

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPOINTING 8 MEMBERS)	RESOLUTION NO. 25-5457
TO THE METRO AFFORDABLE HOUSING BOND)	
MEASURE PROGRAM COMMUNITY OVERSIGHT)	Introduced by Chief Operating
COMMITTEE)	Officer Marissa Madrigal with the
)	Concurrence of Metro Council
)	President Lynn Peterson

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

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

WHEREAS, the Metro Council President has appointed eight (8) members of the Metro Affordable Housing Bond Committee Oversight Committee; and

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

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

ADOPTED by the Metro Council this 6th day of February 2025.

Approved as to Form:

Carrie MacLaren

Carrie MacLaren Metro Attorney

Lynn Peterson

Lynn Peterson, Council President

Exhibit A to Resolution No. 25-5457

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

The following eight (8) persons will each serve one term of two years starting February 1, 2025, and ending on January 31, 2027.

1. Noah Goldman
2. Theo Hathaway Saner
3. Maritza Kritz
4. James Lee
5. Brandy Penner
6. Sushmita Poddar
7. Jay Tomlinson
8. Clayton Woullard

IN CONSIDERATION OF RESOLUTION NO. 25-5457 FOR THE PURPOSE OF
APPOINTING EIGHT MEMBERS TO THE METRO AFFORDABLE HOUSING BOND
MEASURE PROGRAM COMMUNITY OVERSIGHT COMMITTEE

Date: January 21, 2025

Department: Housing

Meeting date: January 30, 2025

Prepared by: Alison Wicks, Affordable
Housing Bond Supervisor

ISSUE STATEMENT

Resolution No. 25-5457 appoints eight (8) members to serve two-year terms on the Metro Affordable Housing Bond Community Oversight Committee.

Metro staff have confirmed interest and availability of the following persons to be appointed to serve a two-year term:

- 1. Noah Goldman
- 2. Theo Hathaway Saner
- 3. Maritza Kritz
- 4. James Lee
- 5. Brandy Penner
- 6. Sushmita Poddar
- 7. Jay Tomlinson
- 8. Clayton Woullard

Current and past committee members

Below is a summary of current members and their terms. New members appointed through this resolution appear in bold.

Committee members	Appointment	Final term ends
Andrea Sanchez, Co-Chair	Appointed 2022 to a two-year term; reappointed in 2024 to a two-year term; eligible to be reappointed for an additional two-year term.	January 2026
Jeffery Petrillo, Co-Chair	Appointed in 2024 for first two-year term; eligible to be reappointed for an additional two-year term.	January 2028, if they served two 2-year terms
Ann Leenstra	Appointed 2022 to a two-year term; reappointed in 2024 to a two-year term; eligible	January 2026

	to be reappointed for an additional two-year term.	
Karen Shawcross	Appointed 2022 to a two-year term; reappointed in 2024 to a two-year term; eligible to be reappointed for an additional two-year term.	January 2026
Jesse Neilson	Appointed in 2024 for first two-year term; eligible to be reappointed for an additional two-year term.	January 2028, if they served two 2-year terms
Katerine Rozsa	Appointed in 2024 for first two-year term; eligible to be reappointed for an additional two-year term.	January 2028, if they served two 2-year terms
Noah Goldman	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
Theo Hathaway Saner	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
Maritza Kritz	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
James Lee	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
Brandy Penner	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
Sushmita Poddar	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
Jay Tomlinson	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>
Clayton Woullard	Appointed in 2025 for first two-year term, eligible to be reappointed for an additional two-year term.	<i>Committee expected to end July 2028</i>

In 2024, one member stepped down from the committee (Juan Ugarte Ahumada), two members stepped down at the end of their terms (Mara Romero and Scott Greenfield), and two members stepped down having served the maximum allowable term (Jenny Lee and Steve Rudman). Please note that the Metro Affordable Housing Bond Community Oversight Committee Charter states that the committee will dissolve on July 1, 2028, or when the final report is issued by the Committee after all funds authorized by the Affordable Housing Bond Measure 26-199 have been spent, whichever is earlier.

Recruitment

In fall 2024, staff conducted outreach and reviewed applications submitted for the Affordable Housing Bond Community Oversight Committee. Metro Council Ordinance No. 19-1430, which established the Oversight Committee, states that the Committee will be composed of no fewer than seven and no more than 15 members, to be appointed by the Metro Council President subject to Metro Council confirmation. The Committee's members must represent a diversity of perspectives, geographic familiarity, demographics, and technical expertise, including finance, housing development, housing policy, and experience working with impacted communities. Committee members are appointed to serve two-year terms and may be reappointed to serve up to two (2) additional 2-year terms.

The focus of this recruitment for the Affordable Housing Bond Community Oversight Committee includes increasing representation of:

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

ACTION REQUESTED

Adopt Resolution No. 25-5457, appointing eight (8) members to the Affordable Housing Bond Community Oversight Committee for a two-year term. Through adoption of this resolution, the new term for these eight (8) members is February 1, 2025 to January 31, 2027.

IDENTIFIED POLICY OUTCOMES

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

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

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

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

- Ordinance No. 19-1430 amending Metro Code Chapter 2.19 to establish the Community Oversight Committee, and describing the committee makeup, terms and charge
- Resolution No. 19-4957 confirming 13 members and co-chairpersons initially appointed by the Council President to serve on the Affordable Housing Bond Community Oversight Committee
- Resolution No. 23-5309 appointing 2 new members and reappointing 2 members to the Affordable Housing Bond Community Oversight Committee
- Resolution No. 23-5368 reappointing 4 members to the Affordable Housing Bond Community Oversight Committee
- Resolution No. 24-5381 appointing 3 members to the Affordable Housing Bond Community Oversight Committee