

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE	)	RESOLUTION NO. 26-5573
METRO AFFORDABLE HOUSING BOND	)	
WORKPLAN TO DELEGATE AUTHORITY	)	Introduced by Chief Operating Officer
TO NEGOTIATE AND APPROVE REVISED	)	Marissa Madrigal in concurrence with
LOCAL IMPLEMENTATION STRATEGIES TO	)	Council President Lynn Peterson
THE CHIEF OPERATING OFFICER	)	

WHEREAS, on November 6, 2018, Metro District voters approved Measure 26-199 (the “Metro Affordable Housing Bond” or “AHB”), providing Metro with the authority under the laws of the State of Oregon and the Metro Charter to issue bonds and other obligations payable from ad valorem property taxes for the purpose of financing and identifying funds to be used for affordable housing; and

WHEREAS, on January 31, 2019, the Metro Council adopted Resolution 19-4956 (“For the Purpose of Approving the Metro Affordable Housing Bond Measure Program Work Plan”), which provides a framework for Metro Housing Bond implementation activities (the “Workplan”); and

WHEREAS, on October 17, 2019, the Metro Council adopted Resolution 19-5015 (“For the Purpose of Amending the Metro Affordable Housing Bond Measure Program Work Plan”) to clarify details related to the implementation of Metro's Regional Site Acquisition Program; and

WHEREAS on March 30, 2023, the Metro Council adopted Resolution 23-5314 (“For the Purpose of Amending the Affordable Housing Bond Work Plan to Allocate Bond Funds for Administrative Costs and Establishing a Formula for Such Allocations in the Future”) to allocate formerly reserved funds to pay for programmatic and administrative costs; and

WHEREAS, the Workplan provides for the distribution of AHB funds to certain cities, counties and housing authorities, known as Local Implementation Partners (“LIPs”) to fund the production of affordable housing; and

WHEREAS, to be eligible to receive AHB funds, the Workplan requires each LIP to: (1) adopt a Local Implementation Strategy approved by the Metro Council, outlining strategies for achieving, among other things, its allocated share of Unit Production Targets, and (2) enter into an Implementation IGA with Metro committing the LIP to follow the Workplan, carry out its approved Local Implementation Strategy, meet its Unit Production Targets and comply with the AHB and applicable federal state and local laws; and

WHEREAS, the Workplan states that Local Implementation Strategies may only be revised upon approval by the Local Implementing Partner and Metro Council; and

WHEREAS, to become operative, said revised Local Implementation Strategies must be incorporated into the Implementation IGAs by amendment; and

WHEREAS, the Metro Council has decided to delegate authority to the Chief Operating Officer to negotiate and approve certain revisions to LIP Local Implementation Strategies and execute amendments to the Implementation IGAs incorporating said revisions; now therefore,

BE IT RESOLVED that:

1. The Metro Council amends the Affordable Housing Bond Workplan to delegate authority to the Chief Operating Officer to negotiate and approve certain revisions to Local Implementation Partner (LIP) Local Implementation Strategies and to execute amendments to the Implementation IGAs incorporating such revisions, provided that the revisions do not decrease the total number of units, family-sized units (two or more bedrooms), deeply affordable units serving households at or below 30 percent of Area Median Income, or the LIP's proportional share of Unit Production Targets; and
2. The Chief Operating Officer must exercise this delegated authority consistent with the Council's adopted guiding principles for the Affordable Housing Bond, including leading with racial equity, creating opportunity for those in need, creating opportunity throughout the region, and ensuring long-term benefits and responsible stewardship of public resources; and
3. The Chief Operating Officer must consult with the Metro Council President regarding the nature of the revisions and ensure alignment with adopted Metro Council policy direction prior to final approval of any material revision. The Metro Council President may bring the proposed revisions to Council for further discussion during a Council meeting.

ADOPTED by the Metro Council this [insert date] day of March, 2026.

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Lynn Peterson, Council President

Approved as to Form:

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Carrie MacLaren, Metro Attorney