

MEMORANDUM

TO: Clackamas County Board of County Commissioners
FROM: Mary Rumbaugh, Director of Health Housing and Human Services; Shannon Callahan, Director of the Housing and Community Development Division/Executive Director of the Housing Authority of Clackamas County; Emily Klepper, Senior Policy Advisor, County Administration
RE: Metro Supportive Housing Services Reform Activities Update
DATE: May 13, 2025

REQUEST: Informational update only on Metro Supportive Housing Services reform activities.

BACKGROUND: In early January 2025, Metro staff began preparing a legislative package of a potential Supportive Housing Services (SHS) measure referral for consideration by Metro Council. On January 23, 2025, Metro Council paused these deliberations and Metro Council President Lynn Peterson established an SHS Work Group with stakeholders that began in February. Commissioner Ben West has served as the co-chair of that group. That work is ongoing and has been focused on developing a Regional Vision, Goals and Key Performance Indicators (KPIs).

The following components are under consideration for the SHS Reform package:

- Extending or eliminating the 2030 SHS tax sunset;
- Raising the SHS income threshold through indexing and/or reducing the tax rate;
- Establishing a new SHS governance structure; and
- Making affordable housing development an allowable use of the SHS funds.

The last formal document from Metro President Peterson included these details:

- Extending the tax to 2050.
- Lowering the tax rate (0.9% in 2026 and 0.75% in 2031) and increasing the tax threshold by indexing for inflation.
- Establishing a new oversight structure – Housing and Homelessness Policy Advisory Committee (H2PAC).
- Expanding the use of the SHS funds to include building more affordable housing.

Staff has learned that Metro Council plans to take up the SHS reform issue again in June. Below are the previously confirmed County priorities:

- Preserve Local Decision-Making Authority
- Measured & Intentional Changes & Transition
- Maintain a Balanced System
- Ensure the Highest and Best Use of Resources
- Adequately Address Risks and Challenges

As discussions begin again, staff welcomes any new questions or perspectives from the Board.

RECOMMENDATION: None, informational updates only.

Respectfully Submitted,

Mary Rumbaugh
Health, Housing and Human Services Director