

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REPROGRAMMING A) Resolution No. 07-3785
PORTION OF THE FY 06-07 HOUSING BUDGET)
) Introduced by Councilors Rex Burkholder and
) Robert Liberty

WHEREAS, the Metro Council accepted the "Regional Housing Choice Implementation Strategy" recommended by the Housing Choice Task Force on April 20, 2006 by Resolution No. 06-3677B (For the Purpose of Accepting the Regional Housing Choice Task Force Strategy Recommended by the Housing Choice Task Force Appointed by the Metro Council); and

WHEREAS, the Council amended the Regional Framework Plan ("RFP") and the Urban Growth Management Functional Plan to implement housing choice implementation strategy by Ordinance No. 06-1129B (For the Purpose of amending the RFP to Revise Metro Policies on Housing Choice and Amending Metro Code Sections 3.07.710 through 3.07.760 to Implement the New Policies); and

WHEREAS, the Council authorized a limited one-year duration housing development specialist to assist develop and implement a regional housing choice work program by collaborating with local governments and regional stakeholders; and

WHEREAS, it has been determined that the current vacancy in the limited one-year duration housing development specialist would make it difficult to accomplish the objectives of housing choice in the RFP and the Metro Code; and

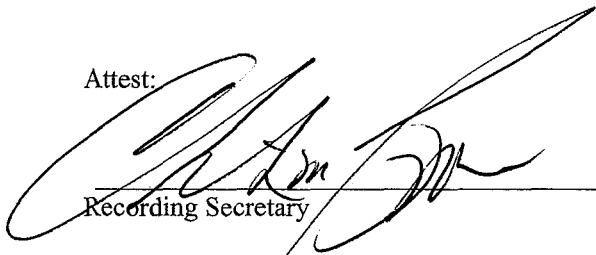
WHEREAS, the Metro staff has determined how to use the remaining limited duration fund to accomplish some key objectives of regional housing choice implementation strategy, such as providing basic information on the need for housing and exploring private and public partnership to create regional funding source; now, therefore,

BE IT RESOLVED that the Metro Council directs the Chief Operating Officer to reprogram the funds for the limited duration housing development specialist to Materials and Services.

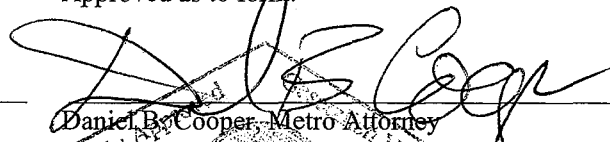
ADOPTED by the Metro Council this 15th day of March 2007.

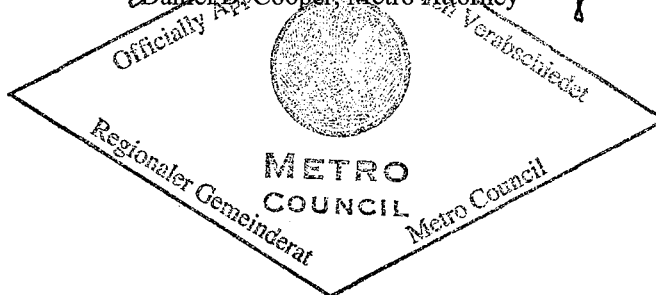

David Bragdon, Council President

Attest:


Recording Secretary

Approved as to form:


Daniel B. Cooper, Metro Attorney



STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 07-3785 FOR THE PURPOSE OF REPROGRAMMING A PORTION OF THE FY 06-07 HOUSING BUDGET

Date: March 1, 2007

Prepared by: Gerry Uba

BACKGROUND

On April 20, 2006, the Metro Council accepted the recommendations of the Housing Choice Task Force contained in the Regional Housing Choice Implementation Strategy, by Resolution No. 06-3677B (For the Purpose of Accepting the Regional Housing Implementation Strategy Recommended by the Housing Choice Task Force Appointed by the Metro Council). One of the conclusions and recommendations of the Task Force is that the previous method for assessment of local governments effort and progress had focused on "inputs," or policy decisions, rather than on "outputs" (actual numbers of units built or preserved).

The task force recognized that an accurate assessment of progress has been difficult to conduct so far, and housing needs information is an important step in the implementation of the housing choice implementation strategy at the local level. The task force also recommended that the methodology for conducting the housing needs analysis should include the use of the Housing/Land Need Model developed by Oregon Housing and Community Services Department, and adjusted to reflect the range of available and affordable housing in local jurisdictions. Staff has started conducting a regional inventory of subsidized rental units in the region, in partnership with representatives of local jurisdictions, the region's housing authorities and State housing agency, that would be useful in the housing need assessment.

The task force also recommended that Metro direct its effort towards development of resources, especially permanent regional resources for affordable housing. Such effort should solicit collaboration with stakeholders.

The Council approved a limited one-year duration housing development specialist position to assist in the implementation of the regional housing choice strategy. One of the responsibilities of the position was to conduct housing needs analysis as part of the technical assistance services to local governments. The housing development specialist hired in September 2006, resigned in early February 2007, after five months on the job.

In consideration of the difficulty of hiring another housing development specialist on a limited (six months) duration basis, it has been determined that the remaining salary of the housing development specialist should be reprogrammed to:

- Conduct a region-wide housing needs assessment; and
- Explore the willingness by stakeholders in developing funding sources for affordable housing.

These projects will enable Metro to:

1. Determine options for creating the funding source and the size of a regional funding source
2. Identify opportunities for the development community to produce affordable and work force housing

3. Identify potential mismatch of the location of affordable and work force housing and services, such as transportation infrastructure
4. Refine regional affordable housing production goals and track regional progress in meeting these goals
5. Estimate current and future need for various types of housing, including affordable housing, in the Centers, Corridors and other locations.

ANALYSIS/INFORMATION

1. Known Opposition

Staff is not aware of any opposition to the proposed legislation.

2. Legal Antecedents

Metro Regional Framework Plan established policies to provide housing choices in the region, including single family, multi-family, ownership and rental housing, and housing offered by the private, public and non-profit sectors, to encourage local governments to ensure diversity of housing types available to households of all income level, and allow affordable housing in Centers and Corridors and other areas well served with public services.

Metro Regional Framework Plan also established a policy to work in cooperation with local governments, state government, business groups, non-profit groups and citizens to create an affordable housing fund available region wide in order to leverage other affordable housing resources.

3. Anticipated Effects

Resolution No. 07-3785 would reprogram the FTE funds (\$43,925) into Materials and Services.

4. Budget Impacts

No additional fund is proposed in the current budget.

RECOMMENDED ACTION

Council adoption of Resolution No. 07-3785 to direct staff to hire a consultant to assist conduct a housing need analysis, and hire a Council policy intern to assist to develop necessary background information for the creation of a funding source for the regional housing choice fund.