

Future Regional Funding for Housing and Homeless Services

City of Wilsonville

January 23, 2025



Presentation overview

Where we are

What we've heard

Draft proposal

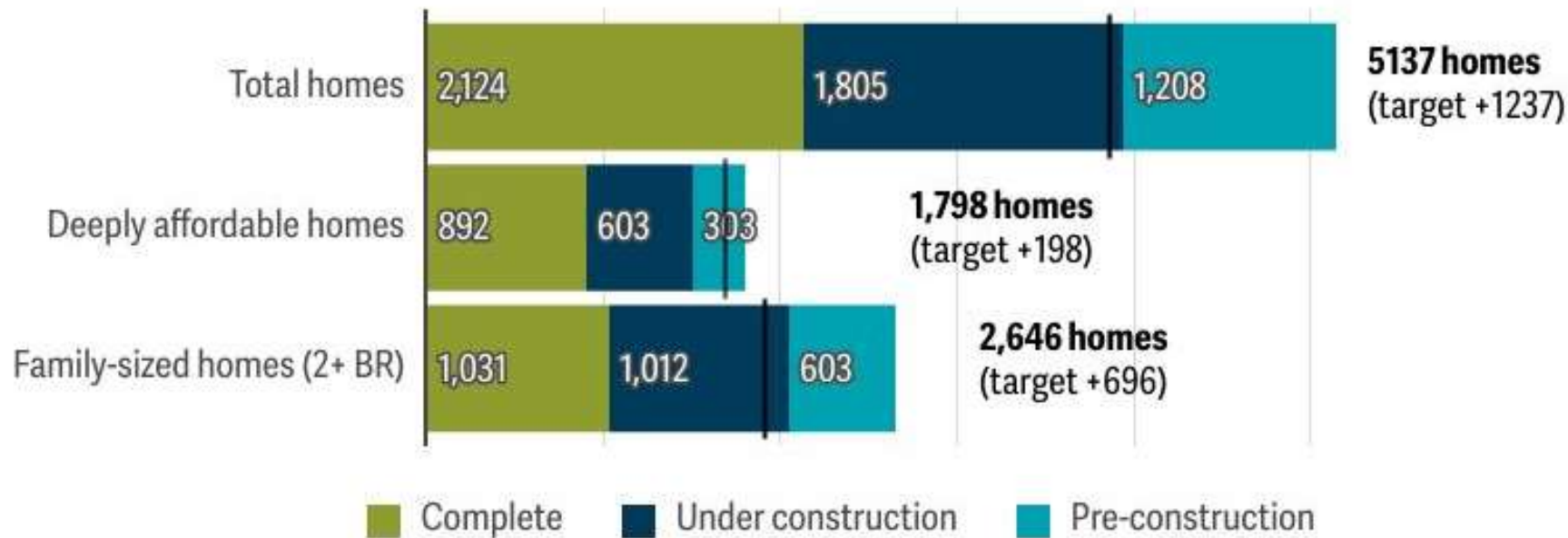
Next steps

Presenting today

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Metro Council President
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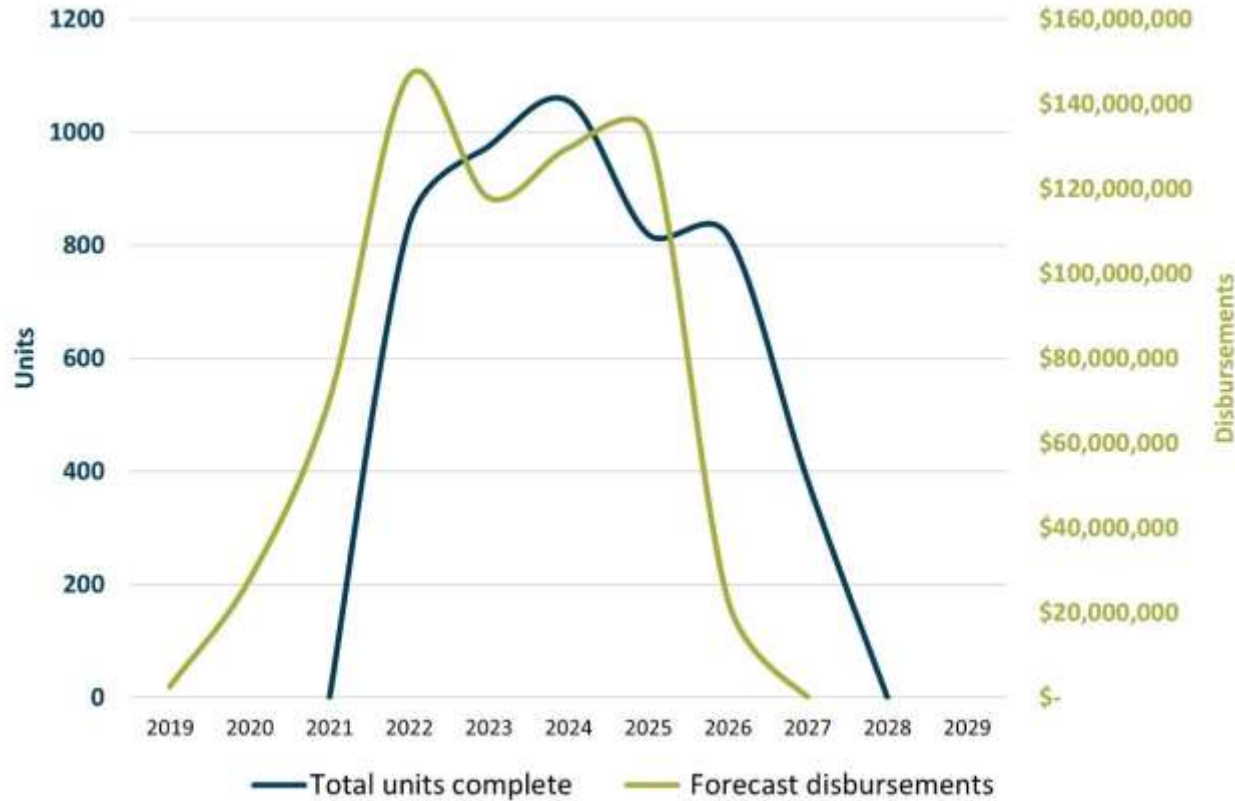
Gerritt Rosenthal
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2018 Metro Affordable Housing Bond: Exceeding goals



Metro's housing bond is projected to achieve about 130% of its production target, providing affordable housing for 9,000 to 15,000 people.

Metro's affordable housing bond will be fully spent by 2027



Aligned to address homelessness



SHS is making a difference.



6,297

households placed
in housing



15,073

eviction
preventions

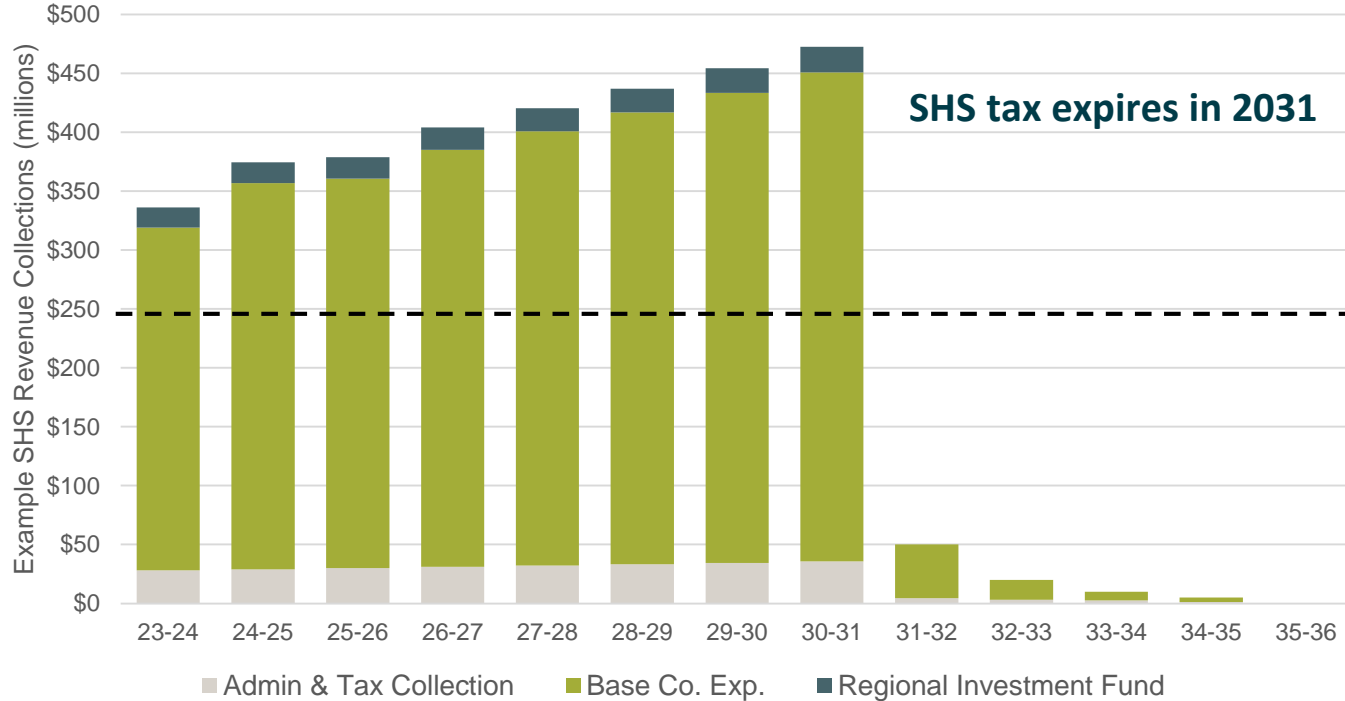


1,890

shelter units created
or sustained

3-year tri-county totals, July 2021 through June 2024

If we do nothing



2020 estimate:
SHS revenue at
\$248 million per
year

Where we started

- Metro housing bond successful, yet soon will be complete; SHS taxes end in 2031
- Housing need continues, especially at lowest incomes and in communities of color
- Clear links between cost of housing and homelessness, cascading impacts across region

Listening, responding and learning

January 2024

Project Values

 COO
Recommendation

 Metro Council
Direction

 Draft
Proposal

December 2024

PROJECT VALUES

Established by Metro Council, Jan. 2024

Urgency

Stability of existing programs

Pragmatism

Transparency and accountability

Equity and inclusion

Listening, responding and learning

January 2024



Project Values



COO

Recommendation



Metro Council
Direction



Draft
Proposal

December 2024

COO RECOMMENDATION

July 9, 2024

Synthesizes feedback and input from subject matter experts, community members, implementation partners, advocates, practitioners, stakeholder coalitions

- Stakeholder Advisory Table
- Listening to community and partners
- Public partner engagement
- Input from regional oversight, racial equity committees
- Investment and revenue analysis

Listening, responding and learning

January 2024



Project Values



COO
Recommendation



**Metro Council
Direction**



Draft
Proposal

December 2024

METRO COUNCIL DIRECTION

Resolution No. 24-5436, Oct. 2024

Continue regional affordable housing and homelessness funding for the long-term

Evolve a regional program to better meet regional needs and opportunities

Learn from our shared successes, address systemic challenges

Listening, responding and learning

January 2024



Project Values



COO
Recommendation



Metro Council
Direction



Draft Proposal

December 2024

DRAFT PROPOSAL

ISSUE	PROPOSAL
Secure long-term funding.	Extend SHS taxes to 2050
Address a full range of needs and opportunities.	Add affordable housing, PSH to SHS Include cities as implementation partners
Provide predictability for services.	Prioritize stable funding for ongoing services
Improve accountability, track outcomes and build public trust.	Stronger, more efficient regional oversight Regional Action Plan with key performance metrics Advance regional standards in new structure
Consider impacts of taxes.	Index high-earner income threshold to inflation Reduce personal income tax rate to .75% in 2031

Draft proposal: Concerns we've heard

Potential impacts to services

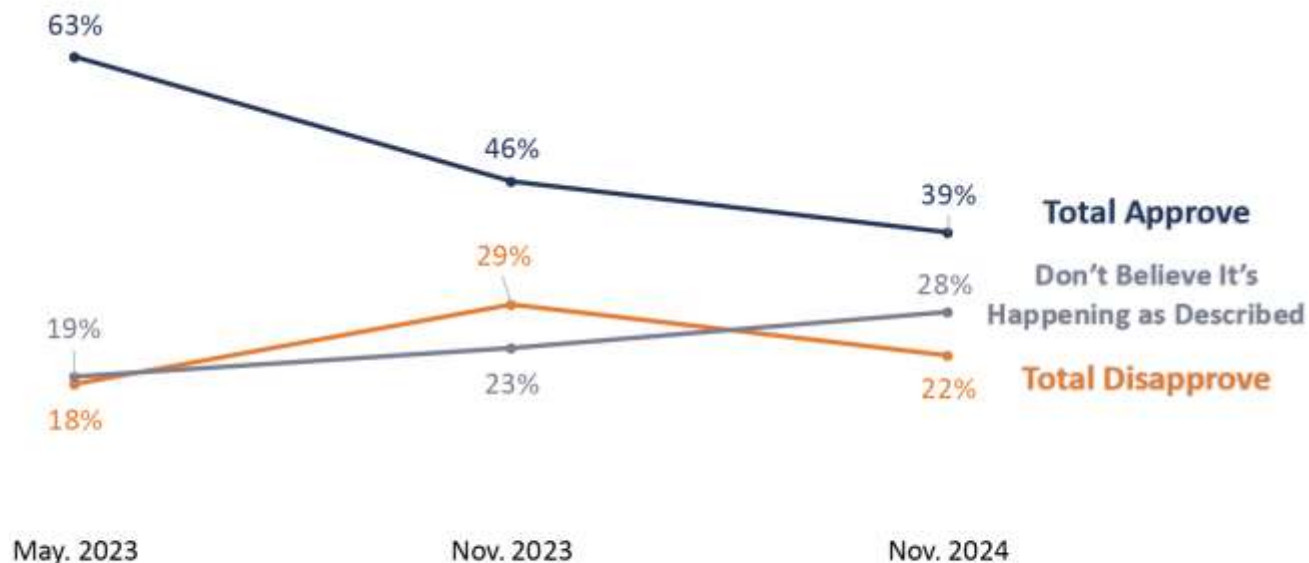
Potential impacts to regionalization efforts

Effects of tax rate reduction

Timing considerations

Skepticism of Metro's efforts has increased as approval of it has declined.

In most polls, we provided a brief explanation of the region's supportive housing services program and how it is funded. Some polls also included information about the regional bond measure. The level of detail varied in each poll.



Listening, responding and learning



Draft Measure Ordinance Overview

Establishing key findings	Meeting long-term needs	Efficient oversight	Effective regional plan	Greater accountability
<ul style="list-style-type: none">•Need for continued funding for services and affordable housing in an integrated program•Need for improved oversight and accountability•Voter requirements and Metro's legislative authority	<ul style="list-style-type: none">•Allow affordable housing as use•Sunset extension to 2050•<i>Potential tax rate changes under discussion</i>	<ul style="list-style-type: none">•Establish single Housing and Homelessness Policy Advisory Committee•Thoughtful transition from current oversight structure•Representation and diversity•Council appoint members by Sept. 2025	<ul style="list-style-type: none">•Regional Housing and Homelessness Action Plan: Key elements•Allocation priorities:<ul style="list-style-type: none">• Integrated regional services and housing• Prioritize people experiencing chronic homelessness• Advance racial equity commitments• Increase predictability	<ul style="list-style-type: none">•Program requirements and compliance for implementation partners•Monitoring•Audit provisions: Partners and program•Periodic program review by Council

DRAFT 1/16/25

SUBJECT TO CHANGE UPON METRO COUNCIL DELIBERATION

Draft Companion Ordinance Overview

Tax relief	Smooth transition	Efficient oversight	Effective regional plan	Aligning local plans
<ul style="list-style-type: none">• Indexing personal income tax threshold to inflation to keep focus on higher-earners• <i>Potential tax rate changes under discussion</i>	<ul style="list-style-type: none">• July: Council sets interim metrics and North Star• September: Transition Plan adopted by Council• December: HHPAC recommends interim services/housing allocation for FY 26-27• Council to set interim compliance policies	<ul style="list-style-type: none">• Detailed roles for HHPAC: Policy recommendations, Plan review, annual reports to Council• Incorporate input from service providers, people with lived experience of homelessness, TCPB members• Detailed membership and appointment process	<ul style="list-style-type: none">• Regional Action Plan recommended by HHPAC• Systemic analysis of homelessness and housing instability• Includes regional outcomes, performance metrics• Investment priorities focused on deepest need• Advance regional strategies, standards, goals	<ul style="list-style-type: none">• Local Implementation Plan requirements:• Compliance with Regional Plan• Include affordable housing• Coordination with cities• Informed by equitable community engagement and people with lived experience• Periodic review and updates

Questions and discussion

What should Metro Council consider in this draft proposal to most effectively address homelessness?