

MEMORANDUM

TO: Clackamas County Board of County Commissioners (BCC)

FROM: Dan Johnson, Director, Department of Transportation and Development

RE: Oregon Housing Needs Analysis Rulemaking – Draft Comment Letter

DATE: November 7, 2024

REQUEST: Direction to submit the attached comment letter on the Oregon Housing Needs Analysis proposed rule amendments.

BACKGROUND: In July and October of this year, the Board received Status Reports from DTD via email regarding both the Metro Urban Growth Boundary Decision and the Oregon Housing Needs Analysis (OHNA). One of the considerations identified in the Status Report was the opportunity to provide a letter of comment on the proposed rule amendments during the public comment period that closes November 14.

In 2021, the Oregon Legislature and Governor directed the Department of Land Conservation and Development (DLCDC) to update housing planning to “ensure that all Oregonians have access to safe, affordable housing in their communities of choice that meets their needs.”The resulting [Oregon Housing Needs Analysis Legislative Recommendations Report](#) was completed in December 2022. State legislation in 2023 and 2024 set responsibilities for state agencies and local governments to reorient implementation of Statewide Land Use Planning Goals 10 (Housing) and 14 (Urbanization), including the adoption or amendment of rules to:

- Produce more housing,
- Ensure equitable access to housing, and
- Ensure state and local governments take action to address need.

The OHNA Draft Methodology was released in September. Staff met with Department of Administrative Services (DAS) and DLCDC staff regarding the methodology and submitted technical comments regarding the methodology on October 4. Staff has many concerns about how the “urban unincorporated lands” are defined and has identified anomalies in the data.

Staff has participated on technical advisory committees to the Rules Advisory Committee. Draft #3 of the rules were published on October 1 and can be found at this link [Draft Oregon Administrative Rules Chapter 660, Division 008](#). Public comment is being accepted through November 14 and final adoption is expected at the December 5-6 LCDC meeting.

The draft letter includes a comment on the rule that will require Metro to create a Housing Coordination Strategy. It is an important to note that the efforts occurring within this rulemaking could influence the extent of Metro's ability to impose requirements on jurisdictions as described in Resolution 24.5436 (attached). Staff is sharing this information to show the connection of the OHNA rules to the recent housing conversations at Metro.

Attachments:

Attachment #1: DTD Proposed Comments

Attachment #2: Metro Resolution 24.5436

November 7, 2024

Rules Coordinator, Department of Land Conservation & Development
635 Capitol St., Ste 150
Salem, Oregon 97301

email: casaria.taylor@dlcd.oregon.gov

RE: Clackamas County Comments on Draft Rules for Oregon Housing Needs Analysis (OHNA)

Dear Land Conservation and Development Commission,

Thank you for the opportunity to comment on the draft rules for the Oregon Housing Needs Analysis (OHNA) implementation – identified as *Draft Oregon Administrative Rules Chapter 660, Division 008 “Version 3.0”*. Once adopted, these rules will direct how local jurisdictions plan for future housing on urban lands.

All jurisdictions share a responsibility to find solutions to the housing crisis, and we support increased production of a range of housing types at all affordability levels. This is evidenced by the fact that Clackamas County has produced 1,215 affordable units leveraging the Metro affordable housing bond. However, we are concerned that OHNA imposes new requirements on Clackamas County, obligating us to meet state-allocated housing targets and to develop a Housing Capacity Analysis and a Housing Production Strategy for our urban, unincorporated lands. With this in mind, we offer the following comments.

1. We oppose the accelerating trend of state control over local urban land use and the implementation costs that result from each new wave of un- and underfunded mandates.

Over the past several years, counties and cities have been required to implement new state-mandated regulations (middle housing, climate-friendly and equitable communities, etc.) without sufficient funding and on very tight timelines. The draft OHNA rules will require funding for initial implementation, ongoing reporting and monitoring, and successive six-year review cycles. Implementation of this complex new system comes at a great expense and will not directly fund a single new unit to house Oregonians. Moving forward, the state should pause the roll-out of new regulatory directives to allow time to evaluate whether or not the previously implemented changes are achieving the intended outcomes.

In addition, producing the OHNA allocated housing targets will necessitate substantial new investments in infrastructure, affordable housing construction and permanent supportive housing services. The 1,215 units funded in part by the Metro affordable housing bond in our county cost an average of \$500,000 per unit to develop, with approximately \$110,000 of that cost covered by bond funds and the remainder covered by a combination of other sources, including state resources like Local Innovation and Fast Track (LIFT) and General Housing Account Program (GHAP) funding, County resources coming from the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG), and tax credit equity through the Low Income Housing Tax Credit (LIHTC) program. These units were constructed throughout the urban portions of the county, and not just in the unincorporated areas. In unincorporated Clackamas County alone, the preliminary OHNA allocation is 6,066 affordable housing units (for people at or below 80% AMI) over the next 20 years, which represents a cost of over \$3 billion in today's dollars. The cost of constructing all of the affordable units targeted for jurisdictions within Clackamas County is over \$10 billion dollars.

For OHNA to deliver on its promise, it would require a substantial new investment in all of the funding sources needed to build affordable housing, including state funding. It would also require new investments in the critical supportive services that are needed for low-income families to successfully maintain stable housing.

2. **Additional parameters are needed for the Housing Coordination Strategy that will be completed by Metro (draft OAR 660-008-0240).** While OHNA requires that Metro create a Housing Coordination Strategy for the region, the strategy should focus only on regional coordination and financial and technical support for local jurisdictions. It should **not** create additional requirements that increase costs for local jurisdictions or decrease local control. In particular, the strategy should not impose new zoning or housing production mandates. Local jurisdictions are already doing this work in their own housing analyses and production strategies. Cities and counties understand nuances in their own markets and housing policies far better than Metro and can better identify local barriers to development. The OHNA rules should clearly establish that Metro focus only on sharing information and providing financial and technical support for local jurisdictions. This strategy must be co-created by all affected jurisdictions. We ask that you update the rules to reflect the narrow scope of this requirement.
3. **Performance-based referrals to the Housing Acceleration Program should only apply to jurisdictions that have an evidence-based assigned peer group (draft OAR 660-008-0320).** Under the draft rules, jurisdictions performing in the bottom 50 percent of their assigned peer group may be referred into the Housing Acceleration Program, which allows the state to step in and take over local housing planning if there is non-compliance with the terms of the Housing Acceleration Agreement. The draft OHNA methodology places cities in peer

groups of eight members. However, the four counties subject to OHNA do not have an assigned peer group. The draft OHNA methodology states that “data limitations do not allow for a reasonable use case for unincorporated parts of the county.” Until the data limitations are addressed, counties should not be subject to performance-based referrals. With an insufficient number of peers for meaningful comparison, the counties could be unfairly subject to the referral into the Acceleration program more often than other jurisdictions.

In closing, we recognize the urgent need for more housing, and more affordable housing, in all areas of the state, and we are committed to increasing housing opportunities at all levels. New requirements, including those that accompany OHNA, may be well-intended, but the state must recognize that they’re disingenuous without funding to achieve them. While each new state mandate does not appear burdensome when discussed and proposed in isolation, the sum of all the mandates and requirements adds both time and costs on top of existing work. The state should account for these factors by providing local jurisdictions with sufficient funding for initial and ongoing implementation of the rules, needed infrastructure to support the housing, and funding for construction and operation of new affordable housing. It is imperative to consider the rising costs associated with the development of affordable housing. If we are to address the housing crisis, we must look at all available solutions and would request the State’s assistance in looking at opportunities to lower the per-unit costs. In addition, the rules should be clear that NO additional work or requirements should be assigned to local jurisdictions through the Regional Coordination Strategy.

Sincerely,

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IN CONSIDERATION OF RESOLUTION NO. 24-5436, FOR THE PURPOSE OF ESTABLISHING THE METRO COUNCIL'S PRIORITIES FOR AN INTEGRATED AND EXPANDED REGIONAL SUPPORTIVE HOUSING SERVICES AND AFFORDABLE HOUSING PROGRAM

Date: Oct. 10, 2024
Department: Metro Council President,
Office of the Chief Operating Officer
Council Meeting Date: Oct. 17, 2024

Presenters: Council President Lynn Peterson (she/her), Chief Operating Officer Marissa Madrigal (she/her/ella)

Length: 90 minutes

Prepared by: Craig Beebe,
craig.beebe@oregonmetro.gov

ISSUE STATEMENT

Following months of stakeholder, community and partner engagement, the Metro Council will establish its priorities for integrated and expanded regional investments and oversight to address homelessness and affordable housing need.

ACTION REQUESTED

Approve Resolution 24-5436, which:

- Establishes the Metro Council's principles for an integrated and expanded regional Supportive Housing Services (SHS) and affordable housing program
- Directs staff to prepare for Council discussion a package of policy changes to implement this program
- States the Metro Council's desires for oversight and governance of this program through the creation of single oversight body
- Provides direction on the development of a potential ballot measure to advance Council's priorities
- Reiterates the Metro Council's direction to staff to work with partners at all levels of government and community to address the full range of housing and homelessness needs in the region.

IDENTIFIED POLICY OUTCOMES

As described in the resolution, these include the following principles for an integrated and expanded regional supportive housing and affordable housing program:

- a. That the program be founded on a truly regional plan that builds toward regional outcomes – including ensuring homelessness is rare, brief and nonrecurring, and that affordable housing need continues to be met, with a focus on families and individuals experiencing chronic homelessness or who are at greatest risk of experiencing homelessness.
- b. That the program include flexibility and predictability to address a full range of supportive housing services and affordable housing needs, for the long term.

- c. That the program connect to and leverage the full regional context of systems, funding, partnerships and solutions working to address homelessness and affordable housing need.
- d. That the program consider homelessness and affordable housing need in broader regional context, including but not limited to regional livability, racial equity, economic development, the environment and climate resilient communities.
- e. That the program ensure accountability in oversight, transparency in investments, and effective communication with the public.
- f. That the program support a culture of learning from what works as well as where there are challenges that need to be addressed.
- g. That the program be responsive and explicit about how the people of the region can expect to be served, wherever and however they experience the homelessness and affordable housing crisis – for example, a person experiencing homelessness or housing instability, a concerned community member, a housing or service provider, a business owner, or a visitor to the region.

POLICY QUESTION(S)

- Does the Resolution reflect Council’s desires and priorities as expressed through several work session discussions, as well as priorities and input heard from stakeholders, partners and community?
- What additional information is needed for future decision-making?

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The proposed resolution has been developed by Council President Peterson and staff with the intent of reflecting priorities heard from stakeholders, coalitions, partners and the community during the development of the Chief Operating Officer’s Recommendation released in July, as well as in the months since.

Stakeholder engagement

A wide variety of stakeholders and partner have been engaged in these discussions, including:

- Stakeholder Advisory Table appointed by COO Madrigal at the direction of Council, which met from March to June 2024
- Community discussions led by Coalition of Communities of Color through a partnership with Metro
- Engagement with housing practitioners and subject matter experts
- Discussions at meetings of the Committee on Racial Equity, MPAC, SHS Oversight Committee, Bond Oversight Committee, and Tri-County Planning Body
- public opinion research
- repeated engagement/discussions with county and city partners, coalitions and other stakeholders.

Known Support/Opposition

Staff are aware of discussions among external coalition partners who have participated throughout this process. Staff's understanding is that these partners are prepared to support the Metro Council in advancing reforms to ensure long-term funding and improved, integrated regional governance of supportive services and affordable housing investments and outcomes.

Public opinion research has indicated general voter support for expanding SHS allowable uses to include affordable housing and for extending the 2030 sunset of these taxes, paired with meaningful improvement of regional governance, oversight and accountability mechanisms. Although May 2025 is discussed in the COO Recommendation as the proposed timing of a ballot measure to enact these and potentially other changes, additional public opinion research is needed in late 2024 before staff can confidently recommend the viability or content of such a measure.

There are likely to be stakeholders who are concerned about or opposed to proposed changes to current SHS and/or affordable housing investment programs, for a variety of reasons. It is recommended that Council and staff continue engaging with these parties prior to final adoption of a policy package and/or referral of a measure to voters, in order to build as much support and consensus as possible.

Legal Antecedents

A final policy package stemming from Council's adoption of this Resolution would build from and affect a number of legal antecedents adopted by the Metro Council to implement Measure 26-199 (the Metro Affordable Housing Bond) and Measure 26-210 (Supportive Housing Services). A complete list will be included in a staff report for a final recommended legislative package.

Anticipated Effects

Adoption will kick off a final period of policy development framed by Council's adopted priorities and stipulations in the Resolution. This will include several topical Council work sessions in October, November and December; further engagement with external stakeholders and public partners; and stakeholder outreach. A proposed schedule will be developed for Council approval.

Per the resolution's direction, staff will also work with contractors and stakeholders to explore and make recommendations about the viability, composition and timing of a potential ballot measure.

Financial Implications (current year and ongoing)

Passage of this resolution does not have significant immediate financial implications. Included in upcoming work session conversations will be discussion of financial implications of policy options for SHS taxes, allowable uses, and allocations, as well as oversight.

POLICY OPTIONS TO CONSIDER

The Metro Council has several options for advancing its priorities. These include but are not limited to the following.

At this meeting:

- Adopt Resolution 24-5436 as-is, consider amendments and/or direct staff to make changes for future consideration.

Future:

- Formally adopt, via resolution and/or ordinance, a package of policies to advance Council's desires.
- Consider referral of a ballot measure to the region's voters.

BACKGROUND

On July 9, 2024, Metro COO Madrigal released recommendations ("COO Recommendation") to the Metro Council, to address a number of challenges and needs in how the region addresses housing affordability and homelessness. These included, but were not limited to, a looming gap in regional affordable housing funding, the 2030 sunset of the Supportive Housing Services (SHS) taxes, and widespread input that the region must improve how it strategizes, funds, implements, tracks and oversees housing and SHS investments. The COO Recommendation followed six months of engagement with the stakeholder advisory table, jurisdictional partners, housing and service providers, and community members.

Since the release of the COO Recommendation and subsequent Metro Council work sessions, Council President Peterson has engaged in repeated conversations with county and city leadership, as well as key organizational advocates in regional housing/homelessness and business. These conversations have explored potential areas of agreement, as well as understanding concerns and needs for the future.

The COO Recommendation includes a range of broad and specific actions to continue sustainable funding for affordable housing and supportive housing services, and to improve accountability and impact of these investments to continue addressing the homelessness and housing crisis in the greater Portland region.

The Metro Council has discussed the COO Recommendation, ongoing stakeholder engagement and Councilor priorities at several work sessions and regular meetings, including July 9, July 25, August 1, September 24 and October 3.

ATTACHMENTS

- Resolution No. 24-5436
- Exhibit A: COO Recommendation: Future of regional housing funding

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING THE) RESOLUTION NO. 24-5436
METRO COUNCIL’S PRIORITIES FOR AN)
INTEGRATED AND EXPANDED REGIONAL) Introduced by Metro Council President
SUPPORTIVE HOUSING SERVICES AND Peterson
AFFORDABLE HOUSING PROGRAM

WHEREAS, rising costs, insufficient housing supply and stagnant wages have contributed to a persistent and pervasive housing and homelessness crisis in the Metro region; and

WHEREAS, in November 2018 Metro District voters approved Measure 26-199, also known as the Metro Affordable Housing Bond, establishing affordable housing as a matter of metropolitan concern and approving \$652.8 million in general obligation bonds to create affordable housing across Clackamas, Multnomah and Washington counties; and

WHEREAS, in May 2020 Metro District voters approved Measure 26-210, establishing homeless and housing services as a matter of metropolitan concern, and creating the regional Supportive Housing Services program (“SHS”) to fund supportive services, housing placements, temporary housing, rent assistance and other services to help households avoid and exit homelessness across Clackamas, Multnomah and Washington counties; and

WHEREAS, through the hard work of multiple jurisdictional partners, community organizations and housing providers, the Metro Affordable Housing bond is on track to create more than 4,600 affordable housing units providing homes for between 9,000 and 15,000 people and exceeding its production goals by approximately 20 percent; and

WHEREAS, despite this notable progress, the State of Oregon, Metro and an array of community members and stakeholders have recognized that the greater Portland region is still well short of needed affordable housing and permanent supportive housing units to meet current and future need; and

WHEREAS, the Metro Affordable Housing Bond will soon be fully allocated, leaving the region facing a looming cliff in funding to create affordable housing to continue meeting this need; and

WHEREAS, Measure 26-210 established new regional high-earner personal income and business income taxes, making available unprecedented revenue for supportive housing services in the region, including in counties and communities that historically had had very little local resources to address homelessness; and

WHEREAS, unless an extension is approved by voters, Measure 26-210 stipulated that these taxes will end in 2030, which would remove this resource for investments in supportive housing services; and

WHEREAS, through the hard work of Metro’s county implementation partners and service providers around the region, the regional SHS program has in its first three years of implementation helped thousands of households avoid or escape homelessness, including funding more than 6,200 housing placements, more than 15,000 eviction preventions through regional rent assistance, and the creation or sustaining of more than 1,800 temporary shelter units; and

WHEREAS, despite these initial successes, the launch of the regional SHS program occurred during a time of profound trials and upheaval in the region and nation, including the impacts of the global COVID-19 pandemic on economic opportunity, public health, addiction and public safety, which together exacerbated longstanding racial and economic inequality and lack of opportunity in the region; and

WHEREAS, these factors contributed to a tripling of unsheltered homelessness in the Portland region between 2020 and 2023 according to the annual Point-in-Time count, deepening public concern and further complicating and compounding challenges in investments to address this need; and

WHEREAS, Measure 26-210 required the regional SHS program include regional oversight and coordination, and also stipulated that the program is subject to performance and finance reviews, to ensure that local implementation plans and spending by the region's three counties meaningfully address challenges at a regional scale; and

WHEREAS, owing to a variety of factors, the high-earner personal and business income taxes that fund the regional SHS program have collected revenue in their initial years of collection beyond what was anticipated when Measure 26-210 was approved by voters, creating the potential to apply some of these funds to address urgent affordable housing needs as the Metro Affordable Housing bond funds are spent down; and

WHEREAS, addressing homelessness requires both dedicated supportive services and ample affordable housing for people experiencing or at risk of homelessness; and

WHEREAS, the Metro Council, implementation partners, stakeholders and the public have identified a number of challenges, limitations and needed improvements for oversight, implementation and accountability during the implementation of the regional SHS program and Metro Affordable Housing Bond; and

WHEREAS, particularly with regard to the regional SHS program these concerns are discussed in a Metro Auditor report in 2024 that identified multiple, conflicting layers of oversight, implementation and accountability, as well as "uneven preparedness to use funding among the three counties", and "definitions, reports, and calculations that made it difficult to understand how the program has progressed"; and the Auditor recommended "stronger oversight... to ensure counties are making progress"; and

WHEREAS, the Metro Council takes seriously its duty to provide accountability and to be good stewards of taxes it collects at the direction of voters to address community priorities; and

WHEREAS, in January 2024 the Metro Council directed the Metro Chief Operating Officer to begin a multipronged process of stakeholder and community input to develop recommendations for the future of regional affordable housing and homeless services funding, particularly in light of the looming financial cliff for regional affordable housing funding; and

WHEREAS, during this process the Metro Chief Operating Officer heard widespread agreement among stakeholders, partners and the public that resources for affordable housing and supportive housing services will be needed well into the future, particularly for people with very low incomes and those at greatest risk of homelessness; and

WHEREAS, during this process the Metro Chief Operating Officer also heard widespread calls for improving accountability, regional alignment and stronger corrective mechanisms in the region's oversight and delivery of supportive housing services and affordable housing investments; and

WHEREAS, the Metro Council received the Chief Operating Officer Recommendation for the Future of Regional Housing Funding ("COO Recommendation") on July 9, 2024, attached hereto as Exhibit A; and

WHEREAS, the Metro Council accepts the spirit and intentions of the COO Recommendation, recognizes the time and commitment of many individuals, community organizations and jurisdictional partners in the process that informed it, and shares many of the concerns and hopes described therein; and

WHEREAS, the Metro Council has continued engagement with county leadership and key stakeholders since receiving the COO Recommendation, and has heard continuing calls for reforms to make regional affordable housing and services funding and investments more accountable, effective and sustainable; and

WHEREAS, homelessness and affordable housing need are inherently regional, intertwined issues whose causes, impacts and experiences are not contained within city and county boundaries, are best addressed through a truly regional and integrated program; and

WHEREAS, an integrated regional program to address homelessness and affordable housing need is best equipped to apply system-level thinking for proactive approaches that are more effective and less costly in the long run; and

WHEREAS, an integrated regional program to address homelessness and affordable housing need is best equipped to bring together multiple government, business, community, advocacy and philanthropic partners to collaborate on solutions, level the playing field between needs and jurisdictions, and provide accountability and transparency in a learning environment; and

WHEREAS, an integrated regional program is best equipped create and sustain adequate funding for homelessness and affordable housing investments with lasting impacts on intergenerational well-being; and

WHEREAS, the Metro Council has discussed its priorities for developing an integrated and expanded regional supportive housing services and affordable housing investment program in the context of stakeholder, public and partner input reflected in the COO Recommendation and in the months since its release; and

WHEREAS, the Metro Council is committed to meeting its State mandate to assess regional housing need and to coordinate and support the work of the region's cities and counties in fulfilling state-mandated housing production targets; and

WHEREAS, the greater Portland region must work together across jurisdictional boundaries, and as governments and non-governmental organizations, to advocate for greater State and Federal funding to address a full range of housing and services needs; and

WHEREAS, the Metro Council fundamentally recognizes that fulfilling the region's duties and commitments to address homelessness and affordable housing need will require a transition to a more fully integrated regional supportive housing services and affordable housing investment program that is built to address need well into the future; and

WHEREAS, the Metro Council wishes to build on the collaborative successes of Metro Affordable Housing Bond and Supportive Housing Services programs and the many individuals and organizations working to advance investments from these programs, while also addressing challenges and lessons learned in their implementation, and

WHEREAS, the Metro Council seeks to act with responsiveness, accountability and collaboration to ensure that homelessness in the greater Portland region is as rare, brief and nonrecurring as possible, and that the region continues to create affordable housing to meet communities' needs well into the future; now therefore,

BE IT RESOLVED:

1. **The Metro Council establishes the following principles for an integrated and expanded regional supportive housing services and affordable housing program.**
 - a. That the program be founded on a truly regional plan that builds toward regional outcomes – including ensuring homelessness is rare, brief and nonrecurring, and that affordable housing need continues to be met, with a focus on families and individuals experiencing chronic homelessness or who are at greatest risk of experiencing homelessness.
 - b. That the program include flexibility and predictability to address a full range of supportive housing services and affordable housing needs, for the long term.
 - c. That the program connect to and leverage the full regional context of systems, funding, partnerships and solutions working to address homelessness and affordable housing need.
 - d. That the program consider homelessness and affordable housing need in broader regional context, including but not limited to regional livability, racial equity, economic development, the environment and climate resilient communities.
 - e. That the program ensure accountability in oversight, transparency in investments, and effective communication with the public.
 - f. That the program support a culture of learning from what works as well as where there are challenges that need to be addressed.
 - g. That the program be responsive and explicit about how the people of the region can expect to be served, wherever and however they experience the homelessness and affordable housing crisis – for example, a person experiencing homelessness or housing instability, a concerned community member, a housing or service provider, a business owner, or a visitor to the region.

2. **The Metro Council directs staff to prepare for Council discussion in December 2024 a package of policy proposals to establish an integrated and expanded regional supportive housing services and affordable housing program. This package should include:**
 - a. Expanding allowable uses of supportive housing services personal and business income taxes to include affordable housing and permanent supportive housing units, with expectations for how these funds will be used by counties and other partners, as well as continuing investments in supportive housing services.
 - b. Extending the expiration of supportive housing services taxes beyond 2030, long enough to ensure predictable funding for supportive housing services to meet continued need, and to support ongoing investments to address the region's affordable housing shortfall.
 - c. Creating a program by which the region's cities will receive funding for investments in supportive housing services and/or affordable housing, expanding allowable uses as necessary with a focus on those experiencing or at most risk of chronic homelessness.
 - d. The establishment of a new regional housing and homelessness oversight structure that improves coordination and collaboration in investments to address homelessness and affordable housing needs across the region.
 - e. Enacting a SHS personal income tax rate decrease that ensures adequate resources for services and affordable housing, while building support for the broader integration and extension of these investments. This tax rate decrease may be phased.
 - f. A conservative funding allocation approach to budgeting revenues generated through SHS personal and business income taxes, with the intent to reduce the impacts of revenue volatility on programs and create predictability for implementing partners, while providing stable resources to address the looming regional funding cliff for affordable housing, and to fund investments by cities described in Action 2(c) above.
3. The Metro Council establishes the following specific desires for oversight, subject to further clarification and discussion as part of the above package:
 - a. A single Housing and Homelessness Policy Advisory Committee should oversee an integrated and expanded regional supportive housing services and affordable housing program. This committee will be chaired by a Metro Councilor with representation from elected county and city officials, state agencies, community and business leaders, providers and community members from across the region.
 - b. The Housing and Homelessness Policy Advisory Committee will approve, and submit to the Metro Council for adoption, policies, plans and programmatic allocations to meet its responsibilities below.

- c. The Housing and Homelessness Policy Advisory Committee will have the following responsibilities:
 - i. developing, approving and recommending to the Metro Council a Regional Housing and Homelessness Action Plan, with characteristics described in action 3(c) below;
 - ii. reviewing local implementation plans for alignment with the regional action plan;
 - iii. recommending approval of local plans before regional funds are disbursed;
 - iv. identifying key performance metrics or indicators to track progress and aligning these with the regional action plan;
 - v. advancing an outcomes-based, proactive budgeting process;
 - vi. coordinating the integration of regional housing need analyses and local housing production targets mandated by the State of Oregon, including the identification of barriers and potential solutions to fulfilling these mandates;
 - vii. advancing and implementing regional standards for data, procurement, contracting and other issues as identified through engagement and deliberation; and
 - viii. other responsibilities as necessary to address regional homelessness and affordable housing need over the life of the program.
- d. The Regional Housing and Homelessness Action Plan must reflect the following characteristics:
 - i. coordination and incorporation of the full regional context of inputs to and impacts of homelessness and affordable housing need, as well as available funding and programs already at work in the region;
 - ii. incorporation of regionalization efforts and successes to date in the current regional SHS program and Metro Affordable Housing Bond;
 - iii. identification, prioritization and alignment of supportive housing services and affordable housing investment strategies, within a focused time period, to serve communities with the deepest housing needs; and
 - iv. updates on a regular cycle, to adapt to changing needs and successes over the full life of the program; and
 - v. other characteristics and requirements as directed by the Metro Council or recommended by the Housing and Homelessness Policy Advisory Committee.
- e. To inform and support its work and recommendations, the Housing and Homelessness Policy Advisory Committee will:
 - i. be advised by a technical advisory committee of people with knowledge and experience in the many facets of regional homelessness and housing need;

- ii. incorporate meaningful processes and/or structures for input from housing service providers and people with lived experience of homelessness;
 - iii. be advised, through its technical advisory committee, by a transitional subcommittee of current non-elected members of the Supportive Housing Services Tri-County Planning Body, for up to two years, to aid in the transition of existing regionalization efforts to the new structure;
 - iv. be supported in committee work, technical analysis and policy development by Metro staff; and
 - v. be supplemented by regular independent financial reviews.
- f. The role of the current Supportive Housing Services Oversight Committee and Tri-County Planning Body will be transitioned to the Housing and Homelessness Policy Advisory Committee.
 - g. This oversight and governance structure will be composed in a way that creates flexibility for the Metro Council and the Housing and Homelessness Policy Advisory Committee to adapt to changing conditions, needs and lessons learned over the life of the program.
4. The Metro Council recognizes that some elements of an expanded and integrated regional supportive housing services and affordable housing program, as described above, may need approval by the region's voters. As part of the proposals described above, the Metro Council directs staff recommend the composition and timing of a potential ballot measure that is likely to attain the support of a majority of the region's voters and that will advance community and stakeholder desires.
5. The Metro Council directs staff to continue working with federal, state, tribal, local, and nongovernmental partners to identify resources and advance strategies that address the broader regional challenge of insufficient housing supply at all levels of affordability, and the social and economic conditions that contribute to homelessness in the greater Portland region.

ADOPTED by the Metro Council this 17th day of October, 2024.

Lynn Peterson, Council President

Approved as to Form:

Carrie MacLaren, Metro Attorney