

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING)
THE REGIONAL HOUSING CHOICE)
TASK FORCE AND ITS DUTIES AND)
RESPONSIBILITIES, AND CONFIRMING THE)
APPOINTMENT OF ITS MEMBERS)

RESOLUTION NO. 05-3536

Introduced by Councilors Burkholder
and Liberty

WHEREAS, the provision of a choice of housing types for all families and individuals across the region is a matter of regional concern because of its impact on access to jobs, transportation investments, environmental quality, regional economic competitiveness and issues of fairness to people and among communities; and

WHEREAS, ensuring greater housing choices helps fulfill other elements of Metro's Regional Framework Plan and Urban Growth Management Functional Plan, including focusing development in Regional and Town Centers and along Corridors, conserving farm and forestland, being efficient in the use of tax dollars in transportation, roads and sewers, achieving a greater balance of jobs and housing, and other elements; and

WHEREAS, the Metro Council has identified, through its strategic planning, an aspiration for the region that "The region's residents choose from a diversity of housing options" and has declared this as a strategic objective; and

WHEREAS, the Metro Council adopted Title 7 (Affordable Housing) of Metro's Urban Growth Management Functional Plan (UGMFP) in 1996 to encourage cities and counties in the region to adopt and implement strategies to make housing more affordable to residents; and

WHEREAS, the Council established the Affordable Housing Technical Advisory Committee on September 10, 1998, by Ordinance No. 98-769 (For the Purpose of Amending the Regional Framework Plan Section 1.3 Regarding Housing and Affordable Housing, Adding a Chapter to the Metro Code Creating an Affordable Housing Technical Advisory Committee and Confirming the Appointment of Members) to recommend a Regional Affordable Housing Strategy to the Council; and

WHEREAS, in response to the recommendations of the final report of the Affordable Housing Technical Advisory Committee, the Council, by Ordinance No. 00-882C (For the Purpose of Amending the Regional Framework Plan Ordinance No. 97-715B Regarding Housing and Affordable Housing Including Policy Section 1.3 and Amendments to the Urban Growth Management Functional Plan Titles 7 and 8, adopted on January 18, 2001) has established affordable housing production goals, and has adopted policies and strategies intended to meet these goals, including strategies to reduce barriers to sufficient and affordable housing for all income levels in the region, create housing opportunities commensurate with the wage rates of jobs available

across the region, initiate a process for addressing current and future needs for affordable housing, and reduce concentrations of poverty; and

WHEREAS, progress on adoption of strategies and achievement of goals has been slower than desired because funds for housing subsidies and staffing are not keeping pace with the need for more housing choices; and

WHEREAS, the Council further amended Title 7 on June 26, 2003, by Ordinance No. 03-1005A (For the Purpose of Amending Title 7 of the UGMFP to Clarify and Revise City and County Responsibilities), to, among other things, create an ad hoc affordable housing task force to recommend changes, if warranted, to the existing goals, policies, programs, tools, strategies or funding for affordable housing to the Council by December, 2005; and

WHEREAS, the Council President has appointed individuals listed in attached Exhibit A to serve as members of the task force; and

WHEREAS, it is critical that the barriers to housing supply and affordability must be lifted so that all citizens of the region may live in safe and healthy environments that are conducive to the rights of productive citizenship and that further delay in progress is unacceptable; and

WHEREAS, a regional solution to housing supply will require a one-year commitment of action from many individuals and organizations from the public, private, and nonprofit sectors working together; and

WHEREAS, individuals with the experience, expertise, and influence to create and help implement a regional housing solution and to advise the Metro Council in its role in implementing such a solution were contacted and have indicated an interest in serving; and

WHEREAS, the Council consulted with its Metropolitan Policy Advisory Committee on this resolution; now, therefore,

BE IT RESOLVED:

1. The Metro Council hereby establishes the Regional Housing Choice Task Force (HCTF) with the duties and responsibilities set forth in Exhibit A, attached and incorporated into this resolution, and confirms the appointments made by the Council President.
2. The membership of the HCTF will comprise private sector, non-profit, and government representatives as well as builders, financiers and representatives of other organizations with a stake in increasing housing choice. Some of the members will provide regional or state perspectives; others will focus on meeting

2. The membership of the HCTF will comprise private sector, non-profit, and government representatives as well as builders, financiers and representatives of other organizations with a stake in increasing housing choice. Some of the members will provide regional or state perspectives; others will focus on meeting the housing goals in particular communities, with the intention of developing a broadly supported strategy for implementing housing supply solutions.

3. The HCTF will offer recommendations for policies and programs to facilitate housing production in 2040 mixed-use areas and to meet the Five-Year Affordable Housing Production Goals in the Urban Growth Management Functional Plan. The recommendations will consider how this mission can be achieved in particular communities, using a mix of private sector, nonprofit and nongovernmental and governmental housing investments, employing and applying realistic strategies and tools, including those outlined in the Regional Affordable Housing Strategy. HCTF will help build support for regional housing supply solutions by working closely with those individuals and organizations that are in a position to help implement them. It will also recommend to the Metro Council actions that they should take as part of the broader strategy for implementing regional housing supply solutions.

4. Metro Councilors Rex Burkholder and Robert Liberty will serve as co-chairs of HCTF.

5. HCTF shall sunset on March 31, 2006.

ADOPTED by the Council this 10th day of February, 2005



 David Bragdon, Council President

Approved as to form:


 Daniel B. Cooper, Metro Attorney



Exhibit A to Resolution No. 05-3536

**Duties and Responsibilities of the
Regional Housing Choice Task Force**

1. Name of task force:

This committee shall be known as the “Metro Housing Choice Task Force (HCTF).” Hereinafter referred to as “task force.”

2. Members of HCTF: The following people are appointed to HCTF.

Tom Kemper
KemperCo., LLC.....For-Profit Housing Developer

Ed McNamara
Turtle Island Development LLC.....For-Profit Housing Developer

Holly Iburg
Newland Communities.....For-Profit Housing Developer

Dee Walsh
REACH Community Development Corp.....Non-Profit Housing Developer

John Miller
HOST Development.....Non-Profit Housing Developer

Robin Boyce
Portland Housing Development Center.....Technical Assistance to Developers

Steve Rudman
Housing Authority of Portland.....Public Housing Provider and Developer

Betty Dominguez
Oregon Housing & Community Serv’s Dep’t.....Public Housing Provider

Tom Cusack
U.S. Housing & Urban Development..... Public Housing Provider

Kate Allen
Enterprise Foundation.....Non-Profit Housing Financiers

Charlotte Gallagher
Pacific Continental Bank.....For-Profit Housing Financiers

David Williams
Shore Pacific Bank.....For-Profit Housing Financiers

Honorable Rob Drake, Mayor
City of Beaverton.....Local Government

Honorable Jack Hoffman, Councilor
City of Lake Oswego.....Local Government

Ron Bunch, Principal Comprehensive Planner
City of Gresham.....Local Government

Karen Barton, Community Revitalization Coordinator
City of Gresham..... Local Government

Joe Grillo, Director of Community Development
City of Beaverton..... Local Government

Richard Meyer, Director of Development and Operations
City of Cornelius.....Local Government

Sam Chase
Community Development Network...Affordable Housing Advocate

Ellen Johnson
Legal Aid Services of Oregon.....Affordable Housing Advocate

Others as determined by the Task Force

3. Work program and duties:

HCTF shall develop a broadly supported strategy for implementing regional housing supply solutions and advise Metro on its role in developing policies and programs in support of that strategy, particularly related to housing production in 2040 mixed use areas and developing “work-force” housing in the region.

Specifically, the task force will review and discuss:

- a) Local and national trends that affect the production of “work-force” housing;
- b) Estimates of the region’s housing demand and need;
- c) Estimates of existing housing units;
- d) Estimates of housing capacity for 2040 Growth Concept mixed use areas and corridors, and other locations.
- e) Assessments of barriers to housing supply, including funding and infrastructure need, and housing delivery mechanisms that hinder “work-force” housing supply in the 2040 Growth Concept mixed use areas, corridors and other locations, and assessment of opportunities that would facilitate increase in the regional housing supply;
- f) Assess the experience and conclusions from local pilot projects that identify the barriers and solutions to meet local Affordable Housing Production Goals.

The task force shall develop an implementation strategy and make recommendations on policies and programs to:

- Significantly increase the production of “work-force” housing in the 2040 mixed-use areas and corridors, and other locations in the region.

- Identify opportunities for Metro to provide leadership, data, funding, and technical assistance in housing production, and prevent the loss of affordable housing.
- Identify opportunities for local governments and other entities, including non-profit and for-profit organizations to provide leadership, establish partnerships and implement tools and strategies that will increase the supply of affordable housing, while taking into account unique local characteristics.

The task force shall work in a manner that builds broad based support for implementation among those individuals and organizations that are key to a regional housing solution.

The Task Force will develop a detailed work program with the assistance of the Director of the Planning Department and other private and public interest groups.

The task force may consult with other committees such as the Metro Policy Advisory Committee, Metro Technical Advisory Committee, Joint Transportation Policy Advisory Committee and Transportation Alternatives Policy Advisory Committee as necessary or with housing experts not on the HCTF committee.

The task force will present its recommendations to the Metro Council and the Metro Policy Advisory Committee and other private and public interest groups such as the State Housing Council, the Oregon Land Conservation and Development Commission and the Association of General Contractors, no later than March 1, 2006.

4. Membership, chairs and term of service:

HCTF is composed of representatives of the land use regulating agencies (cities and counties); housing providers; housing financiers; affordable housing advocates; and past members of the 1998 HTAC. Members appointed shall serve within a year of the establishment of the task force.

Councilors Rex Burkholder and Robert Liberty shall serve as co-chairs of the task force.

The task force shall vote on its recommendations with an aim for consensus. The task force may also vote on other matters as it deems necessary, and as determined by the chair and as necessary.

The members shall submit names of their alternates for approval by the chair. Alternate members shall vote only when their task force member is absent. Alternate members shall serve only during the term of their task force member. Task force members shall make every effort to assure participation by their alternate if the member must miss a meeting.

5. Meetings:

The task force will meet at least once every month, and more often as necessary and/or if requested by the chairs. The meeting times and locations will be jointly agreed upon by task force members and the program staff. All meetings are open to the public.

A quorum of the task force shall be a majority of the members (e.g., if there are 17 filed positions in HCTF, nine members constitute a quorum).

Agenda items for the meetings shall be developed by the chair and program staff. Committee members may suggest future agenda items to the program staff. The Long Range Planning section will staff the task force and its meetings.

6. Vacancies and Resignations:

If a vacancy occurs in any position, the chairs will determine if a replacement is needed after consultation with the Task Force.

Any task force member who intends to resign shall submit a letter to the chairs of the task force. Both the reasons for the resignation and the effective date shall be stated in the letter.

Any member with three consecutive unexcused meeting absences (for any reason other than personal and/or family illness) has, in effect, resigned from the task force. Members shall notify the chairs to obtain an excused absence. A vacancy will automatically occur and the entity with which the departing member was affiliated shall be requested to nominate a new member who will serve the remainder of the term. The chairs must approve the new member.

7. Representation of HCTF members to other groups:

Whenever task force members speak as a member of the task force to other groups, organizations, agencies and individuals they will inform the program staff of the scheduled presentation. This will allow Metro to maintain a record of which groups have been contacted and follow up on their expressed interest.

Task force members are, of course, free to speak on any issues and express any opinions as individual citizens, but may not represent the task force members except as described in the preceding section.

STAFF REPORT

FOR THE PURPOSE OF ESTABLISHING THE REGIONAL HOUSING CHOICE TASK FORCE AND ITS DUTIES AND RESPONSIBILITIES, AND APPOINTING ITS MEMBERS

Date: January 31, 2005

Prepared by Gerry Uba and Andy Cotugno

BACKGROUND

Metro is obligated to create a new regional housing choice task force because the region is at a point where it is important to have a better understanding of policies and programs that would facilitate significant increase in the production of affordable housing. The Regional Housing Choice Task Force to be created by the Metro Council represents diverse interests that are involved in housing supply, including experience building in the 2040 Growth Concept mixed use areas and other locations, rehabilitation projects, funding (especially for affordable housing), mixed use development, small lot development, inner city/existing neighborhood projects, suburban projects, and development of constrained environments.

Metro has been working on this subject since 1997 and is at the end of the three-year policy implementation period called for by Title 7. The highlight of the legislative background is as follows:

- On November 20, 1997 (Resolution 97-2583B), the Metro Council established the first Affordable Housing Technical Advisory Committee (HTAC)
- On December 11, 1997 (Ordinance 97-715B), the Metro Council adopted the Regional Framework Plan containing the establishment of the HTAC;
- The appeal of the Regional Framework Plan provisions by some local governments resulted in a settlement agreement that amended the housing section in the Regional Framework Plan;
- On September 10, 1998, the Council adopted Ordinance 98-769 that amended the Regional Framework Plan provisions and appointed the initial members of HTAC;
- On June 22, 2000 (Resolution 00-2956B), the Metro Council accepted the recommendations of the HTAC contained in its report, Regional Affordable Housing Strategy;
- The housing sections of the Regional Framework Plan (Policy 1.3, Housing and Affordable Housing) and Urban Growth Management Functional Plan (Title 7) were amended and adopted on January 18, 2001 (Ordinance 00-882C);
- On June 26, 2003, the Metro Council amended Title 7 (Ordinance No. 03-1005A) to clarify that it is the responsibility of the governing body of cities and counties to consider each tool or strategy and either amend its comprehensive plan and implementing ordinances to adopt the tool or strategy or explains why it decided not to adopt it.

Following are the actions in Title 7 to be taken by local governments and Metro.

Title 7 requires Local governments to:

- a) Adopt local affordable housing production goals;
- b) Ensure that their comprehensive plans and implementing ordinances include policies that encourage and increase affordable housing;
- c) Consider amendment of their comprehensive plans and implementing ordinances by adopting land use tools and strategies; and
- d) Prepare and submit progress reports at 12 month (January 2002), 24 month (January 2003) and 36 month (January 2004) intervals.

The three annual progress reports submitted by local governments provided information on their success in providing affordable housing, and barriers they encounter during the consideration and implementation of the tools and strategies in Title 7.

Examples of key successes are:

1. 162 units serving seniors, developmentally disabled adults and other families that earn 0-60% of the regional median family income in Beaverton;
2. \$100,000 contribution budgeted by Beaverton toward the Community Housing Trust Fund;
3. \$11 million budgeted by the Portland for housing programs;
4. 112-unit RV park allowed by Troutdale to accommodate long-term affordable housing;
5. Manufactured homes allowed in all residential zones by Wood village to facilitate affordable housing production;
6. Partnership with non-profit community development corporations to provide affordable housing established by Gresham, Beaverton, Portland, Tigard, Washington County;
7. Portland provided assistance toward the creation of the Portland Community Land Trusts.

The key barriers are grouped as follows:

1. **“We’re already in compliance”**: Most local governments take the position that compliance with the State Planning Goal 10 (Housing), the State Metropolitan Housing Rule, and the requirements in Metro’s Functional Plan (density requirements, accessory dwelling units, parking minimums) are sufficient efforts to create a positive environment for affordable housing.
2. **“It costs too much – no funding/not enough staff”**: Some local governments expressed frustration that the strategies (density bonus, transfer of development rights, inclusionary housing, fee waivers, etc.) would require staff and resources that are not currently available.
3. **One size doesn’t fit all**: Some local governments felt that they have unique local situations or city characteristics (abundance of low income or elderly housing) that should have been considered in Title 7. Others report having residential land prices that discourage affordable housing production.
4. **Political barriers**: Some local governments have charters that prohibit the implementation of certain Title 7 strategies such as replacement housing in urban renewal areas and inclusionary housing in urban renewal areas.

Title 7 requires Metro to do the following:

- a) Review progress reports submitted by cities and counties, including progress made to achieve the affordable housing production goals;
- b) Assess affordable housing tools and strategies implemented by local governments and other public and private entities;
- c) Examine federal and state legislative changes affecting affordable housing production;
- d) Review the availability of a regional funding source;
- e) Use 2000 Census data and local data to estimate baseline affordable housing units affordable to the defined income groups in Title 7;
- f) Update the estimate of the regional affordable housing need; and
- g) Create an ad hoc affordable housing task force to use the assessment reports and the estimates of affordable housing need to recommend implementation policies and programs that will ensure significant progress toward increasing the supply of affordable housing in the region.

Local response and Interpretation

On December 8, 2004, Councilor Burkholder presented the new regional affordable housing initiative to the Metro Policy Advisory Committee, and requested them to recommend members. Some local government staff and other stakeholders have expressed interest to serve on the task force.

Analysis and Conclusion

The proposed resolution will create a body of knowledge (Regional Housing Choice Task Force) representing diverse interests involved in housing production that will develop a broadly supported strategy for implementing regional housing supply solutions and assist Metro to identify implementation policies and programs that will enhance the supply of affordable housing in the region. Metro has identified the charge for the task force. The regional housing supply solutions and recommendations of the task force will be based on experiences with producing and maintaining affordable housing in communities across the region.

ANALYSIS/INFORMATION

Known Opposition

Staff is not aware of any opposition to the proposed legislation

Legal Antecedents

Metro Code 3.07.750 established the need to create a task force/advisory committee.

Anticipated Effects

Recommendations of the new task force will be presented to the Metro Council and MPAC for consideration in the amendment of the affordable housing sections of the Regional Framework Plan and Urban Growth Management Functional Plan (Title 7). The work of the task force and its strategies and recommendations may influence and support public, private and non profit organizations including Metro in working together to better meet the housing supply needs of the region.

Budget Impacts

The current budget allows for about 2 FTE through June 2005. The scope of work needs to fit within available resources.

RECOMMENDED ACTION

Staff recommends the adoption of Resolution No. 05-3635 to create the regional Housing Choice Task Force to assist Metro in the identification of site-specific barriers to and opportunities for increasing the production of housing and affordable housing in the region.