

A Home for Everyone (HFE) Executive Committee Meeting Minutes – September 18, 2015

Facilitated by: Chair Deborah Kafoury and Initiative Director Marc Jolin

Prepared by: Carrie Young

Reviewed by: Jurisdictional Staff Members

Members present: Stacy Borke, Jules Bailey, Michael Buonocore, Karylenn Echols, Charlie Hales, Marc Jolin, Deborah Kafoury, Michael Parkhurst, Dan Saltzman, Ben Sand. **Staff:** Nancy Bennet, Megan Beyer, Shannon Callahan, Mary Carroll, Jennifer Chang, Kurt Creager, Ryan Deibert, Jillian Detweiller, Rachael Duke, Sally Erickson, Christine Lewis, Mary Li, Neal Rotman, Ian Slingerland, Joe Walsh. **Guests:** George Devendorf, Steve Rudman.

Agenda Item	Discussion Points	Decision/Action
<p>Welcome, Introductions, Review & Approval of Minutes - Deborah Kafoury, Chair</p>	<p>Chair Kafoury called the meeting to order and commenced introductions.</p> <p>Members reviewed the June 2015 minutes. There were no changes.</p>	<p>Motion to approve the June 2015 minutes. All in favor.</p>
<p>Member Updates - Marc Jolin, Initiative Director</p>	<p>Marc invited members to share updates, about work underway related to the effort, with the committee.</p> <p>Commissioner Saltzman, City of Portland, provided the members with a summary of the Portland Housing Bureau’s new contract with the Urban League of Portland, to provide rapid housing resources and services to 50 households experiencing homelessness or housing instability, the majority of which will be housed by the end of November.</p> <p>Mayor Hales, City of Portland, added that the City of Portland is teaming up with Cascadia Behavioral Health, the Urban League of Portland and the Native American Rehabilitation Association (NARA) to begin a coordinated Intensive Street Engagement effort, which will focus housing placement and retention efforts, with culturally specific wraparound services, for 50 individuals and or families currently living on the streets that face the greatest barriers to housing.</p> <p>Chair Kafoury, Multnomah County, shared that the County is working with Human Solutions and has identified a location at 160th and Stark to be the permanent Emergency Family Shelter site. They are currently working to secure the commercial location and is pending the permitting and approval process. The plan is to renovate the new site into a year-round multi-purpose family shelter for up to 130 with kitchen, shower, and laundry facilities.</p> <p>Michael Buonocore, Home Forward, shared that Home Forward currently has submitted a proposal to Meyer Memorial Trust, in partnership with Northwest Pilot Project and Urban League of Portland, to support a pilot project that will provide permanent rent assistance to prevent the displacement of African-American seniors from inner Portland neighborhoods. Home Forward would commit 80 vouchers over the next few years.</p>	<p>Ben Sand to send details of the December 10 event to Executive Committee members.</p>

Michael also shared that voucher utilization rate has dropped below 75% due to low vacancy rates. Home Forward has been working with jurisdictional and community partners to respond to and increase the success rate. The shared prospect, to improve utilization of federally-funded housing vouchers, is to create a fund similar to the Veterans fund, that would provide resources for leasing expenses (e.g. deposits, application fees, and utility connection fees) and staff, to include culturally responsive providers, to provide intensive housing search assistance to households with barriers to accessing housing. Also, support a study to update the Fair Market Rate (FMR) used by U.S. Department of Housing and Urban Development (HUD) for the Portland area as criteria for utilizing Housing Choice Vouchers (HCV). Currently HUD's FMR methodology is three years behind the current market and updating the FMR for our area would allow payment standards to be raised to match current rates. Home Forward would match funding and has put together a proposal that is scalable based on number of potential households to be served.

Stacy Borke, Coordinating Board Co-chair, asked if it was allowable to buy down rent with local funds, with a contract to a property manager, to achieve a lower payment standard for a HCV to be utilized. Ian Slingerland said that it is not possible to have two funding streams, but will check into the possibility of the contract idea.

Michael Parkhurst, Meyer Memorial Trust, highlighted funding opportunities related to affordable housing through Meyer Memorial Trust's Affordable Housing Initiative (MMT AHI). MMT AHI sought proposals for increasing access to private market units for low-income renters that were due in July, to improve service and housing systems alignment that were due in August, and for Housing Advocacy that were due last week.

Ben Sand, Portland Leadership Foundation, reported that the Portland Leadership Foundation will host an event at the Arlington Club on December 10 to ask private apartment owners to donate a unit.

Stacy Borke reported that the Coordinated Committee to End Homelessness (CCEH) served to oversee the progress of the past 10-Year Plan to End Homelessness established in 2004. The group has been refocused to serve as a subcommittee of AHFE and its goal is to provide feedback to AHFE. CCEH has changed its name to the AHFE Community Advisory Forum (CAF) to better reflect its goals to provide a solutions-driven forum for frontline providers, community stakeholders, and those experiencing homelessness to identify emerging issues and trends, a place for formal feedback, including hosting listening sessions.

Stacy also informed the group that the new HOPE project, a \$2.0 million HUD bonus project awarded in renewable federal funds aimed at quickly re-housing people experiencing homelessness and leverages non-HUD funded services, including Medicaid-funded services, completed its first housing placement on August 1st. The HOPE project collaborative is led by Central City, in partnership with

	<p>Cascadia Behavioral Health, JOIN, NARA, and Transition Projects, that will annually house and provide intensive support services to more than 130 chronically homeless households, including disabled adults, veterans, and families.</p>	
<p>Ending Veteran Homelessness - Sally Erickson, Portland Housing Bureau - Mary Carroll, A Home for Every Veteran</p>	<p>Sally Erickson reported that as of September 1, it is estimated that 450 Veterans have been placed, out of the 690 placement goal. Mary Carroll added that there is a significant number of Veterans with vouchers seeking units, and property owners/managers have continued to refer units. The Veteran housing committee continues to meet regularly to assign responsibility for engaging all Veterans who have been newly added to the registry list.</p>	
<p>Homelessness and Mental Health - Rachael Duke, Home Forward - Neal Rotman, Multnomah County</p>	<p>Executive Committee members heard a presentation from Rachael Duke, about the housing challenges facing people who are living with serious mental health and addiction issues. Rachael highlighted background data, recommendations from the Health Action Plan workgroup, opportunities to engage and recommended next steps.</p> <p>Neal Rotman provided an overview of the Unity Center for Behavioral Health, which will be located on Legacy’s Holladay Park campus following renovations. The Unity Center will be a community-based system of care for adults and adolescents experiencing a mental or behavioral health crisis. Patients will receive immediate psychiatric care, may be assessed and treated onsite short term and will be introduced to continuing care options. The Unity Center will include 79 adult patient beds and 22 beds for adolescents and will also house organizations that provide community behavioral health services, helping to coordinate continued support to patients after discharge.</p> <p>Members discussed what the housing needs will be of the homeless patients who will be discharged from the Unity Center.</p>	
<p>Updated Planning Model Ryan Deibert, Portland Housing Bureau</p>	<p>Ryan led the committee in a presentation on the most recent projections of how many new placements it will take, along with improved prevention and retention, to achieve the 50% targets set out in the original charge. The updated projections and model did not look significantly different, and indicated that outflow was higher than projected and inflow has increased.</p>	
<p>2016-2017 Budget Process and Executive Committee Priorities - Marc Jolin, Initiative Director</p>	<p>Marc reviewed the proposed budget process for 2016-2017 handout provided. The budget proposal process would start with reaffirming last year’s recommendations and framework and understanding results from last budget; identifying new priorities; review asks for 2016-2017; discussion about specific program offers/investment packages we would like Executive Committee to look at; unfunded 2015-2016 requests; 2016-2017 requests from last cycle; and new 2016-2017 requests.</p> <p>Marc asked the Executive Committee to identify specific objectives to further guide the Board’s budget prioritization work. Members discussed housing needs for people with severe mental illness in coordination with the Unity Center, shelter capacity for women and families, and improved prevention strategies.</p>	

	<p>Councilor Echols asked how to gain community support and how to dispel myths regarding homelessness in East County. Members suggested listening sessions and offered to attend support the event.</p>	
<p>Coordinating Board Membership - Marc Jolin, Initiative Director</p>	<p>At the last meeting Executive Committee members authorized staff to solicit applications to refill the Coordinating Board positions for the third community representative and an individual with private sector housing development or small business experience. The Executive Committee also authorized staff to solicit applications for additional Board positions representing faith-based services, criminal justice/reentry, domestic violence, legal services and an East County/Gresham stakeholder. Staff received and reviewed 20 applications for Board membership and provided their recommendations to the Executive Committee members for appointment. Executive Committee members were asked to vote on the two recommendations:</p> <ol style="list-style-type: none"> 1. The following individuals are appointed to two year terms on the A Home for Everyone Coordinating Board to fill the identified positions/vacancies: <ol style="list-style-type: none"> a. Business Leader: Monique Menconi b. Private Developer: Brad Malsin c. Corrections/Reentry: Anne O'Malley d. Domestic Violence Provider: Kris Billhardt e. Legal Services: Becky Straus f. Community Member 1: Alexandra Appleton g. Community Member 2: Maurice Evans h. Faith Provider: Shane Kinnison i. Culturally Specific Service Provision (African American): Julia Delgado 2. Authorize staff to seek a replacement for the Coordinating Board seat vacated by Jean DeMaster. 	<p>Motion to approve staff recommendations for Coordinating Board appointment to fill the identified positions/vacancies. All in favor.</p> <p>Motion to authorize staff to seek replacement for Coordinating Board seat vacated by Jean DeMaster. All in favor.</p>
<p>Closing Comments - Marc Jolin, Initiative Director</p>	<p>Meeting is adjourned.</p>	