

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPOINTING TWO NEW)	RESOLUTION NO. 23-5309
MEMBERS AND REAPPOINTING TWO MEMBERS TO)	
THE METRO AFFORDABLE HOUSING BOND)	Introduced by Chief Operating
MEASURE PROGRAM COMMUNITY OVERSIGHT)	Officer Marissa Madrigal with the
COMMITTEE)	Concurrence of Metro Council
)	President Lynn Peterson

WHEREAS, at the general election held on November 6, 2018, the Metro Area voters approved a ballot measure authorizing the issuance of general obligation bonds in an amount not to exceed \$652,800,000.00 for the purpose of funding affordable housing (the "Metro Affordable Housing Bond Measure"); and

WHEREAS, Metro Code Chapter 2.19 establishes the Metro Affordable Housing Bond Measure Program Community Oversight Committee, whose members are appointed by the Metro Council President subject to confirmation by the Metro Council; and

WHEREAS, the Metro Council President has appointed two new members of the Metro Affordable Housing Bond Measure Program Community Oversight Committee to replace members who reached their term limits; and

WHEREAS, the Metro Council President has reappointed two members of the Metro Affordable Housing Bond Committee Oversight Committee; and

WHEREAS, the Metro Council desires to confirm those appointments and reappointments; now therefore

BE IT RESOLVED that the Metro Council confirms the appointments and reappointments to the Metro Affordable Housing Bond Community Oversight Committee as set forth on Exhibit A, attached hereto.

ADOPTED by the Metro Council this 23rd day of February 2023.



Lynn Peterson, Council President

Approved as to Form:



Carrie MacLaren Metro Attorney

Exhibit A to the Resolution No. 23-5309

**Affordable Housing Bond Community Oversight Committee
Committee Member Appointments, Reappointments and Terms**

The following two persons will each serve an initial term of two years starting retroactively on February 1, 2023 through January 31, 2025, and thereafter will each be eligible for one additional two-year term:

Scott Greenfield
Willie Poinsette

The following two persons will each serve one additional term of two years starting retroactively on February 1, 2023 and ending on January 31, 2025.

Juan Ugarte Ahumada
Nicole Stingh

IN CONSIDERATION OF RESOLUTION NO. 23-5309 FOR THE PURPOSE OF
APPOINTING TWO NEW MEMBERS AND REAPPOINTING TWO MEMBERS TO THE
METRO AFFORDABLE HOUSING BOND MEASURE PROGRAM COMMUNITY
OVERSIGHT COMMITTEE

Date: February 6, 2023
Department: Housing
Meeting date: February 23, 2023

Prepared by: Emily Lieb

ISSUE STATEMENT

In January 2019, Metro Council established and appointed the Metro Affordable Housing Bond Measure Program Community Oversight Committee, charged with providing independent and transparent oversight of affordable housing bond implementation.

Metro Council Ordinance No. 19-1430, which established the Oversight Committee, states that the Committee will be composed of no fewer than 7 and no more than 15 members, to be appointed by the Metro Council President subject to Metro Council confirmation. The Committee's members must represent a diversity of perspectives, geographic familiarity, demographics, and technical expertise, including finance, housing development, housing policy, and experience working with impacted communities.

Current and past committee members

In January 2019, the Metro Council President worked with Metro councilors and staff to identify 13 appointees who would represent the region and bring diverse expertise to the role. In 2019, one member stepped down (Shannon Singleton), in 2020, two of the original committee members (Serena Cruz, and Manuel Castaneda) stepped down, and in 2021, four more members (Ed McNamara, Bandana Shrestha, Dr. Steven Holt, and Andrew Tull) stepped down. In January 2021, two new members (Juan Ugarte Ahumada and Nicole Stingh) were appointed to ensure representation of people who lived/worked in Washington County. In January of 2022, seven new members (Andrea Sanchez, Brandon Culbertson, Karen Shawcross, Mara Romero, Ann Leenstra, Kira Cador and Trinh Tran) were appointed to increase representation:

- People with lived experience with homelessness or living in affordable housing
- People who are Black, Indigenous or other persons of color, or from another oppressed group
- People with technical expertise in housing development and affordable housing finance
- People who live or work in Clackamas or Washington counties

Metro Code Chapter 2.19 only allows advisory committee members to serve 2 two-year terms. However, when the Metro Council adopted the Ordinance founding the Affordable Housing Bond Measure Community Oversight Committee, it assigned the co-chairs three two-year terms each, in recognition that the co-chairs would develop and sustain extensive knowledge and program background during a longer tenure. Under Metro Code Chapter 2.19, the co-chairs cannot be appointed to a third term, but they may continue to serve (the equivalent of a third term) until their successors are appointed by the Council President. Co-chairs Jenny Lee and Steve Rudman, who have been members of the committee since its inception, have agreed to continue serving on the Committee through 2024, or until the Metro Council President determines to appoint successors.

Below is a summary of current members and their terms.

Committee members	Appointment	Final term ends
Jenny Lee, Co-Chair	Appointed to a two-year year term in 2019; stepped into Co-Chair role when Shannon Singleton stepped down in 2019; second term expired January 2023, expected to serve pending a replacement to be appointed no later than January 2025	January 2023
Steve Rudman, Co-Chair	Appointed 2019 to a two-year term; reappointed in 2021; second term expired January 2023, expected to serve pending a replacement to be appointed no later than January 2025	January 2023
Nicole Stingh	Appointed 2021 to a two-year term; eligible to be reappointed in 2023 for an additional two-year term	January 2025
Juan Ugarte Ahumada	Appointed 2021 to a two-year term; eligible to be reappointed in 2023 for an additional two-year term	January 2025
Kira Cador	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026
Brandon Culbertson	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026
Ann Leenstra	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026
Mara Romero	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026
Andrea Sanchez	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026
Karen Shawcross	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026

Trinh Tran	Appointed 2022 to a two-year term; eligible to be reappointed for an additional two-year term	January 2026
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Term-outs and evaluation

Three of the original committee members (Melissa Erlbaum, Mitch Hornecker and Tia Vonil) termed out after four years on the committee on January 31, 2023. In November 2022 in preparation for the upcoming departure of three members we ran an analysis of what the committee makeup would look like without Melissa, Mitch and Tia. We based the analysis on the requirements stated in Metro Council Ordinance No. 19-1430, stating that the committee must represent a diversity of perspectives, geographic familiarity, demographics, and technical expertise, including finance, housing development, housing policy, and experience working with impacted communities. The results were clear that our largest gap would be a lack of membership from Clackamas County.

Recruitment

Given capacity limitations, housing department staff first evaluated potential appointees from a previous oversight committee recruitment in 2021, which resulted in 29 applications representing a diversity of professional and lived experience, geographic familiarity, and demographics. Candidates were evaluated for individual experience and expertise and the pool of recommended candidates was evaluated for demographic diversity. From that pool of candidates, seven individuals were appointed by Metro Council in January 2022. There was an additional candidate, Scott Greenfield, who was not recommended for appointment in 2022, but was identified as a strong candidate for a potential future appointment, based on his technical expertise in affordable housing finance and his residence in Clackamas County. Staff are recommending that Scott Greenfield be appointed to the committee in 2023.

An additional unique recruitment opportunity presented itself in late 2022. Through the community engagement process that the Affordable Housing Bond Site Acquisition Program (SAP) supported in Lake Oswego in 2022, staff were introduced to Willie Poinsette. Willie spoke to the Metro Council on November 10, 2022 during a work session update on the program, speaking to the value of creating affordable housing opportunities in places like Lake Oswego. Staff were impressed by Ms. Poinsette's depth of experience advocating for anti-racism in Lake Oswego and are recommending her appointment in 2023 on the basis of her unique qualifications to bring these perspectives to the Affordable Housing Bond oversight committee.

New member appointments and reappointments

Resolution No. 23-5309 appoints two new members to the Oversight Committee and reappoints four members who were asked to continue for an additional term. In accordance with Metro Code Section 2.19.030(c), the two new members will serve for a two-year term, with potential for one additional two-year term:

- Scott Greenfield
- Willie Poinsette

Resolution No. 23-5309 also appoints two other members whose terms end on January 31, 2023. Each was asked and have agreed to serve a final two-year term:

- Juan Ugarte Ahumada
- Nicole Stingh

ACTION REQUESTED

Adopt Resolution No. 23-5309, appointing two new members and reappointing two members to the Affordable Housing Bond Community Oversight Committee.

IDENTIFIED POLICY OUTCOMES

The Community Oversight Committee performs the following duties as charged by the Metro Council:

- Reviewing local implementation strategies for alignment with the expectations set forth in the Housing Bond Program Work Plan;
- Monitoring program expenditures and outcomes and providing an annual report and presentation to Metro Council;
- Recommending changes to implementation strategies as necessary to achieve Unit Production Targets and other priority outcomes, such as advancing racial equity.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The proposed Resolution is based on numerous policies previously adopted by the Metro Council, including but not limited to:

- Ordinance No. 19-1430 amending Metro Code Chapter 2.19 to establish the Community Oversight Committee, and describing the committee makeup, terms and charge
- Resolution No. 19-4957 confirming 13 members and co-chairpersons initially appointed by the Council President to serve on the Affordable Housing Bond Community Oversight Committee