

# A Home for Everyone (AHFE) Coordinating Board

## Meeting Minutes – November 1, 2017

**Facilitated by:** Initiative Director and Co-chairs; **Prepared by:** Emily Volpert; **Reviewed by:** Jurisdictional Staff Members

**Members present:** Michael Anderson-Nathe, Alexandra Appleton, Stacy Borke, Michael Buonocore, Beth Burns, Rachel Carlson, Tou Cha, Sam Chase, Kevin Fitts, Marc Jolin, Deborah Kafoury, Alexa Mason, Sharon Meieran, Monique Menconi, Rebecca Nickels, Rachel Post, Arthur Rios Sr., Patricia Rojas, Shannon Singleton, Sean Suib, Michael Thurman, Derald Walker, Joe Walsh (Karylenn Echols rep.), Marisa Zapata. **Jurisdictional Staff present:** Seraphie Allen, Caitlin Campbell, Steve Ciccotelli, Kevin Coughlin, Ian Davies, Katie Dineen, Jane Marie Ford, Christian Gaston, Liv Jenssen, Michelle Plambeck, Anna Plumb, Bimal RajBahandary, Walter Robinson II, Kate Schwab, Ian Slingerland, Wendy Smith, Brett Szymoniaic, Denis Theriault, Emily Volpert, Carrie Young. **Guests:** Chris Aiosa, Mariah Aton, Ginger Bandeen, Liora Berry, Megan Bolton, Joel Broussard, Chelsea Bunch, Tai Duncan, John Elizalde, Laura Golino de Lovato, Janet Hamilton, Laura Hodak, Bashar Kasim, Jordan Kling, Phyllis Leonard, Connor McDonnell, Dennis Morrow, Alisha Mortan, Ariel Nelson, Robbie Noche, Eric Noll, Shoshana Oppenheim, Ingrid Parmeter, Barb Rainish, Margaret Salazar, Becky Seel, Mark Sturbois, Amy Thompson, Brandi Tuck, Tate Waggoner, Jeff Woodward.

| Agenda Item   | Discussion Points   | Decision/Action   |
|---|---|---|
| <p><b>Welcome</b></p> <p>– Marc Jolin, Initiative Director</p>  | <p>Marc Jolin, initiative director, called the meeting to order, reviewed the agenda and explained the unique structure of the November Coordinating Board meeting.</p>   |   |
| <p><b>Oregon Housing and Community Services (OHCS) Statewide Housing Plan Presentation and Discussion</b></p> <p>– Margaret Salazar, Director, OHCS</p> <p>– Shoshana Oppenheim, Project Manager, OHCS</p> <p>– Megan Bolton, Senior Research Analyst, OHCS</p> | <p>Margaret Salazar, Oregon Housing and Community Services (OHCS) Director, stated their agency will take a look at Oregon’s housing needs, addressing homelessness and providing home ownership opportunities and the entire spectrum of housing needs. OHCS is aiming to gain a sense of the need for housing in Oregon, and then create a strategy for investments in the next five years. Many Oregonians have limited or no choices when it comes to housing and too many are living in poverty or cannot find a stable, healthy place to call home. Rental housing has become more out of reach than ever before and home-ownership is becoming harder to achieve and maintain.</p> <p>Shoshana Oppenheim, OHCS Project Manager, explained that the goal is to create a plan that prioritizes investments so that more Oregonians achieve housing stability. The Statewide Housing Plan will be based on accountability and data metrics. There will be a clear articulation of roles of OHCS and their partners, as well as a clear implementation plan and success assessment. The plan will be developed using equity, collaboration, compassion, effectiveness and innovation.</p> <p>Megan Bolton, OHCS Senior Research Analyst, provided a data-rich presentation on their understanding of the housing needs in the state of Oregon.</p> <p>Shannon Singleton, Initiative Co-chair, facilitated a group discussion. OHCS representatives asked the group to comment on how they are experiencing the housing crisis locally. View the full OHCS Statewide Housing Plan presentation at <a href="http://ahomeforeveryone.net/s/CB_PPT_OHCS_20171101.pdf">ahomeforeveryone.net/s/CB_PPT_OHCS_20171101.pdf</a>.</p> <p>Marisa Zapata, board member, asked for clarification of what the end goal is for the Statewide Housing Plan and how the assessment will be made considering the data limitations at the state level. Megan Bolton responded and explained that the starting point to get to the gap analysis is to gather as much reliable data that can be used to influence their understanding of the needs in various areas and counties statewide for specific populations. The environmental scan is showing data of the population that current programs are serving and how many people are being served. She also stated that they are going to do as much as they can at the county level. They may need to break up the way they do business in city versus urban versus suburban versus coastal categories by figuring out trends in those specified areas.</p> <p>Michael Thurman, board member, asked if there was a review of statistics of SSI and SSD statistics in the state of Oregon. He feels that many individuals cannot afford ‘affordable housing’ units. Megan Bolton explained that they are looking at</p> | <p>OHCS to presentation to staff.</p> <p>Staff to send presentation to board members.</p> |

the 0-15% of AMI with a focus for homeless prevention. There is also a focus on the need for permanent supportive housing. A statewide permanent supportive housing working group has just launched to try to get more knowledge of the needs throughout Oregon. Michael also asked how long it will take for this plan to go into effect. Margaret Salazar responded that the Statewide Housing Plan will be completed by November 2018, and the plan will include a strategic action plan for their agency. However, the state is not waiting for this plan to be completed to chart out goals to confront supportive housing. OHCS provides a number of resources for rent assistance and views these resources as a form of prevention of homelessness.

Marisa Zapata asked if there is a set limit for the amount of data that will be collected before taking action and implementation of the Statewide Housing Plan. Megan Bolton explained that although there may be data received that may not be valuable or used, they also understand the importance of the data they are filtering though currently to find trends and themes and what is missing. Margaret Salazar mentioned that they have a research agenda that Megan Bolton has been building out that gives a timeline and spreads the research out for future implementation.

Shannon Singleton feels that we do not locally put enough focus and funding at the rate that we need to towards the lowest income renters that the gap analysis data presents. Figuring out how the state can come and fund at the level where federal and local jurisdictions cannot should be the targeted first step. She stated that the housing need for communities of color may be very different so gathering more data from the community could be helpful.

The OHCS Statewide Housing Plan will be completed by November 2018, and will include a 5-year strategic plan for OHCS. The agency is not waiting for the plan to chart goals and actions, e.g. OHCS convening a supportive housing working group to create recommendations for the agency action. OHCS representative asked the group for thoughts on balancing the funding of prevention and rapid rehousing.

Marc Jolin stated that we will see a benefit in numbers of unsheltered when we can prioritize prevention. He hopes that any statewide strategic plan can be bold with stating that we need to do a much better job at prevention and a much better job at housing folks who are unsheltered with specific goals in mind. All of those strategies will require an inventory and a range of support services.

Deborah Kafoury, Multnomah County Chair, expressed that the strategies we currently use do work, there is just not enough funding put into them. Coming in with a plan that underestimates the problem and issues has no benefit. People need to hear the actual extent of the housing and homelessness crisis in Oregon.

Sharon Meieran, Multnomah County Commissioner, stated the Point-in-Time count clearly showed that we desperately need supportive housing. We estimate that we need many more units than the 2,000 that is said is needed.

Michael Buonocore, Home Forward, one thing that has been powerful in this community is to do the work to demonstrate the full need, and not raise the question of the best way to arrange our current resources but rather question what more is needed than what we have, and articulate a vision of what that looks like once progress is made.

Rebecca Nickels, board member, asked how OHCS can influence policy and if help is needed from community partners who can speak more freely about the need for policy change? Margaret Salazar explained that OHCS has the ability to influence policy agenda through agency recommendations to the governor's office for the budget preparation. They also have the ability as a housing finance agency to create new housing finance programs.

|  |  |  |
|--|--|--|
|  | <p>Stacy Borke, co-chair, reported that locally, we have learned that helping people stay in the homes they already have or buying down rents is very important.</p> <p>Michael Thurman, asked if there has been plans to keep buildings in a tax credit status to give them incentive to keep rent prices low. Margaret Salazar stated that the legislature passed a new law that strengthens the preservation requirements across Oregon and provided significant one-time resources to preserve existing buildings.</p> <p>Marc Jolin stated that locally, there was a commitment to aligning rent assistance funding with workforce investments. There have been large success outcomes with the alignment of housing stability and number of people completing the job training program.</p>  |  |
| <p><b>Public Comment</b><br/> <b>– Stacy Borke, Co-chair</b></p> | <p>Stacy Borke initiated public comment with OHCS staff present to answer any questions that may be directed towards the statewide housing plan. Board members were still invited to continue their comments and input about the statewide housing plan during this time.</p> <p>A guest stated that to her understanding, Section 8 vouchers expire if they are not used. It seems like the state could interfere with that policy so people could have more time to find affordable housing. She expressed that there are many people experiencing homelessness because they do not want to follow shelter rules and some suffer from mental health issues and refuse help. She also asked what the plans are for the land at 30<sup>th</sup> and Powell. Marc Jolin responded that the property has been acquired by the Portland Housing Bureau.</p> <p>A guest asked what the political challenges are as the statewide housing plan is being prepared. Margaret Salazar responded by explaining that the federal climate is a challenge with programs not only being cut, but eliminated altogether. Fortunately, congress has done a good job of getting funds for those programs back. Another challenge is trying to make an impact on homelessness with no ongoing funds when looking at trying to provided long-term rent assistance and similar systems changes.</p> <p>Alissa Keny-Guyer, State Representative Oregon House District 46, explained that her top priority for the short session is raising the document recording fee from \$20 to \$75 which would bring in an additional \$82.5 million. There needs to be more general fund money put into housing. We have gone from \$5 million bi-annual funding to \$25 million, but that is nothing compared to what the need is.</p> <p>A guest asked to what degree is data about houseless criminalization being accessed as a proxy for understanding the movement of people through chronic homelessness. Megan Bolton responded and stated that the data of houseless criminalization has not been explored but that she is very interested in exploring it and offered to speak to the community member after the meeting to brainstorm ways to do so.</p> <p>Michael Thurman asked if the funding will be stable. Margaret Salazar states that part of their effort is called an environmental scan which is used to try to understand the current state of the world of every one of their existing programs and if there is any opportunities to push those programs to do something differently in terms of funding and leverage.</p> <p>Patricia Rojas, board member, mentioned that the Latino and youth communities experiences homelessness invisibly and disproportionately—they are dealing with homelessness from the eviction-prevention perspective. There is a racist environment in which we are currently living, and there is increased vulnerability in an already vulnerable population.</p> |  |

|  |  |  |
|--|--|--|
|  | <p>Community member, whom works in a transitional housing program, reported that the lack of services is the biggest factor for individuals and families not being able to retain stable housing. The organization he works for does not have enough funding and resources for outreach.</p> <p>Art Rios Sr., board member, feels that there needs that the best data that could be collected is from the voices of those who are currently experiencing homelessness.</p> <p>Community member stated that there are many programs that have been developed and funding has been cut within mental health. Margaret Salazar said that they will be making a request for information specifically about mental health housing within the next two weeks. They are working with Oregon Health Authority and the funds that have been put out to various programs are undersubscribed and they want to find a way to make the programs successful. We must recognize the mental health component of housing instability in our community.</p> <p>Community member from Janus Youth explained that youth are lining up outside of the shelters and sometimes must go through a lottery to decide who gets to sleep inside. The youth providers want to prevent their clients from leading a long-term life of homelessness.</p> <p>Board member mentioned that, along with mental health, domestic and sexual violence is a leading cause of homelessness. There are systemic opportunities to align within the domestic and sexual violence components.</p> |  |
| <p><b>Introductions and Minutes</b><br/>– Stacy Borke, Co-chair</p>    | <p>Coordinating Board reconvened to begin the normal agenda. Due to time restraints, no introductions were given.</p> <p>October 2017 meeting minutes were brought to the board for approval.</p>  | <p>October 2017 minutes approved by consent.</p> |
| <p><b>Initiative Updates</b><br/>– Marc Jolin, Initiative Director</p> | <p>Multnomah County Board of Commissioners and the Portland City Council approved resolutions adopting a goal of creating 2,000 additional supportive housing units by 2028. We are looking for opportunities to start working towards those 2,000 units (before the resolution goes into place and during the planning process). Metro has approved a grant funding award to support the Tri-county Equitable Housing Strategy to Expand Permanent Supportive Housing for People Experiencing Chronic Homelessness.</p> <p>Kevin Fitts provided an announcement about the Oregon Law and Mental Health Conference at the Doubletree Hotel in Portland on March 2, 2018.</p> <p>Chronic Homelessness Planning work has continued and the Housing Workgroup has been evaluating a preliminary set of recommendations for the Executive Committee and Coordinating Board.</p> <p>Severe Weather Planning workgroup is convened and has been working to take lessons learned from last winter and ensure that we are in a position where we have shelter available during severe weather.</p> <p>Marc Jolin mentioned that there were many attendees at the Equity Planning Committee meeting—Marisa Zapata felt that there were not many people there and that recognizing the difference in perspective is important.</p>   |  |