

Metro

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Metro

Minutes

Tuesday, April 7, 2026

10:30 AM

This Council work session will adjourn into a Council meeting.

**Metro Regional Center, Council Chamber;
<https://zoom.us/j/615079992> (Webinar ID: 615079992) or
253-205-0468 (toll free), [https://www.youtube.com/watch?
v=z7ksx0DICPU](https://www.youtube.com/watch?v=z7ksx0DICPU)**

Council work session

1. Call to Order and Roll Call

Acting Council President Hwang called the work session to order at 10:34 a.m.

Councilor Lewis acknowledged Acting Council President Hwang's alma mater, University of Michigan, as the winner of March Madness.

2. Work Session Topics:**2.1 Regional Affordable Housing Operations Update**

Presenter(s): Liam Frost (he/him), Housing Director
Emily Lieb (she/her), Housing Policy and Bond Director
Melissa Arnold (she/her), Strategic Initiatives Lead

Attachments: [Staff Report](#)
[Attachment 1 - Operational Challenges in Affordable Housing Memo](#)
[Attachment 2 - Affordable Housing Bond Interest Earnings Allocations](#)

Staff reviewed the impacts of operational challenges in affordable housing provision and described Metro's and its partners' responses to those challenges.

Councilor Lewis posited that local housing bonds did not drive large departures from national trends beginning in 2019. Staff affirmed that data shows overarching trends.

Councilor Simpson asked about the ideal future for improving outcomes. Staff described a housing bond investment alongside an extension of the supportive housing services measure to create financial stability.

Staff clarified for Councilor Rosenthal that typical financing structures include some funding for maintenance reserves, which

are built into the capital budget. However, they noted current challenges in the system represent operations, not maintenance.

Councilor González remarked on the relationship between regional wages, rising rents, and the ability of private developers to borrow more capital and receive more revenue. Staff committed to following up with Council with additional data about the average cost per unit funded by the bond, including funding per door.

Councilor Nolan asked for a comparison of the greater Portland region to other west coast cities regarding the need for permanent supportive housing units. Staff noted that, anecdotally, need is rising. Staff identified some local policies that may be exacerbating conditions, but further consideration is needed.

Staff then introduced current scoping efforts to identify actions to address impacts and recommend options for future funding and investment strategies.

Councilor Rosenthal agreed with Councilor Nolan's and González's remarks and emphasized that unit costs reflect better durability.

Acting Council President Hwang wondered about the most effective interventions, such as rent buy-downs or debt buy-downs. Staff noted that because debt is long-term, debt buy-downs can create stronger stability, whereas other forms of subsidy may be more flexible and responsive to temporary or cyclical challenges.

Councilor González expressed concern about the proliferation of consultants throughout the affordable housing pipeline and how it affects costs. Staff spoke to the complexity of the ecosystem

and industry.

Councilor Lewis suggested considering carefully the impacts of seven housing authorities within the region and the consolidation of community development corporations. She also hoped children in affordable housing had opportunities for educational success.

3. Adjourn to Council meeting

Acting Council President Hwang adjourned the work session into a Council meeting at 11:37 a.m.



Anne Buzzini, Council Legislative Advisor

April 23, 2026