

STAFF REPORT 26-6442

SUPPORTIVE HOUSING SERVICES REGIONAL OVERSIGHT COMMITTEE: FISCAL YEAR 2024-2025 REGIONAL ANNUAL REPORT

Date: February 17, 2026

Department: Housing

Meeting Date: February 26, 2026

Prepared by:

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Presenters:

Yesenia Delgado, (she/hers), *SHS Division Director*

Mike Savara, *SHS Oversight Committee Co-Chair*

Dr. Mandrill Taylor, *SHS Oversight Committee Co-Chair*

Length: 60 minutes

ISSUE STATEMENT

The co-chairs of the Supportive Housing Services (SHS) Regional Oversight Committee will present the fourth annual SHS regional report to Metro Council. The report provides an overview of implementation progress, assesses performance, highlights key successes and challenges, and includes the committee's recommendations for Fiscal Year 2025 (July 1, 2024-June 30, 2025) and the future of SHS. The report also includes an update on progress toward the regional outcome metrics established in the 2020 SHS Work Plan.

This presentation is the current SHS Regional Oversight Committee's final annual report presentation to Metro Council. In spring 2026, Metro will launch a new SHS Regional Policy and Oversight Committee as part of a SHS reforms package Metro Council approved in December 2025.

Metro staff will ensure that the current committee's recommendations on the next steps for SHS governance—as summarized in the annual report's transmittal letter—are shared with Metro Council and the new committee to help inform the design and implementation of the new governance structure.

ACTION REQUESTED

No Council action is requested at this time.

POLICY OPTIONS FOR COUNCIL TO CONSIDER: ANNUAL REPORT HIGHLIGHTS & RECOMMENDATIONS

The oversight committee identified specific opportunities for improvement and a comprehensive package of recommendations to strengthen SHS's impact in this next phase of implementation.

SHS regional report highlights for 2024-2025

- Approximately 4,887 households served through permanent supportive housing from year one to year four.
- Ninety-two percent (92%) of households placed in permanent supportive housing remained housed 12 months later.
- People of color made up 56% of those served by SHS-funded housing placements and homelessness preventions.
- Counties invested \$299.8 million in contracts with 107 service providers.
- Counties paired SHS funding with Metro Affordable Housing Bond-funded housing projects to create 485 new permanent supportive housing units.

SHS implementation challenges

- **Systemic factors:** Factors that drive overall levels of homelessness are outside of the homeless service system's scope, and stemming the crisis of homelessness in our region will require policy and systems changes to address the underlying factors that cause people to lose their housing.
- **Growing need:** The impact of SHS housing placements is being outpaced by growing need as these broader systemic factors continue to push more people out of their homes. The counties' inflow and outflow demonstrate this challenge: for every 10 people who exited the region's homeless services system to permanent housing in year four, an average of 30 new people entered the system.
- **Reduced resources:** In year four, tax collections fell below Metro's budget projections for the first time and annual revenue began to level off. Metro's updated fall 2024 revenue forecast, which showed a reduction in anticipated revenue compared to original projections, required counties to make programmatic reductions and in some cases pause or scale back planned service expansions

Committee recommendations

Most recommendations are multi-year bodies of work that are integrated into the ongoing work of Metro's Housing Department. Staff will provide updates on implementation progress to support Metro's ongoing oversight and accountability responsibilities.

- **Learn from the oversight committee's experience to inform future governance:** The new SHS governance structure should incorporate the values and practices that have guided our work. This includes ensuring the new governance

body has genuine oversight authority, make evidence-based decisions, and to continue to uplift SHS values and principles.

- **Revisit SHS investment priorities in light of changing contexts:** The SHS fund has supported a significant expansion in regional resources to address homelessness, but these resources are not sufficient to meet growing need. As we face significant reductions in federal and state resources, we will need to make strategic decisions about future priorities for SHS funding. This will require a re-assessment of the most effective strategies to achieve the SHS goals given the loss of other long-term funding sources and the increasing inflow into homelessness.
- **Strengthen understanding:** There is a fundamental disconnect between the positive impacts of SHS investments and the perceptions of voters who continue to see high levels of homelessness in their communities. Fostering public support for SHS will require ongoing work to develop effective strategies for communicating with decision makers and the broader community about the SHS fund's purpose, goals, achievements and challenges.
- **Continue moving forward the oversight committee's recommendations:** The oversight committee has issued recommendations over the past three years to strengthen SHS implementation. Most of these recommendations are multi-year bodies of work that are still in progress. Metro is responsible for coordinating implementation, and many of the recommendations have become integrated into the ongoing workflows and responsibilities of Metro's Housing Department staff.

STAFF RECOMMENDATIONS

Staff recommend that Metro Council consider the Committee's recommendations and provide formal direction to staff on how to best continue implementation of the recommendations in support of the new committee.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The purpose of the Supportive Housing Services Regional Oversight Committee is to provide independent program oversight on behalf of the Metro Council to ensure that investments achieve regional goals and desired outcomes and to ensure transparency and accountability in Supportive Housing Services program activities and outcomes.

On October 31, 2025, the Intergovernmental Agreement deadline, Metro received annual progress reports from the three local implementation partners, Clackamas, Multnomah and Washington counties. The Committee reviewed local progress through those reports, analysis from staff and presentations from each implementing partner and Metro staff. County partners provided presentations to the Committee in November of 2025. Between December and February, Metro staff engaged the SHS Regional Oversight Committee to analyze report data, deliberate on regional progress and performance, and prepare a regional report with recommendations to improve implementation and strengthen oversight and public transparency.

The regional report includes:

- A transmittal letter from the Committee covering key highlights, challenges, and their recommendations;
- An overview of year three progress;
- A summary of the following bodies of work across the region:
 - housing and services,
 - populations served,
 - provider partnerships,
 - capacity building,
 - cross-sector work,
 - regional coordination;
- Progress in advancing racial equity;
- Assessment of annual work plan performance;
- Review for consistency with local implementation plans; and
- A financial review of FY 2024-25.

BACKGROUND

Approval of Measure 26-210 created a new tax that funds a regional system of care governed by four jurisdictions: Metro, and Clackamas, Multnomah and Washington counties. The tax took effect in January 2021 and will expire in 2031 unless reauthorized by voters.

In December 2020, the Metro Council adopted a SHS Work Plan to guide implementation. The Work Plan defines the fund's guiding principles, racial equity goals, priority populations, service areas, accountability structures and funding allocations.

Within the framework of the regional Work Plan, each county's specific SHS investments and activities are guided by local implementation plans informed by community engagement and approved by Metro Council in spring 2021.

SHS implementation is guided by the following regionally established principles:

- Strive toward stable housing for all.
- Lead with racial equity and work toward racial justice.
- Fund proven solutions.
- Leverage existing capacity and resources.
- Innovate: evolve systems to improve.
- Demonstrate outcomes and impact with stable housing solutions.
- Ensure transparent oversight and accountability.
- Center people with lived experience, meet them where they are, and support their self-determination and well-being.
- Embrace regionalism: with shared learning and collaboration to support systems coordination and integration.
- Lift up local experience: lead with the expertise of local agencies and community organizations addressing homelessness and housing insecurity.

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

- Creation and appointment of the **SHS Regional Oversight Committee**, to provide program oversight on behalf of the Metro Council;
- Approval of the **2020 SHS Work Plan**, which provides an operational framework for the program;
- Approval of **local implementation plans** for all three of Metro's local implementation partners, as part of **intergovernmental agreements** which lay out the terms and conditions upon which Metro will disburse tax funds to local implementation partners; and
- Creation and appointment of the **Tri-County Planning Body** to strengthen coordination and alignment of program implementation across the Metro region.
- Supportive Housing Services Reform
- Review and approve recommendations presented by the **SHS Regional Oversight Committee** in the FY21-22, FY22-23 and FY23-24 regional annual reports.
- As required by the SHS Metro Work Plan, Counties must submit an annual report to the SHS Regional Oversight Committee and Metro Council as part of an annual review process. As stated in the Metro Work Plan section 5.3 the Regional Oversight Committee summarized its progress and outcomes under the Local Implementation Plan, including:
 - A full program accounting of investments or a financial report;
 - Reporting on required outcome metrics; and
 - An equity analysis incorporated into all facets of the report, including reporting on the success or failure of racial inequity mitigation strategies and steps being taken to improve racial equity outcomes.
- Passage of a **package of SHS reforms** in December 2025.

ATTACHMENT

- A.) Transmittal letter summary from SHS Oversight Committee
- B.) Supportive Housing Services regional annual report for fiscal year 2024-2025

For work session:

- Is legislation required for Council action? **No**
- If yes, is draft legislation attached? **No**
- What other materials are you presenting today? **None**