



Metro's Affordable Housing Bond Program

September 2021

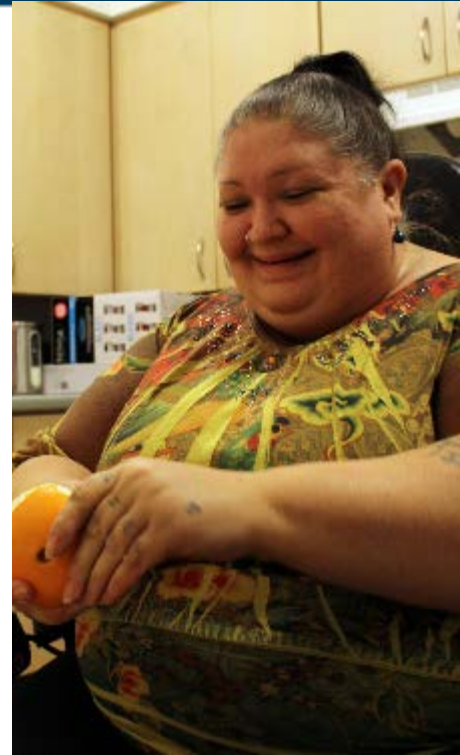
Housing bond core values

Lead with racial equity.

Create opportunity for those in need.

Create opportunity throughout the region.

Ensure long-term benefits and good use of public dollars.



Production goals



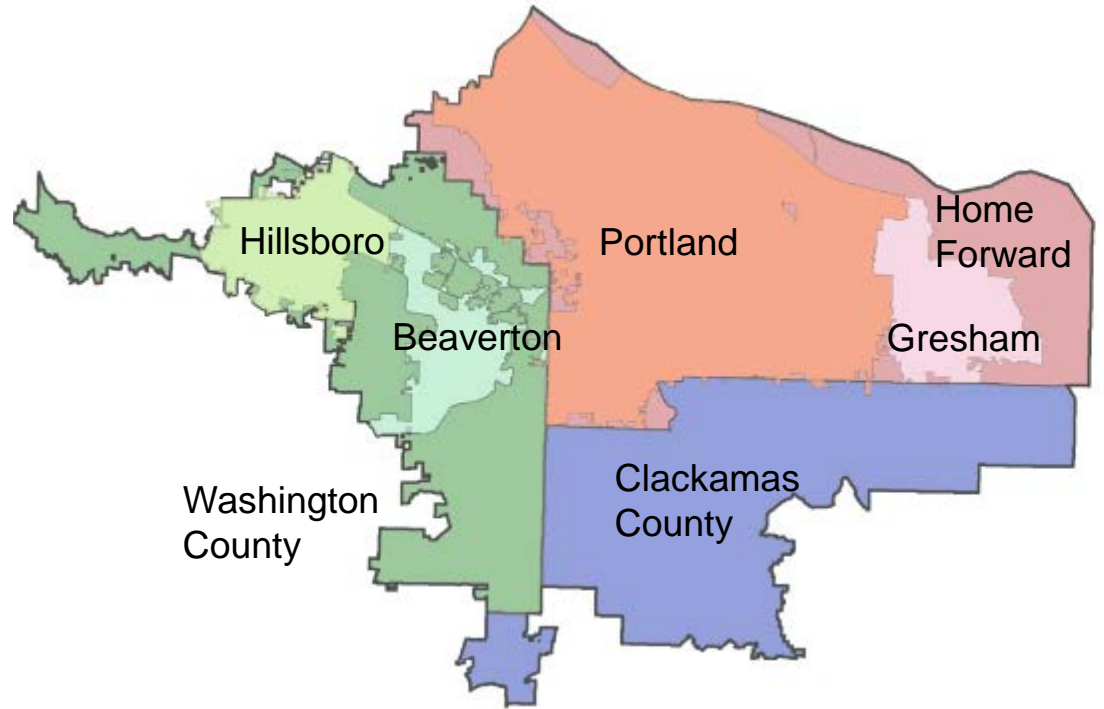
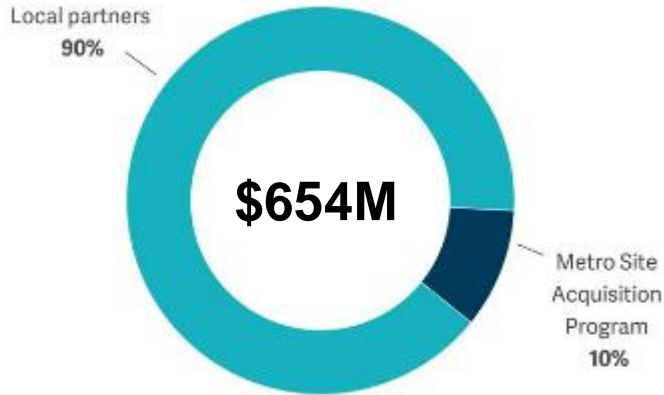
Create **3,900** affordable homes

- At least half will be family-sized (2+ bedrooms).



- At least 1,600 will be very affordable (30% AMI or below).

Implementation partner jurisdictions



Implementation structure

Regional ballot measure, policy framework and work plan

Local implementation strategies including goals and commitments for unit production and advancing racial equity

Local project selection and investment; Metro project review

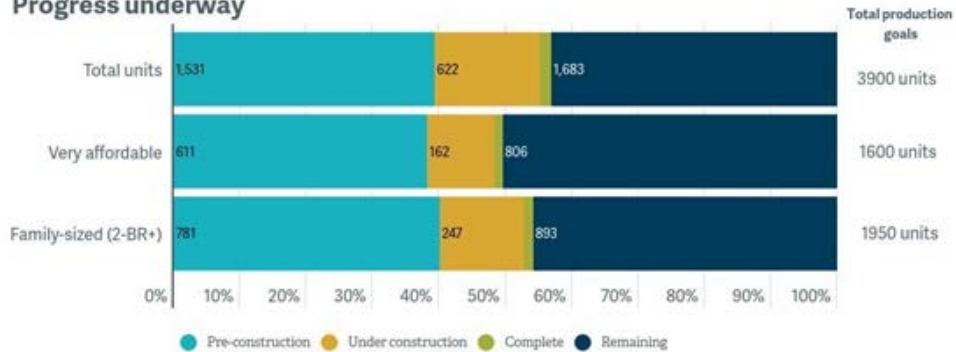
Metro Site Acquisition Program strategy

Community oversight and annual reports

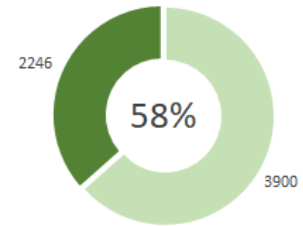


Progress on production goals

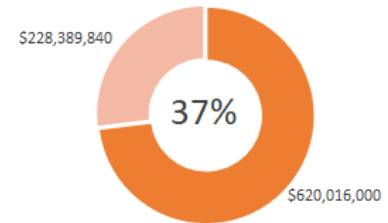
Progress underway



Resources committed



Percentage of total unit goal in the HB pipeline



Percentage of funding committed to projects

Housing Bond Oversight Committee program recommendations

Do more with more.” Maximize the collective impact of Metro bond and leveraged funding.

Support integration of AHB and SHS funding to fulfill the game-changing potential of these two measures to address the needs of those experiencing homelessness.

Invest in technical assistance to **support strong outcomes for equitable contracting and workforce diversity.**

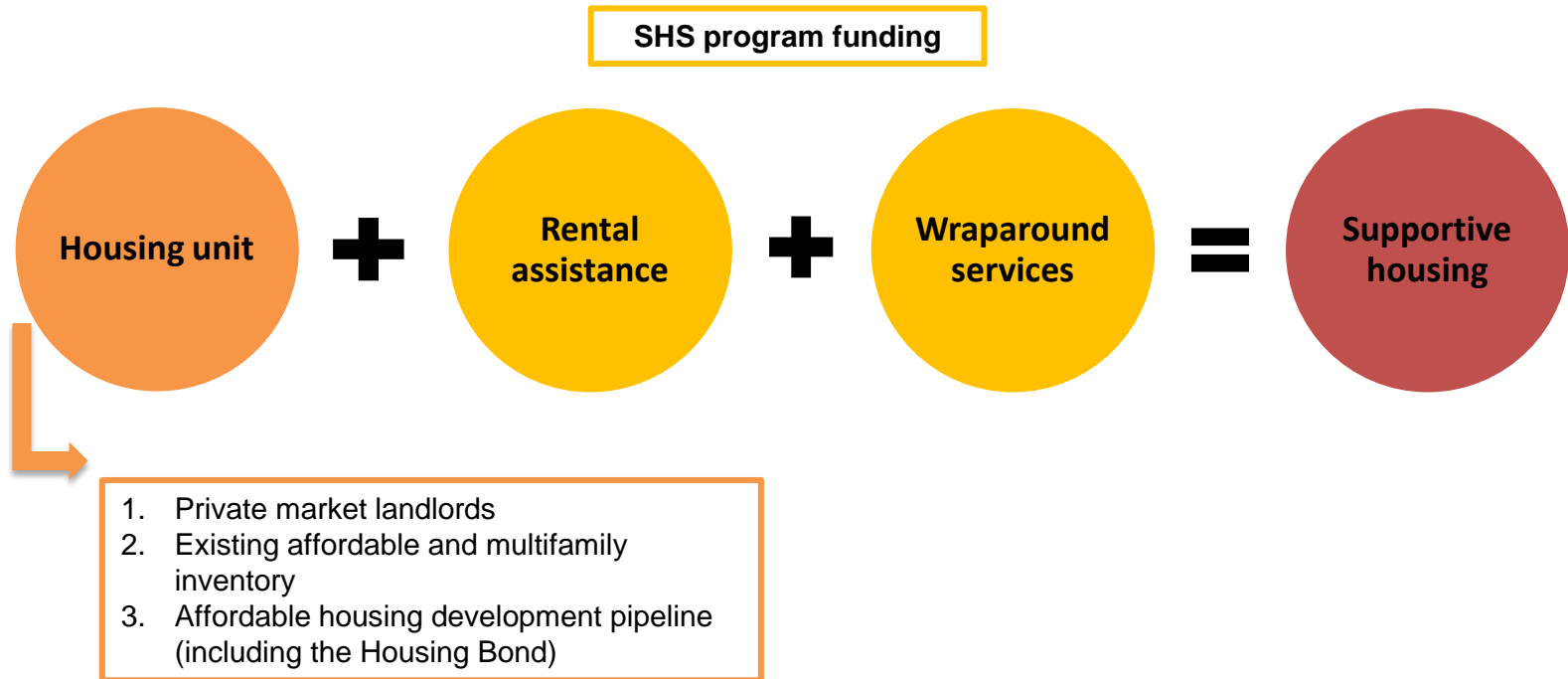
As projects begin to open, ensure **monitoring and reporting of racial equity outcomes** through the marketing and lease up process.

Early examples of integration of SHS with HB investments



Housing Authority of Clackamas County's Webster Road project

Expanding supportive housing through funding alignment



Linking housing bond and supportive housing investments

SHS measure has capacity to provide **5,000** supportive housing placements and support for **10,000** households at risk or experiencing homelessness

Need for physical units

Housing bond goal: **3,900** units, including **1,600** very affordable units (30% AMI or below) and **1,950** family sized units

Opportunities to integrate SHS funding to deepen affordability, expand production, and integrate services



Regional Long-term Rent Assistance

A consistent regional program implemented at the local level

Strategies to mitigate barriers especially for disproportionately impacted communities

Provides both tenant-based and project-based subsidy

Aligned with housing search, placement and retention services

Regional risk mitigation pool and landlord guarantee resources



Other Operating & Services

Other Operating Opportunities

- Enhanced building operations
- Development financing for rent assistance reserves

Services

- Housing navigation and placement
- Housing retention case management
- Enhanced resident services

SHS/Bond Integration Examples

Clackamas



Webster Road

Single Site PSH

45 PSH units

Extremely low-income,
older adults

Multnomah



MBOS Solicitation

SHS funding PSH rent subsidies
and services for awarded projects

Focus on BIPOC, older adults,
LGBTQ+

Washington



Aloha Inn

Single Site PSH

54 PSH units

Culturally specific
services

WA County site-based SHS services allocation

Proposed funding process:

- Contractor must be **qualified SHS service provider**
 - Building owner must establish referral procedures consistent with Community Connect
 - Contractor must participate in outcomes reporting for regional program
- Partner(s) submit a program proposal and budget request on a rolling basis

Site-based SHS services allocation

Contracts may include funding for:

- Regional long term rent assistance (RLRA)
- Housing retention case management
- Enhanced resident services
- Enhanced building operations
- Development financing for rent assistance reserves
- Technical assistance

WA County SHS qualified providers

- Alano Club of Portland
- ASSIST Program
- Bienestar
- Boys and Girls Aid
- Bridges to Change
- Catholic Charities of Oregon
- Centro Cultural del Condado de Washington
- College Housing Northwest
- Community Action Organization
- Community Partners for Affordable Housing
- Community Warehouse
- Easterseals Oregon
- Ecumenical Ministries of Oregon
- Family Promise of Greater Washington County
- Family Promise of Tualatin Valley
- Forest Grove Foundation
- Friendly House Inc.
- Good Neighbor Center
- HomePlate Youth Services
- Immigration and Refugee Community Organization (IRCO)
- Impact NW
- JOIN
- Just Compassion of East Washington County
- Latino Network
- LifeWorks NW
- New Narrative
- Open Door HousingWorks
- Project Homeless Connect
- Reach CDC
- Salvation Army
- Sequoia Mental Health Services, Inc.
- Telecare Corporation
- The Commons Law Center
- Transition Projects
- Unite Oregon
- Urban League of Portland
- Virginia Garcia Memorial Health Center
- Worksystems, Inc.

WA County Housing Case Management Partners

Up to **40 new housing case managers** to house 500 households experiencing prolonged homelessness

Partner organizations include:

- Bienestar
- Bridges to Change
- Centro Cultural
- Community Action
- Easter Seals of Oregon
- Family Promise T. Valley
- Good Neighbor Center
- HomePlate Youth Services
- IRCO
- JOIN
- Open Door Housing Works
- Project Homeless Connect
- Sequoia Mental Health
- Urban League
- and more...



Metro



Oversight Committee Retreat

Metro Supportive Oversight Committee |

September 27, 2021

Oversight Process

- Assure LIP's are meet requirements set forth by the measure
- Recommend LIP's for approval by Metro Council
- Programmatic and fiscal oversight
- Review county annual reports for alignment with LIP goals
- Present annual reports to Metro Council and provide recommendations as necessary

Areas of interest and opportunity



Equity Lens



Metrics and tools



SHS and bond integration



Connection with county partners



Explore meeting structure



Address barriers to success



Connect with the work



Onboarding process and materials

Recommended Retreat Topics

- Agreements
- Equity lens: centering race and lived experience
- Oversight process: scope, reporting areas and tools
- Meeting structures: workgroups
- Calendar for the year

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/housingservices

