



Metro

Metro Regional Supportive Housing Services

Transforming Lives, Transforming Communities

MPAC | July 28, 2021

Agenda

SHS Taxation

SHS Program Background

Year 1 Investment Allocation Snapshots

- Washington County
- Clackamas County
- Multnomah County

Metro SHS Updates & Next Steps

Multnomah County SHS Year 1 Budget

Tax overview

- New personal and business income taxes
- Tax collection implementation
- Updated revenue estimates
- FY22 revenue estimate

New revenue mechanisms

1% High-earner personal income tax

- Income earned above \$200k (joint filers) or \$125k (single filer)
- Residents and non-residents working in the region
- Example: Joint filers with \$300k in taxable income would pay \$1,000 in tax

1% Business profits tax

- Net income of businesses with gross receipts of more than \$5 million
- Example: Business with \$10 million in gross receipts and net profit of \$1 million would pay \$10,000 in tax

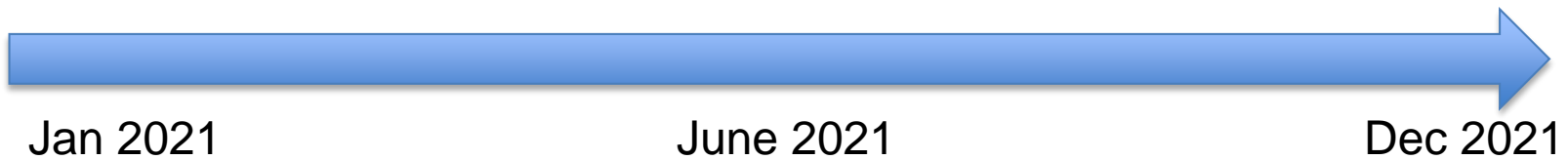
Both taxes began January 2021



Tax collection implementation



Tax collection implementation



Implementing tax collection system

Working with the City of Portland to put the new system into place

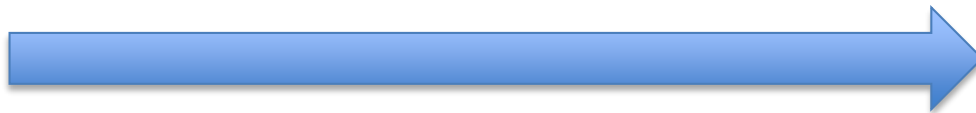
Education and outreach

Presentations, letters to businesses, administrative rule public comment period and hearing



April 2021 - tax collection began

Tax collection implementation



Jan 2022

July 2022

Implementing tax collection system

Working with the City of Portland to put the new system into place

Education and outreach

Targeted outreach



April 2022 – first
tax returns due

Tax collections so far...

Collections are expected to begin slowly. This is expected with any new income tax.

Payroll withholding is expected to increase over the summer, after two waves of testing.

As of June 30, 2021, just over \$1.5 million has been collected.

Of that, \$1.2 million has been distributed to our local implementation partners:

- Multnomah County \$544,000
- Washington County \$400,000
- Clackamas County \$256,000

Revenue estimates

The original estimate from Feb 2020 was \$250 million/year.

The Tax Implementation Advisory Table worked through technical issues – such as double taxation.

The adopted code provides a deduction for pass-through income already taxed.

The impact of this deduction is estimated to be \$25 – \$40 million. The revised revenue estimate is \$215 million/year.

This program and the local implementation plans are built to adapt to available revenue.

FY22 Revenue estimate

The FY22 revenue estimate is lower than the estimate for future years due to pandemic impacts and the timing of payments.

Fall 2020 FY22 revenue estimate was \$137 million.

FY22 adopted budget revenue estimate is \$180 million.

Based on tax revenue of \$180 million, Metro budgeted \$151 million to our local implementation partners:

- Multnomah County \$68.5 million
- Washington County \$50.3 million
- Clackamas County \$32.3 million



Presentation overview

Housing and Metro's Mission

Supportive Housing Services
Measure

Key Players and Responsibilities

Local Implementation Plans

Year 1 Allocation and Goals



Key terms:

What is Supportive Housing?

Permanent housing *and* wraparound services

Services can include healthcare, addiction/recovery, employment, education, rent subsidy, and more

Flexible programs tailored to individuals' and families' unique needs



Key terms:

What is Housing First?

Focus on a safe, stable,
permanent home, as quickly
as possible, without barriers

Housing First,
but not *only* housing

Evidence-based,
data-driven



Supportive Housing Services: Leading with race

Centering lived experience and voices of BIPOC communities

Understanding racial disparities in homelessness and housing

Data-driven local plans

Robust community engagement

Racial equity goals and metrics

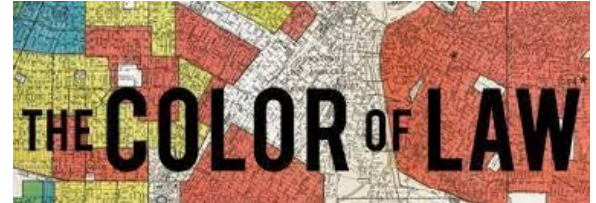


Photo: Marc Dones, SPARC
(Street Roots, 3/23/18)



15 Photo: Destruction of Albina
for Interstate 5



Photo: Johnnie Shepherd,
Metro Regional Snapshots

Supportive Housing: Core values

-  Stable housing for all
-  Leverage existing capacity
-  Lead with racial equity,
work toward racial justice
-  Transparent oversight
& accountability
-  Center lived experience
-  Demonstrate outcomes
-  Fund proven solutions,
innovate to improve
-  Embrace regionalism &
local experience

Supportive Housing: How we will serve



Transition and placement
Benefits navigation
and attainment
Financial literacy



Employment,
job training and
retention education
Workplace supports



Street outreach
Peer support services
Fair housing advocacy
Landlord/tenant education
& legal services



Intervention &
addiction services
Supports for people
with disabilities



Eviction prevention
Short & PSH and long-
term
rent assistance



Shelter services
Transitional housing

We're expanding and scaling up successful strategies.

Permanent supportive housing

Street outreach teams

Rapid rehousing

Trauma informed

Culturally specific services

Behavioral health partnerships

Shelter

Data



Supportive Housing: Key Measures of Success

\$180 million in the first year

5,000

Supportive Housing Placements
over 10 years

10,000

Households experiencing or
at risk of homelessness over
10 years

Transforming Lives: Jewell's Story



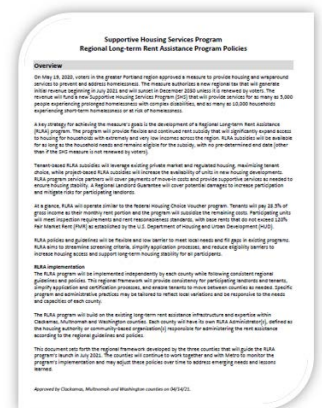
“She’s got a safe place to be to spring into all.”

SHS Year 1 Program Goals

	Clackamas	Multnomah	Washington	Total region
Supportive Housing	200 units	800 placements	500 placements	1500 units/vouchers
Short-term Rent Assistance & Homeless Prevention	240 households	1400 households	500 households	2140 households
Shelter & Transitional Housing	65 beds	300-400 beds	250 beds	615-715 beds
Outreach & Navigation	500 people served	1500 people served	<i>Embedded in above</i>	2,000+ people served

Year 1 Capacity Building Goals

- Support the scale-up of community-based organizations to **expand network of services**
- Build regional network of **culturally specific providers**, including small/emerging organizations
- Develop **regional data governance**, collection standards and visualization tools
- Create framework and launch **regional long-term rent assistance** program, including coordinated landlord recruitment



Investment Allocation
Snapshot:

Washington County

Transforming Partnerships: Aloha Inn Metro Housing Bond & SHS Alignment

Purchased in January 2021 with Metro Bond funds; SHS to pay services and programming costs

22-room short-term shelter opening July 2021

54 units of Permanent Supportive Housing, opening early 2022

Culturally specific services provided by Bienestar and Urban League



"This housing is tremendously needed. It can't be done fast enough."

- Sally Reid
Aloha Business Association

Washington County SHS Year 1 Investments

Budgeted Investment	Amount
Long-term Rent Assistance	\$10,193,750
Housing Placement/ Short-term Rent Assistance	\$2,468,750
Shelter/ Transitional Housing	\$4,500,000
Outreach & Navigation Services	\$1,650,000
Supportive Services	\$2,987,500
System of Care Capacity Building	\$4,300,000
Administration & Overhead	\$3,154,663
Start-up Loan Repayment	\$1,140,000
Contingency Reserve	\$7,934,837
TOTAL	\$38,329,500

Year 1 LIP Goals

Place 500 households in Supportive Housing

Stabilize 500 households with short-term rent assistance

100 new year-round shelter beds

150 new seasonal shelter beds

Build network of culturally specific services and culturally responsive care

Build data system that communicates across region

Expand behavioral health services

Investment Allocation
Update:

Clackamas County

Year 1 Allocation Process & Plan

- \$10M approved budget
- Future budget amendments
- Service stabilization
- RFP update
- Metro \$5M

Year 1 LIP Goals

200 new supportive housing units

Provide long-term rent assistance to 250 households

240 served with short-term rent assistance and prevention

65 new shelter and transitional recovery housing beds

Build network of culturally specific services and culturally responsive care

Rural needs assessment for Communities of Color

Co-create regional data standards

Transforming Communities: Veterans Village



"I am just waiting until they tell me I get to move in so I can go, 'I'm home.' I can rest, I don't have to worry..."

Investment Allocation
Snapshot:

Multnomah County

Transforming Programs: Long-term Rent Assistance

- Locally funded, locally-controlled long-term rent subsidy program with supportive services
- Homeless/at-risk older adults (55+), at or below 30% area median income
- Partnership between service providers, funders and housing authority
- Outcomes:
 - Client choice and ability to age in place
 - Housing as the platform for health and recovery
 - Increased community connections



“I can survive now, without the stress of not having food or having to take care of my Gracie or to buy the medicine I need.”

Multnomah County

SHS Year 1 Investments

Program Offers Funded with Revenue from the Metro Supportive Housing Services Measure

Offer Number	Program Name	Measure Funding	FTE ¹
30000B	Joint Office of Homeless Services Administration and Operations - Metro Measure Expansion	2,250,441	5.00
30001B	Business Services - Metro Measure Expansion	1,064,876	4.00
30002B	Data, Research, & Evaluation - Metro Measure Expansion	431,822	3.00
30003B	Policy, Planning, & Regional Coordination - Metro Measure Expansion	2,957,562	4.50
30004B	Equity-Focused System Development & Capacity Building - Metro Measure Expansion	6,767,363	1.50
30100B	System Access, Assessment, & Navigation - Metro Measure Expansion	2,448,569	3.00
30208B	Safety off the Streets - Emergency Shelter Strategic Investment - Metro Measure Expansion	3,500,000	-
30209	Safety off the Streets - Metro Measure Expansion	3,750,000	3.50
30301C	Housing Placement & Retention - Homeless Families - Metro Measure Expansion	1,375,000	-
30304B	Housing Placement & Retention - Seniors - Metro Measure Expansion	2,000,000	-
30308	Housing Placement & Retention - Metro Measure Expansion	2,196,060	1.50
30400B	Supportive Housing - Metro Measure Expansion	3,712,807	6.00
30400C	Supportive Housing - Metro Measure Expansion - Local Bond Units and Site-Based Commitments	3,500,000	-
30400D	Supportive Housing - Metro Measure Expansion - Countywide Coordination	1,330,000	3.00
30401B	Supportive Housing - Behavioral Health/Medical Housing - Metro Measure Expansion	3,040,000	-
30700A	COVID-19 Recovery - Placements out of Shelter - Metro Measure Investment	3,000,000	-
30700B	COVID-19 Recovery - Alternative Shelter for Adults - Metro Measure Investment	3,000,000	-
30700C	COVID-19 Recovery - Emergency Rent Assistance - Metro Measure Investment	2,805,000	-
30700D	COVID-19 Recovery - Employment - Metro Measure Investment	3,000,000	-
Total		52,129,500	35.00

Multnomah County

Year 1 LIP Goals

800 new supportive housing placements

500 families and youth placed into housing with short-term rent assistance

900 homeless/eviction preventions

400 new shelter beds

1500 unsheltered people connected to health services and shelter

Expand network of culturally specific services, including investments in small/emerging CBOs

Evaluate pay equity through compensation analysis

Develop regional and local data governance framework

SHS: What Will We Accomplish?

- Thousands more people **stabilized in housing** each year
- Homelessness will be brief and non-recurring, reaching “**functional zero**” for chronic homelessness over the next 10 years
- Better access to services and **better outcomes for Communities of Color**
- Better integration of **behavioral health services**
- **Expanded geographic reach** of services/programs within counties and across region

Transforming Systems: Metro 300 Program



“Housing is health. Without a safe, affordable place to live, it is nearly impossible to get medical needs or other needs met.”

What Comes Next?

Inter-Governmental Agreement (IGA)

Operational Tools (county year allocation plans and annual work plans, reporting tools, dashboard)

Tri-County Advisory Body

- Strengthen regional coordination
- Set regional goals, strategies and metrics to guide the regional work of SHS

Examples:

SHS/Bond alignment

Culturally specific services expansion

Regional data and evaluation standards

Coordinate access

System alignment (health)

Metrics and Outcomes: Housing Stabilization

Measurable Goals	Outcome Metrics
<p>Housing equity is advanced by providing access to services and housing for Black, Indigenous, and people of color at greater rates than the representation in homelessness.</p> <p>Housing equity is advanced with housing outcomes (retention rates) for Black, Indigenous and People of Color that are equal or better than housing stability outcomes for non-Hispanic whites.</p> <p>The disparate rate of Black, Indigenous and people of color experiencing chronic homelessness is significantly reduced.</p>	# of supportive housing
	Rate: Total supply of supportive housing vs. demand
	Rate: # of households experiencing housing instability/homelessness compared to those placed in stable housing
	# of housing placements (housing and population type)
	# of homeless preventions by housing type and population type
	Rate: housing retention
	Average length of homelessness
	Returns to homelessness (# and %)
	Funds and services leveraged

Metrics and Outcomes: Equitable Service Delivery

Measurable Goals

Increase **culturally specific organization capacity** with increased investments and expanded organizational reach for culturally specific organizations and programs.

All supportive housing services providers work to **build anti-racist, gender-affirming systems** with regionally established, culturally responsive policies, standards and technical assistance.

Outcome Metrics

Scale of investments made through culturally specific service providers to measure increased capacity over time.

Rates of pay for direct service roles and distribution of pay from lowest to highest paid staff by agency to measure equitable pay and livable wages.

Diversity of staff by race, ethnicity, sexual orientation, gender identity, disability status and lived experience.

Metrics and Outcomes: Engagement & Decision Making

Measurable Goals

Black, Indigenous and people of color are **overrepresented on all decision-making and advisory bodies.**

Black, Indigenous and people of color and people with lived experience are **engaged disproportionately** to inform program design and decision making.

Outcome Metrics

Percent of **all advisory and oversight committee members** who identify as Black, Indigenous and people of color or as having lived experience of housing instability or homelessness

Supportive Housing Services: A New Regional Person Centered System

Lead Equitable Regional System and Vision

Invest Funding to Achieve Shared Goals

Ensure Accountability to Voters

Metro

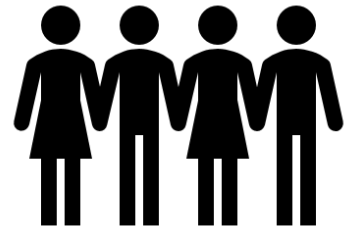
Define Local Priorities In Regional System

Invest Funds to Achieve Shared Goals

Directly Provide Services

Report on Outcomes to Metro and Funders

Counties



Service Providers

Directly Provide Services

Report on Outcomes to Funders

