



600 NE Grand Ave.
Portland, OR 97232-2736

Council meeting agenda

Thursday, March 12, 2026

10:30 AM

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=gyNYvJE8k-olt](https://www.youtube.com/watch?v=gyNYvJE8k-olt)

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1. **Call to Order and Roll Call**
2. **Public Communication**

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 p.m. the day before the meeting will be provided to the council prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to legislativecoordinator@oregonmetro.gov. Those wishing to testify in person should fill out a blue card found in the back of the Council Chamber. Those requesting to comment virtually during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. **Resolutions**

- 3.1 Resolution No. 26-5567 For the Purpose of Adopting Oversight and Accountability Measures and Agenda Priorities For The Supportive Housing Services Regional Policy and Oversight Committee

[RES 26-5567](#)

Presenter(s): Liam Frost, Interim Housing Director
Yesenia Delgado, Supportive Housing Services Division
Manager

Attachments: [Resolution no. 26-5567](#)
[Staff Report](#)

- 3.2 Resolution No. 26-5573 For the Purpose of Amending the Metro Affordable Housing Bond Work Plan to Delegate Authority to Negotiate and Approve Revisions to the Local Implementation Strategies to the Chief Operating Officer [RES 26-5573](#)
- Presenter(s): Kristin Dennis, Chief of Staff

Attachments: [Resolution no. 26-5573](#)
[Staff Report](#)

- 3.3 Resolution No. 26-5582 For The Purpose of Willamette Cove Funding **RES 26-5582**
- Materials expected March 9, 2026*

- 4. **Chief Operating Officer Communication**
- 5. **Councilor Communication**
- 6. **Adjourn**

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការប្រឹក្សាស្តីពីការរើសអើងសូមទូរស័ព្ទទៅលេខ 503-797-1700 ។ www.oregonmetro.gov/civilrights ។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេបកប្រែសម្រាប់លោកអ្នក ។

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600 NE Grand Ave.
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Agenda #: 3.1

File #: RES 26-5567

Agenda Date:3/12/2026

Resolution No. 26-5567 For the Purpose of Adopting Oversight and Accountability Measures and Agenda Priorities For The Supportive Housing Services Regional Policy and Oversight Committee

Liam Frost, Interim Housing Director

Yesenia Delgado, Supportive Housing Services Division Manager

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING)	RESOLUTION NO. 26-5567
OVERSIGHT AND ACCOUNTABILITY)	
MEASURES AND AGENDA PRIORITIES)	Introduced by Councilor Duncan Hwang and
FOR THE SUPPORTIVE HOUSING)	Councilor Juan Carlos Gonzalez in
SERVICES REGIONAL POLICY AND)	concurrence with Council President Lynn
OVERSIGHT COMMITTEE)	Peterson

WHEREAS, on February 25, 2020, the Metro Council referred to the Metro area voters a personal and business income tax for the purposes of funding Supportive Housing Services in the Metro region (Measure 26-210, the “Supportive Housing Services Measure”), which Metro Area voters approved on May 19, 2020; and

WHEREAS, the Metro Council subsequently codified Measure 26-210 in Metro Code Chapters 11.01, 7.05, 7.06, and 7.07; and

WHEREAS, on December. 16, 2025, the Metro Council adopted Ordinance 25-1539 outlining the provisions governing the Supportive Housing Services (SHS) Regional Policy and Oversight Committee (SHS RPOC) in Metro Code Section 2.19.280; and

WHEREAS, on December 16, 2025, the Metro Council adopted the SHS Reforms Work Plan (the “Work Plan”) which outlines implementation for sunseting the Supportive Housing Services Oversight Committee and the Tri-County Planning Body and launching the new SHS RPOC (see Resolution 25-5534); and

WHEREAS, The Tri-County Planning Body and Supportive Housing Services Oversight Committee were created as part of the SHS measure codification in order to provide public input and oversight in guiding implementation of the SHS measure; and

WHEREAS, the year 2025 marked the midpoint of SHS’s 10-year lifespan, approved by voters in 2020. Metro and its partners are applying lessons learned to refine the systems and administrative procedures that will stabilize and strengthen the regional homeless services system; and

WHEREAS, over the past two years, Metro received consistent feedback from the Metro Council President’s Work Group, the Metro COO’s Stakeholder Advisory Table, SHS’s advisory committees, public opinion research, and a wide range of regional and statewide stakeholders emphasizing both the urgency of this work and the importance of the SHS Program’s success; and

WHEREAS, stakeholders consistently underscored that the goal of the SHS program is to deliver critical and comprehensive supportive housing services - made possible through SHS funding - to help people experiencing homelessness get housing and stay housed; and

WHEREAS, this feedback identifies three near-term improvement priorities for the SHS Program: streamlined regional implementation and oversight; improved metrics and reporting that enable transparent and accessible communication with the public; and demonstrated efficient use of public resources; and

WHEREAS, stakeholders consistently emphasized that SHS resources remain vital to the region's ongoing efforts to address homelessness for people living in our region, particularly amid continued uncertainty surrounding federal funding; and

WHEREAS, the Work Plan reflects extensive Metro-led engagement from January 2024 through December 2025, as well as ongoing feedback from community members, jurisdictional partners, and Metro Councilors; and

WHEREAS, the Work Plan proposes that Metro Council endorse the draft regional key performance indicators (KPIs), key environmental indicators (KEIs), and goals for consideration by the future SHS RPOC, which would then provide recommendations to Metro Council for approval, as these proposed metrics are intended to support effective regional oversight and decision-making; and

WHEREAS, the Work Plan proposes additional priorities for consideration beyond the essential duties of the SHS RPOC in response to feedback from the Metro Council and jurisdictional and community partners in addition to its core responsibilities as outlined in Metro Code and the intergovernmental agreements with counties; and

WHEREAS, the Work Plan directs the development of a new regional data dashboard and calls for quarterly reporting to SHS RPOC and the Metro Council once the KPIs and goals are approved (Action 3. KPSs and Goals, pg. 12-17); and

WHEREAS, the Metro Housing Department provides counties with a Quarterly Performance Review letter to evaluate progress towards adopted targets and provides follow up analysis related to compliance ; and

WHEREAS, the Metro Council codified SHS allocation in Metro Code section 11.01.090 (Allocation of Revenue and Program Funds); and

WHEREAS, the Metro Housing Department is coordinating with Multnomah County to upgrade the regional Homeless Management Information System (HMIS) to support more accurate and timely data; and

WHEREAS, the Metro Housing Department is addressing consistent reporting expectations for counties and providers through existing data collection and reporting framework efforts, including the development of a new regional public data dashboard (Work Plan - Action 4. Data Transparency, pg. 18-19); and

WHEREAS, the Metro Housing Department verifies, validates, and analyzes data submitted by implementing partners to ensure alignment with SHS requirements and best practices; and

WHEREAS, the Metro Auditor has reviewed key performance data and provided recommendations to strengthen data collection and reporting for the Housing Department to implement; and

WHEREAS, the Work Plan directs Metro staff to collaboratively develop a Regional Investment Fund (RIF) budget framework and financial reporting tools with County implementation partners to improve transparency and effectiveness, and better support the original intent of strengthening the regional system (Action 2. Regional Investments, pg. 10-11); and

WHEREAS, the Work Plan directs the SHS RPOC to consider performance-based systems management through a continuous improvement framework (Action 1. Governance, pg. 7); and

WHEREAS, Multnomah, Washington and Clackamas Counties have adopted a “Built for Zero” methodology and approach, a national initiative and methodology (led by Community Solutions) that helps communities end homelessness for specific populations like veterans, chronic homelessness, youth, and similar targeted groups;

WHEREAS, regionalism in the SHS system depends on counties and service providers within the tri-county Portland metro area to share alignment on treatment philosophy and continuums of care, so that they may execute a coordinated, data-informed decision strategy to plan, fund, and deliver housing and support services—rather than each jurisdiction operating independently; now therefore,

BE IT RESOLVED the Metro Council directs as follows:

1. Regional Performance Metrics and Dashboard

Metro staff will launch a regional performance dashboard that includes clear, outcome-based KPIs and KEIs aligned across Metro and the counties. This should include:

- Inflow
- Outflow
- Housing placement and retention
- System throughput measures
- Spending by population A (defined by extremely low-income; and have one or more disabling conditions; and are experiencing or at imminent risk of experiencing long-term or frequent episodes of literal homelessness)
- Spending by population B (defined as experiencing homelessness; or have a substantial risk of experiencing homelessness)

The regional performance dashboard should interface with the regional HMIS system, include standardized definitions and reporting; and be supported by a publicly accessible dashboard that includes regional goals approved by Metro Council to enable transparent monitoring, performance management, and timely corrective action.

2. Regional Investment Fund (RIF) Governance and Alignment (by September 2026)

Metro Council directs staff to recommend for Council consideration; two governance models of the Regional Investment Fund (RIF) with a goal of transitioning funding decisions and disbursement responsibilities to Metro. Staff must present the recommendations on governance model frameworks to Metro Council by September 30, 2026.

Additionally, SHS RPOC will reaffirm the prioritization of investments of the RIF be centered on the six existing goal areas as identified by the Tri-County Planning Body. The six goals are:

- Landlord recruitment and retention
- Employee recruitment and retention
- Coordinated Entry
- Healthcare system alignment

- Technical assistance
- Training

3. Regional Continuous Improvement Framework and System Capacity

The SHS RPOC will develop and recommend to Metro Council a recognized continuous improvement framework to support systemwide efficiency across Metro counties, and providers. Metro and the counties should support capacity for training, technical assistance, and implementation using Regional Investment Fund resources to assist partners with identifying barriers, improving performance, and achieving regional system goals.

Additionally, RPOC will be responsible for assessing its own structure regarding effectiveness in achieving the adopted regional and system performance goals, including transparency, funds sufficiency, and allocation priorities after the two-year mark of the committee. RPOC may propose modifications to its structure and roles, as well as consideration of potential technical committees, for review and determination by Metro Council.

4. Regional Funding Framework for Performance and Accountability (by May 2028)

The SHS RPOC will develop and recommend to Metro Council a unified regional funding framework that aligns allocations with performance, outcomes, and system needs, while ensuring baseline operational stability. This framework should enable transparent, data-driven investment decisions, support regional system optimization, and provide Metro Council with a clear basis for a future funding distribution framework.

5. Regional Accountability and Corrective Action Plan Framework (by December 2026)

The SHS RPOC will develop and recommend to the Metro Council a clear accountability framework that defines performance expectations, monitoring procedures, and escalation pathways for non-performance, building on existing IGA language. This framework should include standardized criteria and timelines for Corrective Action Plans, and conditions for resolution to ensure timely intervention and sustained system effectiveness.

ADOPTED by the Metro Council this 12th day of March 2026.

Lynn Peterson, Council President

Approved as to Form:

Carrie MacLaren, Metro Attorney

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 26-5567, FOR THE PURPOSE OF ADOPTING OVERSIGHT AND ACCOUNTABILITY MEASURES AND AGENDA PRIORITIES FOR THE SUPPORTIVE HOUSING SERVICES REGIONAL POLICY AND OVERSIGHT COMMITTEE

Date: 3/6/26

Department: Council Office, Housing

Meeting Date: 3/12/26

Presenter(s): Liam Frost, Metro Housing Director; Yesenia Delgado, SHS Division Director

Length: 60 minutes

Prepared by: Robin Ye,
robin.ye@oregonmetro.gov

ISSUE STATEMENT

Councilors Duncan Hwang and Juan Carlos Gonzalez are bringing forth an addendum resolution to the newly created SHS Regional Policy Oversight Committee workplan on March 12, 2026 for council adoption. Previously, Councilors brought this resolution for discussion and feedback during work sessions on February 24, 2026 and March 3, 2026. This was a companion resolution to follow Metro Council's December 2025 adoption of Resolution No. 25-5534 [Supportive Housing Services (SHS) Reform Work Plan].

ACTION REQUESTED

Metro Council vote to adopt Resolution No. 26-5567 during a council business meeting on March 12, 2026.

IDENTIFIED POLICY OUTCOMES

The proposed reform actions outlined in this addendum Work Plan are expected to focus on the following policy outcomes:

- Regional Performance Metrics and Dashboard
- Regional Investment Fund (RIF) Governance and Alignment
- Regional Continuous Improvement Framework and System Capacity
- Regional Funding Framework for Performance and Accountability (by May 2028)
- Regional Accountability and Corrective Action Plan Framework (by December 2026)

Many of these items are requested for staff to report back to Metro Council over the next two years after adoption of this resolution.

POLICY QUESTION(S)

- Does Metro Council support adopting and directing staff to implement the addendum to the SHS RPOC Work Plan?

- Should Council direct Metro Housing Department to work with RPOC to address topics such as continuous improvement methodology, minimum performance-based contracting standards and oversight practices, compliance, outcomes-based funding framework, escalating corrective action, revenue allocation and allocation formula?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

Council could adopt this resolution, informed by SHS coalition partners, to emphasize certain accountability and oversight components to the RPOC workplan.

Council could provide not adopt the resolution and provide no further instruction and maintain the status quo on SHS governance .

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

This resolutions follows the December 16, 2025 adoption vote and the Nov 6, 2025 presentation that outlined proposed reform action areas. Prior to that, Metro staff presented to Council on October 14, 2025 on the current state of SHS, gaps and lessons learned, and an update on state and federal headwinds due to unanticipated budget cuts and federal policy changes. Council first took on this resolution at a February 24, 2026 work session and again on March 3, 2026 to review feedback.

Over the past two years, Metro has engaged with a broad range of partners and key interested parties across the region to better understand both the challenges and the opportunities within our homeless response system. These conversations have been instrumental in shaping a series of commonsense improvements aimed at making the system more effective.

In response, Councilor Hwang and Metro staff have brought forward this reform package a outlining proposed work plan areas. The Reform Work Plan identifies a set of near-term, practical reforms that can be implemented without requiring a ballot measure. These changes are designed to streamline oversight, speed up coordination, and better support our regional system to deliver better outcomes for people experiencing homelessness.

BACKGROUND

Metro is responsible for ensuring the effectiveness of the system that supports SHS investments regionwide—for the benefit of the individuals it serves, for our partners, and for voters and taxpayers across the region. On December 16, 2025 Metro Council voted to adopt Resolution No. 25-5534 which created the new SHS Regional Policy Oversight Committee (RPOC), consolidating the previously existing committee structures. The RPOC formally becomes a legal entity and is set to convene in April 2026.

Resolution No. 25-5534 also adopted the Supportive Housing Services (SHS) Reform Work Plan (Work Plan) and directs staff to implement the identified actions.

Draft SHS reform actions outlined in the Work Plan for Metro Council consideration:

1. **GOVERNANCE:** Consolidate the Supportive Housing Services Oversight Committee and the Tri-County Planning Body into a single Regional SHS Policy and Oversight Committee; expand membership and clarify decision-making
2. **REGIONAL INVESTMENTS:** Establish new framework for the Regional Investment Fund
3. **KPIs AND GOALS:** Update regional key performance indicators, introduce new key environmental indicators, and establish both new five-year regional goals and an interim regional goal
4. **DATA TRANSPARENCY:** Create new regional financial and programmatic data dashboard
5. **STANDARDS:** Codify programmatic definitions and guidelines in administrative rule

ATTACHMENTS

None



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Agenda #: 3.2

File #: RES 26-5573

Agenda Date: 3/12/2026

Resolution No. 26-5573 For the Purpose of Amending the Metro Affordable Housing Bond Work Plan to Delegate Authority to Negotiate and Approve Revisions to the Local Implementation Strategies to the Chief Operating Officer

Kristin Dennis, Chief of Staff

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.

Lynn Peterson, Council President

Approved as to Form:

Carrie MacLaren, Metro Attorney

IN CONSIDERATION OF RESOLUTION NO. 26-5573, FOR THE PURPOSE OF AMENDING THE METRO AFFORDABLE HOUSING BOND WORK PLAN TO DELEGATE AUTHORITY TO NEGOTIATE AND APPROVE REVISIONS TO LOCAL IMPLEMENTATION STRATEGIES TO THE CHIEF OPERATING OFFICER

Date: March 4, 2026
Department: Affordable Housing Bond Program
Meeting Date: March 12, 2026

Presenters: Kristin Dennis (she/her),
Chief of Staff

Length: 20 minutes

Prepared by: Office of the Metro Attorney

ISSUE STATEMENT

The 2018 Affordable Housing Bond Work Plan provides for the distribution of Affordable Housing Bond funds to certain cities, counties and housing authorities, known as Local Implementation Partners (“LIPs”), to fund the production of affordable housing.

The 2018 Affordable Housing Bond (“Bond”) is a voter-approved regional investment that has demonstrated measurable success in expanding affordable housing production across the region. Since adoption of the 2018 Affordable Housing Bond Work Plan (“Work Plan”), Metro and its seven LIPs have collectively advanced a robust pipeline of projects that are delivering thousands of affordable homes, including a significant proportion of family-sized units and deeply affordable units serving households at or below 30% of Area Median Income. The Bond’s implementation model balances regional oversight with local administration. Metro establishes production targets, affordability requirements, and guiding principles — including racial equity — while LIPs develop Local Implementation Strategies tailored to local housing markets, policies and development conditions. To be eligible to receive Bond funds, the Local Implementation Strategy for each LIP must include strategies for achieving, among other things, its allocated share of Unit Production and Affordability Targets. Each LIP’s Local Implementation Strategy was submitted for Metro Council review and approval. Approved Local Implementation Strategies were then incorporated into Local Implementation Partner’s Intergovernmental Agreements (“IGAs”) with Metro, which commit the LIP to follow the Work Plan, carry out its approved Local Implementation Strategy, meet its Unit Production and Affordability Targets, comply with the Bond and obey all applicable federal, state and local laws.

This partnership model has allowed the program to respond to evolving construction costs, financing environments, and development timelines while maintaining accountability for voter-approved outcomes. To date, program performance demonstrates that the Bond is meeting or exceeding its regional production and affordability commitments. When evaluated across the lifecycle of the Bond, outcomes reflect substantial progress toward advancing racial equity in housing access and addressing historic disparities in housing opportunity, as well as expanding equitable economic opportunities through the development and construction of new homes. These outcomes are reflected in aggregate production data and program reporting.

The Work Plan further provides that LIP's Local Implementation Strategy may only be revised upon approval by the LIP and the Metro Council. This means that the Metro Council must review and approve, among other things, proposed administrative modifications and other changes to the Local Implementation Strategy that have no impact on the promised aggregate number of units, number of family size units (2 or more bedrooms), number of deeply affordable units for households making 30% of Area Median Income, or the LIP's share of Unit Production Targets.

Since approval of the Work Plan, and through 2025, revisions to Local Implementation Strategies have not been necessary and the approval process functioned as intended. However, the broader intergovernmental and regulatory environment has become increasingly dynamic, with evolving policy guidance and varying responses across jurisdictions. As a result, a more efficient administrative approach is warranted to minimize risk to affordable housing projects. Construction timelines for affordable housing are inherently inflexible due to complex financing structures and layered funding requirements. Delegating authority to the Metro Chief Operating Officer ("Metro COO") will position the organization to respond nimbly to changing conditions and help ensure that affordable housing production and community access remain the central priority.

ACTION REQUESTED

Adopt Resolution No. 26.5573 amending the Affordable Housing Bond Work Plan to delegate authority to the Metro COO Officer to negotiate and approve revisions to the LIP Local Implementation Strategies and execute amendments to the Implementation IGAs incorporating said revisions, so long as the revisions do not decrease the total number of units, number of family size units (two or more bedrooms), and number of deeply affordable units for households making 30% of Area Median Income to be provided by LIP, or the LIP's share of Unit Production Targets.

The primary objective of this resolution is to safeguard the uninterrupted production and delivery of affordable housing.

Affordable housing projects are highly time-sensitive and financially complex. Development timelines depend on coordinated funding sources, tax credit allocations, construction pricing, and interest rate assumptions. Even modest administrative delays can jeopardize financing packages, increase costs, or stall projects in predevelopment.

Delegating limited authority to the Metro COO to approve Local Implementation Strategy revisions — under clearly defined guardrails — enables Metro to:

- Respond quickly to changing legal and regulatory conditions
- Reduce administrative bottlenecks
- Mitigate risk to project timelines
- Preserve housing production momentum

Importantly, this delegation does not authorize reductions in voter-approved commitments. The proposed guardrails ensure that any approved revisions must not decrease:

- Total unit production commitments
- Family-sized unit commitments
- Deep affordability commitments (30% AMI)
- A LIP's share of regional production targets

This approach preserves the fundamental outcomes approved by voters while allowing administrative flexibility in how those outcomes are implemented.

IDENTIFIED POLICY OUTCOMES

This action delegates authority to the Metro COO to negotiate and approve revisions to LIP Local Implementation Strategies, with due consideration for the overall guiding principles of the Bond Program, and so long as the revisions do not decrease the LIP's promised aggregate number of units, number of family size units (two or more bedrooms), and number of deeply affordable units for households making 30% of Area Median Income to be provided by LIP, or the LIP's share of Unit Production Targets.

This proposed delegation reflects the Metro Council's established policy direction that the most critical priority of the Bond program is delivering affordable housing at scale.

The Metro COO's authority would operate strictly within the framework adopted by Council through prior Work Plan resolutions. Revisions that materially alter production targets, affordability levels, or core program outcomes would continue to require approval from the Metro Council.

Metro will continue to provide transparent reporting on program performance, including regular production updates and outcomes reporting, ensuring continued public accountability and the Metro Council's oversight.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- A. Adopt Resolution No. 26-5573 amending the Work Plan to delegate authority to the Metro COO to negotiate and approve revisions to LIP Local Implementation Strategies under the conditions set forth in the resolution.
- B. Council could elect not to adopt the resolution and require Council approval of each Local Implementation Strategy revision in a separate Council resolution through the regular legislative process as new issues emerge with each jurisdictional partner.

STAFF RECOMMENDATIONS

Staff recommend adoption of Resolution No. 26-5573.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The proposed Resolution amends the Work Plan previously approved and amended by the Metro Council through the following actions:

- Resolution 19-4956 approving the Metro Affordable Housing Bond Measure Program Work Plan
- Resolution 19-5015 amending the Metro Affordable Housing Bond Measure Program Work Plan

- Resolution 23-5314 amending the Metro Affordable Housing Bond Measure Program Work Plan

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The Bond is implemented by Metro in partnership with seven Local Implementation Partner jurisdictions. Metro provides oversight and accountability, including staffing the oversight committee, providing quarterly and annual program reports, reviewing each project funding request, evaluating project outcomes, and convening partners and stakeholders to ensure consistency in funding evaluation and outcomes reporting and regional coordination to respond to emerging challenges and opportunities. Metro also administers the Site Acquisition Program, which acquires and supports the development of regionally significant sites, to contribute toward local program goals.

Local Implementation Partner jurisdictions are responsible for directly administering funding. Specifically, their administration responsibilities include developing and administering competitive funding solicitations to select projects that are aligned and contribute toward program production goals, conducting due diligence and underwriting to determine appropriate funding amounts and support Metro funding approval review, monitoring construction collecting data from projects following completion, and providing annual progress reports.