



600 NE Grand Ave.  
Portland, OR 97232-2736

## Council work session agenda

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Tuesday, March 30, 2021

2:00 PM

<https://zoom.us/j/471155552> or  
877-853-5257 (toll free)

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**2:00 Call to Order and Roll Call**

**Work Session Topics:**

2:05 Parks & Nature Bond Refinement: Local Share Program Update [21-5526](https://metro.gov/21-5526)

Presenter(s): Jon Blasher, Metro  
Marcia Sinclair, Metro

Attachments: [Work Session Worksheet](#)

2:50 Supportive Housing Services and Housing Bond Programs [21-5525](https://metro.gov/21-5525)

Presenter(s): Patricia Rojas, Metro  
Emily Lieb, Metro

Attachments: [Work Session Worksheet](#)

**3:50 Chief Operating Officer Communication**

**3:55 Councilor Communication**

**4:00 Adjourn**

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានកម្មប្រតិបត្តិការរើសអើងសម្រាប់សេចក្តីណែនាំ [www.oregonmetro.gov/civilrights](http://www.oregonmetro.gov/civilrights)។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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**Parks & Nature Bond Refinement: Local Share**

*Work Session Topics*

Metro Council Work Session

Tuesday, March 30, 2021

## 2019 PARKS AND NATURE BOND: LOCAL SHARE UPDATE

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Date: March 16, 2021  
Department: Parks and Nature  
Meeting Date: March 30, 2020

Prepared by: Marcia Sinclair, Beth Cohen  
Presenters: Jon Blasher, Marcia Sinclair

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### **ISSUE STATEMENT**

On November 5, 2019, greater Portland voters overwhelmingly approved a \$475 million Metro parks and nature bond measure with the following program areas and allocations:

- Protect and restore land (\$155 million)
- Support local projects – “Local Share” (\$92 million)
- Nature in Neighborhood capital grants (\$40 million)
- Take care of Metro parks (\$98 million)
- Create trails for walking and biking (\$40 million)
- Advance large-scale community visions (\$50 million)

The bond refinement process, underway now, will clarify processes for investing bond funds through the six bond program areas in the bond legislation. The purpose of this work session is to provide an update on the local share program and to seek Council feedback on questions related to implementation of the program.

### **ACTION REQUESTED**

Staff is requesting the Metro Council affirm a proposed approach to local share program implementation so the work can continue to allow for the 27 park providers in the region slated to receive local share funding to move forward with the identification and submission of priority projects in their communities when they are ready to do so.

### **IDENTIFIED POLICY OUTCOMES**

The local share program allocates funds to each of the 27 park providers in the region for projects in their communities that align with the bond and program criteria in the parks and nature bond legislation. Specifically, in engaging their communities to select and implement priority projects, park providers must satisfy required bond program community engagement, racial equity and climate resilience criteria as well as meet program criteria and eligibility guidelines.

The Metro Council has set policy direction for the local share program through the bond resolution, which establishes the bond-wide principles and criteria as well as local share program criteria and requirements. Staff are working to implement the policy direction through the development of local share program materials, which include a program

handbook, a submission package and a set of tools and resources to support park providers in meeting the bond and program criteria.

An intergovernmental agreement (IGA) between Metro and each of the 27 park providers will formalize park providers' commitment to implementing these projects in alignment with the direction in the bond legislation and once approved, launch the distribution of funding for projects.

Staff are responding to the following direction from the Metro Council and feedback from park providers related to the implementation of the local share program:

- Support park providers in advancing priority projects in their communities
- Support park providers in using local share funds to advance bond criteria around racial equity, community engagement and climate resilience
- Build public support for the bond by highlighting successful local share projects

## **POLICY OPTIONS FOR COUNCIL TO CONSIDER**

At the March 30 work session, staff will highlight key elements of the local share program handbook and describe in more detail how the local share program handbook, submittal package and IGAs with park providers will provide direction and structure to establish that park providers have met the bond criteria by:

- Documenting meaningful engagement with communities of color, Indigenous communities and other historically marginalized communities in planning, development and selection of projects;
- Setting aspirational goals for workforce diversity and use of certified contractors either by utilizing local jurisdictions' existing policies and/or making strides to implement new contracting and workforce equity practices in their communities
- Selecting projects that meet the threshold of protecting and connecting to nature and building communities' climate resiliency

In addition, at the March 30<sup>th</sup> work session, staff will seek Council direction on an approach to the process of finalizing IGAs with each park provider and disbursing local share dollars.

## **STAFF RECOMMENDATIONS**

Staff recommends a streamlined path for approval of IGAs with the 27 park providers that would allow for expeditious distribution of funds for priority projects across the region that protect clean water, restore habitat and connect people with nature close to home.

This process would be triggered by park providers submitting one or multiple priority projects as early as May 2021. Park providers will rely on program materials developed by parks and nature staff to guide which projects they submit and the process they use to describe their current or future work. Metro staff will review projects and processes submitted and upon approval of submitted projects, can begin IGA negotiation discussions with park providers.

Staff is recommending that the Metro Council subsequently approve an IGA template that reflects Council's direction and delegate authority to the Metro Chief Operating Officer (COO) to execute the final IGA negotiated with each park provider (which includes approving each park provider's projects), provided the IGA is substantially similar to the Council-approved IGA template or as otherwise approved by the Metro Attorney.

This work session is intended to outline the local share program materials and a proposed IGA approval process. After Council provides direction on the overall approach at the March 30 work session, staff will be prepared to review with Council the IGA template in more detail in advance of Council's formal adoption.

### **POLICY QUESTION(S)**

How does the approach to local share program implementation align with Council's expectations?

### **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

*Operationalizing Council's policy direction:* The Metro Council established the policy direction for the local share program through the parks and nature bond legislation. Council's affirmation at the March 30 work session that the overall approach of program materials advances Council's policy direction will allow staff to develop tools to formalize park providers' commitment to fulfilling this direction, such as the IGA template.

In the past, the Metro Council has delegated authority to the COO to take operational actions Council is otherwise required to approve. For example, the Metro Code requires Council to approve any contract for the purchase, sale, lease or transfer of real property, but for property acquired under the 2006 Natural Areas Bond Measure, Council has delegated authority to the COO to enter into purchase agreements provided such acquisitions are in accordance with the Council-approved Work Plan.

*Coordination across parks and nature bond programs:* The development of local share program materials has been informed by and will inform other programs in the parks and nature bond. The guidance and tools being developed and shared with park providers will be utilized in implementing the programs in the parks and nature bond.

*Variety across local share program recipients:* There are 27 park providers slated to receive local share dollars from the parks and nature bond that are eager to invest these funds. These park providers diverge in allocation amount, size of jurisdictions, readiness to implement and type of projects planned. The local share program approach is intended to provide overall guidance while allowing for local flexibility to demonstrate how program and bond criteria are met with project planning and prioritization.

*Importance of local share progress to overall bond success:* The implementation of the local share program is an opportunity to support and see tangible results from this bond

measure in communities across the region. Parks and nature staff can provide regular updates on project submission and highlight the important and innovative local share projects through updates at Council meetings and news stories on Metro's website. In addition, park providers will also be responsible for reporting outcomes to Metro that nest within the overall evaluation measures of bond progress to be developed.

**BACKGROUND**

The 2019 parks and nature bond includes the local share program, in which Metro will distribute up to \$92 million in bond funds to cities, counties and other park providers across greater Portland to protect land, restore habitat, and build and care for parks that connect people to nature in local communities.

Bond measure funds will be provided directly to local cities, counties and park districts in existence as of June 6, 2019, on a per capita basis, to protect water quality, fish and wildlife habitat or connect people to nature.

Eligible local share bond investments are as follows:

- Natural areas or park land acquisition
- Fish and wildlife habitat restoration, habitat connectivity enhancements
- Maintaining or developing public access facilities at public parks and natural areas
- Design and construction of local or regional trails
- Enhanced or new learning/environmental educational facilities

**ATTACHMENTS**

- Is legislation required for Council action?  Yes   x No
- If yes, is draft legislation attached?  Yes    No
- What other materials are you presenting today?

**Supportive Housing Services & Housing Bond Programs**

*Work Session Topics*

Metro Council Work Session  
Tuesday, March 30, 2021



## REGIONAL HOUSING PROGRAMS UPDATE: SUPPORTIVE HOUSING SERVICES AND AFFORDABLE HOUSING BOND

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Date: 03/19/2021  
Department: Planning and Development  
Meeting Date: 03/30/2021

Presenter(s): Elissa Gertler, Patricia Rojas,  
Emily Lieb, Valeria McWilliams, Rachael  
Lembo

Prepared by: Patricia Rojas, Regional Housing  
Director, [patricia.rojas@oregonmetro.gov](mailto:patricia.rojas@oregonmetro.gov)

Length: 45 Minutes

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### ISSUE STATEMENT

In recent years, homelessness and housing prices have both increased dramatically in the Portland area.

The region's voters approved a regional affordable housing bond in November 2018, funding the creation of thousands of permanently affordable homes throughout the region. Next month, the first Annual Report on the Affordable Housing Bond will be released and Metro Council will review the program performance and report findings.

In May 2020, voters in greater Portland approved a measure that would raise money for supportive housing services for people experiencing homelessness or at risk of experiencing homelessness. Community members and leaders from around the region developed the measure, recognizing that individuals and families need support to find and stay in their homes.

Metro's supportive housing services program will provide the much-needed wraparound services to help reduce homelessness across greater Portland. The program provides services for as many as 5,000 people experiencing prolonged homelessness with complex disabilities, and as many as 10,000 households experiencing short-term homelessness or at risk of homelessness.

The program collects a 1 percent tax on all taxable income of more than \$125,000 for individuals and \$200,000 for joint filers. It also collects a 1 percent tax on profits from businesses with gross receipts of more than \$5 million. Revenue is distributed within the portions of Clackamas, Multnomah and Washington counties that are inside Metro's district. Revenue is distributed proportionate to the tax revenue estimated to be collected from individuals in those counties. Agencies addressing homelessness in Multnomah County receive 45.3 percent of the revenue, Washington County agencies receive 33.3 percent, and Clackamas County agencies receive 21.3 percent of the collected revenue.

Each county develops a Local Implementation Plan based on local need. Funds are distributed as rent assistance through local housing authorities, and service contracts with

local social service and health care providers who serve people experiencing homelessness and housing insecurity.

Oversight is provided by a 20-member committee that broadly represents the diversity of the region and lends expertise to the program. Members provide policy and programmatic guidance, monitor programmatic expenditures and evaluate outcomes. All meetings and materials of the community oversight body will be available and accessible to the public. Metro is required to have an annual independent financial audit and for the results to be made publicly available. The program restricts administrative expenses incurred by Metro to no more than 5 percent after collection expenses. Administrative funds pay for oversight and accountability, data collection, coordination, and other costs associated with management of the regional program.

### **ACTION REQUESTED**

Staff from the Housing Team will provide an overview of progress in implementing Metro's voter approved housing programs. As the Affordable Housing Bond Annual Report will be before Council in the next two months, this work session will focus more on the status of implementing the Supportive Housing Services (SHS) program. Staff seeks direction from Council regarding key policy and implementation issues related to the SHS program.

### **IDENTIFIED POLICY OUTCOMES**

Both the Affordable Housing Bond and the Supportive Housing Services programs have adopted work plans approved by Metro Council that guides the implementation of this work. These programs are also responsive to the strategies in Metro's Affordable Housing Framework that has guided our affordable housing activities since 2015. There will be additional policy setting opportunities that emerge as part of starting up the Supportive Housing Services program.

### **POLICY QUESTION(S)**

Does the Metro Council feel comfortable with the next steps as described to implement the Supportive Housing Services program? What information would be most helpful to Council?

### **STAFF RECOMMENDATIONS**

At this work session, staff is looking for Council to react, respond and provide feedback to the next steps proposed by staff to move forward with implementing the Supportive Housing Services program.

### **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

Metro has an unprecedented opportunity to continue demonstrating the value of regional government and governance at a national level. The nation is paying attention to see if the

Greater Portland Region can create a more equitable system to address the affordable housing crisis that so many cities, counties, and regions are facing. We also have an opportunity to help end chronic homelessness for thousands of people, and to provide them stable, safe homes. And we have the opportunity to build a better future for our community, where everyone can have access to the things they need to thrive in their lives.

While we have opportunities, we also face great challenges. More people have become homeless or are at risk of losing their home as a result of the pandemic and economic crisis. One national statistic predicts as many as 1 in 5 people losing their housing. While the SHS program provides resources significant enough to make meaningful change for those who need housing, it doesn't include enough resources or tools to intervene in all the root causes of homelessness, such as systemic racism, economic disparity, injustice, and more.

This measure offers the opportunity for our community to scale up best practice strategies we know to work in ending homelessness, address existing gaps in our homeless services systems and bring Multnomah, Clackamas and Washington Counties together to create a collective regional vision and infrastructure that will house thousands of individuals experiencing homelessness and prevent homelessness for thousands more by helping those struggling with housing instability to stay housed. In Metro's role as convener, we will help to build a vision and infrastructure that leverages the strengths of the existing work of jurisdictional partners and non-profit organizations.

Metro staff will convene the implementation partners to create a regional plan that effectively executes the supportive housing measure goals. The county Local Implementation Plan (LIP) development and vetting process is rigorous and one rooted in equity by centering the voices of those with lived experience and the voices of Black Indigenous and People of Color (BIPOC) that includes a local advisory body, local Boards of Commissioners, and the Oversight Committee before reaching Metro Council.

Metro Council will receive, review, and approve the Local Implementation Plans for each county, receive regular implementation updates from Metro staff and annual report presentations from the oversight committee. Metro Council will vote to approve all LIP's and maintain ultimate responsibility in assuring implementation plans are aligned with the goals of the measure.

While the SHS measure was not generated through Metro's typical policy making and investment strategy processes, Metro's successful track record in implementing the will of the voters efficiently and transparently sets us up for great success. We have knowledgeable and willing partners in the counties, service providers, and community-based organizations that are well-versed in this work. Each of us has a critical role to play in delivering and communicating the success of this work and the meaningful difference it can make.

## **BACKGROUND**

Additional background on the Supportive Housing Services program can be found at:  
<https://www.oregonmetro.gov/public-projects/supportive-housing-services>

Additional background on the Affordable Housing Bond program can be found at:  
<https://www.oregonmetro.gov/public-projects/affordable-housing-bond-program>

## **ATTACHMENTS**

N/A

[For work session:]

Is legislation required for Council action? Yes    X No

If yes, is draft legislation attached? Yes    X No

What other materials are you presenting today?

A PowerPoint presentation

Materials following this page were distributed at the meeting.



Metro

# 2019 Parks and Nature Bond Overview and local share program update

# 2019 Parks and Nature Bond

## **Builds on legacy of bonds from 1995 and 2006**

- Protecting water quality and quantity
- Acquiring and restoring fish and wildlife habitat
- Connecting people to nature close to home



# What makes this bond different?

New overarching criteria apply to all funded programs:

- Meaningful community engagement
- Racial equity
- Climate resiliency



# Six bond programs

- Protect and restore land \$155 million
- Support local projects \$92 million
- Nature in Neighborhoods capital grants \$40 million
- Take care of Metro parks \$98 million
- Walking and biking trail grants \$40 million
- Large scale community visions \$50 million

# Refinement timeline



# Local share program

- \$92 million, 1/5 of total bond
- 27 park providers (cities, counties, park districts)
- Invests in local projects to meet community needs
- Projects must meet bond and program criteria

# Local share program handbook

- Establishes program structure
- Clarifies bond and program criteria
- Sets requirements and process to obtain funds
- Defines working relationship with park providers



# Meaningful community engagement

- Exploring options with park providers
- Adapting to each community
- Setting achievable expectations
- Doing more than currently doing
- Sharing resources, comparing experiences



# Investing bond funds equitably

- Working with partners to set achievable goals
- Providing recommendations and resources
- Adapting existing programs to park/natural area projects



# Climate resiliency

- Required of every project
- Evolving science and best practices
- Providing examples
- Hosting discussions and providing consultation



# Focus on nature

- Land acquisition
- Habitat restoration and connectivity
- Public access improvements
- Design and construction of trails
- Environmental educational facilities





# Percentage of funds up front

- Advance funds on approved projects
- Helps partner cash flow
- Spends down bond
- Funds reach community faster
- Reduces admin costs

Courtesy Denver Zoo



# Timeline

- Submittal package ready in May
- IGA approval process determined by May
- Begin project assessments in June
- Funding starts in summer



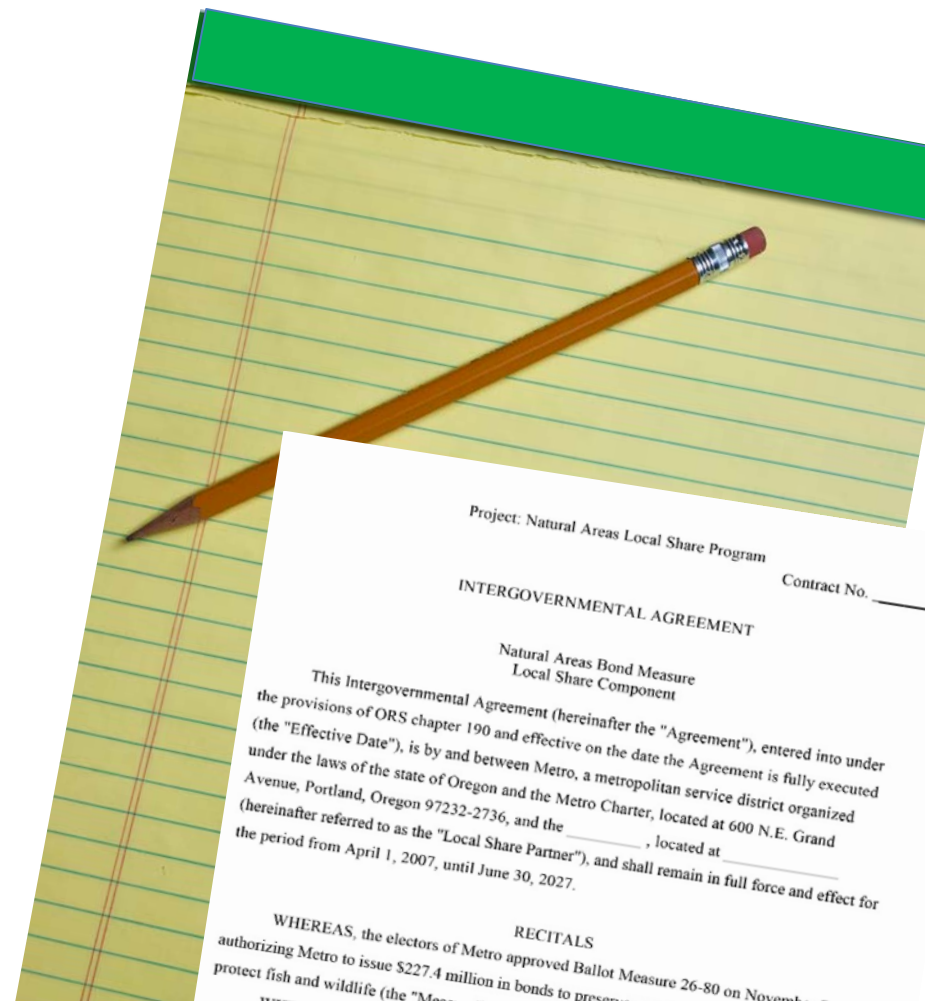
# Intergovernmental agreements (IGAs)

## Goals for IGAs

- Streamline process to expedite investment
- Council retains authority

## Proposed process

- Approve IGA template
- Authorize COO to execute agreements



# Council touch points

- Regular program updates via Council liaisons
- Briefings as desired
- Regular reports from park providers
- Oversight Committee program review
- Stories and project spotlights
- Ribbon cuttings



# Questions and discussion

- Does the current approach meet bond measure intent?
- Is it aligned with Council expectations?
- What are your thoughts regarding the proposed IGA approval process?
- What are your thoughts on advancing funds?





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# Regional Housing Program

Metro Council Work Session | March 30, 2021

# Housing and Metro's mission

**Homelessness and housing affect all of Metro's main business areas:** Planning, Parks, WPES, Venues. We must coordinate.

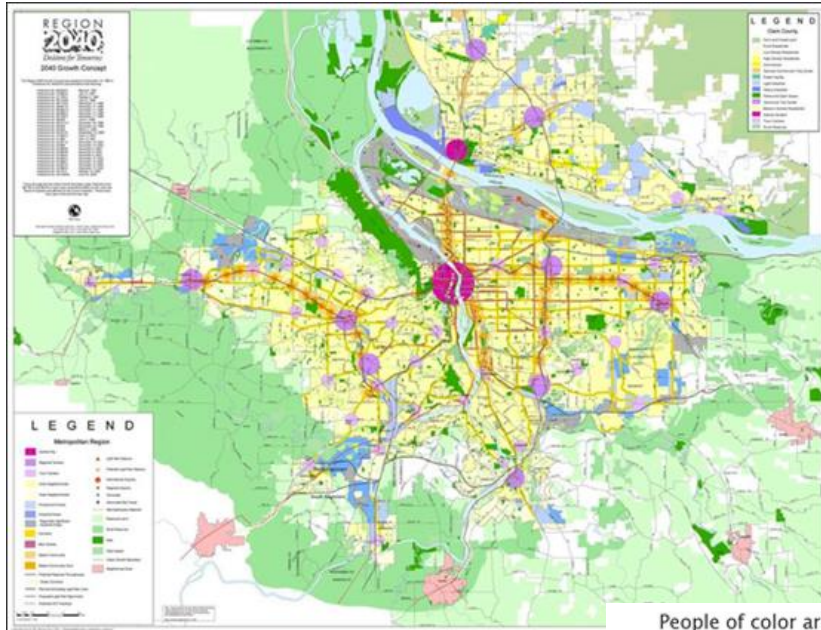
These issues affect us as people and public servants too. **We understand the importance of doing this work well and making a meaningful impact.**

**Regionalism is our strength.** We are stronger together. We're all in this together.

The Portland Metro region is (once again) creating **something that has never been done anywhere.**



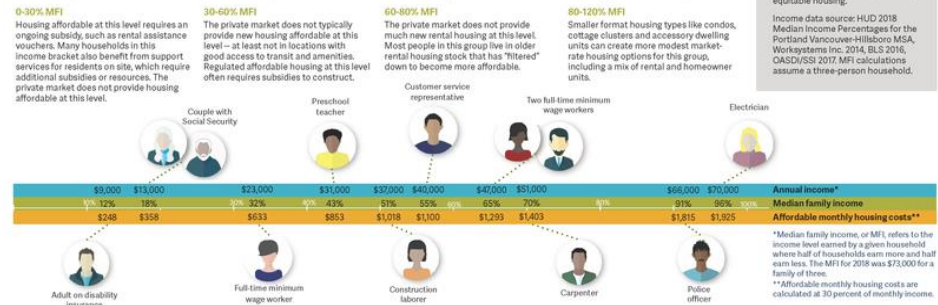
# Housing in Planning & Development



## Regional affordable housing framework: Connecting equitable housing strategies to the needs of residents



What does the housing market currently provide? The private market typically provides new housing for households above 80 percent of median family income; public subsidies tend to be targeted at households earning less than 60 percent.



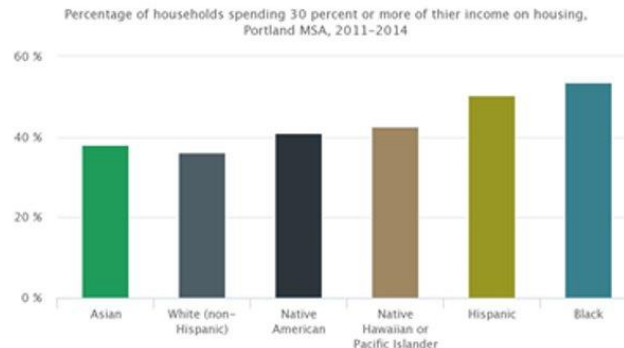
Learn more about Metro's Equitable Housing Initiative at [oregonmetro.gov/equitablehousing](http://oregonmetro.gov/equitablehousing).

Income data source: HUD 2018 Median Income Percentages for the Portland Vancouver-Hillsboro MSA, Worksystems Inc. 2014, BLS 2016, QASD/SS 2017. MFI calculations assume a three-person household.

## Strategies: Regional partners are working with a variety of tools to serve families at different income levels.

- Increase and optimize resources (helps families with 0-60% MFI)**
  - Increase funding flexibility and pursue coordinated investment strategies to expand the region's supply of regulated affordable housing with tools such as:
    - tax increment financing
    - revolving loan funds
    - donation of public/surplus land
    - housing trust funds
    - rental assistance vouchers
    - dedicated public funding
    - transit-oriented development grants.
- Mitigate displacement (helps families with 0-80% MFI)**
  - Support public and nonprofit partners to prevent rent increases and evictions that may accompany property improvements and infrastructure investments with tools such as:
    - public/nonprofit acquisition/rehabilitation
    - real estate investment trusts
    - rental rehabilitation grants
    - tenant protections (e.g. notifications for no-cause evictions, rent stabilization)
    - short-term rental or utility assistance.
- Leverage growth for affordability (helps families with 30-80% MFI)**
  - Encourage for-profit developers to include some income-restricted units in market-rate projects or to pay into a fund for affordable housing with tools such as:
    - tax exemptions
    - fast-tracked permitting
    - linkage fees
    - inclusionary zoning.
- Increase and diversify market-rate housing (helps families with 60-120% MFI)**
  - Eliminate regulatory barriers, deliver education, and create incentives for transit-oriented development, missing middle housing and accessory dwelling units using tools such as:
    - zoning/building code changes
    - developer/homeowner education
    - fast-tracked permitting
    - innovative financing for accessory dwelling units
    - scaled or waived system development charges
    - reduced parking requirements
    - vertical housing tax credits
    - transit-oriented development grants.
- Stabilize homeowners and expand access to homeownership (helps families with 60-120% MFI)**
  - Pursue strategies that bridge the homeownership gap for lower income groups and communities of color and create stability for homeowners with diminishing or fixed incomes with tools such as:
    - foreclosure prevention
    - weatherization assistance
    - community land trusts
    - limited equity cooperatives and shared appreciation mortgages
    - accessory dwelling unit financing tools
    - down payment assistance.

## People of color are more likely to be burdened by housing costs.



Source: US American Community Survey, via Portland Pulse



# Agenda for today

Vision and core values

Leveraging what works

How we get there: Accountability, transparency and partnership

Programmatic updates –  
SHS and Housing bond

Flexibility and adaptation –  
Leadership & programs



# Building a Housing Program



# Supportive Housing: 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

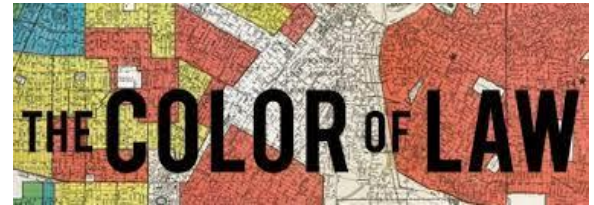


Photo: Marc Dones, SPARC  
(Street Roots, 3/23/18)



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: Key Measures of Success

**\$250 million per year for 10 years**



**5,000**

Supportive Housing  
Placements



**10,000**

Households experiencing  
or at risk of homelessness

# 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 & long-term**  
**rent assistance**



**Shelter services**  
**Transitional housing**



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**We know what works.**

**We now have the  
resources to leverage  
and scale it up, across  
greater Portland.**

# We're expanding and scaling up successful strategies.

- Shelter
- Street outreach teams
- Coordinated access
- Trauma informed
- Culturally specific services
- Permanent supportive housing
- Behavioral health partnerships
- Data





# SHS: A new regional system to serve people

Lead Equitable Regional System and Vision

Invest Funding to Achieve Shared Goals

Ensure Accountability to Voters

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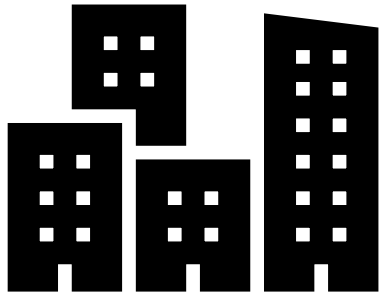
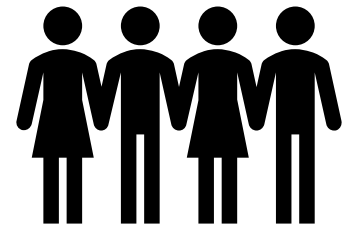
Define Local Priorities In Regional System

Invest Funds to Achieve Shared Goals

Directly Provide Services

Report on Outcomes to Metro and Funders

Counties

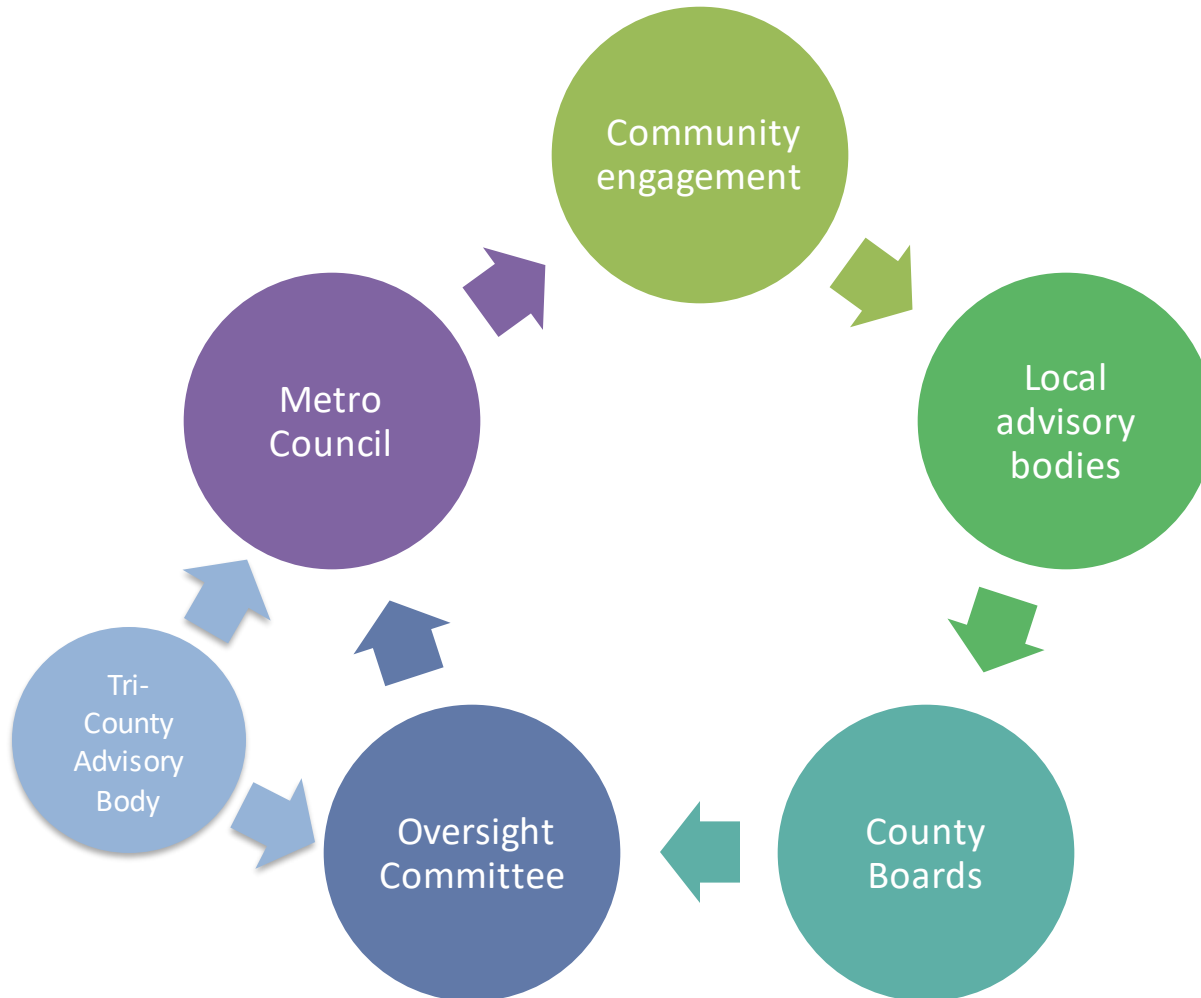


Service Providers

Directly Provide Services

Report on Outcomes to Funders

# Ensuring accountability, transparency and engagement



# SHS Local Implementation Plans: Required elements

**A**

**Racial disparity analysis**

**B**

**Racial equity strategies**

**C**

**Inclusive decision-making**

**D**

**Commitment to  
priority populations**

**E**

**Current investment analysis**

**F**

**Geographic distribution**

**G**

**Access coordination**

**H**

**Procurement commitments**

**I**

**Planned investments**

**J**

**Outcomes reporting**

# Supportive Housing program implementation updates



# Taxation mechanism

- IGA with City of Portland to administer personal and business income tax collection
- Collection begins in April
- Funds will be ready for distribution to counties this summer
  - Initial funds distribution: Clackamas 21.3%; Multnomah 45.3%; Washington 33.3%

# Revenue collection timeline

2020



**December**  
Council adopted  
tax code

Income tax code developed

*Tax Implementation  
Advisory Table*

2021



**January**  
Tax became  
effective

Administrative rules development

*Tax Implementation  
Advisory Subcommittee*



**April**  
Begin collection of  
estimated taxes &  
payroll withholding

Education and outreach

*Businesses, individual taxpayers, tax preparers, etc.*

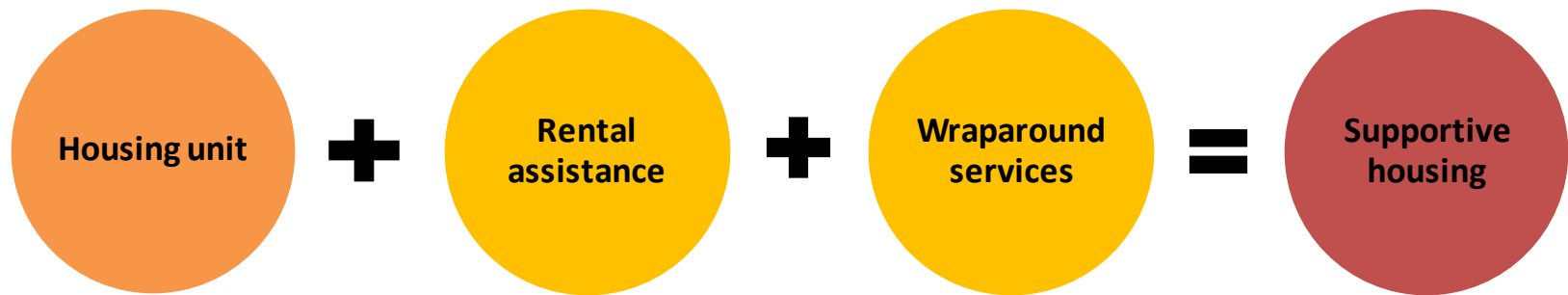


**June**  
COO adopts  
administrative rules  
following public  
comment period



**April**  
First tax  
returns due

# Linking housing bond and supportive housing investments



SHS program funding

1. Private market landlords
2. Existing affordable and multifamily inventory
3. Affordable housing development pipeline (including the Housing Bond)

# Linking housing bond and supportive housing investments

SHS measure has capacity to provide **5,000** supportive housing placements and support for **10,000** households at risk or experiencing homelessness

*Need for physical units*

Housing bond goal: **3,900** units, including **1,600** very affordable units (30% AMI or below) and **1,950** family sized units

*Opportunities to integrate SHS funding to deepen affordability, expand production, and integrate services*





# Coming soon: 2020 annual report



## Metro Affordable Housing Bond Program

2020 Annual Report Draft

March 2021

Unit production progress

Projects in pipeline

Geographic distribution

Equitable construction and workforce

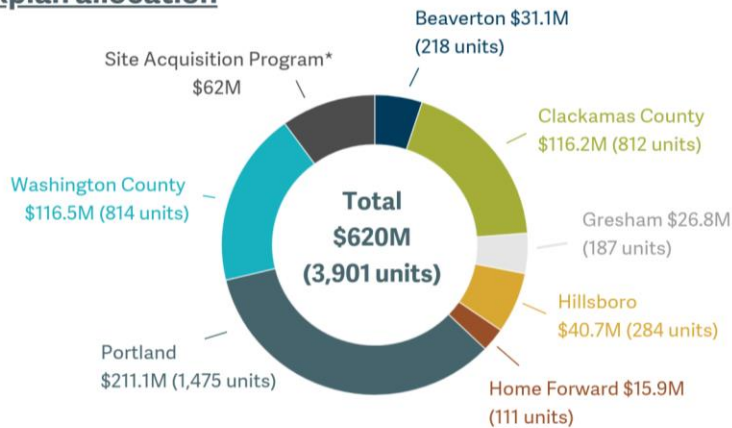
Planning for low barrier screening,  
affirmative marketing, and culturally  
responsive services

Engagement of communities of color and  
other oppressed groups

Efficient use of funds and planning for  
SHS integration

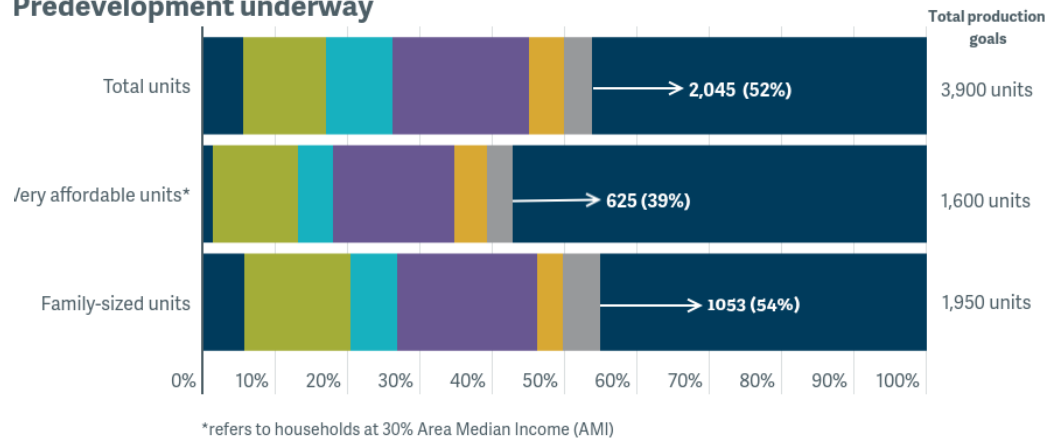
# Housing bond progress

## Workplan allocation

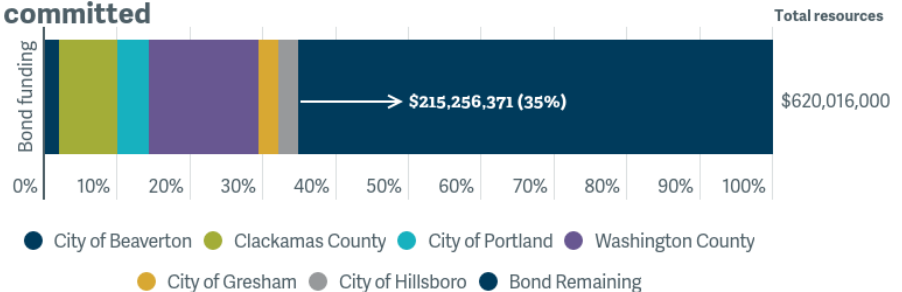


\* Site Acquisition Program contributes to local targets.

## Predevelopment underway



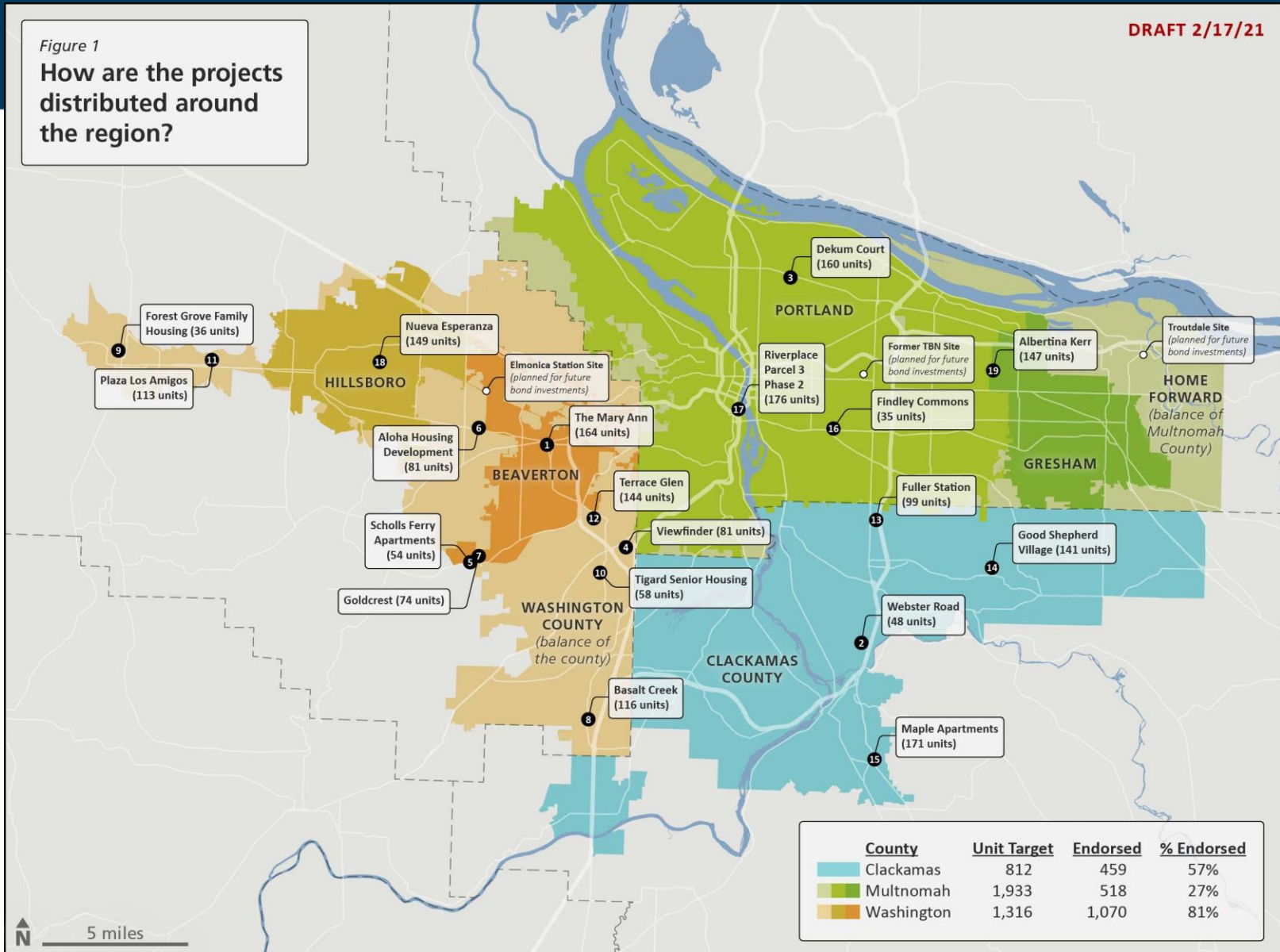
## Resources committed



# Projects in the pipeline

DRAFT 2/17/21

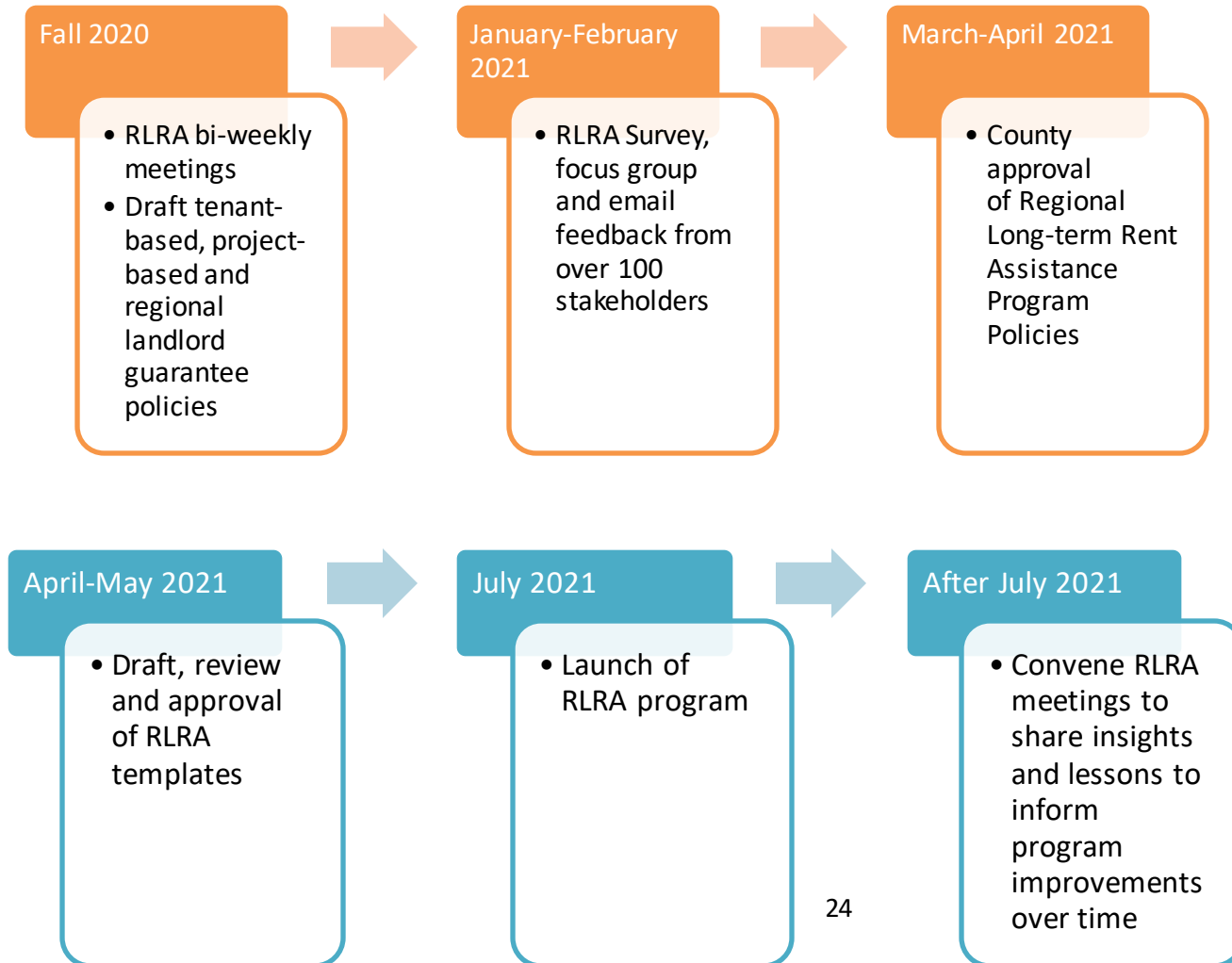
Figure 1  
How are the projects distributed around the region?



# Regional Long Term Rent Assistance Program

- Provide flexible and continued rent subsidies
- Streamline screening criteria, simplify application processes and reduce eligibility barriers
- Building on existing long-term rent assistance infrastructure and expertise
- Create consistency for participating landlords and tenants, simplify application and certification processes

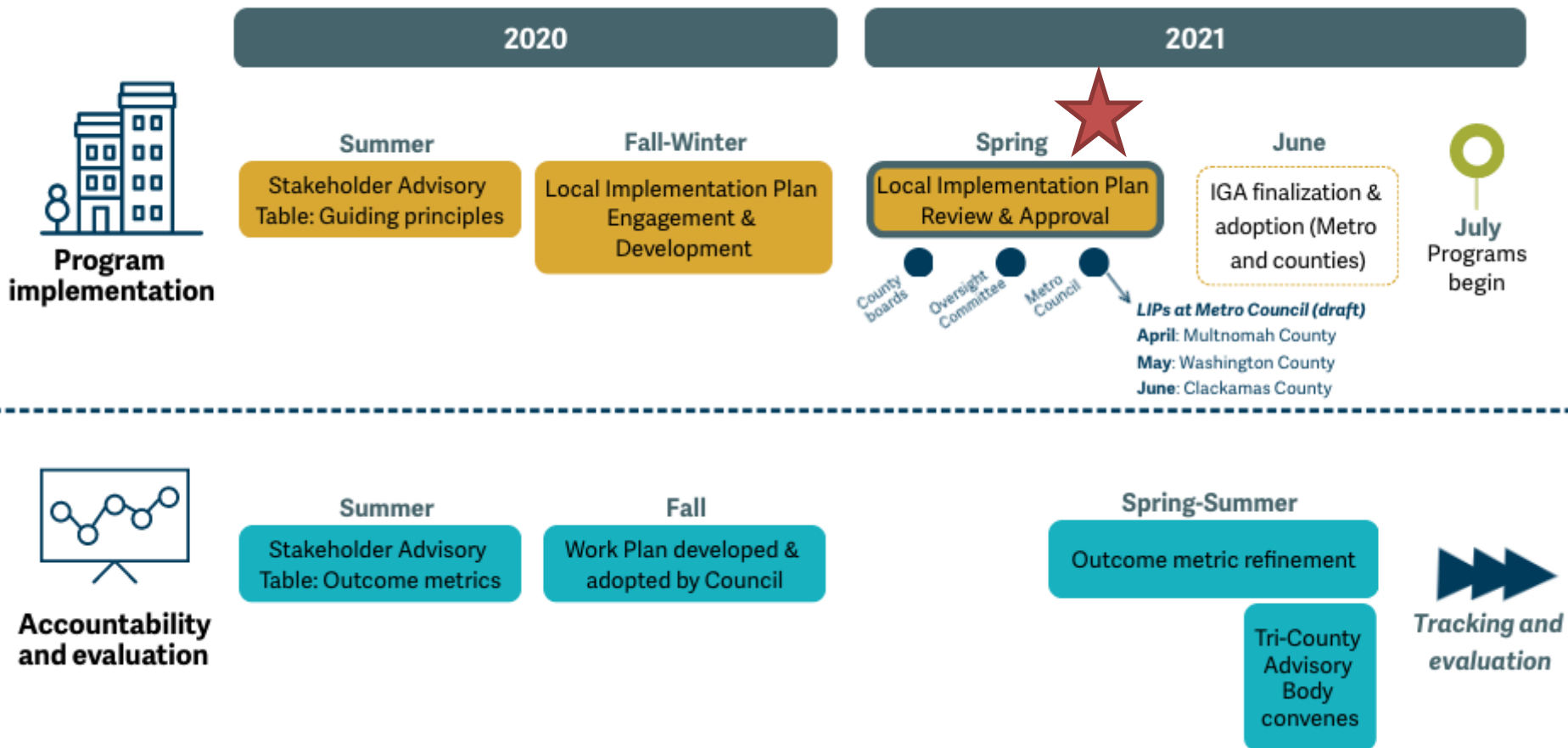
# Regional Long Term Rent Assistance Program



# IGA Update

- Key Issues
  - Relationship, roles and responsibilities
  - LIP's and Regional Plan
  - Oversight, vetting, accountability, reporting and monitoring
  - Fund disbursement
- Next Steps
  - Staff engagement with Council
  - Negotiations to meet July 1 program rollout expectations

# Supportive Housing timeline





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**The world and our region  
are changing quickly.**

**Flexibility and adaptation  
are our strengths.**



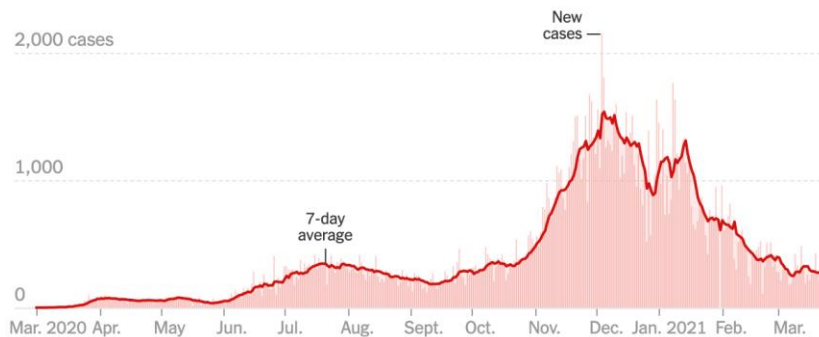
# Adapting to a changing landscape

## COVID-19

Disproportionate impacts on BIPOC communities

Increased housing instability

Aligning with federal & local relief



President Biden Signs American Rescue Plan Act with Nearly \$50 Billion in Housing and Homelessness Assistance



# Political and program leadership



## Political leadership

Define & communicate success  
Advocate for state, federal & private investment  
Demonstrate accountability



## Programmatic efforts

Create systems & strategies through partnership  
Support & structures for services & outcomes



## Together

Compassionate, people-centered approach  
Keeping promises and building back better

# Council Discussion

- Thoughts and comments on the strategy and path we have laid out?
- What would be helpful from staff?
- Outstanding questions and follow up items?