

## Metro | Agenda

Meeting: Metro Technical Advisory Committee  
Date: Wednesday, January 20, 2016  
Time: 10:00 a.m. to Noon  
Place: Council Chamber

Time	Agenda Item	Action Requested	Presenter(s)	Materials
10:00 a.m.	<b>CALL TO ORDER</b>  <b>Updates from the Chair</b>		John Williams, Chair	
	<b>Citizen Communications to MTAC</b>		All	
	<b>Equitable Housing Initiative Update</b>  <i>Purpose: To update MTAC on the Equitable Housing Initiative and upcoming Equitable Housing Leadership Summit</i>	Informational	Emily Lieb, Metro	
Noon	<b>Adjourn</b>			

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## 2016 MTAC Tentative Agendas

<b>January 6</b> <ul style="list-style-type: none"><li>Cancelled</li></ul>	<b>January 20</b> <ul style="list-style-type: none"><li>Housing Equity</li></ul>
<b>February 3</b> <ul style="list-style-type: none"><li>2018 RTP Update: 2016 Activities &amp; Milestones</li></ul>	<b>February 17</b> <ul style="list-style-type: none"><li>Metro Equity Strategy</li></ul>
<b>March 2</b> <ul style="list-style-type: none"><li>2018 RTP Update: Background for Regional Leadership Forum #1</li></ul>	<b>March 16</b>
<b>April 6</b>	<b>April 20</b>
<b>May 4</b>	<b>May 18</b> <ul style="list-style-type: none"><li>2018 RTP Update: Background for Regional Leadership Forum #2</li></ul>
<b>June 1</b>	<b>June 15</b>
<b>July 6</b>	<b>July 20</b>
<b>August 3</b>	<b>August 17</b> <ul style="list-style-type: none"><li>2018 RTP Update: Background for Regional Leadership Forum #3</li><li>Draft Performance Targets and Measures</li></ul>
<b>September 7</b>	<b>September 21</b>
<b>October 5</b>	<b>October 19</b>
<b>November 2</b>	<b>November 16</b>
<b>December 7</b>	<b>December 21</b>

Updated 1/14/16

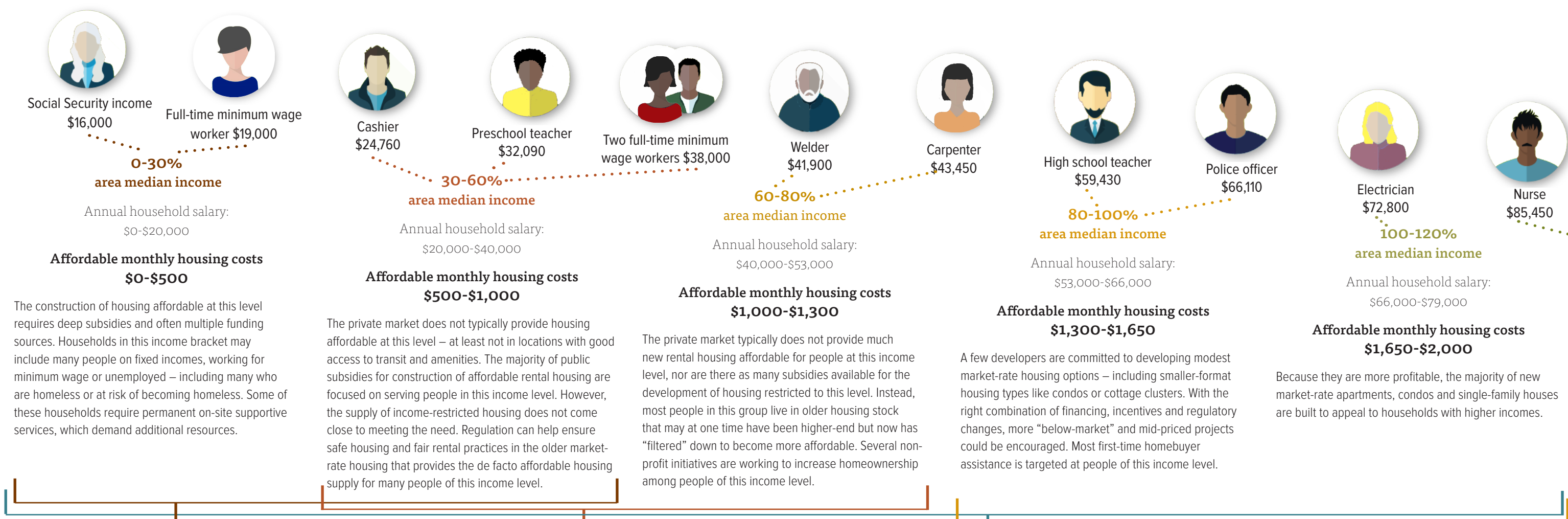
### Parking Lot – Future Agenda Items

- Bonny Slope and North Bethany update
- Mobility Corridor Atlas
- ODOT Highway Performance Measures Project

### Parking Lot – Future Events

- April 2016 (tentative) – RTP Regional Leadership Forum #1 (Trends, Challenges and Vision for the Future)
- July 2016 (tentative) – RTP Regional Leadership Forum #2 (Finance)
- October 2016 (tentative) – RTP Regional Leadership Forum #3 (Designing for Safe, Healthy & Equitable Communities)

CONNECTING STRATEGY TO THE NEEDS OF RESIDENTS



**Maximize and optimize resources**

Increase adaptable funding and pursue coordinated investment strategies to expand the region’s supply of regulated affordable housing with tools such as:

- tax increment financing
- revolving loan funds
- acquisition/rehabilitation
- donation of public surplus land
- housing trust funds
- dedicated local revenue tools, such as short-term rental tax
- real estate investment trusts.

**Leverage growth for affordability**

Encourage for-profit developers to include some income-restricted units in market-rate projects or to pay into a fund for affordable housing with tools such as:

- tax exemptions
- density bonuses
- fast-tracked permitting
- linkage fees.

**Mitigate displacement and stabilize communities**

Pursue community-informed strategies to mitigate displacement, ensure safe and healthy rental housing, and bridge the homeownership gap for lower-income groups with tools such as:

- anti-displacement and safety for renters:
  - landlord licensing and code enforcement
  - rental rehabilitation grants
  - tenant protections (e.g., notifications for no-cause evictions or rent increases)
  - short-term rent or utility assistance
- anti-displacement for owners:
  - foreclosure prevention
  - weatherization assistance
- tools for increasing homeownership:
  - limited equity cooperatives
  - community land trusts
  - shared appreciation mortgages.

**Increase and diversify market-rate housing**

Eliminate regulatory barriers and create incentives for diverse market-rate housing with tools such as:

- zoning/building code changes
- fast-tracked permitting
- innovative financing
- system development charges waivers for accessory units
- reduced parking requirements
- vertical housing tax credits
- transit-oriented development grants.

Target housing types include: transit-oriented development (condos and apartments in mixed-use buildings), “missing middle” (townhomes, duplexes, fourplexes), accessory dwelling units, cottage clusters.





Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and sustainable transportation and living choices for people and businesses in the region. Voters have asked Metro to help with the challenges and opportunities that affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to providing services, operating venues and making decisions about how the region grows. Metro works with communities to support a resilient economy, keep nature close by and respond to a changing climate. Together we’re making a great place, now and for generations to come.

**Metro Council President**  
Tom Hughes

**Metro Council**  
Shirley Craddick, District 1  
Carlotta Collette, District 2  
Craig Dirksen, District 3  
Kathryn Harrington, District 4  
Sam Chase, District 5  
Bob Stacey, District 6

**Auditor**  
Brian Evans

Metro Regional Center  
600 NE Grand Ave.  
Portland, OR 97232-2736

**Metro’s role and next steps for 2016**

Metro is uniquely positioned to support the strategies and tools outlined in the full report by providing technical assistance, bringing partners together to build innovative solutions, and developing research and data to support informed policy and investment decisions. In addition, Metro can continue to participate in state and federal policy discussions to ensure that local jurisdictions have access to a range of tools and resources to meet their housing needs.

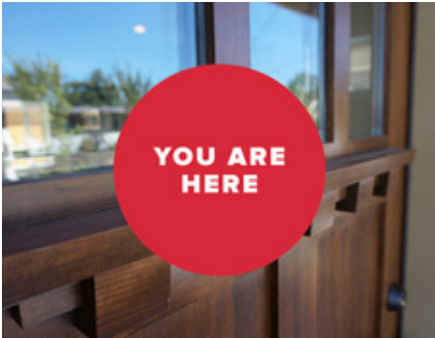
Proposed next steps for Metro’s Equitable Housing Initiative to support the strategies and tools to improve housing affordability and choice include:

- Develop and launch a technical assistance program to support local implementation of tools identified in this report.
- Convene a leadership summit to build a shared understanding of challenges and opportunities, and to discuss next steps and actions for moving the four strategies forward.
- Advocate for state legislative changes to ensure that local jurisdictions have access to a range of tools to address equitable housing needs in their communities.
- Develop a research agenda to support regional equitable housing efforts, including exploring potential for a housing + transportation cost calculator tool.
- Conduct feasibility analysis, explore partnerships, and identify resources for collaborative, innovative tools and regional-scale approaches.

**Contact**

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For more information on the Equitable Housing Initiative, visit [oregonmetro.gov/equitablehousing](http://oregonmetro.gov/equitablehousing).



**Regional Snapshots**

Stories and stats of a changing region.  
[oregonmetro.gov/snapshot](http://oregonmetro.gov/snapshot)



“We loved our old neighborhood [in Southwest Portland] so we started looking there. Then we realized we couldn’t afford anything we wanted, so we started looking at Tigard. But we didn’t really like the houses we looked at because they were either tiny lots or in neighborhoods we weren’t excited about. So we looked in Beaverton and the Bull Mountain area, too.” – Brian McCauley, Tualatin



**Equitable Housing Initiative 2015-16**

Promoting equitable housing means ensuring **diverse, quality, physically accessible affordable housing choices with access to opportunities, services and amenities.**

**Housing affordability and housing choice**

Residents from Portland to Wilsonville and Oregon City to Forest Grove are faced with the challenges of housing affordability and choice. Both nationally and in our region, rents and house prices are rising faster than incomes, increasingly limiting lower-income households – disproportionately people of color – to housing in areas with lower access to opportunities and higher concentrations of poverty. Even households with moderate incomes are finding themselves priced out of neighborhoods where they work or go to school.

Metro’s Equitable Housing Initiative has developed a framework – summarized on the next pages – for how the region can move forward together to ensure housing options that meet the needs and income levels of our current and future residents.

**Building a framework**

For the purpose of the initiative, Metro is using the following working definition of equitable housing: diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. This broad definition encompasses a range of homeownership and rental choices, including options for people with low and moderate incomes, accessible across all ages and abilities, and convenient to everyday needs like transit, schools, childcare, healthy food and parks.

Through 2015, Metro researched strategies from our region and around the country, engaging experts and stakeholders to develop the framework. This work was conducted in partnership with Oregon Opportunity Network, with guidance from a technical work group that includes two Metro councilors and 10 working professionals with diverse expertise on housing issues.

The resulting framework offers four prongs of a balanced approach to improve housing affordability and choice.

**Regional cooperation**

Challenges in the environment, transportation system and job and housing markets do not stop at city limits or county lines. To create true housing affordability and choice as we continue to grow and add residents, we need to work together to share knowledge, commit to shared solutions and take advantage of efficiencies that come with shared action. Private lenders, foundations, developers, non-profits and governments all need to come to the table.

There is no silver bullet solution to meeting our region’s housing affordability challenge. A range of innovative approaches and broad collaboration across public, private and nonprofit sectors are needed to ensure that people and families of many incomes can afford to live in places and homes that fit their needs and budgets.