



Housing Workgroup Minutes

DATE: Thursday, December 14, 2017

TIME: 1:00 – 3:00 PM

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

ATTENDEES: Chris Aiosa, Melissa Arnold, Dana Brandon, Heather Brown, Erin Burrise, Jennifer Chang, Ryan Deibert, Sharon Fitzgerald, Alex Glover, Monet Gonnerman, Will Harris, Amanda Sawyer, Neisha Saxena, Bobby Weinstock.

MEETING DISCUSSION

- Welcome and Introductions
 - Ryan Deibert, Joint Office of Homeless Services, called the meeting to order and led the group through introductions.
- Regional and Local Permanent Supportive Housing (PSH) Planning Update
 - Bond Stakeholder Advisory Committee was adopted in October 2017
 - 1,300 units of housing affordable at 60% MFI
 - 600 units affordable housing at 0-30% MFI of which 400 of these units are aligned to homeless service partners.
 - ◆ 300 units will be dedicated to supportive housing
 - City and County Supportive Housing Planning Resolution was adopted in October 2017
 - Prepare a plan to create 2000 units of supportive housing in Multnomah County by 2028.
 - About 200 units per year for the next ten years.
 - The charge in the legislation consisted of:
 - How many units of supportive housing is needed?
 - Who would those units serve?
 - How many of those units could we obtain through existing resources?
 - How much of a cost gap would remain after existing resources are utilized?
 - Portland Housing Bureau, Joint Office of Homeless Services, Multnomah County Health Department and Home Forward are the direct conveners and have just started meeting. Plans will start moving rapidly starting in January 2018.
 - Metro 2040 Planning Grant was awarded by Metro Council in November 2017
 - Funds a one-year tri-county planning process aligned with City and County Supportive Housing Plan (Multnomah, Clackamas and Washington counties).
 - The goal is to create a plan to address 10% of the total supportive housing need by 2022.
 - Corporation for Supportive Housing (CSH) Frequent User Systems Engagement (FUSE) Analysis was awarded by Meyer Memorial Trust (MMT) in December 2017
 - FUSE looks at the frequent users and high utilizers for services in the criminal justice system, health (including behavior health) systems and emergency shelter and homeless service systems.
 - CSH has been awarded a grant from MMT to run the FUSE analysis for two years.

- Year one will be focused on data collection and year two will focus on determining how we house the frequent service users.
 - FUSE analysis will naturally serve as an evaluation of Coordinated Access with the type of data that will be collected from the program.
- Oregon Health Authority (OHA) and Oregon Housing and Community Services (OHCS) Statewide Supportive Housing Strategy Workgroup
 - Rachel Post, Central City Concern, and Kitty Miller, Home Forward, are part of the Statewide Supportive Housing workgroup.
 - Workgroup focuses on how to meet conditions under Department of Justice settlement.
- City Council Development Authorizations Update
 - Jennifer Chang, Portland Housing Bureau (PHB), discussed the PHB Housing Policy and Pipeline Update from October to December 2017.
 - City Council Actions:
 - Extended State of Housing Emergency (18 months) and Mandatory Relocation Assistance (6 months) on October 4th
 - Established the Rental Services Commissions (RSC) on October 5th. RSC is being staffed by PHB and is focusing on renters services.
 - Adopted Portland’s Housing Bond Policy Framework on October 11th
 - Passed Supportive Housing Resolution (2,000 units in 10 years) on October 18th
 - Adopted PHB Asset Management Guidelines on November 1st
 - Adopted Green Building Policy on November 11th
 - Approved forming Home Purchase Assistance Program which provides down payment assistance to low and moderate income households.
 - Additional Policy Actions:
 - On October 23rd, RFI released to solicit building and land opportunities for Bond funds:
 - ◆ 65 opportunities submitted. Asking for properties that are around existing building and around land.
 - ◆ Six out of those 65 met threshold criteria. Criteria includes being located in Portland, being appropriately zoned and having at least 20 units per location.
 - ◆ Solicitation for potential opportunities is ongoing.
 - OneApp Oregon
 - ◆ Single application that can be used to apply for affordable housing
 - ◆ Soft launch on December 13th for market rate units <https://oneapporegon.com/#/>
 - ◆ Incorporation of regulated affordable housing units will launch in Spring 2018
 - Ellington Apartments
 - ◆ There are 263 units and 44 of them were already regulated as affordable housing, so 219 units are being counted towards the goal of 1,300 units.
 - ◆ MOU established with PHB, Homeless Family Mobile Housing Team and Affinity Property Management firm for direct referrals to 0-30% AMI vacancies
 - ◆ Target goal is 20 units of supportive housing
 - ◆ Market vacancies for 60% AMI to outreach contacts serving Priority Communities identified in the Bond Policy Framework (culturally specific communities, immigrants, refugees, persons experiencing homelessness).
 - ◆ PHB has conducted meetings with Affinity Property Management focusing on their temporary Tenant Selection Plan that they have in place. PHB is working

- with Affinity to address the criteria around screening and procedures that would be supportive towards Supportive Housing.
 - Housing policies that are in development to guide Bond and City-Regulated Housing:
 - ◆ Bond Resident Screening Criteria
 - ◆ Income to Rent Ratio Policy
 - ◆ Income Rising in Place Policy
 - ◆ Over-Income at Acquisition Policy
 - Jennifer Chang provided a list of Housing Production Pipeline Report properties as of December 11, 2017
- Review Complete Draft of Chronic Homelessness Plan
 - Before reviewing the Chronic Homelessness Plan, Ryan Deibert asked meeting members to keep the Racial Equity Lens Tool in mind.
 - Meeting members were given a handout of the Summary of Draft Recommendations for AHFE Chronic Homelessness Plan was asked to provide feedback:
 - Permanent Housing and Supportive Services:
 - 5th and 9th bullet points should expand to more population than just adult systems (youth, family and DV)
 - 2nd and 6th bullets should have aligned expectations
 - 9th bullet should have a greater attention to cultural specificity and responsiveness
 - Greater balance to tenant focused protection opposed to asset protection
 - Safety Off of the Streets:
 - Bullet 4 looks like a duplicate of page 5, bullet 7
 - If bullet 1 occurs then bullets 2, 3, 7 and 8 would at least need to happen as well
 - Bullet 7, is there any assessment of why certain populations do not seek shelter?
 - Serving Unsheltered Chronically Homeless:
 - Section 2, bullet 2 should include all systems, not just the adult system.
 - Address the basic needs of the unsheltered with services like lockers, showers and day rooms scattered throughout the county, then maybe those individuals will be more open to receiving other services.
 - General feedback:
 - Implement geographic displacement
 - Clearly addressing language barriers
 - You may view the most up to date version of the Chronic Homelessness Plan [here](#).

ACTION ITEMS

ITEM

1. Ask Coordinated Access leads the timeframe used for the data that was pulled for the amount of adults who were placed into Permanent Supportive Housing.

ASSIGNED

Ryan Deibert

NEXT MEETING

Thursday, February 8, 2018
 Portland Housing Bureau
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 421 SW 6th Avenue, Suite 500
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