



600 NE Grand Ave.
Portland, OR 97232-2736

Council work session agenda

Tuesday, May 15, 2018

2:00 PM

Metro Regional Center, Council Chamber

1. Call to Order and Roll Call

2. Chief Operating Officer Communication

3. Work Session Topics:

3.1 Regional Investment Strategy Update

[18-5012](#)

Presenter(s): Andy Shaw, Elissa Gertler, Emily Lieb, Jes Larson

Attachments: [Work Session Worksheet](#)

4. Metro Attorney Communication

5. Councilor Communication

6. Adjourn

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សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានកម្មប្រព័ន្ធរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإيداع شكوى ضد التمييز، يُرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1700 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

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Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

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Regional Investment Strategy Update

Work Session Topics

Metro Council Work Session
Tuesday, May 15, 2018
Metro Regional Center, Council Chamber

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: May 15, 2018 **LENGTH:** 45 min.

PRESENTATION TITLE: Regional Investment Strategy Update

DEPARTMENTS: GAPD, Planning

PRESENTER(S): Andy Shaw, andy.shaw@oregonmetro.gov, 503-797-1763
Elissa Gertler, elissa.gertler@oregonmetro.gov, 503-797-1752
Emily Lieb, emily.lieb@oregonmetro.gov, 503-797-1921
Jes Larson, jes.larson@oregonmetro.gov, 503-442-9905

WORK SESSION PURPOSE & DESIRED OUTCOMES

- Purpose: Update Council on work toward a potential 2018 affordable housing funding measure, including presenting a draft measure framework
- Outcome: Staff responds to Council questions and receives input on next steps

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

A complete quality of life in greater Portland includes an affordable home, clean air and water, excellent access to nearby nature, and the ability to travel reliably and safely throughout the region. These basic facets of livability are closely related.

More than 2,000 people move to the region every month. As greater Portland grows, the Metro Council has recognized the need to work together as a region on reforms to keep housing affordable, make it easier to get around, protect clean water and provide opportunities to access nature near every community. The council also seeks to give more people more say about how to do this – particularly those who have faced barriers or discrimination.

The Metro Council has directed staff to coordinate efforts on these issues in a single regional investment strategy. The council has specifically directed staff to develop a regional bond for affordable homes for potential referral in 2018, explore renewal of the Parks and Nature bond in 2019, and begin work on a regional transportation investment measure for potential referral in 2020.

Since late 2017, staff from throughout Metro have regularly updated the Metro Council on this strategy through biweekly individual briefings and monthly work sessions. Staff last attended the council work session on April 24 to provide an update on developing the housing measure framework, including engagement and a discussion of how to ensure that affordable homes are best distributed around the region through the investment.

The May 15 work session is an opportunity to discuss potential outcomes and opportunities described in a draft framework for the potential regional housing measure, and hear councilors' input on moving forward. Staff will return to work session to discuss the Parks & Nature and Transportation funding efforts in June.

Housing

In greater Portland, as in many metropolitan areas around the country, years of federal disinvestment in housing have collided with a period of sharply rising rents and stagnant wages. As a result, thousands of working families, low-income seniors, people with disabilities, veterans and others in our community are struggling to remain in their homes, and many are facing homelessness. Our region's long history of exclusionary and discriminatory policies means that communities of color have been hit especially hard, facing disproportionately high levels of displacement and housing instability.

But we can do better. Right now, communities are coming together to find solutions that benefit all of us by bringing stability to families and greater opportunity to neighborhoods across the region, shaping our community for decades to come.

In early 2018, the Metro Council directed staff to work with community partners, local officials and the public to develop a potential regional funding measure to create and protect safe and affordable homes across the region. Since then, staff have been working hard to advance Council's direction. This work includes convening technical and stakeholder advisory tables; Metro-funded community partnerships; and engagement with other public and private partners. Together with technical work and research, these activities will inform the COO's recommendation to Council later this month.

On April 26, staff released a draft framework for the housing bond for public and partner discussion. The framework presents good news: Working together, we can create and protect homes for as many as 10,000 Portland-area residents, including families, seniors, people with disabilities, communities of color and people experiencing or at risk of homelessness.

The draft framework proposes a focus on deep affordability, with 45 percent of homes affordable to people making 30% of area median income or less. It also proposes an emphasis on homes for families, with half of the homes created including two or more bedrooms. The draft framework also proposes creating homes throughout the region to help displacement, support community cohesion, and create new opportunity in communities where affordable homes have historically been scarce. Ninety percent of the bond's funds are anticipated to directly support local partners and providers' efforts to create or acquire affordable homes. Ten percent would be reserved for a Metro program to purchase land for affordable housing near transit.

As proposed, a \$516.5 million general obligation bond for these activities would have an average annual cost of roughly \$50 to greater Portland's homeowners.

In addition to feedback and direction from the Metro Council, the draft framework seeks to balance key values articulated by Metro's Stakeholder Advisory Table, considerations raised by the Technical Advisory Table, analysis of regional need and local opportunities, and concerns and opportunities aired by local partners and housing providers around the region.

Among the values guiding this work are a commitment to racial equity; a focus on families and people not well served by the private market; investing in a variety of housing types; a focus on mixed-income communities and access to opportunity; and an implementation approach that encourages local flexibility in support of regional outcomes. Implementation would include community oversight and regular auditing to monitor progress toward regional outcomes and ensure good use of public dollars.

The draft framework's release initiated a focused period of conversation and engagement with the advisory tables, local jurisdictions, community partners and the general public. Both advisory tables have met to review and discuss the draft. Metro staff have presented, discussed or shared it with more than a dozen jurisdictional partners, while a cohort of community partners have

continued discussing housing needs and opportunities with communities of color and other impacted populations throughout the region. Finally, an online Opt In survey released May 1 has provided the general public an opportunity to weigh in, following with the release of the Regional Snapshot on affordable housing on April 26.

At the May 15 work session, staff will present the draft framework and feedback received from partners and the public throughout the region. Staff will hear councilors' questions and feedback and share next steps for moving forward, including the final meetings of the advisory tables and an MPAC presentation. Staff plan to return to work session on May 29 to present a final measure recommendation in advance of an anticipated June 7 public hearing and referral decision by the council.

QUESTIONS FOR COUNCIL CONSIDERATION

- Does the Council have any questions or feedback for staff on the draft framework or next steps for moving forward?

PACKET MATERIALS

- Would legislation be required for Council action Yes **X No**
- If yes, is draft legislation attached? Yes **X No**

Materials following this page were distributed at the meeting.

1-Year Commemoration of Heroism and Community



The Hollywood Boosters, the Hollywood Neighborhood Association and TriMet invite the community to a commemoration of the heroic stand against hate, the lives lost and lives affected, on May 26, 2017.

Join us in dedicating a tribute created to honor the acts of individual heroism and the overwhelming community response of support and love.

May 26, 2018

3:30 p.m. — GATHER AT TRANSIT CENTER

4:00 p.m. — DEDICATION PROGRAM BEGINS

Hollywood Transit Center
1410 NE 42nd Ave, Portland

Before and during the commemoration, the Hollywood Transit Center will be closed and bus stops will be relocated nearby. The Transit Center will fully re-open shortly after the event ends. MAX trains will continue to run and stop at the Hollywood/NE 42nd Ave Station.

Conceptual rendering at 90% design; completed tribute will include design changes.



Metro

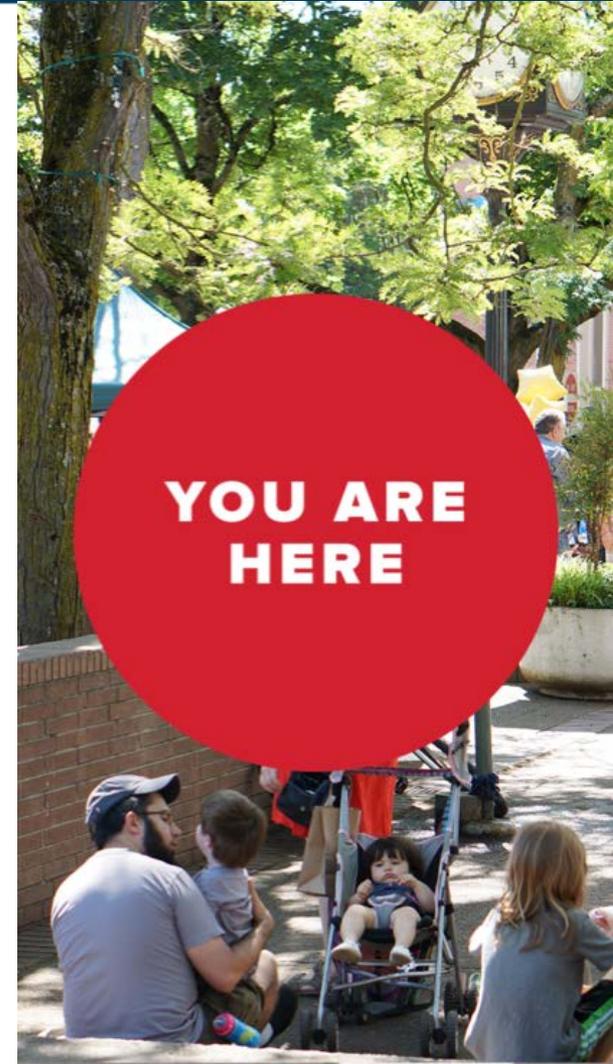
Regional Investment Strategy

Council work session
May 15, 2018



Reminder: Where we are now.

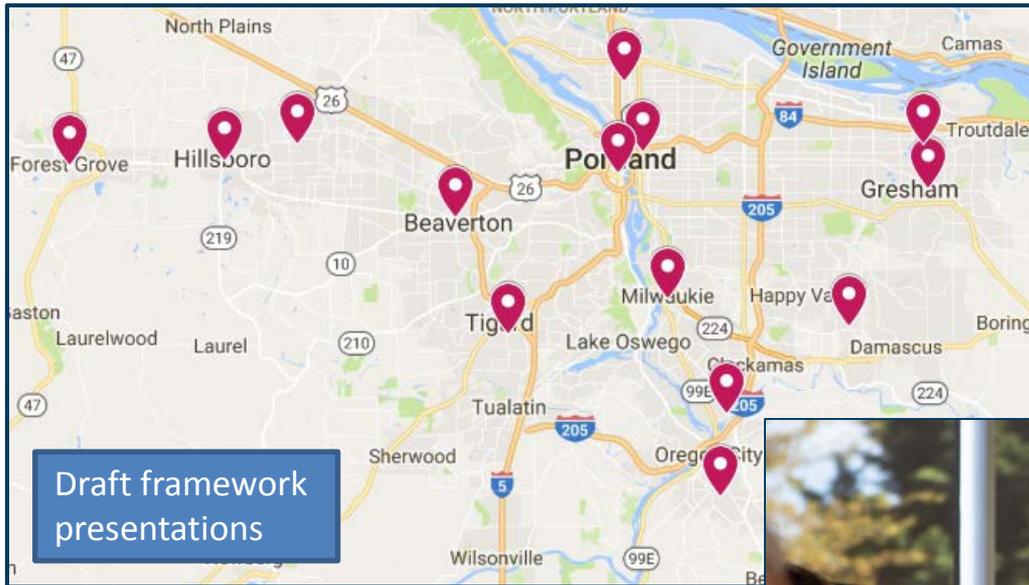
- Metro is a good steward of the things that create regional livability.
- We connect urban/rural, built/natural in one vision of a highly livable place for all.
- We must do more to protect what we value, help public investments keep up – and share benefits equitably.



Agenda for today



What's new



Draft framework presentations





Homes for greater Portland
Regional housing measure: Draft framework

DRAFT | May 1, 2018

Everyone deserves a safe, stable, affordable place to call home. Working together, we can give more families the housing opportunity they need.

Metro has a long history of working with partners to protect quality of life by supporting new homes and job where it makes sense, with good access to jobs, schools, transportation, parks and nature. As in many metropolitan areas, thousands of Portland-area families are struggling to find a stable, affordable home. This challenge affects every community in the region.

The Metro Council is considering a regional general obligation bond measure that would help partners build and protect affordable homes throughout the region.

Creating a draft framework
In January, Metro convened stakeholder and technical advisory tables with nearly 50 total members, each with unique experience in housing, community, business and related topics.

The stakeholder advisory table has identified values to guide creation and implementation of the measure framework. The technical advisory table has advised on feasibility, costs, modeling, implementation, and other technical considerations.

To explore need and opportunity, Metro has also funded community partner engagement with diverse communities, conducted detailed analysis of capacity and need, and listened to input from jurisdictional partners, housing providers and other key stakeholders.

The draft framework is a major milestone in that effort. It is a vision of what we can achieve together, and how. It is now being released for review and discussion by the advisory tables, jurisdictional partners, advocates, impacted communities and the general public.

What happens next
In late May, the Metro chief operating officer will recommend to the Metro Council what should be included in a regional affordable housing measure that creates homes for people who need them, reflects community values, and ensures technical feasibility and accountability. The final measure framework will be a central part of the COO's recommendation.

The council is expected to make a referral decision in early June. The measure would appear on the November 2018 ballot. If voters approve, Metro's goal is to achieve the measure's outcomes within five to seven years.

Learn more
Visit oregonmetro.gov/housing to learn more and sign up for emails to stay informed.



Share your thoughts
Metro wants to hear how you would prioritize investments in affordable homes across greater Portland. Our online survey will also help provide guidance on improving the bond if the Metro Council refers a measure that is passed by voters.

To add your voice, visit oregonmetro.gov/housing.

oregonmetro.gov

What is in the framework?





What will be in the recommendation

Introduction – Big picture

Core values

Engagement summary

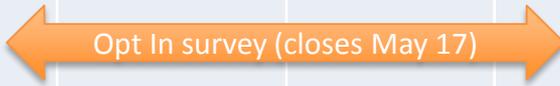
Framework recommendation

Draft resolution & assumption ordinance

Appendices and memos

Timeline to referral

	Week of 4/23	Week of 4/30	Week of 5/7	Week of 5/14	Week of 5/21	Week of 5/28	Week of 6/4	
METRO COUNCIL	Work session			Work session: Framework	Briefings	Work session: Recommendation		
ADVISORY TABLES	Technical Advisory Table: Draft framework	Stakeholder Advisory Table: Draft framework		Advisory tables: Recommendation				
JURISDICTION PARTNERS			MPAC		MPAC			
COMMUNITY	Regional Snapshot	Community partners engagement (ends June 1)						
		Opt In survey (closes May 17)						



Draft framework: What we've heard



Discussion

Does Council have any questions?



What's next



oregonmetro.gov

