

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADDING A NEW TITLE)	ORDINANCE NO. 20-1452
XI TO THE METRO CODE AND A NEW)	
CHAPTER 11.01 “SUPPPORTIVE HOUSING)	Introduced by Chief Operating Officer
SERVICES PROGRAM” WITHIN THAT TITLE)	Marissa Madrigal in concurrence with
)	Council President Lynn Peterson

WHEREAS, on February 25, 2020, the Metro Council adopted Ordinance 20-1442 which, among other things, imposed business and personal income taxes to fund a Supportive Housing Services Program and found that homeless and housing services is a matter of metropolitan concern; and

WHEREAS, as part of that Ordinance adoption, the Metro Council found that the greater Portland region is facing a severe housing affordability and homelessness crisis, which endangers the health and safety of thousands of our unhoused neighbors. Homelessness is a deeply traumatic and dehumanizing experience that no person should have to endure, regardless of their circumstances; and

WHEREAS, the Council further found that thousands of households in the greater Portland region need supportive housing, and thousands more need housing assistance and other supports to achieve housing stability, according to the February 2020 ECONorthwest report entitled “Potential Sources and Uses of Revenue to Address the Region’s Homeless Crisis,” and

WHEREAS, the Council further found that the housing affordability and homelessness crisis in the greater Portland region impacts us all and requires collective and individual action from every person, business, elected official, and resident that calls the region home; and

WHEREAS, the Council also found that the homelessness crisis is an issue of scale and services do not yet match the scope of the crisis, and additional revenue is required to scale services to meet the needs and scope of the crisis; and

WHEREAS, Resolution 20-5083 referred Ordinance 20-1442 (Supportive Housing Services) to the voters for approval, which was designated as Measure 26-210 by Multnomah County Elections and placed on the May 2020 ballot (the “Measure”); and

WHEREAS, on May 19, 2020, the Metro area voters approved the Measure, thereby approving Ordinance 20-1442; and

WHEREAS, Resolution 20-5083 authorized the Metro Attorney to assign the Measure’s sections with title, chapter and section numbers for the Metro Code as the Metro Attorney deemed appropriate based on current Metro Code titles, chapters and sections; and

WHEREAS, this ordinance codifies, amends and supplements the Measure; and

WHEREAS, the sections of the Measure regarding imposition of the personal and business income taxes are being codified in new Metro Code Chapter 7.05 (Tax Administration), Chapter 7.06 (Personal Income Tax), and Chapter 7.07 (Business Income Tax); and

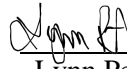
WHEREAS, the sections of the Measure regarding the establishment of a Regional Oversight Committee are being codified in Metro Code Chapter 2.19 (Regional Oversight Committee); and

WHEREAS, this Ordinance codifies the sections of the Measure regarding the programmatic aspects of providing Supportive Housing Services into a new Title XI, Chapter 11.01 of the Metro Code, with certain amendments as appropriate; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. A new Metro Code Chapter 11.01 attached as Exhibit A and entitled "Supportive Housing Services Program" is added to a new Metro Code Title XI.
2. This ordinance codifies, amends and supersedes the language in Measure 26-210. To the extent that any terms or conditions in Measure 26-210 conflict with the terms and conditions in this ordinance, this ordinance prevails.

ADOPTED by the Metro Council this 17th day of December 2020.



Lynn Peterson, Council President

Attest:

Approved as to Form:



Jaye Cromwell, Recording Secretary



Carrie MacLaren, Metro Attorney

SUPPORTIVE HOUSING SERVICES PROGRAM

Section	Title
11.01.010	Title
11.01.020	Finding of Metropolitan Concern
11.01.030	Purpose
11.01.040	Definitions
11.01.050	Services and Priorities
11.01.060	Local Implementation Plan
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11.01.140	Oversight Committee Review of Administrative Costs
11.01.150	Use of Funds in Metro Jurisdictional Boundary Only
11.01.160	Accountability of Funds
11.01.170	Tri-County Advisory Body
11.01.180	Tri-County Planning
11.01.190	Administrative Rulemaking Authority

11.01.010 Title

This chapter is known and may be cited as the Supportive Housing Services Program.

11.01.020 Finding of Metropolitan Concern

Homeless and housing services are matters of metropolitan concern over which Metro may exercise jurisdiction.

11.01.030 Purpose

The Supportive Housing Services Program will use revenue derived from the Metro Income Tax Laws (Chapters 7.06 and 7.07) to fund services for people experiencing homelessness and housing instability.

11.01.040 Definitions

Implementation Intergovernmental Agreement means the intergovernmental agreement between Metro and the Local Implementation Partner that governs the disbursement and uses of Program Funds.

Local Implementation Partner means a local government that receives Program Funds from Metro to implement the Supportive Housing Services Program and which enters into an Intergovernmental Agreement to receive those funds. Local Implementation Partners are generally Clackamas, Washington and Multnomah Counties.

Local Implementation Plan means the document that establishes the proposed use of the Supportive Housing Services Revenue and how these uses align with the purposes of the Supportive Housing Services Program.

Program Funds means funds available to a Local Implementation Partner, which generally consists of the Supportive Housing Services Revenue minus Metro's administrative and collection costs.

Regional Oversight Committee means the committee established to oversee the Supportive Housing Services Program as more fully described in Metro Code Section 2.19.270.

Supportive Housing Services Program Work Plan or **Work Plan** means the Supportive Housing Services Program Work Plan adopted by the Metro Council on **December 10, 2020**.

Supportive Housing Services Revenue means all funds received from the taxes imposed by Metro

Code Chapters 7.06 and 7.07.

11.01.050 Services and Priorities

- (a) Supportive housing services revenue will fund supportive housing services that include housing services, outreach and engagement supports, health and wellness supports, employment and benefit supports and advocacy supports.
- (b) Supportive Housing Services Revenue and Supportive Housing Services will first address the unmet needs of people who are experiencing or at risk of experiencing long-term or frequent episodes of homelessness. Metro will prioritize the Supportive Housing Services Revenue and Supportive Housing Services in a manner that provides equitable access to people of color and other historically marginalized communities.

11.01.060 Local Implementation Plan

- (a) To receive Supportive Housing Services funds, each Local Implementation Partner must prepare a Local Implementation Plan. The Plan will describe the Local Implementation Partner's local housing and homeless service needs, current programming and unmet programming capacities, and proposed use of funds in accordance with the purposes of the regional Supportive Housing Services Program.
- (b) Each Local Implementation Partner must create its Plan using a racial equity lens that ensures equitable participation, access and outcomes in all parts of the program and considers the best available quantitative and qualitative data.
- (c) Metro recognizes that each Local Implementation Partner may approach program implementation differently depending on the unique needs of its residents and communities. Therefore, it is the policy of the Metro Council that there be sufficient flexibility in implementation to best serve the needs of residents, communities, and those receiving Supportive Housing Services from program funding.

11.01.070 Local Implementation Plan Development; Approval Process

- (a) A Local Implementation Partner must develop its Local Implementation Plan using locally convened and comprehensive engagement processes that prioritize the voices of Black, Indigenous and people of color and people with lived experience. Plans must be developed in full partnership with advisory bodies that equitably reflect community expertise and experience. Each Local Implementation Partner may convene a new advisory body or use an existing body that fulfills the representation requirements.
- (b) In order for a Local Implementation Partner to receive Supportive Housing Services funds, the

Local Implementation Plan must be recommended for approval by the Supportive Housing Services Regional Oversight Committee and then approved by the Local Implementation Partner's governing body and the Metro Council.

11.01.080 Annual Reporting by Local Implementation Partners

Each Local Implementation Partner must submit an Annual Progress Report to the Metro Council and the Regional Oversight Committee summarizing its progress and outcomes under the Local Implementation Plan.

11.01.090 Allocation of Revenue and Program Funds

- (a) After Metro has first retained funds necessary to pay for collection of the taxes, Metro may retain up to five percent of the remaining collected tax revenue for administration and oversight as more fully described in Section 11.01.130.
- (b) After funds have been allocated for collection, administration and oversight as set forth in subsection (a), Metro will then allocate the remaining Program Funds within each county using the following percentages: 21 1/3 percent to Clackamas County, 45 1/3 percent to Multnomah County and 33 1/3 percent to Washington County.
- (c) The percentages set forth in subsection (b) apply to revenue for the first two tax years. Thereafter, the percentages may be adjusted to reflect the portion of Supportive Housing Services Revenue actually collected in each county.

11.01.100 Failure to Comply with Local Implementation Plan

- (a) In coordination with the Regional Oversight Committee, Metro may adjust the allocation formula if program funds are unable to be fully spent in accordance with the regional program. Metro may also establish a regional reserve fund in order to address unanticipated expenses and cash flow needs.
- (b) Metro's Implementation Intergovernmental Agreements with each Local Implementation Partner will specify how Supportive Housing Services tax collections will be released. Agreements will include specifications for annual program budgets, financial reporting, practices for reserving funds, and redistribution of funds if a jurisdiction fails to comply with the Agreement.

11.01.110 Equity and Community Engagement

Metro has adopted a Strategic Plan to Advance Racial Equity, Diversity, and Inclusion which

includes specific goals and objectives to ensure that all people who live, work and recreate in the greater Portland region have the opportunity to share in and help define a thriving, livable and prosperous region. A key objective throughout the strategy is a commitment to advance equity related to stable and affordable housing. Metro will rely on the goals and objectives within the Strategic Plan to implement the Supporting Housing Services Program.

11.01.120 Use of Revenues

Unless expressly stated otherwise in this chapter, Supportive Housing Services Revenue may only be used for the purposes set forth in Sections 11.01.030 and 11.010.050, in addition to Metro's costs of collection and administration. Metro may establish a separate fund or funds for the purpose of receiving and distributing Supportive Housing Services Revenues.

11.01.130 Administrative Cost Recovery

After Metro's tax collection costs are paid, Metro may retain up to five percent of the remaining funds to pay for the costs to disburse the funds and administer and oversee the program. This includes convening and supporting the Regional Oversight Committee; establishing a regional homelessness data collection and reporting program; and supporting tri-county regional collaboration.

11.01.140 Oversight Committee Review of Administrative Costs

At least annually the Regional Oversight Committee will consider whether Metro's collection and administrative costs and each Local Implementation Partner's administrative costs could or should be reduced or increased. The Regional Oversight Committee will recommend to the Metro Council at least once a year as to how Metro can best limit collection and administrative costs.

11.01.150 Use of Funds in Metro Jurisdictional Boundary Only

Although some portion of each of the three recipient counties (Multnomah, Washington and Clackamas) are outside of the Metro jurisdictional boundary, Supportive Housing Services Revenue may be spent only for Supportive Housing Services provided within the Metro jurisdictional boundary.

11.01.160 Accountability of Funds

- (a) Each county or local government receiving funds must make an annual report to the Metro Council and the Regional Oversight Committee on how funds from the taxes have been spent and how those expenditures have affected established homelessness metrics.

(b) In the annual report, the Local Implementation Partner must demonstrate that County General Fund monies and other dedicated funding levels allocated for homelessness were at least as much as FY 20-21, in addition to the Supportive Housing Services program funds. A Local Implementation Partner may not displace funds committed before FY 20-21 except in extenuating circumstances and through a temporary waiver for good cause.

11.01.170 Tri-County Advisory Body

Metro will convene a tri-county advisory body to strengthen regional coordination in addressing homelessness in the region. The advisory body will identify regional goals, strategies and outcome metrics and provide guidance and recommendations to inform Supportive Housing Services Program implementation.

11.01.180 Tri-County Planning

Each county must annually contribute no less than five percent of that county's share of the Supportive Housing Services Revenue towards regional strategies as identified through Tri-County planning and approved by the Regional Oversight Committee.

11.01.190 Administrative Rulemaking Authority

- (a) The Chief Operating Officer may adopt administrative rules to further implement this chapter. This specifically includes the authority to establish representation requirements for the body that develops a Local Implementation Plan.
- (b) Until the Chief Operating Officer adopts administrative rules to further implement this chapter, the Supportive Housing Services Program Work Plan will further implement this chapter. However, if any term, requirement or condition in the Work Plan is in conflict with this chapter, the terms, requirements and conditions of this chapter prevail.

IN CONSIDERATION OF

- ORDINANCE 20-1452, FOR THE PURPOSE OF ADDING A NEW TITLE XI TO THE METRO CODE AND A NEW CHAPTER 11.01 “SUPPORTIVE HOUSING SERVICES PROGRAM” WITHIN THAT TITLE; and
- ORDINANCE 20-1453, FOR THE PURPOSE OF ADDING A NEW METRO CODE SECTION 2.19.270 ESTABLISHING A SUPPORTIVE HOUSING SERVICES REGIONAL OVERSIGHT COMMITTEE; and
- ORDINANCE 20-1454, FOR THE PURPOSE OF AMENDING METRO CODE TITLE VII TO ADD NEW CHAPTERS 7.05 “INCOME TAX ADMINISTRATION FOR PERSONAL AND BUSINESS TAXES,” 7.06 “PERSONAL INCOME TAX,” AND 7.07 “BUSINESS INCOME TAX”
- RESOLUTION 20-5148 TO ADOPT THE SUPPORTIVE HOUSING SERVICES WORK PLAN

Date: November 24, 2020 *updated*
December 11, 2020
Department: Planning and Development
Meeting Date: December 3, 2020 *updated*
prior to December 17, 2020 meeting

Prepared and Presented by: Jes Larson
and Rachael Lembo
Length: 20 minutes

ISSUE STATEMENT

In February 2020, the Metro Council referred a ballot measure to voters that would authorize funding for regional supportive housing services and in May 2020, voters approved it. The ordinance authorizing the income taxes stated that, upon passage of the ballot measure, the “Metro Council will take further action to establish rules to enforce and implement the taxes imposed by the measure.”

Following direction given by Metro Council during the November 17, 2020 work session, these ordinances update Metro code to establish the Regional Supportive Housing Services program and oversight committee and to enact the tax collection system. The resolution approves a programmatic work plan as needed to direct implementation for the Planning and Development department.

Certain sections of the tax code have prompted discussion and comments since the November 17 work session.

- **Apportionment methodology.** Apportionment refers to the way a business allocates their net income when they also operate outside the Metro district, in this case specifically of services and other intangible items. Multnomah County and the City of Portland use a cost of performance method, and the State of Oregon uses a market based method. Metro’s charter authority to impose income taxes also provides latitude on how it structures those taxes. With respect to apportionment,

Metro can choose either a cost of performance or market based methodology for apportionment of income. At the work session, staff proposed we adopt the method consistent with Multnomah County and the City of Portland because it will result in lower collection costs. However, Metro could alternatively choose the market based method and align with the State of Oregon. The City has estimated this would increase collection costs by approximately \$500,000 per year. Metro staff do not have access to data to analyze the impact to tax revenue, however, this would result in a higher number of nonresident businesses subject to tax, which can be more challenging for enforcement.

- **Head of household filing status.** As noted at the November 17 work session, Metro has two filing statuses, single and joint, however there are five filing statuses available at the State level. Staff proposed individuals using head of household filing status on their State tax return would file a Metro single tax return, which has an income exemption of \$125,000. Alternatively, those filers could file a Metro joint tax return, which would result in an income exemption of \$200,000. The estimated maximum tax revenue impact from this change is a reduction of \$2,812,500, based on available State data.

Update: Metro Council amended the code to provide that taxfilers using head of household filing status would file a joint Metro tax return. Exhibit B of Ordinance No. 20-1454 has been updated.

- **Employer withholding.** At the November 17 work session, staff proposed Metro require employers to *offer* withholding, but not require mandatory withholding. This was primarily due to the challenge for employers in determining the correct withholding amount and the risk of over-withholding. Since that work session, staff have been working with Multnomah County staff as they prepare their code for the Preschool for All income tax, with the goal of aligning the codes to provide consistency to tax filers. Through those discussions Metro and Multnomah County have agreed on a revised withholding recommendation: voluntary employer withholding in calendar year 2021, and mandatory employer withholding for employees earning more than \$200,000 beginning calendar year 2022 unless an employee chooses to “opt out” of withholding. Thus, although employers would be required to withhold, employees would still have the option to opt in or out of withholding, just as with most income taxes. Requiring employer withholding at the higher threshold of \$200,000 results in less risk of over-withholding than if a lower threshold was used. The attached code proposal reflects this updated recommendation.
- **Pass-through entity taxation.** In the ordinance which referred this measure to the voters, Metro stated it would utilize, as guidance, the Multnomah County Business Income Tax rules and procedures for the business income tax. The County taxes all businesses, including pass through entities such as s-corporations and partnerships. At a State level, pass through entities do not pay business tax based on net income, instead they report net income to their owners, who then pay personal income tax

on that income. As a result of this, Metro developed a solution to ensure pass through income was not taxed twice. Alternatively, Metro could exempt pass through entities from the business tax, and tax the owners via the personal income tax. Due to the income exemption on the personal income tax, this would result in lower tax revenue. The estimated maximum tax revenue impact from this change is a reduction of \$15,000,000, based on staff analysis on double taxation. This alternative would result in a number of complex changes throughout both the business and personal income tax codes. If Metro Council directs staff to prepare this code change it may be prudent to delay adoption of the ordinance by another week in order for the technical experts on the tax table to review the proposed changes and their possible effects.

Update: After additional review and discussion with members of the tax implementation advisory table, these changes would require significant re-drafting and could delay adoption by months.

- **PBA Testimony (November 19).** The Portland Business Alliance (PBA) provided oral and written comment at the November 19 Council Meeting, asserting that the “voter-approved ordinance and proposed code may run afoul of a state law requiring any Metro income tax to be consistent with the Oregon income tax.” PBA specifically asserted that Metro’s approach to income apportionment and entity-level taxation were not “consistent” with how the state administers its business income taxes. The PBA’s “consistency” assertions rely on ORS 268.505.

However, Metro has both Charter authority (Metro Charter, Chapter III, Section 11) and statutory authority (ORS 268.505) to impose personal and business income taxes. Accordingly, Metro has two completely independent sources of authority– or options – for imposing income taxes, though both require voter approval. At the time of adoption, and in the Measure itself, Metro was clear in its intent to use the Multnomah County Business Income Tax as guidance for implementing Metro’s business income tax. This provided direction to staff developing the proposed Code. Metro’s independent charter authority to impose these taxes does not require it to “be consistent” with state law (although it may choose to do so). Rather, it provides the Metro Council with flexibility in how the Council chooses to structure these taxes.

ACTION REQUESTED

Staff requests adoption of Ordinances No. 20-1452, 20-1453, 20-1454 and Resolution 20-5148.

Ordinance No. 20-1454, for the purpose of amending Metro code title VII to add new Chapters 7.05, “Income Tax Administration for Personal and Business Taxes”, 7.06 “Personal Income Tax”, and 7.07 “Business Income Tax” contains an emergency clause and would become effective immediately upon adoption. This will allow staff to proceed with adoption of administrative rules to assist taxfilers with these new tax codes.

IDENTIFIED POLICY OUTCOMES

The establishment of the Supportive Housing Services program and the regional oversight committee in the Metro Code and programmatic work plan will define and describe the roles, responsibilities and administrative actions needed for implementation of the program.

The Metro income tax codes codify certain provisions of the Supportive Housing Services Measure approved by the voters, and the codes will also establish rules to implement the taxes imposed by the measure in an effective and efficient manner. These rules provide details and also address tax considerations which were not addressed in the measure yet impact the tax paid by individuals and businesses and the total tax collected by Metro.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Adoption of these ordinances and resolution. This will allow staff to proceed with establishment of the Supportive Housing Services program, regional oversight committee and implementation of the tax system.
- Adoption of these ordinances and resolution with revisions or modifications as described by Council.
- Rejection of these ordinances and resolution with other direction to staff for development of this program and the tax system. This would delay implementation.

STAFF RECOMMENDATIONS

Staff recommend that Metro Council adopt Ordinances No. 20-1452, 20-1453, 20-1454 and Resolution 20-5148.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

Implementation of the regional affordable housing bond program has been guided by a work plan developed by staff to define and develop the intentions described in the ballot measure. Staff have taken a similar approach with the Supportive Housing Services program to further develop and define the programmatic intentions of the ballot measure with a programmatic work plan.

Over the summer, a regional stakeholder advisory table was convened to provide guidance on early implementation questions. It was composed of a broad-based group of community stakeholders including culturally specific organizational leaders, housing, homeless and social service providers, behavioral health and healthcare providers and business interests. The table also included agency leadership from the three housing authorities and county homeless services agencies. The table met four times over the summer to prepare recommendations for the Metro Chief Operating Officer to inform development of the programmatic work plan and code, to be brought before Metro Council for consideration in the fall.

Development of the work plan has been further advised by Metro Council direction at the November 17th work session, and a public comment period that concluded on November 30th.

Metro staff formed a tax implementation advisory table to advise on technical aspects of tax implementation, technical issues, and provide recommendations to ensure a smooth, legal and easy tax collection process. Members included experts in taxation, tax policy, tax implementation and business stakeholders. The table met with staff five times this year and provided input on development of the tax codes.

BACKGROUND

Homelessness and housing prices have increased dramatically in the Portland area over the past decade. Estimates of homelessness in the region range between 6,000 and 12,000 people. In January 2019, officials counted 5,711 people experiencing homelessness in Clackamas, Multnomah and Washington counties. Additionally, the Oregon Department of Education counted more than 7,000 students who experienced homelessness in the 2018 school year in Metro-area school districts. These reports undercount people experiencing homelessness while staying with a friend or family, or living in vehicles.

In recent years, more people are experiencing 'chronic' or prolonged homelessness. Approximately 3,123 to 4,935 people in the region experience homelessness related to complex and disabling conditions.

Additionally, Black, Indigenous and People of Color (BIPOC) disproportionately experience homelessness. BIPOC make up 21% of the total population in the tri-county area but comprise 31% of the homeless population. More specifically, Black and Indigenous people make up 5% of the total population but comprise over 20% of the homeless population.

The HereTogether coalition, a broad group of service providers, business leaders and advocates worked over the course of the last two years to develop the Regional Supportive Housing Services measure. As a broad coalition they identified the regional supportive housing need, developed programmatic and taxation strategies, engaged communities and built broad consensus for their programmatic and governance framework. With the support of elected leadership in Clackamas, Multnomah and Washington counties, they approached Metro in the Fall of 2019 requesting that Metro refer a measure to the region's voters. In February 2020, the Metro Council unanimously referred the measure to voters and the voters passed the measure with 58% support in May 2020.

ATTACHMENTS

- Ordinance 20-1452, For the Purpose of Adding a New Title XI to the Metro Code and a New Chapter 11.01 "Supportive Housing Services Program" within that Title; and
- Ordinance 20-1453, For the Purpose of Adding a New Metro Code Section 2.19.270 Establishing a Supportive Housing Services Regional Oversight Committee; and
- Ordinance 20-1454, For the Purpose of Amending Metro Code Title VII to Add New Chapters 7.05 "Income Tax Administration for Personal and Business Taxes", 7.06 "Personal Income Tax", and 7.07 "Business Income Tax"; and
- Resolution 20-5148 to adopt the Supportive Housing Services work plan