



600 NE Grand Ave.
Portland, OR 97232-2736

Metro Policy Advisory Committee (MPAC)

agenda

Wednesday, July 28, 2021

5:00 PM

<https://zoom.us/j/95889916633>

1. Call To Order, Declaration of a Quorum & Introductions (5:00 PM)

Please note: To limit the spread of COVID-19, Metro Regional Center is now closed to the public. This meeting will be held electronically. You can join the meeting on your computer or other device by using this link: <https://zoom.us/j/95889916633> or by calling +1 669 900 6128 or +1 877 853 5257 (Toll Free)

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2. Public Communication on Agenda Items (5:05 PM)

Public comment may be submitted in writing and will also be heard by electronic communication (videoconference or telephone). Written comments should be submitted electronically by emailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 pm on Tuesday, July 27 will be provided to the committee prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-797-1916 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to legislativecoordinator@oregonmetro.gov. Those requesting to comment during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. Council Update (5:10 PM)

4. Committee Member Communication (5:15 PM)

5. Consent Agenda (5:20 PM)

5.1 Consideration of the June 23, 2021 MPAC Minutes

[COM](#)
[21-0456](#)

Attachments: [June 23, 2021 MPAC Minutes](#)

6. Information/Discussion Items (5:25 PM)

6.1 Supportive Housing Services Update (5:25 PM)

[COM](#)
[21-0457](#)

Presenter(s): Patricia Rojas (she/her), Metro
Rachael Lembo (she/her) Metro
Nui Bezaire (she/her) Metro

Attachments: [Supportive Housing Services Update at MPAC](#)

6.2 Legislative Update (6:25 PM)

[COM](#)
[21-0458](#)

Presenter(s): Anneliese Koehler (she/her), Metro

Attachments: [State Legislative Update Worksheet](#)

7. Adjourn (7:00 PM)

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

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2021 MPAC Work Program

As of 7/20/2021

Items in italics are tentative

<p><u>July 28, 2021</u></p> <ul style="list-style-type: none"> • Supportive Housing Services Update (Patricia Rojas, 60 min) <ul style="list-style-type: none"> ○ • Legislative Update (Anneliese Koehler, Metro; 45 min) <ul style="list-style-type: none"> ○ 	<p><u>August 25, 2021- Cancelled</u></p> <p><i>Metro Council on Recess</i></p>
<p><u>September 22, 2021</u></p> <ul style="list-style-type: none"> • Housing Bond Update (45 min, Metro; Emily Lieb) • Leave time for Affordable Housing Discussion (30 min, Metro; MPAC member discussion) • Housing Needs Analysis Discussion (Mayor Callaway, Sean Edging (15 min presentation), (50 min) 	<p><u>October 27, 2021</u></p> <ul style="list-style-type: none"> • Metro code updates to facilitate city and county compliance with HB 2001 Middle Housing requirements (Tim O'Brien or Ted Reid, Metro) • 2040 Planning and Development grantee highlights (TBD grant recipients) • Regional Mobility Policy Update – Introduce Case Study Findings (<i>Kim Ellis, Metro; 40</i>)
<ul style="list-style-type: none"> • <u>November 24, 2021- Cancelled</u> 	<p><u>December 8, 2021</u></p> <ul style="list-style-type: none"> • <i>Regional Mobility Policy Update – Discuss Case Study Findings and Recommendations for Updating Policy (Kim Ellis, Metro; 30 min)</i> • <i>2023 Regional Transportation Plan Update Work Plan – Scoping (Kim Ellis, Metro; 30 min)</i>

Parking Lot:

- New transfers station sites
 - Larger conversation of regional solid waste
- Engagement during a pandemic
- Parks bond progress report
- Expo Development Opportunity Study and regional venues
- Employment land
- Census – likely for December
- Transportation funding

5.1 Consideration of the June 23, 2021 MPAC Minutes

Consent Agenda

Metro Policy Advisor Committee
Wednesday, July 28, 2021



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

June 23, 2021

MEMBERS PRESENT

Susheela Jayapal
Christine Lewis
Gerritt Rosenthal
Bob Stacey
Martha Schrader
Joe Buck
Gordon Hovies

Lacey Beaty
Steve Callaway
Kathy Hyzy
Mark Watson

Rachel Lyles Smith
Don Trotter

Temple Lentz
Vince Jones-Dixon
Ed Gronke
Terri Preeg Riggsby

Luis Nava
Kathy Wai
Elizabeth Kennedy-Wong

AFFILIATION

Multnomah County
Metro Council
Metro Council
Metro Council
Clackamas County
City of Lake Oswego, Largest City in Clackamas County
Tualatin Valley Fire & Rescue, Special Districts in
Washington County
City of Beaverton, Second Largest City in Washington County
City of Hillsboro, Largest City in Washington County
City of Milawaukie, Clackamas County
Hillsboro School District Board of Directors, Governing Body of a
School District
City of Oregon City, Second Largest City in Clackamas County
Clackamas County Fire District #1, Special Districts in
Clackamas County
Clark County
City of Gresham, Second Largest City in Multnomah County
Citizen of Clackamas County
West Multnomah Soil & Water Conservation District, Special
Districts in Multnomah County
Citizen of Washington County
TriMet
Port of Portland

MEMBERS EXCUSED

Ted Wheeler
Carmen Rubio
Brian Cooper
Jim Rue
Brian Hodson
James Fage
Linda Glover
Peter Truax

AFFILIATION

City of Portland
City of Portland
City of Fairview, Other Cities in Multnomah County
Oregon Department of Land Conservation and Development
City of Canby, City in Clackamas County outside UGB
City of North Plains, City in Washington County outside UGB
City of Vancouver
City of Forest Grove, Other Cities in Washington County

ALTERNATES PRESENT

Pam Treece
Anthony Martin

AFFILIATION

Washington County
City of Hillsboro, Largest City in Washington County

OTHERS PRESENT: Adam Barber, Anna Slatinsky, Brett Sherman, Christina D, Colin Cooper, David Berniker, Jaime Huff, Jaimy Stasny, Jeff Gudman, Jeff Owen, Katherine Kelly, Katheryn Harrington, Kelvin Valdovinos, Monique Smiley, Terra Wilcoxson, Tom Armstrong, Devin Ellin, Alma Flores, Tom Marnella, Ernesto Fonseca, Nathan Teske

STAFF: Carrie MacLaren, Jaye Cromwell, Connor Ayers, Anne Buzzini, Ramona Perrault, Elissa Gertler, Patricia Rojas, Roger Alfred, Ina Zucker

1. **CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

Chair Steve Callaway called the virtual meeting to order at 5:03 PM.

2. **PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

There were none.

3. **COUNCIL UPDATE**

Councilor Gerritt Rosenthal gave the Council Update. He shared that parks providers can now begin to submit projects to the 2019 parks and nature bond local share program. He gave an update on work being done at Blue Lake, Chehalem Ridge, and Newell Creek Canyon. Two community meetings were held recently with BIPOC community members to discuss the values of trail projects. He announced that vaccine clinics have been closed at the Oregon Convention Center where free zoo passes were given out to those receiving their vaccine. He announced that the Tualatin Riverkeepers are pursuing a National River Trails status for the Tualatin River. Metro is cooperating with the group and evaluating accessibility sites to the river.

Councilor Christine Lewis added that Metro has passed its budget and that there will be faster response of the RID program in the future.

4. **COMMITTEE MEMBER COMMUNICATIONS**

Director Don Trotter announced that he chose not to run for re-election and will no longer serve as an MPAC member as of June 30th. A new member an alternate will be selected in July. He encouraged members to keep up the good work of MPAC.

Chair Steve Callaway noted that Director Mark Watson was re-elected recently and congratulated him.

Mr. Watson expressed appreciation for the service of Alternate Karen Emerson and announced that they are looking for a new alternate. He noted that if members know a school board member who wants to join MPAC, they should email him.

Director Kathy Wai announced that Sam Desue had been selected as the new General Manager of TriMet.

5. CONSENT AGENDA

MOTION: Commissioner Terri Preeg Riggsby moved to adopt the consent agenda. Commissioner Martha Schrader seconded the motion.

ACTION: With all in favor, motion passed.

6. INFORMATION/DISCUSSION ITEMS

6.1 Port of Portland Seismic Resilient Runway Discussion

Chair Callaway introduced Port of Portland Staff Alexandra Howard and Ann Gravatt to present on the PROJECT

Key points from the presentations included:

Ms. Howard began by explaining the Port of Portland's Response and Resilience approach over the last year. She explained the purpose of the Port's Resilience Program and how its goals would be accomplished. She noted that the initial focus is on seismic resilience. She informed members that a seismic resilient runway would be able to withstand the ground motion and shaking of a major Cascadia Subduction Zone earthquake. She gave an overview of the main goals of the project and timeline. She shared details of the Port's partnership with the National Institute of Building Sciences to create Natural Hazard Mitigation Saves: PDX Case Study. The study's benefit-cost analysis found that the project could have a benefit ratio of 50:1. She described some of the ongoing work being done by the Portland State University Equity analysis.

Ann Gravatt provided an overview of the project's funding strategy. She noted that the project does not qualify for FAA Airport Improvement Program Grants, though this may change in the future. She explained that even with AIP funds, they would not fully cover the cost of the project. She expressed hope to gain more regional support as they ask for congressional funds.

Member Discussion Included:

Mr. Ed Gronke asked how a seismic resilient highway is constructed, and how long the project would take.

Ms. Howard explained the risks present at the airport and what would need to be constructed in response. She noted that in terms of construction, runways already have to be replaced on a cyclical basis, so operationally they are prepared to shift all flights to

a different runway. Design is still underway so it is unclear how long it would take to construct.

Commissioner Pam Treece asked how about the resilience of Hillsboro Airport runways.

Ms. Howard noted that there was an assessment done on this recently and offered to share it with Commissioner Treece and Chair Callaway.

Chair Callaway asked how the levy near the airport would withstand a major seismic event.

Ms. Howard noted that they had done a probability assessment about that possibility. They determined that the best course of action was to focus on protecting the south runway, which is further from the river.

Councilor Lewis asked how the Regional Disaster Preparedness Organization is involved in the project.

Ms. Howard informed members that they are coordinating with RDPO for planning of the project.

Ms. Gravatt added that their funding strategy to date has mostly focused on the federal level, with also a request at the state level.

Councilor Rosenthal asked what magnitude earthquake the designs are accounting for and how long after an earthquake the runway would be closed.

Ms. Howard answered that they are planning for an earthquake greater than 9.0 and they are hoping to be able to resume use of the runway within 48 hours. She added that the main thing they are looking for from MPAC is members' support for the project.

6.2 Breaking Down Barriers to Affordable Housing Panel

Chair Callaway introduced panelists for the Breaking Down Barriers to Affordable Housing Panel, Reach CDC Staff Alma Flores, Hacienda CDC Staff Ernesto Fonseca, Housing Authority of Clackamas County Staff Devin Ellin, Bienestar Staff Nathan Teske, and Marnella Homes Staff Tony Marnella. He also introduced the panel moderator, Metro Staff Patricia Rojas.

Metro Staff Jaye Cromwell explained the panel format and how questions could be asked.

Ms. Rojas reminded members of the affordable housing crisis in the region and the country, and reviewed the Metro Affordable Housing Bond passed by voters in 2018.

Panelists did a round of introductions for themselves and their organizations.

Ms. Rojas asked panelists to share one of the biggest obstacles they have experienced in developing new affordable housing and any examples of them overcoming that obstacle.

Mr. Fonseca noted that a major challenge for him was to gain the trust of the community when developing a new affordable housing development team. It took a while for others to want to partner with the team. Another major problem is having the assets to fund a project, which can be overcome by partnering with financial institutions.

Ms. Flores emphasized that land, labor, materials, infrastructure, and capital are key to developing affordable housing. Many of these are outside of developers' control. Governments can help with some of these. She advised integrating policy and infrastructure goals so that goals around affordable housing are tied to capital improvement policies.

Mr. Teske agreed with Ms. Flores and Mr. Fonseca and asked that planning staff be flexible when there is ambiguity in codes and help developers.

Mr. Marnella added that it takes a lot of time to get through the planning process. He emphasized applying the intent of codes instead of their logical extreme. The added time it takes to get a project approved makes it more expensive.

Ms. Ellin shared that a major challenge she faced was the optics of how expensive affordable housing is compared to market rate housing. One way to help with this is to educate the public and decision makers on the unique costs of affordable housing.

Mr. Marnella asked for clarification on why affordable housing costs more.

Mr. Fonseca explained that the process of market rate housing is different from the affordable housing process, which is longer and more complicated. Another factor is that there are many more financial providers with their own reporting requirements.

Ms. Rojas asked the second question which was "what are some of the drivers to cost when building housing".

Mr. Marnella answered that just the time it takes to get through the approval process is a major cost driver. Labor and material costs are common, but procedural costs is one area that could be improved. He noted that streamlining approval processes would help affordable housing developers lower their costs as well.

Mr. Fonseca noted that there is no funding for middle income housing, which is needed.

Ms. Rojas asked panelists what kind of system they would like to see if they could create one themselves.

Mr. Teske answered that the solution to a housing crisis is simply more housing. He emphasized that it is needed at all income levels, not just lower income.

Mr. Marnella agreed with Mr. Teske and shared that one thing he would change if he could is the prevailing wage requirement, which would lessen the cost of projects.

Ms. Flores noted that the system as it is now pits organizations against one another for limited funds. She would like to see more certainty around the planning process and coordination among officials working on a project. She noted that Community Development Corporations are not as in touch with the community as they would like to be.

Mr. Fonseca added that there needs to be more investment in affordable housing ownership.

In the Chat, Mayor Rachel Lyles Smith asked how best to use land that could be good for affordable housing if a city does not want to build that housing itself.

Ms. Flores answered that an RFP would be a good equitable option, which also allows the city to provide some direction for future projects.

Councilor Hyzy thanked panelists and asked about the best way for small cities with fewer resources to invest their funds.

Mr. Teske answered that the best way to invest funds would be to look for ways to bring more housing to the city in general. He also noted that not everyone that falls into the 0-30% Area Median Income category necessarily needs wraparound services.

Ms. Flores encouraged the city to look at other mechanisms for reducing the cost of affordable housing in terms of policy and zoning.

Mayor Buck noted that he had heard that building for affordable housing ownership is more expensive than building for rent and asked how true this is. He also acknowledged that the gap between affordable housing and market rate is large and difficult to overcome.

Mr. Fonseca spoke to the benefits that come with homeownership, though there aren't a lot of tools at the federal level to support this.

Commissioner Jayapal asked about the Low Income Housing Tax Credit and asked if it would be better if there was a direct subsidy of some kind instead of relying on the tax system to provide financing.

Mr. Teske responded that some sort of direct subsidy would help because tax credit accounting fees are a significant cost. He also noted that partnerships with private investors do bring a level of rigor to the work that needs to be done.

Mr. Fonseca agreed but added that the system as it is right now is inefficient and expensive.

Ms. Flores noted that the process costs make up only about 10% of costs while construction and labor make up 60%.

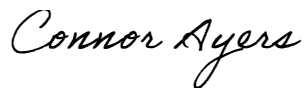
Mr. Fonseca added that the LIHTC should still be used, but it is important to start building up assets in local communities. He noted that philanthropy is important but not sustainable, and Oregon may not have enough big companies to sustain it.

Chair Callaway thanked panelists for coming to MPAC and members for being engaged in the discussion.

7. **ADJOURN**

Chair Callaway adjourned the meeting at 7:05 PM.

Respectfully Submitted,



Connor Ayers
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 23, 2021

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	06/23/21	Seismic Resilient PDX Presentation	062321m-01
6.2	Presentation	06/23/21	Panelist Bios	062321m-02

6.1 Supportive Housing Services Update

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, July 28, 2021

MPAC Worksheet

Agenda Item Title: Supportive Housing Program Implementation Update

Presenters: Patricia Rojas - Regional Housing Director, Rachael Lembo – Finance Manager and Nui Bezaire – Supportive Housing Services Program Manager

Contact for this worksheet/presentation: Ash Elverfeld, 503-396-1870

Purpose/Objective

Provide a Metro Supportive Housing Services (SHS) program implementation and tax collection update.

Outcome

Greater clarity for MPAC members on the Metro Supportive Housing Services (SHS) Program implementation; opportunity to comment and ask questions.

What has changed since MPAC last considered this issue/item?

Program Implementation

Since the last SHS presentation in July of 2020, Metro convened an SHS program implementation stakeholder group and a separate tax collection stakeholder group which led to guidance on tax collection and the development of the SHS Work Plan that Metro Council approved in December of 2020. The Regional Oversight Committee was formed, convened for the first time in November and met regularly over the last 9 months. In the winter through the spring of 2021, counties conducted robust community engagement to inform the development of county Local Implementation Plans (LIP's). Each plan was reviewed by community members, local advisory bodies, county boards of commissioners and the SHS Regional Oversight Committee, which were then reviewed and approved by Metro Council. Intergovernmental Agreement (IGA) negotiations began in the spring of 2021 and are currently underway. A Revenue Sharing Agreement was developed by Metro and the implementation partners and approved by Metro Council in late June to allow funds to flow and programming to begin while negotiations on the long term IGA continue. Metro and the three counties are in the early stages of developing a charter and process for forming the Tri-County Advisory Board.

SHS Tax Implementation and Collection

The program is funded by two separate taxes: a 1% personal income tax on taxable income above \$125,000 for individuals and \$200,000 for those filing jointly, and a 1% business income tax on net income for businesses with gross receipts above \$5 million. Other Metro programs and projects are funded through bond measures or property tax levies. This is the first program at Metro that uses personal and business income taxes, and it is the first local personal income tax in the region since Multnomah County's personal income tax ended in 2006.

Work is underway preparing the tax collection systems for these new taxes, which became effective in 2021. A supportive housing services tax implementation advisory table made up of experts in taxation advised Metro on new income tax codes which were adopted by Metro Council in December 2020. Metro is working with the City of Portland Revenue Division to administer the taxes, as the Revenue Division has the experience, technical capability and a scalable team to allow for implementation this year. Multnomah County also selected the Revenue Division to administer its new Preschool for All personal income tax.

Tax collections began in April 2021, and through June 2021 over \$1.5 million has been collected, of which \$1.2 million has been distributed to our local implementation partners. Collections are expected to begin slowly and gradually pick up through January 2022, as more payroll companies

and employers complete the setup of payroll withholding and begin offering it. Collections are expected to peak in April 2022 when calendar year 2021 tax returns are due.

What packet material do you plan to include?

None

6.2 Legislative Update
Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, July 28, 2021

MPAC Worksheet

Agenda Item Title: State Legislative Update

Presenters: Anneliese Koehler, State and Regional Affairs Advisor

Contact for this worksheet/presentation: Anneliese Koehler, 971 940 4870

Purpose/Objective

Provide an overview of the recently concluded 2021 Legislative Session with particular focus on areas of interest to MPAC.

Outcome

Greater clarity for MPAC members on the 2021 Legislative Session outcomes; opportunity to ask questions and have discussion.

What has changed since MPAC last considered this issue/item?

The 2021 Legislature convened on January 19 and adjourned on June 26, one day before its constitutional deadline. This session was unlike any other regular session in Oregon history as it was held in the midst of a global pandemic. To address safety concerns and curb the spread of the virus, the public was barred from the Capitol, all committee hearings were held remotely by videoconference, and floor sessions were in-person for legislators only. Meeting in these new, remote ways created unique challenges for those involved in the legislative process because communication was more difficult, especially to legislators.

Overall, much of the session was focused on COVID-19 response, wildfire response and racial justice. Additionally, the session started with concerns about budget cuts and a troubling financial forecast for the state, but ended with a significant influx of federal funds through the American Rescue Plan Act of 2021 and a rosier outlook for anticipated state revenues. These financial gains resulted in historic levels of spending this biennium. A considerable portion of the funding was one-time and focused on addressing economic recovery, housing and homelessness, education, behavioral health, wildfire recovery and disaster preparedness, racial equity, and water systems.

At MPAC's July 28 meeting, Metro staff will share legislative highlights from transportation, housing, land use and recycling. In addition, Thorn Run has prepared a presentation on "Regional Mayors' Perspective" on the 2021 session and an overview of the major legislation that Metropolitan Mayors' Consortium engaged on that Metro staff will also present. Staff looks forward to answering MPAC members' questions about the session and specific legislation.

What packet material do you plan to include?

None

Materials following this page were distributed at the meeting.



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

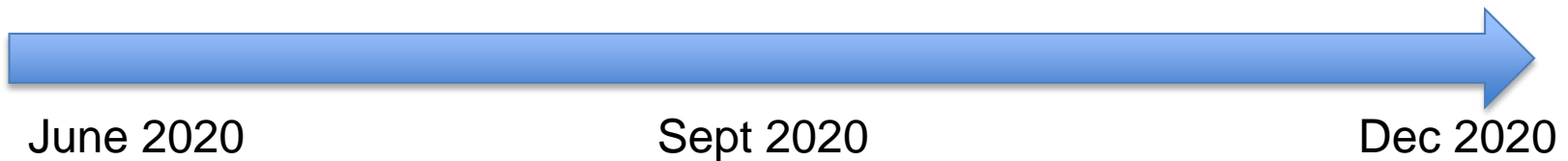
1% Business profits tax

- 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



June 2020


Sept 2020

Dec 2020

Technical review and planning

Tax Implementation Advisory Table including members from:

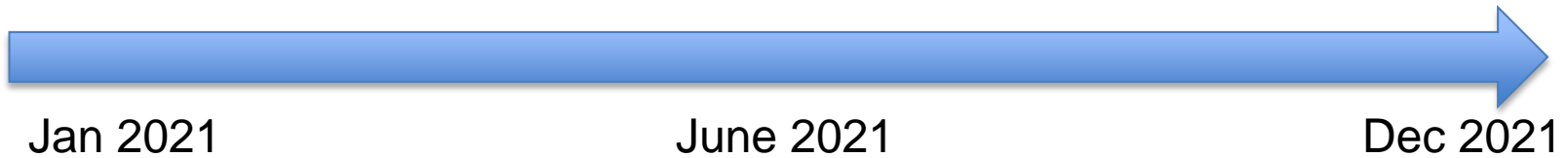
- Oregon Society of CPAs Taxation Strategic Committee
- Portland Business Alliance
- Oregon Center for Public Policy
- Welcome Home Coalition
- City of Portland Revenue Division

 Income tax codes adopted

Implementing tax collection system

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

Tax collection implementation



Implementing tax collection system

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

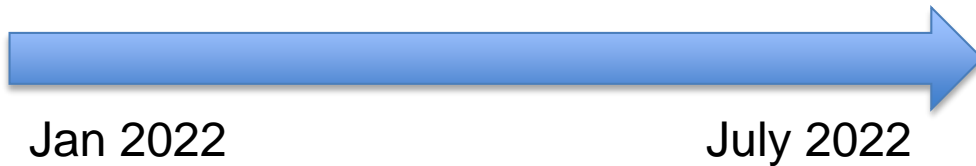
Education and outreach

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



April 2021 - tax
collection began

Tax collection implementation



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

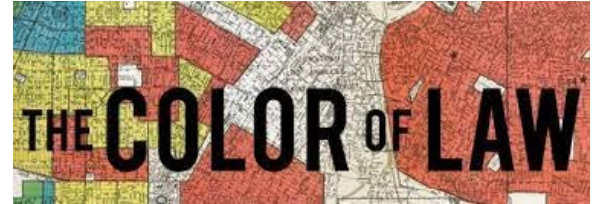


Photo: Marc Dones, SPARC
(Street Roots, 3/23/18)



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



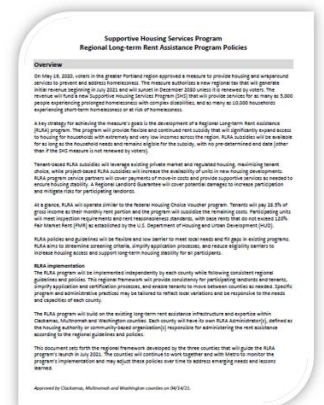
“She’s got a safe place to be to spring into all.”

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

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.

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.

The disparate rate of Black, Indigenous and people of color experiencing **chronic homelessness is significantly reduced.**

Outcome Metrics

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

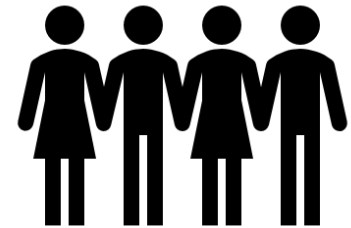
Define Local Priorities In Regional System

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

