



Metrolink

May 2026

Forecasting and Impact: Lessons from a Regional Homelessness Initiative

Kat Kelley and Chris Berg

What is Metro?

Regional Government with nonpartisan elected council

24 cities within Clackamas, Multnomah, and Washington counties

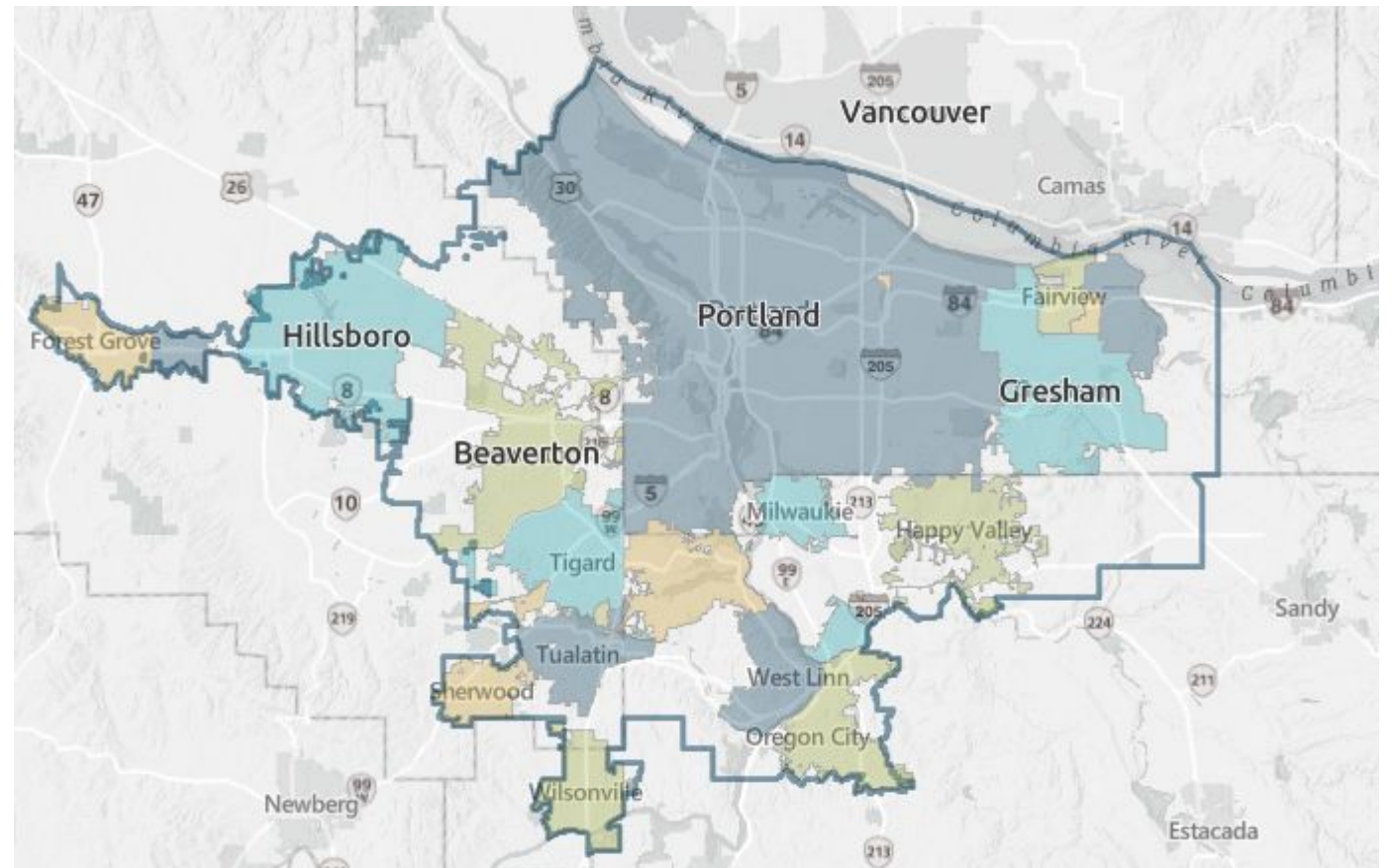
Garbage and Recycling

Land use and Planning

Parks and Nature Investment

Visitor Venues

Housing and Homelessness



Supportive Housing Services Tax: The Basics



WHO?

Residents who reside within the Metro jurisdiction and Nonresidents who earned income within the Metro jurisdiction. Businesses earning income in Metro jurisdiction.



WHAT?

1% marginal personal income tax on income over \$125k for individuals and \$200k for joint filers.
1% business income tax on net income for businesses with gross receipts over \$5 million



WHEN?

Tax collection began in January 2021 and is set to expire in 2030.



WHY?

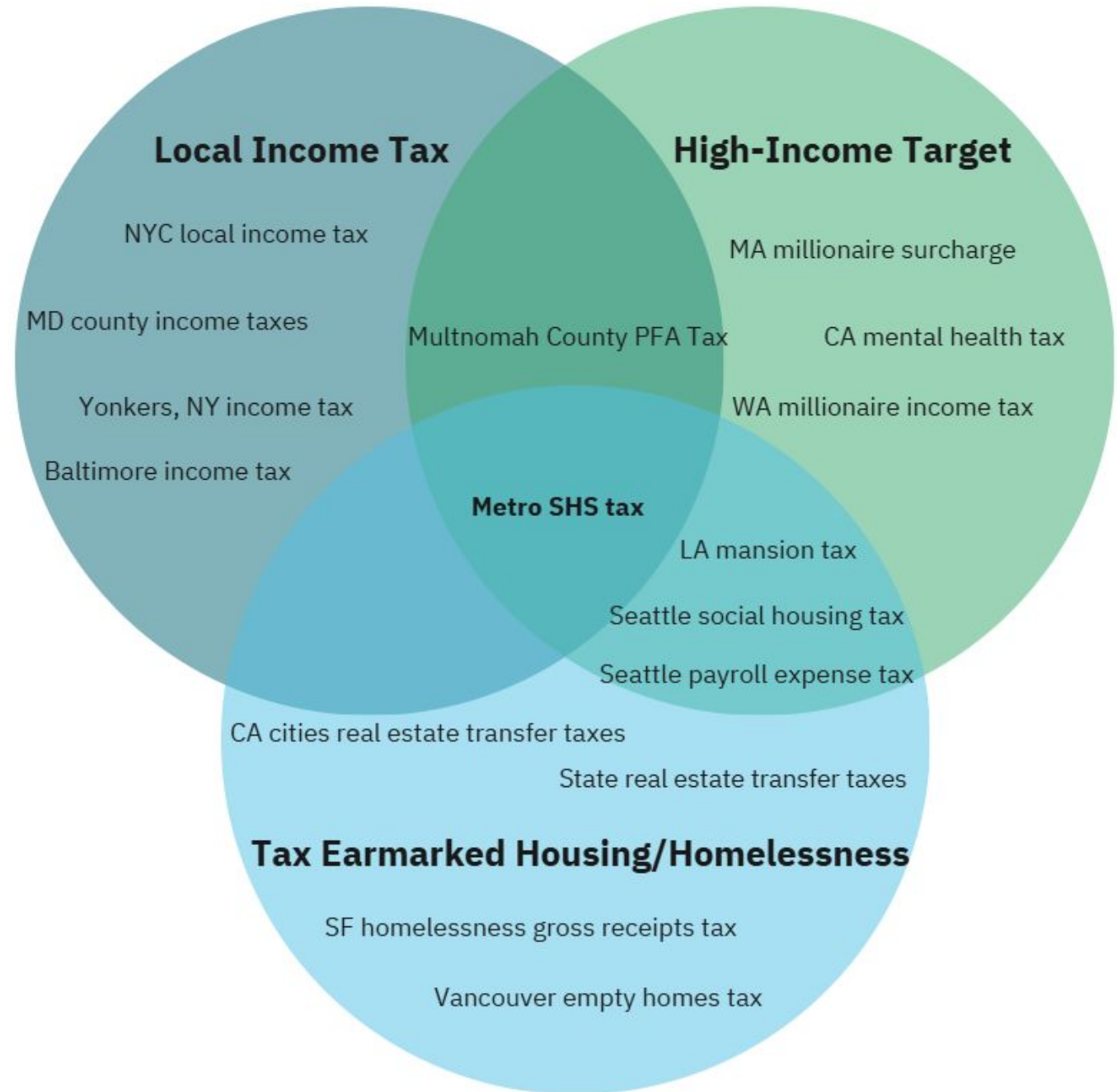
Explicitly funds programs and services for people experiencing or at risk of homelessness



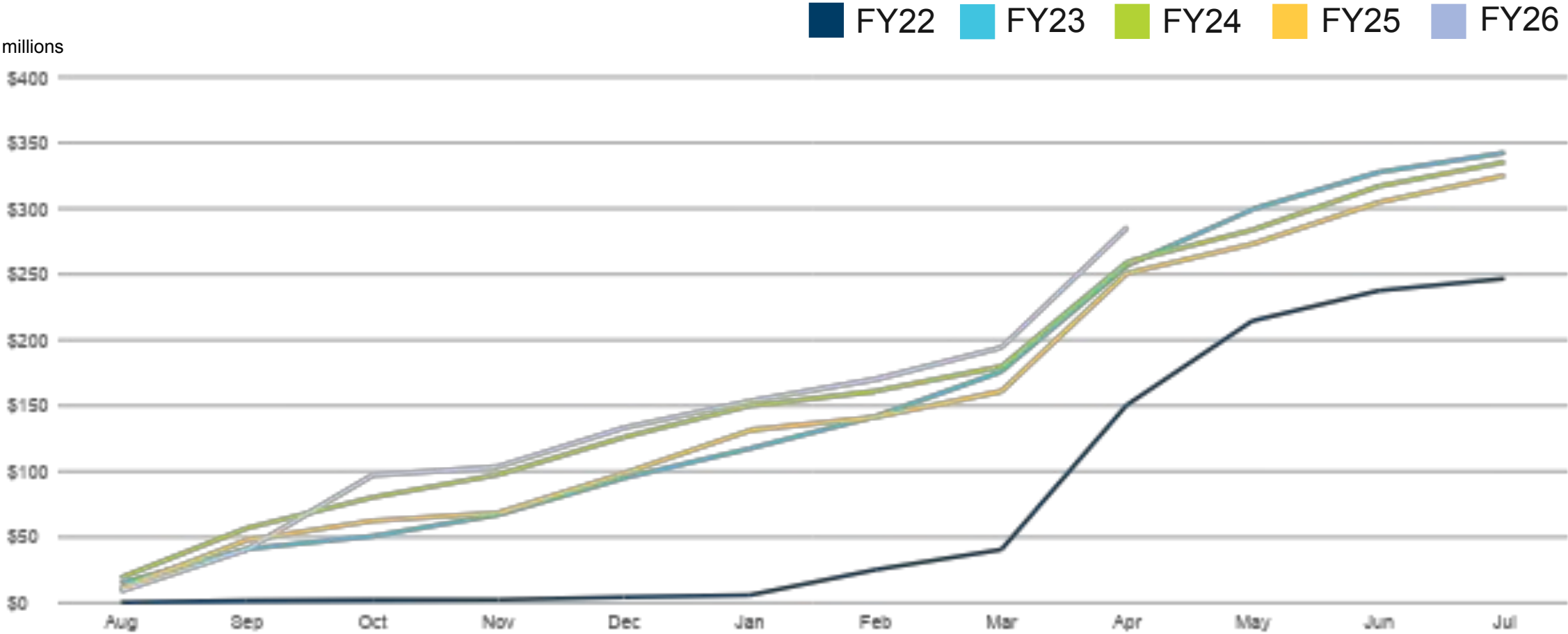
HOW?

Metro voters approved Measure 26-210 in May 2020.

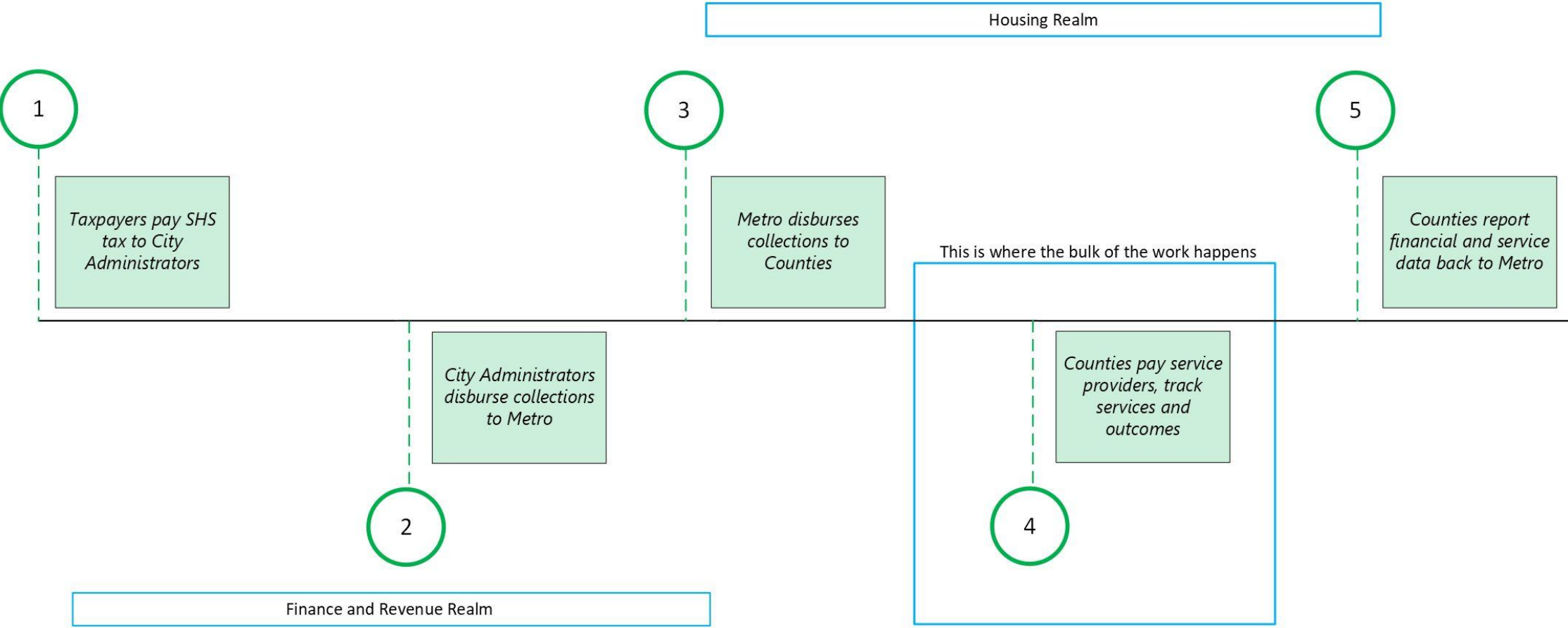
SHS is the only local income tax dedicated to homelessness in the US



Cumulative Collections by FY



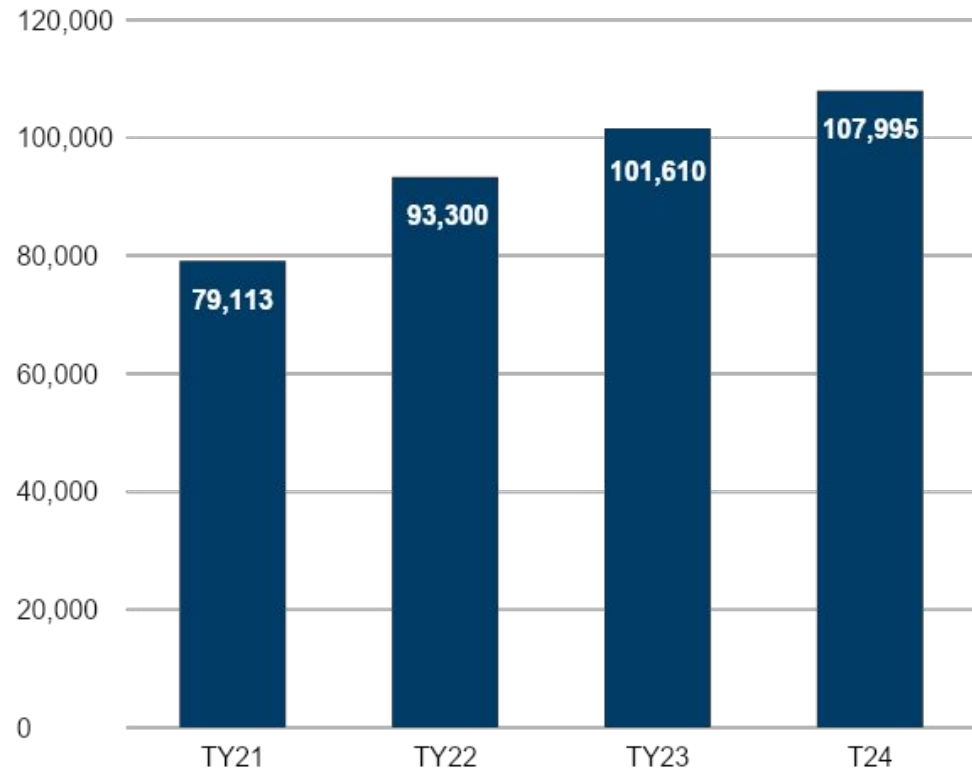
SHS Admin : (Simplified) Data Flow



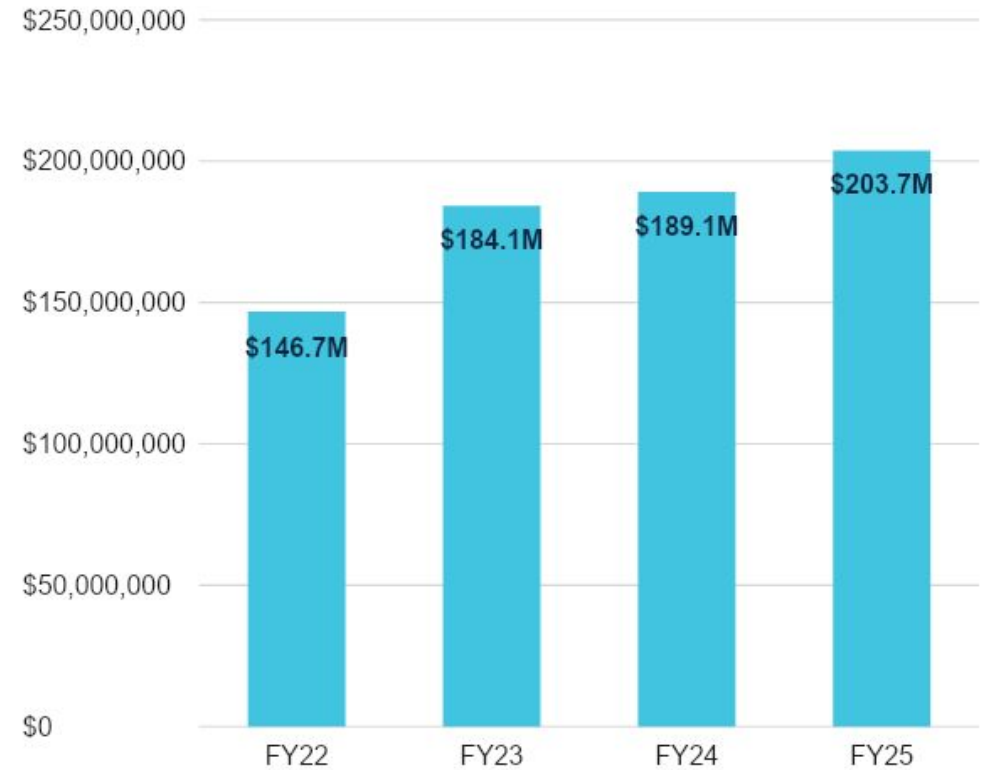
SHS Tax Base

Personal income tax base growing modestly

Personal income tax filers, tax year



Personal income tax revenue, fiscal year

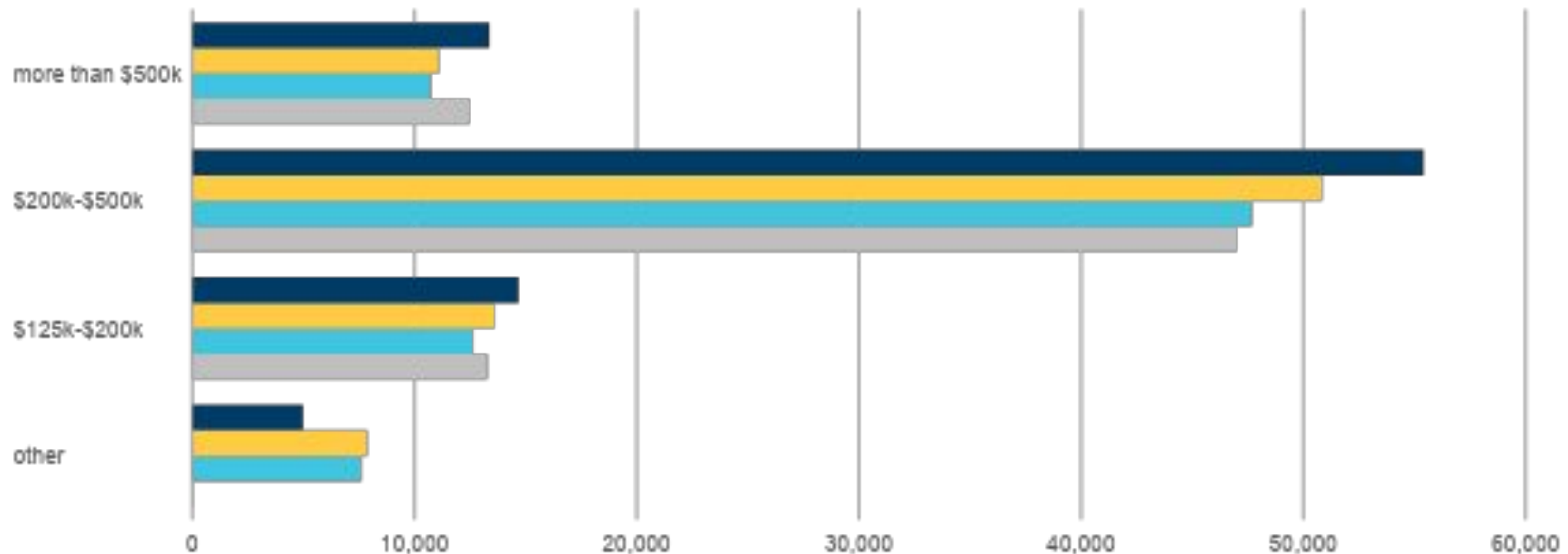


Most PIT filers make between \$200k-\$500k

Personal income tax filers[†], by income group & tax year

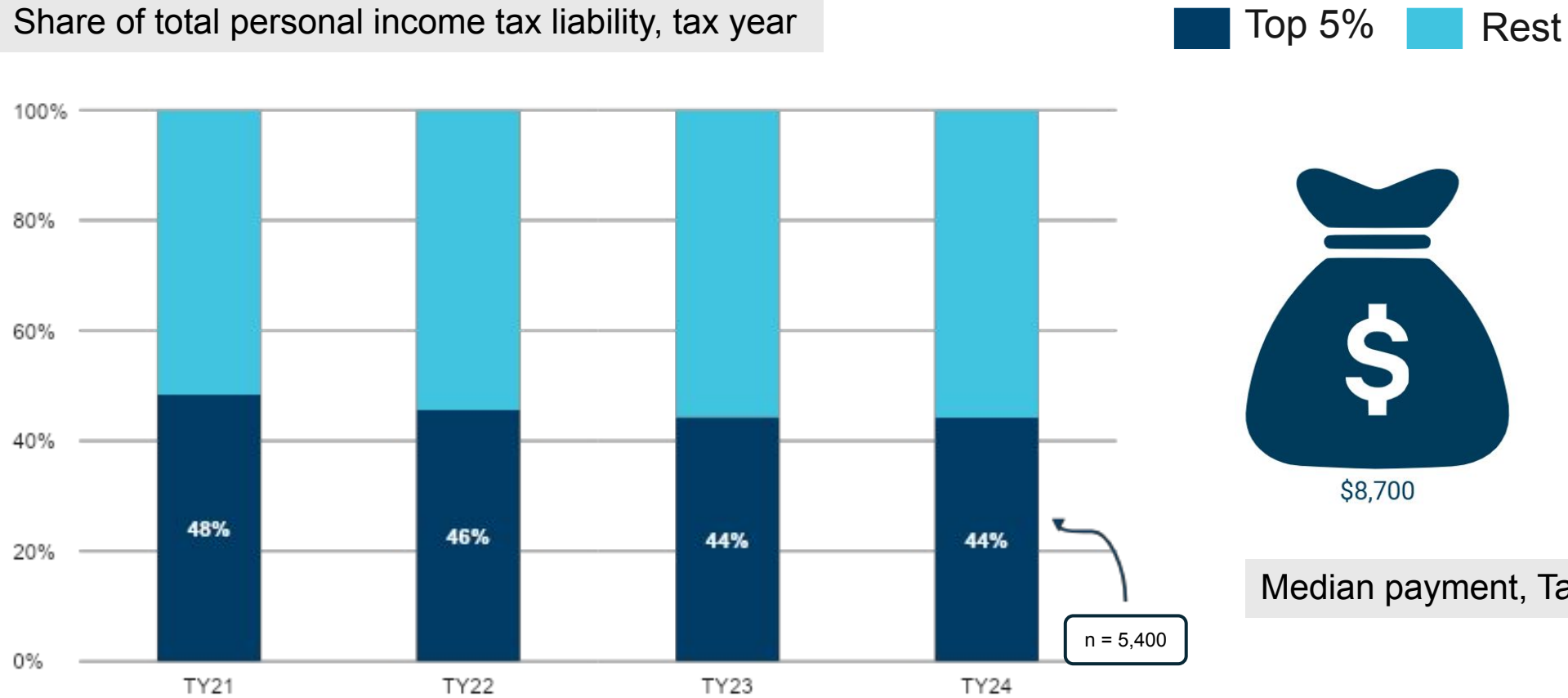
TY24 TY23 TY22 TY21

[†]with > \$0 liability



Highest earners drive personal income tax revenue

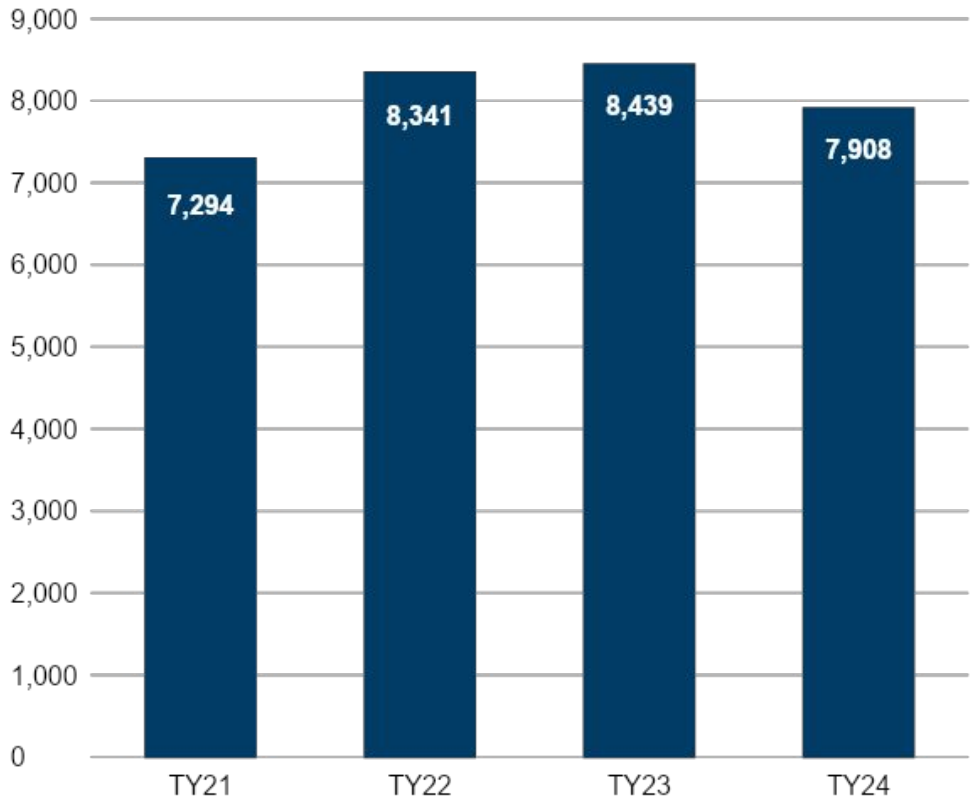
Share of total personal income tax liability, tax year



Median payment, Tax Year 2024

Number of BIT filers more consistent than PIT but total revenue declining

Business income tax filers, tax year



Business income tax revenue, fiscal year

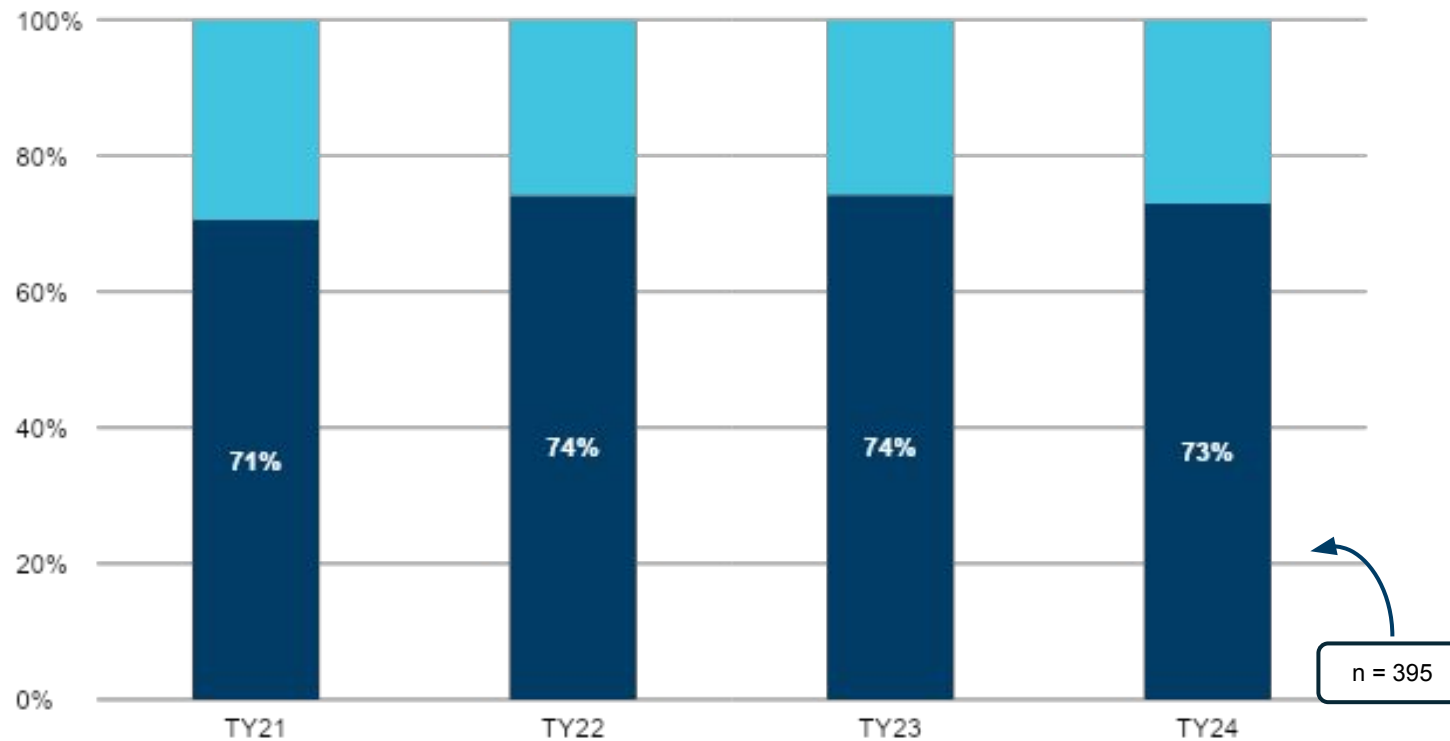


Data as of Feb 2026

Business tax liability heavily skewed toward largest companies

Share of total business income tax liability, tax year

■ Top 5% ■ Rest



\$81,800



\$500

Median payment, Tax Year 2024

Forecasting

Methodologies - PIT

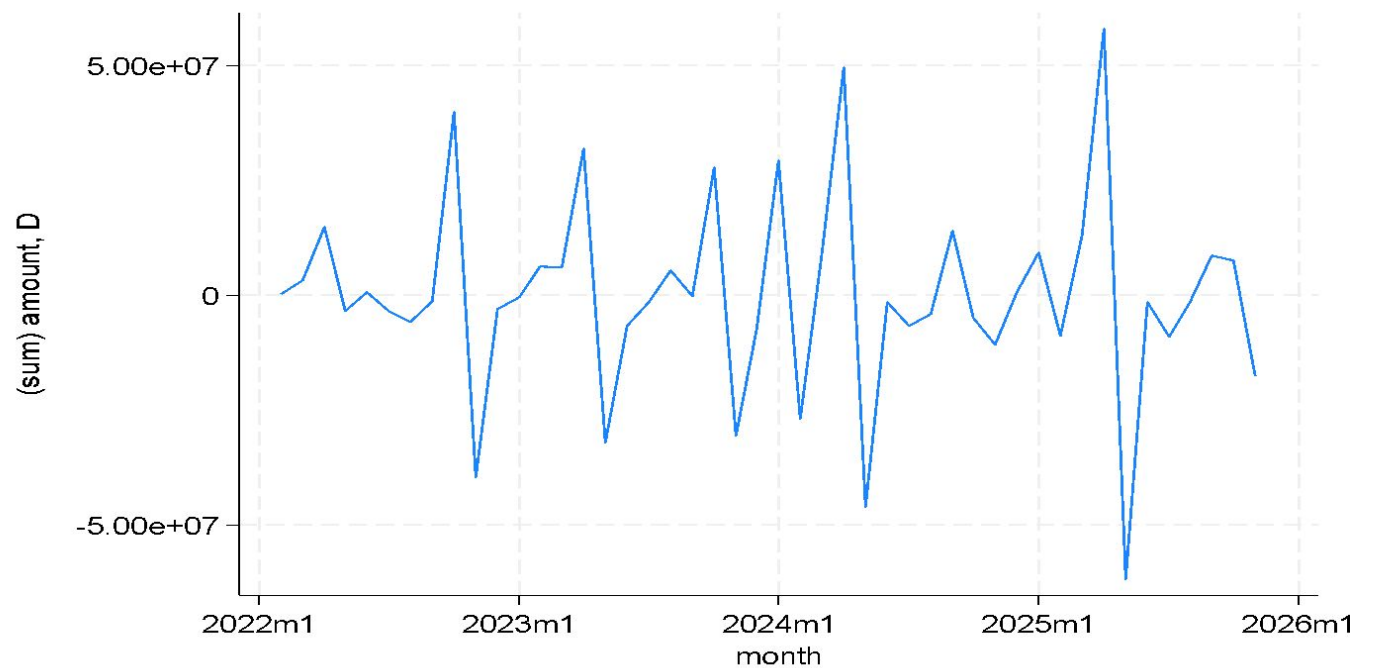
Monthly SHS collections

- SARIMA

Annual state income tax data:

- Log-log regressions
- ARIMA
- apply growth rates to SHS collections

Monthly PIT collections, differenced (1/22 – 11/25)



Methodologies - BIT

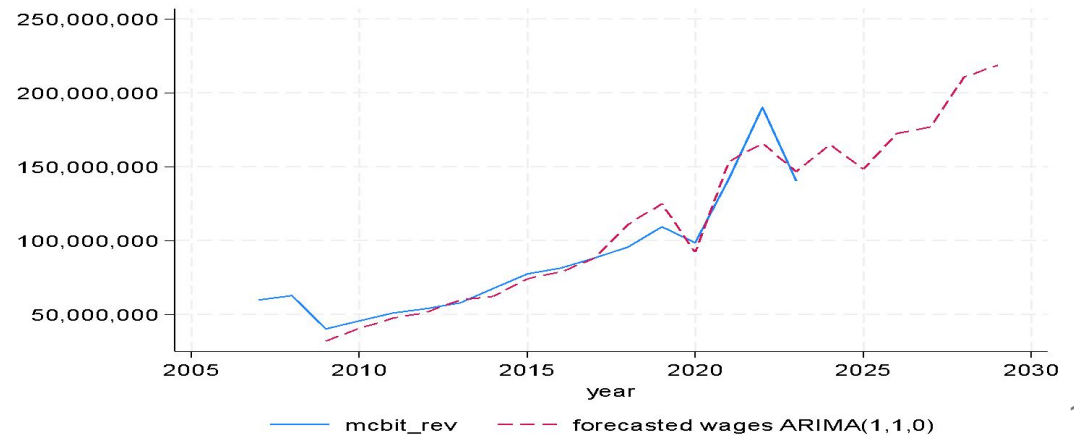
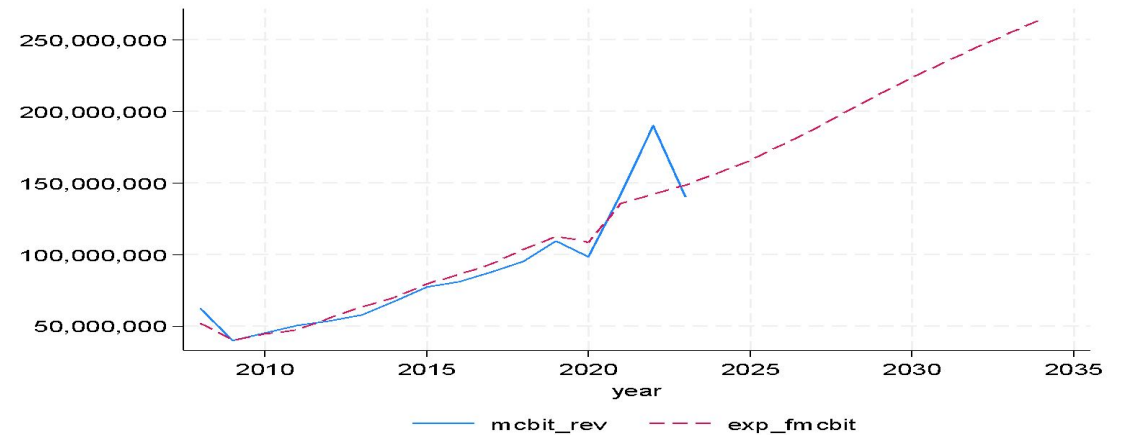
Multnomah County BIT collections

- Log-log regressions
- SARIMA
- Apply growth rates to SHS

State corporate income tax

- Apply growth rates directly

Example simple MCBIT forecasts



Challenges

N too small for solely rigorous econometric approach
Income tax = inherently volatile
Communicating how to budget around volatility

Progress to Date

More data, better data
Strong working relationship with Tax Administrators
Built forecast update process and trust with county partners



SHS Programs

10-Year Goals

- Initial 10-year SHS goals:
 1. Place **5,000 households** with chronic, persistent needs (“Population A”) into supportive housing.
 2. Stabilize or place into housing **10,000 households** experiencing shorter-term homelessness or at imminent risk of experiencing homelessness (“Population B”)

Intervention	Eligible if...
Shelter (“Entry Exit,” Overnight, Transitional Housing)	Experiencing homelessness
Rapid Re-Housing (RRH)	Experiencing homelessness
Permanent Supportive Housing (PSH)	Experiencing homelessness
Homelessness Prevention	In housing; imminent risk of homelessness
Other housing programs	Previously homeless but housed via RRH or PSH.

10-Year Goals

- The two main goals have been (or are close to being) met before 10 years.
 - Meanwhile, homelessness is still prevalent in the region.
- Lessons learned:
 - **Flow is critical:** “[For] every 10 people who exited the region’s homeless services system to permanent housing in year four, an average of 30 new people entered the system.” (*SHS Regional Annual Report, FY2024-25, p. viii*)
 - **Moving targets:** Setting directional (“X increases/decreases by Y%”) goals around outcome metrics.

Program Data

Data Background

- Where do these numbers come from; what enables observations like these?
- Two main data sources:
 1. The Point-in-Time count
 2. Homeless Management Information System (HMIS)



NEWSLETTERS SIGN IN NPR SHOP

NEWS CULTURE MUSIC PODCASTS & SHOWS SEARCH

NATIONAL

U.S. homelessness jumps to another record high, amid affordable housing shortage

DECEMBER 27, 2024 · 6:03 PM ET

 Jennifer Ludden



Data Background

- Point-in-Time measures unsheltered homelessness by sending out “street teams” to count people living in “places not meant for habitation.” e.g., on the streets, in a car, etc.
- Sheltered homelessness counts those living in shelters using HMIS data.

HMIS	Point-in-Time
Collected continuously, at every "point of contact."	Collected once per year (or two, for unsheltered).
Covers programs spanning Homelessness Prevention, Street Outreach, shelters, and re-housing programs.	Covers "unsheltered" and "sheltered" homelessness.
Available at the person and service provider levels.	Available at the "Continuum of Care" geography.
Accessible to HMIS administrators*	HUD-published; accessible the public.

Data Background

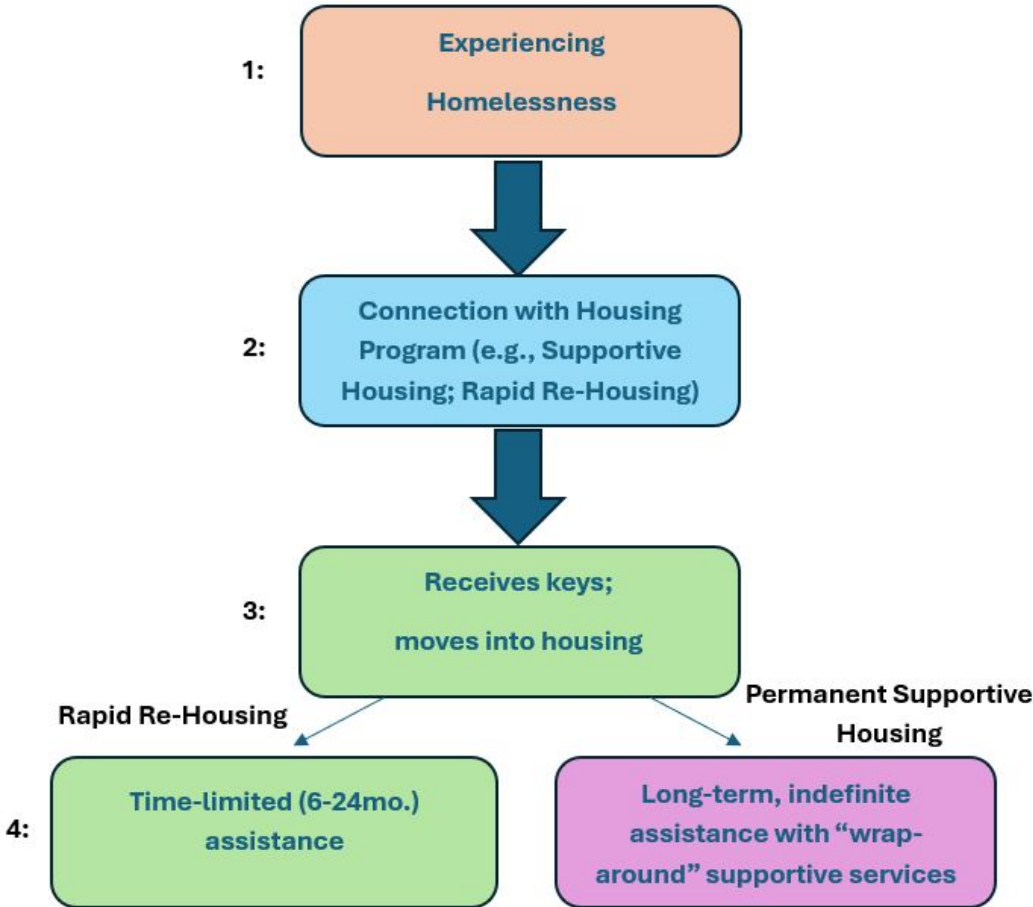
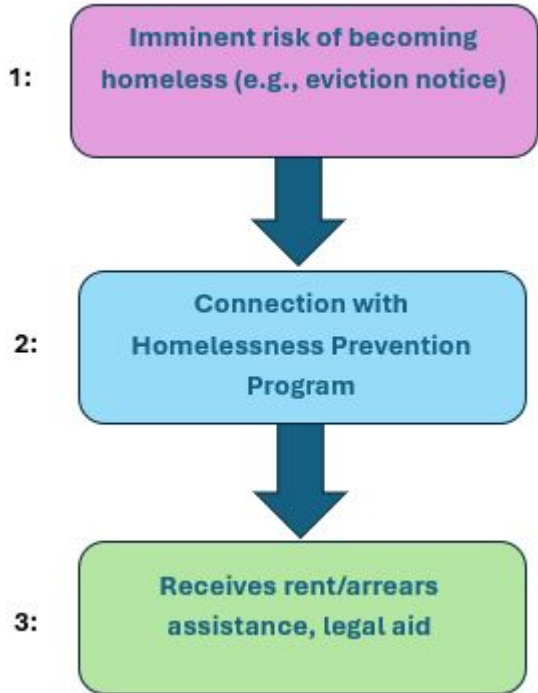
- Supportive Housing Services program data are extracts from HMIS.
- Early 2025: Metro Housing executed a Data Sharing Agreement with counties to receive these data on programs that receive SHS funds.
- Each row is a program enrollment, connected to an individual and household by unique identifiers. Includes:
 - Personal demographic data. (Age, race/ethnicity, gender, veteran status, disability, etc.)
 - Enrollment data. (Date of program enrollment/exit, living situation post-exit, intervention received, service provider, housing move-in date, etc.)

Outcomes

Outcomes

- At the time of writing, over 17,000 people have been housed through SHS programs.
- As mentioned before, unsheltered homelessness is still visible.
- “Success” could mean...
 1. We stop seeing unsheltered homelessness (tents on sidewalks; encampments) on our streets.
 2. How many people *aren't* becoming/living unsheltered who otherwise would be.

Outcomes: Examples of “success”



Outcome Metrics

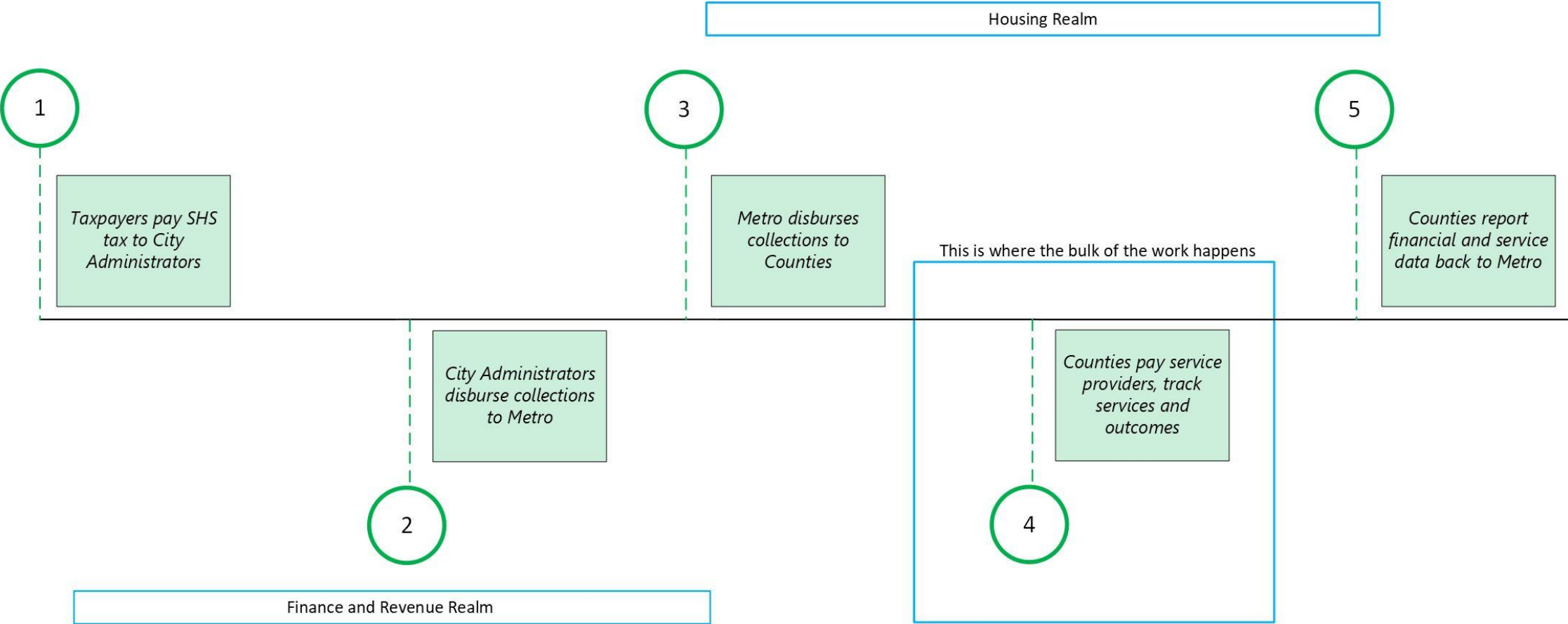
- Number of placements into housing.
- Number of exits to housing.
- Rate of housing outcomes, vs. total program exits.
- Retention of housing; returns to homelessness.

Research and Evaluation

Research Questions

- Some examples of relevant research questions these HMIS data can address:
 - What impact do funding levels have on the incidence of homelessness?
 - Do non-congregate shelters facilitate better housing outcomes? If so, **are they more cost-effective?**
 - What's the impact of “culturally-specific” homeless services providers on the specific populations they serve?

Closing the Loop





Thank you

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