



Housing Workgroup Minutes

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

Date: February 9, 2017

Time: 1:00 - 3:00 PM

Attendees: Heather Brown, Neisha Saxena, Bobby Weinstock, Jessica Mathis, Anna Plumb, Will Harris, Rhea Graves, Chris Aiosa, Amy Anderson, Liora Berry, Jennifer Chang, Marc Jolin, Dana Brandon, Sharon Fitzgerald

AGENDA ITEMS

TIME	TOPIC	PRESENTER
10 min	1. Welcome & Introductions	
15 min	2. Member Updates	
20 min	3. System Updates on Placement & Retention	Marc Jolin
15 min	4. Section P Concept Discussion	Bobby Weinstock
20 min	5. Coordinated Access Update	Erin Pidot
20 min	6. Review of 1 st Quarter Data	Anna Plumb
20 min	7. Request for Information (RFI) Update	Erin Pidot

1. Member Updates

- a. Neisha gave an update on the prevention team at DCHS. Several departments have access to a pot of funding for services like eviction prevention, utility assistance, etc. The departments with access include domestic violence services, aging services, veteran services, disability services, and energy services.
 - i. Programs with access to this funding include the Healthy Birth Initiative and Healthy Homes based in the Health Department.
- b. Neisha mentioned that there is a residential building in the Cully neighborhood housing a significant portion of students that attend a SUN school in the area.
 - i. The students would have been impacted by a 100% rental increase.
 - ii. DCHS was able to use STRA funds to provide short-term rent assistance to support the students throughout the school year.
- c. Jennifer shared an update on the NOFA putting \$4 million towards rental housing development.



- ii. There's a House Bill that would prohibit landlords from prying into criminal history prior to accepting an application.
 - 1. Discussion about the possible impacts of this bill: what will it change?
 - 2. Prevents the preliminary conversation and negotiation surrounding criminal activity found in the landlord's background search.
 - a. This could be a benefit or disadvantage depending on the applicant
 - 3. This might prevent future tenants from being screened out of the application process early; it prevents landlords from discouraging people from applying in the first place.
 - 4. Provides some peace of mind for tenants that are in a transition and unsure what might show up or fall off of their background screening report.
- b. Any discussed that inmates need to secure housing before being released from incarceration.
 - i. Without an address, the inmate can't be release.
 - ii. This leads to folks being incarcerated for longer than needed or returning to unsafe housing situations in order to avoid a longer jail stay.
 - iii. Federal legislative updates: Worthwhile article in the Portland Mercury: [Trumped Towers](#)
 - iv. During the severe weather period, discussion was sparked about the lack of eviction prevention assistance that could be disbursed quickly for folks who have an overall level of housing stability.
 - 1. Many folks lost wages during the severe weather period and were unable to travel to work.
 - v. Marc asked about the group's feedback on a "St Vincent de Paul-like model" for the public. This could operate as an emergency program for folks who will retain housing if provided a small amount of money to cover unexpected loss of wages.
 - 1. Providers wouldn't be subject to the case management requirement making it less burdensome to implement.
 - 2. Someone can come in with a bill, lease, and pay stubs and get support to avoid eviction
 - 3. Discussion about implementing a mechanism to ensure these funds are going to folks that are largely stable in housing.
 - 4. Suggestion brought up about training the "larger employers that are contracted with the city/county" on how to create a relief fund for emergency short-term assistance.



- a. This relief fund could be used for these contracted employers to assist their employees as well.
 - vi. Marc asked the group if having this emergency assistance capacity should be a priority in the face of the rising cost of retention.
 - 1. Group discussed that the support needed to help families is increasing rapidly. Despite this we have an obligation to ensure that we're able to continue supporting the folks we're already helping.
 - 2. Group also discussed that if we aren't making the progress we want in prevention, it's even more important to impact inflow, and support otherwise stable tenants in avoiding eviction.
 - a. Suggestion that this is a priority because of the impacts of diversion and prevention.
 - vii. Group reviewed the Relocation Ordinance fact sheet included in today's packet.
 - 1. Commissioner Eudaly's office requests any feedback on unintended consequences surrounding the ordinance.
 - 2. A workgroup will be established to discuss these issues in depth.
3. Section P Concept Discussion
- a. The Section P Concept provides an opportunity to add to housing voucher availability by funding it locally.
 - i. This could be used in conjunction with Section 8 vouchers.
 - b. This new voucher program would be used to give a long-term rent subsidy to people at risk of eviction, those that suffer a severe rent burden and people experiencing homelessness
 - i. Voucher would target low income and fixed income renters
 - ii. Voucher could support folks in permanent supportive housing (PSH) that don't need services and just need rent assistance.
 - iii. Expand the availability of housing options by filling the financial gap
 - iv. This concept has been used successfully in Washington DC, New York, and Chicago.
 - c. Group discussed the benefit to the Section P concept, but highlighted the obstacle in finding a large, consistent funding stream to ensure program stability.
4. Coordinated Access
- a. The 2012 Continuum of Care Interim Rule defines Coordinated Access (CA) as:
 - i. A centralized or coordinated process designed to coordinate program participant intake, assessment, and provision of referrals.
 - ii. A centralized or coordinated assessment system:
 - 1. It will cover the geographic area



2. It can be easily accessed by individuals and families seeking housing or services
 3. It's well advertised
 4. It includes a comprehensive and standardized assessment tool.
- b. Assessment:
- i. We'll use a locally modified Vi-SPDAT tool.
 - ii. The recommendations originated in the CA workgroup will be used to enhance the tool for our system's needs.
 - iii. Question raised: "How does new information and/or reassessment factor into an individual's score?"
 1. Participants will be assessed at least once a year.
 2. Providers will likely have the ability to request an additional reassessment for participants if needed.
- c. Timeline:

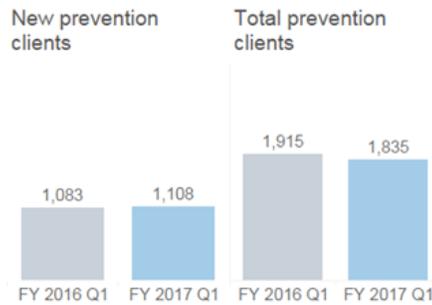
February	<ul style="list-style-type: none"> ● Assessment tool finalized ● Draft plan circulated back to taskforce for feedback ● ROI finalized ● Mobile Navigation and Assessment Team formed
March	<ul style="list-style-type: none"> ● Plan presented to AHFE Coordinating Board for approval ● Assessment tool training ● Mobile team and providing organizations begin conducting assessments ● Eligibility module finalized ● Meeting with all <u>CoC-funded</u> PSH providers to review system ● MOU signed
April	<ul style="list-style-type: none"> ● All assessments completed for people on current <u>CoC-funded</u> PSH waitlists ● All assessments updated for people on CAA pilot waitlist
May	<ul style="list-style-type: none"> ● Organizations begin to take referrals from coordinated access list

5. Review of 1st Quarter Data:
- a. Placements into permanent housing for 2015: 4,147
 - i. 2015 Goal: 3,575
 - b. Placements into permanent housing for 2016: 4,603
 - i. 2016 Goal: 3,725
 - c. The total number of permanent housing placements was slightly lower compared to the first quarter of FY 2016.
 - i. Increased placement rates are anticipated in future quarters.



- ii. Beyond those newly placed, more than 5,000 additional people received continuing permanent housing support during the first quarter of FY 2017
- d. Similar numbers of people were newly prevented from becoming homeless during the first quarter of this year, compared to the previous year.

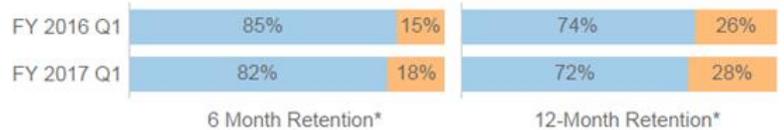
FY 2016-17 First Quarter Results: Prevention



- i. **Permanent housing retention rates similar to prior year:** Among those assisted with permanent housing placement, most remain successfully housed at 6 and 12 months following end of assistance.

FY 2016-17 First Quarter Results: Retention

Retention of permanent housing



Percent in Housing
 ■ Could not confirm still in housing
 ■ Confirmed remaining in housing



*Only represents programs completing the Shared Housing Assessment Report



Action Items

- Bobby will forward the Kenton property manager's contact information to Jennifer for follow-up.
- Neisha will connect Bobby to someone in Aging Services that can provide more information on eviction assistance for the Kenton residents discussed today

Next Meeting

Thursday March 9, 2016

1:00 – 3:00 PM

Portland Housing Bureau

Steel Conference Room