



600 NE Grand Ave.
Portland, OR 97232-2736

Council meeting agenda

Thursday, June 27, 2024

10:30 AM

Metro Regional Center, Council Chamber,
<https://zoom.us/j/615079992> Webinar ID:
615 079 992 or 888-475-4499 (toll free)
[https://www.youtube.com/live/fbeqRz5Xbx
0?si=3PanvP6DRedmGxEm](https://www.youtube.com/live/fbeqRz5Xbx0?si=3PanvP6DRedmGxEm)

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

You can join the meeting on your computer or other device by using this link:

<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or 888-475-4499 (toll free)

1. Call to Order and Roll Call

2. Public Communication

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 p.m. the day before the meeting will be provided to the council prior to the meeting. Testimony on non-agenda items will be taken at the beginning of the meeting. Testimony on agenda items generally will take place during that item, after staff presents, but also may be taken at the beginning of the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 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 wishing to testify in person should fill out a blue card found in the back of the Council Chamber.

Those requesting to comment virtually during the meeting can do so by joining the meeting using this link: <https://zoom.us/j/615079992> (Webinar ID: 615079992) or 888-475-4499 (toll free) and 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. Consent Agenda

- 3.1 **Resolution No. 24-5421** For the Purpose of Accepting the [RES 24-5421](#)
May 21, 2024 Primary Election Abstract of Votes for
Metro

Attachments: [Resolution 24-5421 May 21 2024 Primary Election Abstract of Votes](#)
[Exhibit A to Resolution No. 24-5421.pdf](#)
[Exhibit B to Resolution No. 24-5421.pdf](#)

4. Other Business

- 4.1 Metro Affordable Housing Bond 2023 Annual Report [24-6088](#)

Presenter(s): Patricia Rojas (she/her), Housing Director, Metro,
Emily Lieb (she/her), Policy Director, Metro
Alison Wicks (she/her), Affordable Housing Bond Program
Supervisor, Metro
Jenny Lee (she/her), Affordable Housing Bond Oversight
Committee Co Chair
Steve Rudman (he/him), Affordable Housing Bond Oversight
Committee Co-Chair

Attachments: [Staff report](#)
[Attachment](#)

- 4.2 Presentation on the Financial Condition of Metro: FY [24-6086](#)
2013-14 to FY 2022-23

Presenter(s): Brian Evans (he/him), Auditor, Metro

Attachments: [Metro-financial-condition-report-June-2024](#)

5. Ordinance (second reading and vote)

- 5.1 Ordinance No. 24-1515 For the Purpose of Adding [ORD 24-1515](#)
Members to the Regional Waste Advisory Committee and
Adding Solid Waste Fee Review to the Committee's
Purpose

Presenter(s): Rosalynn Greene, WPES Strategic Initiatives Manager.

Attachments: [Ordinance No. 24-1515](#)
[Exhibit A](#)
[Staff Report](#)

6. Chief Operating Officer Communication

- 7. Councilor Communication**
- 8. Adjourn**

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964, Title II of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act and other statutes that ban discrimination. If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit oregonmetro.gov/civilrights or call 503-797-1890. Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1890 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. Individuals with service animals are welcome at Metro facilities, even where pets are generally prohibited. For up-to-date public transportation information, visit TriMet's website at trimet.org

Thông báo về sự Metro không kỳ thị của

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1700 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights. або Якщощо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1700 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧視公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1700（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullan dadweyne, wac 503-797-1700 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqa ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1700를 호출합니다.

Metroの差別禁止通知

Metroでは公民権を尊重しています。Metroの公民権プログラムに関する情報について、または差別苦情フォームを入手するには、www.oregonmetro.gov/civilrights。までお電話ください。公開会議で言語通訳を必要とされる方は、Metroがご要望に対応できるよう、公開会議の5営業日前までに503-797-1700（平日午前8時～午後5時）までお電話ください。

សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការប្រឹក្សាស្តីពីរើសអើងសូមទូរស័ព្ទទៅលេខ 503-797-1700 ។ www.oregonmetro.gov/civilrights ។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃច័ន្ទ) ។ ប្រសិនបើលោកអ្នក មុនថ្ងៃប្រជុំដើម្បីរៀបចំឲ្យមានអ្នកបកប្រែភាសាសំរាប់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإيداع شكوى ضد التمييز، يُرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1700 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1700 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights. Si necesita asistencia con el idioma, llame al 503-797-1700 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1700 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminare

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1700 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1700 (8 teev sawv ntxov txog 5 teev tsaus ntxuj weekdays) 5 hnuv ua hauj lwv ua ntej ntawm lub rooj sib tham.

**Resolution No. 24-5421 For the Purpose of Accepting
the May 21, 2024 Primary Election Abstract of Votes
for Metro
*Consent***

Metro Council Meeting
Thursday, June 27th , 2024

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ACCEPTING THE MAY) RESOLUTION NO. 24-5421
21, 2024 PRIMARY ELECTION ABSTRACT OF)
VOTES FOR METRO) Metro Attorney Carrie MacLaren in
) concurrence with Council President
) Lynn Peterson

WHEREAS, on February 1, 2024, the Metro Council Passed Resolution No. 24-5375, *For the Purpose of Submitting to the Metro Area Voters a \$380 Million General Obligation Oregon Zoo Bond Measure to Protect Animal Health, Provide Conservation Education and Increase Sustainability, and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures out of the Proceeds of General Obligation Bonds Upon Issuance* (“Measure 26-244”); and

WHEREAS, the State of Oregon held a primary election on May 21, 2024; and

WHEREAS, pursuant to ORS Chapter 268, Measure 26-244 and the following candidates for Metro appeared on the primary election ballot in accordance with ORS Chapter 249:

- 1. Metro Councilor, Sub District 3
- 2. Metro Councilor, Sub District 5
- 3. Metro Councilor, Sub District 6

WHEREAS, ORS 255.295 requires that the Multnomah County Director of Elections canvass the official abstract of votes cast for Metro measures and members of the Metro Council, deliver the official abstract of votes to Metro for acceptance and determination of qualification, and issue certificates of election to the winners; and

WHEREAS, the Metro Charter, Chapter V, section 19 sets forth the qualification criteria for Metro Councilors and provides that the Metro Council “is the judge of the election and qualification of its members”; and

WHEREAS, the Metro Charter, Chapter VI, section 29(1) further provides that “if one candidate for a Metro office receives a majority of the votes cast at the primary election for all candidates for that office, that candidate is elected. If no candidate receives a majority of the votes cast at the primary election, the candidates receiving the two largest numbers of votes cast for the office are the only names to appear on the general election ballot that year as candidates for that office”; and

WHEREAS, the abstract of votes and regional results of the primary election for the Metro area were received by the Metro Council on June 17, 2024, and are attached to this Resolution as Exhibit A; and

WHEREAS, the Metro Council finds that each of the three candidates who received a majority of votes cast at the primary election is qualified to serve as a Metro Councilor pursuant to the terms and conditions of the Metro Charter; now therefore,

BE IT RESOLVED:

1. That the Metro Council hereby accepts the results of the abstract of votes for the May 21, 2024 primary election, attached as Exhibit A to this Resolution; and
2. That the voters of the Metro Area, Sub District 3, have elected Gerritt Rosenthal for the position of Metro Councilor, for a four-year term commencing on the 1st Monday of January 2025 and ending on the 1st Monday of January 2029; and
3. That the voters of the Metro Area, Sub District 5, have elected Mary Nolan for the position of Metro Councilor, for a four-year term commencing on the 1st Monday of January 2025 and ending on the 1st Monday of January 2029; and
4. That the voters of the Metro Area, Sub District 6, have elected Duncan Hwang for the position of Metro Councilor, for a four-year term commencing on the 1st Monday of January 2025 and ending on the 1st Monday of January 2029; and
5. That the voters of the Metro Area have approved Measure 26-244; and
6. That the Metro Council authorizes Metro Council President Peterson to sign the County Elections Division statement attached to this Resolution as Exhibit B instructing the County elections officer to issue certificates of election to the above persons.

ADOPTED by the Metro Council this ____ day of June, 2024.

Lynn Peterson, Council President

Approved as to Form:

Carrie MacLaren, Metro Attorney

Official Precinct Results - Metro

May 2024 Primary Election - Multnomah County

All Precincts, All Districts, All ScanStations, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure, All Boxes

Total Ballots Cast: 206441, Registered Voters: 555193, Overall Turnout: 37.18%

Metro Councilor, District 5 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Mary Nolan	Write-in	Over Votes	Under Votes
Precinct 2803	1112	3096	645	637 98.76%	8 1.24%	0	467
Precinct 3301	567	1130	276	272 98.55%	4 1.45%	0	291
Precinct 3302	3472	8245	1804	1775 98.39%	29 1.61%	0	1668
Precinct 3303	2913	8665	1683	1643 97.62%	40 2.38%	0	1230
Precinct 3304	4101	8563	2075	2043 98.46%	32 1.54%	0	2026
Precinct 3305	19	36	7	7 100.00%	0 0.00%	0	12
Precinct 3306	2154	7379	1238	1207 97.50%	31 2.50%	0	916
Precinct 3307	2280	5510	1275	1255 98.43%	20 1.57%	0	1005
Precinct 3308	1614	3977	836	815 97.49%	21 2.51%	0	778
Precinct 3401	363	805	199	197 98.99%	2 1.01%	0	164
Precinct 3402	79	166	45	45 100.00%	0 0.00%	0	34
Precinct 4301	1776	4952	911	893 98.02%	18 1.98%	0	865
Precinct 4302	2260	6814	1234	1206 97.73%	28 2.27%	0	1026
Precinct 4303	3300	8548	1742	1708 98.05%	34 1.95%	0	1558
Precinct 4304	3460	7823	1950	1918 98.36%	32 1.64%	0	1510
Precinct 4305	3866	8082	2089	2064 98.80%	25 1.20%	0	1777
Precinct 4306	4162	7552	2225	2203 99.01%	22 0.99%	0	1937
Precinct 4307	3796	8586	1988	1955 98.34%	33 1.66%	0	1808
Precinct 4401	2156	5854	1132	1120 98.94%	12 1.06%	0	1024
Precinct 4402	2721	7680	1368	1344 98.25%	24 1.75%	0	1353
Precinct 4403	3399	9244	1734	1700 98.04%	34 1.96%	0	1665
Precinct 4404	3576	7528	1801	1779 98.78%	22 1.22%	0	1775
Precinct 4405	3563	9185	1848	1822 98.59%	26 1.41%	0	1715
Precinct 4406	2620	8311	1394	1370 98.28%	24 1.72%	0	1226
Precinct 4407	7	57	5	5 100.00%	0 0.00%	0	2
Precinct 4501	5293	9182	2706	2674 98.82%	32 1.18%	0	2587
Precinct 4502	4443	9153	2318	2277 98.23%	41 1.77%	1	2124
Precinct 4503	3824	9029	1898	1850 97.47%	48 2.53%	0	1926
Precinct 4504	317	634	174	166 95.40%	8 4.60%	0	143
Precinct 4506	51	86	26	24 92.31%	2 7.69%	0	25
Precinct 4507	0	0	0	0 0.00%	0 0.00%	0	0
Precinct 4508	1451	5316	744	715 96.10%	29 3.90%	0	707
Precinct 4705	1379	4372	718	688 95.82%	30 4.18%	0	661
Total	76094	185560	40088	39377 98.23%	711 1.77%	1	36005

Certificate

I certify that the votes recorded on this abstract correctly summarize the tally of votes cast at the election indicated.



Tim Scott, Director of Elections
Multnomah County, Oregon

Official Precinct Results - Metro
 May 2024 Primary Election - Multnomah County

All Precincts, All Districts, All ScanStations, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure, All Boxes

11:13:29

Total Ballots Cast: 206441, Registered Voters: 555193, Overall Turnout: 37.18%

Metro Councilor, District 6 (Vote for 1)

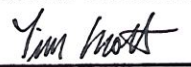
Precinct	Ballots Cast	Reg. Voters	Total Votes	Duncan Hwang		Write-in		Over Votes	Under Votes
Precinct 2801	3847	8092	1908	1886	98.85%	22	1.15%	0	1939
Precinct 2802	638	1183	313	309	98.72%	4	1.28%	0	325
Precinct 2804	3765	7374	1907	1893	99.27%	14	0.73%	0	1858
Precinct 2805	4408	8850	2265	2232	98.54%	33	1.46%	0	2143
Precinct 2806	4297	9304	2291	2269	99.04%	22	0.96%	0	2006
Precinct 3803	19	37	13	13	100.00%	0	0.00%	0	6
Precinct 3805	3097	7009	1806	1788	99.00%	18	1.00%	0	1291
Precinct 4101	1766	3132	902	888	98.45%	14	1.55%	0	864
Precinct 4102	1492	3273	793	785	98.99%	8	1.01%	0	699
Precinct 4103	2270	4055	1179	1167	98.98%	12	1.02%	0	1091
Precinct 4104	2944	5914	1479	1459	98.65%	20	1.35%	0	1465
Precinct 4105	3585	7162	1924	1907	99.12%	17	0.88%	0	1661
Precinct 4201	2431	6030	1245	1231	98.88%	14	1.12%	0	1186
Precinct 4202	4036	8609	2090	2063	98.71%	27	1.29%	0	1946
Precinct 4203	3469	8016	1783	1766	99.05%	17	0.95%	0	1686
Precinct 4204	3791	7583	1893	1859	98.20%	34	1.80%	0	1898
Precinct 4205	2864	8184	1437	1406	97.84%	31	2.16%	0	1427
Precinct 4206	2439	6124	1249	1229	98.40%	20	1.60%	0	1190
Precinct 4207	1936	3642	982	966	98.37%	16	1.63%	0	954
Precinct 4208	1976	3505	1008	988	98.02%	20	1.98%	0	968
Precinct 4505	1109	2998	538	523	97.21%	15	2.79%	0	571
Precinct 4506	3689	9036	1861	1822	97.90%	39	2.10%	1	1827
Precinct 4507	120	508	61	61	100.00%	0	0.00%	0	59
Precinct 4601	3726	7655	1909	1889	98.95%	20	1.05%	0	1817
Precinct 4602	3098	7117	1580	1547	97.91%	33	2.09%	0	1518
Precinct 4603	2144	5197	1025	1007	98.24%	18	1.76%	0	1119
Precinct 4604	2833	7885	1477	1443	97.70%	34	2.30%	0	1356
Precinct 4605	1851	7188	971	947	97.53%	24	2.47%	0	880
Precinct 4606	2098	7443	1162	1140	98.11%	22	1.89%	0	936
Precinct 4607	1439	5593	788	772	97.97%	16	2.03%	0	651
Precinct 4608	11	56	5	5	100.00%	0	0.00%	0	6
Precinct 4702	884	2844	485	476	98.14%	9	1.86%	0	399
Precinct 4801	179	970	83	82	98.80%	1	1.20%	0	96
Precinct 4802	1730	7548	890	845	94.94%	45	5.06%	0	840
Precinct 4809	7	17	2	2	100.00%	0	0.00%	0	5
Total	79988	189133	41304	40665	98.45%	639	1.55%	1	38683

I certify that the votes recorded on this abstract correctly summarize the tally of votes cast at the election indicated.

Certificate

Certificate

I certify that the votes recorded on this abstract correctly summarize the tally of votes cast at the election indicated.



Tim Scott, Director of Elections
 Multnomah County, Oregon

Official Precinct Results - Metro

May 2024 Primary Election - Multnomah County

All Precincts, All Districts, All ScanStations, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure, All Boxes

Total Ballots Cast: 206441, Registered Voters: 555193, Overall Turnout: 37.18%

Metro Measure (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes	No	Over Votes	Under Votes
Precinct 2801	3847	8092	3732	1973 52.87%	1759 47.13%	1	114
Precinct 2802	638	1183	618	260 42.07%	358 57.93%	0	20
Precinct 2803	1112	3096	1077	720 66.85%	357 33.15%	1	34
Precinct 2804	3765	7374	3680	1699 46.17%	1981 53.83%	0	85
Precinct 2805	4408	8850	4316	2251 52.15%	2065 47.85%	0	92
Precinct 2806	4297	9304	4210	2366 56.20%	1844 43.80%	0	87
Precinct 3301	567	1130	549	224 40.80%	325 59.20%	0	18
Precinct 3302	3472	8245	3373	1769 52.45%	1604 47.55%	1	98
Precinct 3303	2913	8665	2802	1828 65.24%	974 34.76%	0	111
Precinct 3304	4101	8563	4021	1759 43.75%	2262 56.25%	1	79
Precinct 3305	19	36	19	5 26.32%	14 73.68%	0	0
Precinct 3306	2154	7379	2088	1262 60.44%	826 39.56%	0	66
Precinct 3307	2280	5510	2225	1215 54.61%	1010 45.39%	0	55
Precinct 3308	1614	3977	1584	913 57.64%	671 42.36%	0	30
Precinct 3401	363	805	349	162 46.42%	187 53.58%	0	14
Precinct 3402	79	166	77	22 28.57%	55 71.43%	0	2
Precinct 3801	617	1275	601	246 40.93%	355 59.07%	0	16
Precinct 3802	947	2192	930	559 60.11%	371 39.89%	0	17
Precinct 3803	4579	8498	4479	2167 48.38%	2312 51.62%	1	99
Precinct 3804	1604	3881	1568	822 52.42%	746 47.58%	0	36
Precinct 3805	3114	7054	3044	1737 57.06%	1307 42.94%	0	70
Precinct 3806	52	236	52	19 36.54%	33 63.46%	0	0
Precinct 4101	1766	3132	1716	947 55.19%	769 44.81%	0	50
Precinct 4102	1492	3273	1449	850 58.66%	599 41.34%	0	43
Precinct 4103	2270	4055	2213	1123 50.75%	1090 49.25%	0	57
Precinct 4104	2944	5914	2862	1597 55.80%	1265 44.20%	0	82
Precinct 4105	3585	7162	3495	2056 58.83%	1439 41.17%	1	89
Precinct 4201	2431	6030	2344	1417 60.45%	927 39.55%	3	84
Precinct 4202	4036	8609	3927	2387 60.78%	1540 39.22%	0	109
Precinct 4203	3469	8016	3375	2017 59.76%	1358 40.24%	1	93
Precinct 4204	3791	7583	3661	2140 58.45%	1521 41.55%	0	130
Precinct 4205	2864	8184	2763	1823 65.98%	940 34.02%	4	97
Precinct 4206	2439	6124	2370	1487 62.74%	883 37.26%	1	68
Precinct 4207	1936	3642	1884	971 51.54%	913 48.46%	0	52
Precinct 4208	1976	3505	1940	1042 53.71%	898 46.29%	0	36
Precinct 4301	1776	4952	1719	1034 60.15%	685 39.85%	0	57
Precinct 4302	2260	6814	2208	1408 63.77%	800 36.23%	0	52
Precinct 4303	3300	8548	3207	1907 59.46%	1300 40.54%	1	92
Precinct 4304	3459	7823	3361	2102 62.54%	1259 37.46%	0	98
Precinct 4305	3866	8082	3763	2123 56.42%	1640 43.58%	1	102
Precinct 4306	4162	7552	4060	2260 55.67%	1800 44.33%	1	101
Precinct 4307	3796	8586	3684	2012 54.61%	1672 45.39%	1	111
Precinct 4401	2156	5854	2096	1205 57.49%	891 42.51%	1	59
Precinct 4402	2721	7680	2653	1529 57.63%	1124 42.37%	0	68
Precinct 4403	3399	9244	3325	1986 59.73%	1339 40.27%	0	74
Precinct 4404	3576	7528	3486	1909 54.76%	1577 45.24%	0	90

Official Precinct Results - Metro

May 2024 Primary Election - Multnomah County

All Precincts, All Districts, All ScanStations, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure, All Boxes

Total Ballots Cast: 206441, Registered Voters: 555193, Overall Turnout: 37.18%

Metro Measure (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes		No		Over Votes	Under Votes
Precinct 4405	3563	9185	3449	2074	60.13%	1375	39.87%	2	112
Precinct 4406	2620	8311	2568	1417	55.18%	1151	44.82%	0	52
Precinct 4407	7	57	6	4	66.67%	2	33.33%	0	1
Precinct 4501	5293	9182	5165	2688	52.04%	2477	47.96%	0	128
Precinct 4502	4443	9153	4338	2566	59.15%	1772	40.85%	1	104
Precinct 4503	3824	9029	3728	2048	54.94%	1680	45.06%	0	96
Precinct 4504	317	634	308	179	58.12%	129	41.88%	0	9
Precinct 4505	1109	2998	1074	646	60.15%	428	39.85%	1	34
Precinct 4506	3740	9122	3647	1981	54.32%	1666	45.68%	1	92
Precinct 4507	120	508	117	55	47.01%	62	52.99%	0	3
Precinct 4508	2444	8568	2405	1169	48.61%	1236	51.39%	0	39
Precinct 4509	407	1208	393	168	42.75%	225	57.25%	0	14
Precinct 4601	3726	7655	3620	2051	56.66%	1569	43.34%	0	106
Precinct 4602	3098	7117	3028	1730	57.13%	1298	42.87%	1	69
Precinct 4603	2144	5197	2071	1217	58.76%	854	41.24%	1	72
Precinct 4604	2833	7885	2755	1527	55.43%	1228	44.57%	0	78
Precinct 4605	1851	7188	1803	978	54.24%	825	45.76%	0	48
Precinct 4606	2098	7443	2016	1156	57.34%	860	42.66%	0	82
Precinct 4607	1439	5593	1394	752	53.95%	642	46.05%	1	44
Precinct 4608	11	56	11	6	54.55%	5	45.45%	0	0
Precinct 4701	14	188	12	9	75.00%	3	25.00%	0	2
Precinct 4702	884	2844	858	493	57.46%	365	42.54%	0	26
Precinct 4703	2124	6991	2087	965	46.24%	1122	53.76%	0	37
Precinct 4704	1252	5571	1224	578	47.22%	646	52.78%	2	26
Precinct 4705	1379	4372	1337	658	49.21%	679	50.79%	0	42
Precinct 4706	1289	3823	1260	578	45.87%	682	54.13%	0	29
Precinct 4707	2133	8019	2085	1149	55.11%	936	44.89%	1	47
Precinct 4708	2075	8129	2037	1023	50.22%	1014	49.78%	0	38
Precinct 4709	406	1584	403	180	44.67%	223	55.33%	0	3
Precinct 4710	451	2047	444	200	45.05%	244	54.95%	0	7
Precinct 4801	179	970	173	97	56.07%	76	43.93%	0	6
Precinct 4802	1730	7548	1691	811	47.96%	880	52.04%	1	38
Precinct 4803	960	4966	945	481	50.90%	464	49.10%	0	15
Precinct 4804	1773	7889	1741	787	45.20%	954	54.80%	0	32
Precinct 4805	63	545	61	28	45.90%	33	54.10%	0	2
Precinct 4806	2118	8180	2084	925	44.39%	1159	55.61%	0	34
Precinct 4807	123	446	122	33	27.05%	89	72.95%	0	1
Precinct 4808	772	2495	742	324	43.67%	418	56.33%	1	29
Precinct 4809	7	17	7	5	71.43%	2	28.57%	0	0
Precinct 4901	34	148	33	17	51.52%	16	48.48%	0	1
Precinct 4902	161	315	152	53	34.87%	99	65.13%	0	9
Precinct 4903	1678	6544	1609	800	49.72%	809	50.28%	1	68
Precinct 4904	463	2371	453	226	49.89%	227	50.11%	1	9
Precinct 4905	2536	8374	2468	1003	40.64%	1465	59.36%	0	68
Precinct 4906	733	3338	696	338	48.56%	358	51.44%	0	37
Precinct 4907	1380	6216	1337	649	48.54%	688	51.46%	1	42

Official Precinct Results - Metro

May 2024 Primary Election - Multnomah County

All Precincts, All Districts, All ScanStations, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure, All Boxes

Total Ballots Cast: 206441, Registered Voters: 555193, Overall Turnout: 37.18%

Metro Measure (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes		No		Over Votes	Under Votes
Precinct 4908	2257	8527	2176	1047	48.12%	1129	51.88%	0	81
Precinct 4909	1317	6568	1271	624	49.10%	647	50.90%	0	46
Precinct 4910	86	471	82	44	53.66%	38	46.34%	0	4
Precinct 5001	26	196	24	12	50.00%	12	50.00%	0	2
Precinct 5002	1816	7946	1763	910	51.62%	853	48.38%	1	52
Precinct 5003	143	625	137	66	48.18%	71	51.82%	0	6
Precinct 5004	1520	4710	1475	659	44.68%	816	55.32%	2	43
Precinct 5005	2440	8031	2386	1100	46.10%	1286	53.90%	0	54
Precinct 5006	2647	6792	2563	1027	40.07%	1536	59.93%	0	84
Precinct 5007	2016	8501	1972	908	46.04%	1064	53.96%	0	44
Precinct 5008	2428	7690	2362	961	40.69%	1401	59.31%	0	66
Precinct 5009	99	294	97	32	32.99%	65	67.01%	0	2
Precinct 5201	943	3018	929	283	30.46%	646	69.54%	0	14
Precinct 5202	802	2289	770	247	32.08%	523	67.92%	0	32
Total	206356	549080	200919	108052	53.78%	92867	46.22%	39	5398

Certificate

I certify that the votes recorded on this abstract correctly summarize the tally of votes cast at the election indicated.



Tim Scott, Director of Elections
Multnomah County, Oregon

Member of County Board
New York Director of Elections

Mr. [Name]

Notes cast at the election indicated
and/or correct summary the tally of
and certify that the votes recorded on this

Certificate

Metro Councilor

Official Ballots

Run Time 12:36 PM
Run Date 06/14/2024

Clackamas County

May 21, 2024 Primary Election

5/21/2024

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Official Results

Registered Voters
7420 of 312859 = 2.37%

Precincts Reporting
118 of 118 = 100.00%

Metro Councilor, District 3 - Nonpartisan - Vote for one

Precinct	Gerritt Rosenthal	Misc. Write-in (W)	Cast Votes	Undervotes	Overvotes	Miscellaneous Write-In	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
201	893	12	905	925	0	0	1,830	1,830	4,932	37.10%
202	958	9	967	1,049	0	0	2,016	2,016	6,070	33.21%
203	716	4	720	773	0	0	1,493	1,493	2,469	60.47%
204	572	2	574	583	0	0	1,157	1,157	3,194	36.22%
251	432	5	437	462	0	0	899	899	2,223	40.44%
322	0	0	0	1	0	0	1	1	3	33.33%
323	0	0	0	0	0	0	0	0	3	0.00%
324	14	0	14	10	0	0	24	24	37	64.86%
Totals	3,585	32	3,617	3,803	0	0	7,420	7,420	18,931	39.19%



CERTIFIED COPY OF THE ORIGINAL
CATHERINE MCMULLEN, COUNTY CLERK

BY: 

26-244

Official Ballots

Run Time 12:43 PM
Run Date 06/14/2024

Clackamas County

May 21, 2024 Primary Election

5/21/2024

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Official Results

Registered Voters
76308 of 312859 = 24.39%

Precincts Reporting
118 of 118 = 100.00%

Metro District Measure 26-244 - Nonpartisan - Referred to the People by the District Board

Precinct	YES	NO	Cast Votes	Undervotes	Overvotes	Miscellaneous Write-In	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
100	18	17	35	1	0	0	36	36	124	29.03%
101	1,119	879	1,998	143	0	0	2,141	2,141	8,268	25.90%
102	146	153	299	24	0	0	323	323	1,337	24.16%
103	615	465	1,080	96	0	0	1,176	1,176	3,570	32.94%
105	748	748	1,496	132	0	0	1,628	1,628	5,112	31.85%
112	0	0	0	0	0	0	0	0	0	0.00%
113	14	15	29	2	0	0	31	31	76	40.79%
114	34	28	62	7	0	0	69	69	239	28.87%
115	71	54	125	3	0	0	134	134	288	46.53%
116	0	0	0	0	0	0	0	0	4	0.00%
131	1,355	1,211	2,566	153	1	0	2,720	2,720	7,100	38.31%
132	1,131	868	1,999	90	0	0	2,089	2,089	5,077	41.15%
133	498	356	854	46	0	0	900	900	2,149	41.88%
134	5	0	5	0	0	0	5	5	10	50.00%
135	1,420	1,019	2,439	130	0	0	2,569	2,569	5,778	44.46%
151	686	431	1,117	93	1	0	1,211	1,211	2,847	42.54%
152	1,354	899	2,253	203	0	0	2,456	2,456	5,985	41.04%
153	109	85	194	14	0	0	208	208	495	42.02%
154	17	9	26	0	0	0	26	26	114	22.81%
155	689	408	1,097	101	0	0	1,198	1,198	3,079	38.91%



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CATHERINE MCMULLEN, COUNTY CLERK

BY:

26-244

Official Ballots

Run Time 12:43 PM
Run Date 06/14/2024

Clackamas County

May 21, 2024 Primary Election

5/21/2024

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Official Results

Registered Voters
76308 of 312859 = 24.39%

Precincts Reporting
118 of 118 = 100.00%

Metro District Measure 26-244 - Nonpartisan - Referred to the People by the District Board

Precinct	YES	NO	Cast Votes	Undervotes	Overvotes	Miscellaneous Write-In	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
156	1,465	636	2,101	223	0	0	2,324	2,324	4,904	47.39%
157	12	22	34	8	0	0	42	42	100	42.00%
158	1,121	568	1,689	161	0	0	1,850	1,850	4,736	39.06%
159	674	462	1,136	120	0	0	1,256	1,256	3,039	41.33%
160	439	235	674	51	0	0	725	725	1,924	37.68%
161	94	79	173	18	0	0	191	191	612	31.21%
162	157	108	265	16	0	0	281	281	790	35.57%
201	985	761	1,746	33	0	0	1,830	1,830	4,932	37.10%
202	1,107	797	1,904	49	0	0	2,016	2,016	6,070	33.21%
203	814	589	1,403	47	0	0	1,493	1,493	2,469	60.47%
204	611	486	1,097	33	0	0	1,157	1,157	3,194	36.22%
251	444	415	859	45	0	0	904	904	2,232	40.50%
279	29	20	49	3	0	0	52	52	129	40.31%
280	104	68	172	11	0	0	183	183	506	36.17%
281	318	164	482	29	0	0	511	511	1,301	39.28%
282	85	58	143	10	0	0	153	153	480	31.88%
283	106	93	199	14	0	0	213	213	455	46.81%
284	74	55	129	7	0	0	136	136	340	40.00%
285	3	3	6	1	0	0	7	7	16	43.75%
286	34	27	61	6	0	0	67	67	229	29.26%

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Official Ballots

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Clackamas County

May 21, 2024 Primary Election

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Official Results

Registered Voters
76308 of 312859 = 24.39%

Precincts Reporting
118 of 118 = 100.00%

Metro District Measure 26-244 - Nonpartisan - Referred to the People by the District Board

Precinct	YES	NO	Cast Votes	Undervotes	Overvotes	Miscellaneous Write-In	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
320	21	26	47	7	0	0	54	54	130	41.54%
321	582	637	1,219	73	0	0	1,292	1,292	3,221	40.11%
322	0	1	1	0	0	0	1	1	3	33.33%
323	0	0	0	0	0	0	0	0	3	0.00%
324	9	15	24	0	0	0	24	24	37	64.86%
400	711	1,122	1,833	156	0	0	1,989	1,989	5,029	39.55%
404	69	114	183	13	0	0	196	196	620	31.61%
405	204	305	509	49	0	0	558	558	1,575	35.43%
406	127	262	389	32	0	0	421	421	1,104	38.13%
410	707	440	1,147	107	0	0	1,254	1,254	4,856	25.82%
411	867	755	1,622	125	0	0	1,747	1,747	5,596	31.22%
412	278	379	657	51	0	0	708	708	2,266	31.24%
413	58	18	76	5	0	0	81	81	327	24.77%
414	150	52	202	12	0	0	214	214	663	32.28%
416	524	421	945	88	0	0	1,033	1,033	3,494	29.56%
417	61	32	93	12	0	0	105	105	663	15.84%
419	448	338	786	64	0	0	850	850	2,799	30.37%
420	415	335	750	53	0	0	803	803	2,044	39.29%
421	510	312	822	92	0	0	914	914	3,940	23.20%
422	861	530	1,391	112	0	0	1,503	1,503	6,486	23.17%

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Official Ballots

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Clackamas County

May 21, 2024 Primary Election

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Official Results

Registered Voters
76308 of 312859 = 24.39%

Precincts Reporting
118 of 118 = 100.00%

Metro District Measure 26-244 - Nonpartisan - Referred to the People by the District Board

Precinct	YES	NO	Cast Votes	Undervotes	Overvotes	Miscellaneous Write-In	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
500	327	182	509	44	0	0	553	553	1,695	32.63%
501	1,306	508	1,814	168	1	0	1,983	1,983	4,827	41.08%
502	1,134	719	1,853	163	2	0	2,018	2,018	5,458	36.97%
503	1,023	751	1,774	132	0	0	1,906	1,906	4,438	42.95%
504	1,181	863	2,044	169	1	0	2,214	2,214	6,340	34.92%
506	646	601	1,247	81	1	0	1,329	1,329	3,836	34.65%
510	129	158	287	21	0	0	308	308	856	35.98%
511	1	3	4	0	0	0	4	4	14	28.57%
512	241	216	457	38	0	0	495	495	1,402	35.31%
513	27	34	61	5	0	0	66	66	178	37.08%
600	1,022	790	1,812	152	0	0	1,964	1,964	6,710	29.27%
602	849	788	1,637	133	0	0	1,770	1,770	4,814	36.77%
604	1,382	1,443	2,825	214	0	0	3,039	3,039	8,224	36.95%
606	445	342	787	60	1	0	848	848	3,477	24.39%
608	543	476	1,019	86	0	0	1,105	1,105	3,741	29.54%
614	532	340	872	73	0	0	945	945	3,212	29.42%
616	813	611	1,424	145	1	0	1,570	1,570	4,833	32.48%
618	126	94	220	18	0	0	238	238	708	33.62%
620	66	48	114	8	0	0	122	122	368	33.15%
622	625	319	944	78	0	0	1,022	1,022	2,892	35.34%

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Official Ballots

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Clackamas County

May 21, 2024 Primary Election

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Official Results

Registered Voters
76308 of 312859 = 24.39%

Precincts Reporting
118 of 118 = 100.00%

Metro District Measure 26-244 - Nonpartisan - Referred to the People by the District Board

Precinct	YES	NO	Cast Votes	Undervotes	Overvotes	Miscellaneous Write-In	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
626	1,194	533	1,727	147	1	0	1,875	1,875	5,239	35.79%
628	228	149	377	13	0	0	390	390	1,192	32.72%
630	1,381	909	2,290	196	0	0	2,486	2,486	6,606	37.63%
Totals	40,528	30,262	70,790	5,318	10	0	76,308	76,308	216,026	35.32%

26-244

Official Ballots

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Clackamas County

May 21, 2024 Primary Election

5/21/2024

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Official Results

Registered Voters

76308 of 312859 = 24.39%

Precincts Reporting

118 of 118 = 100.00%

*** End of report ***

Ballots Cast per Contests with Precincts
 Washington County, May 21, 2024 Primary Election

All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes

Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Councilor, District 3 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Gerritt Rosenthal		Write-in		Over Votes	Under Votes
Precinct 302	1053	3849	569	559	98.24%	10	1.76%	0	484
Precinct 303	35	99	13	13	100.00%	0	0.00%	0	22
Precinct 304	443	1446	261	254	97.32%	7	2.68%	0	182
Precinct 320	699	2383	414	409	98.79%	5	1.21%	0	285
Precinct 322	20	100	7	7	100.00%	0	0.00%	0	13
Precinct 327	625	2374	400	397	99.25%	3	0.75%	0	225
Precinct 349	260	801	146	143	97.95%	3	2.05%	0	114
Precinct 350	2680	8618	1499	1480	98.73%	19	1.27%	0	1181
Precinct 351	949	4993	554	544	98.19%	10	1.81%	0	395
Precinct 353	639	1864	327	323	98.78%	4	1.22%	0	312
Precinct 354	905	2219	529	526	99.43%	3	0.57%	0	376
Precinct 361	33	71	23	23	100.00%	0	0.00%	0	10
Precinct 379	1687	4959	973	964	99.08%	9	0.92%	0	714
Precinct 380	1463	3522	793	787	99.24%	6	0.76%	0	670
Precinct 382	506	2139	300	295	98.33%	5	1.67%	0	206
Precinct 383	686	1906	380	375	98.68%	5	1.32%	0	306
Precinct 384	2284	5273	1242	1227	98.79%	15	1.21%	0	1042
Precinct 385	381	852	188	186	98.94%	2	1.06%	0	193
Precinct 388	95	382	58	56	96.55%	2	3.45%	0	37
Precinct 389	3030	9320	1693	1657	97.87%	36	2.13%	0	1337
Precinct 391	146	529	83	81	97.59%	2	2.41%	0	63
Precinct 392	33	131	19	19	100.00%	0	0.00%	0	14
Precinct 393	332	689	184	183	99.46%	1	0.54%	0	148
Precinct 394	57	309	32	32	100.00%	0	0.00%	0	25
Precinct 395	2161	6970	1250	1242	99.36%	8	0.64%	0	911
Precinct 396	406	1058	238	237	99.58%	1	0.42%	0	168
Precinct 397	1192	3539	644	630	97.83%	14	2.17%	0	548
Precinct 398	784	2170	377	371	98.41%	6	1.59%	0	407
Precinct 399	902	2751	490	483	98.57%	7	1.43%	0	412
Precinct 400	1356	4640	745	729	97.85%	16	2.15%	0	611
Precinct 401	964	2123	543	538	99.08%	5	0.92%	0	421
Precinct 402	2904	7838	1559	1534	98.40%	25	1.60%	0	1345
Precinct 404	2486	7662	1405	1380	98.22%	25	1.78%	0	1081
Precinct 405	3705	9004	2093	2063	98.57%	30	1.43%	0	1612
Precinct 408	78	211	34	31	91.18%	3	8.82%	0	44
Precinct 409	1836	5829	1087	1072	98.62%	15	1.38%	0	749
Precinct 410	462	1709	233	230	98.71%	3	1.29%	0	229
Precinct 411	368	1539	240	229	95.42%	11	4.58%	0	128
Precinct 412	734	2171	375	371	98.93%	4	1.07%	0	359
Precinct 413	654	1821	401	396	98.75%	5	1.25%	0	253
Precinct 414	211	622	111	109	98.20%	2	1.80%	0	100
Precinct 415	329	1153	192	186	96.88%	6	3.12%	0	137
Precinct 416	174	831	108	106	98.15%	2	1.85%	0	66
Precinct 417	171	558	118	118	100.00%	0	0.00%	0	53
Precinct 418	1377	3735	773	763	98.71%	10	1.29%	0	604
Precinct 419	1015	2021	588	583	99.15%	5	0.85%	0	427
Precinct 420	1455	4070	818	806	98.53%	12	1.47%	0	637
Precinct 421	179	654	103	103	100.00%	0	0.00%	0	76
Precinct 423	1061	4315	636	611	96.07%	25	3.93%	0	425
Precinct 424	1717	5688	936	919	98.18%	17	1.82%	0	781
Precinct 425	17	53	7	7	100.00%	0	0.00%	0	10
Precinct 426	24	74	9	8	88.89%	1	11.11%	0	15
Precinct 427	378	1498	239	237	99.16%	2	0.84%	0	139
Precinct 428	508	1911	292	289	98.97%	3	1.03%	0	216
Precinct 429	1011	3701	557	551	98.92%	6	1.08%	0	454
Precinct 432	74	371	42	42	100.00%	0	0.00%	0	32
Precinct 433	928	2679	494	488	98.79%	6	1.21%	0	434
Precinct 434	1815	5729	1029	1010	98.15%	19	1.85%	0	786
Precinct 435	1681	5007	912	900	98.68%	12	1.32%	0	769
Precinct 436	941	2575	514	501	97.47%	13	2.53%	0	427
Precinct 437	36	83	23	21	91.30%	2	8.70%	0	13
Precinct 438	183	607	95	92	96.84%	3	3.16%	0	88

Ballots Cast per Contests with Precincts
Washington County, May 21, 2024 Primary Election

All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes

Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Councilor, District 3 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Gerritt Rosenthal	Write-In	Over Votes	Under Votes
Precinct 441	28	84	22	22 100.00%	0 0.00%	0	6
Precinct 442	970	3342	556	542 97.48%	14 2.52%	0	414
Precinct 444	9	41	6	6 100.00%	0 0.00%	0	3
Precinct 448	339	935	199	196 98.49%	3 1.51%	0	140
Precinct 452	38	134	12	12 100.00%	0 0.00%	0	26
Precinct 453	6	10	2	2 100.00%	0 0.00%	0	4
Precinct 454	1	12	0	0 0.00%	0 0.00%	0	1
Precinct 455	645	2092	398	396 99.50%	2 0.50%	0	247
Total	57354	174448	32192	31702 98.48%	490 1.52%	0	25162



I, Dan Forester, Washington County Elections Division Manager and designee of the Ex-Officio County Clerk, do hereby certify this to be a true and correct copy of the original.

Date: 6-17-24
By: [Signature]

Ballots Cast per Contests with Precincts
 Washington County, May 21, 2024 Primary Election
 All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro
 Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes

Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Councilor, District 5 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Mary Nolan	Write-in	Over Votes	Under Votes
Precinct 365	1990	4292	1098	1087 99.00%	11 1.00%	0	892
Precinct 366	579	2057	326	320 98.16%	6 1.84%	0	253
Precinct 375	146	312	78	77 98.72%	1 1.28%	0	68
Precinct 381	176	564	87	85 97.70%	2 2.30%	0	89
Precinct 407	517	961	295	293 99.32%	2 0.68%	0	222
Total	3408	8186	1884	1862 98.83%	22 1.17%	0	1524



I, Dan Forester, Washington County Elections Division Manager and designee of the Ex-Officio County Clerk, do hereby certify this to be a true and correct copy of the original.

Date: 6/17/24
 By: [Signature]

Ballots Cast per Contests with Precincts
 Washington County, May 21, 2024 Primary Election
 All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro
 Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes
 Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Councilor, District 6 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Duncan Hwang		Write-in		Over Votes	Under Votes
Precinct 353	199	463	101	100	99.01%	1	0.99%	0	98
Precinct 386	1024	2197	560	549	98.04%	11	1.96%	0	464
Precinct 392	4	13	2	2	100.00%	0	0.00%	0	2
Total	1227	2673	663	651	98.19%	12	1.81%	0	564



I, Dan Forester, Washington County
 Elections Division Manager and designee
 of the Ex-Officio County Clerk, do hereby
 certify this to be a true and correct
 copy of the original.

Date: 6/17/24
 By: [Signature]

Ballots Cast per Contests with Precincts
 Washington County, May 21, 2024 Primary Election

All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes

Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Measure 26-244 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes	No	Over Votes	Under Votes
Precinct 302	1053	3849	1028	574 55.84%	454 44.16%	2	23
Precinct 303	65	160	62	20 32.26%	42 67.74%	0	3
Precinct 304	443	1446	424	237 55.90%	187 44.10%	0	19
Precinct 306	231	762	226	156 69.03%	70 30.97%	0	5
Precinct 307	1749	6308	1675	975 58.21%	700 41.79%	0	74
Precinct 309	1728	5692	1662	1036 62.33%	626 37.67%	0	66
Precinct 312	2	7	2	0 0.00%	2 100.00%	0	0
Precinct 313	3	3	2	2 100.00%	0 0.00%	0	1
Precinct 314	5	12	5	0 0.00%	5 100.00%	0	0
Precinct 317	23	78	23	10 43.48%	13 56.52%	0	0
Precinct 318	1381	5221	1335	845 63.30%	490 36.70%	0	46
Precinct 319	1873	7145	1824	1085 59.48%	739 40.52%	0	49
Precinct 320	699	2383	681	380 55.80%	301 44.20%	0	18
Precinct 322	20	100	19	7 36.84%	12 63.16%	0	1
Precinct 325	33	267	32	28 87.50%	4 12.50%	0	1
Precinct 327	1676	6563	1604	1018 63.47%	586 36.53%	1	71
Precinct 329	2934	9933	2827	1866 66.01%	961 33.99%	1	106
Precinct 331	788	3184	760	451 59.34%	309 40.66%	0	28
Precinct 332	703	3513	669	496 74.14%	173 25.86%	0	34
Precinct 333	962	5173	929	685 73.74%	244 26.26%	0	33
Precinct 335	1517	3949	1465	839 57.27%	626 42.73%	0	52
Precinct 336	1146	4055	1092	678 62.09%	414 37.91%	1	53
Precinct 337	330	2043	304	198 65.13%	106 34.87%	0	26
Precinct 338	1373	7716	1307	666 50.96%	641 49.04%	0	66
Precinct 339	1671	7538	1583	942 59.51%	641 40.49%	0	88
Precinct 340	2668	8849	2562	1318 51.44%	1244 48.56%	0	106
Precinct 341	38	100	38	22 57.89%	16 42.11%	0	0
Precinct 342	18	44	18	10 55.56%	8 44.44%	0	0
Precinct 343	1084	3362	1040	608 58.46%	432 41.54%	0	44
Precinct 344	1086	4246	1029	677 65.79%	352 34.21%	0	57
Precinct 346	83	248	80	24 30.00%	56 70.00%	0	3
Precinct 348	13	34	13	7 53.85%	6 46.15%	0	0
Precinct 349	260	801	255	145 56.86%	110 43.14%	0	5
Precinct 350	2680	8618	2565	1603 62.50%	962 37.50%	0	115
Precinct 351	949	4993	924	584 63.20%	340 36.80%	0	25
Precinct 352	348	1868	327	247 75.54%	80 24.46%	0	21
Precinct 353	947	2726	918	554 60.35%	364 39.65%	0	29
Precinct 354	905	2219	880	537 61.02%	343 38.98%	0	25
Precinct 355	644	1744	628	395 62.90%	233 37.10%	0	16
Precinct 356	678	2425	657	386 58.75%	271 41.25%	0	21
Precinct 357	268	1310	253	150 59.29%	103 40.71%	0	15
Precinct 358	1079	3250	1059	626 59.11%	433 40.89%	0	20
Precinct 359	842	2990	806	496 61.54%	310 38.46%	0	36
Precinct 360	995	3978	960	626 65.21%	334 34.79%	0	35
Precinct 361	651	2873	625	456 72.96%	169 27.04%	0	26
Precinct 362	2911	7837	2824	1705 60.38%	1119 39.62%	1	86
Precinct 363	1313	3678	1277	781 61.16%	496 38.84%	0	36
Precinct 364	2039	5264	1985	961 48.41%	1024 51.59%	0	54
Precinct 365	2416	5332	2345	1353 57.70%	992 42.30%	0	71
Precinct 366	579	2057	563	345 61.28%	218 38.72%	0	16
Precinct 367	1739	5351	1706	838 49.12%	868 50.88%	0	33
Precinct 368	1540	4779	1513	871 57.57%	642 42.43%	0	27
Precinct 369	715	2072	690	396 57.39%	294 42.61%	0	25
Precinct 370	960	2577	937	558 59.55%	379 40.45%	0	23
Precinct 371	963	2484	939	562 59.85%	377 40.15%	0	24
Precinct 372	866	1957	841	506 60.17%	335 39.83%	0	25
Precinct 374	3	6	2	2 100.00%	0 0.00%	0	1
Precinct 375	146	312	145	75 51.72%	70 48.28%	0	1
Precinct 376	802	2236	779	422 54.17%	357 45.83%	0	23
Precinct 377	1143	2736	1099	601 54.69%	498 45.31%	0	44
Precinct 378	456	1088	440	273 62.05%	167 37.95%	0	16
Precinct 379	1687	4959	1628	1002 61.55%	626 38.45%	0	59

Ballots Cast per Contests with Precincts
Washington County, May 21, 2024 Primary Election

All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes

Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Measure 26-244 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes	No	Over Votes	Under Votes
Precinct 380	1463	3522	1383	798 57.70%	585 42.30%	0	80
Precinct 381	176	564	169	82 48.52%	87 51.48%	0	7
Precinct 382	1309	5940	1264	736 58.23%	528 41.77%	0	45
Precinct 383	686	1906	657	408 62.10%	249 37.90%	0	29
Precinct 384	2284	5273	2196	1436 65.39%	760 34.61%	0	88
Precinct 385	381	852	371	206 55.53%	165 44.47%	0	10
Precinct 386	1024	2197	992	607 61.19%	385 38.81%	0	32
Precinct 387	8	48	8	7 87.50%	1 12.50%	0	0
Precinct 388	95	382	91	65 71.43%	26 28.57%	0	4
Precinct 389	3030	9320	2921	1580 54.09%	1341 45.91%	1	108
Precinct 390	1099	2545	1063	659 61.99%	404 38.01%	0	36
Precinct 391	146	529	140	92 65.71%	48 34.29%	0	6
Precinct 392	37	144	37	15 40.54%	22 59.46%	0	0
Precinct 393	332	689	321	193 60.12%	128 39.88%	0	11
Precinct 394	57	309	53	36 67.92%	17 32.08%	0	4
Precinct 395	2161	6970	2063	1262 61.17%	801 38.83%	1	97
Precinct 396	406	1058	390	238 61.03%	152 38.97%	1	15
Precinct 397	1192	3539	1159	635 54.79%	524 45.21%	0	33
Precinct 398	784	2170	768	332 43.23%	436 56.77%	1	15
Precinct 399	902	2751	873	519 59.45%	354 40.55%	0	29
Precinct 400	1356	4640	1314	786 59.82%	528 40.18%	0	42
Precinct 401	964	2123	942	627 66.56%	315 33.44%	0	22
Precinct 402	2903	7838	2803	1470 52.44%	1333 47.56%	0	100
Precinct 403	555	1683	542	307 56.64%	235 43.36%	0	13
Precinct 404	2486	7662	2383	1475 61.90%	908 38.10%	0	103
Precinct 405	3705	9004	3570	2196 61.51%	1374 38.49%	0	135
Precinct 406	766	2491	743	553 74.43%	190 25.57%	0	23
Precinct 407	517	961	495	295 59.60%	200 40.40%	1	21
Precinct 408	149	387	141	83 58.87%	58 41.13%	0	8
Precinct 409	1835	5829	1776	1040 58.56%	736 41.44%	1	58
Precinct 410	462	1709	446	248 55.61%	198 44.39%	0	16
Precinct 411	368	1539	361	222 61.50%	139 38.50%	0	7
Precinct 412	734	2171	712	370 51.97%	342 48.03%	0	22
Precinct 413	654	1821	631	378 59.90%	253 40.10%	0	23
Precinct 414	211	622	203	121 59.61%	82 40.39%	0	8
Precinct 415	329	1153	321	190 59.19%	131 40.81%	0	8
Precinct 416	174	831	165	93 56.36%	72 43.64%	0	9
Precinct 417	171	558	166	123 74.10%	43 25.90%	0	5
Precinct 418	1377	3735	1319	705 53.45%	614 46.55%	1	57
Precinct 419	1015	2021	973	623 64.03%	350 35.97%	0	42
Precinct 420	1455	4070	1418	828 58.39%	590 41.61%	1	36
Precinct 421	179	654	171	109 63.74%	62 36.26%	0	8
Precinct 422	1	9	1	1 100.00%	0 0.00%	0	0
Precinct 423	1061	4315	1024	649 63.38%	375 36.62%	0	37
Precinct 424	1717	5688	1654	868 52.48%	786 47.52%	1	62
Precinct 425	17	53	15	5 33.33%	10 66.67%	0	2
Precinct 426	24	74	24	8 33.33%	16 66.67%	0	0
Precinct 427	378	1498	370	196 52.97%	174 47.03%	0	8
Precinct 428	508	1911	486	297 61.11%	189 38.89%	1	21
Precinct 429	1011	3701	990	499 50.40%	491 49.60%	0	21
Precinct 432	74	371	69	53 76.81%	16 23.19%	0	5
Precinct 433	928	2679	914	503 55.03%	411 44.97%	0	14
Precinct 434	1814	5729	1765	918 52.01%	847 47.99%	0	49
Precinct 435	1681	5007	1624	833 51.29%	791 48.71%	0	57
Precinct 436	941	2575	903	428 47.40%	475 52.60%	0	38
Precinct 437	36	83	34	19 55.88%	15 44.12%	0	2
Precinct 438	183	607	177	84 47.46%	93 52.54%	0	6
Precinct 439	644	2740	630	381 60.48%	249 39.52%	0	14
Precinct 440	441	2093	427	256 59.95%	171 40.05%	0	14
Precinct 441	28	84	28	20 71.43%	8 28.57%	0	0
Precinct 442	970	3342	930	474 50.97%	456 49.03%	0	40
Precinct 444	9	41	9	4 44.44%	5 55.56%	0	0

Ballots Cast per Contests with Precincts
 Washington County, May 21, 2024 Primary Election
 All Precincts, All Districts, All Counter Groups, All ScanStations, Metro Councilor, District 3, Metro
 Councilor, District 5, Metro Councilor, District 6, Metro Measure 26-244, All Boxes
 Official Results

Total Ballots Cast: 112795, Registered Voters: 387590, Overall Turnout: 29.10%

Metro Measure 26-244 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes	No	Over Votes	Under Votes
Precinct 445	0	1	0	0 0.00%	0 0.00%	0	0
Precinct 446	36	187	35	25 71.43%	10 28.57%	0	1
Precinct 448	339	935	327	187 57.19%	140 42.81%	0	12
Precinct 451	401	1431	391	266 68.03%	125 31.97%	0	10
Precinct 452	38	134	38	16 42.11%	22 57.89%	0	0
Precinct 453	6	10	6	2 33.33%	4 66.67%	0	0
Precinct 454	1	12	1	0 0.00%	1 100.00%	0	0
Precinct 455	645	2092	613	423 69.00%	190 31.00%	0	32
Total	112791	360115	108889	64079 58.85%	44810 41.15%	16	3886



I, Dan Forester, Washington County
 Elections Division Manager and designee
 of the Ex-Officio County Clerk, do hereby
 certify this to be a true and correct
 copy of the original.

Date: 6/17/24
 By: [Signature]

Metro:

[ORS 255.295](#) requires Multnomah County Election to prepare and deliver to your district an official abstract of the votes cast in Metro contests for the May 21, 2024 Primary. It is the district's obligation to canvass (carefully review) the official abstract, confirm which candidates received the most votes, and verify that those candidates are qualified to hold the offices to which they have been elected. The district must affirm the results of the election in writing to Multnomah County Elections in order for us to issue certificates of election for the winners.

Elected council members cannot take office until the certificates of election have been issued.

To fulfill your district's obligations under ORS 255.295, the person(s) authorized by your district must canvass the abstract of votes attached to the email accompanying this letter, then complete and return the form below to Multnomah County Elections. You can email a scanned copy of the form to Kali Odell at kali.odell@multco.us or mail it to Multnomah County Elections at 1040 SE Morrison St., Portland, OR 97214.

By statute, the form must be returned to Multnomah County Elections no later than July 5, 2024. Once we receive the signed form we will mail you the certificates of election.

To assist with reviewing candidates' qualifications, Multnomah County Elections affirms the following based on candidates' voter registration records:

- Gerritt Rosenthal is an active registered voter and has been registered in Metro District 3 since before January 1, 2023.
- Mary Nolan is an active registered voter and has been registered in Metro District 5 since before January 1, 2023.
- Duncan Hwang is an active registered voter and has been registered in Metro District 6 since before January 1, 2023.

Results of Metro Election Form

The district elections authority for Metro, in accordance with ORS 255.295, has canvassed the abstract of votes cast for members of the Metro Council in the May 21, 2024 Primary Election.

It has been determined that the people who received the highest number of votes are qualified and the elections officer of Multnomah County is hereby instructed to issue certificates of election to these persons:

- Gerritt Rosenthal (Metro District 3)
- Mary Nolan (Metro District 5)
- Duncan Hwang (Metro District 6)

Note any exceptions below.

Date

Signature of district elections authority

**Ordinance No. 24-1515 For the Purpose of Adding
Members to the Regional Waste Advisory Committee and
Adding Solid Waste Fee Review to the Committee's Purpose**
Ordinances

Metro Council Meeting
Thursday, June 27th , 2024

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADDING MEMBERS)	ORDINANCE NO. 24-1515
TO THE REGIONAL WASTE ADVISORY)	
COMMITTEE AND ADDING SOLID WASTE)	Introduced by Chief Operating Officer
FEE REVIEW TO THE COMMITTEE'S)	Marissa Madrigal in concurrence with
PURPOSE)	Council President Lynn Peterson

Whereas, Metro convened a waste fee policy task force to advise Metro Council on Metro’s solid waste fee setting process, and

Whereas, the task force recommended that Metro improve engagement and collaboration on budget and fee development, and

Whereas, improved engagement and collaboration can be achieved, in part, by an advisory and oversight committee with public, private, and nonprofit and community partners to advise Metro Council on budget and fee development, and

Whereas, Metro should hear and consider community member voices when it develops its solid waste budget and fee; and

Whereas, Metro Council agrees with these recommendations; now therefore,

The Metro Council ordains as follows:

1. The Regional Waste Advisory Committee’s (RWAC) membership is amended as set forth in the attached Exhibit A, with underlined text indicating inserted text and strikethrough text indicating deleted text. These committee membership changes add a Metro Councilor as Chair of the committee, a second Metro Councilor as co-chair, two representatives from the private solid waste sector, and one representative from a reuse organization.
2. The RWAC’s scope is amended as set forth in Exhibit A to include review of Metro’s annual solid waste budget process and Metro’s annual solid waste fee setting process.

ADOPTED by the Metro Council this 13th day of June, 2024

Lynn Peterson, Council President

Attest:

Approved as to Form:

Connor Ayers, Recording Secretary

Carrie MacLaren, Metro Attorney

Metro Code Section 2.19.130 (Regional Waste Advisory Committee) is amended as follows, with underlined text representing inserted text and ~~strikethrough~~ representing deleted text:

2.19.130 Regional Waste Advisory Committee

(a) Functions. The Metro Regional Waste Advisory Committee will:

(1) Provide input on certain legislative and administrative actions that the Metro Council or Chief Operating Officer will consider related to implementation of the 2030 Regional Waste Plan.

(2) Provide input on certain policies, programs and projects that implement actions in the 2030 Regional Waste Plan.

(3) Review and provide input on the status of implementation of the 2030 Regional Waste Plan.

(4) Review and provide input on Waste Prevention and Environmental Services budget and fee development to implement the 2030 Regional Waste Plan.

(b) Membership.

(1) Two Metro Councilors, with one serving as the committee chair and one as the committee co-chair.

~~(1)~~(2) Five representatives from city or county governments in the Metro region.

~~(2)~~(3) Three individuals representing the interests of communities of color and other historically marginalized groups.

~~(3)~~(4) One individual representing the interests of environmental or health advocates.

~~(4)~~(5) One user of the garbage and recycling ~~solid waste~~ system.

~~(5)~~(6) One representative from the Oregon Department of Environmental Quality (DEQ).

~~(6)~~(7) The Oregon Refuse and Recycling Association's Metro area regional director or representative for a collection company that serves the Metro region.

(8) One representative from a permitted private transfer station serving the Metro region.

(9) One representative from a permitted private material recovery facility serving the Metro region.

(10) One representative from a reuse organization within the Metro region.

~~TOTAL MEMBERS 12~~

(c) Committee Chair and Co-Chair. The Metro Council President ~~Chief Operating Officer~~ will designate the Chair and Co-Chair.

(d) Appointment of Members.

(1) ~~City and county Local~~ government members: a jurisdiction's presiding executive ~~must~~ will nominate a member, subject to appointment by the Metro Council President and confirmation by the Metro Council.

(2) DEQ member: DEQ's presiding executive will nominate a member, subject to appointment by the Metro Council President and confirmation by the Metro Council.

(3) The Oregon Refuse and Recycling Association's member or collection representative: the member is subject to appointment by the Metro Council President and confirmation by the Metro Council.

(4) Remaining members: Metro will establish a public application process, and nominees are subject to appointment by the Metro Council President and confirmation by the Metro Council.

(e) Member Terms of Office.

(1) The city and county local government members will serve for a term of two ~~(2)~~ years. A member may be reappointed for additional terms of one ~~(1)~~ to two ~~(2)~~ years through the appointment process set forth above.

(2) The DEQ member will serve until a replacement is nominated by the DEQ executive.

~~(3) The Oregon Refuse and Recycling Association's Metro-area regional director will serve for a term of two (2) years. The regional director may be reappointed for additional terms through the appointment process set forth above.~~

~~(4)~~(3) The remaining members will serve for a term of two ~~(2)~~ years. A member may serve for a second term of two ~~(2)~~ years.

(f) Meetings.

- (1) The Committee will meet on a schedule determined by the Chair in consultation with members.
- (2) Members should be present at and participate in all regular meetings. The Chair may ask members who are unable to attend consistently to resign.

(g) Ad Hoc Subcommittees.

At the request of the Chair, the Committee may charter ad hoc subcommittees of a limited and defined duration to provide more detailed review of particular topics. These subcommittees will report to the full Committee and may draw members from a broad representation of stakeholders and experts. The Committee Chair will appoint all subcommittee members, including representatives from the full Committee. ~~The Committee Chair will appoint Metro staff to chair subcommittees.~~ [Ord. 19-1437.]

IN CONSIDERATION OF ORDINANCE NO. 24-1515, FOR THE PURPOSE OF AMENDING METRO CODE CHAPTER 2.19.130, METRO ADVISORY COMMITTEES, TO MODIFY THE REGIONAL WASTE ADVISORY COMMITTEE

Date: April 30, 2024

Prepared by: Carly Tabert, Associate Planner

Department: Waste Prevention and Environmental Services

Presenters: Rosalynn Greene, Strategic Initiatives Manager

Meeting date: June 4, 2024

Length: 20 min

ISSUE STATEMENT

The Metro Regional Waste Advisory Committee advises Metro Council on implementation of the Regional Waste Plan and management of the garbage and recycling system. In 2023, Metro Council directed Waste Prevention and Environmental Services staff to convene a Waste Fee Policy Task Force to provide recommendations to the Metro Council to guide the development of the FY24-25 solid waste fees. The committee recommendations endorsed by Metro Council included expanding the scope and membership of the Regional Waste Advisory Committee.

ACTION REQUESTED

Staff requests approval of Ordinance 24-1515 to modify the Regional Waste Advisory Committee in Metro code 2.19.130 by: 1) expand membership including adding a Metro Council chair and co-chair, two representatives from private garbage and recycling facilities and one reuse representative to better represent stakeholders in the garbage and recycling system and 2) expand the scope of the committee to include advising Metro Council on the Waste Prevention and Environmental Services budget and fee development.

IDENTIFIED POLICY OUTCOMES

In March 2024, Metro Council endorsed the recommendations from the Waste Fee Policy Task Force. Modifying the Regional Waste Advisory Committee helps advance two primary policy outcomes:

- Increase transparency and build trust in the fee setting process through increased collaboration and engagement with public, private, reuse and community partners.
- Improves composition and industry representation on the committee. RWAC was adopted by Council in its current state on June 6, 2019. Previously it was known as the Solid Waste Advisory Committee (SWAC) and unlike its predecessor, RWAC includes greater representation of communities of color and other historically marginalized communities that helps advance progress towards both Metro's racial equity objectives. Increasing the representation of industry and non-profit reuse

partners on the committee will increase transparency and build trust through broader engagement and inclusion.

- Further aligning the committee composition with other formal Metro advisory committees and will provide ongoing engagement and support from the Metro Councilors who will chair and cochair the committee.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

1. Approve the ordinance and committee composition as written or with amendments.
2. Do not approve the ordinance.

STAFF RECOMMENDATIONS

Staff recommends adoption of Ordinance No. 24-1515.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The 2030 Regional Waste Plan guides the greater Portland area's efforts to reduce the environmental impacts of the products we make, use and discard, provide a more equitable distribution of services and benefits to communities of color and other historically marginalized communities, and ensure a high quality, resilient garbage and recycling system. To help achieve this, the plan identifies an oversight structure to include:

- Metro Council
- Metro Committee on Racial Equity
- Metro Policy Advisory Committee
- Metro Regional Waste Advisory Committee

The modified Regional Waste Advisory Committee is intended to:

- Align the committee's structure with other Metro advisory committees.
- Increase membership to better represent key garbage and recycling system stakeholders.
- Advise Council on the development of the Waste Prevention and Environmental Services department budget and fees.

The membership is structured to ensure the highest likelihood that the committee will focus on outcomes that best achieve the public interest in terms of the plan's focus on equitable system benefits and services, and environmental and human health benefits. The membership is proposed as:

- Metro Councilor to chair the committee
- Metro councilor to serve as co-chair
- Five city or county government representatives
- Three individuals representing the interests of communities of color and other historically marginalized groups
- One individual representing the interests of environmental or health advocates
- One user of the solid waste system

- One representative from the Oregon Department of Environmental Quality
- One reuse organization representative (NEW)
- One representative of a permitted private transfer station that services the Metro region (NEW)
- One representative of a permitted material recovery facility that serves the Metro region (NEW)
- The Oregon Refuse and Recycling Association's (ORRA) Metro-area regional director or representative of a collection company that serves the Metro region (Updated)
- COO designated Waste Prevention and Environmental Services staff person

Approving this ordinance directs Metro staff to conduct the solicitation process for membership. Staff plans to conduct the solicitation process over the summer and return to council in September 2024 to confirm new members.

Legal Antecedents

Ordinance No. 87-740 (For the Purpose of designating solid waste as an area and activity appropriate for development of a functional plan and has a significant impact upon the orderly and responsible development of a metropolitan area) March 12, 1987; Metro Charter; Metro Code Title V Solid Waste; ORS Chapters 268 and 459; Ordinance No. 09-1222 (For The Purpose Of Amending Metro Code Section 2.19.130 to Revise The Purpose and Membership of the Solid Waste Advisory Committee Ordinance) November 12, 2009; and No. 19-1431 (For The Purpose of Adopting the 2030 Regional Waste Plan) March 7, 2019.

ATTACHMENTS

Ordinance 24-1515
Draft Code Change

**Presentation on the Financial Condition of Metro: FY
2013-14 to FY 2022-23**
Other Business

Metro Council Meeting
Thursday, June 27th, 2024



Financial Condition of Metro: FY 2013-14 to FY 2022-23

June 2024
A Report by the Office of the Auditor

Brian Evans
Metro Auditor

Metro Accountability Hotline

The Metro Accountability Hotline gives employees and citizens an avenue to report misconduct, waste or misuse of resources in any Metro or Metro Exposition Recreation Commission (MERC) facility or department.

The Hotline is administered by the Metro Auditor's Office. All reports are taken seriously and responded to in a timely manner. The auditor contracts with a hotline vendor, EthicsPoint, to provide and maintain the reporting system. Your report will serve the public interest and assist Metro in meeting high standards of public accountability.

To make a report, choose either of the following methods:

Dial 888-299-5460 (toll free in the U.S. and Canada)

File an online report at www.metroaccountability.org



Brian Evans
Metro Auditor

600 NE Grand Ave
Portland, OR 97232-2736
503 797 1892

MEMORANDUM

June 18, 2024

To: Lynn Peterson, Council President
Ashton Simpson, Councilor, District 1
Christine Lewis, Councilor, District 2
Gerritt Rosenthal, Councilor, District 3
Juan Carlos González, Councilor, District 4
Mary Nolan, Councilor, District 5
Duncan Hwang, Councilor, District 6

From: Brian Evans, Metro Auditor *BE*

Re: Audit of Metro's Financial Condition FY 2013-14 to FY 2022-23

The following report is a review of Metro's financial condition over the last ten years. My office completes this audit every two years. This is the ninth report in the series. It provides a check-in of how well Metro is doing financially, based on indicators recommended by the International City/County Management Association.

Most of the information in this report is derived from the Annual Comprehensive Financial Report (ACFR) prepared each year by Finance and Regulatory Services and audited by the external financial auditor. It is intended to give a long-term review for Metro's financial history.

The report shows most indicators remained favorable leading to stable financial health as of June 30, 2023. However, seven indicators showed unfavorable trends that should be monitored. Trends in expenditures showed the most warning signs.

We have discussed the report with management of Finance and Regulatory Services, the Deputy Chief Operating Officer, and the Chief Operating Officer. I would like to thank them for their assistance and cooperation in preparing and reviewing the report.

Summary

This report provides an overview of Metro's financial condition. A government in good financial condition is better positioned to respond to changes in economic conditions that affect the resources or costs associated with providing programs and services. Financial condition is assessed by reviewing long-term trends in revenues, expenditures, debt, and assets. The report also includes long-term demographic and economic trends of Metro's service area. This report covers the 10-year period from fiscal year (FY) 2013-14 through FY 2022-23.

Metro's revenue grew (141%) faster than expenditures (117%) over the last 10 years. The overall trends mask significant variations within Metro. New voter-approved property, business, and personal income taxes significantly boosted revenue for housing, housing services, and natural areas and parks. At the same time, the global pandemic reduced spending and revenue dramatically for visitor venues including the Oregon Convention Center, P'5 Centers for the Arts, and Portland Expo Center.

At the end of FY 2022-23 (June 30, 2023), seven of the 25 indicators tracked in this report showed unfavorable 10-year trends. Trends in expenditures showed the most warning signs. Spending for the risk management fund, employee costs, and fixed costs were higher than 10 years ago after adjusting for inflation. Other unfavorable trends were increased debt, decreased spending on capital assets, and lower capital asset values. Capital asset trends have the potential to reduce the public benefits of Metro's buildings and land holdings, while increasing the need to spend on deferred maintenance or purchasing new assets in the future.

Decreased revenue from excise taxes was the other unfavorable trend. Lower excise taxes were the result of exempting Metro's visitor venues from paying the tax beginning in FY 2018-19. Since then, general excise tax revenue has been based entirely on solid waste operations in the region. While the region's economic and demographic indicators continue to show strong recovery, the venues have yet to regain pre-pandemic levels. This may indicate a fundamentally different operating environment for the venues moving forward. Each of the four venues were involved in significant discussions about their future.

- Voters approved a ballot measure in May 2024 to invest in improvements at the Oregon Zoo.
- Oregon Convention Center has had a slow rebound from the pandemic.
- Portland Expo Center is undergoing a long-term planning process to reimagine its buildings and operations for the future.
- Portland's Centers for the Arts is in a process to determine how to upgrade or replace the Keller Auditorium in partnership with city of Portland.

Trends and conclusions

The table below includes all indicators in the report. It shows:

- the change from the previous year: increase (+), decrease (-), no change(↔).
- the change over a 10-year period: increase (↑), decrease(↓), no change(↔).
- the effect of the 10-year trend on Metro’s financial health.

“Favorable/unfavorable” is used to describe 10-year trends. Colors are used to help interpret the trends since not all decreases are negative and not all increases are positive.

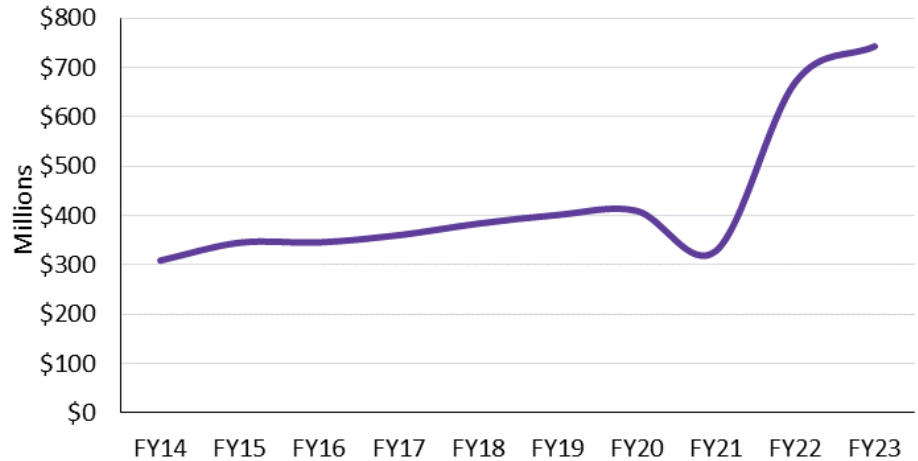
	Indicator	Change from previous year	10-year trend	Effect on overall financial health
Revenue	Total revenues	+	↑	Favorable
	Revenue per capita	+	↑	Favorable
	Personal income & business taxes	+	N/A	Favorable
	Property taxes	-	↑	Favorable
	Excise taxes	-	↓	Unfavorable
	Charges for services	+	↑	Favorable
	Grants	+	↑	Favorable
	General Fund revenue over/under budget	-	↓	Favorable
Expenditure	Total expenditures	+	↑	Favorable, increased slower than revenue
	Expenditure per capita	+	↑	Favorable
	Risk Management Fund	-	↑	Unfavorable
	Employee costs	+	↑	Unfavorable
	Fixed costs	+	↑	Unfavorable
	Capital expenditure	-	↓	Unfavorable
Financial Health	Total debt	-	↑	Unfavorable
	Net assets	+	↑	Favorable
	Capital assets	-	↓	Unfavorable
	General Fund balances	+	↑	Favorable
Demographic and Economic Trends	Population	-	↑	Variable
	Per capita personal income	-	↑	Favorable
	Unemployment rate	-	↓	Favorable
	Number of jobs	+	↑	Favorable
	Number of businesses	+	↑	Favorable
	Value of new construction	-	↑	Favorable
	Real market property values	+	↑	Favorable

Sources: International City/County Management Association (ICMA) *Evaluating Financial Condition: A Handbook for Local Government* for most criteria. Office of the Auditor analysis of trends.

Revenue

The amount of money Metro receives determines its capacity to deliver services. The sources of Metro’s revenue are diverse. Some programs charge for their services, while others are funded by taxes. This section of the report shows trends in each type of revenue.

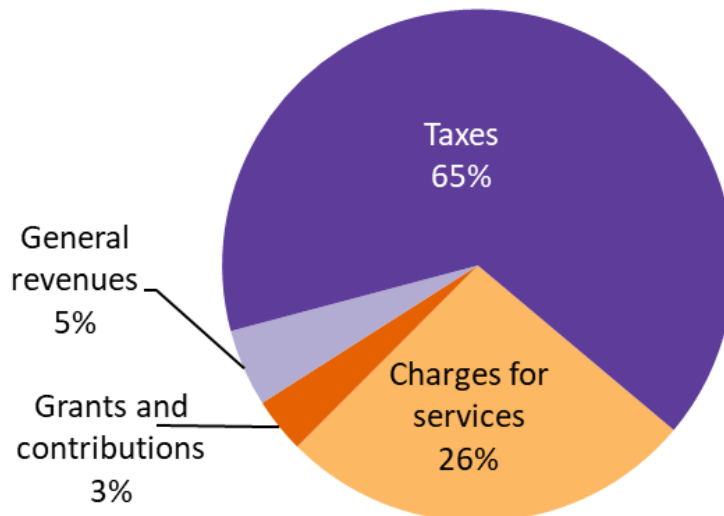
Total revenues
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Despite a decline due to the global pandemic, total revenue increased by 141% since FY 2013-14. The increase in the last two fiscal years resulted from new personal income and business taxes approved by voters for Supportive Housing Services (SHS). Metro distributes SHS tax revenue to Clackamas, Multnomah, and Washington counties to provide services.

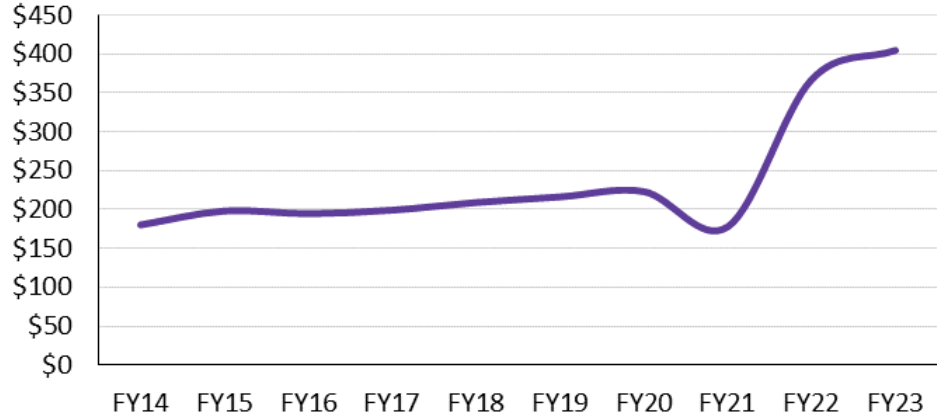
There are four primary sources of revenue at Metro: taxes; charges for services; grants and contributions; and general revenues. In the last 10 years, revenue from taxes increased 362%. General revenues and grants and contributions increased by 57% and 54% respectively. Revenue from charges for services also increased by 20%.

Revenue sources
FY 2022-23



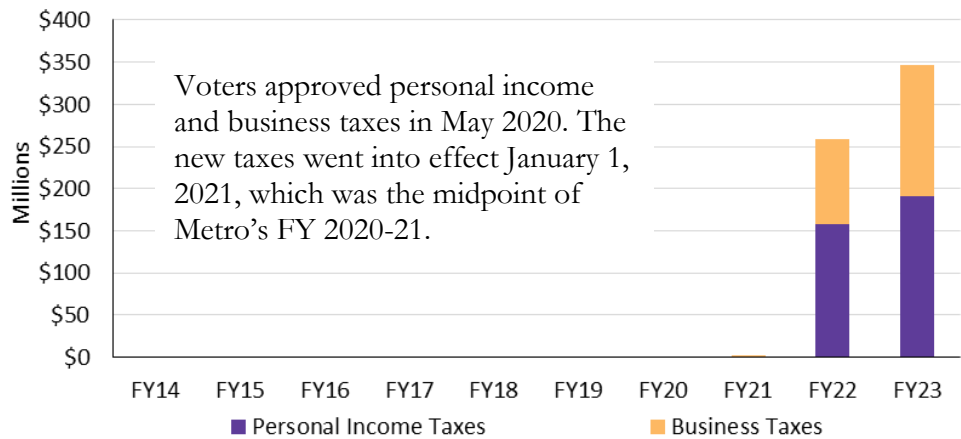
In FY 2022-23, the largest source of revenue was taxes. This was driven by increased personal and business income tax revenue from the 2020 voter-approved SHS ballot measure.

Revenue per capita
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Revenue per capita measures changes in revenue relative to changes in the population of the region. As the population increases, it might be expected that revenues and the need for services would increase at a similar pace. In Metro’s case, since FY 2013-14, revenue per capita increased by 125%. This was caused by total revenue growing faster (141%) than the population (7%). This was the result of new voter approved programs and services related to housing, and parks and nature.

Personal income & business taxes
FY 2013-14 to FY 2022-23
(adjusted for inflation)

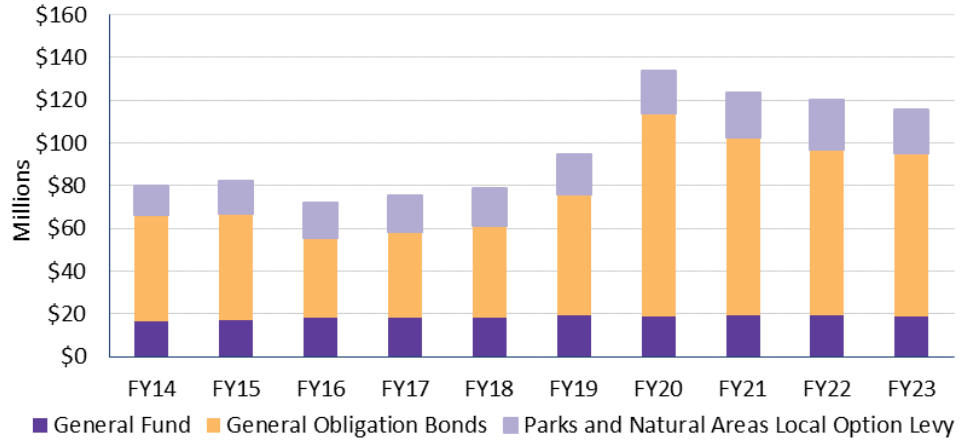


Voters approved new personal income and business taxes in May 2020 to fund Supportive Housing Services. The taxes went into effect on January 1, 2021, which was the midpoint of Metro’s FY 2020-21. As a result, only two full years of tax collection are reflected in the trend.

Metro estimated that \$250 million would be raised annually when the measure was approved by voters. Significantly more revenue has been generated in the first two years. In addition, tax revenue increased by 35%

between the first and second fiscal years. Business taxes grew by 55% in the first two fiscal years. Personal income taxes grew more slowly (21%) but accounted for about 57% of the total.

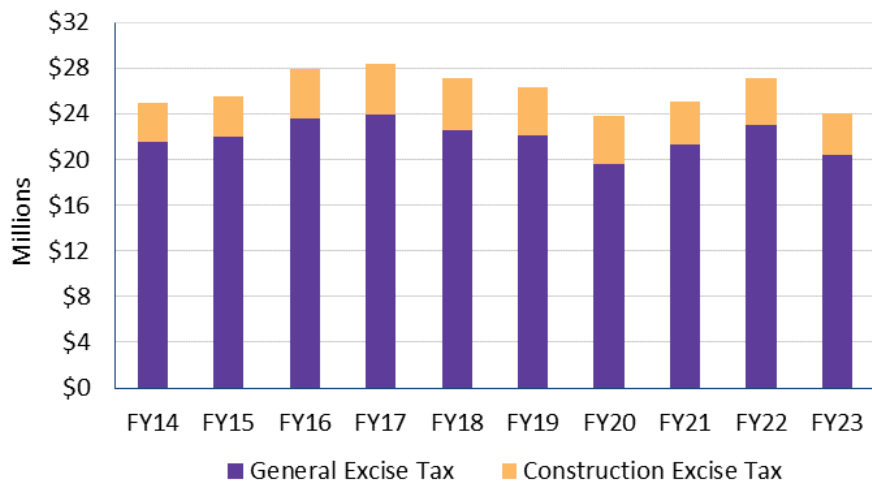
Property taxes
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Some property taxes fund Metro’s general government services (General Fund). These revenues can be used for a variety of government operations. Other property tax revenue is used to repay general obligation bonds. General obligation bonds are used for specific projects that were approved by voters such as improvements at the Oregon Zoo, land purchases to protect natural areas, and affordable housing. The Parks and Natural Areas Local Option Levy is also a voter approved measure funded by property taxes. Its purpose is to pay for operating costs associated with Metro’s parks and nature department.

The amount of revenue collected to repay general obligation bonds increased by 54% over the last 10 years. This was due to two voter-approved ballot measures to pay for natural area land purchases (2019) and affordable housing (2018). Revenue for the operating levy increased at a similar pace (34%). Property taxes for general government services grew more slowly (13%) over the last 10 years.

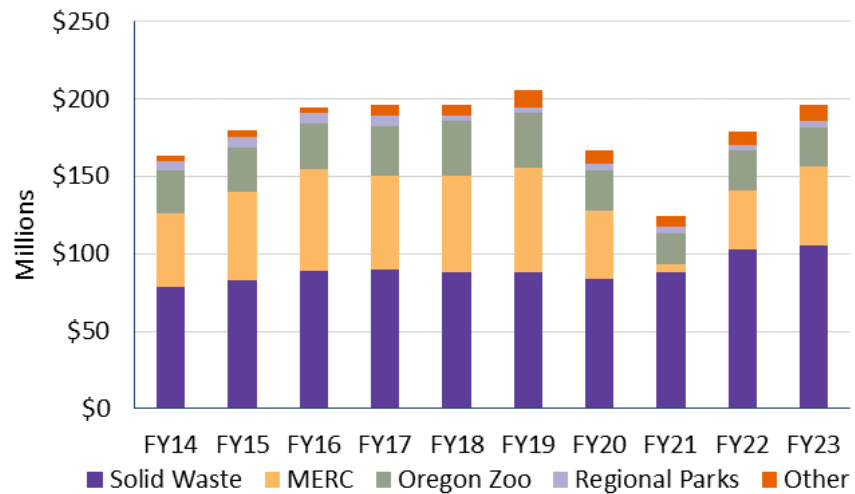
Excise taxes
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Another source of revenue is excise tax. General excise tax is collected when people use solid waste services. Construction excise tax is collected when new construction permits are issued. The construction excise tax is intended to fund the planning required to make land ready for development. This tax was scheduled to end in 2020 but was extended permanently by Metro Council in 2018.

Total revenue from excise taxes decreased by 4% over the last 10 years. This was caused by a 5% decrease in general excise tax revenue. In contrast, construction excise taxes increased by 5% but they are relatively small compared to general excise taxes. General excise taxes decreased in recent years for two reasons. In FY 2018-19, Metro exempted the visitor venues from the tax. General excise tax since then has been based entirely on solid waste operations in the region which decreased in FY 2022-23 after three years of growth.

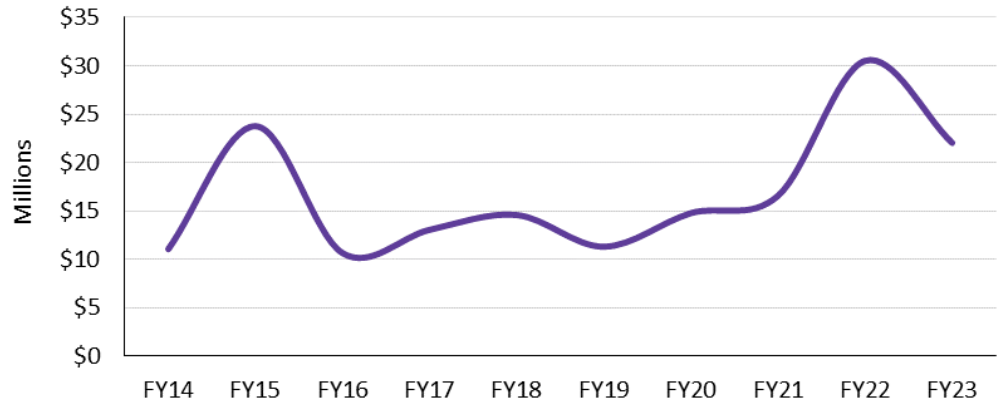
Charges for services
 FY 2013-14 to FY 2022-23
 (adjusted for inflation)



Service charges are collected for some Metro operations. Solid waste facilities, regional parks, and the Oregon Zoo all charge for providing services. In addition, each of the three venues that make up the Metropolitan Exposition and Recreation Commission (MERC) charge for services. These include the Oregon Convention Center, Portland Expo Center, and Portland’s Centers for the Arts.

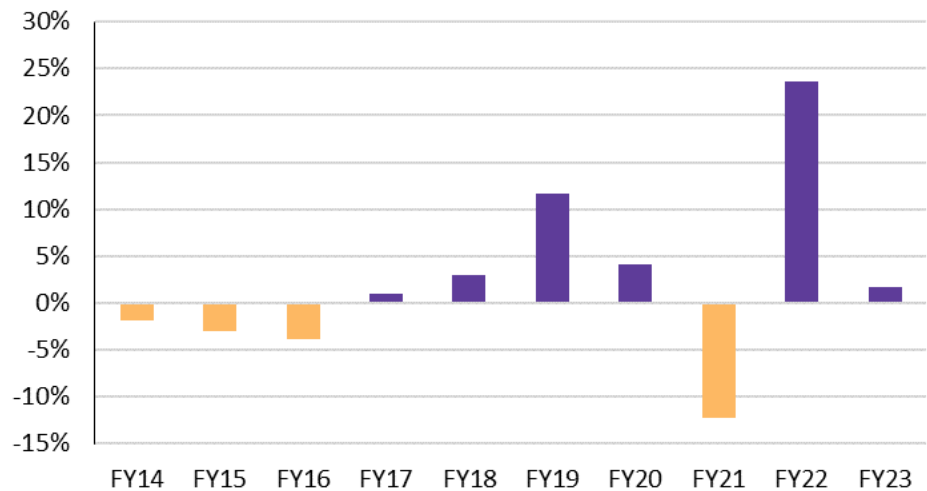
In the last 10 years the amount of revenue collected from service charges increased by 20%. This was driven by solid waste, but MERC venues also increased. Conversely, charges for services related to Oregon Zoo and regional parks decreased compared to FY 2013-14 levels.

Grants
 FY 2013-14 to FY 2022-23
 (adjusted for inflation)



Grants to Metro are typically made for specific projects, which can cause the amount received to fluctuate from year to year. Grant revenue was 99% higher in FY 2022-23 compared to 10 years ago. The spike in FY 2014-15 was caused by a \$10 million grant from the State of Oregon for the Convention Center Hotel that was completed in 2019. Increases in FY 2021-22 were from pandemic-related grants to MERC venues and Oregon Zoo. Those grants ended the next fiscal year, but the decline was partially offset by additional grants for solid waste services.

General Fund revenue over/under budget
 FY 2013-14 to FY 2022-23

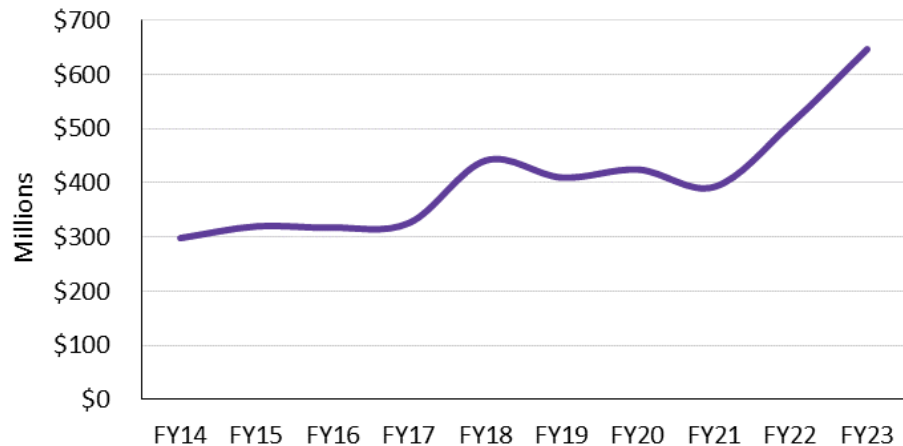


This indicator shows how the amount of General Fund revenue received compared to the amount of revenue estimated when the annual budget was created. From FY 2013-14 to FY 2015-16, General Fund revenue was below the budget estimates, which was an unfavorable trend. When less revenue is collected and there are insufficient reserves, it can lead to mid-year cuts in services. The trend improved the next four years until the global pandemic FY 2020-21. Since then, general fund revenue has exceeded the budget estimate.

Expenditure

Expenditures show the cost of providing government services. There are several ways to analyze expenditures. This section shows total spending and trends in various categories of spending, such as personnel costs, debt payments, and department expenditures.

Total expenditures
FY 2013-14 to FY 2022-23
(adjusted for inflation)

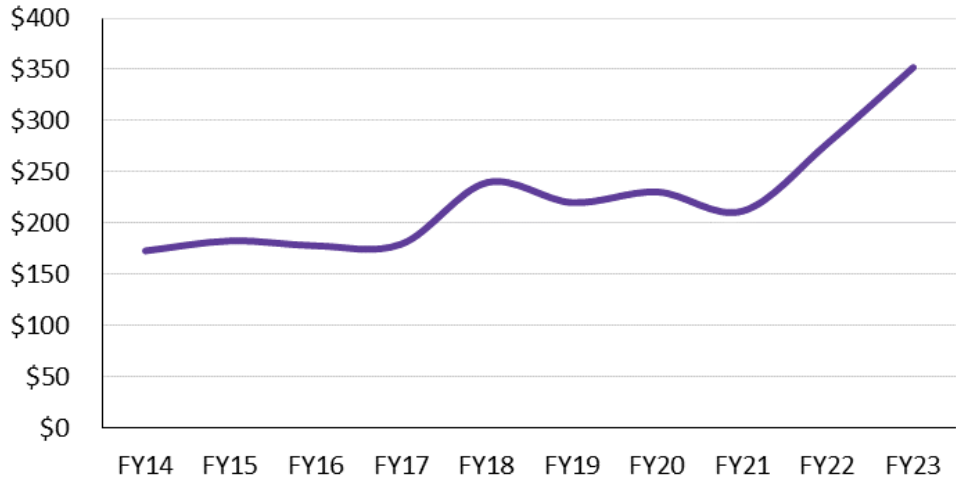


Total expenditures include all departments and services operated by Metro and the three venues that make up MERC, as well as non-departmental costs and debt service. Included are costs for employee salaries and benefits, and materials and services. Total expenditures increased by 117% in the last 10 years which was less than the increase in revenue during that time (141%).

Higher expenditures beginning in FY 2017-18 had different causes. The large increase in FY 2017-18 was the result of construction expenditures for Metro's part of the Convention Center Hotel project. Expenditures decreased the following year but remained significantly higher than the trend during the first four years. In the last two years, higher expenditures were primarily the result of voter-approved ballot measure for affordable housing and supportive housing services, and increased expenditures for solid waste operations.

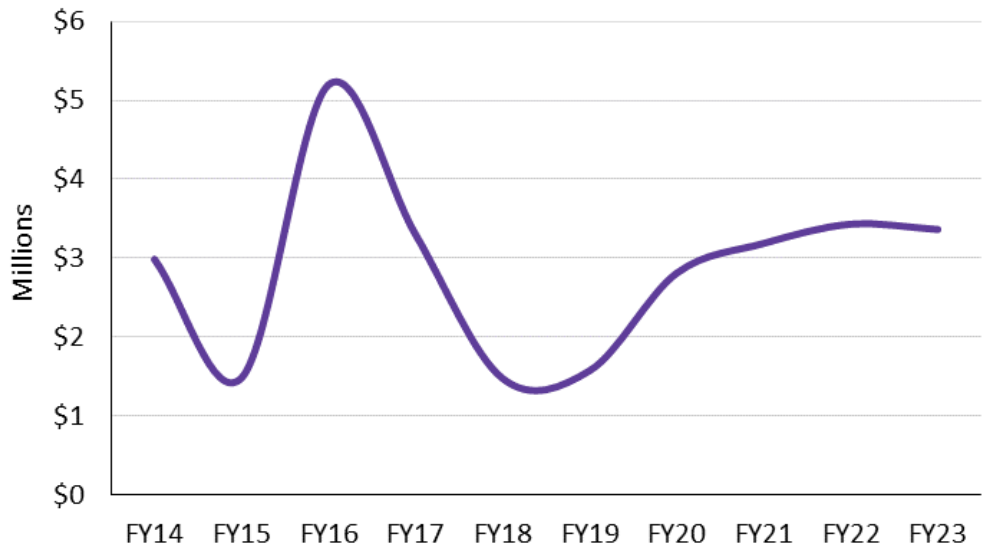
Metro's Charter includes a provision that limits expenditures from non-voter approved sources. The Consumer Price Index is used to gradually increase the expenditure limit each year. The annual budget includes analysis of proposed expenditures in relation to the Charter limitation. For FY 2022-23, the analysis stated that Metro's budget would use about 76% of the limit.

Expenditure per capita
 FY 2013-14 to FY 2022-23
 (adjusted for inflation)



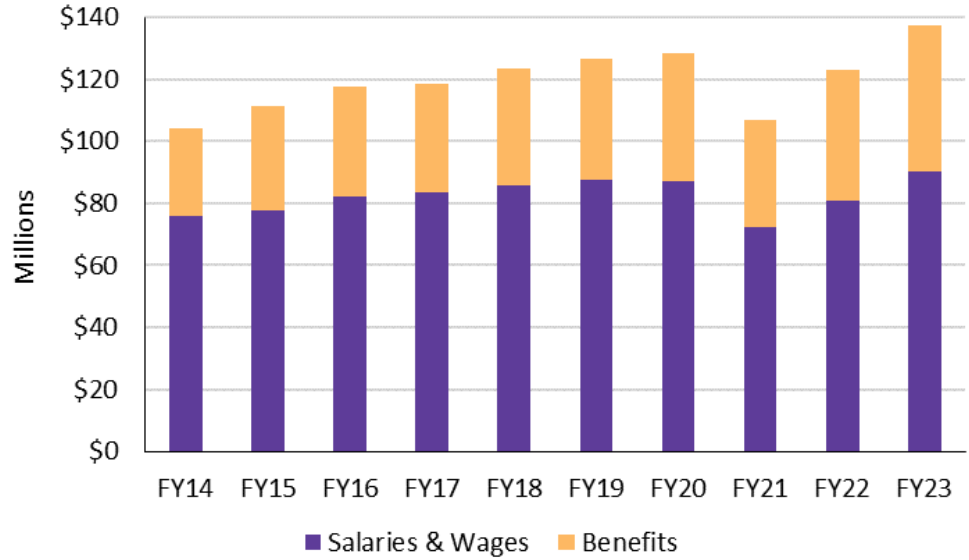
Expenditures per capita show the average amount of money spent to provide services to each person who lives in the region. Expenditures per capita increased by 103% over the last 10 years as expenditures grew faster (117%) than the population (7%). Increased spending per capita was caused by a large project at the Oregon Convention Center in FY 2017-18, increased expenditures for solid waste operations, and new services and programs that were approved by voters beginning in FY 2018-19.

Risk Management Fund
 FY 2013-14 to FY 2022-23
 (adjusted for inflation)



The Risk Management Fund accounts for expenses related to insurance premiums, claims, and studies related to insurance needs. The large increase in FY 2015-16 was the result of increased claims paid. There was also an increase in the amount of funds reserved for claims incurred, but not yet paid. Risk Management expenditures declined the following two years, but have increased recently, resulting in a gradual increase in the 10 year trend. Increases since FY 2018-19 resulted from higher personal costs, claims paid and insurance costs.

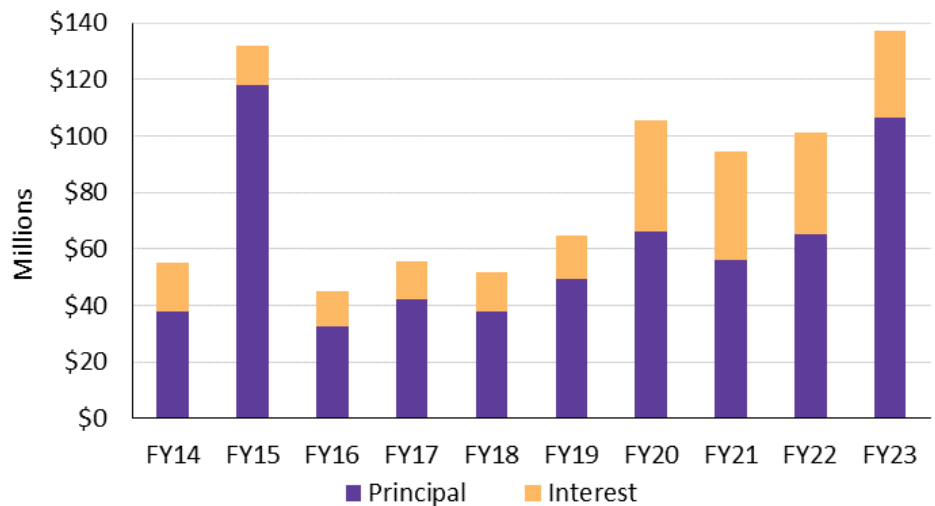
Employee costs
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Over the last 10 years, expenditures for employee salaries and benefits increased by 32%. Increased employee costs were caused by benefits for health care and retirement contributions increasing by 64%. Total salaries and wages increased 19%. Benefits accounted for about 34% of all employee costs in FY 2022-23, which was higher than the average (31%) over the last 10 years.

Metro typically has less control over the costs of benefits compared to salaries and wages. This is because benefit costs are impacted by changes in the health insurance market and funding requirements to provide a fixed investment return to some public sector retirees. Nevertheless, managing employee costs continues to be an important part of maintaining Metro’s long-term financial stability.

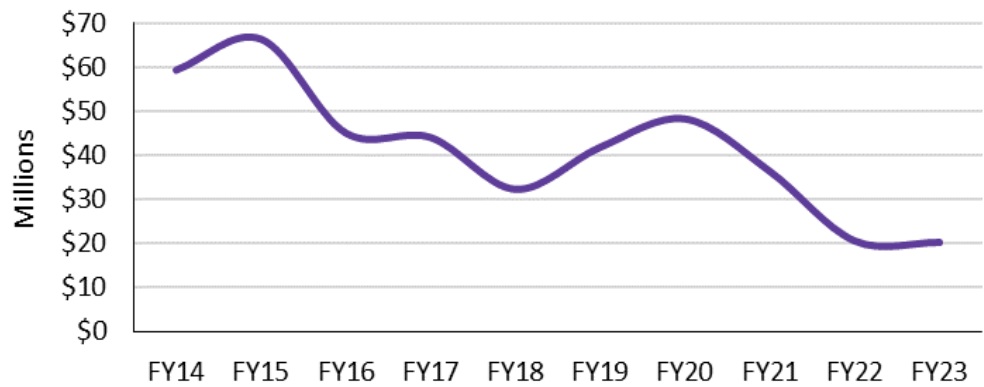
Fixed costs
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Fixed costs include the principal and interest on long-term debt. They are considered fixed because Metro cannot adjust these payments when there is a change in resources available. Metro’s long-term debt was primarily from the sale of bonds, most of which are paid by tax increases approved by voters. Metro uses these tax revenues to pay debt. Fixed costs in FY 2022-23 were 148% higher compared to ten years ago.

The increase in principal payments in FY 2014-15 was the result of issuing new bonds to repay those issued in 2007 for the Natural Areas Program. This is typically done to take advantage of lower borrowing costs, which can decrease overall debt service costs. Higher fixed costs in the last four years had different causes. Increased interest payments beginning in FY 2019-20 were for the \$652.8 million Affordable Housing Bond that was approved by voters in November 2018. The increase in principal payments in FY 2022-23 was from new bonds to repay bonds issued in 2012 for the Oregon Zoo and parks and natural areas program.

Capital expenditure
FY 2013-14 to FY 2022-23
(adjusted for inflation)



Capital spending is used to acquire or add to any physical asset. Spending on new capital projects often results in increased spending over a couple of years that shows up as spikes in the trend line. In contrast, capital spending to maintain existing assets should be more consistent from year-to-year to ensure adequate stewardship of public assets. Deferring maintenance can result in safety hazards and liability risks, as well as shorter useful lives, decreased efficiency, and increased costs to bring assets up to standard.

Since FY 2013-14, most capital spending was for new projects in the Natural Areas program and improvements at the Oregon Zoo. Over the last 10 years capital expenditures declined by 66%. This was due to fewer land purchases and completion of projects at the zoo.

Spending by department

Department growth rates can vary based on the type of programs and services of each department as well as their sources of revenue. Trends in some departments/venues that depend on service charges, excise taxes or bonds are closely tied to the economy. For example, the trends for the three MERC venues, Oregon Zoo, and Waste Prevention and Environmental Services partially reflected their ability to generate revenue. This is especially evident during the global pandemic when many of Metro’s visitor venues operations were restricted, but solid waste operations were not.

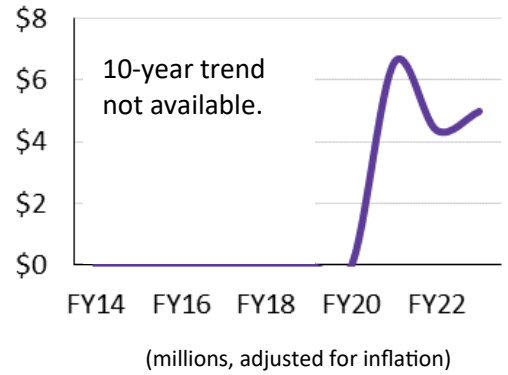
Other departments provide support services to other parts of the organization and do not generate their own revenue. For example, the Council Office, Communications, Human Resources, Information Technology and Records Management, Finance and Regulatory Services, Metro Attorney, and Metro Auditor are all funded through internal service charges and the general fund. Planning, Development, and Research relies on grants, which can vary by year depending on what projects are in process.

This table provides a summary of FY 2022-23 expenditures and 10 year trends for each of Metro’s departments or venues. The list is ranked by total expenditure in FY 2022-23. The accompanying charts for each department/venue are in alphabetical order.

Department/Venue	FY 2022-23 expenditure	10-year change
Housing	\$256,406,919	N/A
Waste Prevention and Environmental Services	\$92,781,203	35%
Oregon Convention Center	\$38,342,839	4%
Oregon Zoo	\$35,428,393	-17%
Parks and Nature	\$34,564,557	35%
Planning, Development, & Research	\$22,426,371	43%
Portland’s Centers for the Arts	\$18,140,572	31%
Finance and Regulatory Services	\$9,916,527	63%
Information Technology & Records Mgt.	\$7,589,410	52%
Metro Council and Chief Operating Officer	\$5,986,093	29%
Human Resources	\$5,499,888	85%
Capital Asset Management	\$4,989,202	N/A
Communications	\$4,713,922	59%
Portland Expo Center	\$4,076,118	-39%
Office of Metro Attorney	\$3,501,787	36%
Diversity, Equity, & Inclusion	\$1,992,850	N/A
Office of the Metro Auditor	\$957,206	7%

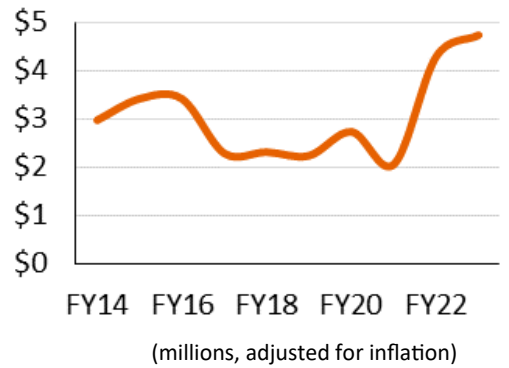
Capital Asset Management
(FY 2013-14 to FY 2022-23)

Capital Asset Management was created in FY 2020-21. Most of its operations were part of Waste Prevention and Environmental Services prior to that. It supports planning and management of Metro’s capital assets, including agency sustainability, emergency planning, asset management, construction project management and Metro Regional Center (MRC) operations. Since its founding, expenditures declined by 24% due to less spending on materials and services. About 70% of FY 2022-23 expenditures were for personnel.



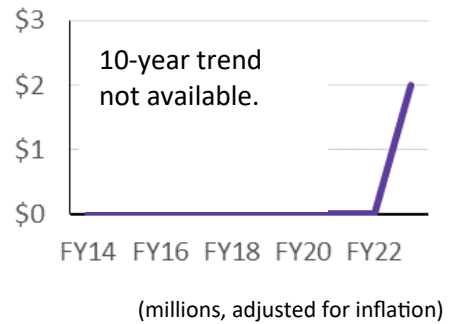
Communications
(FY 2013-14 to FY 2022-23)

Communications provides media relations, public involvement, writing, marketing, graphic and web design services to Metro’s other departments. In the last 10 years, expenditures increased by 59%. Fluctuations in the last 10-years were caused by changes in how communication employees were organized. Lower spending in the department was when communication employees were embedded in other departments. In FY 2022-23, 93% of the expenditures were for personnel.



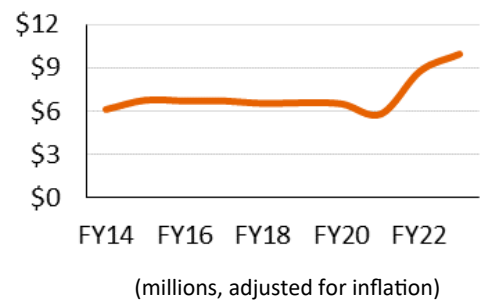
Diversity, Equity, & Inclusion
(FY 2013-14 to FY 2022-23)

This department was created in FY 2022-23 after previously being part of the Council and COO Office. It leads Metro’s work to achieve racial equity outcomes within the agency and across the region. With a focus on shifting culture and systems, DEI works in partnership with agency leadership, department staff, and community partners to develop, implement, and evaluate strategies to advance racial equity and inclusion. About 68% of its expenditures were for personnel in its first year as a stand alone department.



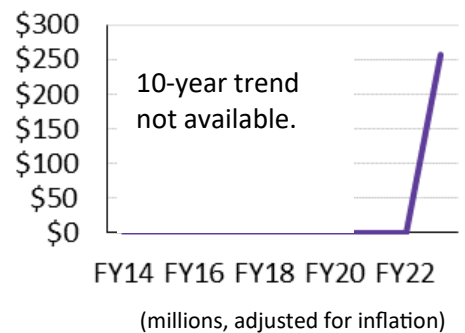
Finance and Regulatory Services
(FY 2013-14 to FY 2022-23)

This department provides business services, such as accounting, procurement, and budgeting for Metro’s other departments. Expenditures increased by 63% between FY 2013-14 and FY 2022-23. The increase in FY 2021-22 was the result of centralizing some employees who had previously been embedded in other departments. Personnel services made up 95% of the department’s expenditures in FY 2022-23.



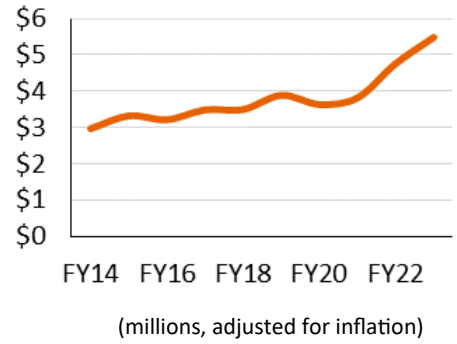
Housing
(FY 2013-14 to FY 2022-23)

Housing is a new department created in FY 2022-23 to implement two voter-approved housing ballot measures; the 2018 Affordable Housing Bond and 2020 Supportive Housing Services Measure. This work was done by the Planning, Development, and Research Center before the new department was created. Nearly all the department’s expenditures are for services provided by the three counties in the Metro region. Personnel Services accounted for less than 1% of the total in FY 2022-23.



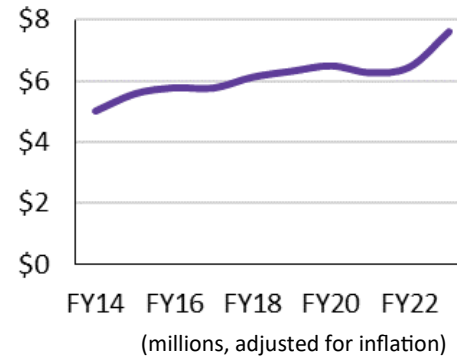
Human Resources
(FY 2013-14 to FY 2022-23)

The Human Resources Department is responsible for employee recruitment, compensation and benefits, and organizational development for all Metro departments. Expenditures increased by 85% in the last 10 years. This was mostly caused by increases in personnel services costs which doubled during that time. In FY 2022-23, 90% of expenditures were for personnel.



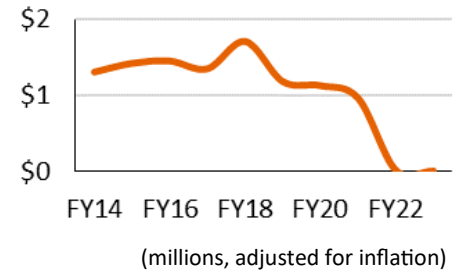
Information Technology & Records Management
(FY 2013-14 to FY 2022-23)

Information Technology and Records Management develops and maintains hardware and software systems to support the entire agency. Expenditures for this department increased by 52% in the last 10 years. This was caused by increases in both personnel services and materials and services. In FY 2022-23, 63% of expenditures were for personnel.



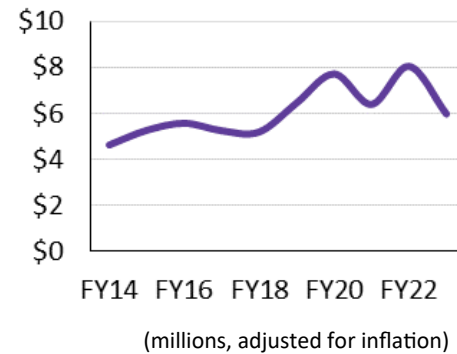
MERC Administration
(FY 2013-14 to FY 2022-23)

This department was discontinued in FY 2020-21 with its operations combined with other departments. Previously it provided business services, such as accounting, information services, project management and administration for the venues that make up MERC.



Metro Council & Chief Operating Officer Offices
(FY 2013-14 to FY 2022-23)

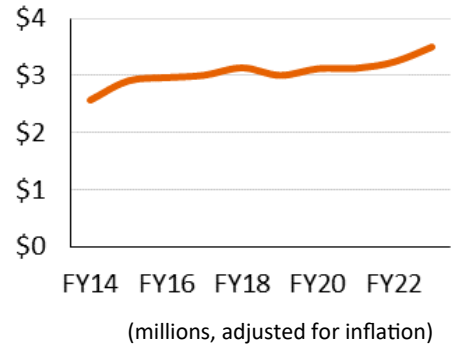
Council is the governing body of Metro. It consists of six elected officials who represent districts in the Metro region and one region-wide elected official, the Council President. The Office also includes the Chief Operating Officer's Office and the Government Affairs and Policy Development program.



In the last 10 years expenditures increased by 29%. In FY 2022-23, 85% of expenditures were for personnel.

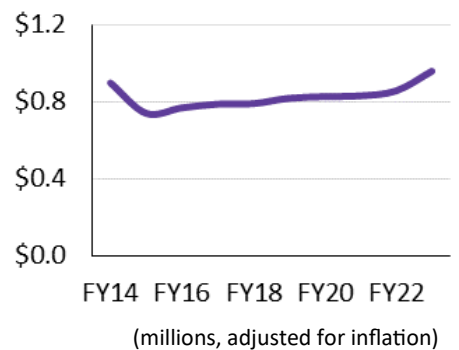
Office of Metro Attorney
(FY 2013-14 to FY 2022-23)

The Office of Metro Attorney provides legal research, evaluation, analysis and advice to Metro departments. In the last 10 years, expenditures increased by 36%. This was caused by increases in personnel services. In the most recent year, personnel accounted for 99% of expenditures.



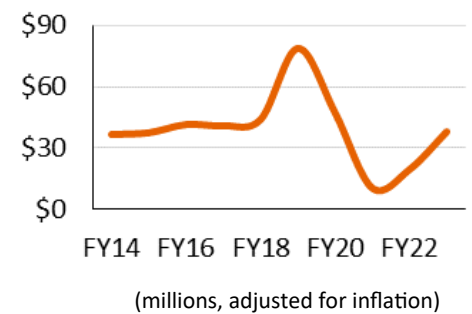
Office of the Metro Auditor
(FY 2013-14 to FY 2022-23)

The Office of the Metro Auditor conducts performance audits of Metro’s services and programs, oversees the financial audit by an outside accounting firm and administers the agency’s Accountability Hotline. Expenditures increased by 7% in the last 10 years. This was caused by higher personnel costs. Personnel accounted for 97% of expenditures in FY 2022-23.



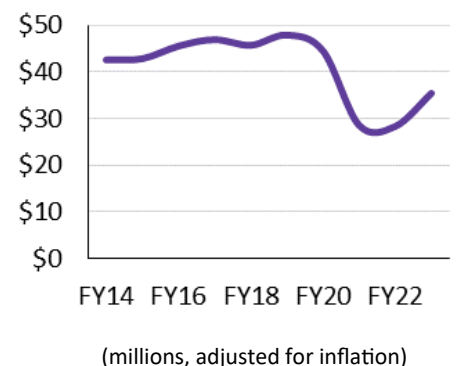
Oregon Convention Center
(FY 2013-14 to FY 2022-23)

The Oregon Convention Center hosts conventions, trade, and consumer shows. Expenditures increased by 4% in the last 10 years. The decrease beginning in FY 2019-20 was caused by operating restrictions related to COVID-19. The large spike in FY 2018-19 was mostly from a \$30 million renovation of the main entrance and interior finishes, which was paid from operating revenues. In FY 2022-23, spending on materials and services accounted for 71% of the total.



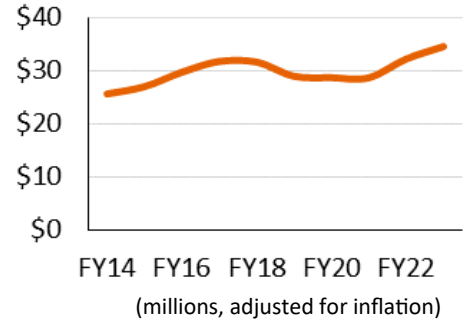
Oregon Zoo
(FY 2013-14 to FY 2022-23)

The Oregon Zoo houses animals and exhibits, and provides wildlife education and conservation programs. Over the last 10 years, expenditures decreased by 17%. This was caused by lower spending when operations were restricted by COVID-19. Personnel costs accounted for 62% of the total in the most recent year.



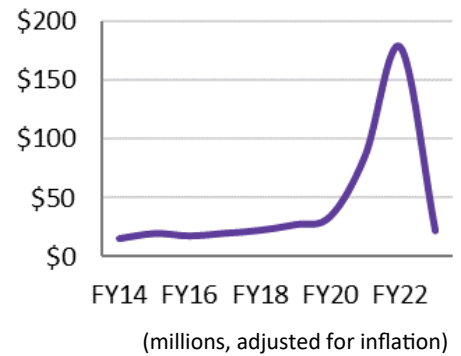
Parks and Nature
(FY 2013-14 to FY 2022-23)

Parks and Nature manages Metro’s parks, natural areas, and cemeteries. It also plans and develops a regional system of parks and trails. Over the last 10 years, expenditures increased by 35%. This was due to increased personnel, and materials and services costs. In FY 2022-23, 53% of operating expenditures were for materials and services.



Planning, Development, and Research
(FY 2013-14 to FY 2022-23)

The Planning, Development, and Research department develops policies and programs that guide land use and transportation planning. It also provides data, mapping, forecasting, and technical services.

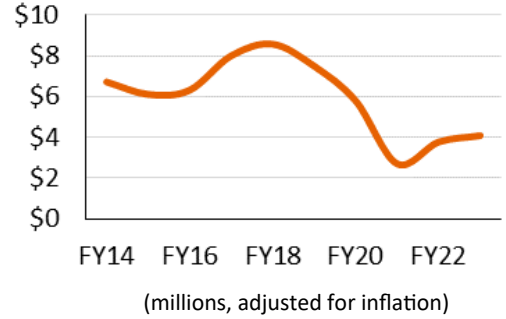


The department experienced several significant changes in recent years. The large spike was the results of two voter-approved housing measures that were initially managed in this department. That work is now part of a separate department as of FY 2022-23. Metro’s Research Center joined the planning department in FY 2020-21. It was previously a separate department.

Over the last 10 years, expenditures increased by 43%. This was caused by increased spending on materials and services. In FY 2022-23, 51% of the department’s budget was spent on materials and services.

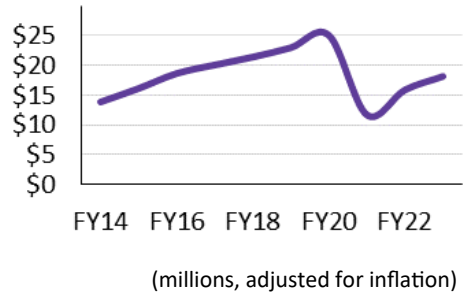
Portland Expo Center
(FY 2013-14 to FY 2022-23)

Portland Expo Center is a multi-purpose exhibition facility including meeting rooms, exhibit halls, outdoor space and a restaurant. Since FY 2013-14, expenditures decreased by 39%. This was caused by COVID-19 restricting operations beginning in FY 2019-20. In FY 2022-23, materials and services accounted for 52% of expenditures.



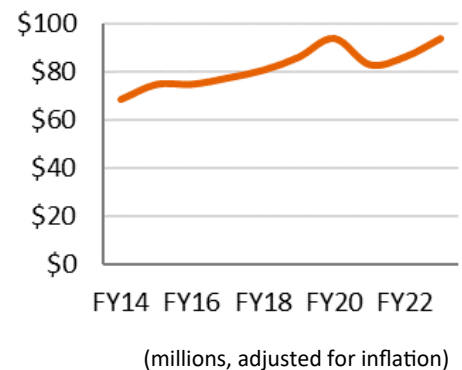
Portland's Centers for the Arts
(FY 2013-14 to FY 2022-23)

The performing arts center includes five spaces for events such as concerts, dance performances, and plays. Expenditures increased by 31% over the last 10 years. The decline beginning in FY 2019-20 was caused by operating restrictions during COVID-19. In the most recent year, personnel services accounted for 52% of expenditures.



Waste Prevention and Environmental Services
(FY 2013-14 to FY 2022-23)

This department manages the regional waste disposal system and works with local governments on waste reduction and recycling strategies. In FY 2020-21, some parts were split off to form a new department (Capital Asset Management).

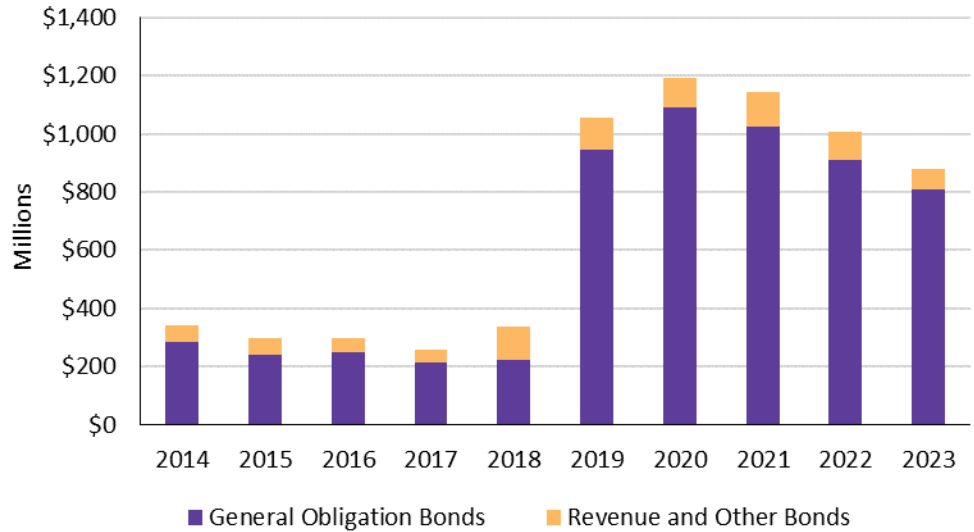


Over the last 10 years, expenditures increased by 35%. This was caused by increases for contracted professional services, as well as personnel costs.

Financial health

The indicators in this section reflect Metro’s overall financial position. Local governments in a sound financial condition can afford to provide services with less risk of not being able to fund them. Sound financial condition also implies the ability to withstand local, regional or national economic changes. Some of these economic and demographic trends are summarized in the next section of the report.

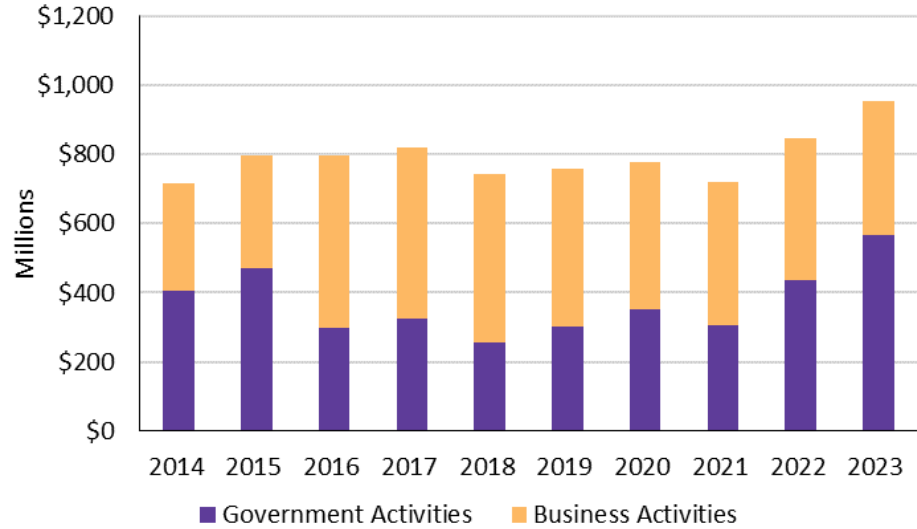
Total debt
(as of June 30,
adjusted for inflation)



Total debt increased by 156% in the last 10 years. Revenue and other bonds are issued when Metro identifies a specific source to repay debt or pledges other collateral to borrow against. For example, the Metro paid portion of the Oregon Convention Center Hotel used revenue from local tourism taxes to repay the bonds for that project. Repayment of general obligation bonds occurs through separate property tax levies that are commonly associated with voter-approved ballot measures. These bonds are not subject to the annual property tax revenue limitations in Metro’s Charter.

The majority (92%) of Metro’s long-term debt is from general obligation bonds. The spike in 2019 was from new bonds issued to pay for the voter-approved Affordable Housing Bond. In 2020, additional bonds were issued to pay for the voter-approved Parks and Natural Areas ballot measure which further increased debt. General obligation bond debt decreased in 2021, but new revenue bonds were issued that year to begin implementation of the voter-approved Supportive Housing Services ballot measure.

Net assets
(as of June 30,
adjusted for inflation)

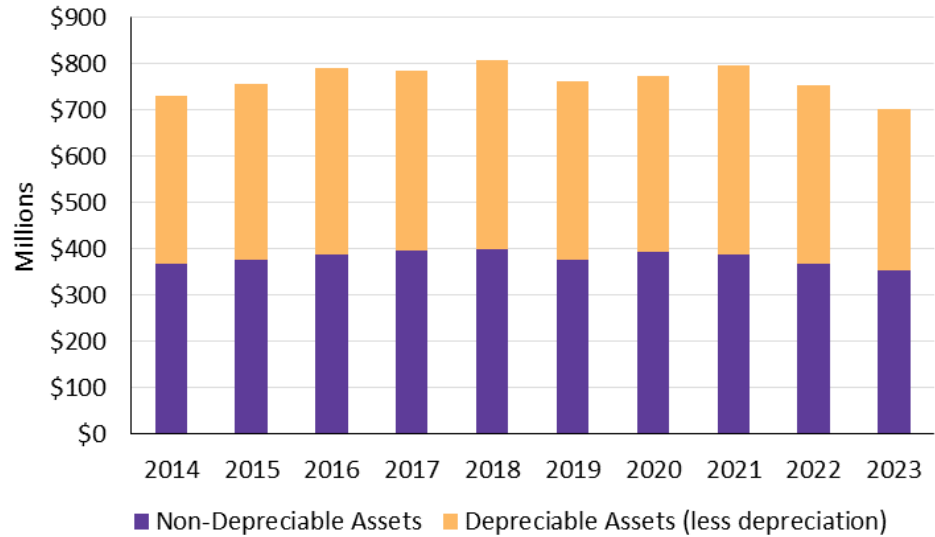


Net assets measure the difference between what Metro owns and what it owes. Some of Metro’s assets are monetary and some are physical things, such as buildings and land. Both types of assets are included in the indicator.

Metro’s business activities include solid waste operations, Oregon Convention Center, Portland’s Center for the Arts, and Portland Expo Center. In 2015 the Oregon Zoo was moved from government activities to business activities. All other Metro programs, such as regional planning and parks are included in governmental activities.

Metro’s total net assets increased by 33% between 2014 and 2023. Net assets for business activities increased by 24% since 2014. Net assets for government activities increased by 40% since 2014.

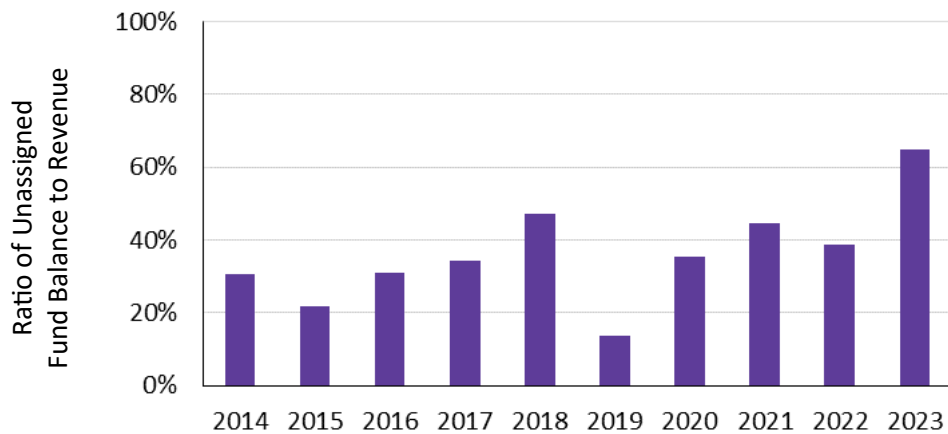
Capital assets
(as of June 30,
adjusted for inflation)



Capital assets include both depreciable and non-depreciable assets. Examples of depreciable assets are buildings, zoo exhibits, equipment, software, and office furniture. Examples of non-depreciable assets are land, easements and artwork.

Overall, capital assets decreased by 4% in the last 10 years. Trends for depreciable and non-depreciable assets were almost identical. As assets depreciate governments should invest in new assets, or improvements to existing assets, to increase their value.

General Fund balance
(as of June 30)



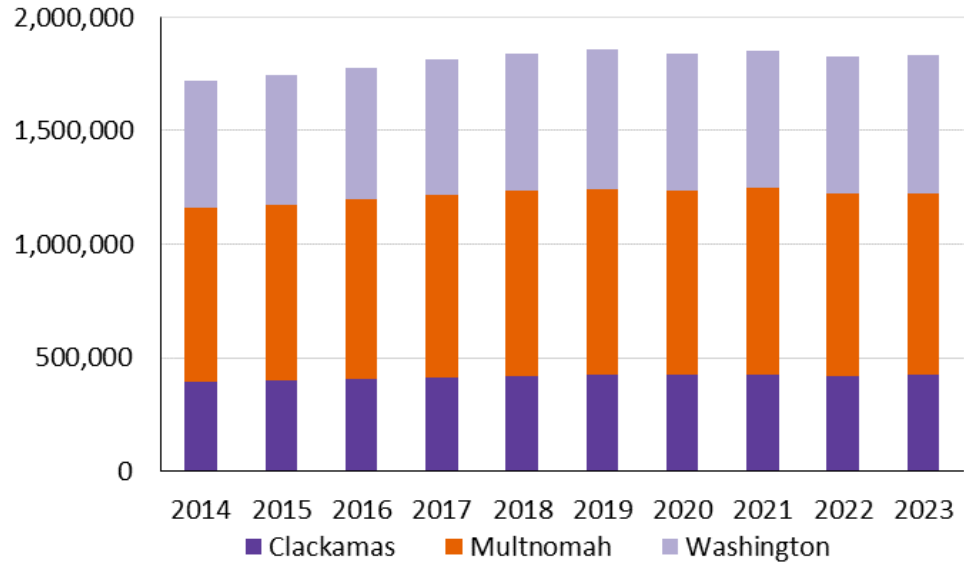
The size of the unassigned fund balance can affect a local government’s ability to withstand financial emergencies like those arising from the global pandemic in 2020. This measure is the ratio of unassigned fund balances to operating revenues in the General Fund. If revenue drops suddenly during the year, the general fund balance can serve as a backup to prevent mid-year cuts to services. The General Fund pays for Metro’s primary government programs and support services. It does not include the Oregon Convention Center, Oregon Zoo, Portland’s Centers for the Arts, Portland Expo Center, and solid waste operations.

The ratio reached 65% in 2023 which was the highest level in the last 10 years. In 2019, \$15 million of the fund balance was appropriated in the budget, resulting in a low ratio. That ensured Metro's budget included reserves for specific purposes but left the unassigned amount significantly smaller than it had been in previous years.

Demographic and economic trends

Metro’s ability to raise revenue and deliver services is directly related to the economic and demographic trends of the region. The following indicators measure those trends to provide context for changes seen in the other indicators contained in this report.

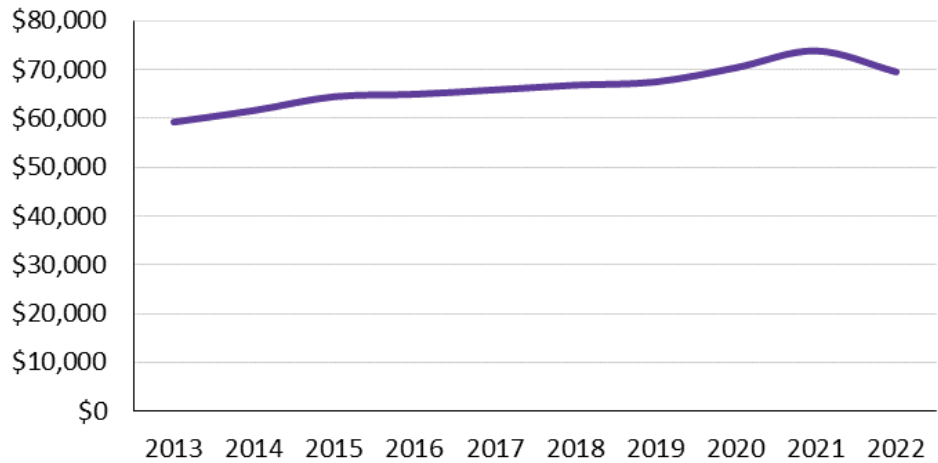
Population
2014 to 2023



Changes in population can affect government finances in two ways. The amount of revenue received is partially related to the number of taxpayers in the region. Similarly, the demand for services can change based on the number of people in the region. The population of the tri-county region grew by 7% since 2014.

In the last 10 years, Clackamas and Washington counties both grew at similar rates, 9% and 8% respectively. Growth in Multnomah county was slower at about 5%. Multnomah accounted for the largest share of the tri-county population (44%) followed by Washington (33%) and Clackamas (23%).

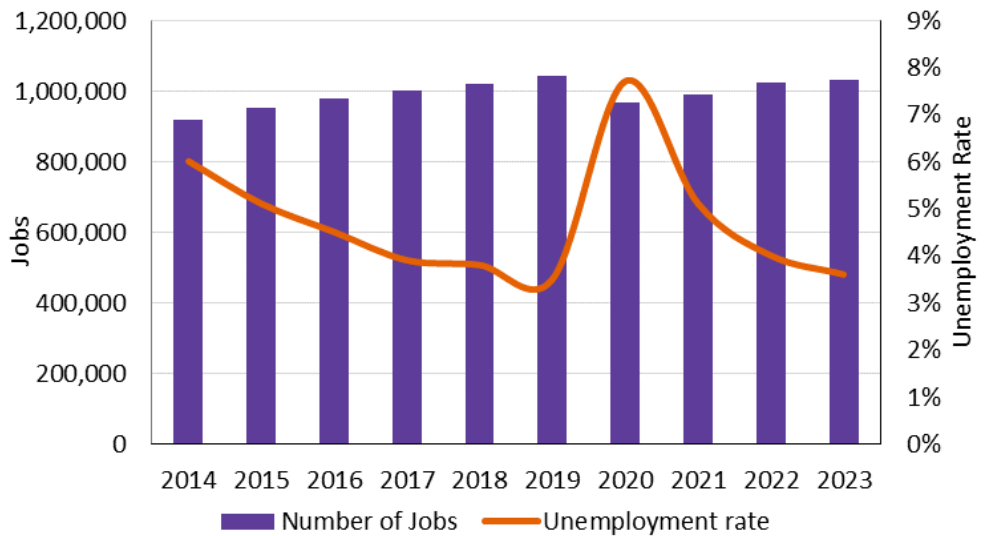
Per capita personal income
2013 to 2022
(Metropolitan Statistical Area,
adjusted for inflation)



Per capita income is a measure of the average income per person. Credit rating firms use this measure to estimate a government’s ability to repay debt. A decline in per capita income can cause a drop in consumer spending, which could affect the local economy.

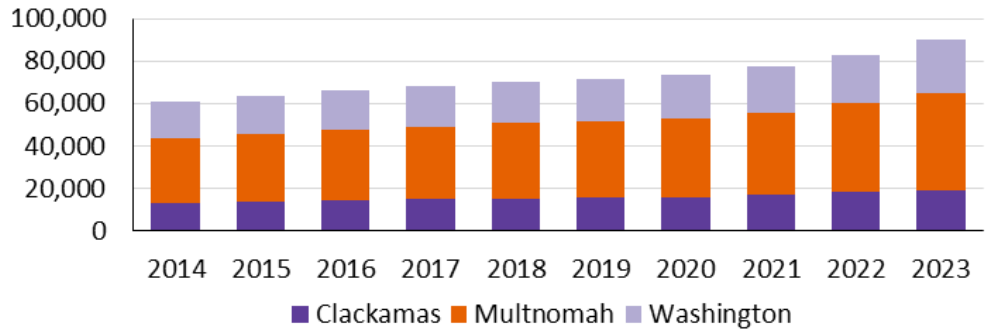
Per capita income has increased by 17% since 2013. Other than the last year, per capita income increased each year since 2013. The decline in 2022 may be related to a reduction in temporary payments associated with the global pandemic.

Unemployment rate and number of jobs
2014 to 2023
(Metropolitan Statistical Area,
Oregon portion)



The unemployment rate and number of jobs measure business activity. After six years of steady increases in the number of jobs and decreasing unemployment, COVID-19 reversed both trends in 2020. Both trends have improved since then but are not back to 2019 levels yet.

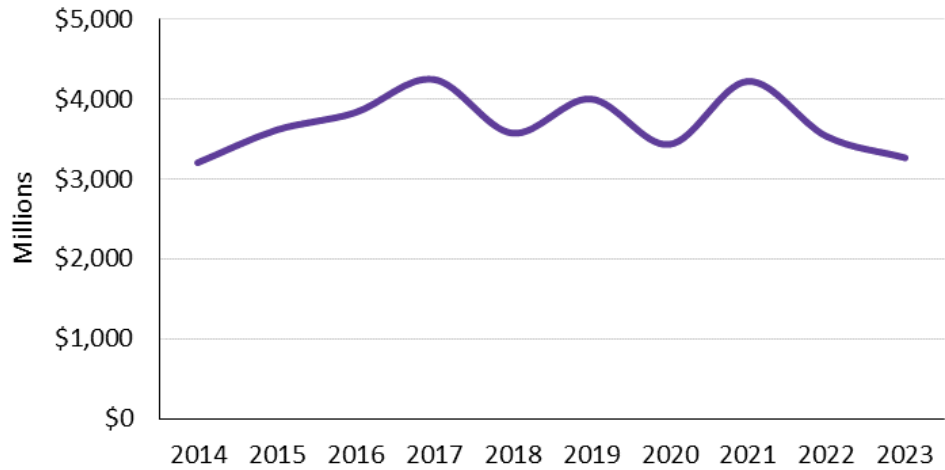
Number of businesses
2014 to 2023



The number of businesses affects Metro’s revenues that rely on business activity like meetings and events at visitor venues and construction debris processed at solid waste facilities. A decline in business activity can reduce employment, income, and property value.

Over the last 10 years, business growth was similar in all three counties at about 48%. The number of businesses increased each year and the total in 2023 was at its highest level over the last 10 years.

Value of new construction
2014 to 2023
(Metropolitan Statistical Area, adjusted for inflation)

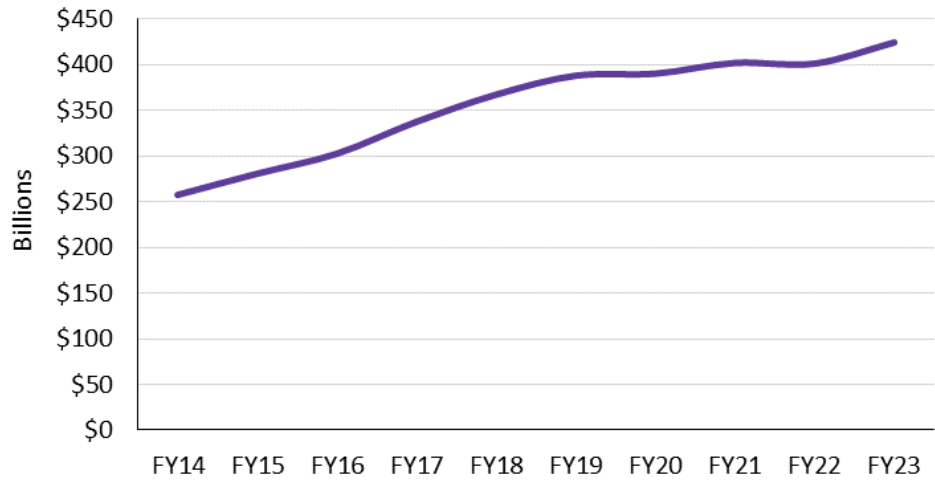


New construction is important to Metro in several ways. Metro is responsible for planning for urban growth and transportation. The rate of new construction can affect these plans. In addition, some of Metro’s services are funded through taxes that are affected by construction activity.

The value of new construction increased steadily from 2014 to 2017. Since then, the pattern has been up and down between years. Despite the uneven trend, values were about 3% larger compared to 10 years ago.

Real market property values

FY 2013-14 to FY 2022-23
(Metro taxing district,
adjusted for inflation)



Growing market values are positive trends for the regional economy. Property values also impact Metro’s ability to generate revenue from property taxes which are based on assessed market values. In FY 2022-23, 18% of Metro’s revenue came from property taxes. Real market property values increased in each of the last 10 years.

Scope and methodology

The purpose of this audit was to evaluate the financial condition of Metro. We used a methodology based on the Financial Trend Monitoring System recommended by the International City/County Management Association (ICMA). We obtained information from Metro's accounting systems and budget documents. We combined it with economic and demographic data to create a series of financial indicators. When plotted over time, the indicators can be used to monitor changes in financial condition and provide information to assist decision-makers. For most indicators, data is presented for a 10-year trend, but in some cases, data was not available. For those indicators we reported what was available.

Our scope included both general government operations and business-type operations, such as those of the Metropolitan Exposition and Recreation Commission, Oregon Zoo, and solid waste system. We obtained data from the independently audited Annual Comprehensive Financial Report (ACFR) and more detailed information about revenue sources, personnel costs, and other expenditures from Metro's financial accounting and budgeting systems, PeopleSoft, TeamBudget, and Ungerboeck (USI). Economic and demographic data was acquired from the US Bureau of Economic Analysis, US Census Bureau, Oregon Employment Department, and Portland State Population Research Center. All dollars were adjusted for inflation.

Most of the data collected for demographic and economic measures was reported either for the three counties in the region or by Metropolitan Statistical Area (MSA). The MSA is larger than the Metro region and includes two counties in the State of Washington, Yamhill and Columbia counties in Oregon, as well as the regional counties Clackamas, Multnomah, and Washington. Where available, only data from the Oregon portion of the MSA was used. Very little of the population in Clackamas, Multnomah, and Washington Counties (10%) is outside Metro's jurisdictional boundary.

The majority of the financial information in this report is from the ACFR. We relied on the work of Metro's external financial auditors to ensure data reliability. We reviewed other information for reasonableness and consistency. We did not audit the accuracy of source documents or reliability of data in accounting systems.

This audit was included in the FY 2023-24 audit schedule. We conducted this performance audit in accordance with generally accepted government auditing standards. These standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

Management response



Memo

Date: June 12, 2024
To: Brian Evans, Metro Auditor
From: Marissa Madrigal, Chief Operating Officer
Brian Kennedy, Chief Financial Officer
Subject: Financial Condition of Metro – Management Response

Thank you and your office for producing this 10-year view of Metro’s financial condition. We always find it useful to review the trends in our financial performance and consider ways to improve that performance over time. We believe the data continues to show that Metro has not only weathered that fiscal storm created by the COVID-19 pandemic, but in many areas has emerged stronger and more financially resilient, demonstrated by the substantial number of favorable indicators. We would also like to comment on the trends you noted that warrant caution.

The increased spending on risk management and employee costs is a trend that staff are carefully monitoring and proactively mitigating. There is some inherent variability in risk costs, related to claims that are unpredictable and unknown in magnitude. Also, the inflationary environment that the entire country experienced coming out of the pandemic has put significant cost pressure on everyone – individuals and organizations. We continue to see costs increasing at rates over the general inflationary trend in property and liability insurance and employee health care costs. Metro is unlikely to be able to address this nationwide trend on its own, but we continue to employ a variety of strategies to manage those costs across the agency.

The report also noted an increase in fixed costs that are primarily principal and interest payments on Metro debt. Additionally, Metro’s overall debt increased significantly over the last ten years. In both cases, the indicators can be attributed to debt from voter-approved general obligation bonds with their own dedicated revenue sources. As such, that debt carries little risk to Metro’s General Fund or other funding sources. Rather, we view the increase in general obligation debt as a positive trend reflecting the confidence of the region’s voters in Metro’s ability to leverage the large regional property tax base to make investments that address the most important issues in the region.

Finally, the report notes a negative trend related to Metro’s capital expenditure. The decrease in capital spending and lower capital asset values reflect the planned spend down of bond proceeds and the lack of other funding sources for capital investment to offset normal asset depreciation. Staff would also like to note that some of this trend is related to a change in Metro’s accounting policies. Prior to 2022, Metro’s capitalization threshold was \$10,000. In 2022, the threshold was moved to \$50,000. This means some expenditures previously classified as capital investments would now be considered materials and services. It is clear that additional capital investment is needed in many areas across Metro and this continues to be an issue that we monitor and attend to through various means, such as the recent zoo bond measure.

Thank you for the opportunity to respond and for the work of your office producing this report.



Office of the Metro Auditor
600 NE Grand Avenue
Portland, Oregon 97232
503-797-1892
www.oregonmetro.gov

**Metro Affordable Housing Bond 2023 Annual
Report**
Other Business

Metro Council Meeting
Thursday, June 27th , 2024

METRO AFFORDABLE HOUSING BOND 2023 ANNUAL REPORT

Date: June 13, 2024

Department: Housing

Meeting Date: June 27, 2024

Prepared by: Alison Wicks, Program Supervisor Affordable Housing Bond
alison.wicks@oregonmetro.gov

Presenters:

Emily Lieb, *Housing Policy Director;*

Alison Wicks, *Program Supervisor Affordable Housing Bond*

Jenny Lee, *Affordable Housing Bond*

Oversight Committee Co-Chair;

Steve Rudman, *Affordable Housing Bond Oversight Committee Co-Chair*

Length: 40 minutes

ISSUE STATEMENT

Staff will present findings from the Affordable Housing Bond's fourth annual report highlighting implementation progress, and Affordable Housing Bond Community Oversight Committee Co-Chairs will present recommendations.

As of December 2023, there were 52 bond-funded projects underway representing 4,361 new affordable homes. By December 2023, 1,443 people had moved into their new homes in ten bond-funded projects located in Beaverton, Forest Grove, Gladstone, Gresham, Happy Valley, Portland and Tigard. The program is projected to achieve at least 120% of its original production goal once all funds are expended, creating an estimated 4,700 affordable homes that will provide housing for 9,000 to 15,000 people across the region. Plans are in place that will commit nearly all remaining bond funds in 2024 with final projects expected to break ground by 2026.

ACTION REQUESTED

Staff seek Council guidance on recommended focus areas for the coming year. No Council action is requested at this time.

IDENTIFIED POLICY OUTCOMES

- Metro Council has strong awareness of implementation progress for the Affordable Housing Bond, as well as opportunities to further improve outcomes.
- Metro Council considers the Affordable Housing Bond Community Oversight Committee's recommendations for improving program outcomes.

POLICY QUESTION(S)

Does Metro Council agree with the oversight committee's recommendations to maximize the impact of the affordable housing bond in the near term and to sustain the program's impact into the future?

- **Funding coordination and alignment:** Bond projects continue to face challenges due to unprecedented cost escalation and statewide shifts necessary to address private activity bond constraints. Metro should continue to work with funding and development partners to ensure that projects have the flexibility and support they need to navigate funding gaps or other barriers. Metro should continue to coordinate with Oregon Housing and Community Services and jurisdictional partners on funding processes and alignment to provide predictability and certainty for developers, ensure that funding and underwriting standards are responsive to their needs, and prioritize deeply affordable and permanent supportive housing units.
- **Affordable housing operations:** While the bond program is exceeding its housing production goals and demonstrating strong outcomes for racial equity in construction and initial marketing, the ongoing stability of residents – and the organizations that own and operate the housing – will be the long-term measure of success for this program. Affordable housing owners and operators face new challenges navigating rising operating costs and supporting property management and operational practices that are responsive to the needs of residents. Metro should conduct an analysis and convene stakeholders to evaluate needs/gaps and identify opportunities to support property management and operational practices that will ensure long-term stewardship of the community assets created through this investment program.
- **Continue to plan for the future:** Metro should continue working with partners and stakeholders to develop plans to ensure the region can address its affordable housing needs into the future. This includes planning for continued funding for affordable housing and the integration and alignment of Metro’s capital and supportive housing services funds to ensure that we are maximizing the impact of these combined investments in addressing our region’s housing and homelessness crisis.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

We hope Council will support the oversight committee’s recommendations.

STAFF RECOMMENDATIONS

See above. Staff will come back to Council in the fall/winter to provide an update on how staff are responding to the recommendations.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

In February, Metro received progress reports from all seven local implementation partners and Metro’s Site Acquisition Program. Staff have analyzed regional progress and performance, as summarized in the 2023 program report, which includes:

- Summary of local and regional progress toward unit production goals;

- Analysis of progress to advance racial equity in all aspects of implementation, including geographic distribution of investments, inclusive and meaningful community engagement, creation of equitable economic opportunities through the construction process, and planning to ensure fair housing access for priority community members;
- Financial analysis of current project pipeline to understand trends, challenges and opportunities related to effective use of public dollars; and
- Update on policy efforts completed in 2023, emerging challenges and opportunities, and recommended focus areas for the next year.

In the spring, the Affordable Housing Bond Community Oversight Committee reviewed local progress through presentations from each implementing jurisdictions as well as from Metro staff, and the Committee identified key highlights, lessons learned and recommendations for Council consideration.

BACKGROUND

In November 2018, greater Portland voters took action to address the region's housing crisis, overwhelmingly passing the nation's first regional affordable housing bond, with a goal of creating 3,900 affordable homes across the region, of which at least half (1,950) would be sized for families with two bedrooms or more and 1,600 would be affordable to households with very low incomes (30% of area median income or below).

The Council further directed staff to ensure that four core values, developed and refined through extensive stakeholder engagement in 2018, would guide implementation:

1. **Lead with racial equity.** Ensure that racial equity considerations guide and are integrated throughout all aspects of implementation, including community engagement, project location prioritization, tenant screening and marketing, resident and/or supportive services, and inclusive workforce strategies.
2. **Create opportunity for those in need.** Ensure that program investments serve people currently left behind in the region's housing market, especially: communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement.
3. **Create opportunity throughout the region.** Ensure that investments are distributed across the region to (a) expand affordable housing options in neighborhoods that have not historically included sufficient supply of affordable homes, (b) increase access to transportation, employment, education, nutrition, parks and natural areas, and (c) help prevent displacement in changing neighborhoods where communities of color live today.
4. **Ensure long-term benefits and good use of public dollars.** Provide for community oversight to ensure transparency and accountability in program activities and outcomes. Ensure financially sound investments in affordable, high quality homes. Allow flexibility and efficiency to respond to local needs and opportunities, and to create immediate affordable housing opportunities for those in need.

Since the measure's passage, Metro Council has taken the following actions to direct implementation of the program:

- Creation and appointment of the **Housing Bond Program Community Oversight Committee**, to provide program oversight on behalf of the Metro Council to monitor housing bond activities and expenditures and provide an annual report to the Metro Council;
- Approval of the **Metro Housing Bond Program Work Plan**, which provides an operational framework for the program;
- Approval of **local implementation strategies** for all seven of Metro's local implementation partners, as part of **intergovernmental agreements** which lay out the terms and conditions upon which Metro will provide Metro bond funds to local implementation partners for investment in eligible affordable housing projects; and
- Approval of **Metro's Site Acquisition Program Implementation Strategy**, through which Metro is working collaboratively with partners to acquire and support development of regionally significant sites.
- Approval of **Metro Housing Bond Program Work Plan Amendment** to allocate bond funds for administrative costs.

ATTACHMENT

- 1) Affordable Housing Bond Oversight Committee Memo and 2023 Annual Report



2023 Annual report
June 20, 2024

Metro affordable housing bond program

oregonmetro.gov/housing

Metro respects civil rights

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Memo

Date: June 10, 2024
To: Metro Council
From: Metro Housing Bond Community Oversight Committee
Subject: 2023 Annual Report

A report to the Metro Council and the community from the Metro Housing Bond Community Oversight Committee

We are pleased to present the 2023 annual report for the Metro affordable housing bond, covering the period from January 1, 2023 through December 31, 2023.

The Metro Housing Bond Community Oversight Committee has reviewed progress reports from all eight implementation partner agencies, as well as an analysis of regional progress and performance presented by Metro staff. The committee also reviews quarterly progress and expenditure reports on an ongoing basis to monitor and evaluate progress toward production and policy goals outlined in the Metro Council’s adopted policy framework for the bond.

The bond framework established a goal of creating at least 3,900 new homes as well as policy expectations for advancing racial equity throughout the implementation process. This report demonstrates that the bond is delivering on its promises. Metro and its partners are on track to build 800 more homes than expected, bringing 4,700 affordable homes to the region. These new affordable homes will help tackle the region’s housing shortage and stabilize communities so that all people can thrive.

KEY HIGHLIGHTS

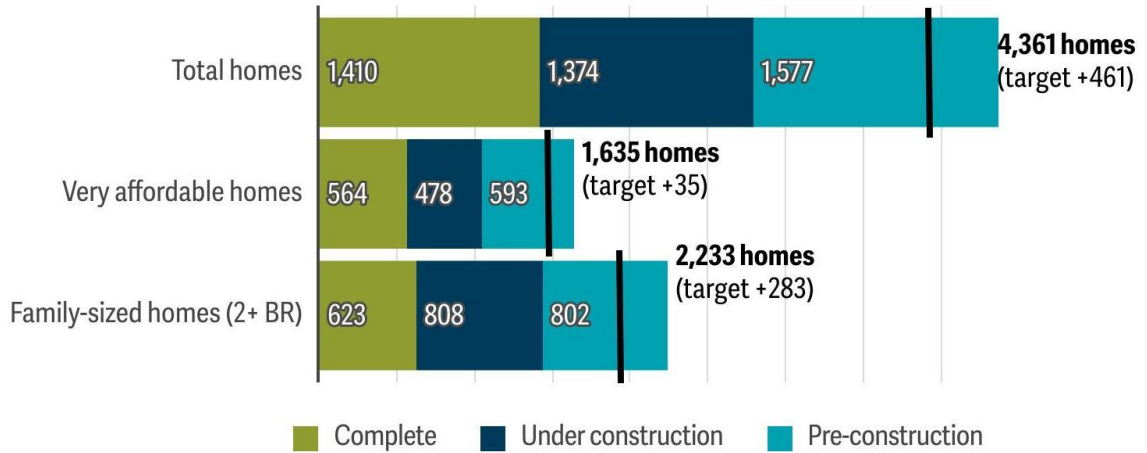
In its fourth year of implementation, the bond program outpaced housing production targets while continuing to make significant progress in advancing regional goals to increase equitable access to housing.

Production progress

As of December 2023, there were 52 bond-funded projects underway that will provide 4,361 new affordable homes. These homes represent 112% of the bond’s total unit production target of 3,900 affordable homes.

- **Total units:** The 4,361 affordable homes (which are collectively referred to as the “bond portfolio” throughout the report) include 1,410 units that have completed construction, 1,374 units under construction and 1,577 units in pre-construction.

Regional progress toward production goals



- **Very affordable units:** 1,635 of these homes will be affordable to households with incomes at or below 30% of area median income, representing 102% of the program’s production goal for deeply affordable homes.
- **Family-size units:** 2,233 of these homes will have two or more bedrooms, representing 115% of the program’s production goal for family-size homes.

Plans are in place that will commit all remaining bond funds by 2025 with final projects expected to break ground by 2026. **The program is projected to achieve at least 120% of its original production target once all funds are expended,** creating an estimated 4,700 affordable homes that will provide housing for 9,000 to 15,000 people across the region.

By December 2023, 1,443 people had moved into their new homes in 10 bond-funded projects located in Beaverton, Forest Grove, Gladstone, Gresham, Happy Valley, Portland and Tigard.

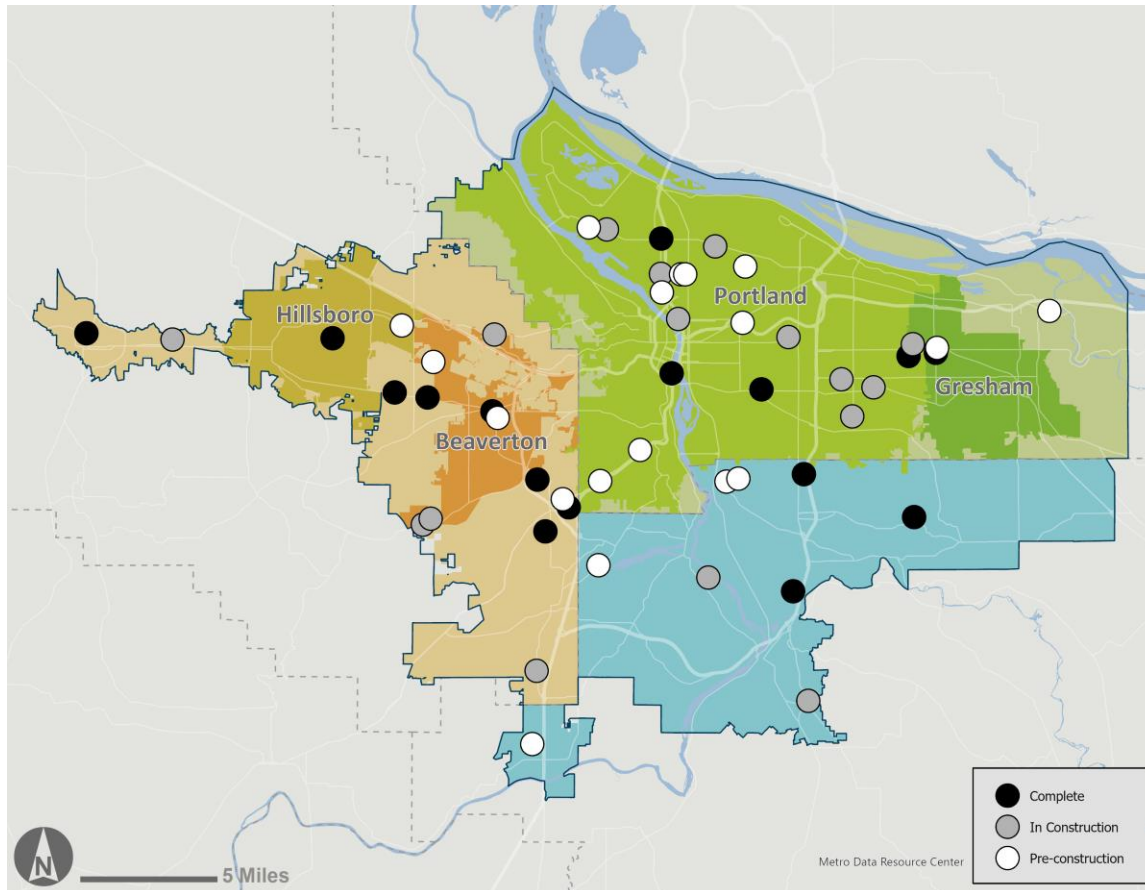
Addressing disparities and advancing racial equity

Metro and its implementation partners are making ongoing progress in moving forward the bond program’s goals of addressing disparities, increasing equitable access to housing and advancing racial equity:

- **Addressing disparities through project location:** The locations of the bond portfolio’s homes expand access to housing options in a diversity of areas throughout the region: 42% of units are located in areas that have historically lacked affordable housing, 58% are located in areas where communities at risk of displacement live today and 42% are located in areas historically inaccessible to communities of color. This not only improves access to affordable housing in communities across greater Portland and provides residents with greater choice about where to live, it also helps connect people

to schools, jobs and other opportunities while preventing displacement in changing neighborhoods.

Affordable housing bond project locations



- **Advancing economic opportunity through construction:** Bond-funded projects represented about 15% of regional multifamily housing construction in 2023 and have supported an average of 3,286 jobs in the construction sector annually – jobs that pay an average of \$91,000 per year in wages and benefits. To ensure equitable access to the economic opportunities provided by bond investments, the program aims to direct construction contracts to underrepresented firms. The bond’s development projects are on track to meet or exceed the regional goal of at least 20% of construction contract funding going to state certified minority- or women-owned and/or emerging small businesses (MWESB). Ten projects reached completion in 2022 and 2023 with a combined \$50.3 million in contracts paid to certified MWESB firms, representing 24.9% of total construction costs.
- **Promoting equitable access through marketing and lease-up:** All bond projects are required to develop plans for affirmatively marketing housing opportunities and reducing lease-up barriers to ensure equitable access to bond-funded units. Data from projects that have completed lease-up suggest that these affirmative marketing and lease-up strategies are working, with a

higher percentage of people of color housed in bond-funded units than the percentage of households with low incomes that are people of color in the surrounding neighborhoods and the region as a whole.

- **Advancing housing stability through services:** On-site services can support households with low incomes to remain stably housed. Across the 52 projects in the portfolio, 96% include formal partnerships with culturally responsive or culturally specific organizations to provide resident services and other programming. In addition, 54% of projects will provide ongoing case management for households in permanent supportive housing units intended for people exiting long-term homelessness; 57% of these projects are leveraging funding from Metro’s supportive housing services fund.
- **Promoting community engagement:** Implementation partners and developers are expected to conduct outreach and organize engagement opportunities to involve the community in providing input on project design, services and other priorities. In 2023 more than 1,103 people participated in community engagement opportunities to inform planning for 16 projects. Their input led to modifications to outdoor areas, common spaces, unit amenities, on-site services, security features and parking.

Addressing emerging opportunities and challenges

Metro works with its partners on an ongoing basis to support regional alignment and coordination in response to emerging challenges and opportunities. Key policy and program refinement work undertaken in 2023 included:

- **Convening stakeholders to regionalize best practices:** Metro worked with stakeholders and partners to improve post-occupancy reporting on marketing, screening and demographic data, resulting in improved data quality. Metro also worked with partners to create standards and templates for affordable homeownership projects, supporting the addition of four homeownership developments to the portfolio. The Tri-County Planning Body, which develops regional strategies to support implementation of Metro’s supportive housing services fund, identified six regional goals that will guide investments to address homelessness.
- **Strengthening system integration and alignment:** Metro dedicated funding and staff capacity to strengthen regional permanent supportive housing coordination and alignment, which includes supporting jurisdictional partners to align housing bond and supportive housing services resources. Metro also continued to coordinate with Oregon Housing and Community Services on funding alignment while supporting federal legislative changes that would increase the availability of private activity bonds.
- **Analysis and planning for the future:** Metro Council laid the groundwork for a community conversation to explore how the region can continue to work

together to create affordable homes as well as provide services that keep people housed. A stakeholder advisory table was convened in early 2024 that will inform a recommendation from Metro’s chief operating officer to the Metro Council on future funding options. Metro also expanded its staffing capacity to focus on programmatic integration and policy alignment of Metro’s capital development and supportive housing services funds – work that is critical to the region’s ability to deliver on its housing commitments.

RECOMMENDATIONS

The committee commends Metro and its implementation partners on the milestones reached this year. The bond program is on track to exceed unit production goals, and considerable progress has been made on the committee’s previous recommendations. This sets a firm platform for the committee to make the following recommendations to continue to optimize the impact of these resources and set up the region to continue to address pressing regional housing needs.

- **Funding coordination and alignment:** 20 projects (1,577 units) have received a commitment of Metro bond funds and are still in the pre-construction stage. These projects continue to face challenges due to unprecedented cost escalation and statewide shifts necessary to address private activity bond constraints, presenting significant risks to reaching construction start. Metro should continue to work with funding and development partners to ensure that projects have the flexibility and support they need to navigate funding gaps or other barriers. Metro should continue to coordinate with Oregon Housing and Community Services and jurisdictional partners on funding processes and alignment to provide predictability and certainty for developers, ensure that funding and underwriting standards are responsive to their needs, and prioritize deeply affordable and permanent supportive housing units.
- **Affordable housing operations:** While the bond program is exceeding its housing production goals and demonstrating strong outcomes for racial equity in construction and initial marketing, the ongoing stability of residents – and the organizations that own and operate the housing – will be the long-term measure of success for this program. Affordable housing owners and operators face new challenges navigating rising operating costs and supporting property management and operational practices that are responsive to the needs of residents. Metro should conduct an analysis and convene stakeholders to evaluate needs/gaps and identify opportunities to support property management and operational practices that will ensure long-term stewardship of the community assets created through this investment program.

- **Plan for the future:** Metro should continue working with partners and stakeholders to develop plans to ensure the region can address its affordable housing needs into the future. This includes planning for continued funding for affordable housing, coordination of local strategies to eliminate barriers to affordable housing production in alignment with State Land Use Goal 10, and planning for the intentional integration and alignment of Metro’s capital and supportive housing services funds. This work is necessary to ensure that we are maximizing the impact of these combined investments in addressing our region’s housing and homelessness crisis.

The Portland region should be proud that we are addressing the national issues of affordable housing and homelessness with an active approach that centers racial equity. This bond continues to be successful and will exceed the commitments made to voters. We have an opportunity to build upon this work and expand its impact. We would like to applaud Metro and jurisdictional partner staff for their continued dedication, and we are honored to have the opportunity to provide oversight for this important program for our region.

Thank you,

Jenny Lee (Co-chair)

Steve Rudman (Co-chair)

Scott Greenfield

Ann Leenstra

Jesse Neilson

Jeffery Petrillo

Mara Romero

Katherine Rozsa

Andrea Sanchez

Karen Shawcross

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INTRODUCTION

Across greater Portland, communities continue to struggle with having enough affordable housing to meet everyone's needs. According to the most recent data from the National Low-Income Housing Coalition, the Portland region is short about 81,000 homes for households making 50% or less of the area median income (\$56,400 for a household of four).¹

This shortage has resulted in a housing crisis that puts households with low incomes at risk of housing instability and homelessness. Populations with additional barriers to housing have been hit particularly hard. These groups include people of color, immigrants, veterans, people with disabilities, older adults and families.

On November 6, 2018, voters took action to address the region's housing crisis, passing the nation's first regional affordable housing bond. The voter-approved bond generates \$652.8 million in funding, with the goal of building 3,900 affordable homes to house about 12,000 people. Since voter approval, Metro and partners in community, government and business have worked together to deliver the results sought by voters.

This report provides an update on implementation progress for the Metro affordable housing bond. The report summarizes bond implementation through December 2023, building upon and aggregating information provided in progress reports from seven local implementing partner jurisdictions plus Metro's site acquisition program. The report includes:

- A summary of local and regional progress toward unit production targets, funding commitments and expenditures
- Analysis of progress to advance racial equity through geographic distribution of investments, commitments for equitable contracting and hiring, low-barrier screening, affirmative marketing and strategies to provide ongoing services to meet the needs of residents
- Activities and outcomes for community engagement to ensure that feedback from communities of color and other priority groups meaningfully shapes project outcomes to meet their needs
- Financial analysis of the current portfolio to analyze efficient use of subsidy and alignment with leveraged funds to maximize the benefits of these investments.

¹ Data are for the Portland-Vancouver-Hillsboro Metropolitan Statistical Area.

BACKGROUND

When Metro Council referred the 2018 bond to voters, it adopted an implementation framework developed through months of engagement with partners and community members. The framework continues to guide implementation today.

Core values

The framework includes four core values:

1. **Lead with racial equity.** Ensure that racial equity considerations guide and are integrated throughout all aspects of implementation, including community engagement, project location, inclusive workforce, tenant marketing and screening, and resident and/or supportive services strategies.
2. **Create opportunity for those in need.** Ensure that program investments serve people currently left behind in the region's housing market, especially communities of color, families with children and multiple generations, people with disabilities, seniors, veterans, households experiencing or at risk of homelessness and households at risk of displacement.
3. **Create opportunity throughout the region.** Ensure that investments are distributed across the region to: a) expand affordable housing options in neighborhoods that have not historically included sufficient supply of affordable homes, b) increase access to transportation, employment, education, nutrition, parks and natural areas, and c) help prevent displacement in changing neighborhoods where communities of color live today.
4. **Ensure long-term benefits and good use of public dollars.** Provide for community oversight to ensure transparency and accountability in program activities and outcomes. Ensure financially sound investments in affordable, high-quality homes. Allow flexibility and efficiency to respond to local needs and opportunities, and to create immediate affordable housing opportunities for those in need.

Leading with racial equity

Because people of color have been and continue to be among those most harmed by housing discrimination and lack of access to safe, stable, affordable homes, the Metro Council directed the housing bond program to lead with racial equity in all aspects of the program. Explicitly focusing policies and investments to benefit communities of color can reduce racial disparities while benefiting the whole community.

The housing bond program partially addresses these barriers through its ambitious goals for family-size and deeply affordable homes. The program also prioritizes racial equity throughout implementation – from community engagement that informs projects, to the geographic distribution of investments, to creating economic opportunity with the development of affordable housing, to strategies for reducing barriers to access and promoting culturally responsive services to meet the needs of future residents.

Implementation partner jurisdictions

Metro works to deliver the housing bond program in close partnership with seven local implementation partners: the cities of Beaverton, Gresham, Hillsboro and Portland; Clackamas and Washington counties; and Home Forward, as the implementation partner for east Multnomah County. In recognition of the unique knowledge, experience and opportunities in communities across the region, each partner has developed its own implementation strategy to meet local needs while serving the bond's regional goals. Jurisdictions are responsible for administering funds to invest in property acquisition and eligible development projects. Some projects are being developed and operated by public housing authorities, but the majority are public-private partnerships with third-party affordable housing developers, owners and property managers.

Metro is responsible for providing oversight and accountability, including reviewing each proposed investment at concept and final stages to ensure alignment with program requirements and contribution to the production outcomes promised to voters. In addition, Metro directly invests housing bond funds through its site acquisition program, which strategically acquires and invests in the development of promising sites for affordable housing in collaboration with local implementation partners.

Work plan and local implementation strategies

In 2019, the Metro Council adopted a housing bond work plan to provide operational guidance for program administration activities including roles and responsibilities, funding allocation and eligibility criteria, and processes for funding approvals. In accordance with requirements set forth in the work plan, each implementing partner created a local implementation strategy informed by community engagement. Each strategy includes a development plan to achieve the local share of unit production goals and commitments for advancing racial equity and ensuring community engagement input informs projects.

Community Oversight Committee

Independent community oversight is a hallmark of accountability to voters and the community. The Metro Council appointed a Housing Bond Community Oversight

Committee in January 2019 to provide independent and transparent oversight of implementation, including evaluating local implementation strategies for consistency with program goals and guiding principles, monitoring investment outcomes and providing an annual report to the Metro Council.

Throughout 2019, the committee reviewed and recommended local partners' implementation strategies for approval by Metro Council. During this time, the committee also identified considerations for ongoing monitoring and evaluation. In 2020, the committee monitored early implementation. Beginning in 2021, the committee submitted annual reports to Metro Council. The most recent annual report, released in 2023, recommended convening stakeholders to regionalize best practices, focusing on systemic integration, and evaluating the bond's impact to support planning for the future (*Exhibit G*).

Funding requirements and intergovernmental agreements

The Metro Council approved local implementation strategies as part of intergovernmental agreements with each implementation partner describing the terms and conditions for using bond funds for eligible investments and program administration. Intergovernmental agreements include these provisions:

- All projects selected for bond funding must demonstrate contribution to unit production targets and consistency with approved local implementation strategies as confirmed through Metro staff review at the concept endorsement and final approval stages.
- All funded projects will have a regulatory agreement ensuring long-term affordability and monitoring obligations for a term of at least 60 years (or 30 years for acquired buildings that are more than 10 years old).
- Implementing jurisdictions will submit annual progress reports to Metro, to support the oversight committee's annual progress review.
- Metro will disburse administrative funding to implementation partners annually based on a schedule established in the intergovernmental agreement. One exception is City of Portland, which will have its administrative share included in project funding, to be reimbursed to the City through a "project delivery fee."
- Implementing jurisdictions will submit annual end-of-fiscal-year reports to Metro summarizing direct project expenditures and program administrative expenditures, the latter of which is subject to the 5% administrative cap included in the housing bond measure.

The community oversight committee completed its review and recommendation of local implementation strategies between July 2019 and February 2020, and Metro Council approved strategies as part of intergovernmental agreements. Six intergovernmental agreements were executed between November 2019 and August

2020. The intergovernmental agreement for Home Forward was approved in March 2021 due to the relatively small funding allocation in Multnomah County outside the cities of Portland and Gresham.

Funding allocation

The housing bond framework called for funding to be allocated region-wide based on assessed value of property in each of the three counties and set a 5% cap on administrative funding across the program.

As of December 2023, the housing bond work plan allocated \$662,001,105 for investments in property acquisition and development, to be allocated as follows:

- Ten percent of original project allocation (\$62,016,000) allocated for investment through Metro’s site acquisition program, which acquires regionally significant sites and supports their development in coordination with local implementing jurisdictions.
- All remaining funds (\$599,985,105) allocated to support local implementation, with distribution on the basis of share of assessed property value to achieve a proportionate distribution of investments across the region (45% in Multnomah County, 34% in Washington County and 21% in Clackamas County).

This includes additional funding generated through bond sale premiums and interest earnings, which has been allocated toward investments in air conditioning, permanent supportive housing, and additional project and administration costs in alignment with Metro Council direction. Current funding availability and adjusted allocations are shown in *Exhibit F*.

The bond measure included an administrative funding cap of 5% of total bond proceeds. Including interest earnings through December 2023, \$34,842,163 is available for administrative costs. Of these funds, \$19,409,319 is directed to Metro’s regional oversight and accountability functions, and \$12,803,823 is allocated for the administrative costs of implementing partners and Metro’s site acquisition program.² The remaining \$2,629,021 within the 5% cap is reserved for future allocation.

The administrative activities for the bond program are expected to span fiscal years 2019-2028. Averaged over that 10-year period, the program has a total of \$3,484,216 per year in administrative funding for all implementation and oversight activities of Metro and its local implementation partners combined. This funding is insufficient to cover the full administrative costs of implementation, a

² Portland does not receive an allocation for administrative costs as Portland uses a Program Delivery Fee, not paid for by Metro's affordable housing bond, to cover administrative expenses.

challenge which has led to capacity gaps and the need for supplemental administrative funding from Metro and other funding sources.

Targets and metrics

From 2019 through 2020, Metro engaged implementation partners, stakeholders, practitioners and the community oversight committee to further define metrics for evaluating progress toward goals and targets in the measure.

The implementation framework established the following goals for the program:

- Create 3,900 affordable homes.
 - Reserve 1,600 homes for people with very low incomes (30% or less of area median income).
 - Build half of the homes with two or more bedrooms – big enough to accommodate families.
 - Up to 10% of homes may be moderately affordable for people with below average incomes (61-80% of area median income).
- Distribute investments across the region to create 21% of homes in Clackamas County, 34% in Washington County and 45% in Multnomah County.
- No more than 5% of total funding may be spent on program administration activities.
- At least 20% of construction contracts for each project should be awarded to state certified minority- or women-owned and emerging small business (MWESB) firms, and jurisdictions should demonstrate progress toward increasing equitable contracting outcomes over time.

Metro defined additional metrics to further operationalize the values and goals in the framework and support program evaluation. These metrics relate to the following areas:

- Community engagement outcomes, including demographics of participants and how feedback changed processes and projects
- Location outcomes related to access, fair housing and community stabilization
- Outreach to MWESB/COBID (Certification Office for Business Inclusion and Diversity) certified firms
- Construction workforce diversity
- Affirmative marketing activities and outcomes (e.g., referral sources)
- Screening and lease-up outcomes (e.g., application denials)
- People served and resident diversity
- Efficient use of subsidy.

It is important to note that many metrics will not be reported until after projects reach completion (e.g., contracting/workforce outcomes) and lease-up (e.g., marketing/lease-up outcomes, resident demographics). The first post-completion outcomes were reported in December 2022.

Metro supportive housing services fund

In May 2020, voters in greater Portland approved a new regional tax to fund supportive housing services, an unprecedented effort to direct funding toward investments in rental assistance and supportive services for people experiencing or at risk of homelessness. The fund aims to stabilize 5,000 households experiencing prolonged homelessness with complex disabilities and 10,000 households experiencing short-term homelessness or at risk of homelessness. Implementation is guided by a commitment to lead with racial equity, with community-informed strategies, goals and outcome metrics.

The supportive housing services fund presents an opportunity to integrate rental assistance and supportive services funding with the bond program's capital investments to maximize the ability of both programs to serve households experiencing or at risk of homelessness, with a particular focus on providing permanent supportive housing. Integration of supportive housing services funding with bond investments also enables the bond program to further advance its racial equity commitments.

2023 POLICY EFFORTS

In June 2023, the Housing Bond Oversight Committee presented recommendations to the Metro Council designed to maximize the impact of housing bond resources and equip the region to plan for the future. The committee noted that Metro's strong stewardship of the housing bond made it possible to start thinking about long-range and big-picture planning.

The committee's recommendations focused on regionalizing best practices, strengthening system alignment and integration, and conducting analysis and planning for the future. Fully responding to these recommendations will take ongoing coordination with jurisdictional partners and housing providers to improve and align practices, policies and systems and to invest in capacity and technical assistance needs across a range of areas related to affordable housing funding, construction and operations. Key policy and program refinement work undertaken in 2023 in response to the recommendations is summarized below.

Convening stakeholders to regionalize best practices

- **Post-occupancy reporting:** In 2023, Metro worked with partners and stakeholders to improve post-occupancy reporting on marketing, screening and demographic data. The updated reporting templates resulted in more comprehensive and accurate data on occupancy outcomes for bond-funded projects that completed lease up in 2023. Among the improvements, projects consistently reported on data at the occupant level rather than just the household level, which was an issue for previous reporting.
- **Affordable homeownership standards:** Metro reviewed and approved four affordable homeownership developments for bond funding in 2023. To support the inclusion of homeownership projects in the bond portfolio, Metro worked with jurisdictions and development partners to create regional standards, including templates for affordability covenants. Established local partners Habitat for Humanity and Proud Ground provided support with this work.
- **Tri-County Planning Body:** The Tri-County Planning Body (TCPB), which develops regional strategies to support implementation of Metro's supportive housing services fund, identified six regional goals in 2023 that will guide regional investment priorities to address homelessness. These goals focus on coordinated entry, regional landlord recruitment, healthcare systems alignment, training, technical assistance, and employee recruitment and retention. The TCPB's first implementation plan focuses on increasing the availability of readily accessible and appropriate housing units to support housing placements.
- **Regional training and technical assistance:** Metro is building a regional capacity team charged with developing technical assistance and training programs to support the capacity of housing and homeless service providers.

The team is leading a cooperative regional procurement process to expand the number and types of consultants available to partner with Metro and jurisdictions to provide technical assistance and capacity building support. The team will also work with partners to develop a series of regional capacity building trainings and support programs.

Strengthening system integration and alignment

- **Permanent supportive housing pilot funding:** In fall 2022, Metro earmarked \$20 million in unallocated bond interest earnings to support additional investments in expanding permanent supportive housing (PSH). These investments are aligned with supportive housing services (SHS) funding commitments for ongoing rental assistance and wraparound services tailored to meet the needs of individuals and families experiencing long-term homelessness. Funding was proportionately allocated to the three counties as administrators of SHS funding. In 2023, Clackamas County directed its \$4.2 million allocation to support funding for 20 additional PSH units. Multnomah County, with an allocation of \$9.1 million, is working with Portland Housing Bureau and has released a notice of funding available to solicit projects via a competitive process; the County will submit PSH projects to Metro for initial concept endorsement review in summer 2024. Washington County, with an allocation of \$6.7 million, is continuing to explore options to commit the PSH pilot funding to acquisition or new construction projects.
- **Permanent supportive housing systems alignment:** In 2023, Metro strengthened its commitment to PSH by dedicating staff capacity to support regional PSH coordination and alignment. Initial work is focused on supporting jurisdictional partners to align housing bond and SHS resources and identifying opportunities for regional definitions, quality standards, financial planning, and training and technical assistance needs. To date, the work has included the development of a financial planning tool, identification of potential regional definitions, and planning for an engagement strategy to gather input from key stakeholders that will inform recommendations for improving service and resource levels to meet growing project and tenant needs.
- **State and federal resources:** Metro staff continued work with Oregon Housing and Community Services (OHCS) to advance strategies for state and local funding alignment. Metro staff participated in an OHCS affordable rental housing engagement series focused on creating a coordinated funding process for available OHCS resources. Staff provided feedback regarding funding allocations to the Metro region and shared information about funding needs and gaps for upcoming projects in the Metro bond pipeline. The availability of private activity bonds continues to be an issue statewide. Metro is coordinating with a coalition of partners across the state to advocate for federal legislative changes that would increase access to private activity bonds.

Analysis and planning for the future

- **Exploration of future funding options:** With Metro housing bond funding soon coming to an end, Metro Council laid the groundwork for a community conversation to explore how the region can continue to work together to create affordable homes as well as provide services that keep people housed. This conversation will inform a potential recommendation by the Metro chief operating officer to the Metro Council in late spring 2024, including a possible new funding proposal for voters' consideration. A stakeholder advisory table was convened in early 2024 that will help shape the recommendations.
- **Integration and alignment of Metro funding:** Metro expanded its staffing capacity to support programmatic integration and regional policy alignment of Metro's housing bond and supportive housing services fund – work that is critical to the region's ability to deliver on the commitments in these funding measures. The team is in the early stages of launching several bodies of research, analysis and engagement to support development of regional frameworks for permanent supportive housing, affordable housing production and asset management of existing housing funded by the bond.

UNIT PRODUCTION PROGRESS

The housing bond program is on track to exceed the goal of creating 3,900 affordable homes, including 1,950 family-size homes and 1,600 homes regulated for affordability to households making 30% of area median income or below.

As of December 2023, the program had committed funding to 52 projects representing 4,361 new affordable homes, including:

- 16 projects (1,410 units) that have completed construction
- 16 projects (1,374 units) that are under construction
- 20 projects (1,577 units) that are in pre-construction

Of these homes:

- 2,233 will have two or more bedrooms, representing 115% of the program's production goal of 1,950 family-size homes.
- 1,635 will be affordable to households with incomes at or below 30% of area median income (AMI)³, representing 102% of the program's production goal of 1,600 deeply affordable homes.

The 4,361 homes in the current portfolio will provide affordable housing for an estimated 8,000 to 14,000 people (detailed occupancy estimates are available in *Exhibit A*).

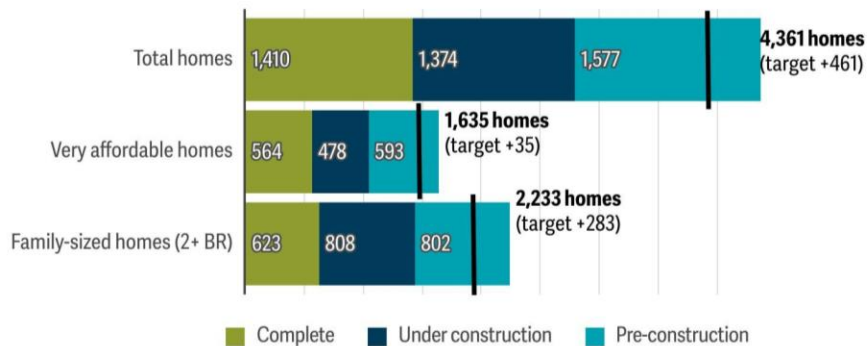
By December 2023, 1,443 of these occupants had moved into their new homes in the first 10 projects to complete lease-up, located across the region in Beaverton, Forest Grove, Gladstone, Gresham, Happy Valley, Portland and Tigard.

The current portfolio's 4,361 affordable homes represent 112% of the bond program's total production target. Figure 4.1 shows regional progress toward production goals relative to funding committed. About 74% of total bond resources have been encumbered to fund the 4,361 homes already in progress. Plans are in place that will commit all remaining bond resources to projects by the end of 2025.

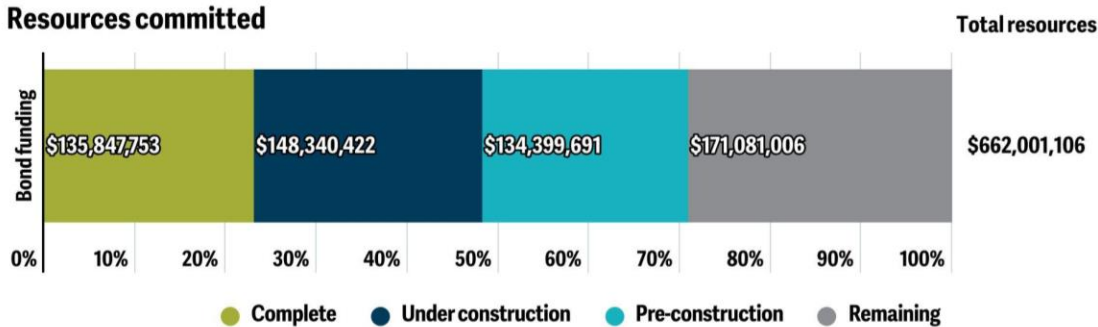
³ In the Portland metropolitan area, 30% of area median income in 2023 was an annual income of \$23,700 for a household with one person and \$33,840 for a household with four people.

Figure 4.1 Regional progress toward production goals relative to funding committed

Affordable housing production: progress underway



Resources committed



While the program is currently tracking ahead on unit production relative to funding committed, changes in the funding and financial landscape present significant challenges.

The production goals for the affordable housing bond were established based on modeling that reflected conditions and projections in 2018. Favorable tax credit pricing and low interest rates, as well as swift action by implementing partners, enabled the program to exceed expectations in early phases of implementation. Staff expected that market cost escalation would impact costs and subsidy needs throughout the course of the implementation timeframe (2019-2026), but the past three years have brought unprecedented cost escalation due to broader economic factors impacting the cost and availability of materials and labor. Ongoing impacts of the COVID-19 pandemic have created a construction cost premium for wood-framed projects with slab-on-grade foundations that is estimated at 8%-12% above that which would have occurred with standard, pre-COVID construction cost escalation. Inflation and interest rate increases since early 2022 have further impacted costs, with the Portland Housing Bureau reporting an average 1% increase in construction “hard” costs per month for projects in its pipeline.

In addition, the state of Oregon faces new funding constraints as a result of oversubscription of private activity bonds, necessary for financing 4% low income housing tax credits, which represent the largest source of leveraged funding across

the portfolio. Limitations in tax credit availability create uncertainty across the state's affordable housing development pipeline and subject projects to funding delays, resulting in higher cumulative cost escalation.

These challenges have contributed to significant increases in housing production costs. Across the bond-funded portfolio, the weighted average total project cost per unit was \$447,053 in 2023 compared with \$387,283 in 2022. Analysis of more recent projects in the portfolio indicates that project costs are trending toward a weighted average of \$508,188 per unit.

Due to these increases, many projects are requiring higher Metro bond subsidy amounts. The average Metro bond subsidy for a typical project in the portfolio is \$106,456 per unit, but for more recent projects the average is trending toward \$148,766 per unit. (This analysis excludes outliers, such as projects using Metro bond subsidy to fill a small gap and projects relying on unusually high levels of bond funding.)

Local production progress

As of December 2023, five of the seven implementing jurisdictions had already met or exceeded their local share of the bond's production goal:

- **Beaverton's** portfolio achieved 100% of its unit goal, 69% of its goal for 30% AMI units and 100% of its goal for family-size units, with 98% of funding committed.
- **Clackamas County's** portfolio achieved 119% of its unit goal, 124% of its goal for 30% AMI units and 138% of its goal for family-size units, with 90% of funding committed.
- **Gresham's** portfolio achieved 158% of its unit goal, 100% of its goal for 30% AMI units and 147% of its goal for family-size units, with 78% of funding committed.
- **Portland's** portfolio achieved 104% of its unit goal, 90% of its goal for 30% AMI units and 103% of its goal for family-size units, with 75% of funding committed.
- **Washington County's** portfolio achieved 107% of its unit goal, 102% of its goal for 30% AMI units and 108% of its goal for family-size units, with 97% of funding committed.

Hillsboro's portfolio achieved 76% of its unit goal, 77% of its goal for 30% AMI units and 106% of its goal for family-size units, with 67% of funding committed. Planning is underway for a final project that will utilize the remaining funding to meet the city's production targets.

Home Forward achieved 85% of its unit goal for east Multnomah County, 85% of its goal for 30% AMI units and 85% of its goal for family-size units. It will not be

able to add more units because it is using bond funding for a single project that has encountered challenges with parking requirements and land use approvals. However, any shortfall will be offset by the units produced by other jurisdictions.

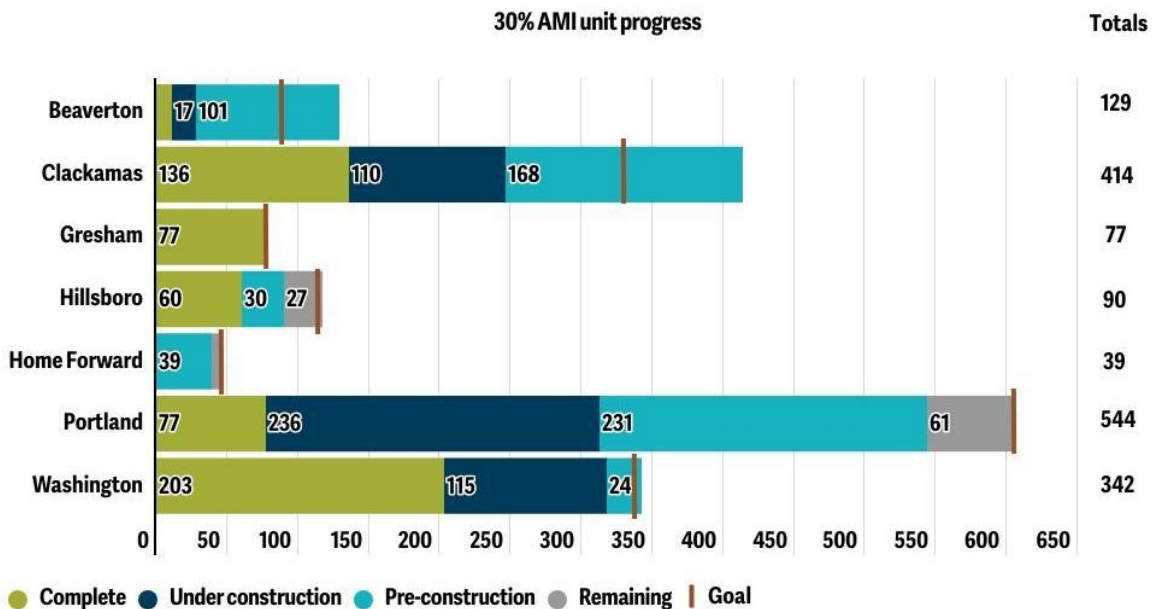
Local progress toward the total, family-size and very affordable units goals is shown in Figures 4.2-4.4. Details about local implementation partners' plans for remaining funds are included in their local progress reports, posted on the bond program's webpage.

Figure 4.2 Local progress toward total unit production goals



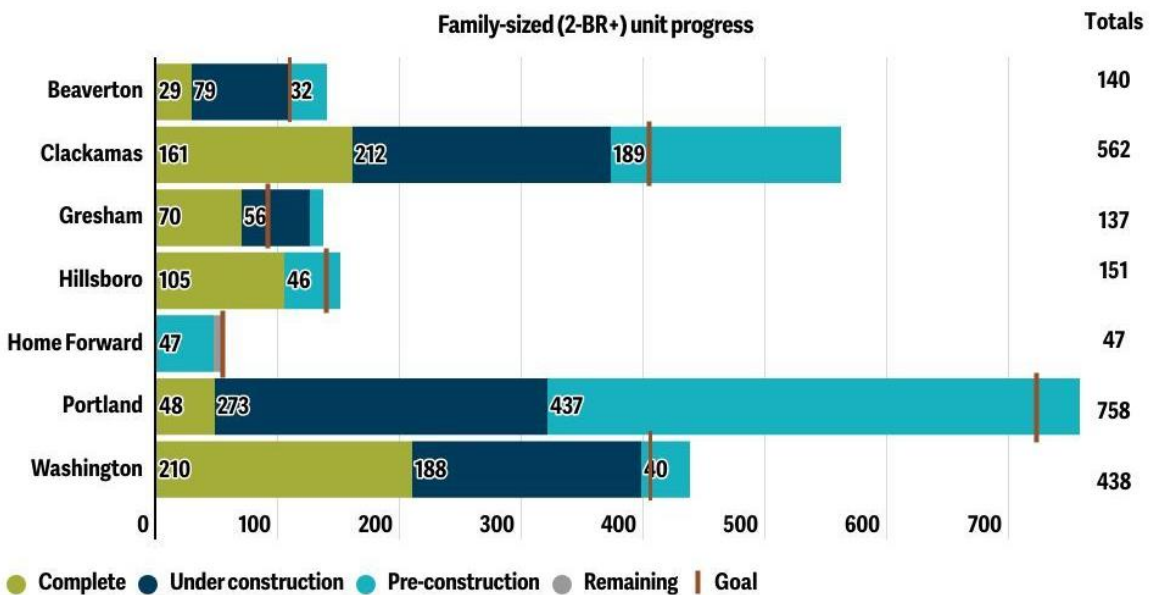
Implementation partners are on track to meet overall targets for very affordable (30% AMI or below) units, with funding committed to 1,635 units currently planned to serve households with incomes at or below 30% AMI (102% of the regional goal for very affordable units). As anticipated, the targets for very affordable units have been particularly challenging to achieve. These units require additional subsidy because their rental income is lower and their operating expenses can be higher, creating operating funding gaps and limiting projects' ability to carry debt. Additionally, buildings serving households with very low incomes often require investment in ongoing services that are beyond the scope of traditional real estate related operating expenses.

Figure 4.3 Local progress toward 30% AMI unit production goals



Implementation partners are also on track to exceed the overall 1,950 goal for homes with two or more bedrooms, with funding committed to 2,233 family-size units in the portfolio (115% of the target for family-size homes). Of the family-size homes in the portfolio, 30% are regulated for affordability at 30% AMI or below and 31% are larger unit sizes with three or more bedrooms.

Figure 4.4 Local progress toward family-size production goals



The bond program limits the number of homes provided for households making 61%- 80% AMI to 10% of overall units. To date, 108 of the bond-funded units (less than 3%) are affordable to households making 61%-80% AMI. This includes 22 units located in the Scholls Ferry project, 32 units in the

Wilsonville Transit Oriented Development project and 54 units in the portfolio’s homeownership projects – Abbey Townhomes, Carey Boulevard, Oak Row and Shortstack Milwaukie. Flexibility to allow these more moderately affordable units in bond-funded developments was an intentional policy choice intended to support cross-subsidization of deeply affordable units. This is particularly important given that many of the bond portfolio’s very affordable (30% AMI or below) units do not include long-term rental assistance.

Metro site acquisition program

Metro’s site acquisition program (SAP) manages implementation of 10% of total bond funds toward investments in property acquisition as well as development of sites already controlled by Metro. Development is facilitated through joint solicitations with implementing jurisdictions, and properties are transferred from Metro to a long-term owner prior to development. The site acquisition program aims to proportionately invest funds in implementing jurisdictions to contribute toward local production goals; funds remaining after acquisition support the development of the site. In most cases, projects developed on Metro-acquired properties require additional development funding from an implementing jurisdiction’s bond allocation.

As of December 2023, the program had reserved 100% of SAP funds for sites in all seven implementing jurisdictions. SAP acquires property in areas with strong access to amenities important to households with low incomes such as transit, grocery stores, parks and elementary schools, and in areas with limited existing regulated affordable housing. The program prioritizes deep stakeholder engagement to set priorities for the development of its sites. By acquiring and competitively offering high-quality development sites, SAP brings regulated affordable housing to communities where affordable housing developers have not been able to secure property and is able to attract proposals from a wide range of developers, not just those that control properties within the implementing jurisdiction.

Figure 4.5 Site acquisition program resources reserved per jurisdiction

Jurisdiction	Total SAP allocation	SAP funds reserved:			Percent reserved	Notes
		For due diligence and site acquisition	For development of Metro owned sites	Total reserved		
Beaverton	\$3,460,066	\$0	\$3,460,066	\$3,460,066	100%	All funds invested in previous Metro TOD program property purchased at Elmonica Station; developer: REACH CDC; construction start: late 2024
Clackamas	\$12,909,788	\$2,621,532	\$10,288,256	\$12,909,788	100%	Metro SAP program acquired Boone's Ferry Road site in Lake Oswego's Lake Grove neighborhood; developer: Hacienda CDC; construction start: spring 2025

Gresham	\$2,972,999	\$18,744	\$2,954,255	\$2,972,999	100%	All funds committed to previous Metro TOD program property purchased at northeast portion of Gresham Civic Station; developer: Home Forward; construction start: early 2025
Hillsboro	\$4,517,453	\$2,695,267	\$1,822,186	\$4,517,453	100%	Metro SAP program acquired Walker Road site in Hillsboro's Tanasbourne neighborhood; developer: Hacienda CDC; construction start: summer 2024
Home Forward	\$1,764,347	\$0	\$1,764,347	\$1,764,347	100%	Project acquired and developed by Home Forward; construction start: summer 2024
Portland	\$23,450,731	\$4,618,725	\$18,832,006	\$23,450,731	100%	All funds committed to development of two sites: Glisan Landing (TOD-purchased site); developer: Related NW; construction complete: late 2024. Barbur Portland Value Inn (SAP-funded acquisition); developer: Community Partners for Affordable Housing in partnership with HAKI Community Organization and Urban League; construction start: spring 2025
Washington	\$12,940,615	\$3,085,407	\$9,855,208	\$12,940,615	100%	Metro purchased property at 209th and TV Highway in Aloha-Reedville; developer: Housing Authority of Washington County; construction start: fall 2025
Totals	\$62,015,999	\$13,039,675	\$48,976,324	\$62,015,999	100%	

Affordable homeownership

In 2023, Metro worked with jurisdictions to add four developments to the bond portfolio that will offer affordable homeownership to 87 households: Abbey Townhomes in Northeast Portland, Carey Boulevard in North Portland, Shortstack Milwaukie in Milwaukie's Ardenwald neighborhood and Oak Row at Rockwood Townhomes in Gresham. The projects will use a community land trust model in partnership with Proud Ground to provide permanent affordability that will benefit multiple generations of future owners through a shared equity model. Total funding for the four projects combined is about \$10 million, or roughly 2% of total bond funds. The projects will expand access to homeownership, particularly for communities of color who have been intentionally excluded from opportunities to build intergenerational wealth due to racist policies like redlining and restrictive covenants.

Pipeline forecasting

Implementation partners are actively working on funding solicitations and plans to commit remaining funds. All remaining funds are expected to be committed by 2025 with final projects currently expected to break ground by 2026.

Figure 4.6 shows the anticipated timeline for disbursement of remaining funds and completion of remaining units. In 2024 and 2025, annual disbursements are expected in the range of \$105-\$143 million. The final disbursements of approximately \$102 million are expected in 2026. Projects typically take 39 to 47 months from solicitation and pre-development through construction and lease-up. Most remaining units are expected to be complete by 2027 with the final 53 units reaching completion in 2028 or 2029.

Figure 4.6 Forecasted timeline for remaining disbursements and unit completion

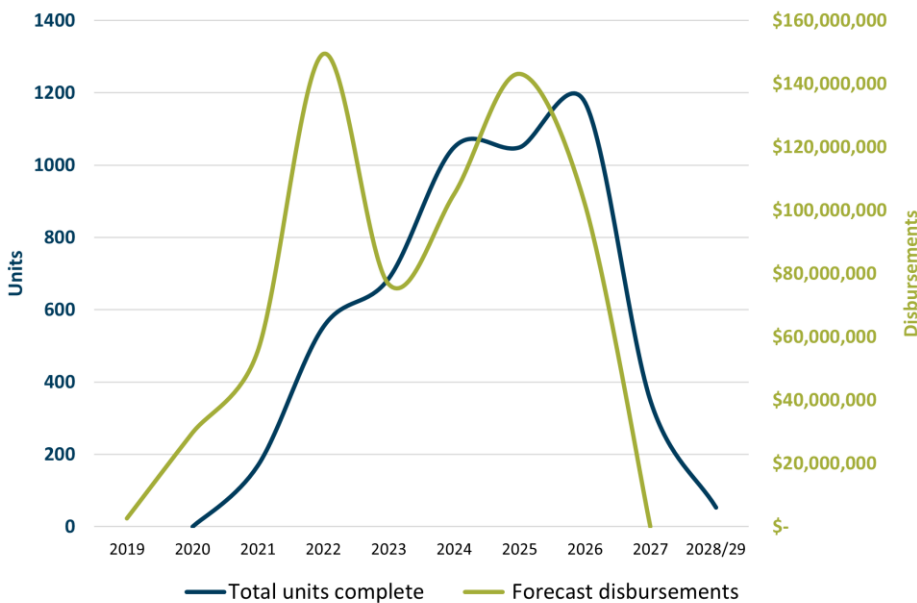
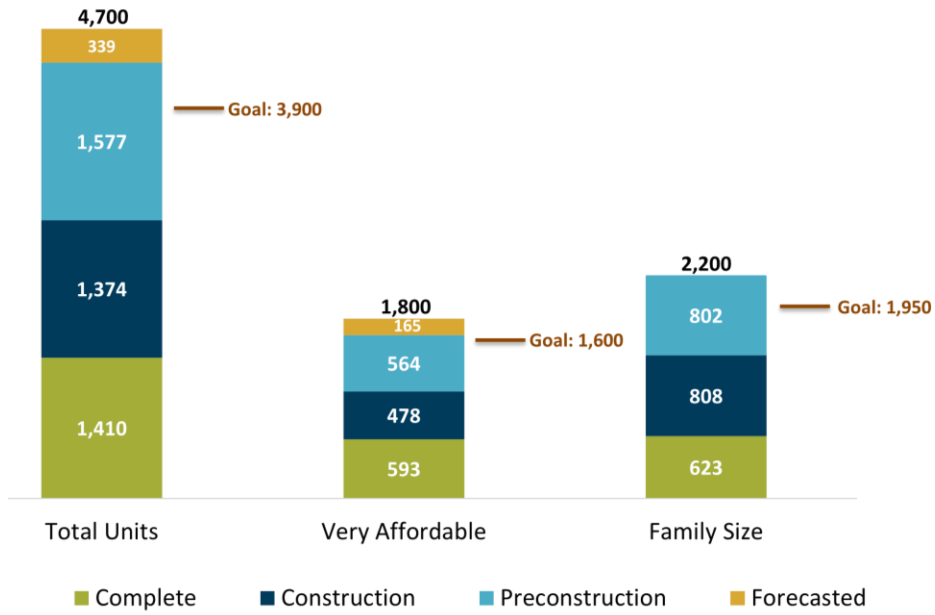


Figure 4.7 shows expected outcomes when accounting for all remaining funds. **The bond program is projected to achieve at least 120% of its original production target once all funds are expended, with an estimated total production of 4,700 units that will provide housing for 9,000 to 15,000 people.** These projections are based on conservative assumptions about cost escalation and delays due to private activity bond availability.

Figure 4.7 Forecasted production outcomes



ADVANCING RACIAL EQUITY THROUGH PROJECT LOCATION

Metro’s bond work plan required local implementation partners to develop a project location strategy that considers geographic distribution of housing investments, access to opportunity, strategies to address racial segregation, and strategies to prevent displacement and stabilize communities.

Metro analyzes project locations to assess how they are distributed and how they support goals for advancing access to opportunity and racial equity. Each implementing jurisdiction’s progress report provides additional detail on access to transportation, employment, education, nutrition, parks and natural areas for specific project locations.

Figure 5.1 summarizes the percentages of the total eligible units that meet different location-based characteristics. See *Exhibit B* for a more detailed table. Each metric is described after Figure 5.1, including how it supports the program’s core values and how it has been measured for this analysis.

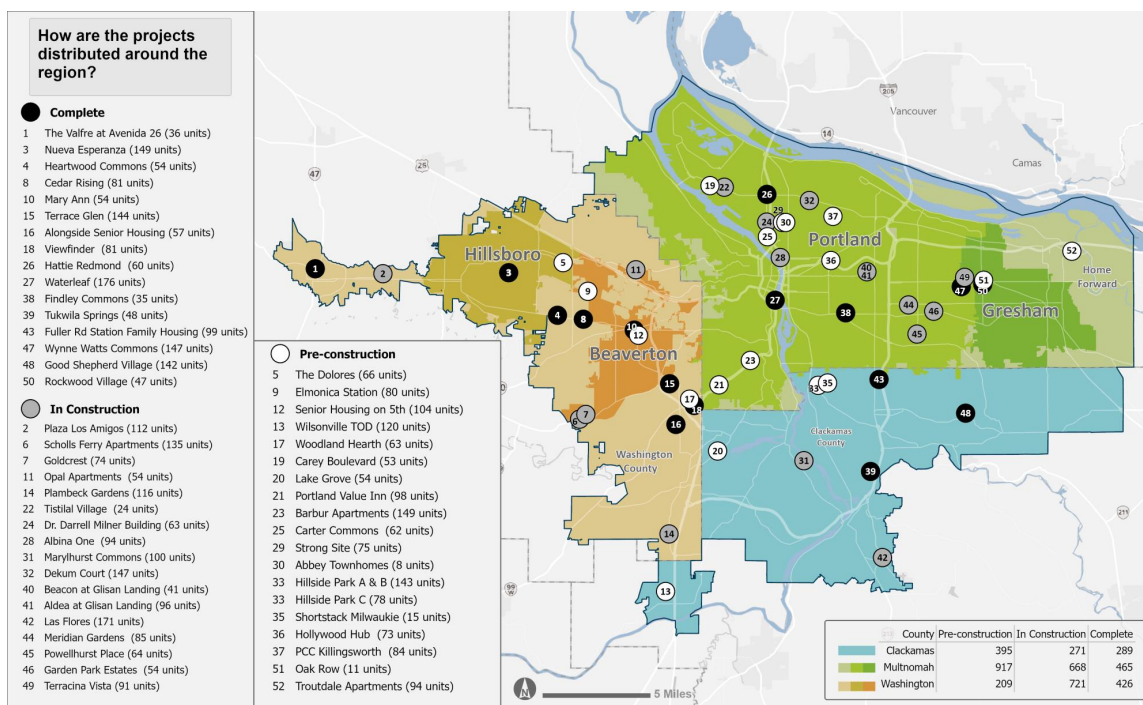
Figure 5.1 Summary of project location metrics

Project	Eligible units	County	Areas where communities at risk of displacement live today	Areas historically inaccessible to communities of color	Areas with limited regulated affordable housing	Areas with access to transit	Walkable areas
The Valfre at Avenida 26	36	Wash.		X			X
Plaza Los Amigos	112	Wash.	X		X	X	X
Nueva Esperanza	149	Wash.	X		X	X	
Heartwood Commons	54	Wash.	X			X	X
The Dolores	66	Wash.	X				X
Scholls Ferry Apartments	135	Wash.	X		X		
Goldcrest	74	Wash.		X	X		
Cedar Rising	81	Wash.	X			X	X
Elmonica Station	80	Wash.	X			X	X
Mary Ann	54	Wash.	X		X	X	X
Opal Apartments	54	Wash.	X				X
Senior Housing on 5th	104	Wash.	X		X	X	X
Wilsonville TOD	120	Clack.		X			
Plambeck Gardens	116	Wash.		X	X		
Terrace Glen	144	Wash.	X		X	X	X
Alongside Senior Housing	57	Wash.		X		X	X
Woodland Hearth	63	Wash.		X		X	X
Viewfinder	81	Wash.	X			X	X
Carey Boulevard	53	Wash.	X		X	X	X
Lake Grove	54	Clack.	X		X		X
Portland Value Inn	98	Mult.	X		X	X	X
Tistilal Village	24	Mult.	X			X	X
Barbur Apartments	149	Mult.	X		X	X	X
Dr. Darrell Milner Building	63	Mult.		X		X	X
Carter Commons	62	Mult.		X		X	X
Hattie Redmond	60	Mult.		X		X	X
Waterleaf	176	Mult.		X		X	X
Albina One	94	Mult.		X		X	X
Strong Site	75	Mult.	X				X
Abbey Townhomes	8	Mult.	X			X	X
Marylhurst Commons	100	Clack.		X	X		
Dekum Court	147	Mult.	X		X	X	X
Hillside Park A & B	143	Clack.		X		X	X
Hillside Park C	78	Clack.		X		X	X
Shortstack Milwaukie	15	Clack.		X	X		X
Hollywood Hub	73	Mult.		X		X	X
PCC Killingsworth	84	Mult.	X		X	X	X
Findley Commons	35	Mult.		X	X	X	X
Tukwila Springs	48	Clack.		X	X		X
Beacon at Glisan Landing	41	Mult.		X		X	X
Aldea at Glisan Landing	96	Mult.		X		X	X
Las Flores	171	Clack.		X			
Fuller Road Station	99	Clack.	X			X	X
Meridian Gardens	85	Mult.	X			X	X
Powellhurst Place	64	Mult.	X			X	
Garden Park Estates	54	Mult.	X			X	X
Wynne Watts Commons	147	Mult.	X			X	X
Good Shepherd Village	142	Clack.	X		X		
Terracina Vista	91	Mult.	X			X	X
Rockwood Village	47	Mult.	X			X	X
Oak Row	11	Mult.	X			X	X
Troutdale Apartments	94	Mult.		X			X
	Percent of total units		58%	42%	42%	70%	75%

Geographic distribution

The housing bond framework allocates funding to achieve the following distribution of new homes across the region: 45% in Multnomah County, 34% in Washington County and 21% in Clackamas County. This distribution formula was based on the assessed value of property within the portion of each county located in Metro’s jurisdictional boundary, and the percentages also tie closely to population distribution. Local implementation strategies include goals for distributing investments across each partner jurisdiction in locations that advance fair housing choices, stabilize communities vulnerable to displacement and expand access to transit, food, jobs and amenities.

Figure 5.2 Affordable housing bond project locations



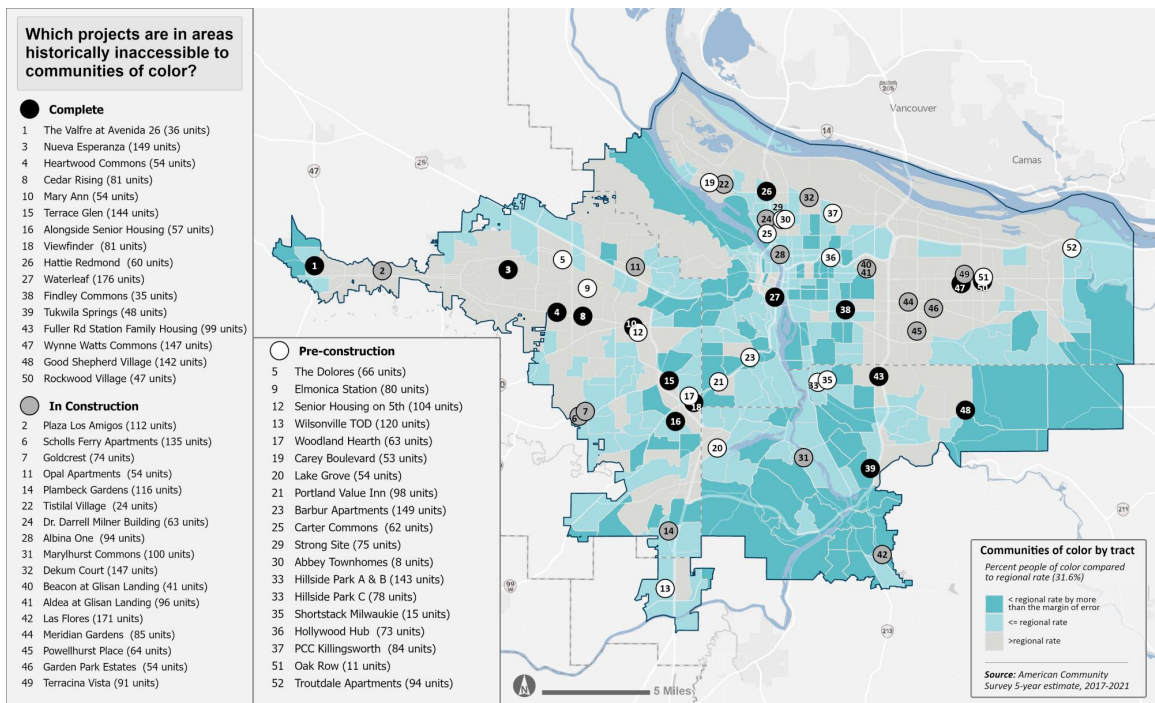
Larger versions of the maps in this section are available in *Exhibit B*.

Advancing fair housing access and reducing segregation

The geographic distribution of affordable homes in the bond portfolio demonstrates strong outcomes for advancing regional fair housing access and reducing segregation. This goal is measured by analyzing the percentage of bond-funded homes located in areas where (a) the population has a lower proportion of people of color than the region and (b) the rate of affordable housing units is lower than the average rate for the region.

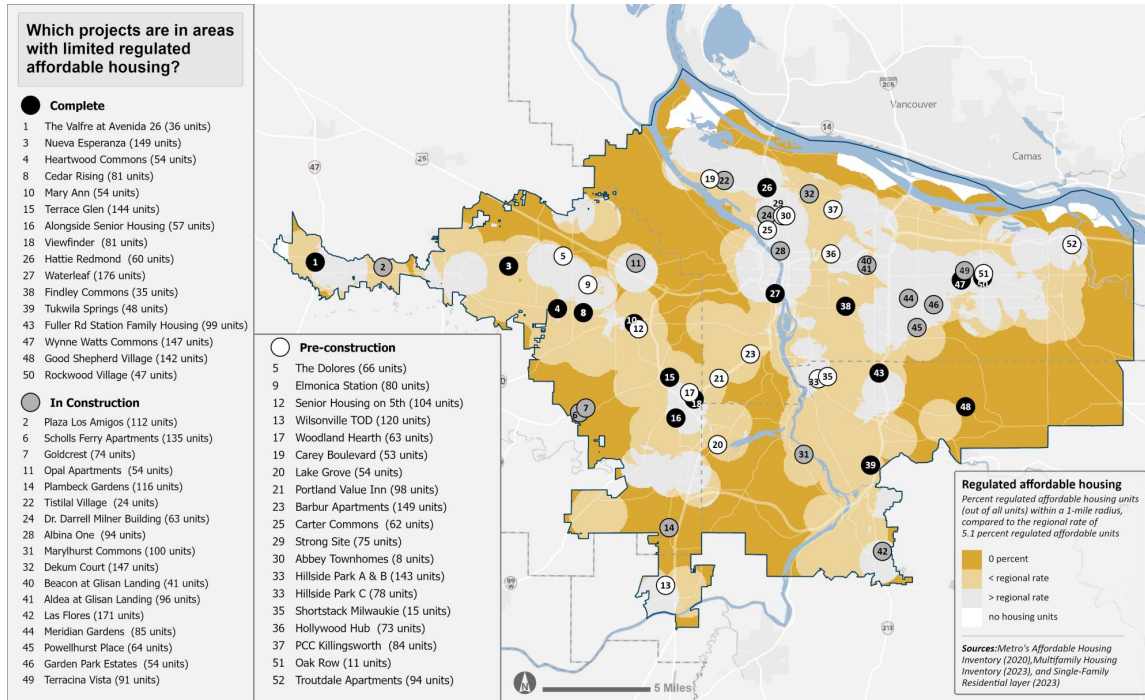
Of the total affordable homes in the current bond portfolio, 42% are in areas historically inaccessible to communities of color, defined as areas where the percentage of people of color is less than or equal to the regional average (based on recent American Community Survey estimates).

Figure 5.3 Projects located in areas that have been inaccessible to communities of color



Of the total affordable homes in the current portfolio, 42% are in areas with limited existing affordable housing, defined as areas where the percentage of regulated affordable housing units (out of all units within a one-mile radius) is lower than the average rate for the region. Four projects, representing 11% of the total units, have no existing regulated affordable housing within a one-mile radius.

Figure 5.4 Project locations relative to existing regulated affordable housing



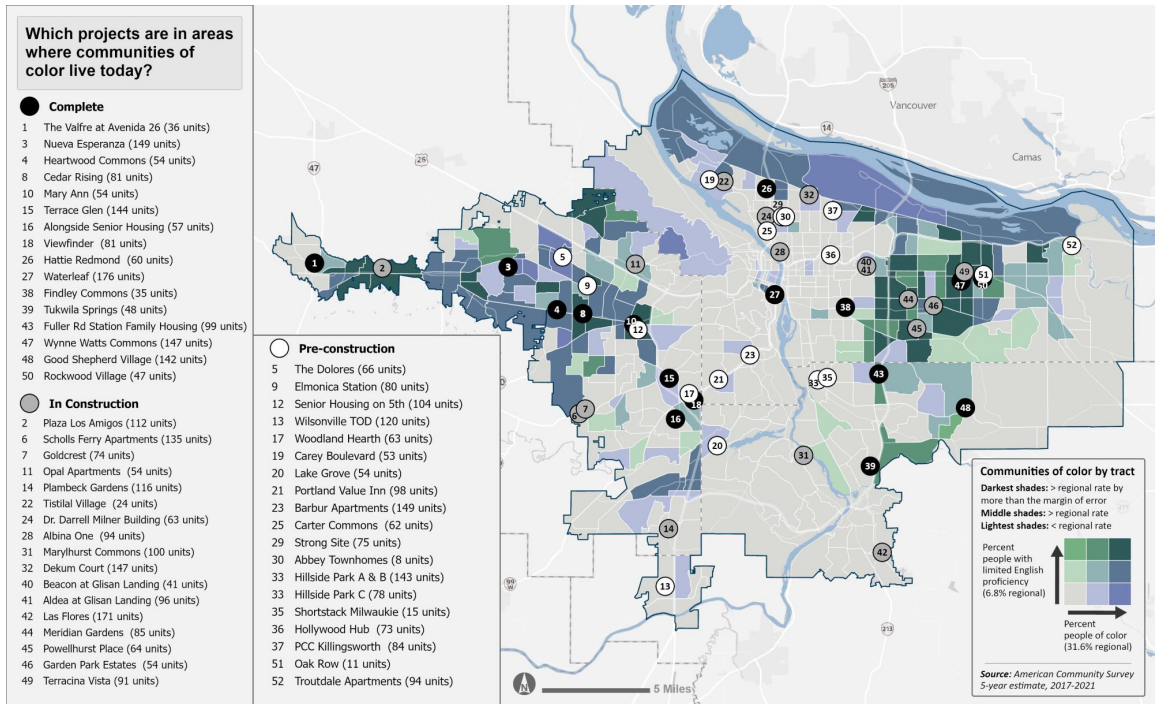
Preventing displacement and stabilizing communities

In addition to supporting investments in places that have historically lacked affordable homes, the housing bond framework also includes a goal of supporting investments in places that stabilize communities at higher risk of displacement. This is measured by identifying which projects are located in areas where the population has a high proportion of people of color and/or people with limited English proficiency (people age five or older who speak English less than “very well”), based on recent American Community Survey estimates. **Of the total affordable homes in the current portfolio, 58% are in areas with higher proportions than the region of people of color and/or people with limited English proficiency.**

Because there are limitations in American Community Survey estimates, the analysis also identifies areas where the percentage of people of color and/or people with limited English proficiency exceeds the regional average by more than the margin of error. These represent areas where there is more certainty of

concentrations of communities of color and people with limited English proficiency: census tracts with up to 61% people of color and up to 27% people with limited English proficiency, compared to regional averages of 32% people of color and 7% people with limited English proficiency. See the detailed table in *Exhibit B* for more information.

Figure 5.5 Projects located in areas where communities of color live today



Access to transit and amenities

Of the total eligible units in the portfolio, 70% are within either ¼ mile of a frequent service bus stop or ½ mile of a MAX station, and 75% are rated with a Walkscore of 50 (“somewhat walkable”) or better. The detailed table in *Exhibit B* provides the Walkscore and the distance to the nearest frequent service bus stop or light rail station for each project location.

Many of the projects also have access to a range of amenities including grocery stores, natural areas, schools and jobs. Each implementing jurisdiction’s progress report provides additional detail on nearby amenities.

ADVANCING ECONOMIC OPPORTUNITY THROUGH CONSTRUCTION

Economic impact

Metro affordable housing bond investments have had a significant impact on the local economy. Across the region, bond-funded units represented about 15% of multifamily housing construction in 2023. Bond-funded projects have supported an average of 3,286 direct jobs in the construction sector annually. These are living wage jobs, paying an average of \$91,000 per year in wages and benefits. Bond investments have also supported jobs in related industries such as insurance, finance, raw materials, architecture and engineering.

Equitable contracting progress

To ensure equitable access to the economic opportunities provided by bond investments, the program aims to direct construction contracts to underrepresented firms. In their local implementation strategies, all implementing partners established a minimum goal of awarding 20% of project contracts to minority- or women- owned and/or emerging small businesses (MWESB) certified by the state Certification Office for Business Inclusion and Diversity (COBID), and the City of Portland committed to a goal of 30% COBID participation. In certain cases, projects have set higher aspirational goals exceeding the jurisdictional minimum.

Metro requires that projects report on contracting outcomes within six months of certificate of occupancy. While most projects have not reached this milestone, 10 projects reached completion in 2022 and 2023 and submitted contracting and workforce outcomes data. Across the 10 projects, **COBID certified firms were paid a combined \$50.3 million in contracts, representing 24.9% of total construction costs for those projects.** With these contracts, firms can grow their businesses and create high-paying local jobs, while providing opportunities for workers to learn new skills and further their careers.

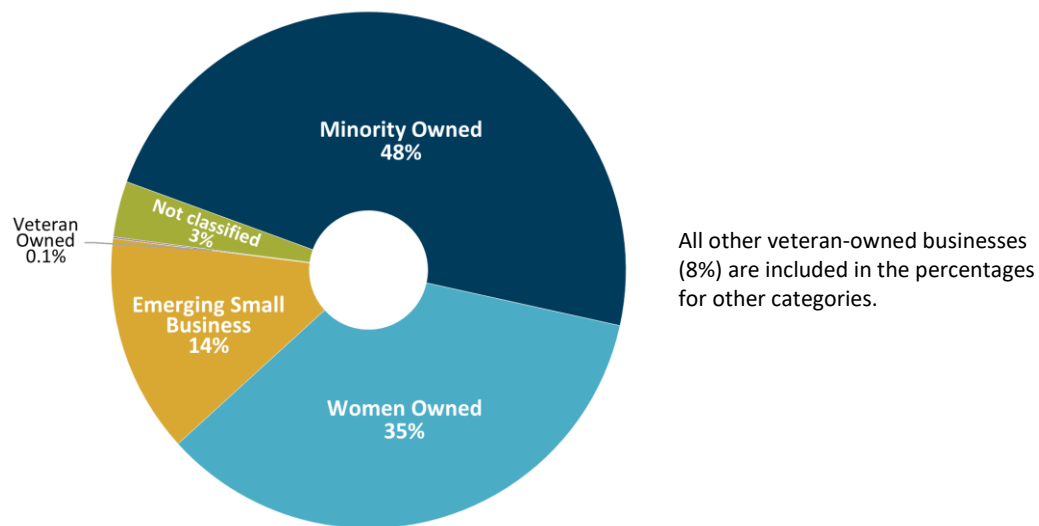
Figure 6.1 Summary of equitable contracting goals and outcomes for completed projects

Jurisdiction	Project	Construction costs	COBID contract dollars paid	COBID goal		COBID outcome	
				Hard costs	Soft costs	Hard costs	Soft costs
Beaverton	Mary Ann	\$14,389,822	\$3,921,179	20%	20%	27.5%	22.6%
Clackamas County	Tukwila Springs	\$11,208,808	\$2,476,081	20%	20%	21.9%	75.0%
	Fuller Road Station	\$32,689,095	\$6,465,376	20%	20%	19.8%	15.0%
Portland	Findley Commons	\$5,006,088	\$1,318,505	24%	20%	19.7%	58.4%

Gresham	Wynne Watts Commons	\$32,577,823	\$8,286,752	20%		25.4%	
	Rockwood Village	\$39,460,973	\$9,172,867	20%		21.9%	
Washington County	Viewfinder	\$22,635,382	\$4,964,925	20%	20%	21.8%	26.0%
	The Valfre at Avenida 26	\$9,047,142	\$2,990,573	20%	20%	33.1%	n/a
	Heartwood Commons	\$3,919,523	\$989,251	20%	20%	21.6%	76.3%
	Terrace Glen	\$31,186,415	\$9,718,240	20%	20%	31.2%	n/a
Totals		\$202,121,071	\$50,303,749	24.9% of total construction dollars paid to COBID firms			

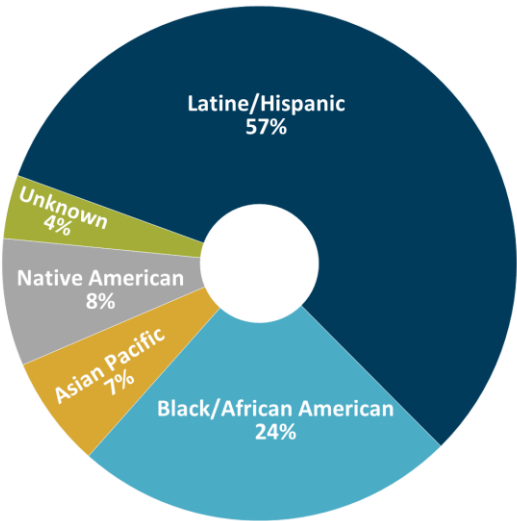
Of the \$50.3 million in construction dollars paid to COBID certified firms, 48% went to minority-owned business enterprises (MBE), 35% went to women-owned business enterprises (WBE), 14% went to emerging small businesses (ESB) and 8% went to service-disabled veteran-owned business enterprises (SDVBE). In Figure 6.2, businesses that fell into multiple categories are reported based on the following hierarchy: MBE, WBE, SDVBE and ESB.

Figure 6.2 Payments to COBID certified firms by firm type



Among the minority-owned businesses, 57% were Latine/Hispanic, 24% were Black/African American, 8% were Native American and 7% were Asian Pacific. (The remaining 4% did not provide race/ethnicity data.)

Figure 6.3 Minority-owned businesses by race/ethnicity



Workforce diversity progress

While equitable contracting goals measure participation by smaller firms and those owned by women and people of color, workforce diversity goals aim to track the diversity of workers involved in the construction process. Efforts to support construction workforce diversity are limited in jurisdictions without a history of setting goals or tracking workforce diversity. Currently, no projects located outside Multnomah County have established project-specific goals for workforce diversity. All implementation strategies included, at a minimum, a commitment to explore opportunities to support workforce diversity, and several jurisdictions stated an intention to consider tracking and reporting on workforce diversity if they determined this to be feasible based on contractor and jurisdiction capacity. Additionally, some jurisdictions have taken steps to invest in their own capacity to support tracking through implementing new software. Currently, 37 of 52 projects (71%) have committed to report on workforce diversity outcomes. This data will help to establish a baseline on which future workforce diversity goals could be established.

Metro has developed reporting metrics and templates to support consistent tracking for projects and jurisdictions that are able to report on workforce diversity. Figure 6.4 summarizes the outcomes for the projects that completed construction in 2022 and 2023 and reported on workforce diversity. Some projects that are not yet complete provided preliminary workforce data in their local progress reports.

Figure 6.4 Summary of workforce outcomes for completed projects

Jurisdiction	Project	Workforce goal % of labor hours worked by:			Workforce outcomes % of labor hours worked by:		
		Apprentices	POC	Women	Apprentices	POC	Women
Portland	Findley Commons	20%	18%	9%	18.4%	41.9%	<1%
Washington County	Viewfinder	Jurisdiction did not set workforce diversity goals			18.4%	42.3%	2.5%
Beaverton	Mary Ann	Jurisdiction did not set workforce diversity goals			11.8%	41.9%	<1%
Clackamas	Fuller Road Station	Jurisdiction did not set workforce diversity goals			12.7%	61.8%	2.7%

Of the four completed projects tracking workforce participation, only Portland’s Findley Commons had defined workforce goals. The Beaverton, Clackamas and Washington County projects committed to tracking workforce participation in order to understand workforce activity and establish a baseline on which future workforce diversity goals could be established.

Across the four projects, 41%-62% of labor hours were worked by people of color (POC), 12%-18% of labor hours were worked by apprentices, and less than 3% of labor hours were worked by women. More work is needed to ensure that affordable housing investments can tackle broader workforce equity issues, which also require upstream investments to create a pipeline of diverse workers.

A project-by-project breakdown of COBID goals, workforce tracking commitments and prevailing wage requirements is provided in *Exhibit C*.

ADVANCING EQUITABLE ACCESS TO HOUSING

The housing bond is guided by a commitment to advance equitable access to housing for communities of color and other populations with disproportionate barriers to housing. Jurisdictions are working to advance equitable access through the use of affirmative marketing and low barrier screening and by designating units to serve specific populations. Leasing data for projects that have reached full occupancy demonstrate the impact of these strategies in expanding access to housing for priority communities.

Serving priority communities

The housing bond framework identified the following priority communities to be served by program investments:

- People of color
- Families with children and multiple generations
- Seniors and older adults
- Veterans
- Households experiencing or at risk of homelessness
- Households experiencing or at risk of displacement
- People with disabilities

The regional portfolio includes buildings with different mixes of unit sizes intended to serve different household sizes and configurations. Additionally, many units are restricted for households with very low incomes and/or households experiencing homelessness, including a subset of units designated as permanent supportive housing (PSH) for individuals and families living with a disability who have experienced prolonged homelessness.

Figure 7.1 provides information on the projects and units designated to serve each of the bond's priority populations and the outcome metrics used to track the program's effectiveness in serving each priority population.

Figure 7.1 Designated units/projects and outcome metrics for serving priority populations

Priority population	Designated units/projects	Outcome metrics
People of color	<ul style="list-style-type: none"> All projects committed to low-barrier screening and affirmative marketing to ensure access for people of color 40 projects include partnerships with culturally specific organizations 	<ul style="list-style-type: none"> Race/ethnicity for occupants
Families with children and multiple generations	<ul style="list-style-type: none"> 43 projects include family-size units 4 projects aim to serve multiple generations 	<ul style="list-style-type: none"> Number/percent of households that include children
Seniors and older adults	<ul style="list-style-type: none"> 9 projects aim to serve seniors or older adults 	<ul style="list-style-type: none"> Number/percent of seniors/older adults
Veterans	<ul style="list-style-type: none"> 4 projects aim to serve veterans experiencing chronic homelessness 	<ul style="list-style-type: none"> Number/percent of veterans
Households experiencing or at risk of homelessness	<ul style="list-style-type: none"> 1,635 units are restricted for households with extremely low incomes (30% AMI) 1,052 units have project-based rental assistance 747 units are designated as PSH for people who have experienced prolonged homelessness and have at least one disabling condition 	<ul style="list-style-type: none"> Number of households referred through coordinated access or local HUD Continuum of Care approved referral systems into PSH units
Households experiencing or at risk of displacement	<ul style="list-style-type: none"> 7 projects are participating in the City of Portland’s N/NE Preference Policy 30 projects are located in areas where communities at risk of displacement live today 	<ul style="list-style-type: none"> Number of residents placed through N/NE Preference Policy Number of units located in areas where communities at risk of displacement live today
People with disabilities	<p>For projects that provided data on physical accessibility features:</p> <ul style="list-style-type: none"> 23% of units are ground floor units 6% of units are ADA (Type A) units 89% of projects have universal design 	<ul style="list-style-type: none"> Number of applicants requesting reasonable accommodations who were matched with a unit Number/percent of households that include a person with a disability

Strategies for affirmative marketing and low-barrier screening

All local implementation strategies included commitments to affirmative marketing and low-barrier screening. Affirmative marketing approaches include working with property management companies to ensure materials and services are accessible to people with limited English proficiency via translation and interpretation in multiple languages, as well as strategies to market units through partnerships with community-based organizations that can leverage informal channels and word of mouth.

Across the 52 bond-funded projects, 71% report partnerships with culturally specific organizations to support their affirmative marketing strategies. These partners include organizations serving a wide range of populations, such as Native American Rehabilitation Association (NARA), Native American Youth and Family Center (NAYA), Urban League of Portland, Beyond Black, El Programa Hispano

Católico, Centro Cultural, HAKI Community Organization, Somali Empowerment Circle, Asian Pacific American Network of Oregon, Immigrant and Refugee Community Organization (IRCO), Muslim Educational Trust and more.

Many projects also partner with a wide range of other types of organizations to support affirmative marketing, such as homeless services providers, social service agencies, school districts and community colleges, public libraries, organizations serving children and families, organizations serving seniors, government agencies such as the Department of Veterans Affairs, and community-based organizations such as The Rosewood Initiative and Living Cully.

The following examples illustrate how bond-funded projects engage with partners to implement affirmative marketing:

- Fuller Road Station is a 100-unit development in unincorporated Clackamas County for families and households with very low incomes, including 25 PSH units for households experiencing homelessness. In advance of opening the waitlist, emails and marketing flyers were sent to partners such as Asian Health and Service Center, IRCO, NAYA, Urban League, Oregon Outreach, Impact NW, Independent Living Resources and surrounding employers. The leasing team also worked closely with the project's supportive services partners, Dev NW and Clackamas Women's Shelter, to house applicants from their waitlists.
- Hillsboro's Nueva Esperanza provides 150 affordable homes for households with low and very low incomes, with a focus on serving families of color from Latine, Somali and other immigrant communities. Project co-sponsor Bienestar developed marketing materials designed to reach Spanish-speaking households and African and other immigrant populations in Hillsboro. Bienestar partnered with Somali Empowerment Circle, Adelante Mujeres, Family Promise, Community Action and others to support outreach and distribution of the marketing information.
- Portland's Waterleaf is a 176-unit development for families and veterans with very low incomes. The project's partners conducted research to identify the demographic groups least likely to apply and targeted outreach to those groups through community-based organizations and by placing ads in culturally specific newspapers. Applicants were referred by 41 community-based and culturally specific organizations such as Central City Concern, Urban League, Northwest Pilot Project, Transition Projects, Community Vision, Veterans Affairs, Cascadia Health, New Narrative, Street Roots, Do Good Multnomah, Our Just Future, New Avenues for Youth, Outside In, Path Home and Impact NW.

In addition to affirmative marketing, low-barrier screening is a key strategy for promoting equitable access to housing. Low-barrier screening is specifically designed to promote accessibility for households with adverse credit, rental and legal histories, and with very low incomes.

Among the examples of ways that sponsors are implementing low-barrier screening practices for bond-funded projects:

- The leasing team for Clackamas County’s Good Shepherd Village developed screening criteria designed to eliminate common screening barriers. Credit score minimums are not used, alternative forms of identification are accepted, a lack of rental history or rectified past debt are not penalized, and the leasing team worked with community partners to establish application fee assistance for their clients and referrals. The leasing team also established clear procedures and timelines to ensure applicants receive adequate communication and time to assemble documentation.
- Bienestar, the project co-sponsor for Hillsboro’s Nueva Esperanza, worked with project partners and supportive housing experts to identify common screening barriers such as negative credit history, past evictions, inadequate income and criminal records. In the project’s screening criteria, prior eviction is not grounds for denial if the eviction was due to severe rent burden. The criminal conviction review process also removes any crimes that are no longer illegal at the state or federal level. Each application is reviewed with consideration of relevant individualized evidence of mitigating factors using an equity lens.

Leasing outcomes

Bond-funded projects are required to submit a leasing outcome report once they reach at least 95% occupancy. The report collects data on applications received, applicant screening results (including denials and appeals), PSH unit placements, placements in accessible units and affirmative marketing outcomes. As of December 2023, 10 projects had submitted leasing outcome reports.

Figure 7.2 Projects reaching at least 95% occupancy by December 2023

Project	Location	Eligible units	30% AMI units	2+ BR units	PSH units
The Valfre	Forest Grove	36	8	30	8
Rockwood Village	Gresham	47	47	39	0
Mary Ann	Beaverton	54	11	29	0
Tukwila Springs	Gladstone	48	48	0	48
Viewfinder	Tigard	81	34	56	30
Findley Commons	Portland	35	0	0	35
Hattie Redmond	Portland	60	60	0	60
Fuller Road Station	Happy Valley	99	30	82	25
Waterleaf	Portland	176	17	48	20
Wynne Watts Commons	Gresham	147	30	31	30
Totals		783	285	315	256

The occupancy reports submitted in 2022 for the first six fully leased-up projects (The Valfre, Rockwood Village, Mary Ann, Tukwila Springs, Viewfinder and Findley Commons) pointed to areas where occupancy data collection and reporting could be improved. Metro worked with jurisdiction partners on improvements to reporting templates and methodologies in 2023, resulting in more accurate and comprehensive data for the projects that submitted occupancy reports in 2023 (Hattie Redmond, Fuller Road Station, Waterleaf and Wynne Watts Commons). Because occupancy data is only submitted once for each project, the data for the projects that leased up in 2022 continues to include some incomplete information.

Unit availability relative to applications

The volume of applications across the 10 properties demonstrates that the need for affordable units is greater than the number of units available. Figure 7.3 shows the number of applications received compared with the number of units available across the projects, broken out by unit size. The number of applications received far outpaced unit availability, and these data do not include the prospective applicants who remained on waitlists and were not able to apply for a unit.

Figure 7.3 Availability of units relative to applications across the leased properties

	Studios	1 BR units	2 BR units	3 BR units	Total
Total units available*	208	299	288	168	963
Total rental applications received	983	1,223	852	449	3,507
Total percentage of applicants housed	21%	24%	34%	37%	27%

**Rockwood Village reported leasing information for all of its affordable units (224) rather than just the bond-funded units (47), increasing the total units and applications included in the analysis.*

The discrepancy between applications and available units highlights both the important role of the bond in alleviating the region’s severe shortage of affordable housing and the continuing need for affordable units. In total, only 27% of applicants were able to be housed in the available units. The percentages ranged by unit size, with the lowest percentages of applicants housed in studios and one bedroom units. Additional analysis of regional need by household size may support future leasing outcome data analysis.

Demographics of building occupants

The leasing outcome reports also collect information on the demographics of the initial building occupants, including race and ethnicity, disability status, age, veteran status, household size and household composition. It is important to note that demographic characterizations of diverse, multifaceted and intersectional communities are often difficult to get right. For Metro’s demographic collection and reporting purposes, efforts have been made to align with existing data and reporting sources specific to the affordable housing industry and emerging best practices in reporting on priority communities.

Across the 10 projects, demographic data were reported for 57% of occupants, although the reporting percentages varied significantly from project to project. In some cases the projects only reported on household-level demographics rather than the demographics of individual occupants, and some occupants chose not to disclose demographic information. This section provides an analysis of the available data while recognizing that it is incomplete.

For each demographic category, the data for occupants of bond-funded units are compared with data at the neighborhood and regional levels. The neighborhood comparison data points were created using a half-mile buffer around each site. The data sources for the comparisons are based on Census and American Community Survey data sets.

Metro recognizes the importance of analyzing intersectionality across demographic data categories and providing fully disaggregated data when reporting on demographics. However, because occupancy data are submitted to Metro in aggregate form, not as individual client-level records, analysis of intersectionality is not feasible. Inconsistencies in data reporting categories across the projects also create barriers to accurately reporting on fully disaggregated demographic data. For this reason, data on race and ethnicity are analyzed in this section for people of color as a whole but not for individual races/ethnicities. The improvements to reporting templates and methodologies implemented in 2023 will support analysis of disaggregated data in future reports.

Race and ethnicity

Figure 7.4 shows the percentage of total occupants of bond-funded units who provided race and ethnicity data followed by the percentage of those occupants who identified as people of color (POC), defined as all races and ethnicities except white non-Hispanic. The table compares these percentages with the percentage of people of color households within a half-mile buffer around each project location, and the percentage of people of color households with incomes less than \$60,000 within the half-mile buffer.

Figure 7.4 Occupancy outcome data: race and ethnicity

	# of occupants in bond-funded units	% of occupants who provided race/ethnicity data	% POC of occupants who provided race/ethnicity data	Demographic data for surrounding neighborhood	
				% of households that are POC	% of households with incomes <\$60,000 that are POC
The Valfre	92	100%	79%	20%	26%
Rockwood Village	141	22%	65%	45%	50%
Mary Ann	117	74% of households	25% of households	48%	71%

Tukwila Springs	48	77%	41%	16%	19%
Viewfinder	189	33%	19%	20%	34%
Findley Commons	35	94%	12%	19%	30%
Fuller Road Station	274	31%	14%	28%	30%
Hattie Redmond	60	100%	100%	19%	26%
Waterleaf	271	71%	54%	24%	41%
Wynne Watts	216	86%	44%	41%	47%
Total	1,443	57%	48%	29%	41%
Region				26%	30%

Overall, 48% of occupants of bond-funded units were people of color, compared with a regional rate of 26% (30% for households with incomes less than \$60,000) and a rate of 29% in the neighborhoods surrounding the projects (41% for households with incomes less than \$60,000). Six of the 10 projects have a higher percentage of households of color than their surrounding neighborhoods and the regional rate.

Disability status

Figure 7.5 shows the percentage of occupants of bond-funded units who provided disability status, followed by the percentage of those occupants who are living with a disability. These data are compared with the percentage of the population living with a disability in the surrounding neighborhood.

Figure 7.5 Occupancy outcome data: disability status

	# of occupants in bond-funded units	% of occupants who provided disability status	% living with a disability of occupants who provided data	% living with a disability in surrounding neighborhood
The Valfre	92	92%	11%	11%
Rockwood Village	141	33%	11% of households	13%
Mary Ann	117	N/A	N/A	16%
Tukwila Springs	48	100%	69%	17%
Viewfinder	189	43%	7% of households	15%
Findley Commons	35	100%	34%	13%
Fuller Road Station	274	1%	N/A	17%
Hattie Redmond	60	100%	30%	8%

Waterleaf	271	100%	16%	15%
Wynne Watts	216	92%	28%	19%
Total	1,443	57%	22%	14%
Region				12%

Overall, the percentage of occupants living with a disability ranges from 7% to 69%. Only Rockwood Village and Viewfinder – both of which have low reporting rates – show the percentage living with a disability as lower than the comparison neighborhood data points and the regional rate of 12%. The percentage of occupants living with a disability at the Valfre is one percentage point lower than the regional rate but equal to the percentage for the surrounding neighborhood.

Age

Figure 7.6 shows the percentage of occupants of bond-funded units who are children under age five, children and youth under age 18, and seniors ages 62 and older. These data are compared with age demographics for the surrounding neighborhood.

Figure 7.6 Occupancy outcome data: age

	Occupants of bond-funded units			Demographic data for surrounding neighborhood		
	% under age 5	% under age 18	% 62 or over	% under age 5	% under age 18	% 62 or over
The Valfre	18%	51%	1%	5%	24%	11%
Rockwood Village	23%	55%	6%	8%	31%	12%
Mary Ann	N/A	N/A	N/A	5%	20%	19%
Tukwila Springs	0%	0%	35%	3%	16%	25%
Viewfinder	21%	50%	4%	6%	21%	20%
Findley Commons	0%	0%	37%	4%	16%	12%
Fuller Road Station	24%	57%	2%	4%	17%	23%
Hattie Redmond	0%	0%	35%	4%	14%	13%
Waterleaf	12%	25%	11%	1%	3%	18%
Wynne Watts	13%	26%	1%	7%	22%	18%
Total	16%	38%	8%	5%	19%	16%
Region				5%	20%	18%

In projects with a focus on families with larger unit sizes – The Valfre, Rockwood Village, Viewfinder and Fuller Road Station – more than half of the occupants are

under age 18. This is higher than both the neighborhood averages and the regional rate of 20%. Tukwila Springs, Findley Commons and Hattie Redmond, which are all permanent supportive housing projects, have rates of residents over age 62 that are higher than the neighborhood averages and the regional rate of 18%.

ADVANCING HOUSING STABILITY

Metro's bond framework established expectations that affordable housing projects offer connections to services to support residents' housing stability. All bond-funded projects provide access to resident services that connect individuals and families to resources such as energy assistance, food, health services, transportation and financial planning. Many projects include partnerships that offer additional programs and services for residents on site or in the community. Some homes, including those designated as permanent supportive housing, provide individual residents with one-on-one case management and connections to wraparound services to meet their unique needs.

Culturally responsive service partnerships

Ninety-six percent of bond-funded projects report partnerships with culturally responsive organizations that will provide resident services, case management, wraparound services or other programming. (The remaining projects have not finalized service partnerships yet.) For 77% of the projects, these partnerships include culturally specific service providers such as Hacienda CDC, Latino Network, Virginia Garcia Health Center, Native American Rehabilitation Association (NARA), NAYA, IRCO, Islamic Social Services of Oregon, Somali American Council of Oregon, Black Parent Initiative, Self Enhancement, Urban League and Black Community of Portland.

The following examples illustrate how bond-funded projects are incorporating partnerships with culturally responsive and culturally specific service providers to support housing stability:

- Plambeck Gardens in Tualatin will provide housing for individuals and families with low and extremely low incomes, including people transitioning out of homelessness into permanent supportive housing. Project sponsor Community Partners for Affordable Housing is partnering with Centro Cultural for employment-related services, Virginia Garcia and NARA for health and wellness activities, Neighborhood Health Center for youth health services, and NARA and Community Action for permanent supportive housing services.
- Meridian Gardens in outer southeast Portland will provide single room occupancy and studio apartments to individuals and couples experiencing or at risk of homelessness who are in recovery from substance use disorders. Project sponsor Central City Concern will provide recovery-focused programming for all residents, including peer-delivered services. On-site culturally specific services will be provided by Puentes, the Imani Center and Flip the Script.
- Albina One, which is being co-developed by Albina Vision Trust in Portland's Eliot neighborhood, will provide affordable homes to families as well as displaced or longtime residents of North and Northeast Portland. Designed to

counter intentional displacement of Black people through urban renewal, freeway siting and long-term gentrification, the mix of one, two and three bedroom units will serve young Portlanders, notably those who work in the trades. Portland Opportunities Industrialization Center + Rosemary Anderson High School will support residents with culturally specific education, mentoring, family support, employment training and career placement.

- The Opal in Cedar Mill will provide affordable homes for older adults with low and extremely low incomes, with an emphasis on serving LGBTQ+ residents. The project was developed through a partnership between Home First Development Partners and Christ United Methodist Church, which owns the land and the adjacent church. Friendly House Elder Pride Services will provide resident services, with the goal of creating a safe, welcoming community where residents have the support and resources they need to live healthy, active, independent lives. Church members made over 60 quilts to welcome new residents. The church is also donating supplies for the communal kitchen.

Permanent supportive housing

The policy framework for the affordable housing bond included a commitment to serve households experiencing homelessness. For households with disabilities experiencing prolonged homelessness, permanent supportive housing (PSH), which pairs a housing unit with long-term rental assistance and wraparound services, is the nationally recognized solution. Because resources for PSH were limited when the housing bond measure passed in 2018, Metro's framework included goals for deep affordability (30% AMI units) but not a regional goal for PSH. Two partners established PSH goals:

- Portland set a goal of 300 PSH units that would be supported with capital investments through the Metro bond. As of December 2023, Portland had exceeded that goal with 311 Metro bond-funded PSH units open or in the pipeline. This includes 289 PSH units in existing projects plus 22 PSH units in projects that are still moving through Metro's concept endorsement process.
- Washington County's local implementation strategy for the Metro bond included a goal of at least 100 PSH units. As of December 2023, Washington County had exceeded that goal with 157 Metro bond-funded PSH units open or in the pipeline.

While other local implementation strategies did not establish formal PSH goals, the regional portfolio includes PSH units distributed across the region, in alignment with the goal of serving households experiencing homelessness. **As of December 2023, partners reported a total of 747 PSH units across the bond-funded portfolio.** This includes five projects that are entirely PSH (Findley Commons, Hattie Redmond, Heartwood Commons, Tukwila Springs and Beacon at Glisan Landing) and an additional 23 projects that include a subset of PSH units. PSH

units make up 17% of total bond-funded units, and 54% of all bond-funded projects contain PSH units.

Units designated as PSH offer deep affordability along with ongoing case management and wraparound services to support housing stability. Voters' approval of the Metro supportive housing services (SHS) measure in 2020 has created opportunities to increase PSH production by matching bond-funded units with SHS-funded rent subsidies, case management and wraparound services. Of the 28 bond-funded projects with PSH units, 25% are using SHS funding for rental assistance and 57% are using SHS funding for services. Several additional projects are likely to use SHS funding for PSH units, with the details finalized closer to completion of construction.

Among the examples of ways that jurisdictions are aligning bond capital funding with SHS-funded services and rent assistance:

- The Housing Authority of Clackamas County has been offering service packages that pair rental assistance with wraparound services to encourage project sponsors to dedicate additional PSH units in their bond-funded projects. Staff worked with the project sponsors for Tukwila Springs and Good Shepherd Village to add 59 more PSH units beyond what was originally contemplated across the two projects. In addition, each subsequent Metro bond-funded rental project in Clackamas County's pipeline includes PSH units that are supported by SHS-funded services and/or rent assistance.
- The Portland Housing Bureau partnered with Multnomah County's Joint Office of Homeless Services to integrate SHS-funded services in three PSH projects. Meridian Gardens is a recovery-focused project with 65 PSH units and SHS-funded services provided by Central City Concern. Powellhurst Place has 12 PSH units with SHS-funded services provided by Native American Rehabilitation Association of the Northwest. Beacon at Glisan Landing includes 41 PSH units with services provided by Catholic Charities and IRCO.

Figure 8.1 summarizes PSH units across the bond portfolio as of December 2023 based on information provided in partners' annual progress reports and post-completion reporting. For some projects, PSH unit commitments and other details are still being finalized.

Metro worked with partners in 2023 to ensure greater clarity and consistency in the definition of PSH for reporting. All units defined as PSH (a) serve people with extremely low incomes who have one or more disabling conditions and are experiencing or at imminent risk of experiencing long-term or frequent episodes of literal homelessness and (b) use coordinated access systems for referrals.

Figure 8.1 Distribution, target population and service partners for permanent supportive housing units across the portfolio

Jurisdiction	Project	Total units	PSH units	PSH target population	Service partners
Beaverton	Senior Housing on 5 th	104	30	Seniors 55+	NARA, Bienestar
Clackamas	Fuller Road Station	99	25	Families and individuals, including foster youth exiting or having exited the system	Clackamas Women’s Services, Cornerstone Community Housing, DevNW
	Good Shepherd Village	142	58	Families and individuals, including 15 units expressly for veterans	Catholic Charities of Oregon, APANO, El Programa Hispano Católico, Familias en Acción, Do Good Multnomah
	Las Flores	171	9	Families and individuals	Northwest Housing Alternatives
	Tukwila Springs	48	48	Age 50 or older; leasing preference for Gladstone residents and applicants who request culturally specific services for Native Americans	NARA
	Marylhurst Commons	100	40	Families	Mercy Housing NW
	Hillside Park A & B	143	13	Families	Impact NW, Community Vision, Unite Oregon
	Hillside Park C	78	8	Families	Impact NW, HACC Service Team
	Lake Grove	54	10	Latine, families	New Narrative
	Wilsonville TOD	120	20	Latine, families	Latino Network
Gresham	Wynne Watts Commons	147	30	Those with intellectual and developmental disabilities	Integration with the State’s K Plan which provides services to those living independently, Albertina Kerr
Hillsboro	The Dolores	66	10	Individuals and families	New Narrative
Portland	Hattie Redmond	60	60	BIPOC singles/couples experiencing chronic homelessness	Urban League of Portland, Home Forward
	Findley Commons	35	35	Veterans	Veterans Administration, Do Good Multnomah
	Waterleaf	176	20	Veterans	Veterans Administration
	Beacon at Glisan Landing	41	41	BIPOC seniors, survivors of domestic violence/sexual assault coming out of homelessness	Catholic Charities
	Meridian Gardens	85	65	People in substance use disorder treatment, people experiencing chronic homelessness	Central City Concern, Puentes, Imani Center, Flip the Script
	Tistilal Village	24	16	Native American families	NARA, NAYA
	Portland Value Inn	98	15	Formerly homeless families, intergenerational families, BIPOC families at risk of displacement, with disabilities	Urban League of Portland, CPAH, HAKI Community Organization

Jurisdiction	Project	Total units	PSH units	PSH target population	Service partners
	Powellhurst Place	64	12	People exiting homelessness, BIPOC community	Northwest Housing Alternatives, NARA
	Garden Park Estates	54	25	Individuals	Innovative Housing, Inc.
Washington	Heartwood Commons	54	54	Individuals	Community Partners for Affordable Housing (CPAH), Sequoia Mental Health
	Plambeck Gardens	116	16	Individuals and families	Centro Cultural, Virginia Garcia, NAYA
	Terrace Glen	144	3	Youth	HomePlate Youth Services, IRCO
	The Valfre at Avenida 26	36	8	Individuals and families, Latine	Bienestar, Sequoia Mental Health
	Alongside Senior Housing	57	24	Seniors, veterans	Veterans Administration
	Viewfinder	81	30	Individuals and families, veterans	Project Homeless Connect, Cornerstone Partners
	Woodland Hearth	63	22	Individuals and families	HAKI, NAYA
	Total PSH units		747		

COMMUNITY ENGAGEMENT TO SHAPE PROJECT OUTCOMES

Metro’s bond work plan requires jurisdictional partners to conduct community engagement to inform implementation planning. To remedy decades of disinvestment and displacement, engagement activities are expected to focus on reaching communities of color and other priority populations, including people with low incomes, seniors, people with disabilities, immigrants and refugees, existing tenants in acquired buildings, and people who have experienced or are experiencing housing instability or homelessness. Each jurisdiction reports on this community engagement, including participant demographic information, descriptions of outreach and activities, themes from engagement and how feedback informed implementation.

In 2023, community engagement was conducted for 16 projects across the seven implementing jurisdictions and Metro’s site acquisition program. A total of 29 specific engagement opportunities were organized for the 16 projects, with more than 1,103 participants.

Engagement of communities of color and other priority populations

Demographic information on race/ethnicity was collected for 53% of the participants in the 2023 engagement opportunities. Of those participants, 73% were people of color.

Participant information was not tracked consistently for other priority populations. Information on income was collected for 17% of the participants; of those participants, 78% were people with low incomes. Reports from the engagement opportunities where other demographic information was collected show additional participation by immigrants, refugees, existing tenants, and people with lived experience of homelessness and housing instability.

Themes of input

Most of the engagement opportunities were for projects that are in the design and planning phases. The most common themes from the input across the projects were related to:

- **Community gathering spaces**, such as requests for community rooms and common areas as well as exterior spaces that support community building
- **Outdoor spaces** including community gardens, green spaces, covered outdoor gathering spaces and play areas
- **Unit design and amenities**, such as closets, storage and larger units
- **On-site services**, including community building for residents, culturally specific services, services to support transitions from homelessness, and services that are responsive to residents’ needs and experiences

- **Safety and security**, such as lighting, controlled access, staffing and security cameras
- **Parking** to meet residents' needs and reduce the impact on the surrounding neighborhood

How engagement input informed projects

Partner jurisdictions' reports demonstrate how input gathered during community engagement was incorporated into project planning. Some examples of ways that projects were changed in response to feedback include:

Input to inform developer selection

- Metro's site acquisition program and the Housing Authority of Clackamas County conducted stakeholder outreach to gather input on priorities for Clackamas County's Lake Grove site. A workgroup of neighbors and community members met six times over four months to develop a statement of values that was used to evaluate developer proposals. Guided by these values, Hacienda CDC's proposal was selected.

Input to inform project design and planning

- During engagement for Portland's Albina One project, participants highlighted the opportunity for storytelling about Black Portland. In response, the building incorporates exterior metal screens to be designed by artists and other opportunities for storytelling through art. Discussions with social service providers also led to the inclusion of laundry in larger family-size units and an enclosed outdoor play space near the shared laundry room.
- In response to feedback related to service priorities for Washington County's Woodland Hearth, project sponsor Community Partners for Affordable Housing will work closely with service partners NARA and Community Action to develop programming that addresses the identified priorities, including Rent Well classes, trauma-informed training with property management, safety meetings and wellbriety.
- In focus groups and a virtual public town hall to gather input for Clackamas County's Hillside Park project, participants emphasized the importance of community garden spaces. In response, the project's design team added garden boxes to the landscape plan for Buildings A and B and increased the scope of the community garden in Building C.
- Gresham's Oak Row at Rockwood Townhomes is a homeownership project co-sponsored by Habitat for Humanity. At three information sessions, a key theme from participants' input was the need for streamlined and transparent applications. In response, the project partners revamped the application and updated the website to better communicate about the application process and the available homes.

EFFICIENT USE OF FUNDS

Good use of public funds is a core guiding principle of the affordable housing bond for Metro and its partners. In 2023, the average per-unit investment of Metro bond subsidy was \$108,570, which is considerably lower than the average of \$143,000 per unit in Metro bond subsidy available to achieve the goals. This reflects a variety of factors, including some projects that are only utilizing Metro bond funds to fill a small gap. In general, it is anticipated that higher Metro bond subsidy levels will be needed for remaining projects due to significant cost escalation and anticipated delays due to emerging constraints in the availability of private activity bonds, which are necessary to finance 4% low income housing tax credits.

This section highlights key findings related to development costs and capital and operating funding sources. *Exhibit A* provides a summary of the portfolio projects, including configuration, size, unit mix, cost and Metro bond subsidy. *Exhibit D* provides additional detail regarding capital financing sources, and *Exhibit E* provides a summary of ongoing rental assistance and services funding attached to Metro bond units.

Development costs

The Metro affordable housing bond portfolio includes 52 properties that range in size from 10,200 to 245,705 square feet, with an average size of 117,290 square feet. The portfolio's 48 multifamily rental projects range from one to 17 buildings, with an average of three buildings, and they range from 35 to 224 apartments, with an average of 122 units. The portfolio's four homeownership projects range from eight to 53 units, with an average of 35 units, in two to 21 buildings, with an average of seven buildings.

The housing development industry recognizes two general categories of cost: *hard costs*, which are focused on construction itself, and *soft costs*, which include a variety of project development, permitting and financing costs. Compared to market rate housing, affordable housing is widely recognized to have higher per-unit soft costs, due to the need to combine various public and private funding sources and greater regulatory and compliance requirements.

In general, the housing bond portfolio's development costs align with similar affordable housing trends in the region and nationally. Development costs across the portfolio span a wide range and are influenced by a variety of factors including project size, unit configurations and construction type. The bond program's priority focus on family-size units contributes to higher average hard costs per unit. For this reason, cost per square foot and cost per bedroom are important metrics. Similarly, the program's priority focus on advancing racial equity was established with an understanding that prioritizing equitable contracting and workforce diversity may mean additional development costs. A

number of other factors impact costs including prevailing wage requirements, parking requirements and more.

Figure 9.1 Average total project costs

Metric	Weighted average
Total project cost per unit	\$447,053
Total project cost per bedroom	\$259,190
Total project cost per square foot	\$462.83

Development costs have escalated across the affordable housing industry over the past three years due to broader economic factors impacting the cost of materials and labor. Supply chain issues and labor shortages along with inflation and interest rate increases have significantly increased construction costs. The impact of these increases is evident in the construction costs for bond projects approved after 2021. The average cost of construction per square foot for new construction projects financed with 4% low income housing tax credits was \$287 for bond projects approved in 2021 or earlier and \$363 for projects approved after 2021. The full impact of the cost increases is masked by wide variations in other factors that affect construction costs across the portfolio, such as construction type, prevailing wage requirements, on- and off-site construction requirements, and the availability or absence of building fee exemptions and/or systems development charge waivers.

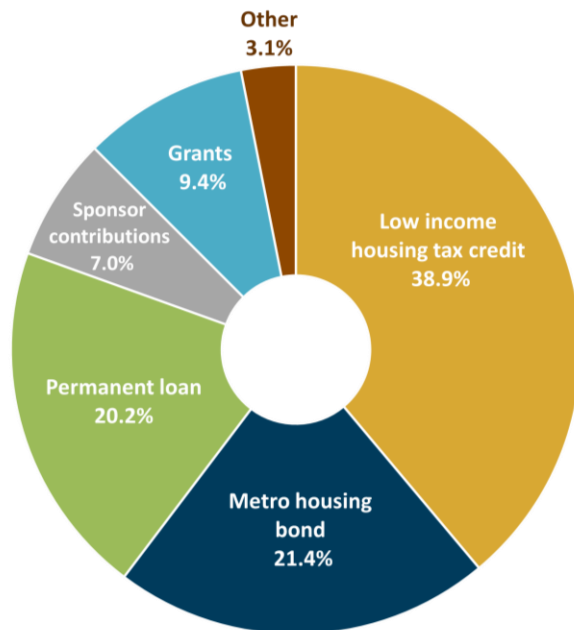
Alignment with other subsidy sources

The affordable housing bond program was structured to provide flexible gap funding that can be layered with other capital sources to achieve desired outcomes. While the production goals were modeled assuming the leverage of 4% low income housing tax credits and modest bank debt, the program requirements are intentionally flexible to allow for a range of models.

The current affordable housing bond portfolio represents \$2.18 billion in investments, of which approximately 21.4%, or \$466 million, is Metro affordable housing bond funding and \$1.71 billion is leveraged from other sources.

Figure 9.2 provides a high-level breakdown of funding sources; Figure 9.3 provides more detail.

Figure 9.2 Project funding sources



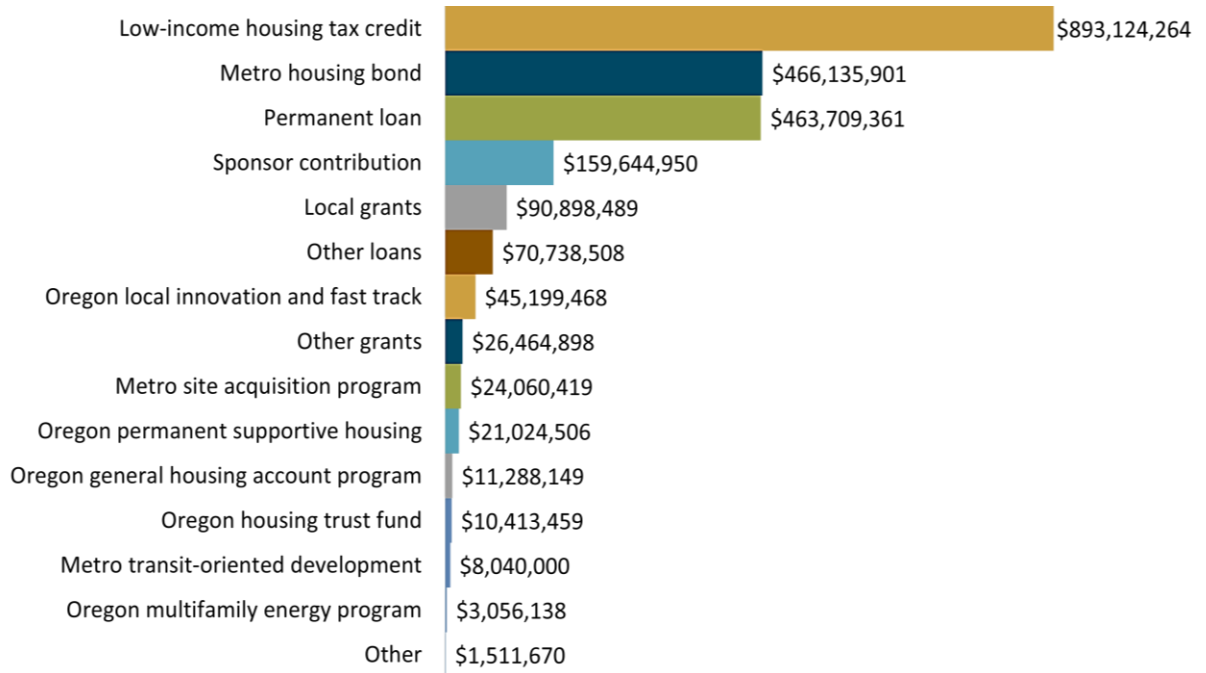
Low income housing tax credits (LIHTC) represent the most substantive leveraged funding source in bond projects. Of the 48 rental projects in the portfolio, 46 are utilizing LIHTC. Of these, four projects (the Mary Ann, Tistilal Village, Garden Park and Meridian Gardens) are financed using highly competitive 9% LIHTCs. For these projects, the Metro bond subsidy represents 17% of project costs due to deep subsidy from the tax credits. The remaining 42 projects are utilizing or plan to utilize 4% LIHTCs. These projects require higher levels of Metro bond funding, representing 21% of project costs.

Unlike 9% LIHTCs, 4% LIHTCs are not subject to an annual cap but are based on federal requirements for utilization of private activity bonds (PABs), which are dependent on a federal allocation to states. Historically, PABs were undersubscribed in Oregon. However, in 2021, Oregon Housing and Community Services announced a pause on reviewing 4% LIHTC applications due to oversubscription of PABs. Combined with construction cost escalation, this poses a significant challenge for the bond program and the statewide affordable housing pipeline. Metro is working with implementation partners and Oregon Housing and Community Services to develop a coordinated strategy to ensure that projects with local funding commitments and deeply affordable units are prioritized and don't face delays in accessing PABs.

Two projects – Findley Commons and Heartwood Commons – are being financed without tax credits, relying primarily on Metro bond funds and other local sources. Heartwood Commons is an acquisition rehab project sponsored by Washington County. The project is 100% PSH units and Washington County wanted to keep costs as low as possible. Findley Commons is also a 100% PSH unit project. At 35 total units the project is too small to effectively utilize LIHTC funding.

After LIHTC, other funding sources include Metro housing bond funds, permanent loans, sponsor contributions and state and local grants and loans. Figure 9.3 shows a breakdown of total leveraged funding by source. *Exhibit D* provides additional details on the financing mix for each project.

Figure 9.3 Capital funding sources



Operating costs and subsidy

The affordable housing bond program includes ambitious goals for very affordable units, defined as those affordable to households making less than 30% of the area median income (AMI). In 2023, this was an annual income of \$23,700 for a household with one person and \$33,840 for a household of four. Providing deeply affordable units requires additional subsidy. Rental income from these units is lower and their operating expenses can be higher, creating operating funding gaps and limiting projects' ability to carry debt.

Across the housing bond portfolio, 1,635 units are designated to serve households with very low incomes (30% AMI or below); 1,052 units include project-based rental assistance, funded through a combination of federal and local sources, including Metro's supportive housing services fund.

Additionally, buildings serving households with very low incomes often require investment in ongoing services that are beyond the scope of traditional real estate related operating expenses and require external operating funding to be financially feasible. Lender and/or tax credit investors may also require the capitalization of reserves to mitigate the risk that these operating expenses may not be able to be adequately funded from projects' operating revenue. Across the buildings serving very low income households, **747 units are designated as**

permanent supportive housing and include additional funding commitments to provide wraparound services.

Exhibit E provides a summary of the total units, 30% AMI units and units with project-based rental assistance and ongoing services funding.

Local affordable housing policy tools and incentives

Affordable housing development can be supported or hindered by local jurisdictions' policies and regulations. Some bond projects have encountered barriers or delays due to zoning and permitting challenges in local jurisdictions. For example, approval of Home Forward's land use application for the Troutdale Apartments was delayed for 18 months due to concerns about density, parking and traffic. Home Forward finally secured land use approval in 2023 for a modified plan that includes a reduction in the number of affordable units and more parking. The delay was particularly impactful during a time of high cost escalation, increasing the project's construction costs by \$2.87 million.

There are also affordable housing policy tools and incentives in place across the region that can ease the development of affordable housing, including housing bond projects. In 2020, Metro staff surveyed all 24 cities in the region to identify incentives and policies in place to support affordable housing development. This information was further refined and updated in spring 2022. Tracking these policies helps the program anticipate what resources and incentives exist to encourage the development of affordable housing throughout the region, and which are being leveraged in Metro affordable housing bond projects.

Administrative costs

The Metro affordable housing bond framework includes a cap of 5% of bond proceeds for administrative costs. While only a small portion of the overall budget, these costs are vital to delivering on bond outcomes through effective and efficient implementation of the work plan. They include expenses related to financial and legal administration and oversight, monitoring and evaluation, oversight committee engagement, communications and policy development, to name a few.

While most of the administrative funding was allocated to implementing partners and Metro via the initial work plan, Metro Council action in March 2023 allocated an additional \$12,706,638 in administrative funding within the 5% funding cap. Any administrative costs over the 5% cap stipulated in the bond measure must be funded with non-bond funding sources.

As of December 2023, \$19,736,206 in administrative funding had been expended or disbursed to partners and Metro; this is 57% of the administrative funding budgeted in the work plan. Details of administrative expenditures can be found in *Exhibit F*.

SUSTAINABILITY AND CLIMATE RESILIENCE

In the Portland region, as in many places around the globe, events in recent years have made the effects of climate change clear. With issues such as prolonged wildfires and extreme heat, the building industry will need to adapt to new climate-related challenges. These challenges are much bigger than a single funding program can address and will require ongoing work to support policy and funding alignment.

While Metro has not developed sustainability related metrics or requirements for bond-funded projects, the program tracks information reported by partners on each project's sustainability features. In addition, Metro has provided policy guidance and funding to encourage development partners to incorporate in-unit cooling strategies into bond-funded buildings.

Cooling strategies

Metro issued a policy statement in September 2021 strongly encouraging implementing jurisdictions to work with development partners to incorporate cooling strategies for projects, including in-unit air conditioning, to ensure safety and livability for residents. Metro also allocated \$8 million in unprogrammed affordable housing bond interest earnings/premiums to support additional investments in cooling.

The projects added to the bond portfolio since the guidance was issued all include in-unit air conditioning, and jurisdictions incorporated the requirement into funding solicitations for future projects. A few projects that were already near completion when the guidance was issued will not be able to incorporate in-unit air conditioning but will offer other cooling options.

Sustainability strategies

The affordable housing bond reduces energy use and greenhouse gas emissions by funding new homes in multifamily affordable housing buildings. If these units were not available, many residents would likely live in older, less dense housing. According to data from the Energy Information Administration's Residential Energy Consumption Survey, the average multifamily housing unit consumes roughly one-third of the energy and produces one-third the greenhouse gas emissions of a typical single-family unit.

Jurisdictional partners' annual progress reports demonstrate a strong commitment to additional energy efficiency and sustainability measures across the portfolio. Many projects pursue Earth Advantage certification and commonly achieve the silver, gold or platinum levels. About two-thirds of projects also participate in Oregon Housing and Community Services' Multifamily Energy

Program, which provides financial incentives to affordable housing projects for energy efficiency measures aimed at reducing electricity consumption.

Highlights of partners' sustainability strategies include:

- Hillsboro's Dolores project will be designed to meet or exceed Earth Advantage Gold certification through specific strategies for the building envelope, energy, water and indoor air quality. The development team will use highly efficient systems, including LED lighting, occupancy sensor controls, in-unit energy recovery ventilation, mini-splits and energy efficient appliances. Low-flow water-saving fixtures are incorporated to save water and energy. To achieve additional energy savings, the project will include a highly efficient central hot water production system.
- The development team for Clackamas County's La Flores Apartments collaborated with the Center for Public Interest Design, which promotes socially conscious, environmentally sustainable and economically accessible design. The development team integrated packaged thermal air conditioner (PTAC) heat pumps into every unit and is targeting Earth Advantage Multifamily Gold certification. Included among the project's various sustainable design elements is a functioning solar panel array on the community building, and all of the residential buildings will be solar ready.
- The Wilsonville Transit Oriented Development project will include a rooftop photovoltaic solar system, enhanced insulation, high-performance windows, LED lighting, Energy Star appliances and smart thermostats in every unit. The landscape design will use native water-smart plants, and the units will include low-flow water fixtures. Each residential unit will include through-wall PTAC air conditioning combined with ceiling fans in each bedroom. The common areas of the building will be serviced by roof-top condensers. The development will also include electric vehicle parking spaces on site for residents and guests.
- The design for Home Forward's Troutdale Apartments incorporates energy-efficient mini-split heat pumps for heating and cooling in all units. In community spaces, a combination of single-zone and multi-zone split system heat pumps will be utilized for effective heating and cooling. Funding has been secured to integrate solar panels into the project, providing solar powered electrical energy to reduce the costs of common area electricity.

LESSONS LEARNED

The first four years of the bond program's implementation offer insights that can help to inform the region's affordable housing strategies into the future. While the bond program has been successful in meeting its goals, there are lessons learned and areas for improvement.

Metro compiled the following list of lessons learned from jurisdictions' annual report presentations to the Housing Bond Oversight Committee and from conversations with jurisdictional partners and technical experts in the affordable housing community:

- **Site acquisition:** Site acquisition is a helpful tool. The use of bond funds to acquire property brought affordable housing to strategic locations throughout the region and helped to remove barriers for smaller organizations to participate in affordable housing development. Future site acquisition efforts should maintain this intentionality while improving efficiency by ensuring there is clarity of jurisdictional and sponsor roles throughout the development process. Future efforts should also consider flexible tools that can be responsive to opportunities in the market.
- **Predevelopment funding:** Lack of predevelopment funding is a persistent issue for affordable housing development and a barrier for the ability of smaller organizations, including culturally specific organizations, to participate in development. This challenge is deepening as operating cost escalation puts smaller, nonprofit organizations into more difficult financial positions. However, due to restrictions of general obligation bonds, the Metro bond funds are not able to be used to support predevelopment activities.
- **Funding coordination:** Coordination with funding partners, including Oregon Housing and Community Services, is essential to the success of a local gap funding program. Alignment on timing and criteria among state and local funders will reduce risks and impacts of cost escalation for affordable housing developments. Opportunities exist to streamline funding processes to reduce complexity for affordable housing developers and to improve outcomes and impacts across funding streams.
- **Affirmative marketing:** Community networks are critical for equitable access. Affirmative marketing strategies, including partnering with culturally specific organizations and service providers, have led to successful and timely lease-up processes for bond-funded properties. In addition to ensuring fair housing access, timely lease up is also essential for the financial stability of a property.
- **Deeply affordable units:** Deeply affordable units have higher operating costs and require an array of resident services and other supports to meet resident needs and ensure long-term property stability, requiring additional non-leasable space to support offices and other service areas. This can be especially

true in high quality permanent supportive housing. Future funding opportunities should consider the unique funding needs of different unit and property types and levels of affordability, as well as the impacts of changing economic conditions.

- **Regional standards and best practices:** Throughout the implementation of the affordable housing bond, Metro convened jurisdictional partners and stakeholders to develop regional standards to support best practices in the industry, provide clarity and guidance on policy goals, establish metrics and benchmarks to track progress and outcomes, and build relationships that have the potential to improve coordination over time. For example, Metro established regional net cash developer fee guidelines to support fiscal stewardship and racial equity. However, more evaluation of the unintended consequences of net cash developer fee caps is needed to ensure these policies do not impede small nonprofit and culturally specific organizations' ability to respond to cost escalations or build organizational capacity.
- **Balancing local discretion and regional alignment:** Allowing for local discretion can support jurisdictional partners in addressing local housing priorities, but it can also make regional accountability and transparency more difficult. While balancing local discretion with regional alignment can prove challenging, such efforts result in stronger outcomes and more consistency and transparency in reporting on outcomes.
- **Communication and engagement:** The bond program has been successful at creating new affordable housing that is specific to the needs of each community. Metro and its partners should proactively share the success of this and any future programs with partners, local leaders and voters in a way that resonates with their values and priorities.

LOOKING AHEAD

The Metro bond program has exceeded its housing production targets while making significant progress in advancing regional goals to increase equitable access to housing. As the program prepares to commit the remaining bond funds, Metro is committed to working with its partners to strengthen the long-term impact of these investments. The oversight committee has proposed recommendations to support the ongoing success of the bond-funded portfolio while positioning the region to continue to address critical housing needs. Metro housing staff will work in collaboration with the oversight committee, jurisdictional partners and other stakeholders to move forward these recommendations over the upcoming year.

Funding coordination and alignment: Metro will work with its partners to develop creative solutions to help remaining projects in the bond pipeline navigate current funding and development challenges. This includes actively coordinating with funding partners to monitor the remaining pipeline and ensure that projects have the flexibility they need to navigate funding gaps or other barriers, and continuing to advocate for changes at the federal level to address state funding limitations due to the private activity bond volume cap. Metro has initiated work to better understand the current challenges in development and operations of affordable housing across the region. Metro will continue its work with Oregon Housing and Community Services and jurisdictional partners to integrate and align funding resources to create a more efficient and effective affordable housing funding system.

Affordable housing operations: Metro housing policy staff will convene stakeholders and decision makers to move forward a body of work focused on the successful management and operations of bond-funded housing. This work will address the current challenges faced by properties, operators and residents. It will also aim to identify regionally aligned solutions that can be supported by Metro's new regional capacity team, which is charged with developing technical assistance and training programs to help housing and homeless services providers enhance their capacity. Metro is also planning to develop a regional framework for asset management of existing housing funded by the bond to ensure long-term monitoring and stewardship of these critical resources.

Planning for the future: Metro housing staff will support ongoing planning to address the region's future housing needs through research, analysis and engagement. In coming months, the Metro housing department will share findings from technical research and engagement with affordable housing funders and providers – work that is intended to support near-term and ongoing planning for affordable housing production in the region. In the coming year, Metro's housing and planning, development and research departments will work jointly to develop a state-mandated regional housing coordination strategy, with the goal of

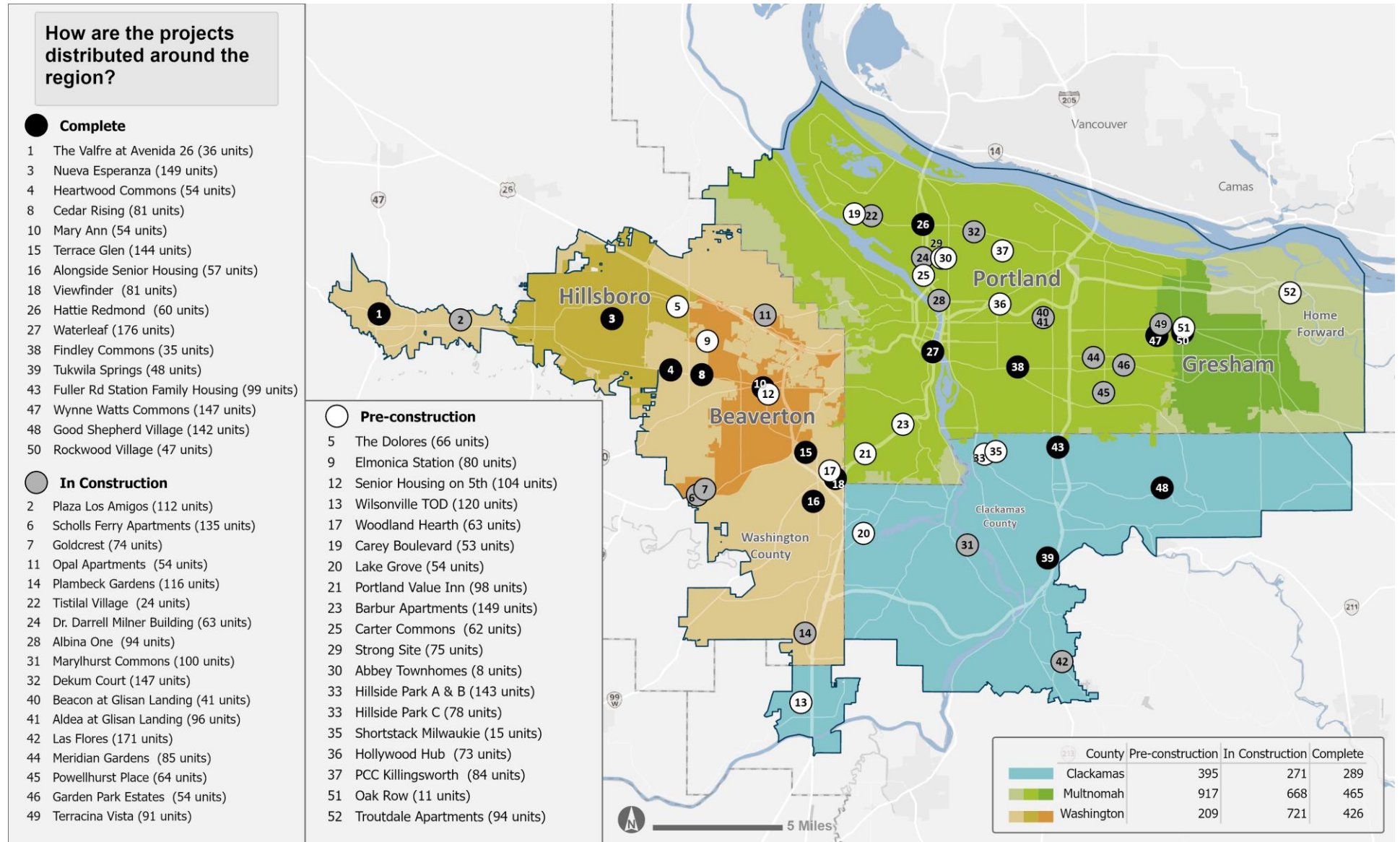
identifying regional strategies to expand resources and eliminate barriers for affordable housing production that meets the needs and income levels of residents. Additionally, Metro will continue working to strengthen the integration of Metro's capital and supportive housing services funds through the development of a regional framework for permanent supportive housing and other strategies that align with implementation of the Tri-County Planning Body's established regional priorities to address homelessness.

Acknowledgements

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Consultants: Kris Smock, John Warner.

EXHIBIT B. MAPS AND DETAILED SUMMARY OF LOCATION METRICS FOR AFFORDABLE HOUSING BOND PROJECTS



Which projects are in areas historically inaccessible to communities of color?

Complete

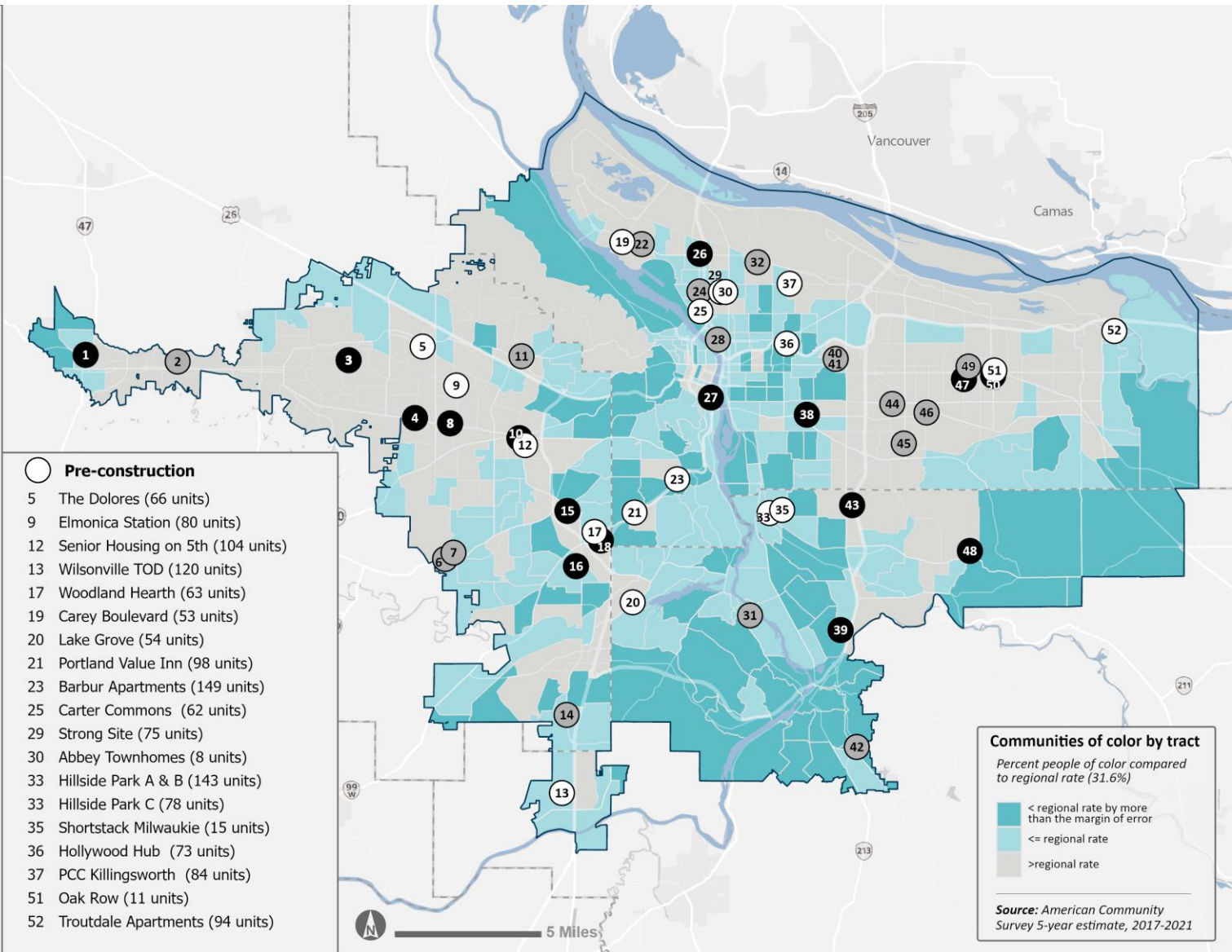
- 1 The Valfre at Avenida 26 (36 units)
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- 10 Mary Ann (54 units)
- 15 Terrace Glen (144 units)
- 16 Alongside Senior Housing (57 units)
- 18 Viewfinder (81 units)
- 26 Hattie Redmond (60 units)
- 27 Waterleaf (176 units)
- 38 Findley Commons (35 units)
- 39 Tukwila Springs (48 units)
- 43 Fuller Rd Station Family Housing (99 units)
- 47 Wynne Watts Commons (147 units)
- 48 Good Shepherd Village (142 units)
- 50 Rockwood Village (47 units)

In Construction

- 2 Plaza Los Amigos (112 units)
- 6 Scholls Ferry Apartments (135 units)
- 7 Goldcrest (74 units)
- 11 Opal Apartments (54 units)
- 14 Plambeck Gardens (116 units)
- 22 Tistilal Village (24 units)
- 24 Dr. Darrell Milner Building (63 units)
- 28 Albina One (94 units)
- 31 Marylhurst Commons (100 units)
- 32 Dekum Court (147 units)
- 40 Beacon at Glisan Landing (41 units)
- 41 Aldea at Glisan Landing (96 units)
- 42 Las Flores (171 units)
- 44 Meridian Gardens (85 units)
- 45 Powellhurst Place (64 units)
- 46 Garden Park Estates (54 units)
- 49 Terracina Vista (91 units)

Pre-construction

- 5 The Dolores (66 units)
- 9 Elmonica Station (80 units)
- 12 Senior Housing on 5th (104 units)
- 13 Wilsonville TOD (120 units)
- 17 Woodland Hearth (63 units)
- 19 Carey Boulevard (53 units)
- 20 Lake Grove (54 units)
- 21 Portland Value Inn (98 units)
- 23 Barbur Apartments (149 units)
- 25 Carter Commons (62 units)
- 29 Strong Site (75 units)
- 30 Abbey Townhomes (8 units)
- 33 Hillside Park A & B (143 units)
- 33 Hillside Park C (78 units)
- 35 Shortstack Milwaukie (15 units)
- 36 Hollywood Hub (73 units)
- 37 PCC Killingsworth (84 units)
- 51 Oak Row (11 units)
- 52 Troutdale Apartments (94 units)



Communities of color by tract

Percent people of color compared to regional rate (31.6%)

- < regional rate by more than the margin of error
- <= regional rate
- > regional rate

Source: American Community Survey 5-year estimate, 2017-2021

Which projects are in areas with limited regulated affordable housing?

Complete

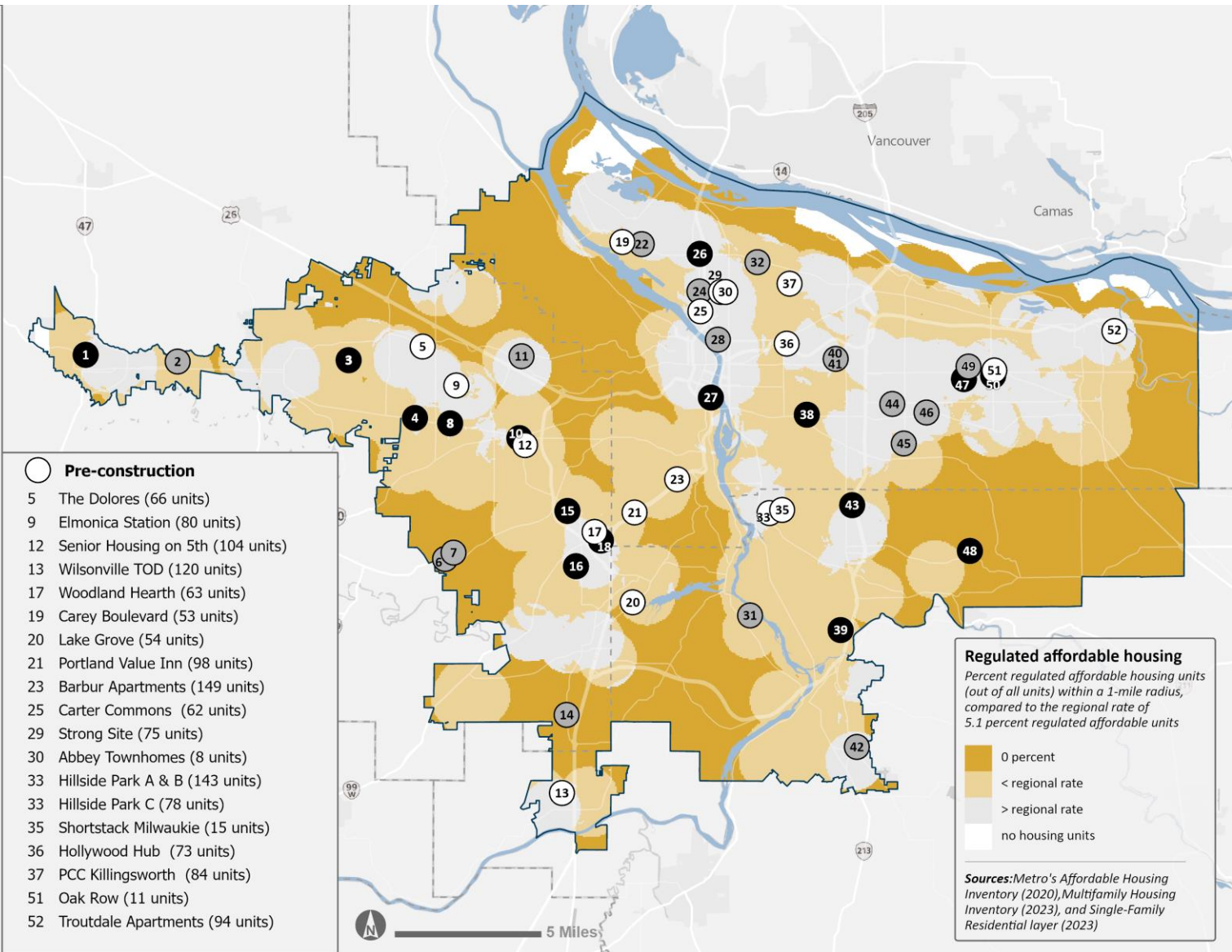
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Regulated affordable housing
 Percent regulated affordable housing units (out of all units) within a 1-mile radius, compared to the regional rate of 5.1 percent regulated affordable units

- 0 percent
- < regional rate
- > regional rate
- no housing units

Sources: Metro's Affordable Housing Inventory (2020), Multifamily Housing Inventory (2023), and Single-Family Residential layer (2023)

Which projects are in areas where communities of color live today?

Complete

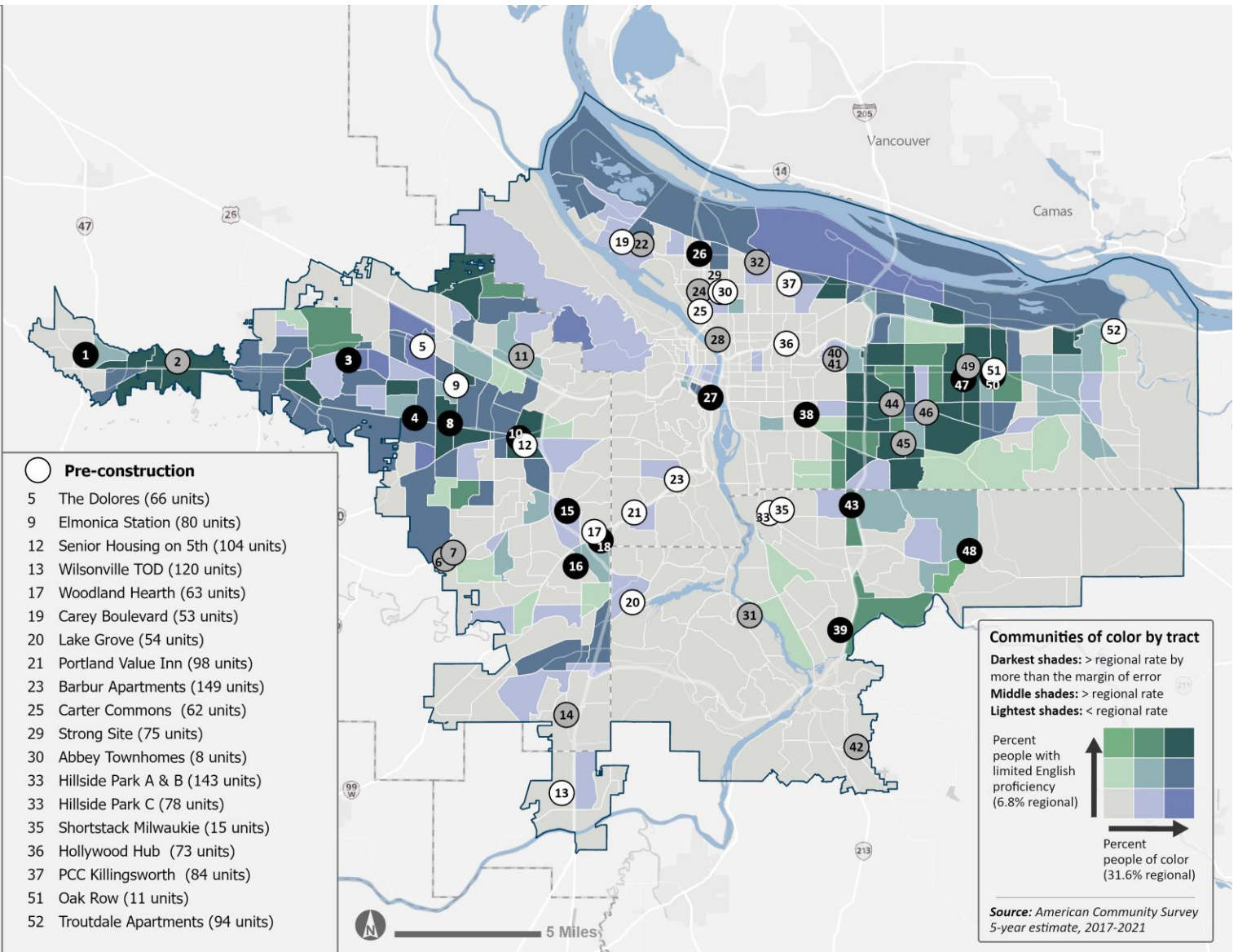
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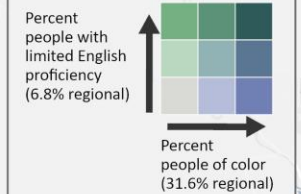
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Communities of color by tract

Darkest shades: > regional rate by more than the margin of error
Middle shades: > regional rate
Lightest shades: < regional rate



Source: American Community Survey 5-year estimate, 2017-2021

Detailed Table of Location Metrics

Detailed Table of Location Metrics			How are the projects distributed around the region? (see Figure 5.2)				Which projects are in areas where communities of color live today? (see Figure 5.3 and notes A, B and C below)				Which projects are in areas historically inaccessible to communities of color? (see Figure 5.4 and notes A, B and C below)			Which projects are in areas with limited regulated affordable housing? (see Figure 5.5 and notes A and D below)		How is the physical access near each project? (see notes E and F below)		
							People of color (vs. regional rate of 31.6%)		Combined POC and LEP, vs. regional rates		People with limited English proficiency (vs. regional rate of 6.8%)			People of color (vs. regional rate of 31.6%)		Affordable housing share (vs. regional rate of 5.1%)		Access to transit (miles to nearest stop/station)
Map ID	Project name	Eligible units	County	POC	LEP	POC-LEP	Estimate	MOE	POC / LEP	Estimate	MOE	Estimate	MOE		5.1%	MAX ½ mi	FS Bus ¼ mi	
1	The Valfre at Avenida 26	36	Washington	low	low	lowlow	24%	±13%	≤ / ≤	3%	±2%	24%	±13%	high	6.1%	5.9	0.5	61
2	Plaza Los Amigos	112	Washington	high	high	highhigh	54%	±8%	> / >	16%	±7%	54%	±8%	med	2.2%	2.8	0.2	58
3	Nueva Esperanza	149	Washington	high	low	highlow	50%	±8%	> / ≤	5%	±4%	50%	±8%	med	3.0%	0.4	0.4	34
4	Heartwood Commons	54	Washington	med	med	medmed	36%	±12%	≥ / ≥	10%	±4%	36%	±12%	high	5.3%	1.5	0.1	61
5	The Dolores	66	Washington	high	med	highmed	50%	±8%	> / ≥	8%	±5%	50%	±8%	high	11.3%	0.8	0.8	69
6	Scholls Ferry Apartments	135	Washington	high	med	highmed	41%	±9%	> / ≥	8%	±5%	41%	±9%	low	0.0%	5.1	3.8	8
7	Goldcrest	74	Washington	low	low	lowlow	28%	±12%	≤ / ≤	4%	±3%	28%	±12%	low	0.0%	4.8	3.4	11
8	Cedar Rising	81	Washington	high	high	highhigh	48%	±12%	> / >	16%	±5%	48%	±12%	high	6.8%	1.1	0.1	80
9	Elmonica Station	80	Washington	med	med	medmed	37%	±15%	≥ / ≥	9%	±7%	37%	±15%	high	11.4%	0.2	0.2	54
10	Mary Ann	54	Washington	high	high	highhigh	58%	±12%	> / >	18%	±10%	58%	±12%	med	3.0%	0.3	0.1	93
11	Opal Apartments	54	Washington	med	med	medmed	39%	±9%	≥ / ≥	9%	±7%	39%	±9%	high	9.9%	1.7	1.1	86
12	Senior Housing on 5th	104	Washington	high	high	highhigh	41%	±9%	> / >	17%	±10%	41%	±9%	med	3.1%	0.5	0.0	93
13	Wilsonville TOD	120	Clackamas	low	low	lowlow	24%	±11%	≤ / ≤	5%	±3%	24%	±11%	high	8.2%	10.8	4.5	30
14	Plambeck Gardens	116	Washington	low	low	lowlow	24%	±12%	≤ / ≤	3%	±2%	24%	±12%	low	0.0%	8.8	1.9	14
15	Terrace Glen	144	Washington	med	low	medlow	41%	±12%	≤ / ≤	6%	±5%	41%	±12%	med	2.0%	3.1	0.1	70
16	Alongside Senior Housing	57	Washington	low	low	lowlow	24%	±8%	≤ / ≤	3%	±3%	24%	±8%	high	8.1%	5.0	0.2	60
17	Woodland Hearth	63	Washington	low	low	lowlow	24%	±11%	≤ / ≤	2%	±1%	24%	±11%	high	10.5%	4.2	0.1	66
18	Viewfinder	81	Washington	med	med	medmed	32%	±14%	≥ / ≥	7%	±7%	32%	±14%	high	12.0%	4.5	0.2	61
19	Carey Boulevard	53	Multnomah	med	low	medlow	35%	±9%	≥ / ≤	2%	±1%	35%	±9%	med	3.1%	2.4	0.2	71
20	Lake Grove	54	Clackamas	med	low	medlow	35%	±8%	≥ / ≤	3%	±2%	35%	±8%	med	1.5%	4.9	1.1	64
21	Portland Value Inn	98	Multnomah	med	low	medlow	34%	±11%	≥ / ≤	6%	±3%	34%	±11%	med	0.3%	4.2	0.1	69
22	Tistilal Village	24	Multnomah	high	med	highmed	58%	±6%	> / ≥	9%	±3%	58%	±6%	high	14.2%	1.8	0.1	83
23	Barbur Apartments	149	Multnomah	med	low	medlow	35%	±10%	≥ / ≤	3%	±2%	35%	±10%	med	3.7%	2.8	0.0	79
24	Dr. Darrell Milner Building	63	Multnomah	low	low	lowlow	23%	±12%	≤ / ≤	1%	±1%	23%	±12%	high	9.0%	0.2	0.2	82
25	Carter Commons	62	Multnomah	low	low	lowlow	28%	±10%	≤ / ≤	3%	±3%	28%	±10%	high	13.0%	0.0	0.0	62
26	Hattie Redmond	60	Multnomah	low	low	lowlow	27%	±11%	≤ / ≤	3%	±2%	27%	±11%	high	7.6%	0.0	0.0	89
27	Waterleaf	176	Multnomah	low	low	lowlow	25%	±12%	≤ / ≤	6%	±4%	25%	±12%	high	17.3%	0.3	0.2	80
28	Albina One	94	Multnomah	low	low	lowlow	28%	±9%	≤ / ≤	4%	±3%	28%	±9%	high	21.1%	0.4	0.1	88
29	Strong Site	75	Multnomah	med	low	medlow	34%	±8%	≥ / ≤	4%	±4%	34%	±8%	high	12.5%	0.8	0.3	78
30	Abbey Townhomes	8	Multnomah	med	low	medlow	34%	±8%	≥ / ≤	4%	±4%	34%	±8%	high	12.1%	0.9	0.1	87
31	Marylhurst Commons	100	Clackamas	low	low	lowlow	22%	±11%	≤ / ≤	3%	±2%	22%	±11%	med	0.2%	2.3	1.2	42
32	Dekum Court	147	Multnomah	med	low	medlow	34%	±11%	≥ / ≤	3%	±2%	34%	±11%	med	2.7%	2.0	0.1	52
33	Hillside Park A & B	143	Clackamas	low	low	lowlow	24%	±10%	≤ / ≤	1%	±1%	24%	±10%	high	5.3%	0.7	0.1	64
33	Hillside Park C	78	Clackamas	low	low	lowlow	24%	±10%	≤ / ≤	1%	±1%	24%	±10%	high	5.3%	0.7	0.1	64
35	Shortstack Milwaukie	15	Clackamas	low	low	lowlow	24%	±10%	≤ / ≤	1%	±1%	24%	±10%	med	5.0%	1.0	0.3	64
36	Hollywood Hub	73	Multnomah	low	low	lowlow	25%	±12%	≤ / ≤	3%	±2%	25%	±12%	high	6.9%	0.0	0.0	96
37	PCC Killingsworth	84	Multnomah	high	med	highmed	56%	±6%	> / ≥	11%	±9%	56%	±6%	med	3.1%	2.1	0.1	76
38	Findley Commons	35	Multnomah	low	low	lowlow	21%	±14%	≤ / ≤	3%	±2%	21%	±14%	med	0.9%	2.0	0.1	89
39	Tukwila Springs	48	Clackamas	low	low	lowlow	20%	±12%	≤ / ≤	4%	±2%	20%	±12%	med	0.3%	3.1	1.3	53
40	Beacon at Glisan Landing	41	Multnomah	low	low	lowlow	10%	±30%	≤ / ≤	1%	±2%	10%	±30%	high	8.1%	0.7	0.2	87
41	Aldea at Glisan Landing	96	Multnomah	low	low	lowlow	10%	±30%	≤ / ≤	1%	±2%	10%	±30%	high	8.1%	0.7	0.2	87
42	Las Flores	171	Clackamas	low	low	lowlow	17%	±11%	≤ / ≤	3%	±2%	17%	±11%	high	10.6%	7.0	0.7	42
43	Fuller Rd Station Family Housing	99	Clackamas	med	med	medmed	34%	±12%	≥ / ≥	12%	±5%	34%	±12%	high	5.5%	0.1	0.1	67
44	Meridian Gardens	85	Multnomah	med	high	medhigh	42%	±12%	≥ / >	26%	±9%	42%	±12%	high	8.1%	1.0	0.0	73
45	Powellhurst Place	64	Multnomah	high	high	highhigh	45%	±11%	> / >	16%	±6%	45%	±11%	high	5.4%	1.4	0.0	43

Detailed Table of Location Metrics

Detailed Table of Location Metrics			How are the projects distributed around the region? (see Figure 5.2)				Which projects are in areas where communities of color live today? (see Figure 5.3 and notes A, B and C below)			Which projects are in areas historically inaccessible to communities of color? (see Figure 5.4 and notes A, B and C below)		Which projects are in areas with limited regulated affordable housing? (see Figure 5.5 and notes A and D below)	How is the physical access near each project? (see notes E and F below)					
Map ID	Project name	Eligible units	County	POC	LEP	POC-LEP	People of color (vs. regional rate of 31.6%)		Combined POC and LEP, vs. regional rates	People with limited English proficiency (vs. regional rate of 6.8%)		People of color (vs. regional rate of 31.6%)		Affordable housing share (vs. regional rate of 5.1%)	Access to transit (miles to nearest stop/station)		Walkscore	
							Estimate	MOE	POC / LEP	Estimate	MOE	Estimate	MOE		MAX ½ mi	FS Bus ¼ mi		
46	Garden Park Estates	54	Multnomah	high	high	highhigh	48%	±7%	> / >	18%	±6%	48%	±7%	high	7.3%	1.7	0.1	60
47	Wynne Watts Commons	147	Multnomah	high	high	highhigh	45%	±12%	> / >	27%	±15%	45%	±12%	high	8.6%	0.4	0.2	54
48	Good Shepherd Village	142	Clackamas	med	med	medmed	36%	±7%	≥ / ≥	8%	±3%	36%	±7%	low	0.0%	3.7	3.7	30
49	Terracina Vista	91	Multnomah	high	high	highhigh	61%	±9%	> / >	27%	±10%	61%	±9%	high	8.1%	0.2	0.1	70
50	Rockwood Village	47	Multnomah	med	high	medhigh	44%	±13%	≥ / >	20%	±10%	44%	±13%	high	8.3%	0.3	0.1	80
51	Oak Row	11	Multnomah	high	high	highhigh	54%	±9%	> / >	15%	±8%	54%	±9%	high	8.6%	0.2	0.1	85
52	Troutdale Apartments	94	Multnomah	low	low	lowlow	25%	±12%	≤ / ≤	4%	±3%	25%	±12%	high	7.3%	2.9	1.5	59

Percent of Total Eligible Units

22% Clackamas
44% Multnomah
33% Washington

27% > regional	30% > regional	19% > regional	4% < regional
31% ≥ regional	28% ≥ regional	19% ≥ regional	38% ≤ regional
42% ≤ regional	42% ≤ regional	62% ≤ regional	58% ≥ regional

11% none	24% FS Bus and MAX	39% score ≥ 70
31% < regional	46% FS bus or MAX	36% score 50-69
58% > regional	30% neither	25% score < 50

> or ≥ region for either POC or LEP

Abbreviations: FS = frequent service; LEP = limited English proficiency; MOE = margin of error; POC = people of color.

Notes on data sources and assumptions

- A Regional rates are calculated based on Metro's jurisdictional boundary.
- B People of color and people with limited English proficiency (people age 5 and older who speak English less than "very well") use the American Community Survey 2017-2021 5-year estimate, by tract.
- C The darkest cell shading for people of color or people with limited English proficiency means greater (or less) than the regional rate by more than the MOE. Middle shades are greater (or less) than the regional rate but within the MOE.
- D Affordable housing share is based on Metro's inventories of affordable housing (2023), multifamily housing (2023), and single-family housing (2023).
- E Access to transit is calculated based on linear distance ("as the crow flies"), using Metro's data on existing transit (RLIS).
- F Walkscore is calculated at <https://www.walkscore.com>. A score of 50-69 is "somewhat walkable" and a score of 70+ is "very walkable" or "walker's paradise"

EXHIBIT C. SUMMARY OF CONTRACTING GOALS AND PRELIMINARY OUTCOMES, WORKFORCE TRACKING COMMITMENTS AND PREVAILING WAGE REQUIREMENTS

Jurisdiction	Project	COBID goal		COBID progress		Workforce tracking?	Prevailing wage
		Hard costs	Soft costs	Hard costs	Soft costs		
Beaverton	Mary Ann	20%	20%	28%	23%	Y	
	Scholls Ferry	20%	20%	n/a	n/a	Y	
	Elmonica	25%	25%	n/a	n/a	Y	Davis Bacon
	Senior Housing on 5th	30%	30%	n/a	n/a	Y	Davis Bacon, BOLI
Clackamas	Fuller Road Station	20%	20%	20%	15%	Y	Davis Bacon, BOLI
	Good Shepherd Village	25%	20%	36%	36%	Y	Davis Bacon
	Las Flores	20%	20%	34%	94%	Y	Davis Bacon
	Tukwila Springs	20%	20%	22%	75%		Davis Bacon
	Marylhurst Commons	20%	20%	32%	19%	Y	
	Hillside Park A & B	30%	20%	n/a	n/a	Y	Davis Bacon
	Hillside Park C	30%	20%	n/a	n/a	Y	Davis Bacon
	Lake Grove	25%	25%	n/a	n/a	Y	
	Shortstack Milwaukie	30%	30%	n/a	n/a		
	Wilsonville TOD	25%	25%	n/a	n/a	Y	BOLI
	Gresham	Wynne Watts Commons	20%		25%		
Rockwood Village		20%		22%			
Terracina Vista		30%	20%	n/a	n/a	Y	
Oak Row		20%		n/a			
Hillsboro	Nueva Esperanza	20%	20%	n/a	n/a		
	The Dolores	20%	20%	n/a	n/a	Y	
Home Forward	Troutdale	28%	20%	n/a	n/a	Y	Davis Bacon
Portland	Hattie Richmond	30%	20%	35%	29%	Y	
	Dekum (Home Forward)	28%	20%	n/a	n/a	Y	Davis Bacon
	Findley Commons	24%	20%	20%	58%	Y	Davis Bacon
	Waterleaf	30%	20%	36%	22%	Y	Davis Bacon, BOLI
	Beacon at Glisan Landing	30%	20%	n/a	n/a	Y	
	Aldea at Glisan Landing	30%	20%	n/a	n/a	Y	Davis Bacon
	Dr. Darrell Milner Bldg	30%	20%	28%	n/a	Y	BOLI
	Albina One	30%	20%	n/a	n/a	Y	Davis Bacon, BOLI
	Meridian Gardens	30%	20%	n/a	n/a	Y	Davis Bacon
	Hollywood Hub	30%	20%	n/a	n/a	Y	Davis Bacon, BOLI
	PCC Killingsworth	30%	20%	n/a	n/a	Y	Davis Bacon, BOLI
	Tistilal Village	30%	20%	n/a	n/a	Y	
	Powellhurst	30%	20%	19%	n/a	Y	
	Garden Park Estates	30%	20%	n/a	n/a	Y	Davis Bacon
Barbur Apartments	30%	20%	n/a	n/a	Y	Davis Bacon	
Carey Boulevard	20%		n/a		Y		

Jurisdiction	Project	COBID goal		COBID progress		Workforce tracking?	Prevailing wage
		Hard costs	Soft costs	Hard costs	Soft costs		
	Carter Commons	30%	30%	n/a	n/a	Y	Davis Bacon, BOLI
	Portland Value Inn	30%	30%	n/a	n/a	Y	
	Strong Site	30%	20%	n/a	n/a	Y	
	Abbey Site	30%		n/a		Y	
	Cedar Rising	25%	20%	n/a	n/a		
Washington	Heartwood Commons	20%	20%	22%	76%		BOLI
	Plambeck Gardens	20%	20%	n/a	n/a		
	Goldcrest	20%	20%	n/a	n/a		
	Plaza Los Amigos	20%	20%	20%	20%	Y	Davis Bacon
	Opal Apartments	20%	20%	n/a	n/a		Davis Bacon
	Terrace Glen	20%	20%	31%	n/a		
	The Valfre at Avenida 26	20%	20%	33%	n/a		
	Alongside Senior Housing	20%	20%	23%	25%	Y	Davis Bacon
	Viewfinder	20%	20%	22%	26%	Y	Davis Bacon
	Woodland Hearth	30%	20%	n/a	n/a	Y	Davis Bacon

EXHIBIT D. SUMMARY OF LEVERAGED CAPITAL FUNDING SOURCES

Jurisdiction	Project	LIHTC equity	Grants	Permanent loan	Metro housing bond	Sponsor contribution	Other
Beaverton	Elmonica Station	42.8%	3.7%	16.4%	34.9%	2.2%	0.0%
	Mary Ann	54.9%	16.8%	14.6%	13.7%	0.0%	0.0%
	Scholls Ferry	36.1%	15.3%	28.7%	11.3%	7.0%	1.6%
	Senior Housing on 5th	44.9%	9.3%	15.8%	20.8%	6.8%	2.4%
Clackamas	Fuller Road Station	42.8%	3.8%	31.7%	18.1%	3.6%	0.0%
	Good Shepherd Village	32.3%	6.0%	20.8%	30.1%	9.2%	1.6%
	Hillside Park A & B	33.0%	13.7%	14.5%	26.9%	6.7%	5.2%
	Hillside Park C	34.5%	1.2%	27.7%	22.0%	7.6%	6.9%
	Lake Grove	41.6%	4.0%	15.7%	33.7%	5.0%	0.0%
	Las Flores	33.1%	1.6%	36.5%	25.6%	3.1%	0.0%
	Marylhurst Commons	43.5%	10.3%	29.2%	7.1%	5.9%	4.0%
	Shortstack Milwaukie	0.0%	43.7%	47.0%	9.3%	0.0%	0.0%
	Tukwila Springs	29.1%	10.9%	21.3%	25.2%	11.6%	1.8%
	Wilsonville TOD	40.4%	7.1%	29.9%	14.6%	7.9%	0.0%
Gresham	Oak Row	0.0%	0.0%	46.5%	52.6%	0.9%	0.0%
	Rockwood Village	36.3%	6.6%	40.9%	7.9%	8.3%	0.0%
	Terracina Vista	40.0%	20.2%	28.6%	5.8%	5.3%	0.0%
	Wynne Watts Commons	40.7%	0.4%	22.1%	24.9%	11.9%	0.0%
Hillsboro	The Dolores	41.5%	0.6%	21.9%	30.4%	5.6%	0.0%
	Nueva Esperanza	43.7%	0.8%	21.5%	31.4%	2.5%	0.0%
Home Forward	Troutdale	36.2%	0.0%	19.5%	36.2%	8.2%	0.0%
Portland	Abbey Townhomes	0.0%	31.5%	43.3%	23.6%	1.7%	0.0%
	Aldea at Glisan Landing	34.5%	15.0%	17.3%	26.3%	6.9%	0.0%
	Albina One	41.5%	10.1%	14.4%	21.1%	10.1%	2.9%
	Barbur	37.9%	9.6%	13.6%	31.8%	7.1%	0.0%
	Beacon at Glisan Landing	31.0%	25.0%	11.1%	27.5%	5.4%	0.0%
	Carey Boulevard	0.0%	14.4%	56.7%	25.7%	3.2%	0.0%
	Carter Commons	41.5%	7.0%	11.7%	21.2%	5.8%	12.8%
	Dekum	41.4%	0.0%	20.4%	25.4%	12.8%	0.0%
	Dr. Darrell Building	45.7%	0.5%	20.4%	28.6%	4.9%	0.0%
	Findley Commons	0.0%	60.6%	7.2%	27.9%	4.3%	0.0%
	Garden Park	52.7%	5.6%	14.9%	6.5%	10.1%	10.4%
	Hattie Redmond	40.2%	36.7%	0.0%	18.4%	4.7%	0.0%
	Hollywood Hub	43.2%	15.2%	11.5%	3.1%	9.5%	17.5%
	Meridian Gardens	42.8%	8.3%	0.0%	43.8%	5.1%	0.0%
	PCC Killingsworth	48.2%	24.4%	15.9%	5.3%	6.1%	0.0%
	Portland Value Inn	43.8%	5.7%	14.6%	23.8%	9.6%	2.4%
	Powellhurst Place	43.0%	1.3%	18.5%	15.6%	2.8%	18.8%
Strong Site	43.8%	3.0%	17.7%	29.4%	6.1%	0.0%	
Tistilal Village	48.8%	10.5%	11.1%	12.6%	2.2%	14.8%	
Waterleaf	34.4%	38.2%	17.2%	2.4%	7.7%	0.0%	
Washington	Alongside Senior Housing	34.8%	7.7%	22.6%	24.5%	10.4%	0.0%
	Cedar Rising	42.7%	10.5%	11.7%	30.4%	3.2%	1.5%
	Goldcrest	41.6%	0.1%	15.1%	29.5%	9.6%	4.1%
	Heartwood Commons	0.0%	7.6%	0.0%	92.4%	0.0%	0.0%
	Opal Apartments	33.8%	5.3%	28.4%	26.2%	6.2%	0.0%
	Plambeck Gardens	44.6%	7.5%	14.6%	22.3%	8.7%	2.3%
	Plaza Los Amigos	34.3%	5.2%	23.4%	28.3%	4.7%	4.2%
	Terrace Glen	42.6%	0.9%	18.8%	32.3%	5.4%	0.0%
	The Valfre at Avenida 26	30.4%	3.7%	35.3%	27.9%	2.8%	0.0%
Viewfinder	34.8%	0.8%	27.2%	35.2%	2.1%	0.0%	
Woodland Hearth	34.9%	2.1%	22.4%	26.8%	10.4%	3.4%	

EXHIBIT E. SUMMARY OF ONGOING FUNDING FOR LONG-TERM RENTAL ASSISTANCE AND WRAPAROUND SERVICES

Jurisdiction	Project	Total affordable units	Metro bond-funded units		
			30% AMI	With project-based rental assistance	PSH units with ongoing funding for wraparound services
Beaverton	Elmonica Station	80	33	8	0
	Mary Ann	54	11	8	0
	Scholls Ferry	135	17	0	0
	Senior Housing on 5th	104	68	19	30
Clackamas	Fuller Road Sta.	99	30	25	25
	Good Shepherd	142	58	35	58
	Hillside Park A & B	143	40	20	13
	Hillside Park C	78	68	100	8
	Lake Grove	54	20	10	10
	Las Flores	171	70	70	9
	Marylhurst Commons	100	40	40	40
	Shortstack Milwaukie	15	0	0	0
	Tukwila Springs	48	48	48	48
	Wilsonville TOD	120	40	0	20
Gresham	Oak Row	11	0	0	0
	Rockwood Village	47	47	0	0
	Terracina Vista	91	0	0	0
	Wynne Watts	147	30	30	30
Hillsboro	Nueva Esperanza	149	60	8	0
	The Dolores	66	30	8	10
Home Forward	Troutdale	94	39	25	0
Portland	Abbey Townhomes	8	0	0	0
	Albina One	94	32	19	0
	Aldea at Glisan Landing	96	15	15	0
	Barbur	149	32	19	0
	Beacon at Glisan Landing	41	41	41	41
	Carey Boulevard	53	0	0	0
	Carter Commons	62	21	11	0
	Dekum	147	61	27	0
	Dr. Darrell Milner Bldg	63	17	0	0
	Findley Commons	35	0	20	35
	Garden Park	54	25	25	25
	Hattie Redmond	60	60	60	60
	Hollywood Hub	73	39	0	0
	Meridian Gardens	85	70	65	65
	PCC Killingsworth	84	28	28	0
	Portland Value Inn	98	39	39	15
	Powellhurst Place	64	12	12	12
	Strong Site	75	11	0	0
	Tistilal Village	24	24	24	16
	Waterleaf	176	17	20	20
Washington	Alongside Senior Housing	57	23	23	24
	Cedar Rising	81	33	0	0
	Goldcrest	74	14	0	0
	Heartwood Commons	54	54	54	54
	Opal Apartments	54	28	24	0
	Plambeck Gardens	116	47	8	16

Jurisdiction	Project	Total affordable units	Metro bond-funded units		
			30% AMI	With project-based rental assistance	PSH units with ongoing funding for wraparound services
	Plaza Los Amigos	112	26	16	0
	Terrace Glen	144	51	8	3
	The Valfre at Avenida 26	36	8	8	8
	Viewfinder	81	34	16	30
	Woodland Hearth	63	24	16	22
	Total	4,361	1,635	1,052	747

EXHIBIT F. AFFORDABLE HOUSING BOND FINANCIAL REPORT THROUGH DECEMBER 2023

METRO AFFORDABLE HOUSING BOND

Financial Report Through December 2023

FINANCIAL SUMMARY

TOTAL REVENUE	\$696,843,268
TOTAL EXPENSES and DISBURSEMENTS	\$333,581,903
TOTAL COMMITTED	\$210,434,645
TOTAL FUNDING REMAINING	\$152,826,721

REVENUE

	FY 2018 - 2023	FY 2023 - 2024	TOTAL REVENUE
Bond Proceeds	\$652,800,000		\$652,800,000
Premiums on Bonds	\$2,630,335		\$2,630,335
Interest Earnings	\$35,973,700	\$5,439,233	\$41,412,933
TOTAL REVENUE:	\$691,404,035	\$5,439,233	\$696,843,268

EXPENSES

PROJECTS	Prior Years Expended or Disbursed	FY2023-24 Expended or Disbursed	Committed -- Not Yet Disbursed	TOTAL EXPENDED, DISBURSED or COMMITTED	WORK PLAN FUNDING (Amended)	% of Work Plan Funding Expended, Disbursed or Committed
Jurisdiction:						
Beaverton	\$12,000,000	\$0	\$18,939,934	\$30,939,934	\$31,587,595	98%
Clackamas County	\$51,351,542	\$0	\$58,700,000	\$110,051,542	\$122,018,094	90%
Gresham	\$16,530,261	\$2,500,000	\$2,200,000	\$21,230,261	\$27,140,995	78%
Hillsboro	\$16,940,731	\$0	\$10,500,000	\$27,440,731	\$41,240,081	67%
Home Forward (East Multnomah Co.)	\$21,034,083	\$0	\$13,449,238	\$34,483,321	\$37,141,206	93%
Portland	\$65,763,299	\$0	\$84,635,054	\$150,398,353	\$199,652,992	75%
Washington County	\$105,161,611	\$0	\$9,450,000	\$114,611,611	\$118,135,532	97%
Metro Site Acquisition Program	\$22,154,319	\$188,409	\$12,560,419	\$34,903,147	\$62,016,000	56%
Other Metro Direct Project Costs	\$161,824	\$59,618	\$0	\$221,442	\$0	N/A
PSH IGAs in progress (Portland and Wash Co)					\$15,834,000	N/A
Funding to be allocated (Interest Earnings)					\$7,234,610	N/A
TOTAL:	\$311,097,670	\$2,748,027	\$210,434,645	\$524,280,342	\$ 662,001,106	79%

ADMINISTRATIVE	Prior Years Expended or Disbursed	FY2023-24 Expended or Disbursed	TOTAL EXPENDED or DISBURSED	WORK PLAN FUNDING (Amended)	% of Work Plan Funding Expended or Disbursed
Jurisdiction:					
Beaverton	\$569,252	\$376,583	\$945,835	\$974,615	97%
Clackamas County	\$1,712,246	\$641,376	\$2,353,622	\$3,636,371	65%
Gresham	\$450,643	\$147,702	\$598,345	\$837,421	71%
Hillsboro	\$684,752	\$0	\$684,752	\$1,272,457	54%
Home Forward (East Multnomah Co.)	\$334,297	\$162,676	\$496,973	\$496,973	100%
Portland ¹	\$0	\$0	\$0	\$0	N/A
Washington County	\$1,759,590	\$627,716	\$2,387,306	\$3,645,054	65%
Metro Site Acquisition Program ²	\$0	\$0	\$0	\$1,940,932	N/A
Metro Accountability and Financial Transaction Costs	\$11,226,696	\$1,042,677	\$12,269,373	\$19,409,319	63%
Funding to be allocated (Interest Earnings)				\$2,629,021	N/A
TOTAL:	\$16,737,476	\$2,998,730	\$19,736,206	\$34,842,163	57%

¹ PHB uses a Project Delivery Fee, not paid for by Metro's Affordable Housing Bond, to reimburse their administrative expenses.

² Administrative expenses in support of Metro's Site Acquisition Program are combined with Metro's total Administrative expenses and included in "Metro Accountability and Financial Transaction Costs."

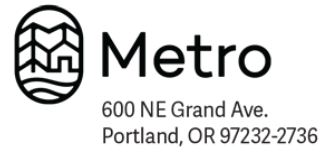
METRO COSTS ANNUAL BASIS ³	FY2023-24 YTD Actuals	FY2023-24 Metro Budget	YTD % Spent
	1,215,003	3,068,547	40%

³ In addition to Metro's Administrative costs, these costs include certain Metro Direct Costs reported under the "Project" Cost table above (e.g. Metro Site Acquisition Program Staff and Other Metro Direct) that were not provided a Work Plan Funding allocation, and therefore must be covered by Metro's Administrative Funding allocation.

EXHIBIT G. OVERSIGHT COMMITTEE 2022 ANNUAL REPORT MEMO TO THE METRO COUNCIL (SUBMITTED MAY 2023)

Memo

Date: May 25, 2023
To: Metro Council
From: Metro Housing Bond Community Oversight Committee
Subject: 2022 Annual Report



A report to the Metro Council and the community from the Metro Housing Bond Community Oversight Committee

We are pleased to present the 2022 annual report for the Metro affordable housing bond, covering the period from January 1, 2022 through December 31, 2022.

The Metro Housing Bond Community Oversight Committee has reviewed progress reports from all eight implementation partner agencies, as well as an analysis of regional progress and performance presented by Metro staff. The committee also reviews quarterly progress and expenditure reports on an ongoing basis to monitor and evaluate progress toward production and policy goals outlined in the Metro Council’s adopted policy framework for the bond.

The bond framework established a goal of creating at least 3,900 new homes, as well as policy expectations for advancing racial equity throughout the implementation process. This report demonstrates that the bond is delivering on the promises made to voters, creating housing opportunities and addressing racial disparities in access to housing for people across the region. These new affordable homes help tackle the crisis of homelessness and stabilize communities so that all people can thrive.

KEY HIGHLIGHTS

In its third year of implementation, the bond program outpaced housing production targets while continuing to make significant progress in advancing regional goals to increase equitable access to housing.

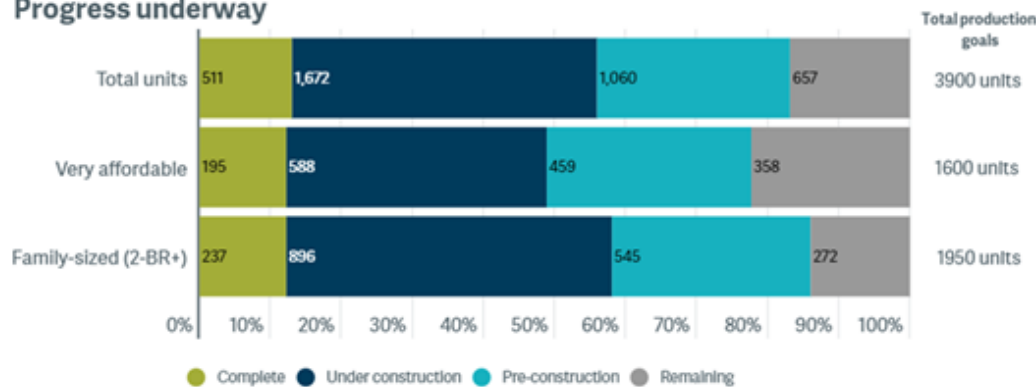
Production progress

As of December 2022, there were 34 bond-funded projects underway representing 3,243 new affordable homes.

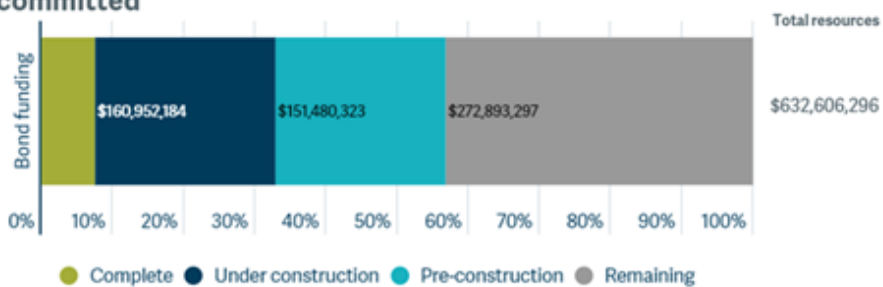
- **Total units:** The pipeline of bond projects underway represents 83% of the total unit production target of 3,900 affordable homes. These projects (which are collectively referred to as the “bond portfolio” throughout the report) include 7 projects that have completed construction, 17 projects under construction and 10 projects in pre-construction.

Regional progress towards production goals relative to funding committed

Progress underway



Resources committed



- **Family-size units:** 1,678 of these homes will have two or more bedrooms, representing 86% of the program’s production goal for family-size homes.
- **Deeply affordable units:** 1,242 of these homes will be affordable to households with incomes at or below 30% of area median income, representing 78% of the program’s production goal for deeply affordable homes; 747 of these units also have project-based rental assistance, ensuring even those with very low or no income can be served.

Plans are in place that will commit all remaining bond funds by 2024 with final projects expected to break ground by 2026. **The program is projected to achieve at least 120% of its original production target once all funds are expended**, creating an estimated 4,700 affordable homes that will provide housing for 9,000 to 15,000 people across the region.

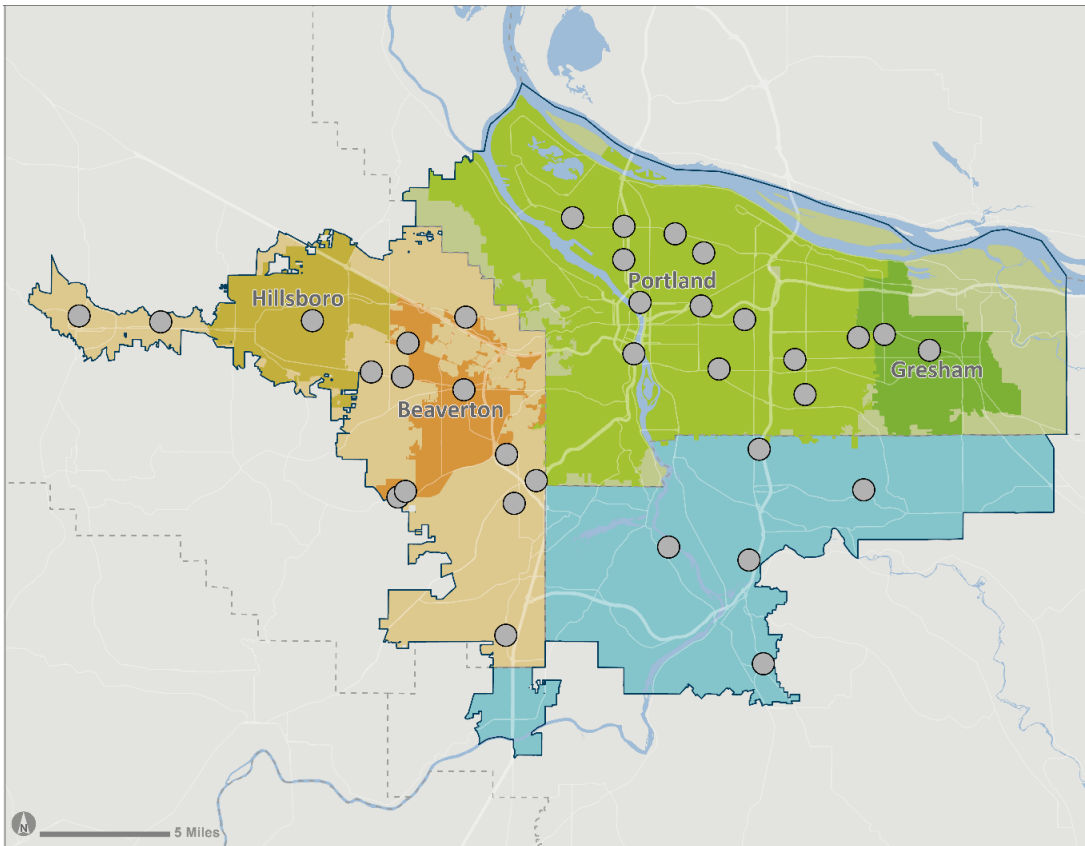
The bond program reached an important milestone in 2022, with the first cohort of projects completing construction and lease-up. **By December 2022, 528 people had moved into their new homes in six bond-funded projects** located in Beaverton, Forest Grove, Gladstone, Gresham, Portland and Tigard.

Addressing disparities and advancing racial equity

Metro and its implementation partners are making ongoing progress in moving forward the bond program’s goals of addressing disparities, increasing equitable access to housing and advancing racial equity:

- Addressing disparities through project location:** The locations of the bond portfolio’s homes expand access to housing options in a diversity of areas throughout the region: 42% of units are located in areas that have historically lacked affordable housing, 67% are located in areas where communities at risk of displacement live today and 45% are located in areas historically inaccessible to communities of color. This not only improves access to affordable housing in communities across greater Portland and provides residents with greater choice about where to live, it also helps connect people to schools, jobs and other opportunities while preventing displacement in changing neighborhoods.

Affordable housing bond project locations



- Advancing racial equity through opportunity in construction:** To ensure equitable access to the opportunities provided by bond investments, the bond program aims to direct construction contracts to underrepresented firms. The bond’s development projects are on track to meet or exceed the regional goal of at least 20% of construction contract funding going to state certified minority- or women-owned and/or emerging small businesses (MWESB). Seven projects reached completion in 2022 with a combined \$33.1 million in contracts paid to certified MWESB firms, representing 24.7% of total construction costs.
- Promoting equitable access through marketing and lease-up:** All bond projects are required to develop plans for affirmatively marketing housing opportunities and reducing lease-up barriers to ensure equitable access to bond-funded units. Initial data from the six projects that completed lease-up in 2022 suggest that the projects’ affirmative marketing

and lease-up strategies are working, with a higher percentage of people of color housed in bond-funded units than the percentage of low-income households in the region that are people of color.

- **Advancing housing stability through services:** On-site services can support households with low incomes to remain stably housed. Many bond-funded projects include formal partnerships with culturally responsive and culturally specific service providers to provide resident services. Twenty projects will also provide ongoing case management for 587 households (representing more than 18% of total households served) in permanent supportive housing units intended for people exiting long-term homelessness. Many of these units are leveraging funding for services and rent assistance from Metro’s regional supportive housing services fund.
- **Promoting community engagement:** Implementation partners and developers are working with a wide range of community-based organizations to conduct outreach and engage the community. In 2022, more than 720 people and 43 community-based organizations participated in community engagement opportunities to inform planning for 12 projects.

Addressing emerging opportunities and challenges

Along with significant progress, the past year was marked by continued challenges with funding gaps due to cost escalations related to interest rate increases, hard cost escalation and constraints in the availability of state-issued private activity bonds (PABs), which are necessary for the financing of 4% low income housing tax credits. Metro worked with its partners to respond to these challenges, including:

- **Advocacy to focus and expand private activity bonds:** Metro worked with partners to advocate for federal expansion of PAB availability and statewide strategies to focus and prioritize limited PAB resources for affordable housing, including Metro bond-funded projects. This includes advocacy for state legislation (SB 225), expected to pass during the 2023 session, that would ensure that PABs are prioritized for affordable housing and would support stronger coordination in the affordable housing pipeline.
- **Coordination and alignment with state funding:** Metro worked with Oregon Housing and Community Services to advance strategies for state and local funding alignment to ensure that limited resources are focused on projects with the greatest benefits for communities of color and those experiencing or at risk of homelessness. This includes the development of a suballocation framework for directing Housing Trust Fund and Local Innovation Fast Track (LIFT) funding for layering with Metro bond-funded projects.

Metro also worked with its partners to support regional coordination to strengthen housing access and stability, including:

- **Supportive housing services fund integration and alignment:** Metro earmarked \$20 million in unallocated bond interest earnings to support additional investments in expanding permanent supportive housing. These investments will be aligned with funding

from Metro’s supportive housing services fund to support rental assistance and wraparound services to meet the needs of people experiencing long-term homelessness.

- **Evaluation and engagement to support effective equitable leasing practices:** Metro has continued to engage jurisdictional partners and housing providers to identify barriers to and effective practices for equitable lease-up, and to refine lease-up and demographic reporting tools to support strong accountability for ensuring low-barrier access to housing.

RECOMMENDATIONS

The committee applauds the work of Metro and its implementation partners in building a successful funding program for regional affordable housing production and addressing opportunities and challenges as they have arisen throughout the life of the program. This solid foundation allows the committee to make the following recommendations that aim to further maximize the impact of this important resource and equip the region for essential work to come.

Convene stakeholders to regionalize best practices

In 2022, our region celebrated the lease up of the first seven Metro Housing Bond projects. A review of these early projects has allowed the committee to identify inconsistencies in local approaches and a need for Metro to convene stakeholders to define and share effective strategies.

As this report outlines, real improvements can and should be made in systematizing best practices that strengthen equitable access to bond-funded homes. We must also be sure that when bond units are designated as permanent supportive housing, they are able to effectively house and serve those who need it most. Through better understanding existing local standards and practices, barriers to access, and effective practices for affirmative marketing and proactive leasing supports, Metro can support greater consistency and improved long-term outcomes throughout the region. Metro can also explore opportunities for creative partnerships and other models, such as those in affordable homeownership.

Additionally, for the public to fully understand the program’s progress toward its stated racial equity goals, we recommend that Metro and its partners prioritize improvements in reporting and data quality, especially related to occupancy and workforce outcomes. The committee is eager to see reporting improvements that allow for a more disaggregated picture of bond outcomes. We must also be mindful of the impact of data collection on both housing providers and the people who are sharing their personal information. Data collection should be actionable to outcomes, which means limited to necessary areas of focus and of reliable quality. Through collaboration and sharing of emerging best practices and standards, Metro can aid implementing partners in collecting, monitoring and reporting the information that most fully tells the story of the bond program’s successes and allows for timely adjustments to improve outcomes when needed.

When we come together to address challenges, our community benefits. Metro staff should prioritize continued efforts to convene conversations and elevate regional best practices in partnership with jurisdictions, technical experts and communities with lived experience.

Focus on systemic integration

The bond program has made significant progress over the past year in aligning, integrating and streamlining resources to strengthen outcomes and mitigate against risks due to a shifting financial landscape. As mentioned above, highlights of this work include creating permanent supportive housing through layering supportive housing services fund (SHS), and coordinating with Oregon Housing and Community Services (OHCS) to facilitate suballocations of state and federal funding. There is more work to do to fully integrate and align funding resources across the system.

Local affordable housing developers have consistently called for better coordination between funding entities such as Metro and OHCS to reduce the risks and overall cost escalations due to lack of alignment in timing and criteria across different funding sources. Metro should work to strengthen its relationship and coordination with OHCS and participate in conversations to create a more efficient and effective system.

We also want to encourage Metro to think more holistically about system alignment opportunities. The committee is enthusiastic about the recommendations put forth by the Metro-convened Tri-County Planning Body, including planned work in aligning Medicaid tenancy support resources with SHS funding. Overall integration of SHS and bond funding remains a priority, given the opportunity to truly maximize the impact of both funds.

In addition to continuing to strengthen SHS and bond integration, we ask that Metro consider better supporting workforce diversity and other bond outcomes through regional workforce initiatives and by leveraging Metro programs such as the Careers to Construction Pathways Program. We want to see Metro developing more strategic, cross-system partnerships that address barriers to housing production, promote successful building operations and, most importantly, support opportunities for the people who call bond-funded properties home.

Analysis and planning for the future

The end of the bond pipeline is on the horizon, and the committee is confident the region has benefitted from these investments. Now is the time for Metro to evaluate its impact and plan for the future.

We are eager to see Metro continue this regional housing pipeline beyond its planned end and urge Metro to refer another measure to voters. This is an important moment to understand lessons learned from this bond and opportunities to strengthen Metro's role in supporting regional coordination.

This region and others stand to benefit from an analysis of the strengths of the program and through an independent review of areas where the structure or implementation could be

improved as well as other lessons learned. Areas of focus should include an understanding of the administrative gaps of the program and analysis of program policy decisions, such as the impact of cash developer fee limits in a shifting financial landscape.

We also support Metro in its planned work to launch bodies of analysis that will contextualize the bond within the broader housing landscape to best understand the overall impact of the program. Through considering the full housing pipeline, funding ecosystem, and projected population and systems shifts, Metro can best prepare for meeting future regional needs.

Along with assessing lessons learned and the housing landscape, it is imperative that Metro analyze risks related to the long-term asset management strategy of this new portfolio. We know that bond-funded properties have been evaluated for financial success, but also want to emphasize that proactive asset management is vital to maintaining the long-term public benefits in which voters invested. Managing these assets requires that we think not only on a property-by-property level, but also community-wide. Further analysis is needed to ensure Metro is adding beneficial and not duplicative support to the system and that all parties possess a comprehensive understanding of the roles and responsibilities for long-term stewardship of this new portfolio. We do not yet have a clear picture of how asset management will work and wish to understand this better as an oversight committee. We call for this to be a focus as the program moves forward.

As a region, we should be proud of having passed this bond measure and of the work completed to date. This bond has been successful, exceeding commitments to voters, and it is exciting that we are in a position to recommend improvements for additional impact. We are honored to have the opportunity to provide oversight for this important program and would like to thank Metro and jurisdictional partner staff for their support.

Thank you,

Jenny Lee (Co-chair)

Steve Rudman (Co-chair)

Kira Cador

Brandon Culbertson

Scott Greenfield

Ann Leenstra

Willie Poinsette

Mara Romero

Andrea K. Sanchez

Karen Shawcross

Nicole Stingh

Trinh Tran

Juan Ugarte Ahumada



Metro



Metro affordable housing bond program 2023 annual report

Metro Council | June 27, 2024

Purpose of today's presentation

- Staff report on implementation progress
- Oversight committee findings and recommendations



Guiding principles

Lead with racial equity

Create opportunity for those in need

Create opportunity throughout the region

Ensure long-term benefits and good use of public dollars

Priority communities

- Communities of color
- Families with children and multiple generations
- Seniors and older adults
- Veterans
- People experiencing or at risk of homelessness
- People with disabilities
- People experiencing or at risk of displacement



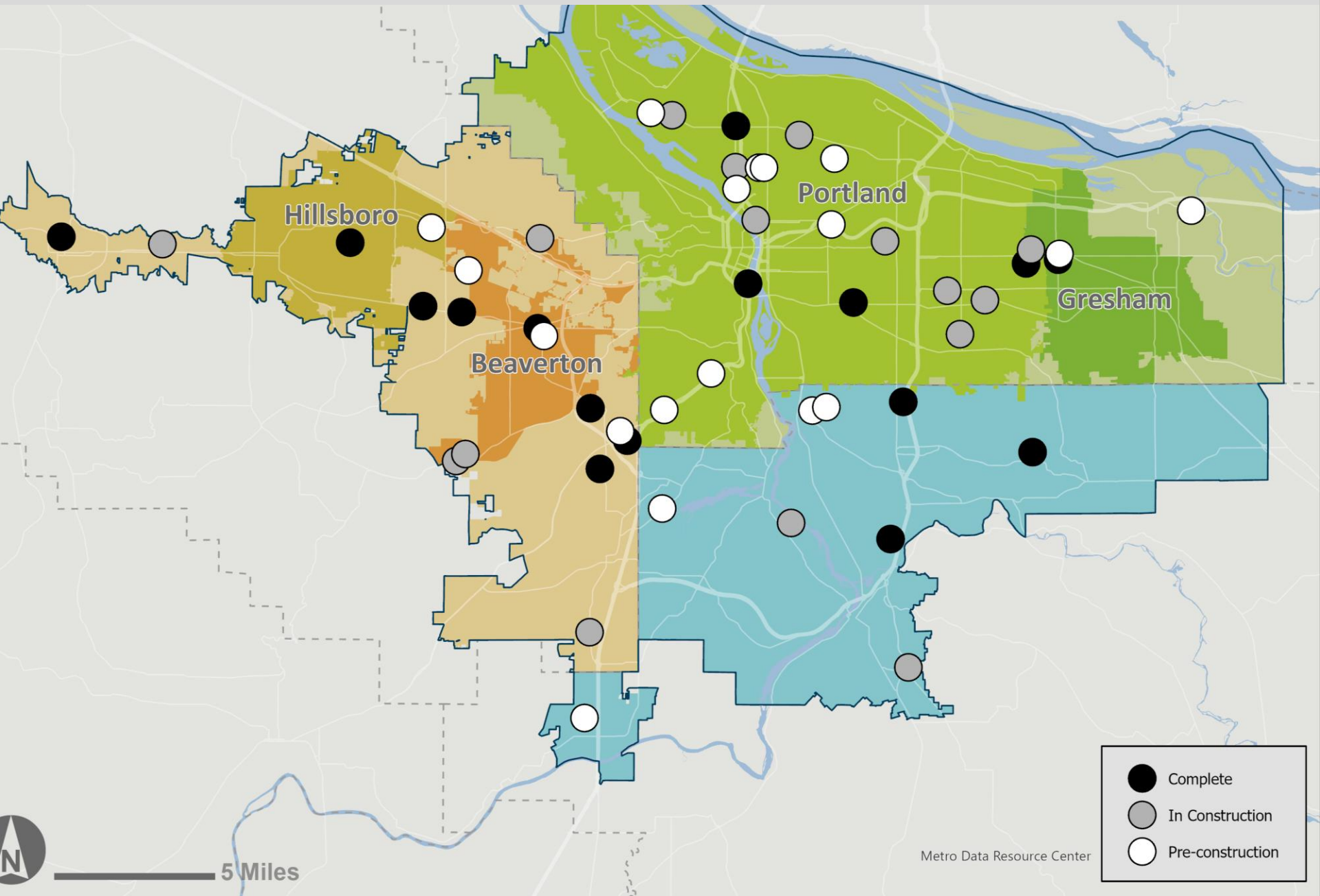
People housed

The bond portfolio will provide housing for an estimated 9,000 to 15,000 people

The first 1,443 people had moved into their new homes by December 2023



Metro affordable housing bond project locations



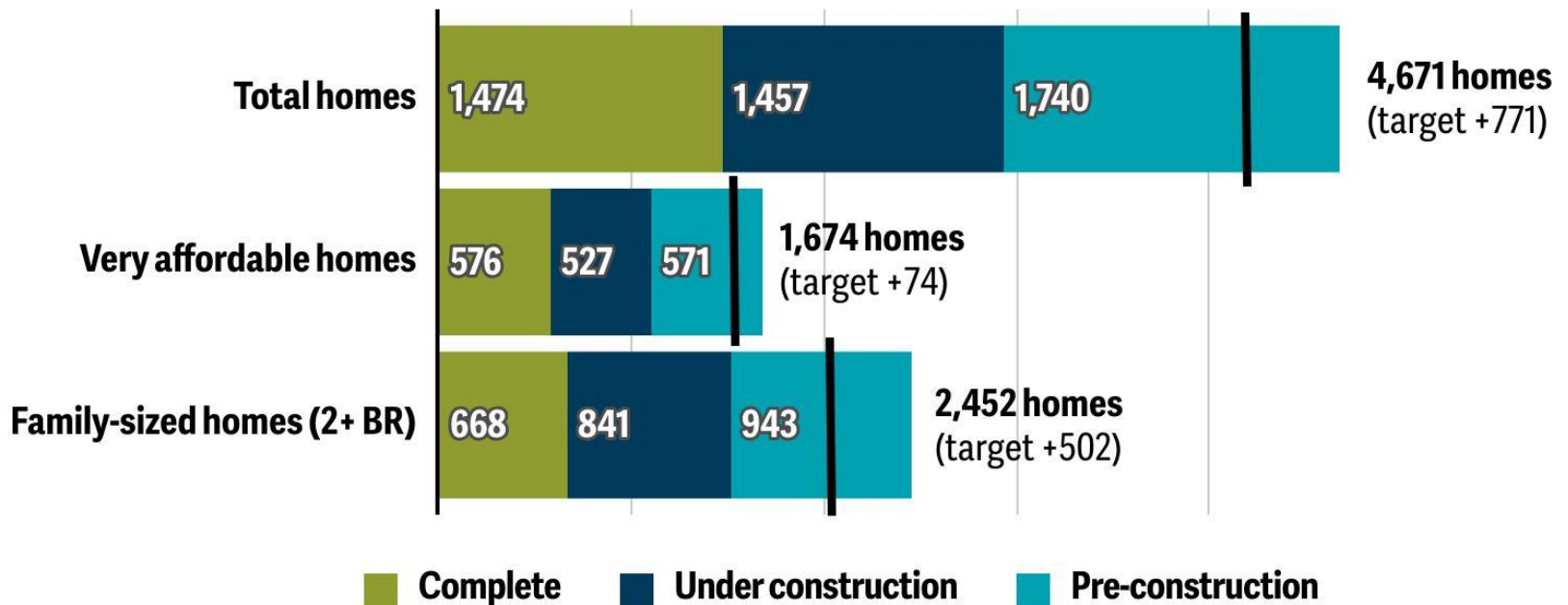
- Complete
- In Construction
- Pre-construction

Metro Data Resource Center

5 Miles

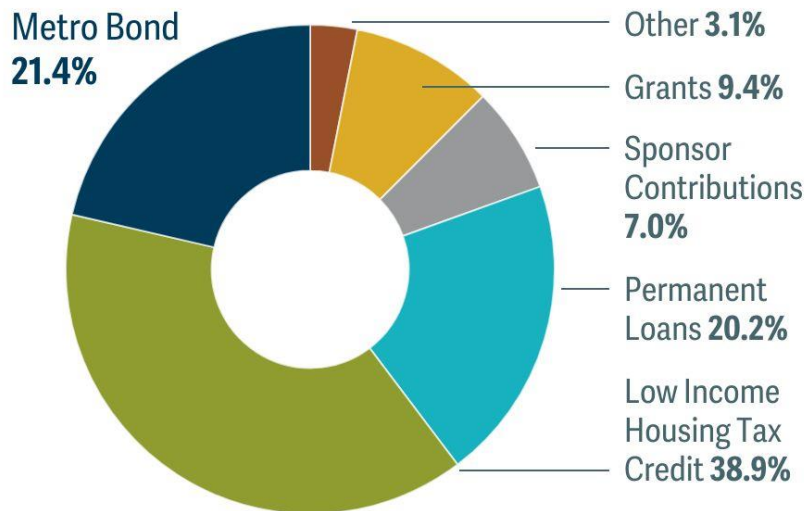
Production progress

Affordable housing production: progress underway



Funding leverage

Investing in our communities: project funding sources



[Download data](#)

**Leveraged funds
78.6%**

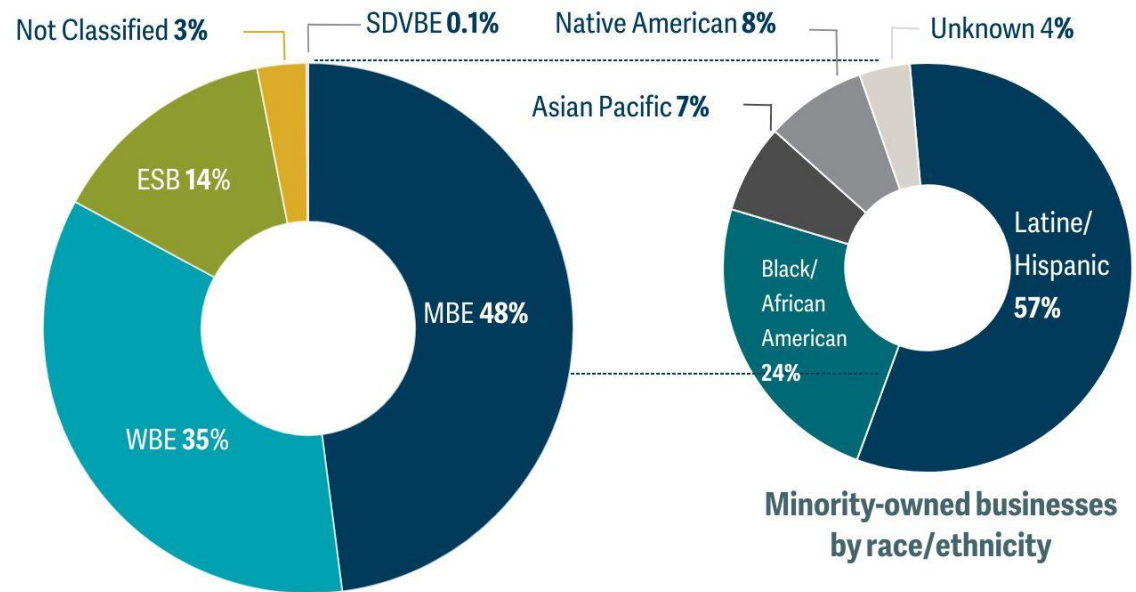
Economic impact:

\$2.2 billion investment to date: 78.6% is leveraged

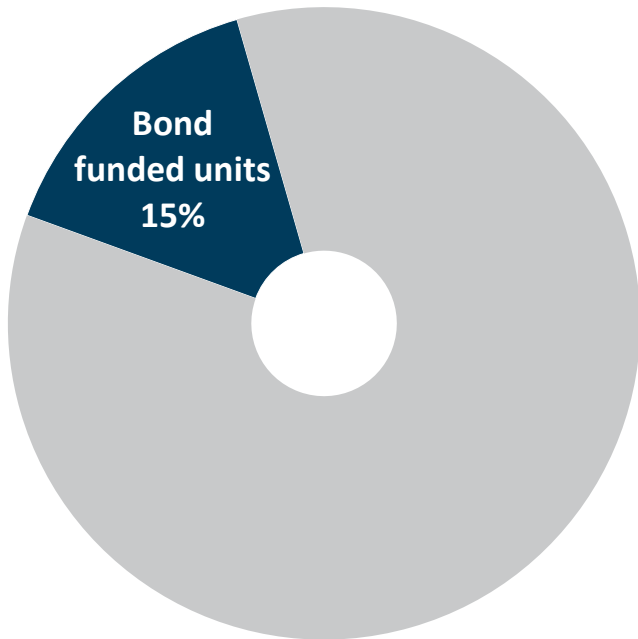
Equitable contracting outcomes

For the first 10 projects to complete construction, COBID-certified MWESB firms have been paid **\$50.3 million** in contracts, representing **24.9%** of total construction costs.

Payments to COBID-certified companies by firm type



Economic impact



Bond-funded units represented about 15% of the region's multifamily housing construction in 2023



Bond funding has supported an average of 3,286 construction sector jobs annually

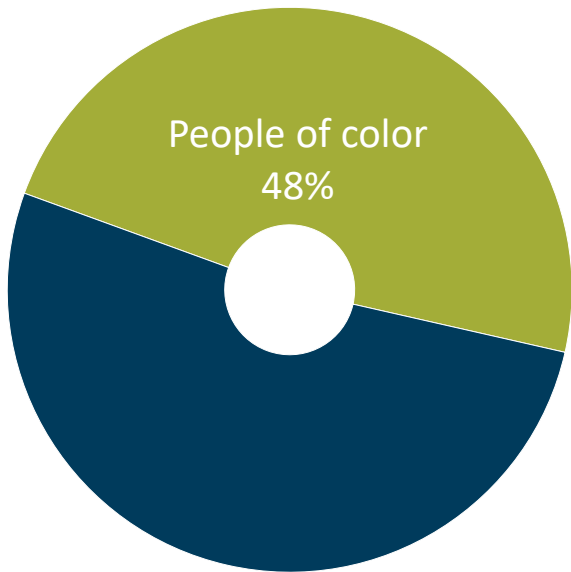
Equitable access



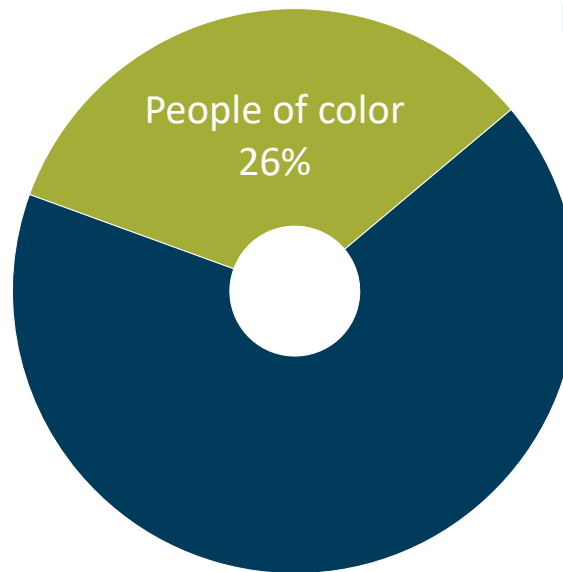
- Affirmative marketing
- Low-barrier screening
- Prioritized referrals
- Partnerships with culturally specific organizations

Demographic outcomes

Occupants in bond-funded units



Region



A higher percentage of people of color are housed in bond-funded units than the region as a whole

Aligning supportive services

96% of projects include formal partnerships with culturally responsive or culturally specific service providers

28 projects will provide ongoing case management for 747 households in permanent supportive housing



Braiding resources: Affordable housing bond and supportive housing services

Hattie Redmond (Portland):
60 permanent supportive
housing apartments

Culturally specific, on-site
services provided by Urban
League

The housing bond
contributed \$4.4 million to
capital/construction while
services are funded by
supportive housing services

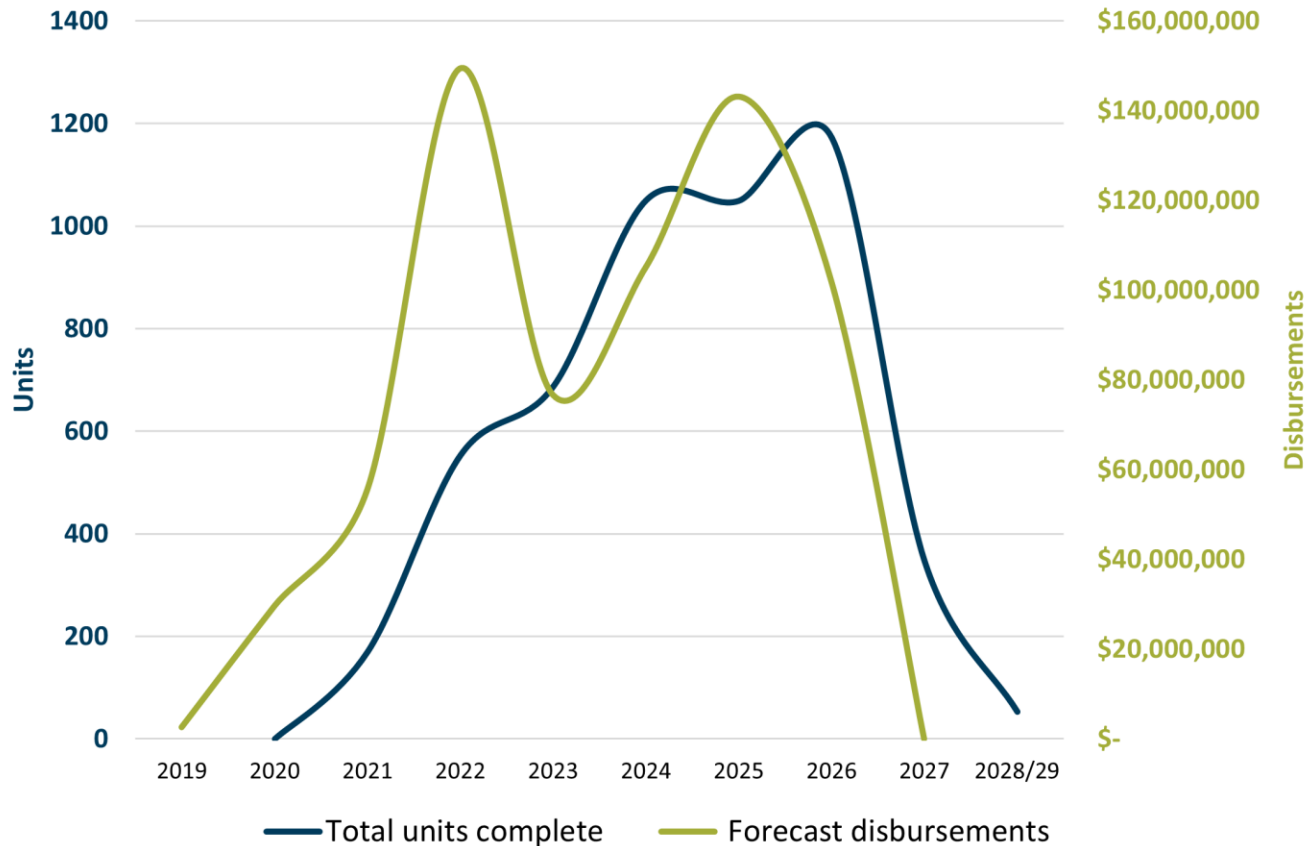


Sustainability and resilience



- All projects added to the portfolio since 2021 will provide in-unit A/C
- Many projects pursue Earth Advantage certification
- About two-thirds participate in OHCS Multifamily Energy Program

Pipeline forecasting



Nearly all remaining funds will be committed in 2024

Final projects are expected to break ground by 2026 and be complete by 2028 or 2029

Shifting financial landscape

- Construction cost increases
- Limited availability of private activity bonds
- Newer projects are requiring a higher bond subsidy per unit
- Metro is working with partners to respond to these challenges



Housing bond oversight committee

Charge: Provide oversight on behalf of the Metro Council to monitor housing bond activities and expenditures and provide an annual report

Composition: 10 members representing diversity of perspectives, demographics, geographic familiarity, and technical expertise, including finance, housing development, housing policy and experience working with impacted communities



Oversight Committee review



Annual progress reports from all eight implementation partners

Review of Metro staff analysis and findings

Committee discussion to develop consensus recommendations

Oversight Committee findings

- Unit production exceeding the bond program's targets
- Addressing disparities and advancing racial equity
- PSH expansion and SHS integration
- Regional alignment and coordination to address opportunities and challenges



Recommended focus areas for 2024



- Funding coordination and alignment
- Affordable housing operations
- Planning for the future

oregonmetro.gov



Financial Condition of Metro

FY 2013-14 to FY 2022-23



Office of the Metro Auditor

Scope & Methodology

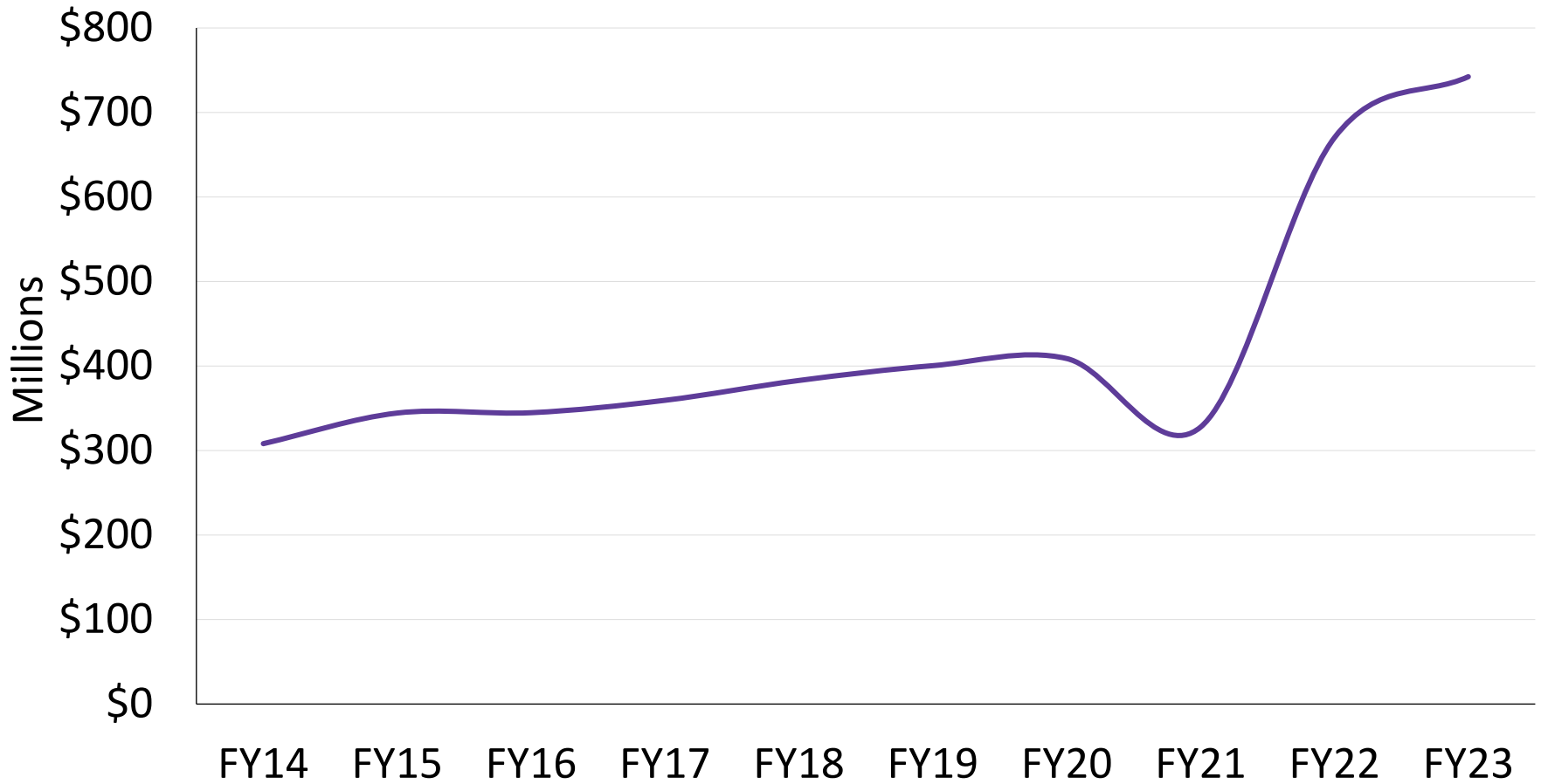
- Based on International City/County Management Association
- Data primarily from Annual Comprehensive Financial Report (ACFR)
- Analysis of 10-year trends
 - Revenue
 - Expenditure
 - Financial Health
 - Demographic and Economic

Summary of Trends

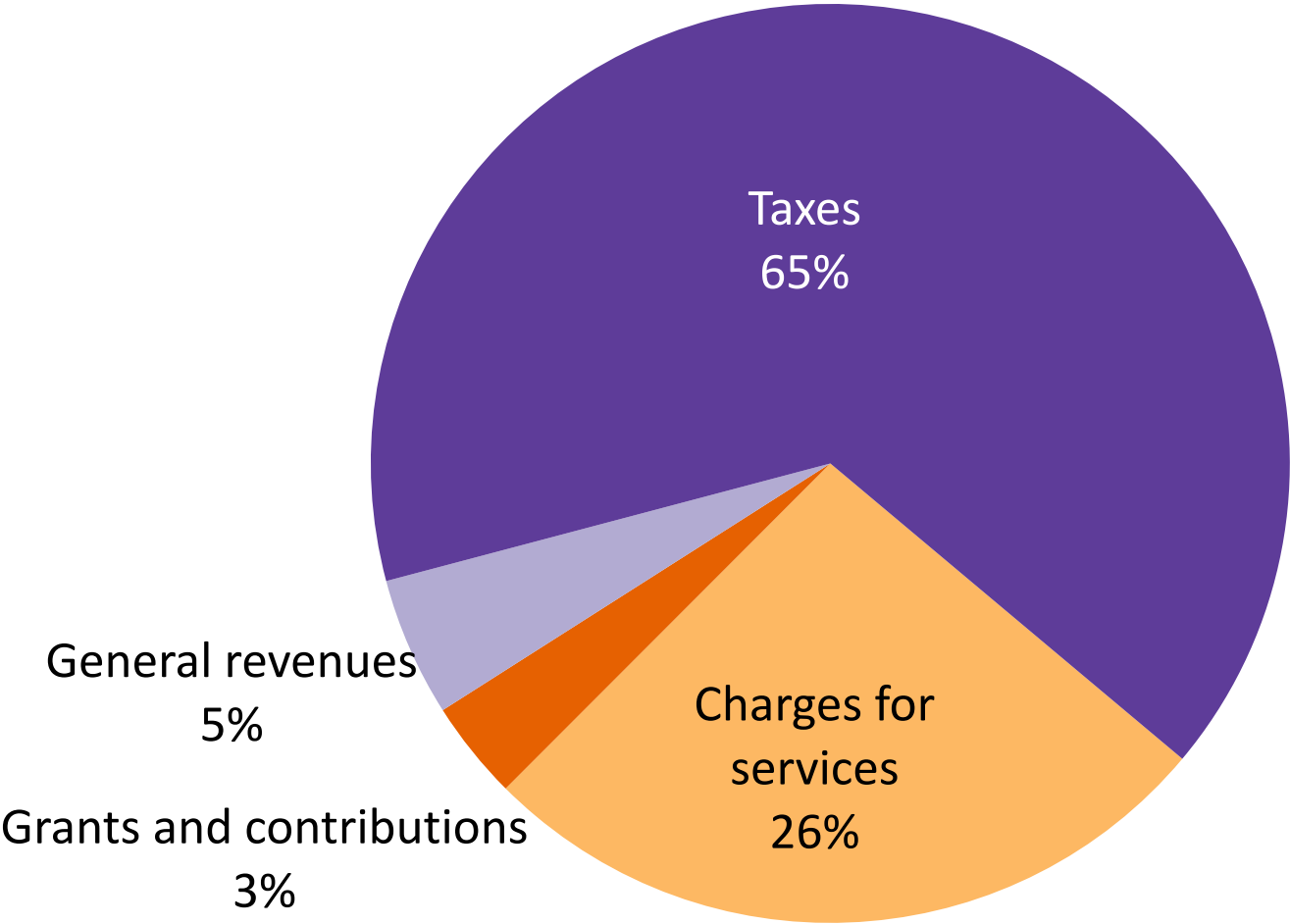
	Indicator	Change from previous year	10-year trend	Effect on overall financial health
Revenue	Total revenues	+	↑	Favorable
	Revenue per capita	+	↑	Favorable
	Personal income & business taxes	+	N/A	Favorable
	Property taxes	-	↑	Favorable
	Excise taxes	-	↓	Unfavorable
	Charges for services	+	↑	Favorable
	Grants	+	↑	Favorable
	General Fund revenue over/under budget	-	↓	Favorable
Expenditure	Total expenditures	+	↑	Favorable, increased slower than revenue
	Expenditure per capita	+	↑	Favorable
	Risk Management Fund	-	↑	Unfavorable
	Employee costs	+	↑	Unfavorable
	Fixed costs	+	↑	Unfavorable
	Capital expenditure	-	↓	Unfavorable
Financial Health	Total debt	-	↑	Unfavorable
	Net assets	+	↑	Favorable
	Capital assets	-	↓	Unfavorable
	General Fund balances	+	↑	Favorable
Demographic and Economic Trends	Population	-	↑	Variable
	Per capita personal income	-	↑	Favorable
	Unemployment rate	-	↓	Favorable
	Number of jobs	+	↑	Favorable
	Number of businesses	+	↑	Favorable
	Value of new construction	-	↑	Favorable
	Real market property values	+	↑	Favorable

Total Revenue

Adjusted for inflation



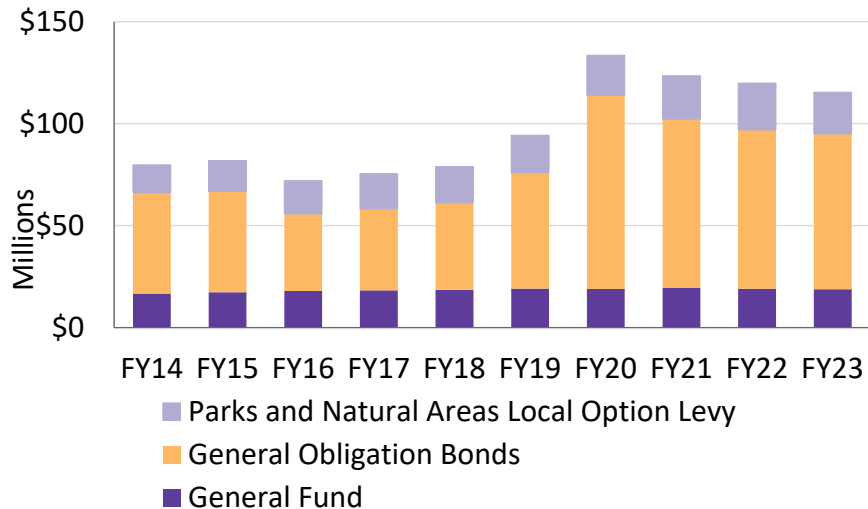
Revenue Sources – FY 2022-23



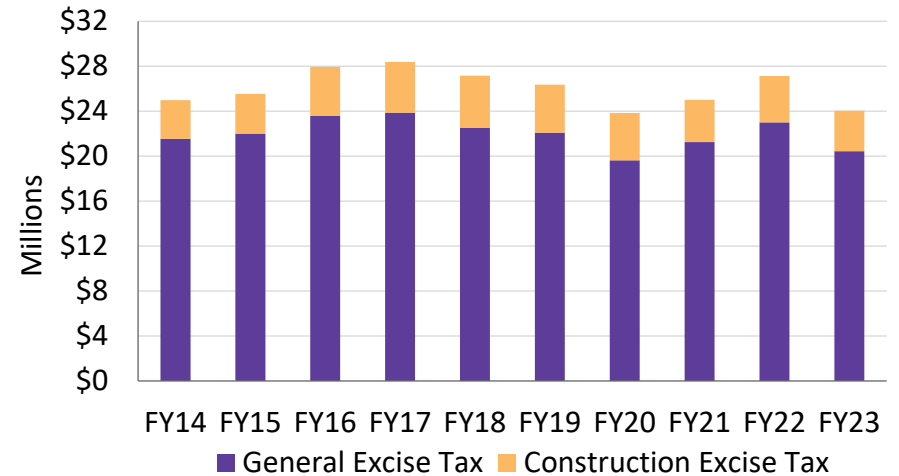
Tax Revenues

Adjusted for inflation

Property Taxes



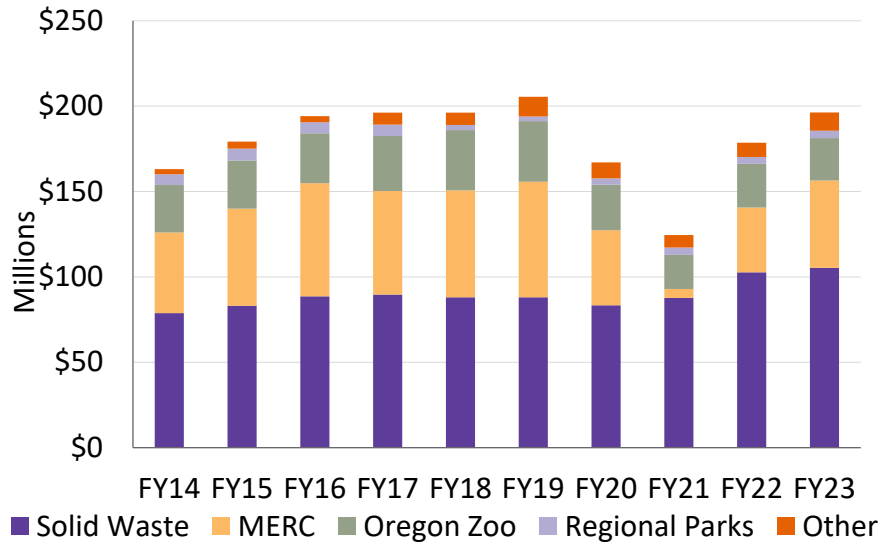
Excise Taxes



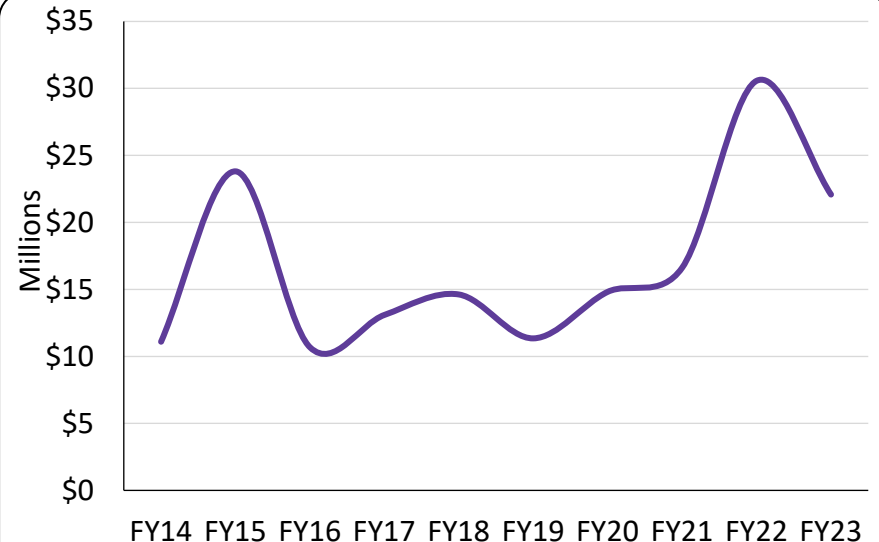
Revenues

Adjusted for inflation

Charges for Services

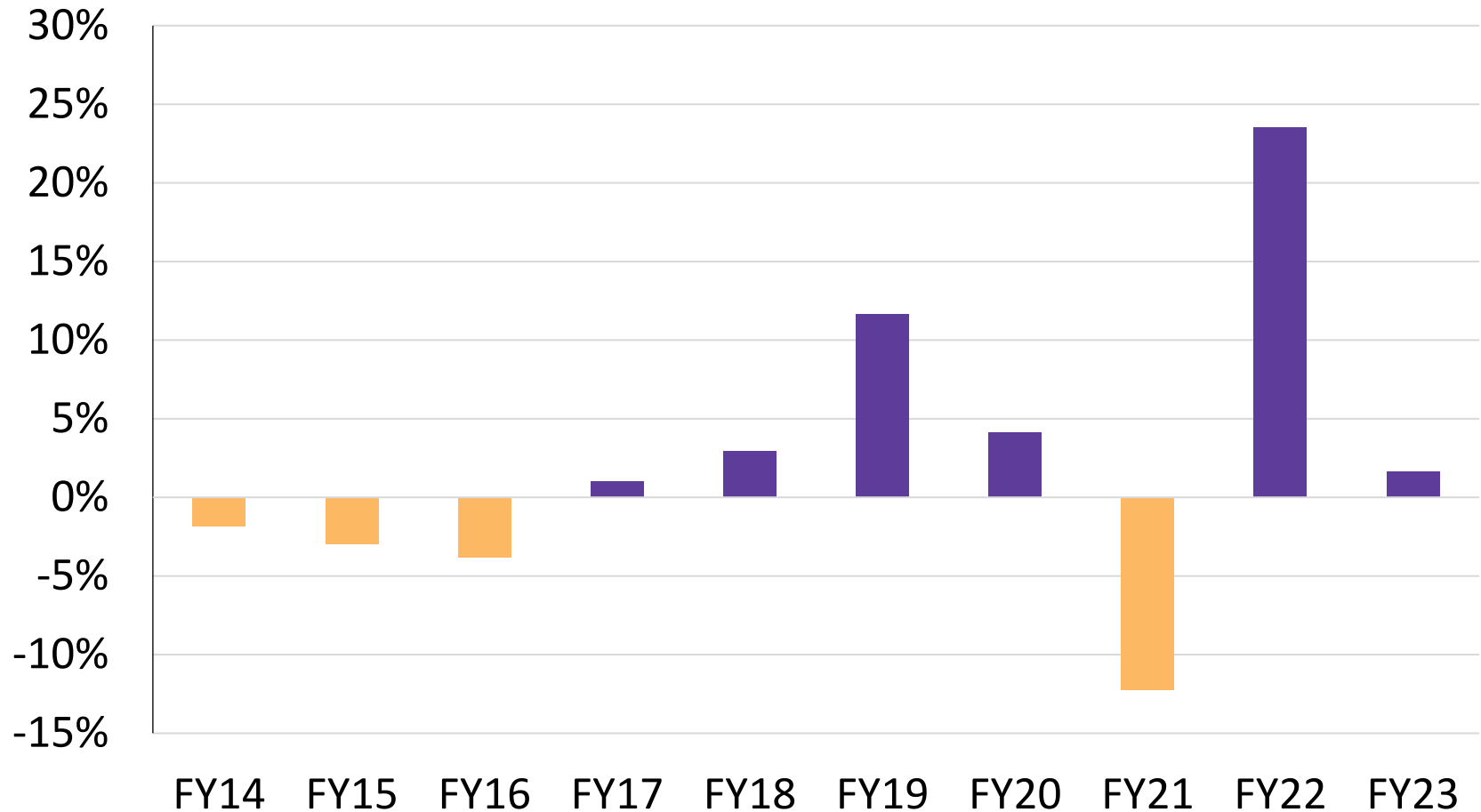


Grants



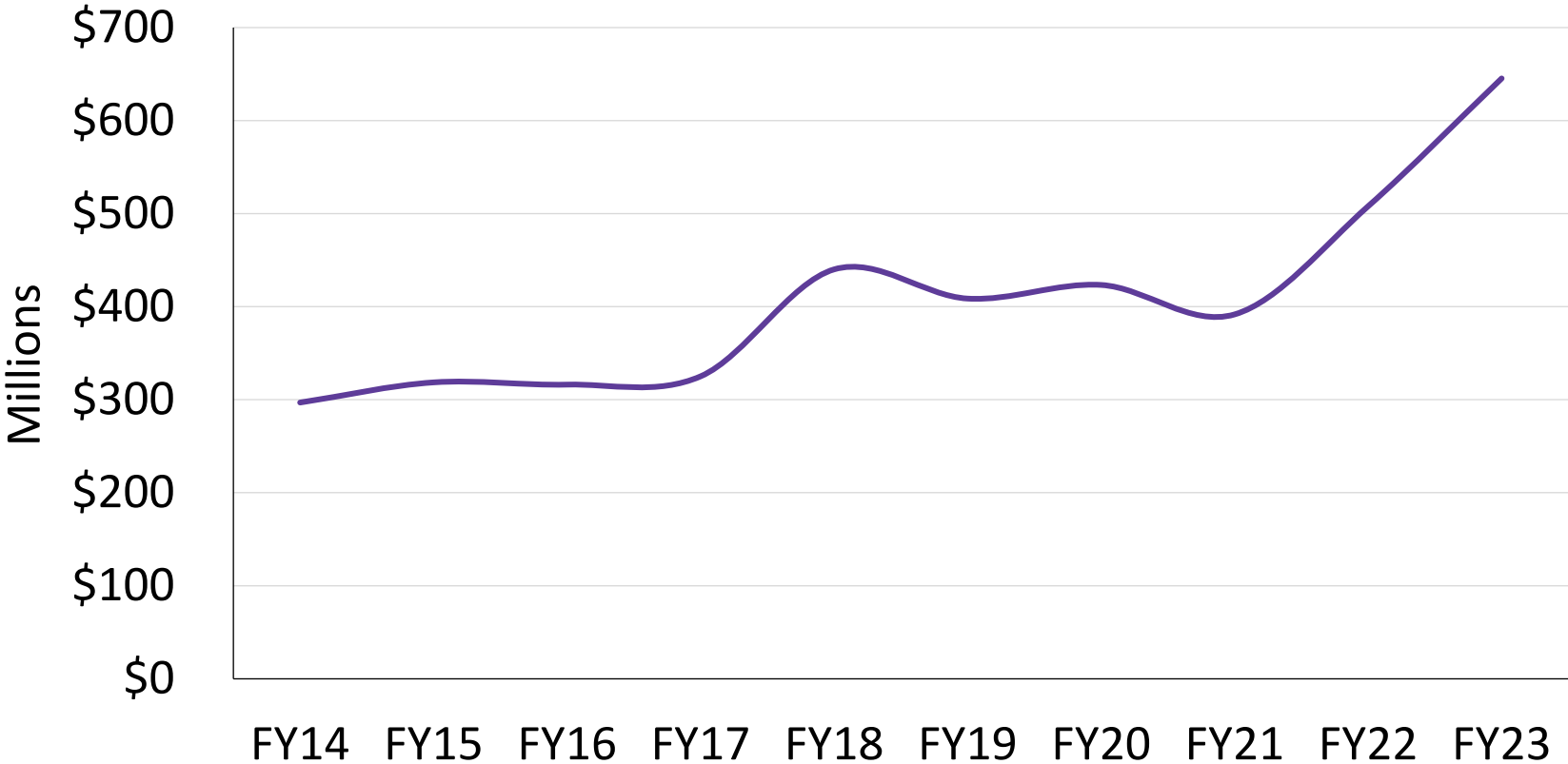
General Fund Revenue – Over/Under Budget

Adjusted for inflation



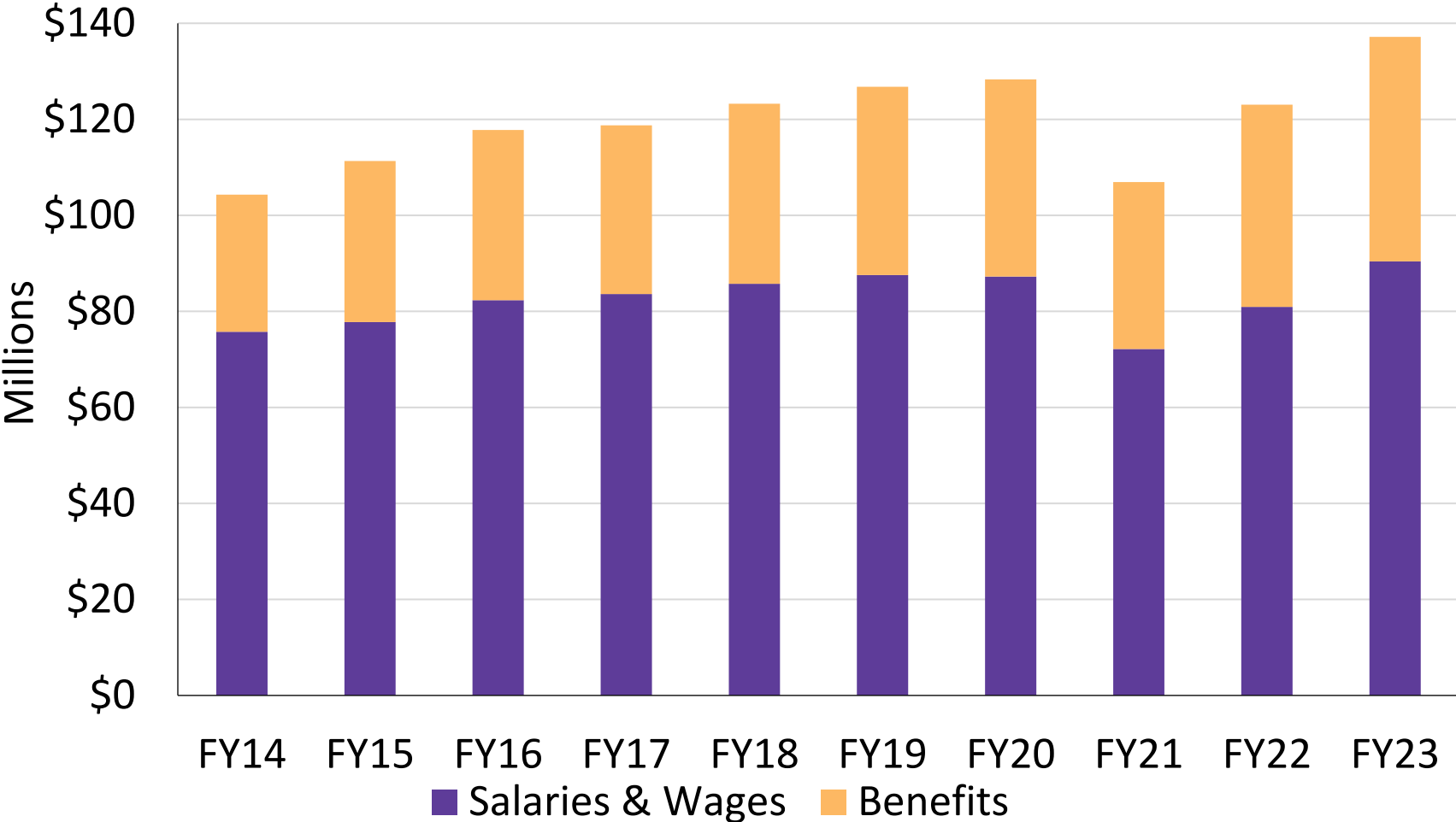
Total Expenditure

Adjusted for inflation



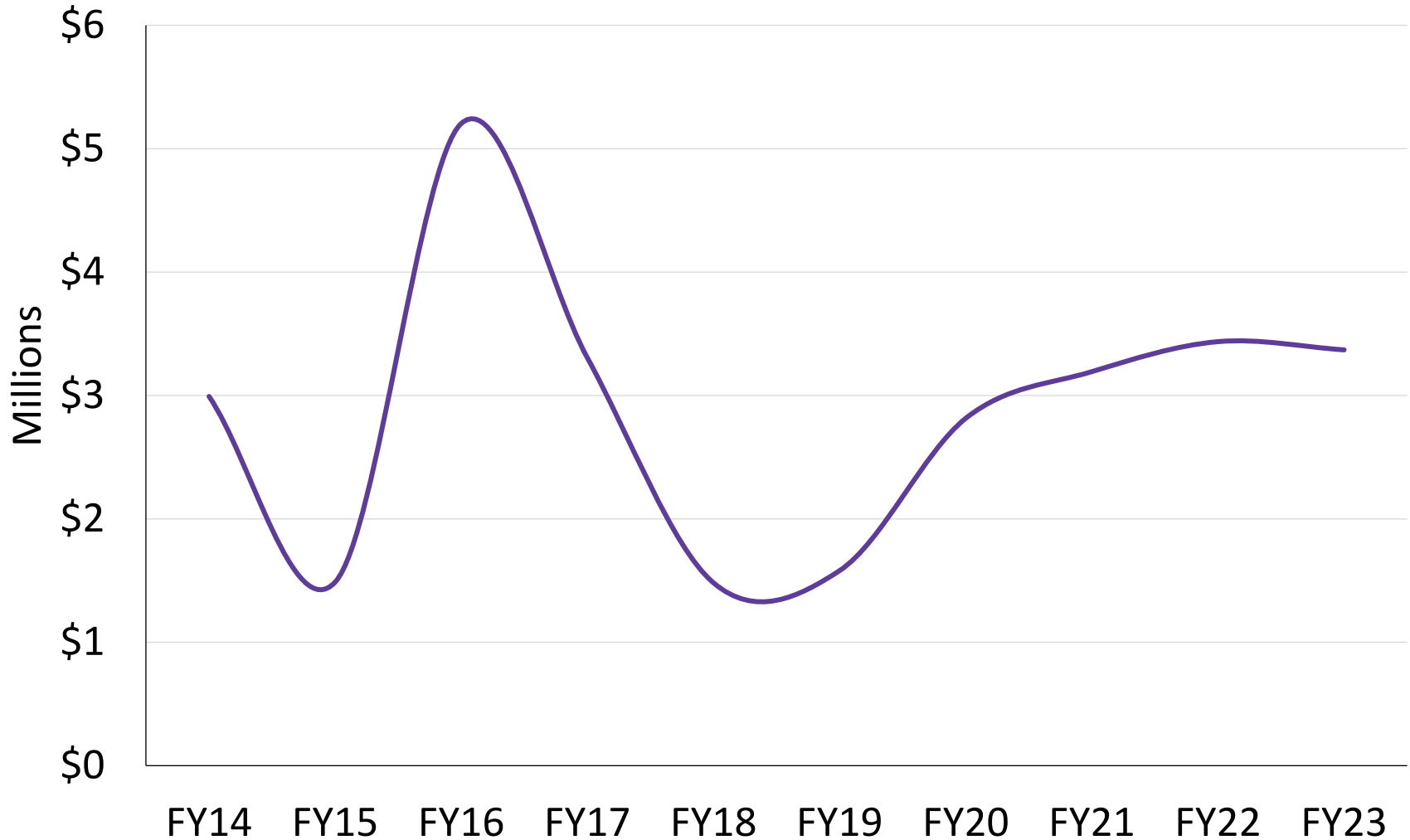
Employee Costs

Adjusted for inflation



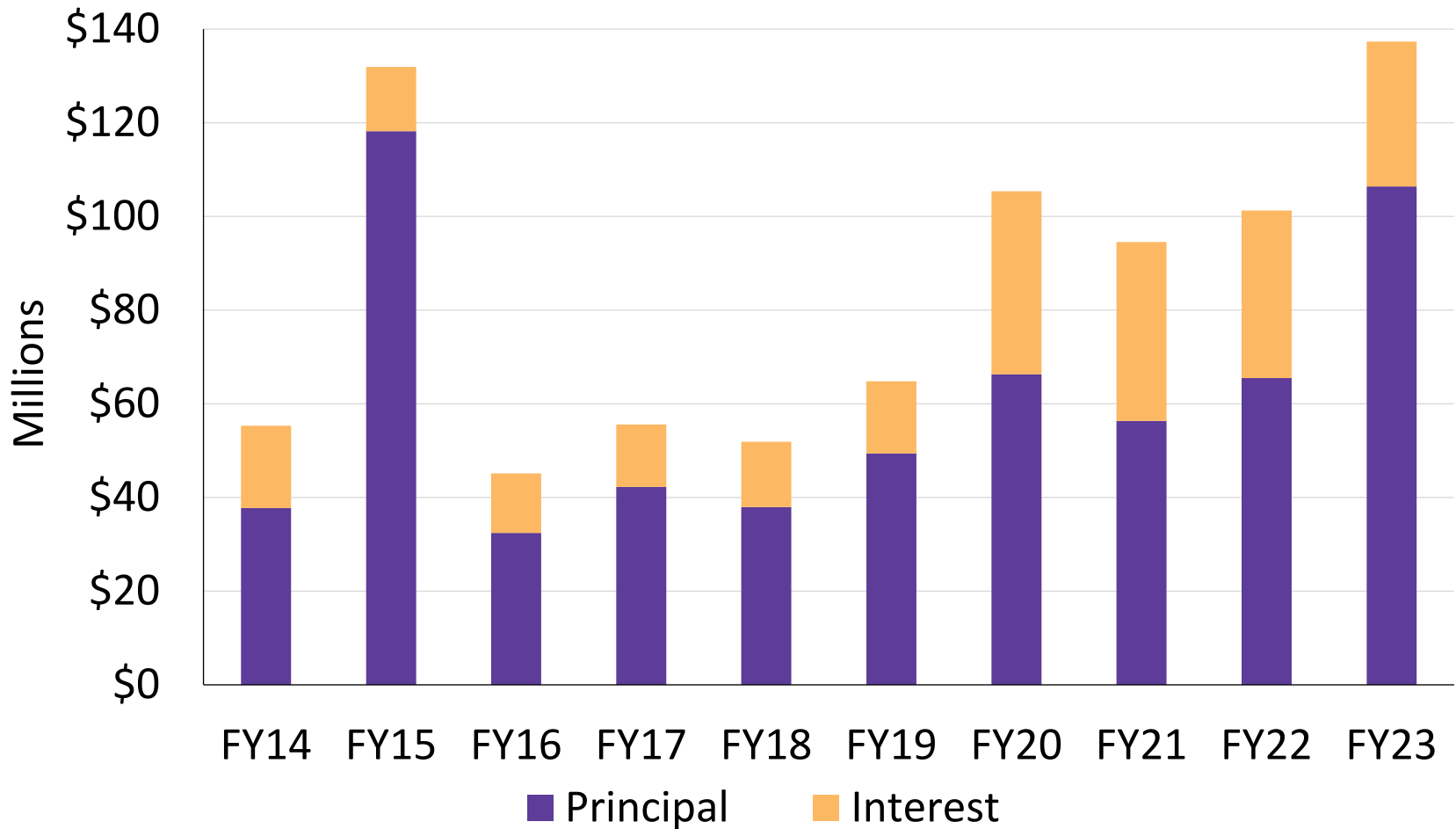
Risk Management Fund

Adjusted for inflation



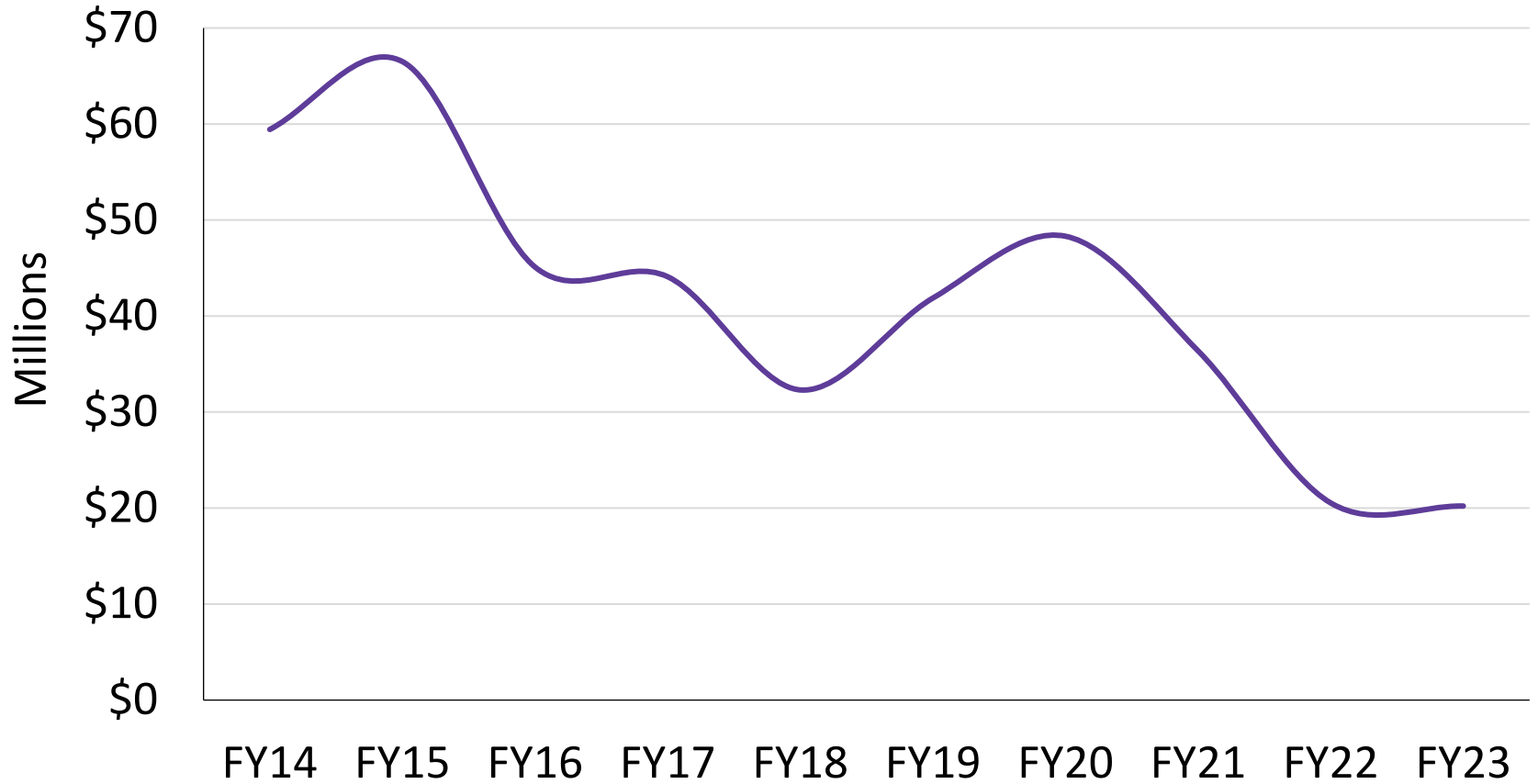
Fixed Costs

Adjusted for inflation



Capital Spending

Adjusted for inflation

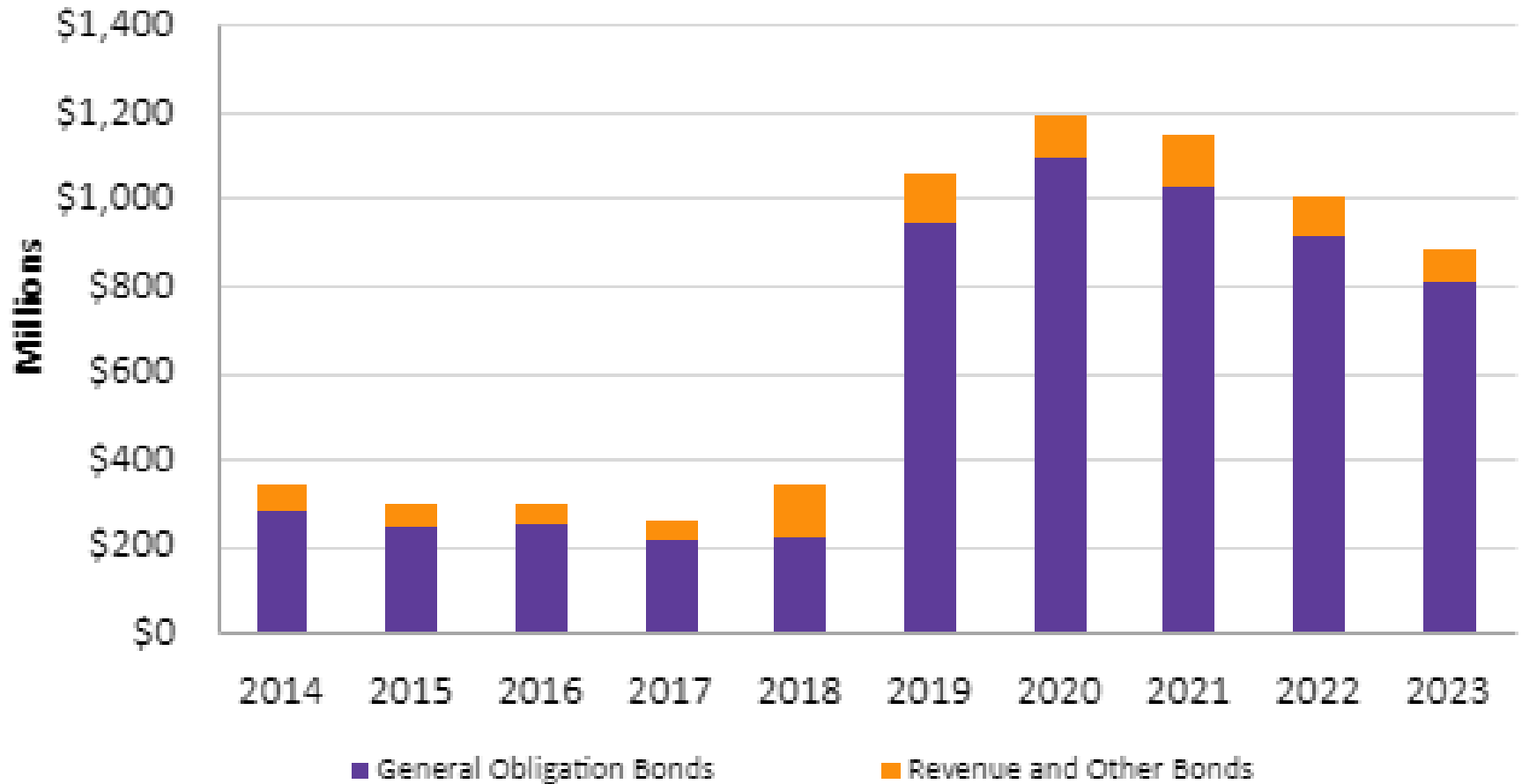


Department & Venue Expenditure

Department/Venue	FY 2022-23 expenditure	10-year change
Housing	\$256,406,919	N/A
Waste Prevention & Environmental Services	\$92,781,203	35%
Oregon Convention Center	\$38,342,839	4%
Oregon Zoo	\$35,428,393	-17%
Parks & Nature	\$34,564,557	35%
Planning, Development, & Research	\$22,426,371	43%
Portland's 5 Centers for the Arts	\$18,140,572	31%
Finance and Regulatory Services	\$9,916,527	63%
Information Technology & Records Mgt.	\$7,589,410	52%
Metro Council & Chief Operating Officer	\$5,986,093	29%
Human Resources	\$5,499,888	85%
Capital Asset Management	\$4,989,202	N/A
Communications	\$4,713,922	59%
Exposition Center	\$4,076,118	-39%
Office of Metro Attorney	\$3,501,787	36%
Diversity, Equity & Inclusion	\$1,992,850	N/A
Office of the Metro Auditor	\$957,206	7%

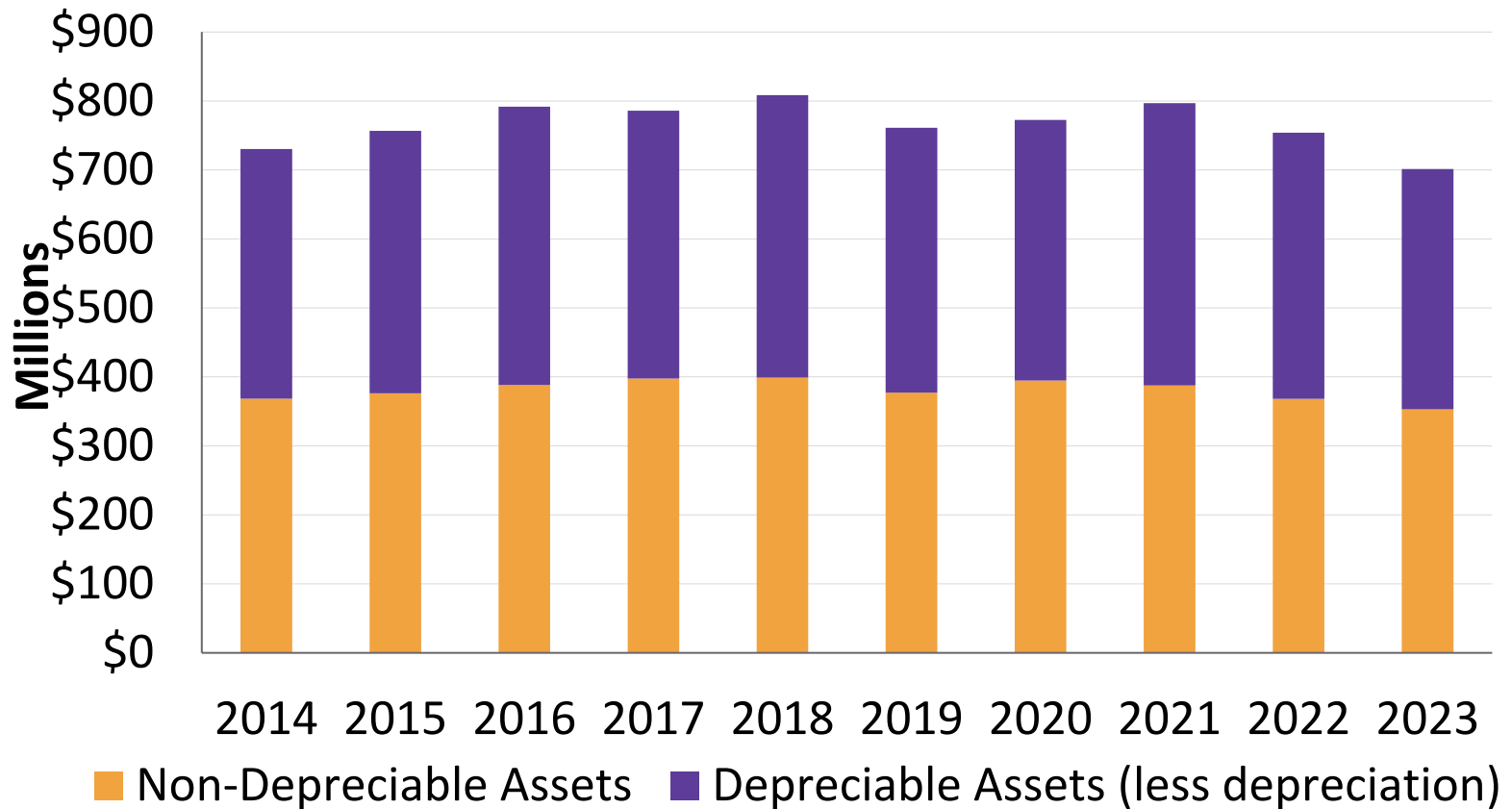
Total Debt

Adjusted for inflation



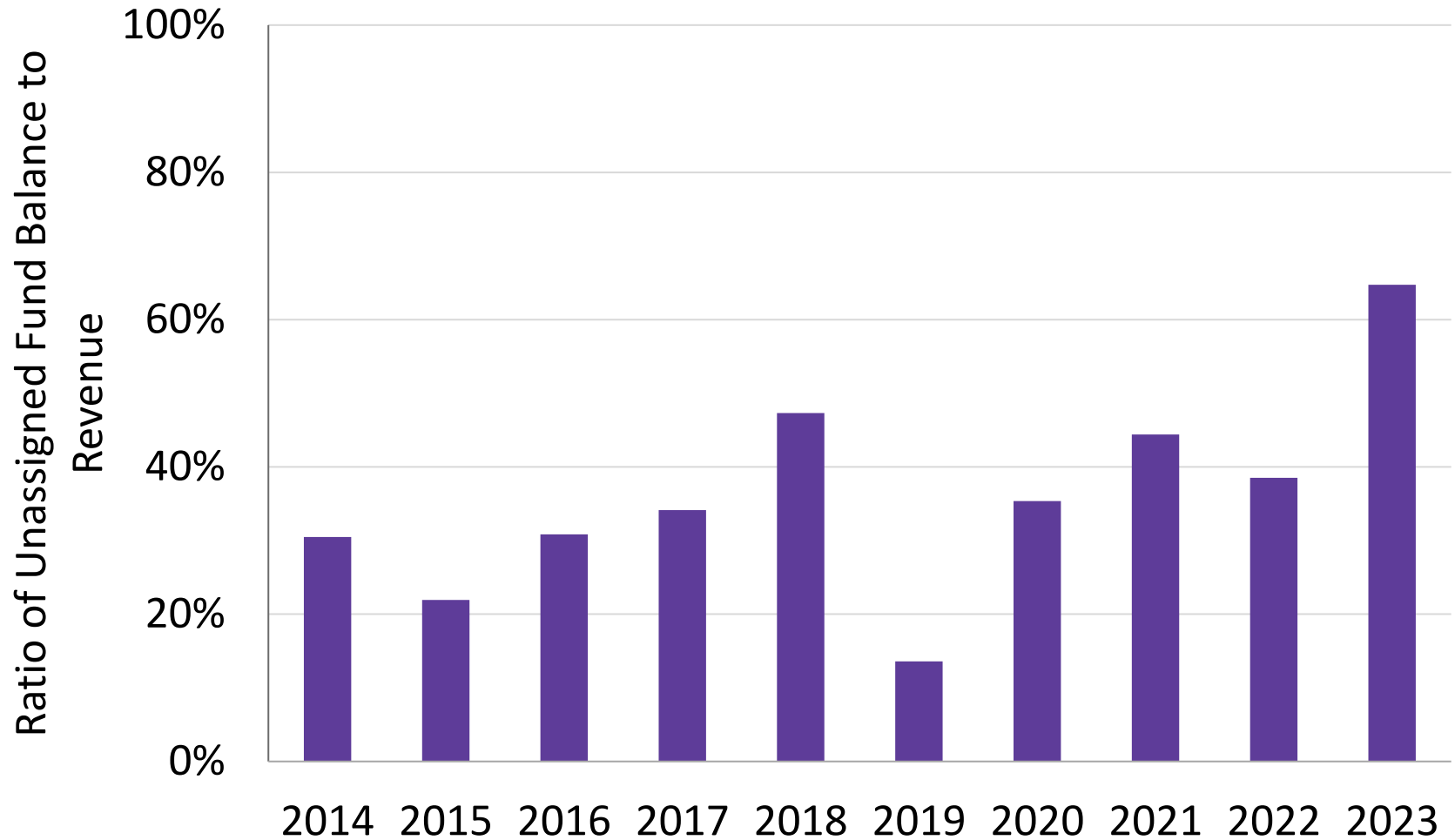
Capital Assets

Adjusted for inflation



General Fund Balance

Adjusted for inflation



Demographic/Economic Trends

- Per capita income increased by 17%
- The number of jobs and the unemployment rate have improved since the disruptions caused by the global pandemic in 2020
- The value of new construction increased by about 3%
- Real property values increased by 65%

Questions?