice and social service providers.
    - The work builds on a recommendation to set aside 300 units from the 1,300 expected from Portland’s recently approved housing bond.

- Supportive housing is sometimes the only effective strategy for people struggling with significant disabilities and long-term homelessness. Without it, many of them cycle through hospital beds, jail cells, shelter mats and sidewalks.
- Affordable Housing Bond Draft Policy Framework: Background and Feedback
  - Jennifer Chang from Portland Housing Bureau provided an overview of the Affordable Housing Bond Draft Policy Framework.
  - Jennifer Chang spoke about the Affordable Housing Bond (Bond) and the 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.
  - The Bond Draft Framework Plan 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.
  - 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).
  - 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.
  - 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.
  - Jennifer 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 presentation: [Affordable Housing Bond Draft Policy Framework Overview](#) on the A Home for Everyone website for more information.
- A Home for Everyone (AHFE) Chronic Homelessness Plan: Update and Initial Feedback
  - Marc Jolin of the Joint Office of Homeless Services visited the group to lead a discussion about the preliminary Chronic Homelessness Plan. A growing list of recommendations to ending chronic homelessness.
  - The group read through the Summary of Draft Recommendations for the AHFE Chronic Homelessness Plan individually and then shared their feedback.
    - Bobby Weinstock, Northwest Pilot Project mentioned that there is emphasis on serving chronically homeless folks who need lots of supportive services and we may be leaving out the folks whose homelessness is primarily economic. These are folks who are chronically homeless who may not need Permanent Supportive Housing (PSH) services.
    - Liora Berry, Cascadia Behavioral Healthcare, suggested that there could maybe be an intermittent level of services between PSH and nothing. What is an appropriate scoring range of necessary PSH supports?
    - We are seeing people who are falling through the cracks—what is the process for those folks? King County has suggested having a doctor review board or something that someone with a credential could talk to a person and score them based on their larger

challenges that may not be represented on the coordinated access assessment. If a person does not even make it on the Coordinated Access list, they are not meeting the criteria for chronic homelessness but they become chronically homeless when they are on the streets for so long.

- How do we create an actual continuum of care that represents the entire spectrum of needs for support?
  - Assessments that are exclusively self-report can be problematic. How can we possibly assign a score to someone? How do we add a different layer to the assessment that is happening with Vulnerability Index and the Service Prioritization Decision Assistance Tool (VI-SPDAT)?
  - What is the relationship between Aging and Disability Services and Protective Services Division?
  - We need to figure out how we will support private business owners and landlords with these stipulations.
  - How will we do screening reforms if we are tied to the private market?
  - Specifically calling out setting benchmarks and criteria through which this will be evaluated.
  - What are our priorities? (Considering the triangle model of cost, performance, benefit) How do we spend our money?
  - How do we co-locate services?
  - Some of the Homeless Veterans Plan suggestions would fit in the chronic homelessness plan
  - Useful to add in evaluation of how money, contracts and specific expectations within contracts may take away some of the client led choices? How may some of those restrictions have impact on flexibility for outcomes and client choice?
- Discharge Planning Request for Information (RFI) should be coming out on September 29<sup>th</sup>.

## NEXT MEETING

Thursday, October 12, 2017

1:00 PM – 3:00 PM

Portland Housing Bureau

Steel Conference Room

421 SW 6<sup>th</sup> Avenue, Suite 500

Portland, OR 97204