



Regional Investment Strategy

# Metro Affordable Housing Measure

Workbook of record

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OCTOBER 24-30, 2017

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FM3

## PORTLAND METRO 2040 VISION SURVEY

220-4890-WT

N=800

MARGIN OF SAMPLING ERROR  $\pm 3.5\%$  (95% CONFIDENCE INTERVAL)

Hello, I'm \_\_\_\_\_ from \_\_\_\_\_, a public opinion research company. We are not telemarketers trying to sell you anything, and we will not ask for a donation of any type. We're conducting a public opinion survey about important issues in the Portland area. May I speak to \_\_\_\_\_? **(MUST SPEAK TO VOTER LISTED. VERIFY THAT THE VOTER LIVES AT THE ADDRESS LISTED; OTHERWISE, TERMINATE.)**

1. (T) Overall, would you say things in the Portland area are generally headed in the right direction, or do you feel that they are pretty seriously on the wrong track?

	<u>2016</u>	<u>2017</u>
Right direction-----	46 %	47 %
Wrong track-----	43 %	39 %
(DON'T READ) DK/NA -----	11 %	14 %

2. Next, I'm going to read a list of organizations. For each, I would like you to tell me if you have a generally favorable or generally unfavorable opinion of that organization. If you've never heard of that person or organization, or don't know enough about them to offer an opinion, please say so. **(IF FAVORABLE/ UNFAVORABLE, ASK:) "Is that very or somewhat (FAVORABLE/ UNFAVORABLE)?" (RANDOMIZE)**

	<u>VERY</u> <u>FAV</u>	<u>SMWT</u> <u>FAV</u>	<u>SMWT</u> <u>UNFAV</u>	<u>VERY</u> <u>UNFAV</u>	<u>HRD OF/</u> <u>DK</u> <u>ENGH</u>	<u>NVR</u> <u>HEARD</u> <u>OF</u>	<u>TOTAL</u> <u>FAV</u>	<u>TOTAL</u> <u>UNFAV</u>
[ ]a. Metro								
Oct. 2017 -----	18%	36%	12%	9%	18%	6%	55%	21%
June 2015 -----	13%	38%	11%	9%	24%	5%	51%	20%
[ ]b. Your local County Commission								
Oct. 2017 -----	7%	37%	11%	9%	30%	6%	44%	20%
June 2015 -----	8%	31%	10%	6%	40%	5%	39%	16%
[ ]c. The Urban Growth Boundary								
Oct. 2017 -----	19%	25%	15%	11%	22%	8%	44%	26%
June 2015 -----	18%	23%	10%	9%	29%	11%	41%	19%
[ ]d. TriMet								
Oct. 2017 -----	35%	39%	12%	8%	5%	1%	74%	20%
June 2015 -----	29%	41%	12%	9%	8%	1%	70%	21%
[ ]e. Port of Portland								
Oct. 2017 -----	14%	32%	12%	5%	32%	5%	46%	17%
June 2015 -----	11%	30%	11%	7%	38%	4%	41%	18%



		<u>VERY FAV</u>	<u>SMWT FAV</u>	<u>SMWT UNFAV</u>	<u>VERY UNFAV</u>	<u>HO/DK ENGH</u>	<u>NH OF</u>	<u>TOTAL FAV</u>	<u>TOTAL UNFAV</u>
[ ]f.	The Oregon State Legislature								
	Oct. 2017 -----	8 %	43 %	20 %	15 %	11 %	2 %	52 %	35 %
	June 2015 -----	8 %	43 %	19 %	10 %	18 %	2 %	51 %	29 %
[ ]g.	Your City government								
	Oct. 2017 -----	10 %	43 %	16 %	17 %	13 %	2 %	52 %	32 %
	June 2015 -----	13 %	44 %	14 %	9 %	18 %	2 %	57 %	23 %

3. Next, which of the following terms do you think best describe the region in which you live: **(READ AND RANDOMIZE)**

[ ] The Portland region ----- 14 %  
 [ ] Greater Portland ----- 23 %  
 [ ] The Metro Region ----- 15 %  
 [ ] The Portland Metropolitan Area ---- 39 %

**(DON'T READ)** All ----- 0 %  
**(DON'T READ)** None ----- 2 %  
**(DON'T READ)** DK/NA ----- 6 %

4. Next, in a few words of your own, what is the most important change that could be made to improve quality of life in the Portland region? **(OPEN-END, RECORD VERBATIM RESPONSE)**

Dealing with the homeless/poverty ----- 25 %  
 Affordable housing/low income housing ----- 17 %  
 Traffic/congestion ----- 14 %  
 Infrastructure/road infrastructure ----- 10 %  
 Public transit/transportation system ----- 8 %  
 Government/politicians ----- 6 %  
 Moral/social issues ----- 5 %  
 Too much development/growth/construction ----- 4 %  
 Taxes/too high/too many ----- 3 %  
 Crime/safety/police ----- 3 %  
 Education/schools ----- 3 %  
 Jobs/employment/minimum wage ----- 3 %  
 Budget/spending/regulations ----- 2 %  
 Environmental issues/weather ----- 2 %  
 Healthcare/mental health/drug use ----- 2 %  
 Immigration/illegal immigration ----- 2 %  
 Overpopulation/overcrowding ----- 1 %  
 Air quality/carbon emissions/reducing cars ----- 1 %  
 Urban boundaries/growth restrictions ----- 1 %  
 Other ----- 2 %  
 None/no issues/everything is fine ----- 1 %  
 Don't know ----- 5 %  
 No answer/Refused ----- 1 %

**MY NEXT QUESTIONS HAVE TO DO WITH GROWTH  
AND DEVELOPMENT IN THE PORTLAND METRO AREA.**

5. **(T)** Do you think the rate of growth and development in your community is too fast, about right, or too slow? **(IF TOO FAST/SLOW, ASK:)** “Is that much too **FAST/SLOW** or just somewhat?”

	<u>2015</u>	<u>2017</u>
<b>TOO FAST</b> -----	<b>30%</b>	<b>51%</b>
Much too fast -----	13 %	31 %
Somewhat too fast-----	17 %	21 %
 About right -----	 60 %	 40 %
 <b>TOO SLOW</b> -----	 <b>8%</b>	 <b>6%</b>
Somewhat too slow -----	6 %	3 %
Much too slow-----	2 %	3 %
 <b>(DON'T READ) DK/NA</b> -----	 2 %	 3 %

6. **(T)** The Portland area is growing steadily and will likely keep growing. Do you think this has been more positive or more negative for your community? **(IF POSITIVE/NEGATIVE, ASK:)** “Is that very **POSITIVE/NEGATIVE** or just somewhat?”

	<u>2015</u>	<u>2017</u>
<b>TOTAL POSITIVE</b> -----	<b>59%</b>	<b>43%</b>
Very positive -----	16 %	9 %
Somewhat positive -----	17 %	34 %
 <b>(DON'T READ) Mixed</b> -----	 3 %	 6 %
 <b>TOTAL NEGATIVE</b> -----	 <b>35%</b>	 <b>46%</b>
Somewhat negative -----	23 %	24 %
Very negative-----	12 %	23 %
 <b>(DON'T READ) DK/NA</b> -----	 3 %	 4 %

7. Overall, would you say that you are satisfied or dissatisfied with how local governments in the region are managing the impacts of growth? **(IF SATISFIED/DISSATISFIED, ASK: "Is that very SATISFIED/DISSATISFIED or just somewhat?")**

**TOTAL SATISFIED-----37%**

Very satisfied-----4%

Somewhat satisfied -----32%

**TOTAL DISSATISFIED-----59%**

Somewhat dissatisfied-----29%

Very dissatisfied -----30%

**(DON'T READ) DK/NA ----- 5%**

8. I'm going to read you a list of goals that some people might have for the Portland metropolitan area. For each item I read, please tell me how important that goal is to you personally as you think about the future of the region: is it extremely important, very important, somewhat important, or not important? **(RANDOMIZE)**

	<u>EXT</u> <u>IMPT</u>	<u>VERY</u> <u>IMPT</u>	<u>SMWT</u> <u>IMPT</u>	<u>NOT</u> <u>IMPT</u>	<u>(DK/</u> <u>NA)</u>	<u>EXT/</u> <u>VERY</u>
<b>(SPLIT SAMPLE A ONLY)</b>						
[ ]a. Having high-quality, affordable housing						
Oct. 2017 -----	33%	44%	18%	5%	1%	77%
June 2015 -----	19%	48%	26%	6%	0%	67%
[ ]b. Preserving existing neighborhoods						
Oct. 2017 -----	18%	39%	35%	6%	2%	57%
June 2015 -----	13%	43%	35%	8%	2%	56%
[ ]c. Creating more good jobs						
Oct. 2017 -----	32%	48%	18%	2%	1%	79%
June 2015 -----	29%	55%	14%	1%	1%	84%
[ ]d. Having more and better parks, and places to enjoy the outdoors						
Oct. 2017 -----	12%	33%	40%	13%	1%	45%
June 2015 -----	12%	37%	41%	10%	0%	49%
[ ]e. Improving air and water quality						
Oct. 2017 -----	26%	43%	23%	7%	1%	69%
June 2015 -----	24%	44%	28%	4%	1%	68%
[ ]f. Improving public transportation						
Oct. 2017 -----	16%	38%	33%	12%	1%	55%
June 2015 -----	13%	36%	37%	14%	1%	48%
[ ]g. Providing housing for people who are homeless						
-----	30%	37%	24%	8%	1%	67%

		<u>EXT</u> <u>IMPT</u>	<u>VERY</u> <u>IMPT</u>	<u>SMWT</u> <u>IMPT</u>	<u>NOT</u> <u>IMPT</u>	<u>(DK/</u> <u>NA)</u>	<u>EXT/</u> <u>VERY</u>
<b>(SPLIT SAMPLE B ONLY)</b>							
[ ]h.	Conserving nearby farm and forest lands						
	Oct. 2017 -----	22 %	51 %	25 %	2 %	0 %	72 %
	June 2015 -----	22 %	50 %	26 %	2 %	0 %	72 %
[ ]i.	Doing our part to reduce climate change						
	Oct. 2017 -----	27 %	39 %	19 %	15 %	1 %	66 %
	June 2015 -----	22 %	39 %	25 %	13 %	1 %	60 %
[ ]j.	Improving roads, bridges, and highways to ease congestion						
	Oct. 2017 -----	31 %	49 %	15 %	5 %	1 %	79 %
	June 2015 -----	18 %	55 %	25 %	2 %	0 %	73 %
[ ]k.	Protecting natural areas and wildlife habitats						
	Oct. 2017 -----	30 %	46 %	21 %	3 %	0 %	76 %
	June 2015 -----	23 %	54 %	20 %	2 %	1 %	76 %
[ ]l.	Supporting quality public schools						
	Oct. 2017 -----	34 %	49 %	15 %	2 %	0 %	83 %
	June 2015 -----	29 %	53 %	15 %	3 %	0 %	81 %
[ ]m.	Caring for and restoring our rivers						
	Oct. 2017 -----	26 %	50 %	21 %	3 %	0 %	76 %
	June 2015 -----	22 %	56 %	20 %	2 %	0 %	78 %
[ ]n.	Improving bike lanes						
	Oct. 2017 -----	6 %	20 %	40 %	33 %	1 %	26 %
	June 2015 -----	6 %	21 %	41 %	31 %	0 %	28 %
[ ]o.	Having enough affordable housing -----	30 %	45 %	20 %	5 %	1 %	75 %

**(RESUME ASKING ALL RESPONDENTS)**

9. Now I am going to boil some of these issues down to three different potential priorities for the Portland region to address. Please tell me which one you think should be the highest priority. **(IF DK/NA ON FIRST CHOICE, CODE DK/NA FOR SECOND CHOICE. IF NONE IN FIRST CHOICE, CODE NONE IN SECOND CHOICE IF RESPONDENT IS UNWILLING TO CHOOSE BUT SAYS "ALL," CODE ALL IN FIRST CHOICE AND DK/NA IN SECOND CHOICE)** And what is the second-highest priority?

	<u>First</u>	<u>Second</u>
[ ] Protecting natural areas, water quality and wildlife habitat, and improving our neighborhood parks -----	16 %	33 %
[ ] Ensuring enough housing that is affordable for all residents of the region -----	43 %	29 %
[ ] Reducing traffic congestion, fixing roads, and improving public transportation -----	37 %	33 %
<b>(DON'T READ)</b>		
<b>(ALL)</b> -----	3 %	0 %
<b>(NONE)</b> -----	0 %	0 %
<b>(DON'T KNOW/NA)</b> -----	1 %	4 %

**NEXT I WANT TO ASK YOU MORE ABOUT HOUSING IN THE REGION.**

10. First, which of the following would you say best describes the cost and availability of housing in the Portland region: **(READ LIST)**

[ ] A serious crisis that cannot be solved -----	3 %
[ ] A serious crisis -----	40 %
[ ] A significant problem, but not a crisis -----	44 %
[ ] A minor problem -----	7 %
[ ] Not really a problem at all -----	3 %
<b>(DON'T READ)</b>	
<b>(ALL)</b> -----	0 %
<b>(NONE)</b> -----	0 %
<b>(DON'T KNOW/NA)</b> -----	2 %

11. Next, a number of different people and organizations may have some part to play in addressing the cost and availability of housing in the region. Please tell me whether you believe each of the following should have a major responsibility for addressing these issues, some responsibility, a little responsibility, or no responsibility. **(RANDOMIZE)**

		<u>MAJOR RESP</u>	<u>SOME RESP</u>	<u>A LITTLE RESP</u>	<u>NO RESP</u>	<u>(DK/ NA)</u>	<u>MAJOR /SOME</u>
<b>(SPLIT SAMPLE A ONLY)</b>							
[ ]a.	You personally-----	15%	47%	18%	18%	3%	61%
[ ]b.	Large businesses-----	27%	43%	17%	12%	2%	70%
[ ]c.	Members of the public-----	26%	51%	16%	7%	1%	76%
[ ]d.	Local government-----	67%	23%	6%	3%	1%	90%
[ ]e.	Real estate developers-----	54%	33%	7%	5%	1%	87%
[ ]f.	Banks and financial institutions-----	29%	45%	15%	9%	2%	74%
<b>(SPLIT SAMPLE B ONLY)</b>							
[ ]g.	Federal government-----	26%	36%	20%	17%	1%	62%
[ ]h.	Large corporations-----	19%	42%	15%	22%	2%	61%
[ ]i.	Non-profit organizations-----	10%	46%	25%	18%	1%	55%
[ ]j.	Elected officials-----	55%	33%	6%	5%	1%	88%
[ ]k.	State government-----	47%	38%	9%	6%	1%	85%
[ ]l.	Landlords-----	31%	50%	10%	7%	2%	81%

**(RESUME ASKING ALL RESPONDENTS)**

12. Next, here are some factors that some people have said make the Portland area less affordable. After I read each one, please tell me whether you think it is a major cause, a minor cause, or not a cause. **(RANDOMIZE)**

		<u>MAJOR CAUSE</u>	<u>MINOR CAUSE</u>	<u>NOT A CAUSE</u>	<u>(DK/ NA)</u>	<u>MAJOR /MINOR</u>
<b>(SPLIT SAMPLE A ONLY)</b>						
[ ]a.	Not enough new affordable housing is being built					
	Oct. 2017-----	64%	25%	7%	4%	89%
	June 2015-----	44%	35%	16%	4%	79%
[ ]b.	Large businesses have benefited from tax breaks without raising wages for front-line workers					
	Oct. 2017-----	53%	26%	16%	5%	79%
	June 2015-----	50%	28%	15%	6%	79%
[ ]c.	High demand and low supply have driven up prices in the housing market					
	Oct. 2017-----	76%	20%	3%	2%	95%
	June 2015-----	56%	30%	10%	4%	87%
[ ]d.	Local taxes are too high					
	Oct. 2017-----	43%	35%	20%	3%	78%
	June 2015-----	41%	35%	22%	3%	75%

	<u>MAJOR CAUSE</u>	<u>MINOR CAUSE</u>	<u>NOT A CAUSE</u>	<u>(DK/ NA)</u>	<u>MAJOR /MINOR</u>
<b>(SPLIT SAMPLE A CONTINUED)</b>					
[ ]e. Government has done a poor job of managing growth					
Oct. 2017 -----	53 %	35 %	10 %	3 %	88 %
June 2015 -----	32 %	43 %	19 %	6 %	75 %
<b>(SPLIT SAMPLE B ONLY)</b>					
[ ]f. Lots of wealthy people have moved here, driving up prices					
Oct. 2017 -----	48 %	38 %	12 %	3 %	86 %
June 2015 -----	29 %	41 %	25 %	5 %	70 %
[ ]g. <b>(T)</b> Individual neighborhoods or communities are blocking affordable housing					
Oct. 2017 -----	23 %	42 %	26 %	9 %	65 %
June 2015 -----	16 %	42 %	31 %	11 %	58 %
[ ]h. Wage increases have not kept up with rising costs in the region					
Oct. 2017 -----	63 %	28 %	7 %	2 %	91 %
June 2015 -----	58 %	29 %	10 %	3 %	87 %
[ ]i. The Urban Growth Boundary limits the land available for building new housing					
Oct. 2017 -----	29 %	46 %	19 %	6 %	75 %
June 2015 -----	24 %	43 %	25 %	8 %	67 %
[ ]j. It costs a great deal to create new roads, pipes, and other things required to build new neighborhoods-----	36 %	43 %	16 %	4 %	79 %
[ ]k. Developers are working to maximize their profits-----	65 %	27 %	7 %	2 %	92 %

**(RESUME ASKING ALL RESPONDENTS)**

13. Now I am going to read you a list of different subgroups of the Portland Metro population. After I read each one, please tell me how high a priority you think it should be to help that particular group find safe, affordable housing: a high priority, medium priority, or low priority. **(RANDOMIZE)**

	<u>HIGH</u>	<u>MEDIUM</u>	<u>LOW</u>	<u>(DK/ NA)</u>
[ ]a. People who are experiencing homelessness-----	67 %	23 %	9 %	1 %
[ ]b. Working families with children-----	67 %	28 %	4 %	0 %
[ ]c. The elderly -----	73 %	21 %	5 %	1 %
[ ]d. Veterans-----	63 %	30 %	6 %	2 %
[ ]e. Working people who cannot afford a place to live -----	71 %	22 %	6 %	1 %
[ ]f. People who have been priced out of their homes -----	55 %	34 %	9 %	2 %
[ ]g. First-time homebuyers-----	28 %	51 %	19 %	2 %
[ ]h. People of color-----	60 %	30 %	6 %	4 %

**NEXT I WANT TO ASK YOU MORE ABOUT PARKS AND NATURAL AREAS IN THE REGION.**

14. First, do you think funding for the Portland region's system of parks, trails, and natural areas should be increased, kept the same, or reduced? **(IF INCREASED, ASK: "Should it be INCREASED/REDUCED a great deal or just somewhat?")**

**TOTAL INCREASED-----28%**

Increased a great deal -----10%

Increased somewhat -----18%

Kept the same-----62%

**TOTAL REDUCED-----6%**

Reduced somewhat -----4%

Reduced a great deal -----2%

**(DON'T KNOW/NA) -----5%**

15. Next, I'm going to read you some projects and services that could be provided if increased funding were available. For each item I read, please tell me how important the project or service is to you personally: is it extremely important, very important, somewhat important, or not important? **(RANDOMIZE)**

	<u>EXT</u> <u>IMPT</u>	<u>VERY</u> <u>IMPT</u>	<u>SMWT</u> <u>IMPT</u>	<u>NOT</u> <u>IMPT</u>	<u>(DK/</u> <u>NA)</u>	<u>EXT/</u> <u>VERY</u>
<b>(SPLIT SAMPLE A ONLY)</b>						
[ ]a. Protecting fish and wildlife habitat-----	23%	42%	29%	5%	0%	65%
[ ]b. Maintaining and improving water quality in local rivers and streams						
Oct. 2017 -----	35%	40%	21%	4%	0%	76%
June 2016 -----	36%	46%	14%	4%	0%	82%
[ ]c. Connecting people with nature close to home-----	12%	24%	43%	20%	1%	36%
[ ]d. Providing "Nature in Neighborhoods" grants to support community-led projects -----	10%	22%	44%	22%	2%	31%
<b>(SPLIT SAMPLE B ONLY)</b>						
[ ]e. Providing funding to local governments to repair, maintain and improve local parks						
Oct. 2017 -----	11%	32%	47%	10%	1%	43%
June 2016 -----	10%	30%	44%	17%	1%	39%
[ ]f. Maintaining existing Metro parks, like Oxbow and Blue Lake, which are more than 50 years old -----						
	18%	38%	36%	6%	1%	56%
[ ]g. Purchasing land for construction of walking and biking trails in the future -----						
	6%	19%	44%	31%	0%	25%
[ ]h. Constructing trails for walking and biking on existing park lands -----						
	7%	17%	52%	24%	0%	24%



	<u>EXT IMPT</u>	<u>VERY IMPT</u>	<u>SMWT IMPT</u>	<u>NOT IMPT</u>	<u>(DK/ NA)</u>	<u>EXT/ VERY</u>
<b>(SPLIT SAMPLE A ONLY)</b>						
[ ]i. Opening new parks on existing publicly-owned land -----	7 %	16 %	52 %	23 %	1 %	23 %
<b>(SPLIT SAMPLE B ONLY)</b>						
[ ]j. Opening new parks on existing publicly-owned land managed by Metro regional government -----	7 %	18 %	46 %	28 %	1 %	25 %

**(RESUME ASKING ALL RESPONDENTS)**

16. Next, here are some statements from people who support increased investment in regional parks, trails, and natural areas. After hearing each statement, please tell me whether you find it very convincing, somewhat convincing, or not convincing. If you do not believe the statement, please tell me that too.  
**(RANDOMIZE)**

	<u>VERY CONV</u>	<u>SMWT CONV</u>	<u>NOT CONV</u>	<u>DON'T BEL</u>	<u>(DK/ NA)</u>	<u>VERY/ SMWT</u>
<b>(SPLIT SAMPLE A ONLY)</b>						
[ ]a. <b>(POPULATION)</b> As the population grows and greater Portland becomes more crowded, we need more parks, trails, and natural areas to maintain a high quality of life.-----	28 %	41 %	21 %	10 %	0 %	68 %
[ ]b. <b>(COMMUNITIES)</b> We need to provide better access to nature for all communities in greater Portland, including people of color and others who have historically been underserved.-----	39 %	31 %	18 %	11 %	2 %	70 %
<b>(SPLIT SAMPLE B ONLY)</b>						
[ ]c. <b>(VISION)</b> Continuing to invest in the region's parks and natural areas makes the most of a legacy that voters have built over the past 25 years.-----	33 %	43 %	16 %	7 %	2 %	76 %
[ ]d. <b>(UNIQUE)</b> In maintaining a regional park system, Metro plays a unique role among park providers in greater Portland: protecting clean water, restoring fish and wildlife habitat, and connecting people to nature close to home.-----	33 %	47 %	13 %	6 %	2 %	80 %
[ ]e. <b>(POLITICAL)</b> In today's political climate, protecting natural resource lands is more important now than ever. -----	48 %	31 %	11 %	10 %	1 %	78 %

<u>VERY CONV</u>	<u>SMWT CONV</u>	<u>NOT CONV</u>	<u>DON'T BEL</u>	<u>(DK/ NA)</u>	<u>VERY/ SMWT</u>
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**(RESUME ASKING ALL RESPONDENTS)**

- [ ]f. **(WATER/HABITAT)** Protecting clean water and restoring fish and wildlife habitat makes greater Portland a better place to live, **(SPLIT SAMPLE A ONLY: and is particularly important as we prepare for climate change.)** -----52%-----30% ---- 12% ---- 5% -----0% **82%**

17. Now that you have heard more, let me ask you again: do you think funding for the Portland region's system of parks, trails, and natural areas should be increased, kept the same, or reduced? **(IF INCREASED, ASK: Should it be INCREASED/ REDUCED a great deal or just somewhat?)**

**TOTAL INCREASED-----36%**

Increased a great deal ----- 11 %

Increased somewhat -----25%

Kept the same-----54%

**TOTAL REDUCED----- 7%**

Reduced somewhat ----- 4 %

Reduced a great deal ----- 2 %

**(DON'T KNOW/NA) ----- 3%**

18. Next, here are some statements from people who oppose increased investment in regional parks, trails, and natural areas. After hearing each statement, please tell me whether you find it very convincing, somewhat convincing, or not convincing. If you do not believe the statement, please tell me that too. **(RANDOMIZE)**

<u>VERY CONV</u>	<u>SMWT CONV</u>	<u>NOT CONV</u>	<u>DON'T BEL</u>	<u>(DK/ NA)</u>	<u>VERY/ SMWT</u>
----------------------	----------------------	---------------------	----------------------	---------------------	-----------------------

**(SPLIT SAMPLE A ONLY)**

- [ ]a. **(PRIORITIES)** Parks and nature are as not as urgent as other community needs, such as affordable housing and transportation. -----31%-----37% ---- 22% ---- 8% -----2% **69%**
- [ ]b. **(NO PETS)** Metro does not allow dogs or other pets at most of its parks and natural areas, including Blue Lake and Oxbow parks; we should not increase our investment unless they change that rule.----- 9%----- 17% ---- 47% ----24%-----3% **26%**
- [ ]c. **(FARMS)** Metro could end up using these dollars to purchase productive farmland and convert it to habitat for fish and wildlife.----- 7%-----31% ---- 35% ----22%-----4% **38%**
- [ ]d. **(TOO MUCH LAND)** Metro already manages 17 thousand acres of land and doesn't have a long-term funding source to take care of the land it already has. -----15%-----33% ---- 30% ----13%-----9% **48%**

	<u>VERY CONV</u>	<u>SMWT CONV</u>	<u>NOT CONV</u>	<u>DON'T BEL</u>	<u>(DK/ NA)</u>	<u>VERY/ SMWT</u>
<b>(SPLIT SAMPLE B ONLY)</b>						
[ ]e. <b>(SAFETY)</b> Metro is contributing to safety problems in local communities by continuing to expand the regional trail system. -----	5 %	26 %	35 %	30 %	4 %	31 %
[ ]f. <b>(HOUSING)</b> Acquiring land for clean water, wildlife habitat and parks takes away land that could be used for housing. -----	7 %	24 %	43 %	24 %	2 %	31 %
[ ]g. <b>(RECREATION)</b> Too much of the land in Metro's park system is off-limits for recreation. -----	9 %	23 %	36 %	24 %	8 %	32 %

**(RESUME ASKING ALL RESPONDENTS)**

19. Having heard this, let me ask you one last time: do you think funding for the Portland region's system of parks, trails, and natural areas should be increased, kept the same, or reduced? **(IF INCREASED, ASK: Should it be INCREASED/ REDUCED a great deal or just somewhat?)**

**TOTAL INCREASED-----34%**

Increased a great deal ----- 10 %

Increased somewhat ----- 24 %

Kept the same----- 55 %

**TOTAL REDUCED----- 9%**

Reduced somewhat ----- 5 %

Reduced a great deal ----- 4 %

**(DON'T KNOW/NA) ----- 3 %**

**NOW I WOULD LIKE TO BRING A NUMBER OF THE  
SUBJECTS WE HAVE BEEN DISCUSSING TOGETHER.**

20. Suppose there were a measure on the ballot that would increase taxes to help ensure enough housing that is affordable for all residents of the region (**SPLIT SAMPLE D:** and protecting natural areas, water quality and wildlife habitat, and improving our neighborhood parks). If there were an election today, do you think you would vote “yes” in favor of this measure or “no” to oppose it? (**IF YES/NO, ASK:** “Is that definitely or just probably?”) (**IF UNDECIDED, DON’T KNOW, NO ANSWER, ASK:** “Do you lean toward voting yes or no?”)

	<b>SPLIT C: HOUSING ONLY</b>	<b>SPLIT D: PARKS/ HOUSING</b>	<b>TOTAL</b>
<b>TOTAL YES</b> -----	<b>57%</b>	<b>61%</b>	<b>59%</b>
Definitely yes -----	26%	27%	26%
Probably yes -----	24%	28%	26%
Undecided, lean yes -----	7%	6%	6%
<b>TOTAL NO</b> -----	<b>40%</b>	<b>32%</b>	<b>36%</b>
Undecided, lean no -----	4%	2%	3%
Probably no -----	13%	10%	11%
Definitely no -----	23%	20%	21%
<b>(DK/NA)</b> -----	<b>4%</b>	<b>7%</b>	<b>5%</b>

21. And regardless of how the money were raised, would your household be willing to pay \_\_\_\_\_ in additional taxes to fund (**SPLIT SAMPLE C ONLY:** affordable housing) (**SPLIT SAMPLE D ONLY:** affordable housing and parks improvements)? (**IF WILLING/UNWILLING, ASK:**) “Would that be very **WILLING/UNWILLING**, or just somewhat? (**DO NOT RANDOMIZE**)

	<b>VERY WILL</b>	<b>SMWT WILL</b>	<b>SMWT UNWILL</b>	<b>VERY UNWILL</b>	<b>(DK/ NA)</b>	<b>TOTAL WILL</b>	<b>TOTAL UNWILL</b>
a. 100 dollars per year							
Split C: Housing only -----	32%	26%	11%	27%	4%	58%	38%
Split D: Parks/Housing -----	40%	20%	10%	26%	3%	61%	36%
Total-----	36%	23%	11%	27%	4%	59%	37%
b. 75 dollars per year							
Split C: Housing only -----	42%	20%	10%	25%	4%	61%	35%
Split D: Parks/Housing -----	44%	20%	8%	24%	4%	64%	32%
Total-----	43%	20%	9%	24%	4%	63%	33%
c. 50 dollars per year							
Split C: Housing only -----	50%	16%	9%	22%	3%	66%	31%
Split D: Parks/Housing -----	54%	15%	6%	21%	4%	69%	27%
Total-----	52%	15%	8%	22%	4%	67%	29%

	<u>VERY WILL</u>	<u>SMWT WILL</u>	<u>SMWT UNWILL</u>	<u>VERY UNWILL</u>	<u>(DK/ NA)</u>	<u>TOTAL WILL</u>	<u>TOTAL UNWILL</u>
d. 25 dollars per year							
Split C: Housing only -----	56 %	15 %	6 %	20 %	4 %	71 %	25 %
Split D: Parks/Housing -----	62 %	12 %	3 %	20 %	4 %	74 %	22 %
Total-----	59 %	13 %	4 %	20 %	4 %	72 %	24 %

22. Some people have proposed to instead fund affordable housing for the Portland region with a tax on new residential, commercial, and industrial development. Would that way of raising funds sound acceptable or unacceptable? (IF ACCEPTABLE/UNACCEPTABLE, ASK:) "Would that be very ACCEPTABLE/ UNACCEPTABLE, or just somewhat?"

**TOTAL ACCEPTABLE-----65%**  
 Very acceptable -----39 %  
 Somewhat acceptable-----26 %

**TOTAL UNACCEPTABLE-----31%**  
 Somewhat unacceptable-----11 %  
 Very unacceptable -----20 %

**(DON'T KNOW/NA)-----5 %**

**HERE ARE MY FINAL QUESTIONS, AND THEY ARE  
 JUST FOR CLASSIFICATION PURPOSES.**

23. (T) Do you own or rent your place of residence?

Own -----76 %  
 Rent -----22 %  
**(DON'T KNOW/NA)-----3 %**

24. (T) What was the last level of school you completed?

Less than grade 12-----1 %  
 Grade 12-----12 %  
 Less than 4 years of college-----21 %  
 College graduate (4)-----38 %  
 Post graduate work/  
 Professional school -----27 %  
**(REFUSED/NA)-----1 %**

25. (T) Do you have any school-aged children living at home?

Yes -----27 %  
 No -----73 %  
**(DON'T KNOW/NA)-----1 %**

26. (T) I don't need to know the exact amount, but I'm going to read you some categories for household income. Would you please stop me when I have read the category indicating the total combined income for all the people in your household before taxes in 2016?

\$25,000 and under----- 10 %  
 \$25,001 - \$50,000 ----- 16 %  
 \$50,001 - \$75,000 ----- 18 %  
 \$75,001 - \$100,000----- 17 %  
 More than \$100,000----- 30 %  
 (DON'T READ) Refused ----- 9 %

<b>THANK AND TERMINATE</b>
----------------------------

**SEX (BY OBSERVATION):**

Male----- 48 %  
 Female ----- 52 %

**PARTY REGISTRATION:**

Democrat ----- 55 %  
 Republican ----- 23 %  
 Non-Partisan/other ----- 22 %

**FLAG**

P12----- 49 %  
 G12 ----- 83 %  
 P14----- 50 %  
 G14 ----- 82 %  
 P16----- 80 %  
 G16 ----- 97 %  
 Blank----- 1 %

**COUNTY**

Clackamas ----- 19 %  
 Multnomah ----- 50 %  
 Washington ----- 31 %

**CITY**

Portland ----- 43 %  
 Other----- 57 %

**AGE**

18-29----- 13 %  
 30-39----- 18 %  
 40-49----- 18 %  
 50-54----- 7 %  
 55-59----- 8 %  
 60-64----- 13 %  
 65-74----- 14 %  
 75+ ----- 9 %

TO: Becca Uherbelau and Craig Beebe  
Metro

FROM: Dave Metz and Miranda Everitt  
Fairbank, Maslin, Maullin, Metz & Associates

RE: Key Findings from a Survey of Metro Voters

DATE: November 7, 2017

---

Fairbank, Maslin, Maullin, Metz & Associates (FM3) recently completed 800 live telephone interviews with Metro voters to assess their views on the future of the region,<sup>1</sup> with a focus on housing, transportation and natural areas.

The survey found that Metro voters are increasingly concerned about the impacts of growth and development in the region, with a majority now characterizing the pace of growth as “too fast.” Their top concerns center around impacts on housing, homelessness, traffic, and transportation, and they are now more likely to say that the impacts of growth have been negative than positive for their community. In addition, there is a clear desire for local government to tackle these issues – especially housing cost and availability. While natural areas and parks are important to voters, they are not urgent concerns at this time.

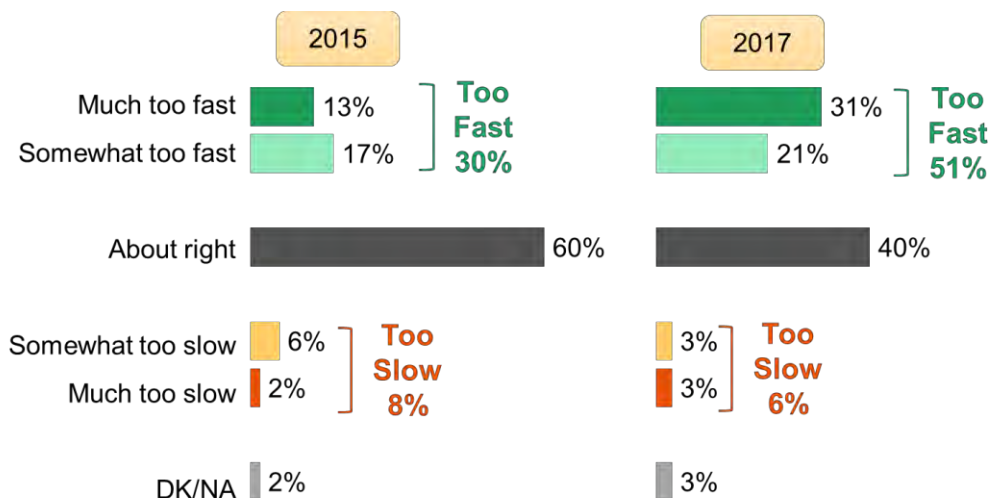
Key findings include:

- **Metro voters are increasingly concerned with the rate of growth in the region.** Fully half (51%) of Metro voters now say that the pace of growth is “too fast” – up 21 points since the question was asked in 2015. At the same time, the share who believe growth is “much too fast” has more than doubled, from 13 percent in 2015 to 31 percent now. Just six percent say that growth is “too slow” (**Figure 1** on the next page). This finding is in line with many other West Coast cities.

<sup>1</sup> **Methodology:** From Oct. 24-30, 2017, FM3 completed 800 live telephone interviews (on both landlines and cell phones) with Metro voters likely to participate in the November 2018 election. The margin of sampling error for the full sample is +/- 3.5% at the 95% confidence level; margins of error for population subgroups within the sample will be higher. Due to rounding, not all totals will sum to 100%.

**Figure 1: Pace of Growth and Development**

*Do you think the rate of growth and development in your community is too fast, about right, or too slow?*

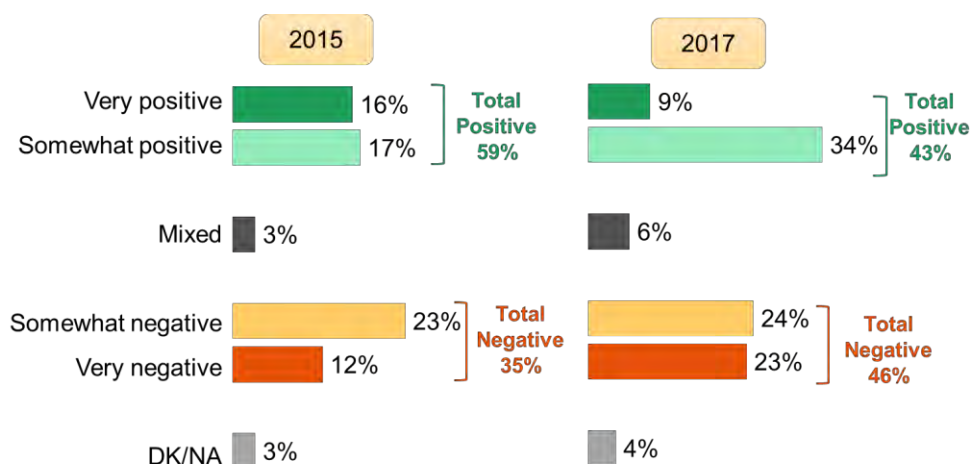


- **A plurality of voters see growth as more negative than positive for their community.** About two in five (43%) Metro voters see growth as positive for their community (**Figure 2**), while a slightly larger share (46%) see its impacts as more negative. This is a significant shift from 2015, when a solid majority (59%) believed growth was more positive than negative (35%).

**Figure 2: Impact of Growth and Development**

*The Portland area is growing steadily and will likely keep growing.*

*Do you think this has been more positive or more negative for your community?*

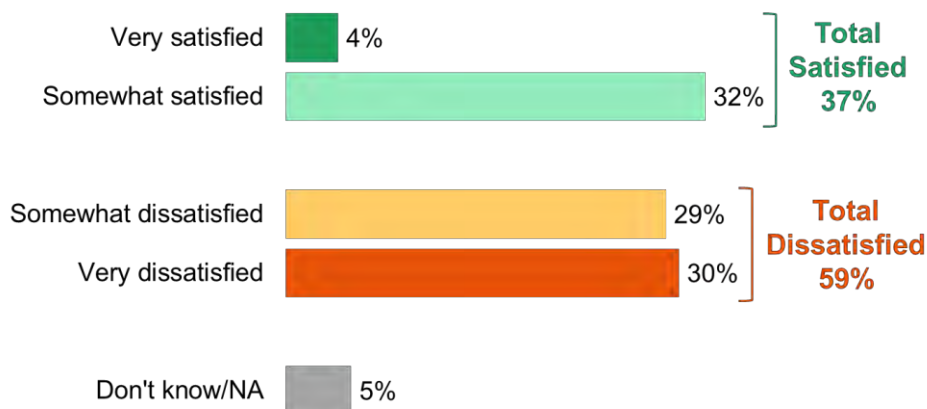


- **Voters clearly see local government as having a leading role in addressing the challenges of growth.** Nearly sixty percent (59%) say they are dissatisfied with how local governments in the region are managing the impacts of growth, while just over one-third (37%) are satisfied (**Figure 3**). Notably, seven times as many Metro voters are “very dissatisfied” as are “very satisfied.”



**Figure 3: Satisfaction with Local Government Response to Growth**

*Overall, would you say that you are satisfied or dissatisfied with how local governments in the region are managing the impacts of growth?*



- Housing cost and availability is the dominant concern facing the Metro region.** Given a short, three-item list of some major Metro responsibilities impacted by growth, more than two in five (43%) said *ensuring enough housing that is affordable for all residents of the region* was their top priority (**Figure 4**). This was followed closely by reducing traffic congestion (37%), with protecting natural areas ranking third (16%).

**Figure 4: Top Priority for Metro**

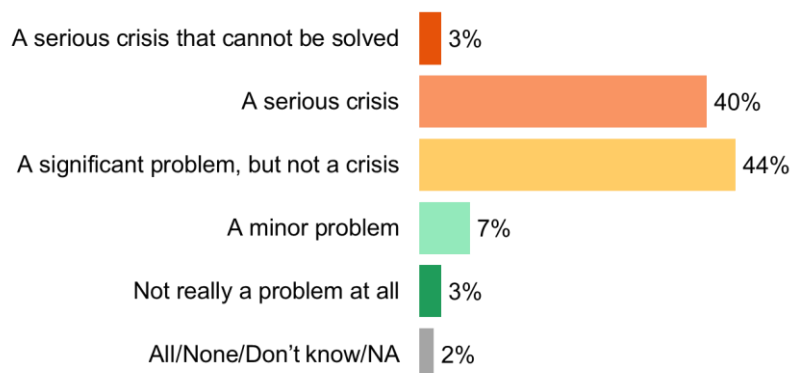
*I am going to boil some of these issues down to three different potential priorities for the Portland region to address. Please tell me which one you think should be the highest priority.*

Priority	% Top Priority
Ensuring enough housing that is affordable for all residents of the region	43%
Reducing traffic congestion, fixing roads, and improving public transportation	37%
Protecting natural areas, water quality and wildlife habitat, and improving our neighborhood parks	16%

Asked to characterize the issue of cost and availability of housing in the region, 87 percent of Metro voters called it at least a *significant problem* – and 44 percent called it a *serious crisis* (**Figure 5** on the next page).

**Figure 5: Characterizing Metro Housing Costs and Availability**

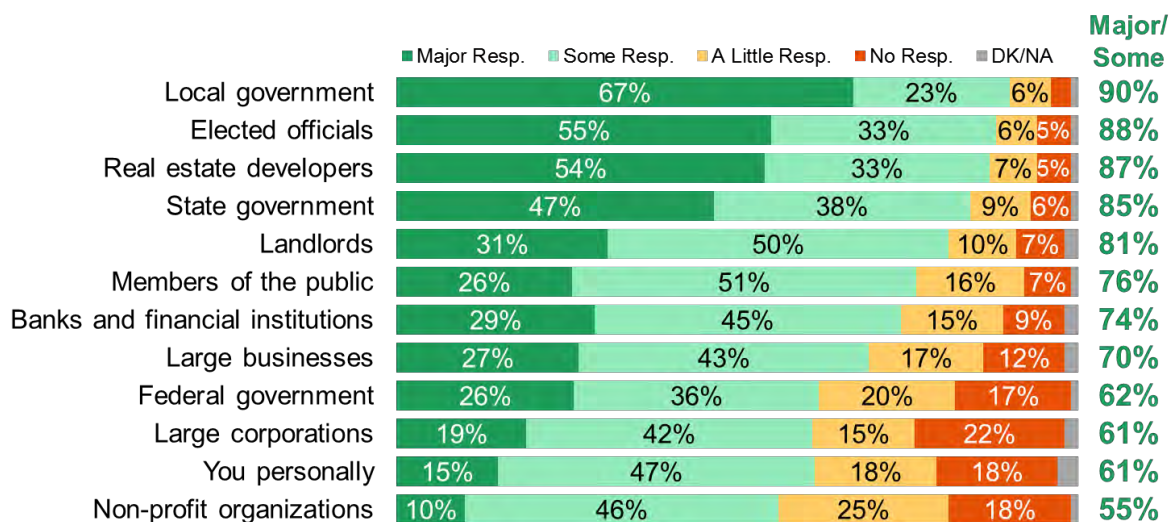
*Which of the following would you say best describes the cost and availability of housing in the Portland region?*



- Metro voters want local government to address housing issues.** As shown in **Figure 6** below, fully 90 percent of voters believe their local government has at least “some responsibility” for addressing the cost and availability of housing in the region. Two-thirds (67%) call it a “major responsibility” – much higher than any other actor, including landlords. Nearly as many (88%) say elected officials bear at least “some responsibility” for response, with a majority (55%) calling for a “major” role.

**Figure 6: Responsibility for Addressing Housing Cost and Availability**

*A number of different people and organizations may have some part to play in addressing the cost and availability of housing in the region. Please tell me whether you believe each of the following should have a major responsibility for addressing these issues, some responsibility, a little responsibility, or no responsibility.*



- **While parks are a lower priority than traffic and housing, voters clearly value natural areas.** As shown in Figure 7 below, the increase in intensity of concern about housing issues has not eroded support for green spaces. Metro voters have consistently put a high value on their parks, trails and natural areas, with steady shares of more than three-quarters (76%) saying *protecting natural areas and wildlife habitats* and nearly seven in ten (69%) saying *improving air and water quality* are “extremely” or “very important” goals for the Metro region.

**Figure 7: Goals for the Portland Metro Area**

*I'm going to read you a list of goals that some people might have for the Portland metropolitan area. Please tell me how important that goal is to you personally as you think about the future of the region: is it extremely important, very important, somewhat important, or not important?*

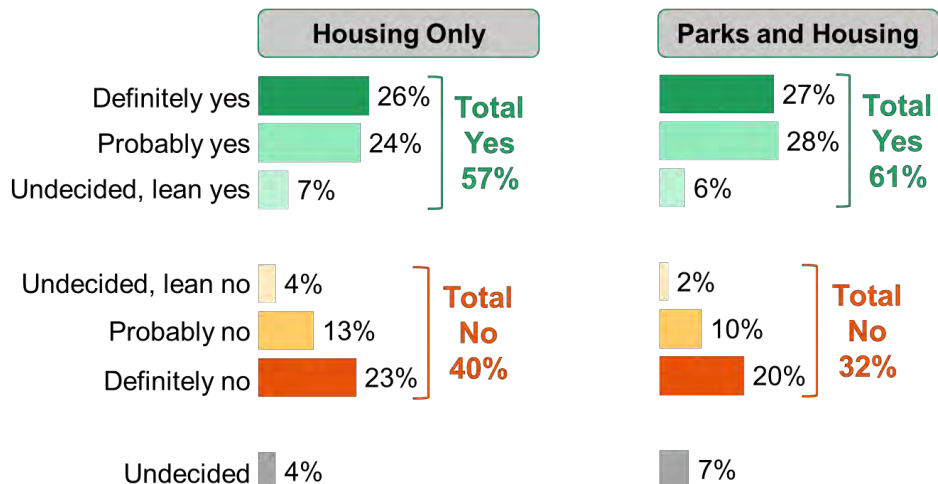
*(% Extremely/Very Important)*

Goal	2015	2017	Diff.
Having high-quality, affordable housing	67%	77%	+10%
Improving public transportation	48%	55%	+7%
Improving roads, bridges, and highways to ease congestion	73%	79%	+6%
Doing our part to reduce climate change	60%	66%	+6%
Supporting quality public schools	81%	83%	+2%
Improving air and water quality	68%	69%	+1%
Protecting natural areas and wildlife habitats	76%	76%	--
Conserving nearby farm and forest lands	72%	72%	--
Caring for and restoring our rivers	78%	76%	-2%
Improving bike lanes	28%	26%	-2%
Having more and better parks, and places to enjoy the outdoors	49%	45%	-4%
Creating more good jobs	84%	79%	-5%

- **Metro voters support a potential ballot measure funding housing – and slightly larger shares back a measure pairing housing and parks.** As demonstrated in **Figure 8** on the next page, clear majorities of Metro voters support a potential measure that would increase taxes to fund housing improvements and/or natural areas. Though the intensity of support is similar for both, with about one-quarter saying they would “definitely” vote yes on each version of the measure, the share of “yes” voters is slightly higher (61%) for the version of the measure which includes funding for natural areas, water quality and neighborhood parks than for the one which would fund housing alone (57%).

### Figure 8: Potential Support for a Housing/Parks Measure

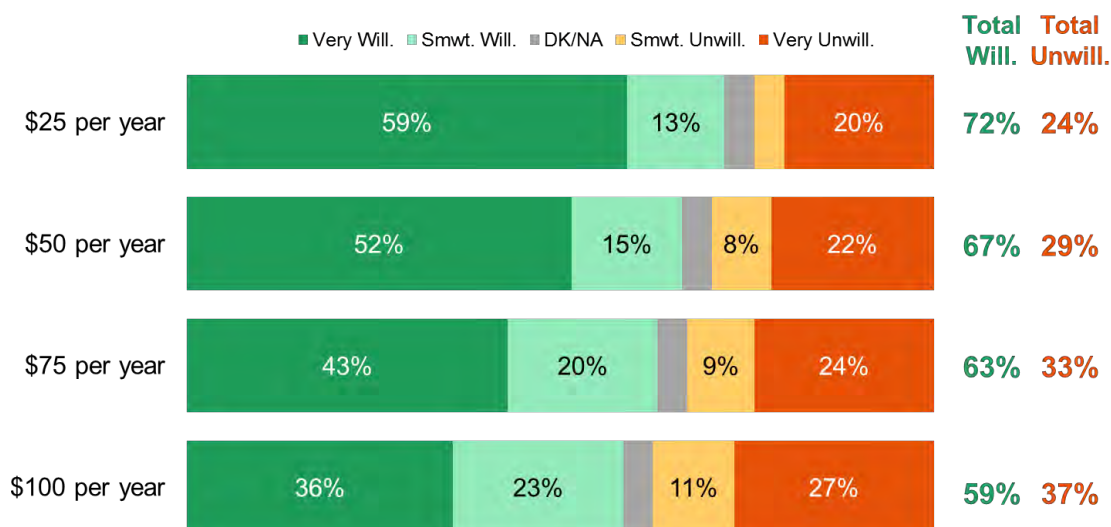
Suppose there were a measure on the ballot that would increase taxes to help ensure enough housing that is affordable for all residents of the region (Half Sample: and protecting natural areas, water quality and wildlife habitat, and improving our neighborhood parks). If there were an election today, do you think you would vote “yes” in favor of this measure or “no” to oppose it?



- **Strong majorities are willing to pay up \$100 per year to make these investments.** As shown in Figure 9, nearly three in five Metro voters say they are willing to pay \$100 per year for this type of measure, with more than one-third (36%) saying they are “very willing” to make an investment of that size. Nearly three-quarters (72%) are willing to pay \$25 per year for housing/parks improvements, with 59 percent “very willing.” There was no difference in willingness to pay between those considering a housing-only measure and one that would fund both housing and natural areas.

### Figure 9: Willingness to Pay for Parks/Housing, Annually by Household

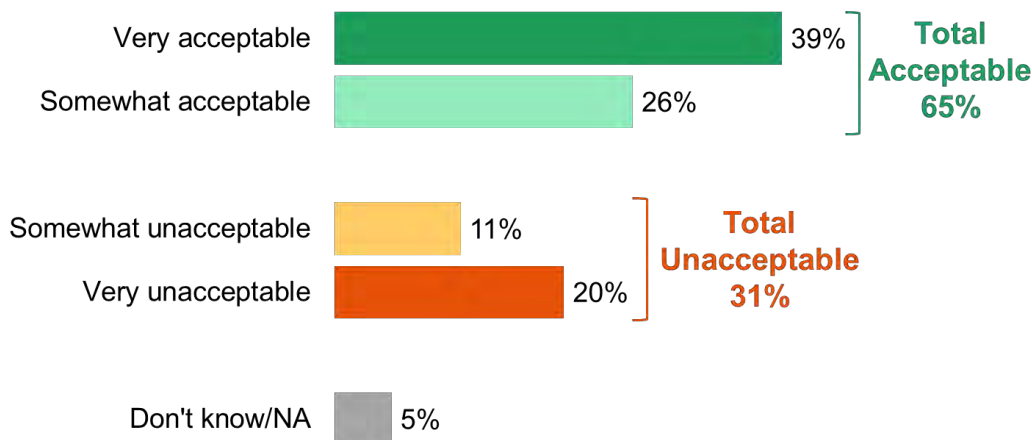
And regardless of how the money were raised, would your household be willing to pay \_\_\_\_\_ in additional taxes to fund (HALF SAMPLE: affordable housing) (HALF SAMPLE: affordable housing and parks improvements)?



- **Two-thirds say a tax on new development is an acceptable way to raise funds.** Voters were also asked about a potential tax on new development to fund affordable housing in the region, and 65 percent found it “acceptable.” Nearly two in five (39 percent) said it would be “very acceptable” – greater than the share who at all found it “unacceptable” (31 percent).

**Figure 10: Real Estate Development Tax**

*Some people have proposed to instead fund affordable housing for the Portland region with a tax on new residential, commercial, and industrial development. Would that way of raising funds sound acceptable or unacceptable?*



In sum, Portland Metro voters are clearly feeling the impacts of growth and development in the region on their daily lives, particularly in the areas of transportation and housing costs and availability. They have a clear desire to see local government address these issues, and are willing to pay a substantial amount in additional taxes if it will help local government craft effective solutions.

FEBRUARY 27- MARCH 1, 2018



## OREGON METRO HOUSING SURVEY

220-4774-WT

N=600

MARGIN OF SAMPLING ERROR  $\pm 4.0\%$  (95% CONFIDENCE  
INTERVAL)

A/B &amp; C/D SPLITS

Hello, I'm \_\_\_\_\_ from a public opinion research company. We're conducting a short survey about issues that concern voters in the region. I am not trying to sell you anything and I will not ask you for a donation or contribution of any kind. May I speak with \_\_\_\_\_? **(MUST SPEAK WITH VOTER LISTED. VERIFY THAT THE VOTER LIVES AT THE ADDRESS LISTED--OTHERWISE TERMINATE.)** This survey has two sections.

- A. Before we begin, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others? **(IF NOT ON A CELL PHONE, ASK: Do you own a cell phone?)**

Yes, cell and can talk safely ----- 63 %

Yes, cell but cannot talk safely ----- **TERMINATE**

No, not on cell, but own one ----- 31 %

No, not on cell and do not own one ----- 6 %

**(DON'T READ) DK/NA/REFUSED----- TERMINATE**

1. **(T)** Overall, would you say things in the Portland area are generally headed in the right direction, or do you feel that they are pretty seriously on the wrong track?

Right direction ----- 45 %

Wrong track ----- 39 %

**(DON'T READ) DK/NA ----- 15 %**

**NOW I WOULD LIKE TO ASK YOU ABOUT A MEASURE THAT COULD BE ON AN UPCOMING BALLOT.**

2. It would be titled **BONDS TO FUND AFFORDABLE HOUSING** and may read as follows:

**(SPLIT SAMPLE C ONLY)**

Shall Metro issue bonds, fund affordable housing for low-income families, seniors, veterans, people with disabilities; require public oversight? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11-b, Article Eleven of the Oregon Constitution.

**(SPLIT SAMPLE D ONLY)**

Shall Metro fund affordable housing for low-income families, seniors, veterans, people with disabilities; require public oversight; issue 500 million dollars in general obligation bonds? If the bonds are approved, they will be payable from taxes on property ownership that are not subject to the limits of section 11b, Article Eleven of the Oregon Constitution.

**(RESUME ASKING ALL RESPONDENTS)**

If the election were held today, would you vote yes in favor of this measure, or no to oppose it?  
**(IF YES/NO ASK):** "Is that definitely (YES/NO) or just probably (YES/NO)?" **(IF UNDECIDED, ASK:)** Well, do you lean towards voting yes or no?

	<u>SPLIT C</u>	<u>SPLIT D</u>	<u>TOTAL</u>
<b>TOTAL YES</b> -----	<b>56%</b> -----	<b>54%</b> -----	<b>55%</b>
Definitely yes-----	31 %-----	28 %-----	29 %
Probably yes-----	19 %-----	19 %-----	19 %
Undecided, lean yes-----	6 %-----	7 %-----	7 %
 <b>TOTAL NO</b> -----	 <b>32%</b> -----	 <b>35%</b> -----	 <b>34%</b>
Undecided, lean no-----	3 %-----	4 %-----	3 %
Probably no-----	8 %-----	9 %-----	9 %
Definitely no-----	21 %-----	22 %-----	22 %
 <b>(DON'T READ) DK/NA</b> -----	 <b>12%</b> -----	 <b>10%</b> -----	 <b>11%</b>

3. Let me tell you a bit more about what this measure would do. The measure would authorize Metro to issue 500 million dollars in bonds. These bonds would fund construction and purchase of new housing, and maintenance and repair of existing housing, that will be affordable to low-income families, seniors, veterans, and people with disabilities in Multnomah, Washington and Clackamas counties. Having heard this, would you vote yes in favor of this measure, or no to oppose it? **(IF YES/NO ASK):** "Is that definitely **(YES/NO)** or just probably **(YES/NO)**?" **(IF UNDECIDED, ASK:)** Well, do you lean towards voting yes or no?

**TOTAL YES ----- 61%**  
 Definitely yes----- 35 %  
 Probably yes----- 19 %  
 Undecided, lean yes-----7 %

**TOTAL NO----- 33%**  
 Undecided, lean no-----4 %  
 Probably no-----9 %  
 Definitely no-----20 %

**(DON'T READ) DK/NA -----6%**

4. Suppose this housing bond resulted in a property tax of \_\_\_\_\_ per year for five years for the typical homeowner. In that case, would you vote yes in favor of it, or no to oppose it? **(IF YES/NO ASK):** "Is that definitely **(YES/NO)** or probably **(YES/NO)**?" **(IF UNDECIDED, ASK:)** "Well, do you lean towards voting yes or no?"

		<b>DEF</b>	<b>PROB</b>	<b>UND</b>	<b>UND</b>	<b>PROB</b>	<b>DEF</b>	<b>DK/</b>	<b>TOTAL</b>	<b>TOTAL</b>
		<b>YES</b>	<b>YES</b>	<b>LN</b>	<b>LN</b>	<b>NO</b>	<b>NO</b>	<b>NA</b>	<b>YES</b>	<b>NO</b>
a.	100 dollars-----	36 %	-- 18 %	---5 %	---3 %	---9 %	-- 24 %	---4 %	59 %	36 %
b.	75 dollars -----	39 %	-- 17 %	---3 %	---3 %	---8 %	-- 25 %	---4 %	60 %	35 %
c.	50 dollars -----	45 %	-- 15 %	---4 %	---2 %	---8 %	-- 21 %	---4 %	65 %	31 %
d.	25 dollars -----	51 %	-- 12 %	---5 %	---2 %	---7 %	-- 19 %	---4 %	68 %	28 %



5. Next, I am going to read you some specific types of programs that might be funded by the measure. Recognizing that there may not be enough funding for all such projects, please tell me how important it would be to you that each project be funded: extremely important, very important, somewhat important, or not important at all. **(RANDOMIZE)**

	<u>EXT IMP</u>	<u>VERY IMP</u>	<u>SMWT IMP</u>	<u>NOT IMP</u>	<u>DK/NA</u>	<u>EXT/ VERY</u>
[ ]a. Building new affordable rental housing -----	25%	33%	24%	17%	2%	57%
[ ]b. Maintaining and repairing existing affordable housing -----	29%	35%	20%	12%	4%	64%
[ ]c. Purchasing existing apartment buildings on the market to make them permanently affordable-----	27%	29%	24%	16%	3%	56%
[ ]d. Helping make first-time homeownership more affordable-----	26%	32%	24%	15%	3%	57%
<b>(SPLIT SAMPLE A ONLY)</b>						
[ ]e. Purchasing land to be used for future affordable housing near parks-----	14%	23%	33%	27%	2%	38%
<b>(SPLIT SAMPLE B ONLY)</b>						
[ ]f. Purchasing land to be used for future affordable housing near transit-----	20%	24%	27%	25%	4%	44%

**(RESUME ASKING ALL RESPONDENTS)**

6. Next, I'm going to read a list of organizations. For each, I would like you to tell me if you have a generally favorable or unfavorable opinion of that organization. If you've never heard of that person or organization, or don't know enough about them to offer an opinion, please say so. **(IF FAVORABLE/ UNFAVORABLE, ASK:)** Is that very or somewhat **(FAVORABLE/ UNFAVORABLE)**?

	<u>VERY FAV</u>	<u>SMWT FAV</u>	<u>SMWT UNFAV</u>	<u>VERY UNFAV</u>	<u>HRD OF/DK</u>	<u>NEVER HEARD OF</u>	<u>TOTAL FAV</u>	<u>TOTAL UNFAV</u>
[ ]a. <b>(T)</b> Metro-----	25%	33%	10%	10%	16%	6%	58%	20%
[ ]b. <b>(T)</b> Your City government----	20%	39%	15%	13%	12%	1%	59%	28%
[ ]c. Your County government-----	20%	44%	9%	9%	16%	1%	64%	19%

**WE'RE JUST ABOUT DONE. THE NEXT FEW QUESTIONS ENSURE WE ARE HEARING FROM PEOPLE ACROSS ALL RACES, ETHNICITIES, AGES AND INCOME LEVELS.**

D1. How do you identify your gender?

Male----- 48 %  
 Female----- 52 %  
 Transgender male-----0 %  
 Transgender female -----0 %  
 (DON'T KNOW/NA)-----0 %

D2. Do you own or rent your home? **(DO NOT READ LIST)**

Own ----- 73 %  
 Rent ----- 20 %  
 Live with parents or someone who owns or rents it -----4 %  
 Other (SPECIFY) -----0 %  
 (DON'T KNOW/NA) -----2 %

D3. Do you have any children under 18 living at home? **(IF NO, ASK: Do you have any children age 18 or older?)**

Yes, under 18 ----- 23 %  
 Yes, 18 or older -----3 %  
 Yes, both under and over 18 -----2 %  
 No ----- 69 %  
 (DON'T KNOW/NA)-----3 %

D4. When asked to identify your racial or ethnic identity, how do you identify? **(DO NOT READ LIST; CLARIFY IF NEEDED AND SELECT ALL MENTIONED)**

White ----- 88 %  
 Black or African American -----2 %  
 American Indian or Alaska Native -----0 %  
 Native Hawaiian or other  
     Pacific Islander -----1 %  
 Hispanic, Latino or Spanish origin -----3 %  
 Other (SPECIFY) -----3 %  
 (DON'T READ) Prefer not to answer --5 %

D5. Do you live with a disability? **(IF YES, READ CODES 2-7. ALLOW MULTIPLE RESPONSES)**

No -----	83 %
Hearing difficulty-----	2 %
Vision difficulty-----	2 %
Cognitive difficulty-----	2 %
Ambulatory difficulty -----	4 %
Self-care difficulty-----	2 %
Independent living difficulty -----	1 %
<b>(DON'T READ) Other (SPECIFY) -----</b>	<b>3 %</b>
<b>(DON'T KNOW/NA) -----</b>	<b>5 %</b>

D6. Which of the following best represents the annual income of your household before taxes? **(READ LIST)**

\$25,000 and under-----	8 %
\$25,001 - \$50,000-----	16 %
\$50,001 - \$75,000-----	17 %
\$75,001 - \$100,000 -----	14 %
More than \$100,000-----	21 %
<b>(DON'T READ) Refused-----</b>	<b>23 %</b>

<b>THANK AND TERMINATE</b>
----------------------------

**SEX (BY OBSERVATION):**

Male ----- 48 %  
 Female----- 52 %

**PARTY REGISTRATION:**

Democrat----- 55 %  
 Republican----- 23 %  
 NAV/Other ----- 22 %

**FLAGS**

P12----- 44 %  
 G12 ----- 89 %  
 P14----- 45 %  
 G14 ----- 88 %  
 P16----- 75 %  
 G16 ----- 97 %

**COUNTY**

Clackamas ----- 19 %  
 Multnomah ----- 50 %  
 Washington----- 31 %

**CITY**

Portland ----- 43 %  
 All other----- 57 %

**AGE**

18-29----- 13 %  
 30-39----- 18 %  
 40-49----- 18 %  
 50-59----- 19 %  
 60-64----- 9 %  
 65-69----- 4 %  
 70-74----- 6 %  
 75+ ----- 12 %

**TO** Interested Parties

**FROM** Dave Metz and Miranda Everitt  
FM3 Research

**RE:** Results of a Survey of Metro Voters on Housing Issues

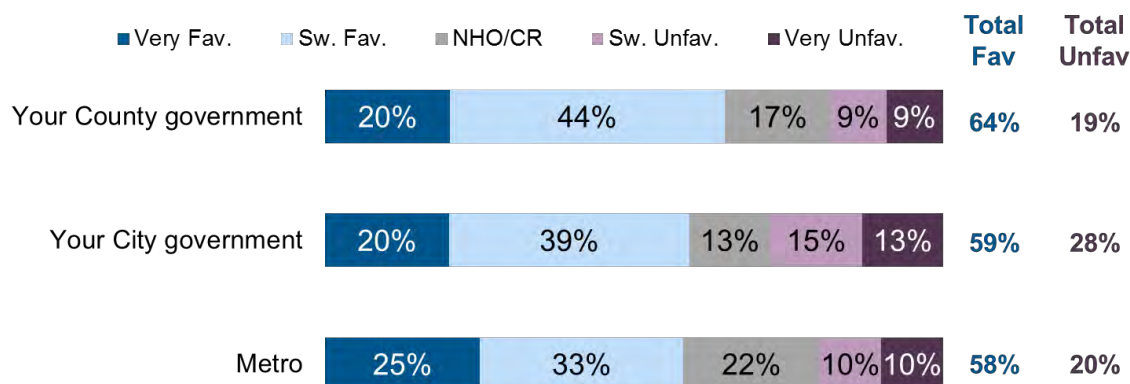
**DATE** March 12, 2018

Fairbank, Maslin, Maullin, Metz & Associates (FM3) recently completed a survey of likely November 2018 voters in the Metro service territory to assess their views of housing issues and a potential bond measure to address them.<sup>i</sup> The study found that voters are divided on the direction of the region, but have favorable views of local government. There is majority support for a \$500 million affordable housing bond measure, which increases as voters learn more about it. Nearly three in five voters are willing to pay higher property taxes of up to \$100 per year in order to fund the bond's projects.

Key specific findings of the survey include the following:

- **Voters are divided on the direction of life in the Portland area.** A narrow plurality of voters (45%) says the region is headed in the right direction, while about two in five (39%) say it's pretty seriously on the wrong track.
- **Solid majorities have favorable views of local government.** As shown in Figure 1, 64 percent view their County government favorably, while nearly three in five have favorable views of their City and of Metro.

**Figure 1: Views of Local Government**

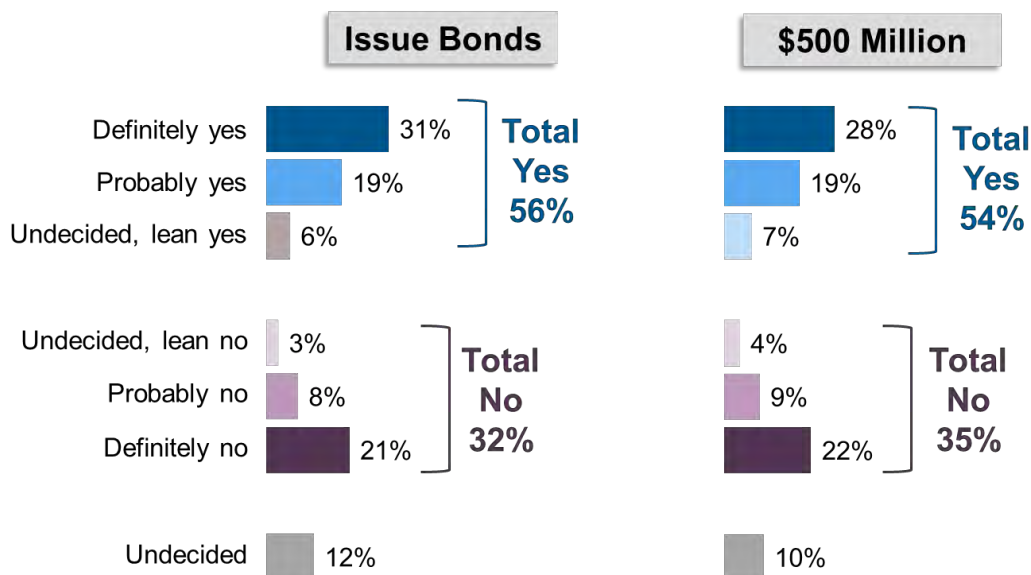


- **A majority backs an affordable housing bond measure.** Half of the survey sample heard draft ballot language for a bond measure beginning with “Shall Metro issue bonds,” while the other half heard a version that started “Shall Metro fund affordable housing” (and also specified the amount of the bonds). In each case, a majority supports the measure, with differences between the two well within the margin of error. However, for each version, about one in five are “definitely no” voters. About one in ten in each case are undecided.

**Figure 2: Support for an Affordable Housing Bond Measure**

*VERSION 1: Shall Metro **issue bonds, fund affordable housing** for low-income families, seniors, veterans, people with disabilities; require public oversight? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.*

*VERSION 2: Shall Metro fund affordable housing for low-income families, seniors, veterans, people with disabilities; require public oversight; **issue \$500 million in general obligation bonds**? If the bonds are approved, they will be payable from taxes on property ownership that are not subject to the limits of section 11b, Article XI of the Oregon Constitution.*



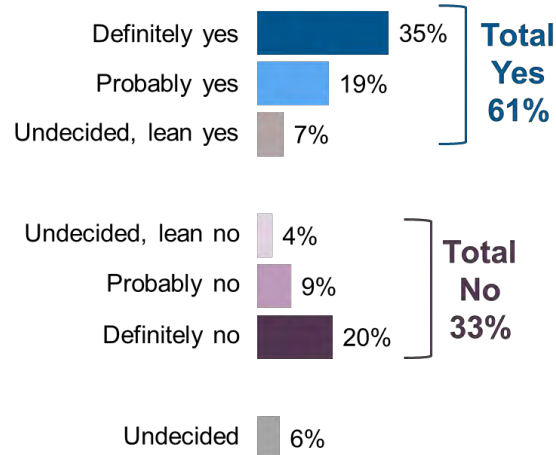
This support is consistent with the 57% who indicated in an October 2017 poll that they would support a measure to fund affordable housing in the region.

- **Additional information about the measure boosts support to three in five.** Survey respondents were offered the following brief explanation of what the bond would do:

*The measure would authorize Metro to issue \$500 million in bonds. These bonds would fund construction and purchase of new housing, and maintenance and repair of existing housing, that will be affordable to low-income families, seniors, veterans, and people with disabilities in Multnomah, Washington and Clackamas counties*

This information resulted in both broader and stronger support, with 61% in favor and just 33 percent opposed. More than one third (35%) indicated that they would “definitely” vote “yes” (Figure 3).

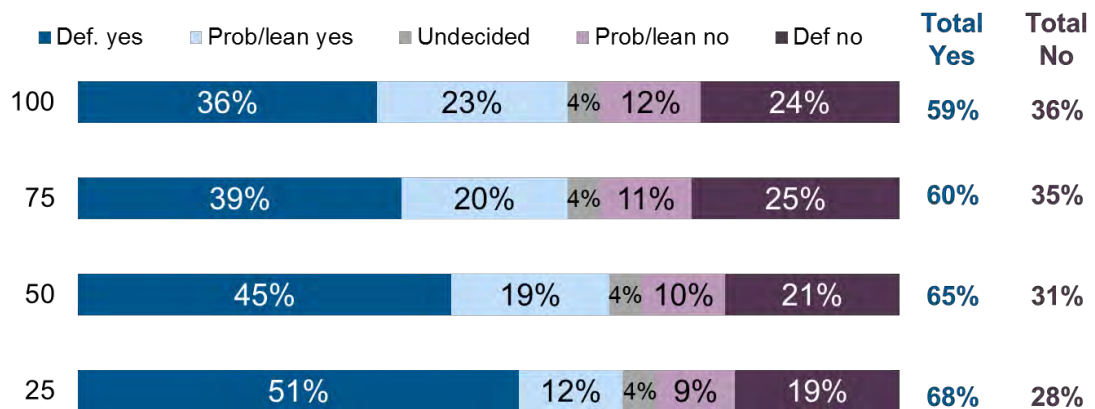
**Figure 3: Support for a Bond After Explanation**



- **Voters are willing to pay additional property taxes of as much as \$100 per year in order to fund the bond.** As shown in **Figure 4**, nearly three in five (59%) say they would vote “yes” on a bond measure if they knew it would cost them \$100 annually; even greater shares support lower amounts, like \$25 per year.

**Figure 4: Willingness to Pay**

*Suppose this housing bond resulted in a property tax of \$\_\_\_\_\_ per year for five years for the typical homeowner. In that case, would you vote yes in favor of it, or no to oppose it?*



In sum, Metro voters show broad and strong willingness to support a \$500 million bond measure that would add affordable housing in the region – even at an additional cost of up to \$100 per year per household.

<sup>i</sup> **Methodology:** From Feb. 27 - March 1, 2018, FM3 conducted 600 live telephone interviews with likely November 2018 voters in the Metro service territory. Interviews were conducted via landline and cell phones. The margin of sampling error for the study is +/-4.0% at the 95% confidence interval; half-samples have a +/-5.7% margin of error. Due to rounding, some percentages do not add up to 100.



# The Potential Impacts of Investing in **Affordable Housing** Across Our Region

Prepared for Metro | June 2018

**ECON**orthwest  
ECONOMICS • FINANCE • PLANNING



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# How can investing in affordable housing impact our region's **schoolkids**?

A stable home allows children to focus on schoolwork, build relationships with their peers, and develop social skills. Children with a stable home and school have greater academic achievement and higher graduation rates than children who move multiple times throughout their school years.



## SCHOOL & HEALTH OUTCOMES IMPROVE WITH STABILITY

Children are more likely to succeed in all areas of their life when their home situation is stable and predictable. Available research reinforces our intuitive understanding that changing schools multiple times has deep impacts to our children that carries throughout their lifetimes.

### School Performance and Graduation Rates

- Greater Portland school districts with the most diverse students are experiencing **25 percent turnover in students every year.**<sup>1</sup>

## Students and Homelessness in Greater Portland

**7,600** 

students were homeless at some point during the 2016-17 school year

### Hidden homelessness

Most students experiencing homelessness are not sleeping on the streets or in shelters.

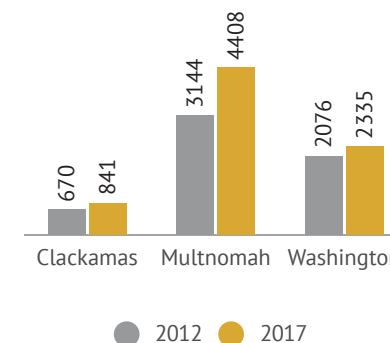
**80%** 

are "couch surfing" or living doubled-up with friends or family

Student homelessness has increased

**29%** since 2012

### Homeless students 2012 vs 2017



Source: Metro Snapshot





Source: REACH Community Development



### Stability and Opportunity

- Teachers are better able to **monitor individual student performance as well as classroom progress** in classrooms with few student changes during the school year.<sup>2</sup>
- Research from the National Low Income Housing Coalition found that for **every additional year** a child spends in a better neighborhood environment, **their economic outcome as an adult improves**.
- Children from low-income families **earn more as young adults** when they spend more of their childhood in an affordable home.<sup>3</sup>

### The Importance of Stability



Low-income, 10th grade students in Oregon who did not move during a school year from 3rd grade on are roughly **10 percentage points more likely to graduate on time than their low-income peers who have moved within a school year.**<sup>4</sup>

**6,219**

low-income students in greater Portland **moved to another Oregon school during the 2017 school year.** This represents 6% of all low-income students in the region.<sup>5</sup>

**93%**

of students who moved in more than one school year over the last five years **came from low-income households.**<sup>6</sup>

# How can affordable housing impact our region's seniors and people with disabilities?

Many people above the age of 65 and people living with disabilities have limited budgets and fixed incomes. They benefit from living in homes that are affordable, in communities that offer supportive services and easy access to transit, services and amenities.



Source: REACH Community Development



Source: Metro

After his mother died, Murray was not able to stay in the apartment they had shared. He and his dog, Jenny, lived in his car in the parking lot of a big box store for nearly a year until his sister was able to help him find a permanently affordable home at the Ritzdorf Court, a building owned and maintained by REACH Community Development Corporation.

## IMPACT OF STABLE HOUSING COSTS ON PEOPLE WITH FIXED INCOME

Regionally, incomes for renters with a disabled or senior householder are roughly 40 percent lower than other renting households. This greatly impacts their ability to absorb rising rents.

- In greater Portland, around 40 percent of both households with a disabled householder and households headed by a senior householder pay **more than half their monthly income in rent.**<sup>7</sup>
- Research shows that low-income seniors who pay less than half of their income on rent have **up to \$150 more per month, or \$1,800 more per year**, available to spend on necessary health care than their cost-burdened peers.<sup>8</sup>
- In Multnomah County, an estimated 61 percent of people experiencing homelessness **reported living with one or more disabling conditions**, and nearly 20 percent are 55 or older in 2017—both a 16 percent rise since 2015.<sup>9</sup>

By 2045, nearly 20% of adults living in greater Portland will be over the age of 65, compared to just 12% in 2015.<sup>10</sup>

## STRUCTURAL RACISM CONTRIBUTES TO A WEALTH GAP THAT WIDENS WITH AGE

- In 2016, African Americans 50 to 65 years old in the U.S. had **10 percent the wealth of whites in the same age group**. This is down from a 24 percent gap in 1998 when the same groups of people were 32 to 47 years old.<sup>11</sup>
- On average, white families in the U.S. have **six times more retirement savings** than black or Hispanic families.<sup>12</sup>

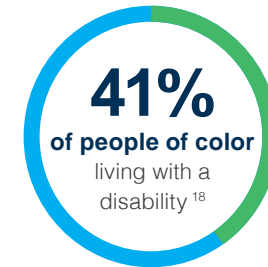
## BETTER ACCESSIBILITY FOR PEOPLE LIVING WITH DISABILITIES

People with disabilities often have difficulty in finding suitable housing at a reasonable cost and tend to have limited access to full employment. Having accessible and affordable housing available throughout the region could increase independent living and promote health for these families.

- A 2015 HUD study estimated that **less than five percent of households** with at least one person with a disability were **able to secure a home designed for individuals with disabilities**. Twenty percent of the U.S. adult population has at least one disability.<sup>13</sup>
- People with disabilities who rely on Supplemental Security Income (SSI) are among the most severely affected by the extreme shortage of affordable rental housing. In Oregon, **more than 58,000 adults rely only on SSI, \$750 per month**, to cover their housing and other basic needs.<sup>14</sup>

27% of individuals living with disabilities in the Portland region are people of color.<sup>17</sup>

## In greater Portland...



have incomes  
**below 60 percent**  
of median family  
income



Source: Metro Snapshot

### Stories from Around the Region

Carol is a veteran, caregiver, and a former long-time employee. After being laid off in 2009, she retired early. Her Social Security income provides just enough to cover the monthly rent, phone, and electric bill, but it's not enough to cover her basic expenses for food, clothes, gas, and car insurance. To "make ends meet," she works part-time and expects she'll need to continue to work through her retirement. Since her retirement savings through her 401(k) will not be enough to sustain her in later years, Carol plans to look into VA programs to help pay for rent when she gets older. She said rising rents will be a challenge for her no matter where she lives in greater Portland.



# How can investing in affordable housing help people who are experiencing **homelessness**?

Lack of affordable housing is the biggest reason people become homeless. If we can improve housing affordability in the Portland region, we can increase residential stability for many renters, especially those who are priced out of the market and living in overcrowded or temporary housing situations.



Source: The Oregonian

Homeless camp near Oregon City.

## RIISING RENTS ARE A MAJOR CAUSE OF HOMELESSNESS

- Among causes of homelessness in Clackamas County, **“couldn’t afford rent”** was ranked highest among people surveyed in the 2017 Point-in-Time Count of Homeless, followed by unemployment and eviction.<sup>19</sup>
- In the Portland metro area, there are over **40,000 households who are both extremely low income and spend more than half of their income on housing**—a combination that leads to a high risk of becoming homeless.<sup>20</sup>

## DISPROPORTIONATE IMPACTS ON COMMUNITIES OF COLOR & VETERANS

Data highlight how veterans and people of color are much more vulnerable to diminished rental supply and rising rents, and are thus more likely to experience homelessness.

- The 2017 Point-in-Time Count of Homelessness in Portland/Gresham/Multnomah County found that **people of color made up about 37 percent** of the total compared to about 29 percent of Multnomah County’s population. Native Americans in Multnomah County were more than **400 percent more likely to be homeless** than people who are white and not Hispanic or Latino.<sup>21</sup>



Source: Metro

A veteran of the U.S. Navy, Paul Tuggle was living in a leaky RV with no refrigeration and only a hot plate to prepare his food. In December, Paul was able to find a modest one bedroom at the newly opened Pomeroy Court, an affordable housing community for extremely low-income veterans and their families developed through a partnership between Northwest Housing Alternatives, Washington County, and other public and private partners.

- The 2017 count also found that **veterans represented 12 percent** of people counted.<sup>22</sup> Homeless veterans are much more likely than veterans overall to identify as black or African American, to have a disability, and to be located in cities rather than suburban and rural areas.<sup>23</sup>
- Structural racism—past discriminatory housing and lending policies and ongoing disparities in policing and incarceration—contributes to the overrepresentation of some communities of color among people experiencing homelessness.<sup>24</sup> An analysis of six U.S. communities by Supporting Partnerships for AntiRacist Communities found a **dramatic over-representation of Black people and Native Americans** in the homeless population.<sup>25</sup>

## STABLE, AFFORDABLE HOUSING SAVES LIVES & TAXPAYER DOLLARS

For many people experiencing homelessness, a stable, affordable home is all they need. For others, particularly those experiencing chronic homelessness, housing needs to be paired with supportive services to help them remain housed.

- The average life expectancy among people who are homeless **is estimated between 42 and 52 years**, compared to 78 years in the general population.<sup>26</sup>
- A person experiencing chronic homelessness\* costs tax payers an average of nearly \$36,000 per year. Providing

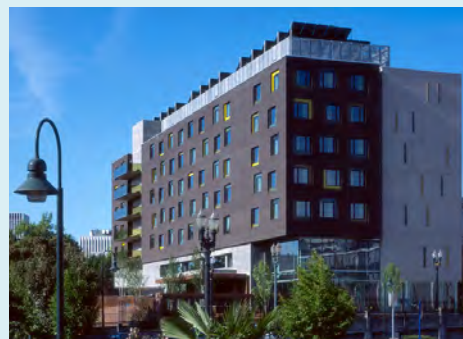
supportive housing for this population **reduces taxpayer costs by nearly half**, to an average of \$12,800.<sup>27</sup>

- In Washington County, a study of chronically homeless people found that the **costs of medical services decreased** when people moved into a house—emergency room care fell by 40 percent and inpatient care decreased by 32 percent.<sup>28</sup>



Source: Metro Snapshot

After 20 years of living in motels, hotels and on couches, Johnnie was able to secure an affordable, one-bedroom apartment through Central City Concern. Johnnie's housing comes with integrated mental and physical health care services that help him address past trauma. Today, Johnnie is working to support himself and pay his own rent. "I have a lot of support from people to do these things," he says. "I am given an opportunity to work a job every day. Honest work for honest pay. Man, that is great."



Source: Homeforward.org

### Case Study: Bud Clark Commons

Bud Clark Commons is a 130-unit project in downtown Portland that serves residents who have experienced homelessness. In only one year after moving into their new homes, residents reported a significant improvement in their physical and mental health care needs being met. A 2014 evaluation report found a 45 percent reduction in average monthly Medicaid costs after residents moved in, when compared to their prior year spent homeless. The Medicaid savings alone were around half a million dollars in the first year for just 58 residents.<sup>29</sup>

\*Defined by the U.S. Department of Housing and Urban Development as people who have a disabling condition and have been unsheltered for a year or have had four episodes of homelessness in the past three years.



# How can investing in affordable housing support our region's families?

Affordable, stable housing can help families meet their basic needs and build reserves for unforeseen expenses. Rapidly escalating housing costs are eroding economic security of low- and middle-income families across the Portland region. Rents are rising so much that some working families are being priced out of the region entirely.



Source: REACH Community Development



Source: REACH Community Development

## AFFORDABLE HOUSING HELPS KEEP COSTS IN LINE WITH INCOMES, ESPECIALLY FOR PEOPLE OF COLOR

Households spending more than 30 percent of their income on housing are considered cost-burdened by the U.S. Department of Housing and Urban Development. Increasing the supply of affordable homes can help to alleviate this cost burden for lower income families.

- One in two Portland area renters **pay more than 30 percent of their income in housing costs**, a higher rate than renters in similar sized cities around the country.

- Access to **affordable housing could help greater Portland's African-American and Native American families** the most. Metro's regional housing inventory found that between 2010 and 2015, renters saw their household incomes increase about 12 percent. Native Americans and African-Americans saw gains of only three and four percent over that same time period, respectively.<sup>30</sup>

## IMPACT OF INCREASED RENTS

Rents in the Portland region have increased across all jurisdictions in the past ten years, but

not to the same extent. As rents rise, households must choose to move or limit spending on other essential needs, such as food and medicine. At the extreme, some of these families may become homeless.

- **Since 2015, 24,000 units** in Multnomah, Clackamas and Washington County that had been affordable to low-income households **became unaffordable to households in that income bracket**.<sup>31</sup>
- Twenty percent of low-income renters **live in overcrowded homes**, with more than two occupants per bedroom.<sup>32</sup>



Source: Metro Snapshot

### Stories from Around the Region

Portland native Cheranda grew up in unstable and abusive home environments, and later experienced homelessness and addiction as a young adult. Within the past few years, however, Cheranda has been on the path of restoring her physical, emotional and financial well-being. She has a steady job and a stable, affordable home she rents through REACH Community Development Corp. Today, she is saving to buy her own home. In Cheranda's words, "having that affordable housing piece made all of that possible."

### KEEPING HOUSING COSTS DOWN HELPS WITH SPENDING ON OTHER VITAL NEEDS

- Low-income families with low to moderate housing costs are able to **spend an average of \$200 more on food** than comparable households with very high housing costs.<sup>33</sup>
- Places where more households spend greater than 50 percent of their income on rent also have **higher rates of hunger**.<sup>34</sup>
- Low-income families with very high housing costs spend **75 percent less on medicine and medical visits** than similar families who live in affordable housing.<sup>35</sup>

### AFFORDABLE HOUSING NEAR EMPLOYMENT CENTERS & AMENITIES CAN HELP FAMILY BUDGETS GO FURTHER

Families who spend one-third or more of their income on housing have been moving farther from work centers in search of affordability. But as these families find more affordable rents at the region's fringe, some are experiencing higher commuting costs and child care costs along with foregone leisure and family time.<sup>36</sup>

- A TriMet analysis suggests high housing costs are playing a role in **pushing low-income workers to the edge of urban areas** where there are more dispersed street networks, low population densities, and a lack of safe walking routes.
- The high cost of housing is pushing lower-income households out of the **communities with the most available jobs**.

Individuals living **under 50 percent** of the region's median family income represented:



**20%**

of the migration  
**out of the region**



**17%**

of the migration  
**into the region**

In 2016 greater Portland experienced a three percent net outflow of households who make less than half of the region's median family income. The majority of individuals moving out of the region were multi-racial or from smaller communities of color; the only net in-migration was seen from Hispanic or white individuals.<sup>37</sup>

# How can affordable housing benefit **public health** in our region?

Housing is a cornerstone of health. When low income Oregonians have access to safe, quality affordable homes, they have better health outcomes, and the cost of their health care goes down—improving lives and holding down costs for publicly funded health programs like Medicaid.



Source: Ankrom Moisan

“For many of our patients, a safe, decent, affordable home is like a vaccine—it literally keeps children healthy.”

*Megan Sandel, M.D., M.P.H. and Deborah Frank, M.D.*

Central City Concern has partnered with six Oregon health care organizations to address the intertwined issues of affordable housing, homelessness and health care access. The Blackburn Building supports stabilization and rebuilding lives. In addition to providing a home for 176 people, a clinic will provide comprehensive case management and integrated clinical services focused on recovery and mental health services, primary care and wellness services.

## STABLE HOUSING IMPROVES HEALTH & LOWERS COST OF CARE

- A recent survey by the Oregon Health Authority found that **all 15 of the state's coordinated care organizations**, which must meet health and cost containment goals for Oregon's Medicaid population, **offer housing support services to their members.**<sup>38</sup>
- A Providence Health study in the Portland region showed that once lower income families moved into affordable housing, they had **fewer emergency room visits and accumulated lower medical expenditures** than in the year before they moved in. Many residents reported that health care access and quality were better after moving into affordable housing than before; very few people reported it was worse.<sup>39</sup>



Source: REACH Community Development

## HEALTHIER HOMES MAKE A DIFFERENCE

Well-constructed or renovated affordable housing can make a broad, population-level improvement on health disparities related to indoor air quality.

- About one in 10 adults in the Portland metro area experience asthma. While there are many factors that contribute to asthma incidence and severity, housing conditions can play a **critical role in the exposure to indoor allergens** and air pollutants can improve asthma symptoms.<sup>40</sup>
- Older housing that is not well-maintained could cause residents to be at a **greater risk for experiencing a higher asthma burden** and asthma-related hospitalizations.<sup>41</sup>
- Studies have measured a **reduction in asthma symptoms** among affordable housing communities that have implemented green housing practices such as new heating and ventilation systems, asbestos and mold abatement, apartment gut retrofits, and indoor no-smoking policies.<sup>42</sup>

## Case Study: CareOregon's Recuperative Care Program<sup>43</sup>

CareOregon contracted with Central City Concern to provide homeless community members with a safe, healthy and supported place to heal after a hospital discharge.

### Cumulative Readmissions After Discharge from a Recuperative Care Program (RCP) (n=50)

Readmission within XX days of RCP discharge	30 days	60 days	90 days
0 admissions	94%	86%	80%
1 admission	6%	14%	16%
2+ admissions	0%	0%	4%

Hospital discharges from October 1, 2014 to September 31, 2015.

Typically, the 30-day hospital readmission rate for people experiencing homelessness is 50%. But among people discharged into CareOregon's Recuperative Care Program, the 30-day readmission rate dropped to 6%—and remained much lower even months later.



# How does affordable housing impact our region's **economy and jobs**?

A well-functioning housing market is the foundation of a vibrant, inclusive regional economy. Local employers are more successful in attracting and retaining talent when housing is affordable and commutes are reasonable. When housing inflation outpaces incomes, economies slow and some talented employees relocate elsewhere.



Source: PCC

## ATTRACTING BUSINESS AND GROWING OUR ECONOMY

There's a link between affordable housing and our region's economic prosperity. Research indicates that a region with housing choices and affordable costs allows employees to relocate nearer to their jobs and companies to retain qualified employees.

- Analysis shows that the economy of greater Portland is being held back because of the **growing imbalance in housing costs and wages**—one estimate predicts this will result in 50,000 fewer jobs over the next 10 years.<sup>44</sup>

- Consistent reports from U.S. companies show that a shortage of affordable housing **negatively affects their abilities to retain qualified employees.**<sup>45</sup>
- Extraordinary housing costs have proven to **reduce cities' economic output and workforce.** In a 2017 survey of the largest employers in Los Angeles, 70 percent reported that they have lost employees due to the high cost of housing.<sup>46</sup>

Greater Portland Inc., which markets to companies seeking to relocate or expand in the region, reports that housing affordability has been raised by prospective employers in every recent inquiry.

The ability to buy and own housing, much more than income or any other source of wealth, is a significant factor in the growing divides between the economy's winners and losers.

### INCREASING OPPORTUNITY

An adequate supply of affordable homes increases the Portland region's ability to support a robust and diverse workforce, and enables low-income families to build wealth—good schools, short commutes, economically integrated neighborhoods. Conversely, a lack of affordable housing prevents workers with less education and lower incomes from accessing job opportunities.

- An April 2018 Policylink study found that if renter households in the Bay area paid no more than 30 percent of income on housing costs, their **spending power would increase by \$4.9 billion.**<sup>47</sup>
- Housing stability affects worker performance. For low-income workers who experienced an eviction or forced move, the likelihood of being laid off **increases between 11 and 22 percentage points**, compared to similar workers who did not.<sup>48</sup>

### Direct Economic Benefits of Housing Construction



**\$1 = \$3**

Every \$1 earned by a construction worker generates about \$3 of economic activity spread throughout Oregon.<sup>49</sup>

**1,500 jobs**

**\$570 million**  
increase in state's GDP

**\$17 million**  
in state income taxes

The impacts of **\$500 million investment** in new affordable housing over five years in Oregon.<sup>50</sup>

## ENDNOTES

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## DATA DISCLAIMER

The following applies where ECONorthwest analysis of American Community Survey (ACS) data is noted. ACS collects data monthly from a sample of the population living in housing units and group quarters in the U.S. and Puerto Rico, and uses the monthly samples to produce annual estimates. As with any survey, sampling constraints can result in imprecisions and high margins of error for smaller subpopulations and geographies (e.g., counties with relatively low population). As margins of error are not included in this report, caution should be applied when drawing comparisons across populations or geographies. The Census adheres to the 1997 Office of Management and Budget (OMB) standards on ethnicity and race, which require two minimum categories for ethnicity (Hispanic or Latino and Not Hispanic or Latino) and five minimum categories for race (White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander). For race, answer options also include Some Other Race and Two or More Races. The race and ethnicity questions are based on self-identification and are asked separately; individuals who report themselves as Hispanic can be of any race. As noted by the Census, “the racial categories ... generally reflect a social definition of race recognized in this country and not an attempt to define race biologically, anthropologically, or genetically. In addition, it is recognized that the categories of the race item include racial and national origin or sociocultural groups.” Examples of challenges inherent in the current collection methods for race and ethnicity data include the

growing number of individuals—most of whom are Hispanic—who select Some Other Race as their only race, and the possibility of obscuring differences within racial/ethnic groups, especially when data are combined into broad categories to ensure reliability.

In cases where custom analysis completed by ECONorthwest using Census Bureau (including American Community Survey) data, the analysis followed the methodology developed, described, and conducted by the Coalition for Communities of Color. This methodology was namely used in the difficult task of exacting size and a definition for communities of color. The Coalition for Communities of Color has developed two methods to facilitate the definition and size of communities of color. Among those two approaches, ECONorthwest implemented, “Method #1” which “measured communities of color by those who self-identify as non-White.” The second method, “Method #2: Community-verified population counts” was unavailable as an implementable approach in this particular ECONorthwest analysis.





Metro

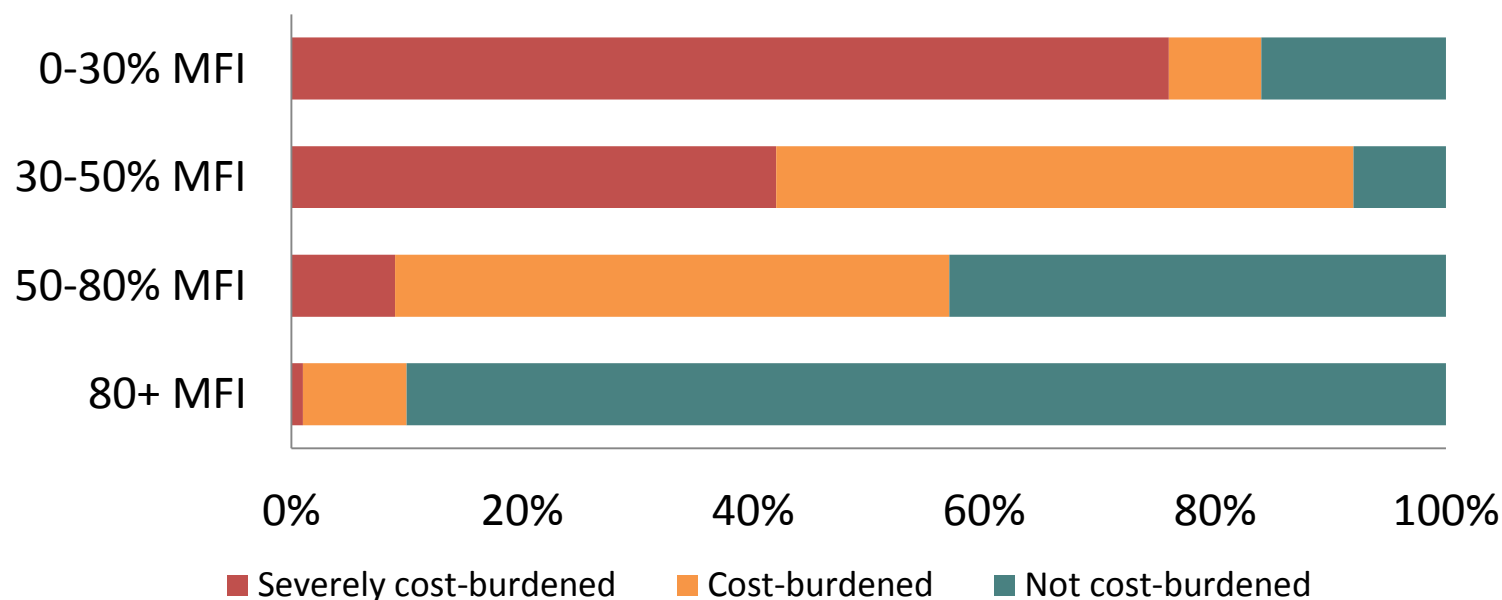
# Regional housing measure

Data



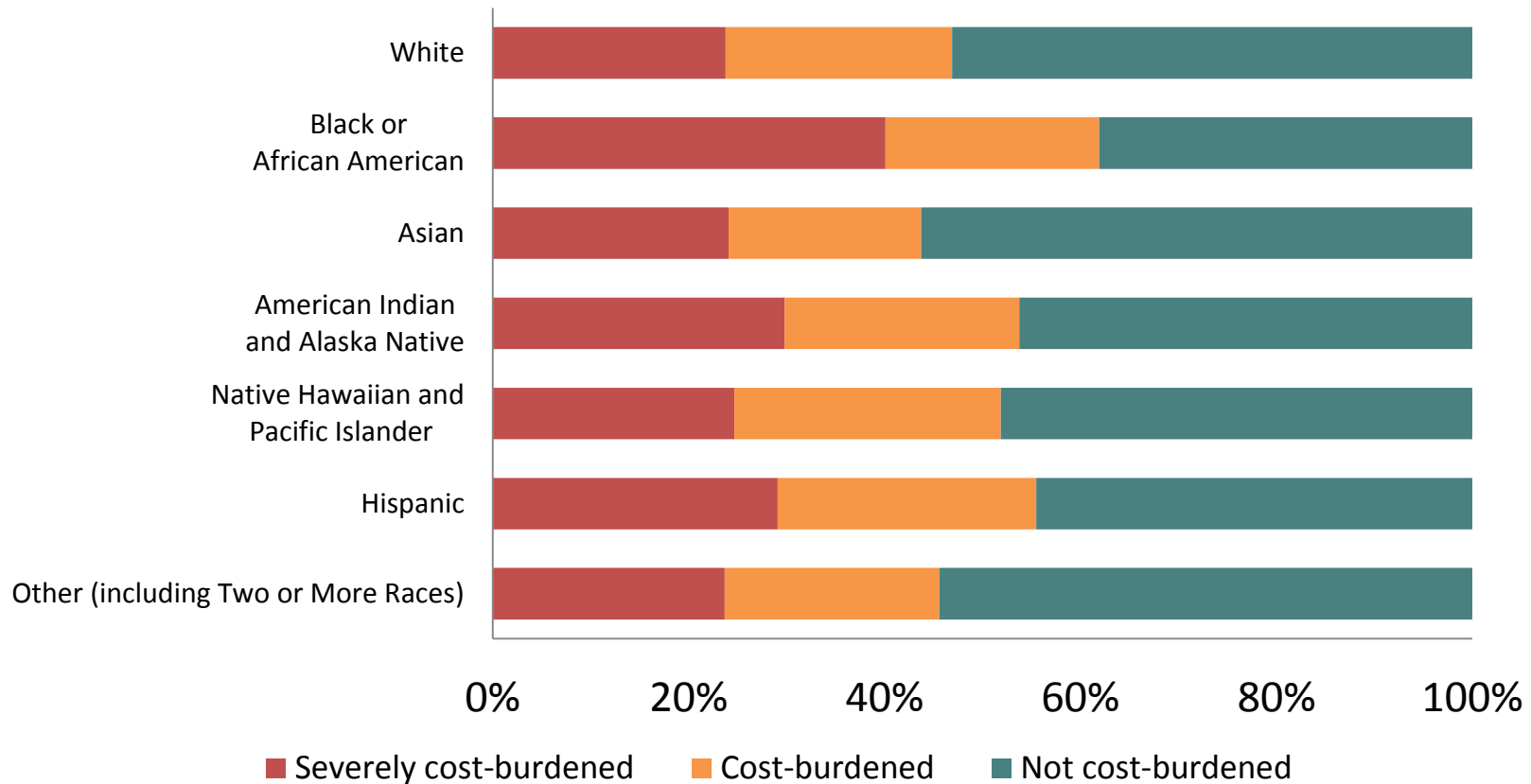
# Cost burden by income level

Three-quarters of the region's lowest-income renting households spend over half their income on rent.



Source: HUD/ACS "CHAS" data, 2010-2014. Data for Metro jurisdictional boundary.

# Renter cost burden by race



Source: HUD/ACS "CHAS" data, 2010-2014. Data for Metro jurisdictional boundary.

# Homelessness

2017 3-County  
Point-in-Time  
Homeless Count:  
**5,218** people

- 80% in Portland, 10% in Washington, 10% in Clackamas
- 13% are under age 18
- 20% have severe mental illness
- In Clackamas County, 8% were over age 62; in Multnomah County, 17% were over age 55.

2016/17 Metro  
Student  
Homelessness:  
**7,600** students

- 58% in Multnomah, 31% in Washington, and 11% in Clackamas
- Beaverton has the most homeless students at 1,522, followed by Portland at 1,509
- 80% of homeless students are doubled up or couch surfing

*Sources: HUD CoC Homeless Populations and Subpopulations Report,  
Oregon Student Homelessness Data*

# Affordable housing supply

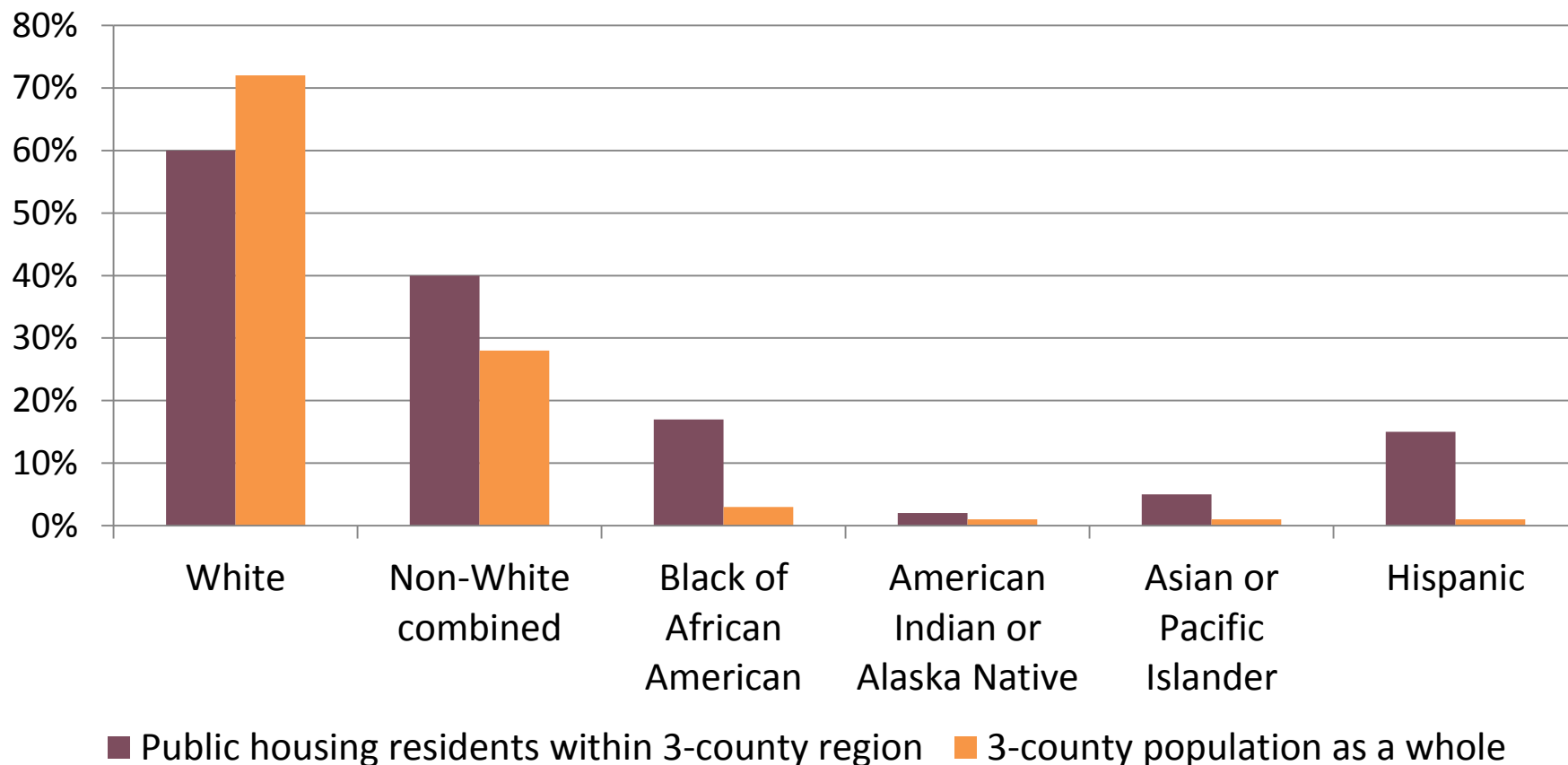
Only about 17% of the regions' supply of affordable homes are protected.

Geography	Market Rate Rental Units <80% MFI	Protected Affordable Rental Units	% of Affordable Rental Units that are Protected
Metro	202,000	35,000	17%
Clackamas	29,000	3,000	10%
Multnomah	108,000	25,000	23%
Washington	64,000	7,000	11%

*\*Data is for homes that are affordable to households earning 80 percent or less of MFI.  
Source: HUD/ACS "CHAS" data, 2010-2014; 2015 Regional Affordable Housing Inventory.*



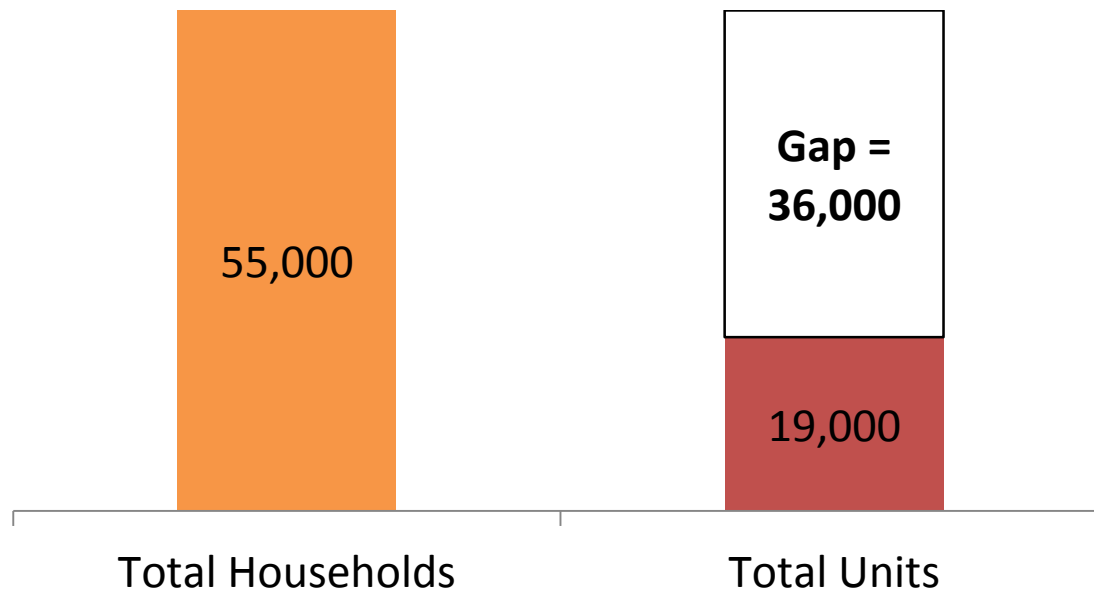
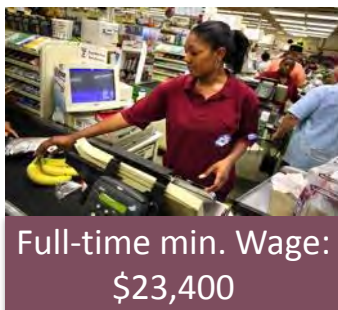
# Race/ethnicity of public housing residents



Source: HUD 2016. <https://www.huduser.gov/portal/datasets/assthsg.html>

# Affordable Housing Gap: 0-30% MFI

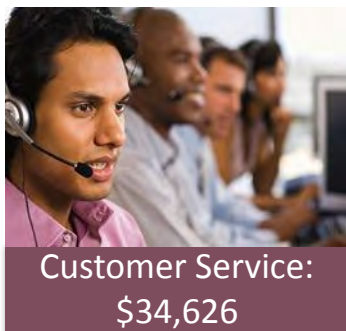
0-30% Median Family Income (MFI)



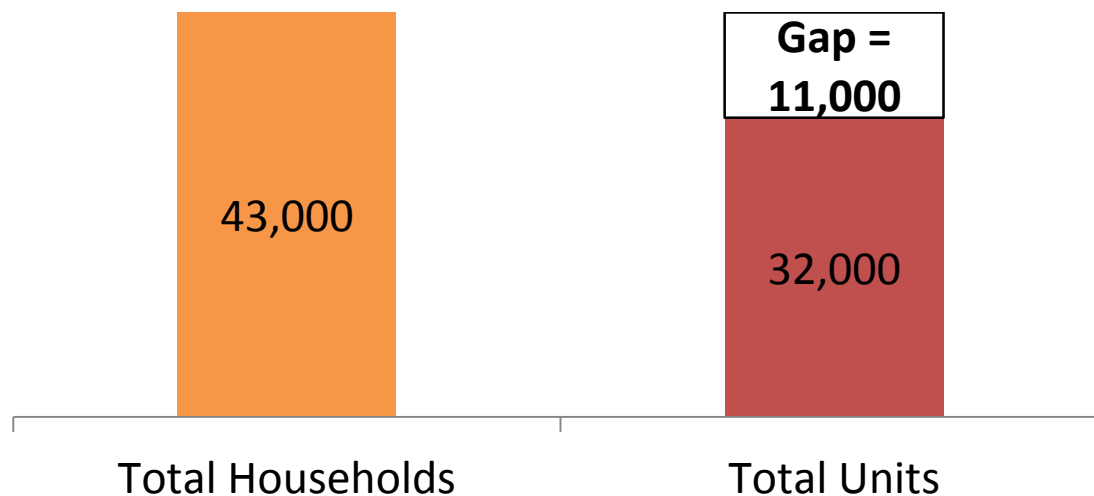
*30% MFI ranges from \$16,000 for a household of one to \$22,000 for a household of four.*

Source: HUD/ACS "CHAS" data, 2010-2014

# Affordable Housing Gap: 30-50% MFI



30-50% Median Family Income (MFI)



*50% MFI ranges from \$26,000 for a household of one to \$37,000 for a household of four.*

Source: HUD/ACS "CHAS" data, 2010-2014

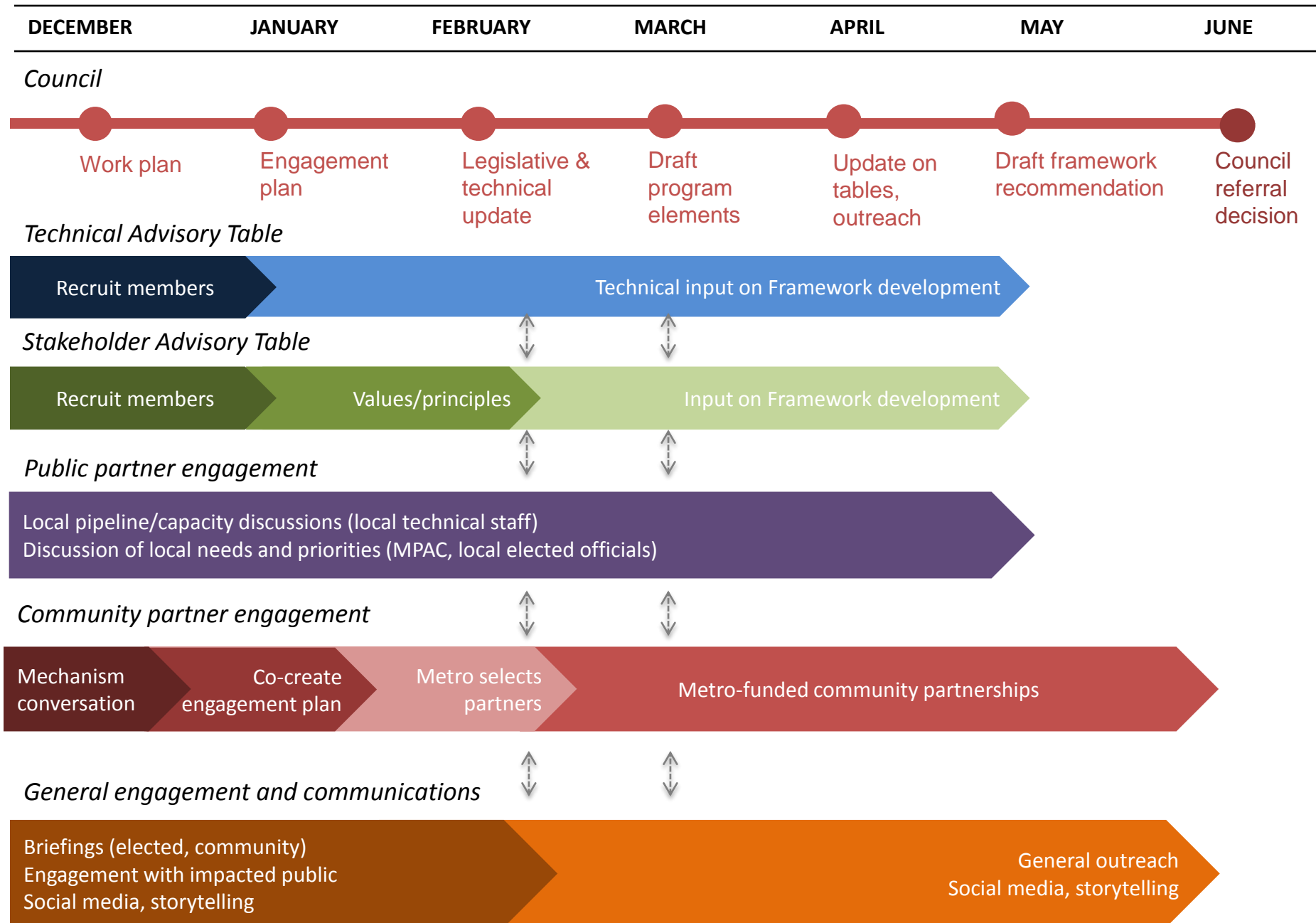
**oregonmetro.gov**



# DRAFT Regional Housing Measure Engagement Timeline

Draft 1/23/18

62



## Community Partnerships – Regional Housing Measure

January 2018

*In service of Metro's Strategic Plan to Advance Racial Equity, Diversity and Inclusion and grow, Metro invests in community partnerships. These partnerships shape how Metro engages with and supports capacity building of communities of color and other historically marginalized communities.*

### Goals of Regional Housing Measure partnership program

As with all of our partnerships, the goals of each unique and specific partnership will be co-created with the partner.

In general, through our housing measure partnerships, Metro seeks to support:

- Capacity building as defined by the community
- Inclusive engagement to inform key decisions
- Building and strengthening relationships with decision makers
- Raising awareness and sharing knowledge

Questions?

Please contact Becca Uherbelau at [Becca.Uherbelau@oregonmetro.gov](mailto:Becca.Uherbelau@oregonmetro.gov)



### Principles of Housing measure partnership program

Given budget, timeline, and staff capacity, Metro anticipates selecting two to three partners for this work. Taken together, the combination of partners must reflect:

- Regional balance
- Diversity in race, age and income

### Criteria for partner selection

Consistent with Metro's agency-wide partnership program, we have developed a series of criteria to apply to the housing measure partner selection process.

The partner organization(s) must:

- Must be with a registered 501(c)3 or similarly qualified entity or must have a documented agreement for fiscal sponsorship from a registered organization.
- Be committed to advancing Metro's Racial Equity Strategy
- Serve or represent majority people of color or other historically marginalized populations
- Have a mission-driven connection to housing and/or civic engagement
- Have existing capacity to develop and implement the deliverables of the partnership by June 1, 2018

### Process of partner selection

Up to \$75,000 is budgeted for the partnership program for this phase of the housing measure development.

**To apply, please complete this brief online form:**

<http://bit.ly/HousingPartnerships>

Due to the accelerated timeline, applications will be due by Feb. 15, 2018.

Evaluation and selection of partners will be conducted by a team of Metro staff, Metro Council and representatives from the community.

All funded activities must be completed by June 1, 2018.

### Eligible activities

Examples of eligible activities include, but are not limited to:

- Housing discussion groups with your community
- Awareness-building at events
- Education and outreach in your community

### Ineligible activities

Metro partnership dollars may not be used for lobbying or advocacy. Examples of ineligible activities include:

- Testimony before or lobbying of Metro Council advocating for a personal or organizational position on policy.
- Advocating for the passage or defeat of a ballot measure or candidate.

## **Community Partnerships Regional Housing Measure: Summary of recommendation and next steps | February 26, 2018**

Goals of the grant funding:

- Capacity building as defined by the community
- Inclusive engagement to inform key decisions
- Building and strengthening relationships with decision makers
- Raising awareness and sharing knowledge

The selection committee recommends \$110,000 in grant funded to be distributed:

- Latino Network \$15,765
- NAYA \$20,000
- Verde \$25,400
- Rosewood Initiative \$17,549
- Welcome Home \$31,286

Brief descriptions of the funded projects are below. In summary, the funded projects will engage a diverse range of cultural communities in each of greater Portland's three counties. Activities supported by these funds include community discussion groups, forums and workshops; leadership development; canvassing and home visiting; community education; and mobilizing organizations and individuals to champion affordable housing efforts. Metro staff will work with each funded partner to create opportunities for the input and feedback received to be directly connected to project stakeholders and decision makers.

Latino Network, \$15,765

- Tapping into strong existing networks of program staff, student leadership action committees, businesses and schools to host 4-5 community discussion groups.
- Discussion groups will provide culturally-relevant information on housing needs, solutions and services, and generate feedback on housing solutions and ideas for future housing projects.
- Discussions will happen in Tigard, Gresham, Southeast Portland and Hillsboro

NAYA, \$20,000

- Project will produce a community-based analysis of the regional housing crisis through the lens of the Urban Indian Community.
- Three workshops will build capacity to understand and identify proposed solutions. Workshops will focus on exploring the history of housing, looking at true and false solutions, understanding the scale of housing needs among the Native community.

- The third workshop will be a facilitated discussion between Native community members and Metro councilors and staff.

Verde, \$25,400

- Leverage three existing groups: Cully Housing Action Team (CHAT), Mobile Home Repair and Organizing group, emerging African American Outreach and Organizing team.
- Hold monthly leadership meetings for each group
- Door to door canvassing for recruitment to groups and collect survey data
- Full day CHAT leadership workshop to build skills on canvassing, phone banking, giving public testimony and meeting facilitation.

Rosewood Initiative, partial funding at \$17,549

- Bolster work of six Community Wellness Consultants who visit residents in East Multnomah County to gather their ideas about education, housing and community wellness.
- These consultants will sit down with councilors and/or staff prior to outreach to better understand the potential housing measure and how their work can be helpful.

Welcome Home, \$31,286

- Host a community forum in Oregon City on topics such as racial disparities and affordable housing, impact of lack of affordable housing on seniors, the role of the faith community in affordable housing, the health impacts of affordable housing.
- Provide community education on affordable housing and create affordable housing champions through Unite Oregon's BOLD program
- Engage 80 member organizations in monthly phone calls, survey and in member meetings on key steps of the bond development process. Purpose is to provide broad and diverse community engagement in the development of the modeling and scenarios, ensure data is aligned with what's truly happening in the community and provide feedback on the final draft framework.

### **Overview of selection process and next steps**

Thirteen applications were received from 12 organizations: APANO Communities United Fund, Centro Cultural de Washington County, Coalition of Communities of Color, Hacienda CDC, Latino Network, Native American Youth and Family Center (NAYA), Northeast Coalition of Neighbors (two applications), Oregon Student Foundation, Ten Penny International Housing Foundation, The Rosewood Initiative, Verde and Welcome Home Coalition.



The selection committee included internal and external stakeholders: Dana Lucero (Metro), Jeff Raker (Metro), Becca Uherbelau (Metro), Cassie Salinas (Metro), LaQuisha Minniweather (Momentum Alliance) and Pablo Arreyro. The committee discussions were facilitated by Noelle Dobson (Metro). Selection committee members scored each application on how well they met the program goals. These scores were used as the starting point for a group discussion on February 20. Selection committee discussions were recorded in order to provide meaningful feedback to applicants who did not receive funding.

Three Metro staff will serve as project managers to work closely with grantees: Cassie Salinas, Noelle Dobson and Becca Uherbelau. Karynn Fish will provide storytelling and communications support.

### **Next steps**

- Notify awardees, finalize scopes of work and contracts; Notify applicants that did not receive funding.
- Project managers work closely with funded partners to support implementation of grant activities.
- Develop work plan for storytelling; work with funded partners to identify opportunities for Metro staff to interview, observe grant funded events, create newsfeeds and social media posts.
- Identify opportunities to connect grant-funded activities to Stakeholder Advisory Table, Metro Councilors and other stakeholders and decision makers in the process.
- All grant activities must be completed by June 1, 2018.

###

Date: Tuesday, June 5, 2018  
To: Metro Councilors  
From: Craig Beebe, Regional Investment Strategy project manager  
Subject: Housing Community Partners reports, Spring 2018

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In the spring of 2018, Metro selected several nonprofit community partners to receive funding to conduct engagement, education and capacity-building activities with people impacted by greater Portland's housing crisis. These activities took place throughout the region's three counties, with a particular focus on engaging communities of color, in service of Metro's Strategic Plan to Advance Racial Equity, Diversity and Inclusion.

Partners were required to be 501(c)(3) nonprofits or similarly qualified entity serving majority people of color or other historically marginalized populations, with a mission driven connection to housing and/or civic engagement. All Metro-funded activities took place between February and June 1, 2018.

Six of these nonprofit community partners submitted brief reports of their activities and findings in late May and early June. Metro staff will continue to share and incorporate this community feedback with other partners through the bond's implementation, should the Council refer and voters approve it.

For questions about this program, contact Craig Beebe at [craig.beebe@oregonmetro.gov](mailto:craig.beebe@oregonmetro.gov) or 503-797-1584.

## Potential Metro Housing Bond Discussion with APANO Programs Staff

APANO led a discussion on the proposed Metro housing bond with the following goals:

- 1) Educate APANO front line staff on Metro and Metro's roles and responsibilities.
- 2) Collect stories from the Asian Pacific Islander Community to help inform housing policy decisions.
- 3) Present the framework of the proposed Metro Housing Bond and solicit questions and feedback.

This session occurred on May 17 from 1 to 2:30 at the APANO Office (2788 SE 82nd Ave suite 203, Portland OR 97266).

### Attendees:

Robin, Lead Political Organizer  
Todd, Jade District Manager  
Duncan, Associate Director  
Maiyee, Jade District Organizer  
Linh, Jade District Coordinator  
Kathy, Field Director  
Jai, Field Organizer  
Yian, Youth Organizer  
Colin, Development Manager

### I. We began the session by stories about housing we're hearing from our communities.

- The Jade District team is organizing residents in local apartment buildings to exercise their rights, including tenants at Douglas Square, where we are now also providing rental assistance after a legal settlement we reached with the landlord. Dealing with out of state landlords is very difficult.
- For the Organizing Team, CAT is reaching out with us to partner on tenant counseling. We are hearing about deep needs in our community due to housing discrimination and tenant rights.
- Field Team highlighted their Statewide Listening Tour: They held 13 listening sessions with 82 participants. Every group talked about housing. Key issues:
  - General sense that "Rents are too high."
  - For API communities, we struggle with Western concepts of family definitions and accusations that "too many people in here" when many people live in a unit. They feel that people think their family is in violation of the law when they have larger family sizes and they shouldn't have to feel that way.
  - The Washington County group really brought up need for intergenerational housing.
  - In Clackamas county affordable housing for seniors was also a big concern.
  - Both counties said that many participants cared about culturally competent communities, like at Kirkland manor in Portland, which is majority Chinese. People are worried that as their parents age and have to go to senior housing, what if their parents are the only

APIs in that space where staff and others have no understanding their food, traditions, culture?

- At a Sikh listening circle in Washington County, South Asians in particular experience discrimination in housing. Either they are “Too brown for the community” and can’t get a loan or a showing of a unit or they feel that “you’re high income so let’s take advantage of you” and end up paying higher rents.
- Indian American is the largest API group in Washington county and the highest group of H1B visas (work-visas). This makes it really hard for them to understand housing and building their community. They’re unsure if they can they own something? What if immigration policies change? Need more education about housing rights.
- Jade District staff spoke about intergenerational housing and ability to build intergenerational wealth. The ability to buy a home someday is huge especially where their community is.
- We found that small business owners are using their homes as collateral for small businesses. In a crisis, people’s first thought is to use the equity in their property. To be a small business owner now, many feel like you have to be a homeowner. This is a huge barrier to economic attainment.
- Older people are thinking about their homes also in terms of having their children live with them longer. If the economy is poor and their children will have to move back in due to lack of affordable housing, they don’t want to sell their homes. This is influencing people’s housing decisions as they age.

II. Providing an overview of Metro. We shared the “Metro at a Glance” document.

III. Shared Homes for Greater Portland (draft May 1) and Key Takeaways:

- Many Asians live more in multi-generational households. Renter cost burden by race slides didn’t make sense to our staff. Data collection needs to be groundtruthed and needs to be disaggregated. For our experience, the data that is available is not painting an accurate picture of the needs and we’d like to do more surveys to inform this.
- We wanted to have a broader discussion about how we got into this situation. Why do we have 48,000 unit shortage and how does this bond address that? Why didn’t local governments do something earlier and buy properties when it was inexpensive?
- Staff was unclear about where is the current homelessness funding going. We need to clearly articulate how this housing bond is addressing the homelessness issue and supplementing the existing work.
- People were curious about what lessons were learned from the Portland Housing Bond. The main critique is its too slow. How will Metro expedite the process if this passes? We’re in a housing crisis now.
- We would love to have the resources to survey our members region wide and do more education on housing issues.
- Our youth organizer said that young people need to know more about some background information:

- What is a bond?
- What is the process for voting on a bond?
- Who has power to approve the bond and oversee it?
- Youth need some education on what does \$50 get you if that is what households are paying? They also need to know the difference between what is a \$200,000 home vs a \$500,000 home.
- We need to be able to tell the story of why we need this bond. For example, you now need to make \$300,000 a year to afford a home in San Fran. We don't want housing to be inaccessible in the Portland area.
- What are alternatives to just building housing? What about land trusts, permanently affordable housing, land banking.
- We like the TOD program as the 82nd/Division project we're working on is a good example of equitable development.

**Participants-** Russell Taylor, Catrina Jones, Natasha Coleman, Elsa Vesquez, Terrance Lewis, Alonzo Chadwick

**Facilitator-** Kate Fagerholm (Metro)

**Recorder-** Chuck Smith (BPI)

### **General Feedback from Group During Opening Discussion and Sharing**

- Housing waiting list is up to 10 years
- They want us to move out east to Gresham
- We face discrimination and negative attitudes- Black families; mixed couples
- Racial issues exist along with gentrification- racial tensions emerge as Black people get pushed into east County
- How will you address the economic class tensions that may emerge if subsidized renters live with renters paying market rates- conflicts over people having different rent requirements
- Livability is important- need play areas in apartment complexes; close to parks; neighborhoods with families so children have others close by to interact with; access to good schools where children receive equitable treatment (racial equity in treatment and family engagement); more 3 bedroom availability; close to work- easy access to work
- Important to have some choice in where I live- not just pushed to the place where I can afford to live
- Planned communities to ensure better livability
- Trust issues- jurisdictions and groups from outside the local community make decisions without authentic engagement of people most affected by the housing issues- just having any Black person at the time is not the same as having Black community engagement
- Make sure that appointed oversight representatives are actively engaged with the community and members they are charged to represent- holding meetings with community members to sharing information and get feedback; increasing the engagement of more community members
- Affordability- The MFI formula is not in alignment with the median housing costs in the Portland area
- We need to address housing discrimination (racial) that is happening under the guise of the current “legal” housing practices and policies.

### **Who Should Be Served by This Measure?**

- Elderly
- Families with school aged children (K-college)
- People with mental health challenges
- Those experiencing homelessness
- Lower income families
- Would like to address racial diversity access to housing

### **What Kind of Housing Should Metro Build or Buy?**

- Planned communities (see livability comments earlier)
- Larger units- family size
- Good mix of sizes

### **Where Should We Build or Buy Housing?**

- Stabilize and strengthen where people already live- stop of the trend of displacement of Black people to “affordable” housing options (a lot of displacement has already happened, but there are still some neighborhoods that have significant Black populations)
- By parks
- By schools
- No liquor stores
- Near stores that have fresh food and produce
- Transit access
- Access to employment locations- where the jobs are

### **What Do Decision Makers Need to Know- Needs and Barriers to Affordable Housing?**

- See general feedback comments recorded earlier (page 1)
- Long waitlists is a serious problem
- Discrimination is common and ongoing
- People do not live near where they have their children attend school- e.g. living in east County but children attend schools in the traditional Black community
- There is a difference between where people actually live VS where they list as their address- parents make accommodations to ensure that their children have a good educational environment and experience (avoiding schools that demonstrate low cultural responsiveness and poor family engagement with culturally diverse families)
- Officials need to be ready to act and respond when people bring their issues to the attention of agency representatives

### **If the Measure Passes, How Should Metro Engage the Community in Future Decision Making?**

- Community forums sponsored or promoted by locally trusted groups/organizations
- Letters to parents delivered via the schools
- Be present where the people are- community events
- Use foot soldiers from the community to distribute information or provide notice of meetings and forums
- Information in doctor’s offices
- Information at Head Start
- Information at Summer food programs
- Information at parks programs
- Information at churches





## **FINAL REPORT: AFFORDABLE HOUSING AND THE LATINO COMMUNITY**

### **Introduction:**

In March 2018, Metro partnered with Latino Network to conduct community education and outreach on regional housing issues with the Latino community throughout the Metro region. To carry out this task, Latino Network hosted multiple forums in Multnomah and Washington County, Oregon. The purpose of these forums was to inform the Latino community of the housing bond that Metro plans to introduce this fall and the implications it may have for homeowners and renters. Additionally, we strove to better understand the housing experiences of Latinos in the Portland metropolitan area. Engaging the Latino community produced considerable data that can be used to inform future housing projects in Oregon.

Latino Network thanks Metro for their support in facilitating our community education and outreach, and for remaining a loyal partner to our organization.

### **Summary:**

- The Latino community wants to be present at discussions around implementation, should the Bond pass.
- Latinos want thoughtful planning with regard to the locations of new constructions. Affordable housing near schools and parks is important. Child safety is paramount.
- Latinos feel there should be designated units and prioritization for specific groups such as people with a disabilities, families with children, and college students.
- Should the bond pass, prior to Metro hosting community forums on implementation, families would like to know what Metro's implementation priorities are in order to make more effective recommendations.
- Communal spaces within the affordable housing buildings are valuable. These spaces can be used for community gatherings, education, and meditation. This was brought up as many places, especially those that are rural and low-income, do not have regular access to these amenities.
- Families want clarity around housing eligibility for individuals along the lines of credit, criminal record, and citizenship status. Moreover, they want to know what will the verification process be and how anti-discrimination be enforced.
- Community members shared several instances of poor treatment from landlords pertaining to repairs. There is a desire for clear expectations from tenant and landlord that is easily accessible and clear.
- Community members want to be assured that their input is passed along to council members and be given opportunities to answer any questions council members may have



### Community Forums:

- ❖ *Portland - April 24, 2018*
- ❖ *Rockwood - April 26, 2018*
- ❖ *Cornelius - May 8, 2018*
- ❖ *Tigard - May 15, 2018*

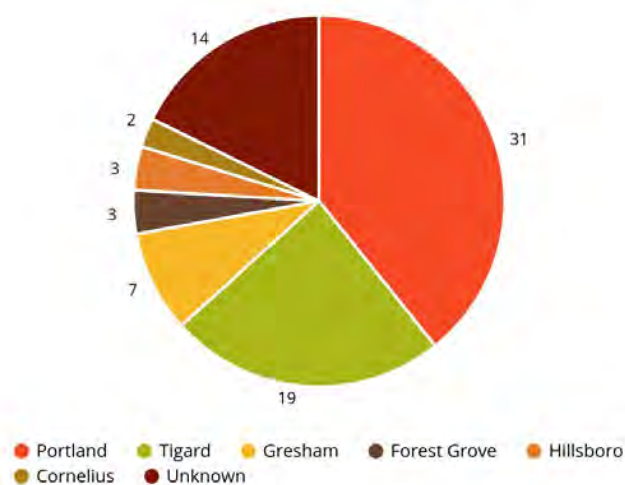
### Presentations:

- ❖ *Latino Student Action Committee (Youth Program) - May 17, 2018*
- ❖ *Academia de lideres - May 26, 2018*

### Persons served: 93

- ❖ *Race/Ethnicity: 100% Latino*
- ❖ *City of Residence:*

## Participant Demographics



Source: Latino Network



### **Narrative:**

In preparation for a Housing Bond that Metro plans to put to vote this fall, Latino Network hosted public forums in Multnomah and Washington County to inform the Latino community of the proposed bond and capture their thoughts on the current state of housing in Oregon. We learned much about their experiences as homeowners and tenants, and gained insight into what they hope to see from affordable housing developments in the future. We appreciate all of Metro's support in hosting these forum and facilitating partnerships between community organizations.

Beginning with our Portland housing forum, community members expressed hopes that any new affordable housing complexes created by the bond be strategically located near schools, parks, and public transportation. They expect that persons living in affordable housing units should not have to pay for parking given its high cost, which can create increased financial hardship for low-income families. Members of the Latino community expect Metro to be transparent when it comes to showing the community when and how their input from these forum was presented to Metro's council. Families present at the Portland forum also communicated their intentions to be involved in implementation planning, should the bond pass.

Like the families who attended the Portland forum, families at our Rockwood forum hope that Metro informs our community of how their input is used to inform project decisions moving forward, and that they be invited to future discussions. Our community expects that new affordable housing complexes be built in areas where low-income families already live. Relocating across town can be challenging and expensive. We spoke to youth who live in East County about their thoughts on housing. Many of them support the idea of rent control, believing that it will rid families of extreme stress brought on by the fear of losing your home. They would also like to see affordable housing developments created by the bond include multiple bathrooms. Several youth have had to deal with up to eleven families members sharing one bathroom, which can cause students to be late to school and create unintended health effects.

In Cornelius, families want more affordable housing specifically for the elderly. They feel that seniors need housing that is quiet, safe, and in close proximity to medical service providers. Having medical services provide on-site was discussed. However, it was revealed that partnerships between housing organizations and medical providers would require significant resources and involvement from County officials. Families believe that additional housing complexes should consist of two-three bedroom apartments that are suitable for large families. Like the Latino community in Portland and Rockwood, families in Washington County believe it's important that affordable housing be located close to schools, parks, and pools so that children do not need to travel long distances to areas where they spend a large portion of their time. In addition, Cornelius participants stressed that the importance of them having access to amenities, like community centers. They asked to have community spaces in affordable housing units.

At our forum in Tigard, the majority of the conversation revolved around tenant-landlord relations. Several families experienced delays in maintenance repairs, rent increases, and general disrespect. Families hope that Metro can play a role in training proprietors and housing managers on their



legal requirements when it comes to serving tenants. Additionally, they feel it would be beneficial to have expectations for both the tenant and housing supervisor in an easily accessible, even visible place, so that families know their rights and responsibilities. The Tigard community plans to become involved during the implementation process. They hope that certain decisions can be made by voting to ensure equity.

Sharp rises in rent, inadequate tenant protections, and limited involvement in decision-making related to housing has made housing a challenging experience for the Latino community. Our community has strong opinions about what can be done to make affordable housing a more accessible, equitable, and enjoyable experience for all Oregonians. To help improve Oregon's housing system, the Latino community intends to be active during the implementation planning phase should the Housing Bond pass this fall.

## **Verde/Living Cully Report on Metro Regional Housing Partnership Grant May 31, 2018**

Verde utilized funds from a Metro Regional Housing Partnership Grant to build the capacity of renters, mobile home park residents, and other residents of the Cully neighborhood to engage in affordable housing outreach and advocacy. In total, approximately 100 community members were engaged in programming associated with the grants funds from March through May 2018.

### **Activities**

**Task 1:** Hold monthly leadership meetings for Cully Housing Action Team (CHAT) and the Mobile Home Repair and Organizing Program's leadership team.

- We held three meetings of CHAT's leadership team (March, April, May), which is made up of 8 community members.
- We held three meetings of the Mobile Home Repair and Organizing Program's leadership team (March, April, May). The group is made up of 6 mobile home residents from Cully.
- Funds provided for food, childcare, and Spanish interpretation, along with staff time.

**Task 2:** Hold monthly community meetings for Cully Housing Action Team (CHAT), Mobile Home Repair and Organizing Program, and the emerging African American Outreach and Organizing Team. Metro Councilors and staff leadership will be invited to attend the monthly CHAT community meetings and the monthly Mobile Home Repair and Organizing Program meetings.

- We held three monthly meetings (March, April, May) of CHAT, with an average attendance of 40 people. The group planned and carried out affordable housing advocacy campaigns and activities, including: door-knocking in the Cully neighborhood to invite neighbors to participate, developing a proposal to make homeownership available to undocumented families, hosting a youth workshop, learning about a new mobile home park preservation policy, meeting with Metro Councilor Bob Stacey and Metro staff, and creating an orientation curriculum for new CHAT members.
- We held three monthly meetings (March, April, May) for the Mobile Home Repair and Organizing Program. Residents planned and carried out three home repair projects in Cully's mobile home parks. They also learned about the proposed new manufactured housing park zoning code for the City of Portland, attended a meeting of the Portland Planning and Sustainability Commission, and carried out 5 door-knocking days in mobile home parks around Portland to connect with residents and inform them about the proposal.
- Funds provided for food, childcare, and Spanish interpretation at meetings; transportation for community members; staff time; and stipends for community members who participated in door-knocking and outreach.

**Task 3:** Hold African-American game night.

- A newly-formed group of African American community members worked with Living Cully to host a community game night on Friday, March 16. Approximately 20 people participated, and the group connected with several new community members in the process.
- Funds provided for food, a DJ, raffle prizes, decorations, and stipends for volunteers who helped with outreach.

**Task 4:** Door-to-door canvassing to talk to residents and invite them to CHAT and Mobile Home Repair and Organizing Program meetings.

- CHAT held a door-knocking event on April 21st to do outreach to low-income renters in Cully and spread the word about the next Cully Housing Action Team meeting in May. Eleven members of the Cully Housing Action Team participated in the canvass, including youth. Several first-time participants attended the May meeting as a result of the canvass.
- The Mobile Home Repair and Organizing Program held 5 canvassing days at Mobile Home Parks in Cully and outside of Cully to connect with residents and share information about a new manufactured housing park preservation proposal. Thirty community members participated, knocking on nearly 800 doors in 28 mobile home parks.
- Funds provided food, transportation, and stipends for community members who participated.

**Task 5:** Hold African-American outreach meeting to plan summer events.

- Three meetings were held for an emerging African American community organizing group that is being supported by Living Cully. This group planned the March 16 Game Night event, and is now working toward a series of summer events, including a picnic in the park in mid-June.

**Task 6:** Hold a full-day leadership training workshop that will focus on building leadership skills such as canvassing, how governments work, giving public testimony, and meeting facilitation. Metro staff are invited to present at the workshop on how Metro decision making happens and current activities related to affordable housing.

- The leadership training was held on Sunday, May 20th, at St. Charles Church. Twenty-seven people participated, including members from CHAT, the Mobile Home Repair & Organizing Program, and St. Charles' high school youth group, many of whom live in Cully. The workshop focused on community organizing skills like preparing testimony, holding 1 x 1 conversations, stages of a campaign, and how to include art in movement building. Roger Gonzalez from Metro also taught an introduction to local government.

**Deliverables****1. Host Metro leaders and staff at Community meetings:**

- Karynn Fish from Metro attended the CHAT leadership meeting on March 25th to take photos and interview CHAT leaders.

- Metro Councilor Bob Stacey and Metro staff attended the CHAT meeting on April 3rd to present about the Metro Housing Bond and hear from CHAT members about their housing priorities.
- CHAT leaders and Verde staff attended the Metro Housing Bond Stakeholder Advisory Group to present about CHAT and its housing priorities on April 16th at Metro.
- Roger Gonzalez attended the CHAT/MHP leadership training on May 20th to present about Metro and local government.

**2. Provide photos from grant activities (canvassing, meetings, events):**

- Photos are attached.

**3. Summary of affordable housing priorities for the Cully community:**

- Mobile home park preservation (buy parks and operate as affordable housing)
- Buy existing affordable market-rate buildings; work directly with tenants who live there, Legal Aid Services of Oregon, and tenant advocates to create leverage with current owners to sell
- Housing available for undocumented families
- Multi-generational housing; housing for different sizes of families
- Housing that creates community: gardens, shared outdoor space, etc.
- Housing in neighborhoods where low-income people have already created community ties

**4. Estimated demographics of participants:**

- Overall estimate of 100 unique participants
- 60% Latinx
- 10% African American
- 30% White
- 95% of participants live in Cully (97218)



# Native American Youth and Family Center

5135 NE Columbia Blvd, Portland, OR 97218 | p 503.288.8177 | f 503.288.1260 | [nayapdx.org](http://nayapdx.org)

## **NAYA/Metro Regional Housing Partnership** Final Grant Report (Metro Contract No. 935176)

This project took place in response to the regional housing crisis that has impacted the Portland Urban Indian Community, along with other communities of color and low income people in our region. We analyzed housing preferences and needs in order to inform Metro's housing bond initiative and to build our capacity to advocate on future housing policies.

In late March, NAYA staff published a Request for Proposals to solicit facilitation and analysis of three community discussions. Dani Ledezma (Jicarilla Apache and Latina) won the bid to consult on this project, thanks to her strong grounding in housing policy expertise. In April, Ms. Ledezma drafted two discussion guides, one for use in three community discussions, and one for a discussion in late April with NAYA's 20 Community Development staff. Building on the Coalition of Communities of Color Racial Equity Housing and Community Index, she brought forward a framework to analyze the four dimensions of housing: Affordability, Education, Community, Amenities and Transportation, and Gentrification/Displacement.

On April 20, Ms. Ledezma led a discussion at NAYA's Community Development Department monthly meeting in order to gain a foundational understanding and wisdom on how to approach forthcoming community discussions. Direct service staff and program managers discussed the biggest housing needs, preferences and considerations based on their relationships with NAYA clients accessing emergency rent/energy assistance, housing and homeownership services, and other Community Development programs like workforce development, civic engagement and microenterprise.

In late April and early May, NAYA staff developed and implemented a recruitment strategy. We distributed physical flyers through NAYA's Housing & Homeownership Program, the Housing & Energy Emergency Assistance Program, and in other places throughout NAYA like the front lobby area and Elders' room. Using NAYA's Efforts to Outcomes Database, we shared the opportunity with over 600 community members. We also reached out to community members in Washington County that we had engaged in a community based participatory research process with the Coalition of Communities of Color in late 2017.

Community members appreciated the opportunity to learn more about Metro Regional Government and the housing bond. They have been asked to share their stories and needs on housing generally in different settings previously. It was exciting for them to share information and perspectives that can help shape a tangible opportunity to increase affordable housing across the Portland Metropolitan Area. They appreciated these discussions as community building opportunities, with food and \$50 gift cards provided to show value for their time.



## Overview of Community Discussion Groups:

Timeframe	Location	# of Participants	Participant Demographics
May 7 from 5:30 – 8 PM	Beaverton Community Center	10	10/10 American Indian/Alaska Native; 10/10 live in Washington County
May 12 from 9:30 – 12 PM	Native American Youth & Family Center	15	13/15 American Indian/Alaska Native; 13/15 live in Multnomah County and 2/15 live in Yamhill County
May 21 from 5:30 – 8 PM	Native American Youth & Family Center	27	25/27 American Indian/Alaska Native; 27/27 live in Multnomah County

We are in process of developing a full report with detailed analysis to share with Metro Council and for our use in future housing advocacy opportunities. Initial key takeaways include:

1. **Support culturally specific and culturally responsive services.** The Native Community has needs beyond basic housing. When addressing the opportunity to build new housing units, there should be a connection to culturally specific and culturally responsive services.
2. **Build family size housing.** The Native community lives amongst families who are often larger and intergenerational. When contemplating size of new housing units, there should be priority for larger size units (3+ bedrooms) with multiple bathrooms. Priority should also be given to the sustainable and affordable operations of the units.
3. **Provide more information about the housing system.** The Native Community has many complex housing needs and a historical and present day distrust of traditional public institutions. When addressing the housing crisis, there should be efforts to demystify the housing system and provide culturally responsive information about services and opportunities specifically for the Native Community.
4. **Increase funding for current homeownership programs.** The Native Community is susceptible to involuntary displacement and relocation and the most effective tool to prevent involuntary displacement for Native families is to increase homeownership opportunities. When addressing gentrification and displacement, there should be increased investment in culturally specific, culturally responsive homeownership strategies for the Native community including homebuyer education, down payment assistance, weatherization, energy efficiency, and homebuyer retention programs.
5. **Support funding to prevent displacement.** For economic and policy reasons, the Native community is being forced to relive a traumatic history with devastating impacts on the ability of the community to meet basic needs let alone thrive.
6. **Community owned assets.** The Native community has experienced housing discrimination and uneasy relationships with mainstream landlords. When creating funding mechanisms to build affordable housing and the subsequent ownership and operations of those assets there should be opportunities for Native community owned and operated housing developments.



## Welcome Home Coalition Proposed Housing Measure Feedback - May 2018

### Steering Committee

**Sahaan McKelvey**  
*Self-Enhancement Inc.*

**Kaia Sands**  
*Street Roots*

**Shannon Singleton**  
*JOIN*

**Katrina Holland**  
*Community Alliance of Tenants*

**Patricia Rojas**  
*El Programa Hispano*

**Anneliese Koehler**  
*Oregon Food Bank*

**Jerome Brooks**  
*Housing Oregon*

**Nick Sauvie**  
*ROSE CDC*

**Jenny Lee**  
*Coalition of Communities of Color*

**Amanda Saul**  
*Community member*

**Dunetchka Otero-Serrano**  
*Oregon Community Warehouse*

**Kari Lyons**  
*Coalition Director*

### PROJECT SCOPE OF WORK April - May 2018:

- Co-facilitate meetings with Welcome Home members & Metro to discuss bond framework.
- Host Clackamas County forum and panel discussion with key stakeholders. Facilitate Feedback session on Metro Bond framework with Clackamas County Homeless Services Coalition and Continuum of Care
- Deliver preference survey, analyze and provide report to Metro.

### DELIVERABLES

#### All Coalition Member engagement

The coalition engaged Coalition members in the ways:

- *April 5th* - All Coalition Member meeting; 28 attendees (six culturally specific orgs, eight transitional and homeless shelter provider, three homeownership organizations, nine affordable housing owners and operators). Discussed multiple scenarios, modeling and draft values to date.
- *April 11th* - Survey to Coalition members regarding racial equity for bond framework; 35 out of 65 respondents
- *May 2nd* - All Coalition Member meetings; 21 attendees (fifteen affordable housing owners and operators, four culturally specific groups, and two shelter managers)
- *May 14th* - Housing Oregon's Portland Policy Council; 22 affordable housing developers and managers
- *May 15th* - Survey to Coalition members regarding final bond framework; 26 out of 65 responses
- *April - May* - Four meetings with Metro staff - topics included racial equity and restorative justice in the bond framework; aligning future transit investment with bond dollars; low-income home ownership as a recipient of bond dollars.

**Clackamas County** - The Coalition presented the bond framework and received feedback at the Homeless Services Coalition of Clackamas County sent the Metro survey to approximately 150 individuals on their list serve. We presented to the Continuum of Care with approximately 15 homeless service providers in attendance. On May 29th we held an affordable housing tour with Habitat for Humanity and NW Housing Alternatives and engaged 22 community members from faith-based organizations and churches on a bus tour to understand the ins and outs of affordable housing, and responded to feedback and questions regarding the bond.

**Opportunity zone/area feedback** - The Welcome Home Coalition Steering Committee had a discussion about the preference survey concept and decided we would approach this as a dialogue rather than a survey and set up two focus groups to discuss the concept of "high opportunity areas" in a way that was sensitive to the communities we were engaging.

## **RESULTS**

Throughout the engagement period, the Coalition collected extensive qualitative and quantitative feedback about the bond process and framework throughout stages of its development. Below is a summary of key issues.

### ***Income guidelines***

Recommendations:

- Build political support for a regional solution to the supportive services and housing voucher funding gap to ensure the aspiration to house those 0-30% MFI can become a reality.
- Maximize the number of people housed versus units built. Consider a target number or a percentage range to leave some flexibility to account for unknowns and risks.

### ***Bedroom unit allocation***

Recommendations:

To best suit the community need of family sized bedrooms (3+ bedrooms), we might be require a heavier reliance on new construction for units with more than two bedrooms.

### ***Acquisition versus new construction***

Recommendations:

- Housing development is extraordinarily based on opportunity and circumstances in a dynamic market which will require flexibility in rehab versus new construction
- Add specific language that ensures acquired units will be rehab units that would have been lost so that there is a net unit gain with either method.

### ***Use of opportunity zones and areas criteria for determining housing site selection***

Recommendations

- Do NOT assume locational preferences like "opportunity zones" or "everywhere in the region" for communities of color. Many families of color want to remain in the neighborhoods and schools they currently live - areas vulnerable to gentrification and displacement but not currently "opportunity zones."
- Many so-called "low opportunity" areas now are likely to be high opportunity areas by the time the housing is on the ground. If we had followed "opportunity mapping" through the 1990's and beyond - we would not have developed affordable housing in areas like Mississippi, Alberta, Interstate, Pearl, etc. and all of those families of color would have been displaced - that's kind of what we did to avoid "poverty concentration!" Be forward thinking - follow the market and the input of communities of color - not the GIS department's recommendation! Or if you want to follow the maps - build where gentrification is likely to happen in next 10-15 years.
- Purchase market-rate buildings in neighborhoods where low-income people already live and have formed strong community ties and identity, rather than only in "high-opportunity" areas.

- The general concept of opportunity mapping does not feel racially equitable at all as it insinuates that populations of color may not be able to identify areas that best allow them to thrive and that we need to dictate this for them.
- High opportunity mapping is redlining parts of the region that already suffer from inequitable public investment. Metro bond projects should be distributed throughout the entire region.
- What we hear from low-income and marginalized communities is that they do not want to be displaced - they want quality housing in neighborhoods where they currently live - even if those neighborhoods currently lack infrastructure. They want to see their neighborhoods developed around them through coordinated investments. This is counter to an "opportunity area" investments strategy - which assumed communities of color want to live where more affluent whites are choosing to live and also counter to a "build it equally everywhere" model or "build affordable housing where it currently is lacking" model - both of which oversimplify and avoid dealing directly with racial equity.

### ***Integrating other guidelines***

#### **Recommendations**

- Coordinate the development of the bond housing with neighborhood revitalization efforts already happening or about to happen. Build alongside of other reinvestment in schools, parks, community center and vitality - those areas likely provide current homes to the people who need housing and who are likely to be pushed out by forces of displacement

### ***Leading with Racial Equity***

#### **Recommendations**

- Draft an equity lens through which all decisions are filtered - have stakeholders develop this lens. It should address more than just impact, but also contribution to policy decisions, evaluation, leadership aspects, and representation during the process. It should also demand consideration for alternative methods and viewpoints for commitments that may require going back to the drawing board.
- Build a framework component that ensures prioritized accessibility for populations of color, like an administrative preference policy, should be a focus of the final framework if racial equity is truly a Metro priority.
- Do equity analysis of County Housing Authorities (high level).. i.e. to what degrees are County housing authorities working on formal equity plan/ equity strategies.. summarize nature of this work.
- Develop MWESB targets for development, construction, operations, services and periodic reviews of who lives in the units, how it's working, and who was turned away and why.
- Create phases of developments with anti-displacement and homelessness prevention in a "first phase" to show quick wins to communities most disproportionately impacted by

the shortage of affordable housing options, housing discrimination, gentrification and involuntary displacement.

- A bold, courageous commitment to a jurisdictional dialogue on supportive services funding
- Work with tenant organizing groups to identify market-rate buildings where low-income tenants are in danger of losing their homes due to possible rent increases or sale of their building. Work with the tenants to encourage building owner to sell the building the Metro for preservation as affordable housing.
- involve families who have experienced homelessness in the planning process.
- Be prepared to challenge local jurisdictions and bond project developers to meet aggressive equity goals.

### ***Diversifying ownership and operation of the housing***

#### **Recommendations**

- Ensure that community-based organizations and organizations of color develop and own properties developed with the bond.
- Selection on a demonstrated and quantifiable history of successfully housing people of color, ending homelessness, and/or operating low-barrier housing.
- Partner with culturally-specific and multicultural organizations and have the communities to be served - not developers - lead the allocation process.
- Determine an estimate of how many people in supportive housing could be ready to move up into a subsidized apt w/out support, how many in subsidized rentals are ready to move into homeownership-- then allocate to make the flow start happening.

### ***Oversight Committee***

#### **Recommendations**

- Public involvement and transparency should be incorporated into the implementation
- An oversight committee that holds public meetings is important.
- Develop a community based oversight committee that has access and power to influence Metro
- Commercial/Industry stakeholders are limited, and maybe not even voting members. Metrics should include reduction targets for disproportionate POC homelessness, increased housing stability targets for POC, and community preservation targets for already affordable units in areas where POC have chosen to settle (keep people in place), that stay affordable as time goes by and costs rise.
- Gather stakeholders to help put together screening frameworks, deposit considerations, acquisition and rehab decisions and more.

### ***Homeownership***

#### **Recommendations**

- Homeownership development should likely focus on family sized housing and therefore mainly be 2-4 bedroom units.
- The average cost to build would be similar to that of rental housing development, or possibly less depending on the developer, type and location of project.

- Assuming a total development cost of \$300,000, a 4 person household at 60% MFI would need a subsidy of about \$125,000 to make this home affordable.
- These homes would not be able to develop and subsidize all of the under 60% units, so additional subsidy would be needed to get those units developed and made affordable to qualified buyers. Options for this subsidy include HUD funds (SHOP, CDBG, HOME ), City subsidies (TIF, General Fund, Construction Excise Tax, Short Term Rental fund), State subsidies (Document Recording fee), Federal Home Loan Bank programs, and private subsidies.

# April 2018

	Monday	Tuesday	Wednesday	Thursday	Friday
	2 Wilsonville	3	4	5	6 GAPD Focus Team Congestion pricing RTP & 82nd
Briefing Topic: Distribution Method  Staff: Emily, Jes, Andy, Elissa (optional)	9	10 Briefings: Harrington, Hughes	11 Present at MPAC	12 TAT Briefings: Craddick, Chase	13 GAPD Focus Team
	16 SAT	17 Briefing: Dirksen	18	19 Lunch and Learn Briefing Dominquez	20 BS & CD OOO GAPD Focus Team * Transportation * Work session review
Briefing Topic: Preliminary framework considerations Staff: Emily, Jes, Andy, Elissa (optional)	23 BS & CD OOO OHCS	24 BS & CD OOO * Clackamas Co. Tour * Work Session	25 CD OOO 2:1 Beaverton Councilors	26 CD OOO * TAT – Draft Framework * 2:1 Beaverton Councilors	27 CD OOO GAPD Focus Team
	30				

## NOTES

### Week of 4/9/2018

- 

### Week of 4/23/2018

- Need to reschedule Councilors Craddick, Stacey & Harrington
- Councilor Dominguez: outstanding

### Other Activities

- 4/12 TAT
- 4/24 Clackamas Co. Tour
- 4/24 work session

# May 2018

	Monday	Tuesday	Wednesday	Thursday	Friday
		1 * Washington Co Comm. * Clackamas Co. Comm * Happy Valley Council	2 * HSSN * SAT	3 C4	4 GAPD Focus Team Regional Investment work session review
<b>Briefing Topic:</b> Canceled as we are briefing on May 1 on draft framework	CD, TH, Sch OOO 7	CD, TH, Sch OOO 8 Gladstone	CD, TH, Sch OOO 9	CD, TH, Sch OOO 10	11 GAPD Focus Team
	TH, Sch OOO 14 * WCCC * EMCTC * Forest Grove	TH, Sch OOO 15 * Work Session * Milwaukie	KH, TH, Sch OOO 16 * Portland City Council * Fairview	KH, TH, Sch OOO 17 TAT – Final Framework	KH, TH, Sch OOO 18 GAPD Focus Team work session review
<b>Briefing Topic:</b> Final housing recommendation  <b>Staff:</b> Emily, Jes, Andy	KH OOO 21 SAT	22	23 Present at MPAC	24	25 GAPD Focus Team
	28	29 Work Session	30	31	

## NOTES

### Week of 4/30/2018

- Washington Co. Comm. – 8:30 a.m.
  - AS, JL, EL
- Clackamas County Comm. – 3-4 p.m.
  - AS, JL, EL
- Happy Valley – 7 p.m.
  - JL, CB

- C4 – 6:45 p.m.
  - AS, CB?

### Week of 5/7/2018

- Gladstone – 6:30 p.m.  
Counselor Dominguez, AS, EL, JL

### Week of 5/14/2018

- WCCC – 12:00 p.m. to 1:30 p.m.
  - AS, JL, Councilor Harrington

- EMCTC – 3 p.m.
  - EL CB, Councilor Craddick
- Forest Grove
  - JL, AS, Councilor Harrington
- Milwaukie – 6:00 p.m.
  - AS, JL, EL
- Portland – 3:30 p.m.
  - AS, JL, EL
- Fairview – 7:00 p.m.
  - AS, JL, EL, Councilor Craddick



# June 2018

	Monday	Tuesday	Wednesday	Thursday	Friday
					1 GAPD Focus Team
<b>Briefing Topic:</b> P&N: work plan, engagement preview <b>Staff:</b> Heather, Jon, Andy	4	5	6	7 Potential Referral	8 GAPD Focus Team Regional Investment
	11	12	13	14 RSTIC	15 * GAPD Focus Team * Regional City/County Managers Meeting
<b>Briefing Topic:</b> Parks and Nature <b>Staff:</b> Jon, HNK, Andy	18 Steering Committee Retreat Randy OOO	19 * Work Session * Tigard – JL	20 PBA Policy – RG, JL	21 CCC / Metro – AS, RR, SE	22 GAPD Focus Team
<b>Briefing Topic:</b> Transportation <b>Staff:</b> Tyler, Andy	25 * Lunch & Learn – Transportation (FYI)	26 Work Session – Parks & Nature	27 * CCA Breakfast	28	29 GAPD Focus Team

## NOTES

### Week of 6/4/2018

- 

### Week of 6/18/2018

- Tigard – 7:30 p.m.
  - AS, JL, EL

### Other Council Activities

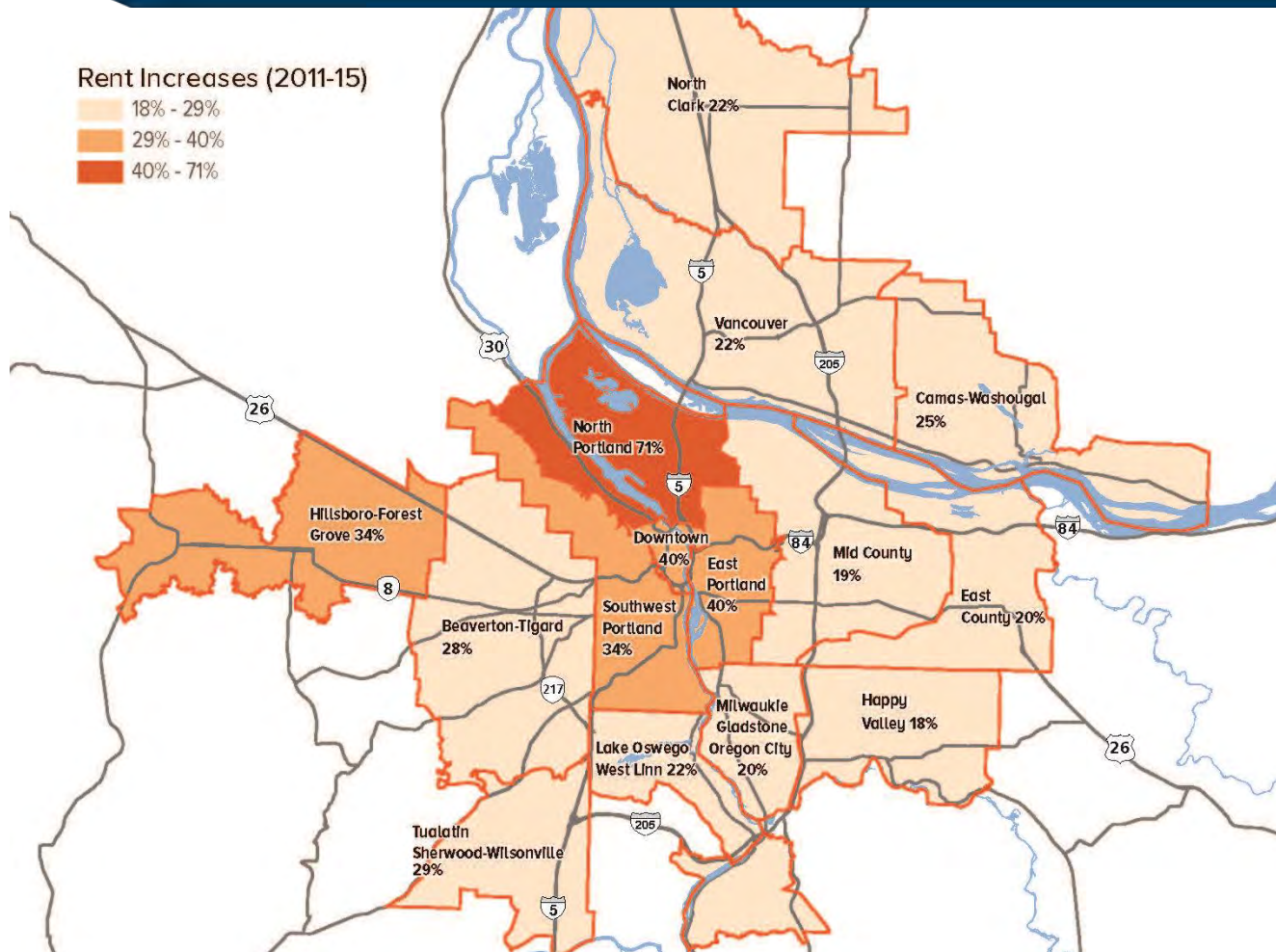
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# Regional Investment Strategy: Housing [Round 1]



Metro

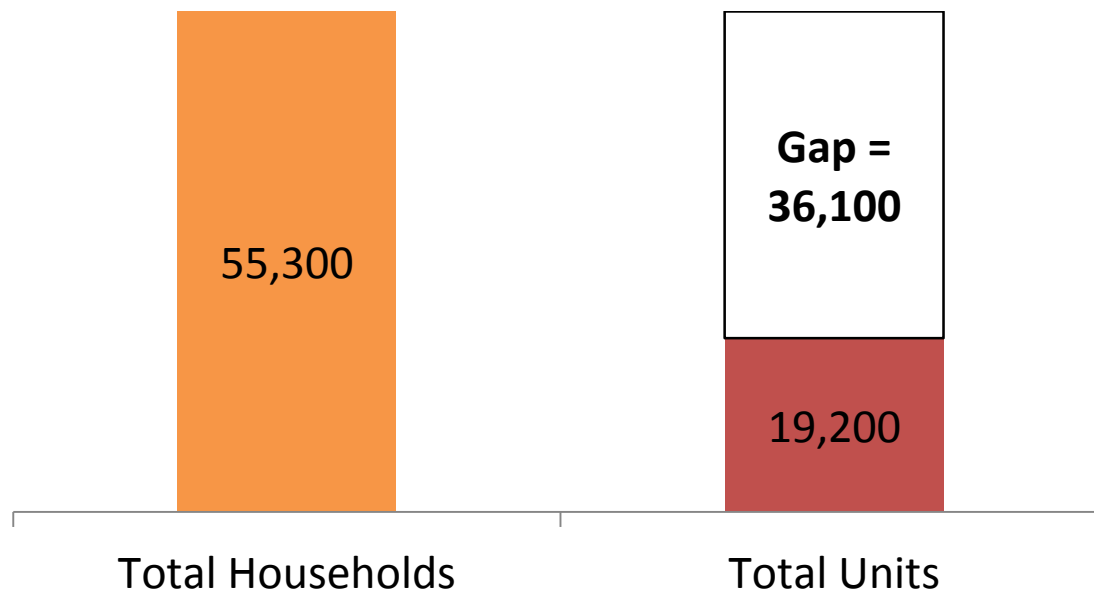
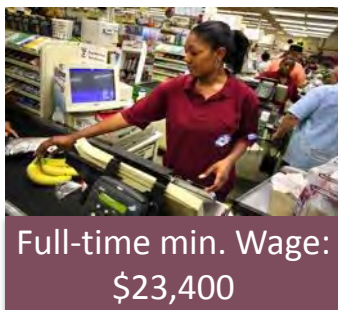
# Regional context



Source: Axiometrics, Multifamily NW, Johnson Economics

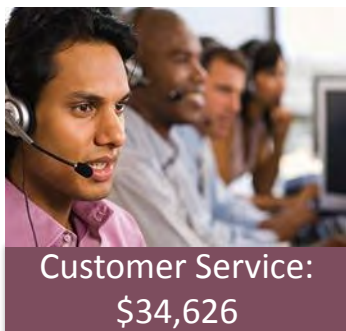
# Affordable Housing Need and Supply in the Metro Region

0-30% Median Family Income (MFI)

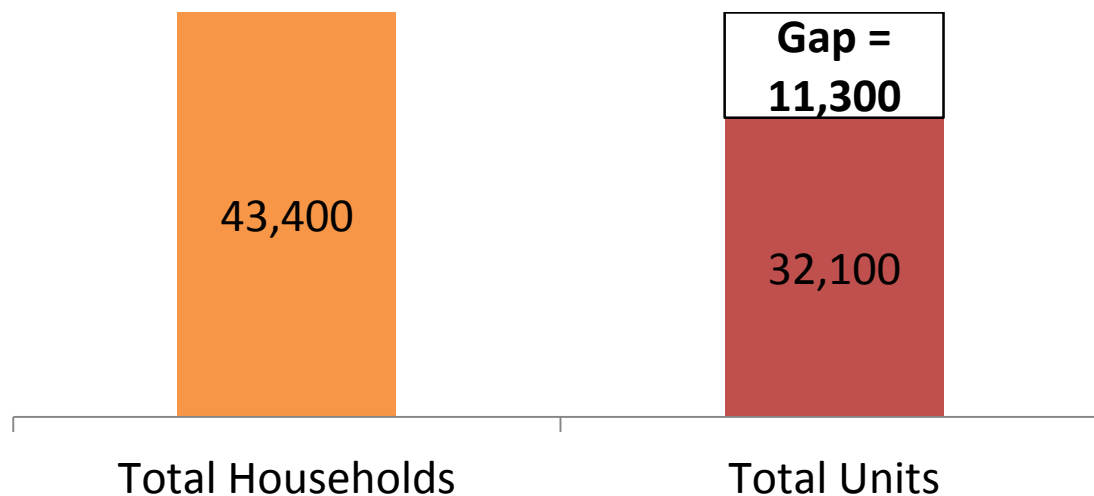


*30% MFI ranges from \$16,000 for a household of one to \$22,000 for a household of four.*

# Affordable Housing Need and Supply in the Metro Region



30-50% Median Family Income (MFI)



*50% MFI ranges from \$26,000 for a household of one to \$37,000 for a household of four.*



# Collaborative Framework

Mitigate **displacement**  
and stabilize communities

Maximize and optimize  
**resources**  
for affordable housing

Leverage **growth**  
for affordability

Increase and diversify  
**housing supply**

# Equitable Housing Initiative: Work so far

Analysis, engagement and collaborative framework

Local planning grants for equitable housing

Transit oriented development grants

Build Small Coalition

Regional funding and investment



# Regional housing measure: What it could look like

General obligation bond

New construction and acquisition  
of land and affordable homes  
region-wide

Pass-through funding, grants and  
gap financing





# Regional housing measure: What happens next

Advisory tables

Public and partner engagement

Technical work & research

Council considers referral: Late  
spring

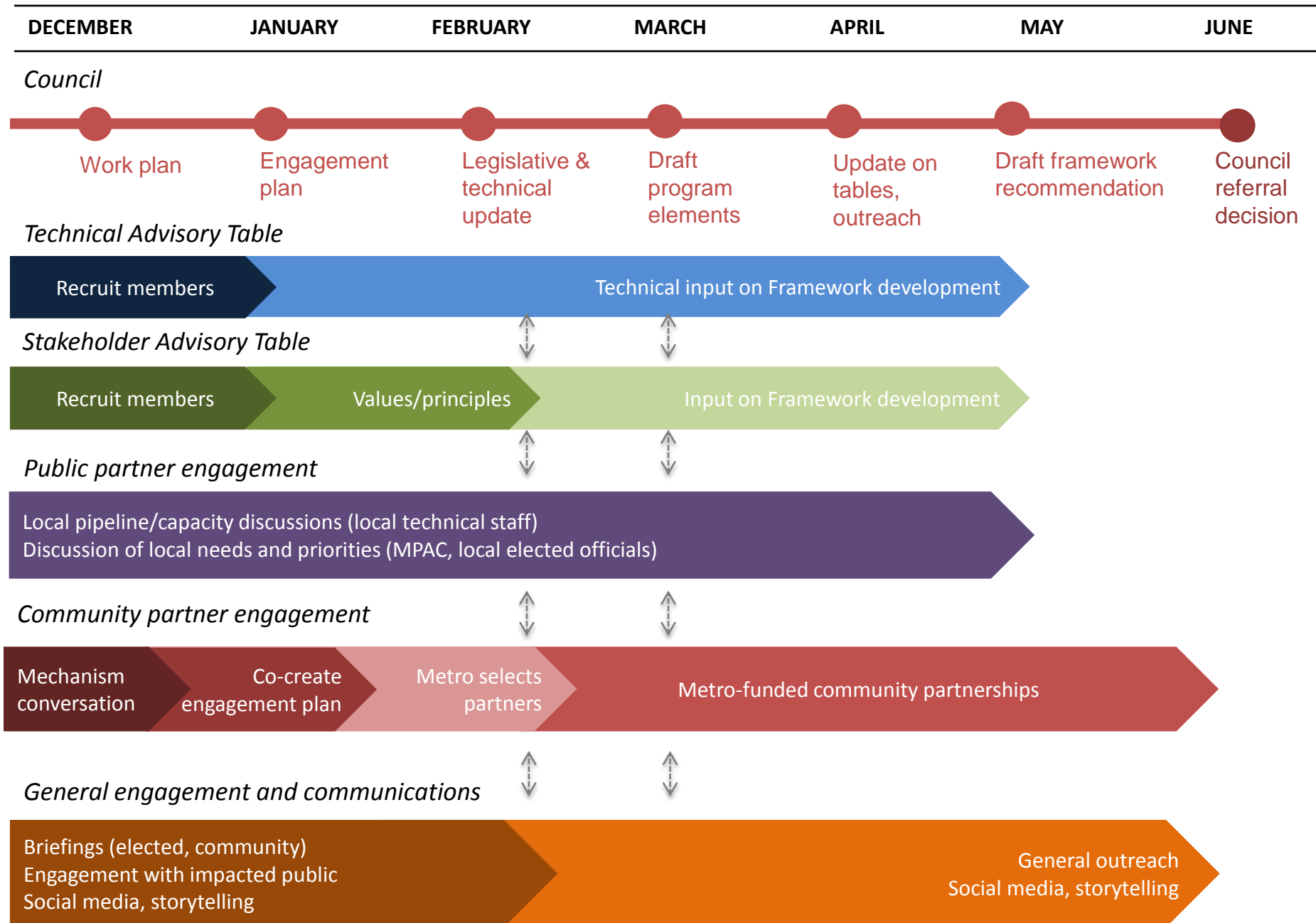
*Visit the project website & subscribe to updates:*  
**[oregonmetro.gov/housing](https://oregonmetro.gov/housing)**



# DRAFT Regional Housing Measure Engagement Timeline

Draft 1/23/18

98



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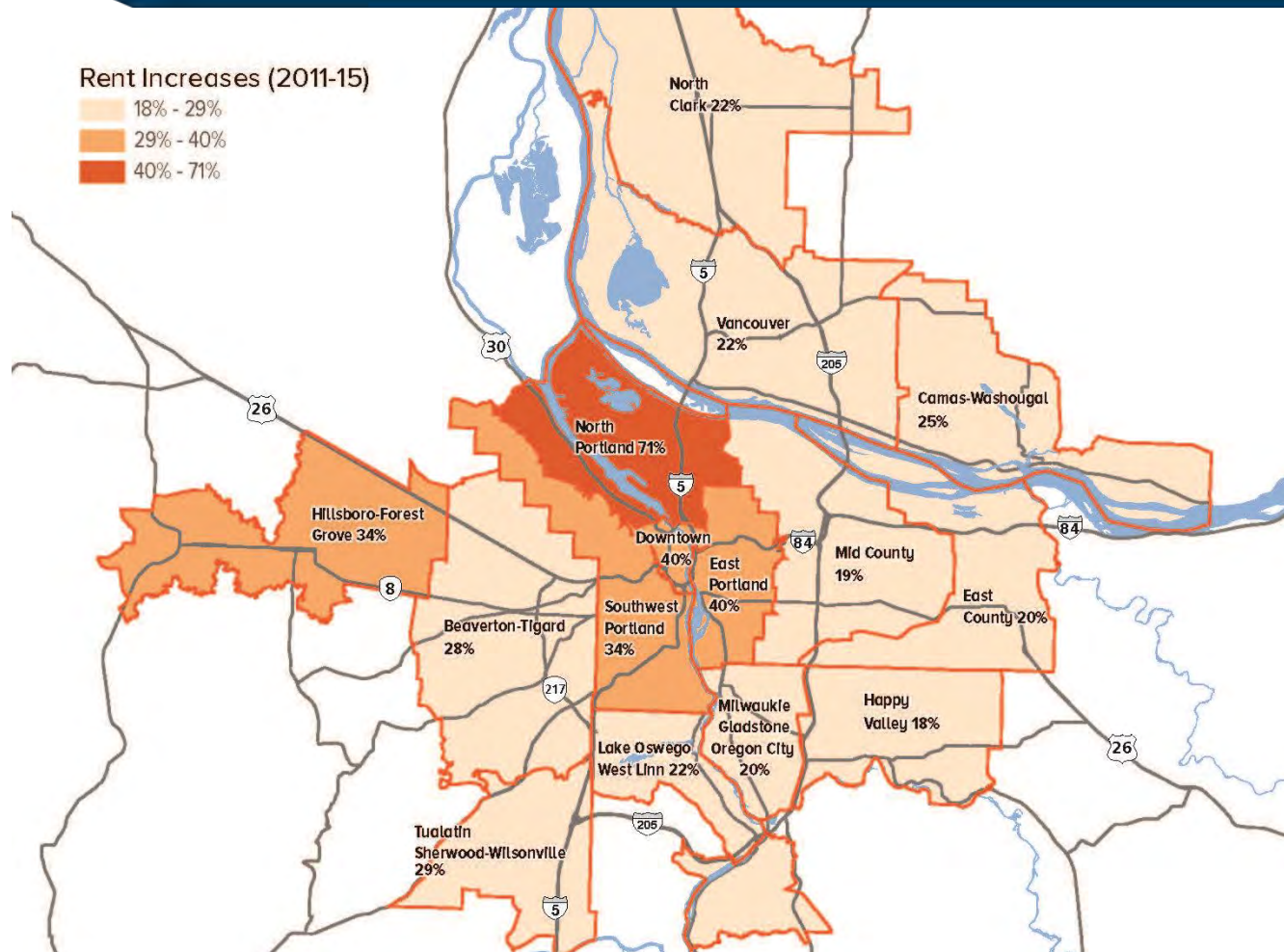
# Affordable homes: Draft framework

[Round 2]





# Regional context



Source: Axiometrics, Multifamily NW, Johnson Economics

# Regional housing bond: Where we started

General obligation bond

New homes and acquisition of  
land and affordable homes

Homes created in partnership with  
local governments and providers





# Creating the framework



# What is in the framework?





# What is the framework



# Core values

- Lead with racial equity
- Prioritize people not served by the market
- Access to opportunities
- Prevent displacement
- Mixed-income communities, variety of housing types
- Make good use of public dollars <sup>7</sup>



# Overall impact

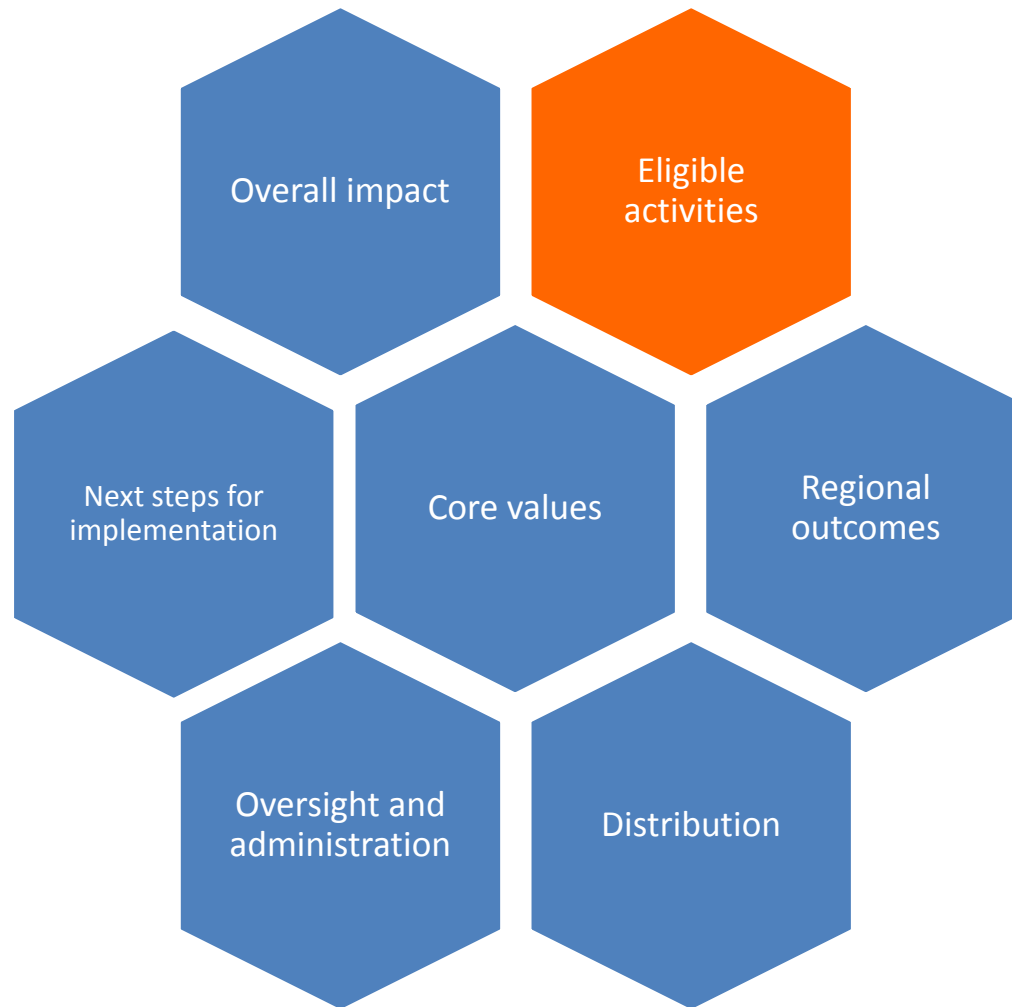


# Overall impact

- Total homes / total people
  - Without amendment: 2,000 homes, about 6,300 people
  - With amendment: 3,200 homes, about 10,000 people
- Recommended scope: \$516.5 million general obligation bond
- Average annual cost to Portland-area homeowner: Less than \$50/year



# Eligible activities



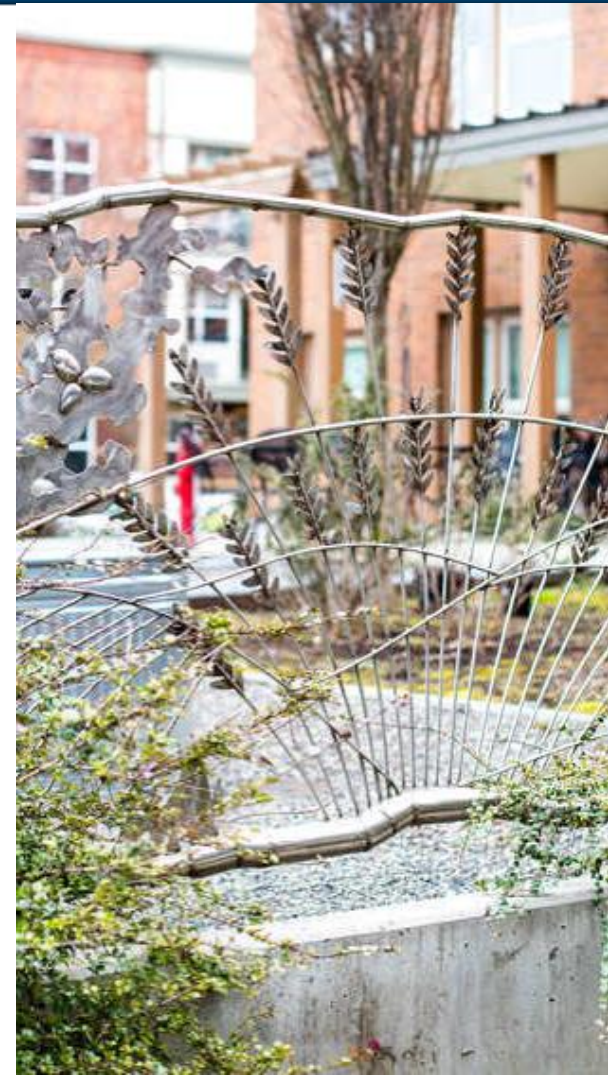
# Eligible activities

Acquisition of land for affordable homes

Acquisition and rehabilitation of low-cost market rate housing for conversion to permanently regulated affordable homes

Construction of new affordable homes

Public ownership of affordable homes (subject to change if constitutional amendment is approved by voters)



# Regional outcomes





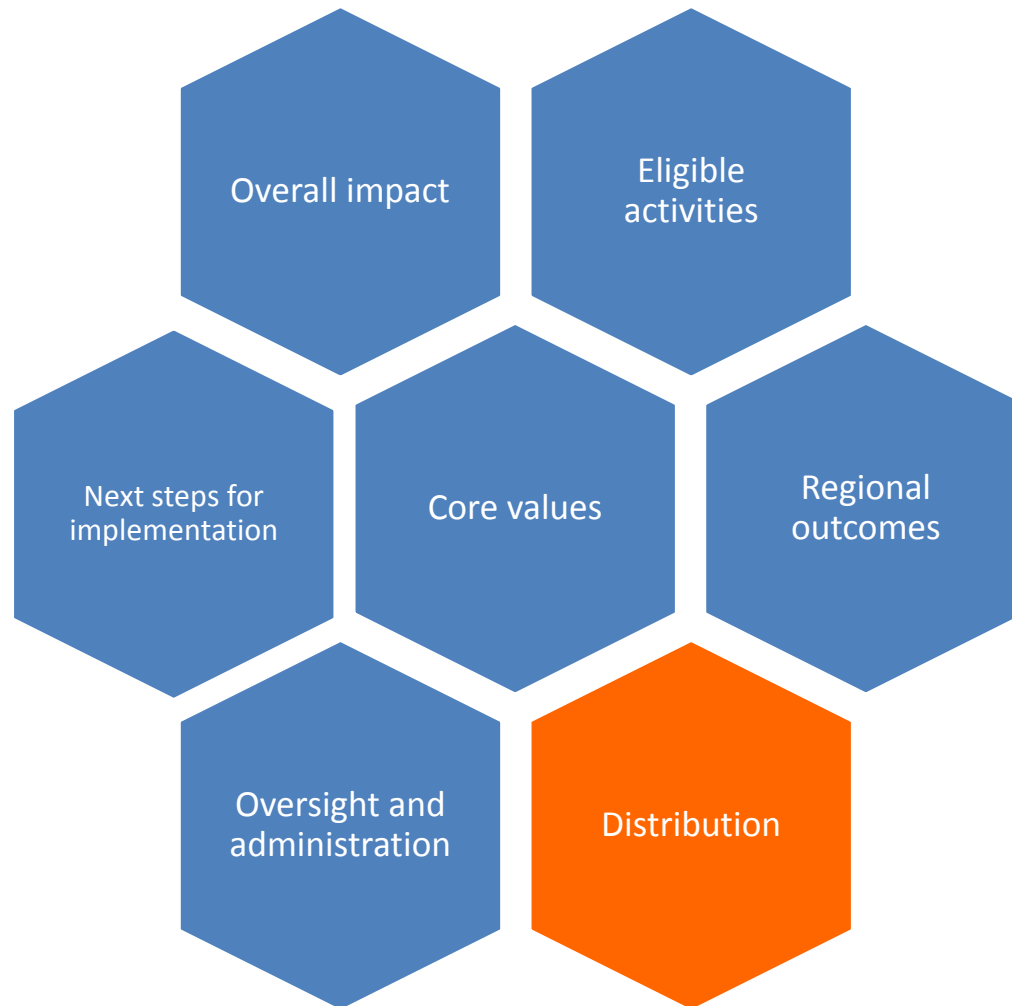
# Regional outcomes

- 45% of homes below 30% MFI
- At least half of homes sized for families (two or more bedrooms)
- All homes affordable for families and individuals with less than 80% MFI
- Max 10% of homes at 60-80% MFI





# Distribution



# Distribution

Homes to be distributed throughout the region based on assessed value:

- Clackamas County: 21%
- Multnomah County: 45%
- Washington County: 34%



# Distribution

90% of funds anticipated to be spent by local partners

10% of funds reserved for regional land acquisition program at Metro



# Oversight & Administration



# Oversight and administration

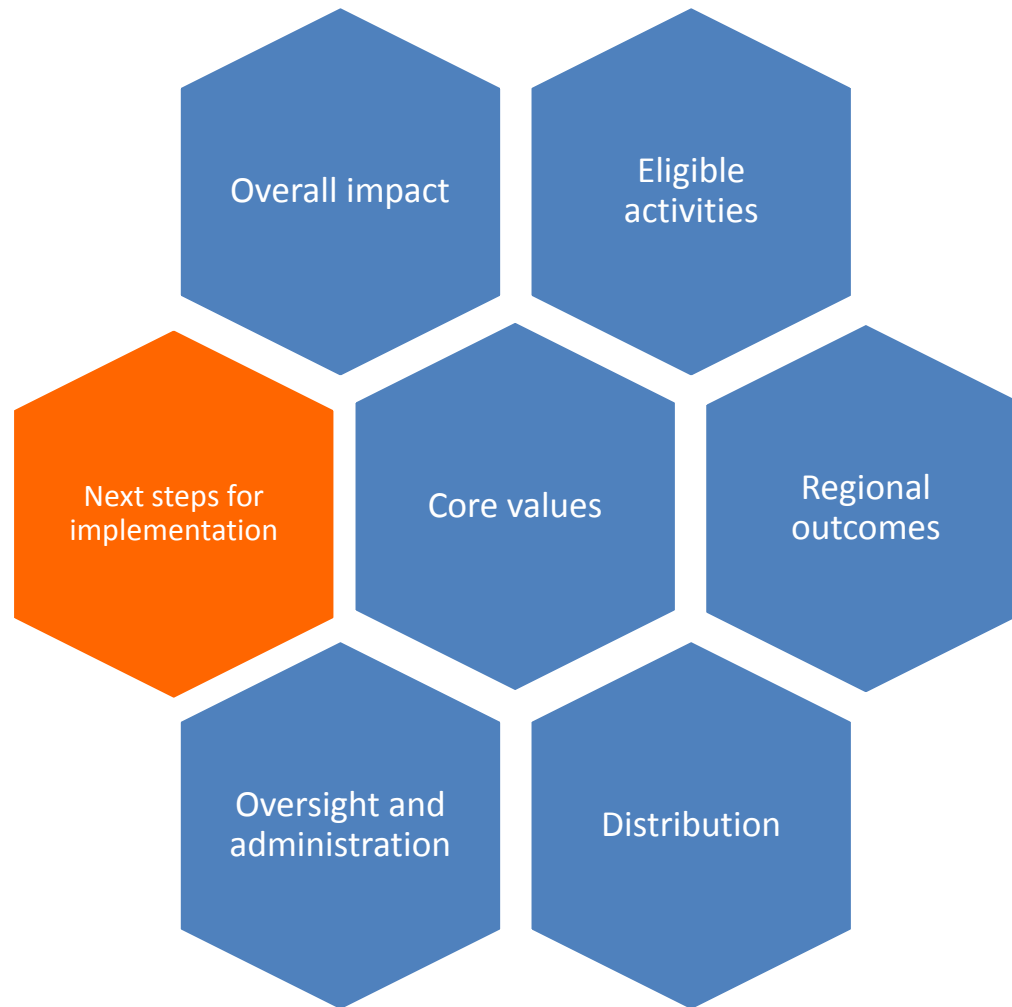
Intergovernmental agreements;  
Local implementation strategies

Community oversight committee,  
reporting and auditing

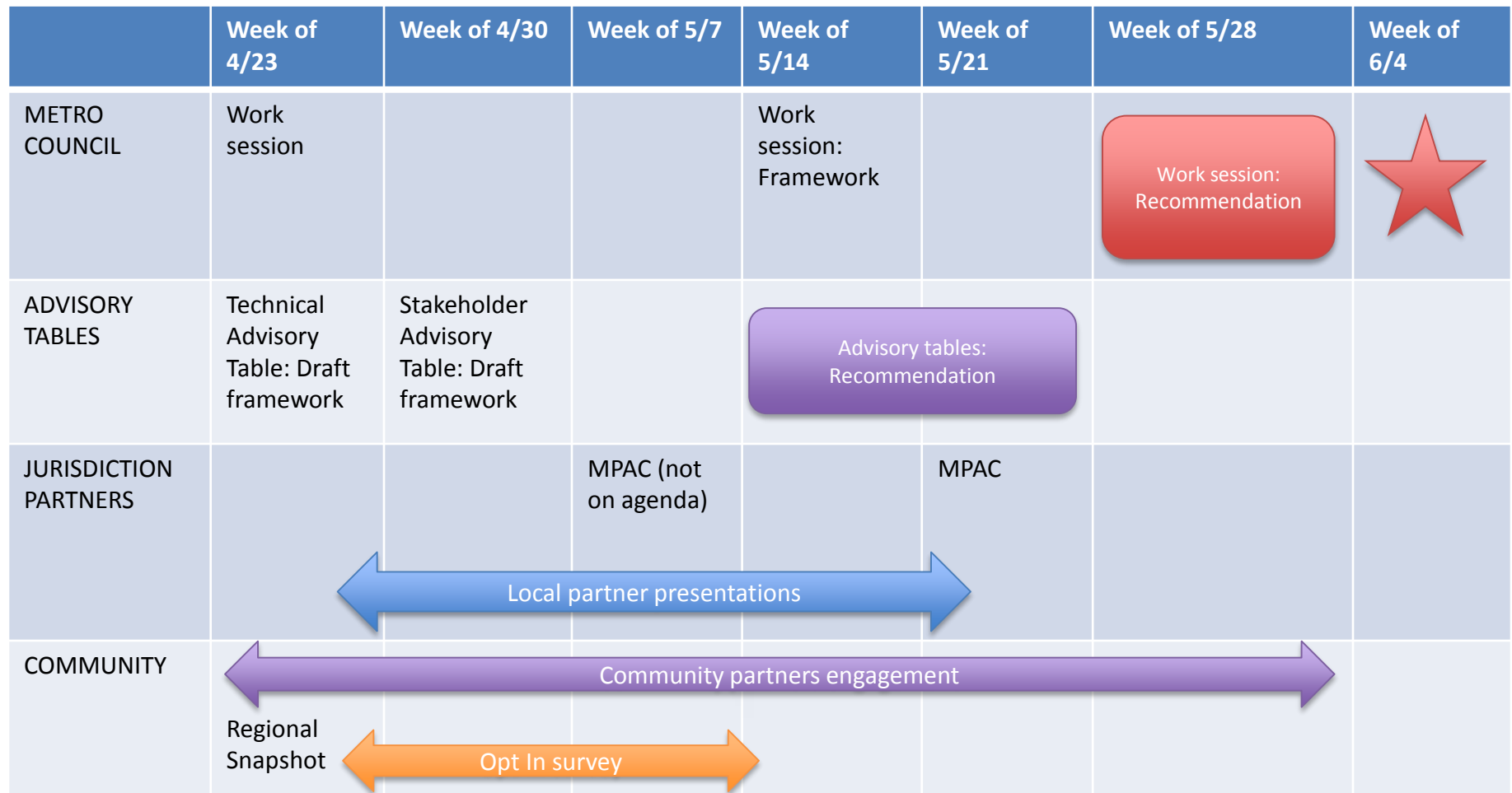
7% cap for program administration,  
including oversight, compliance,  
transaction costs



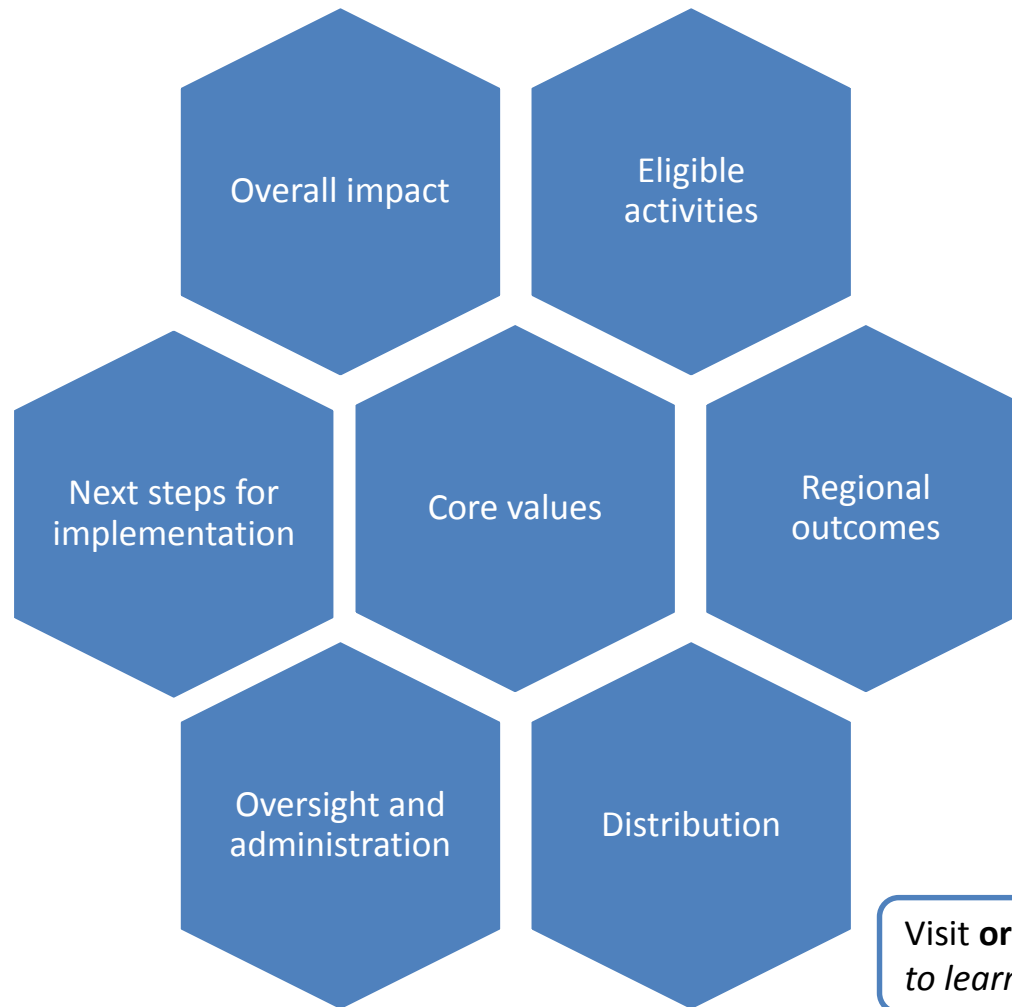
# Next Steps: implementation considerations



# Referral Decision Timeline



# Questions?



Visit [oregonmetro.gov/housing](https://oregonmetro.gov/housing)  
to learn more and subscribe



**oregonmetro.gov**



# Affordable homes for greater Portland

Metro Council  
meeting  
June 7, 2018



Metro

# Metro's commitments

- Make the most of what we have.
- Create and protect special places.
- Focus investments through the lens of racial equity.



# Regional Investment Strategy

- Affordable homes for greater Portland
- Safe, reliable ways to get around
- Clean water, habitat and access to nature
- A coalition for livability

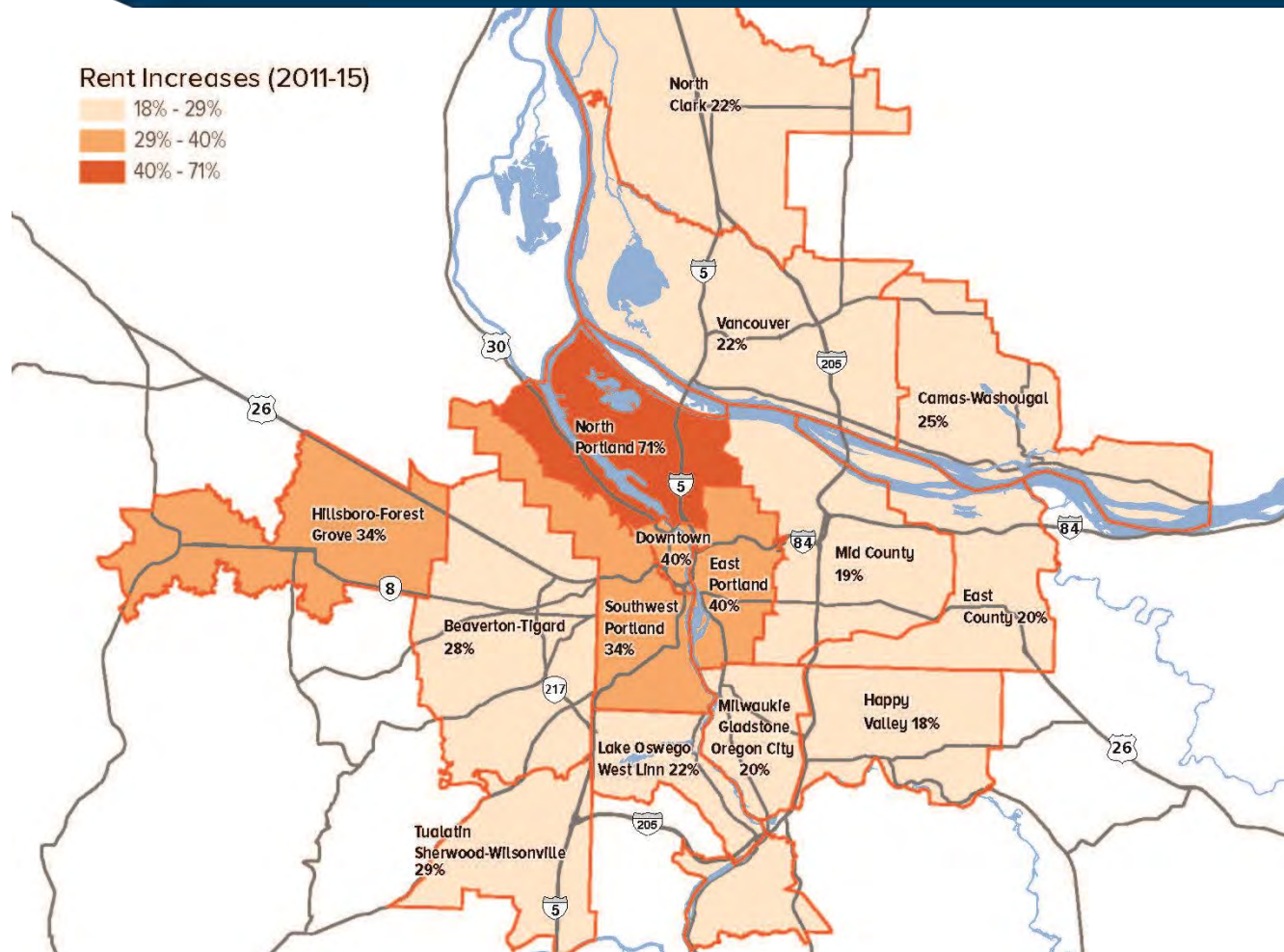




# Beginning with homes



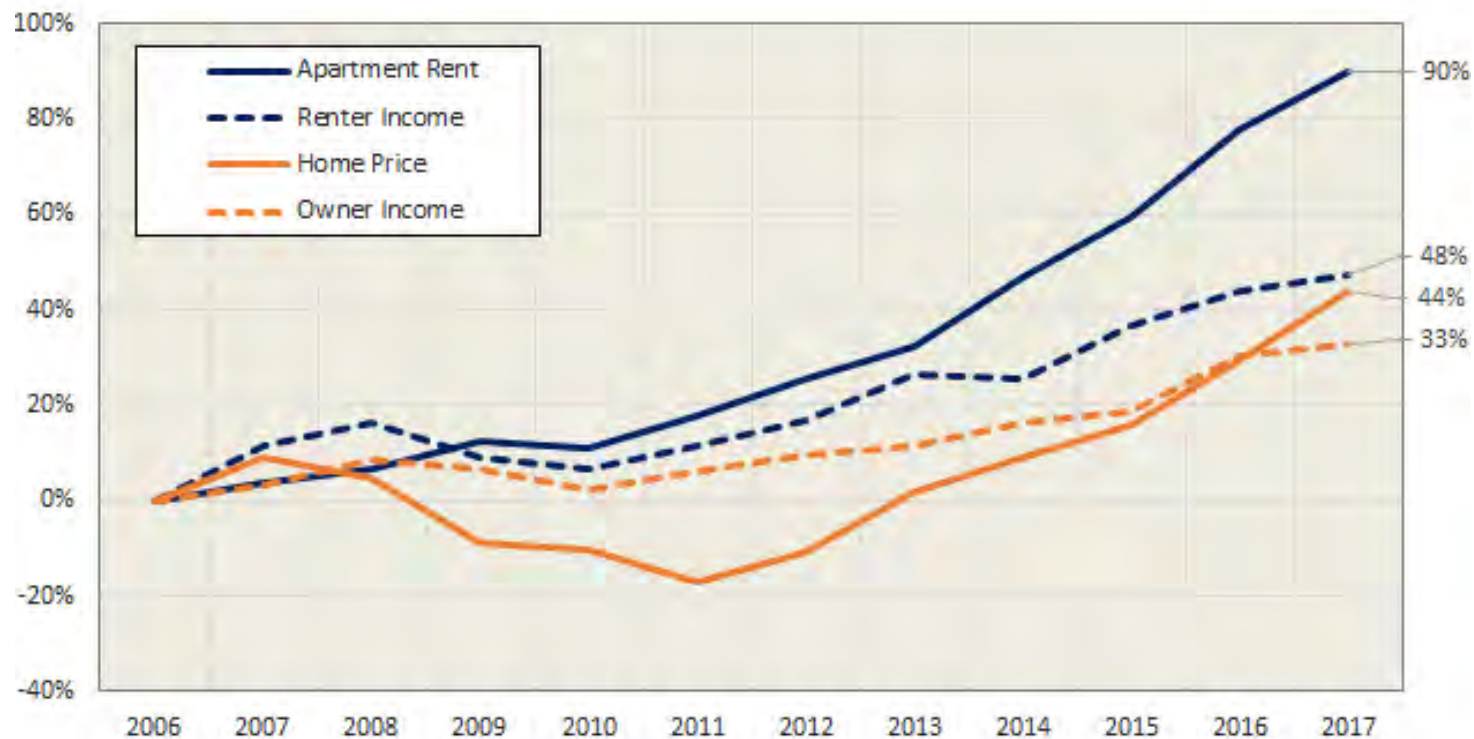
# Regional need



Source: Axiometrics, Multifamily NW, Johnson Economics

# Rents are rising faster than incomes.

Since 2006, rents have increased almost twice as fast as renters' incomes.



Source: U.S. Census, Axiometrics, Multifamily NW, Johnson Economics



# Every community has homeless kids.

## Students and homelessness in Greater Portland

**7,600**



students were homeless at some point  
during the 2016-17 school year

### Hidden homelessness

Most students experiencing homelessness  
are not sleeping on the streets or in shelters.

**80%**

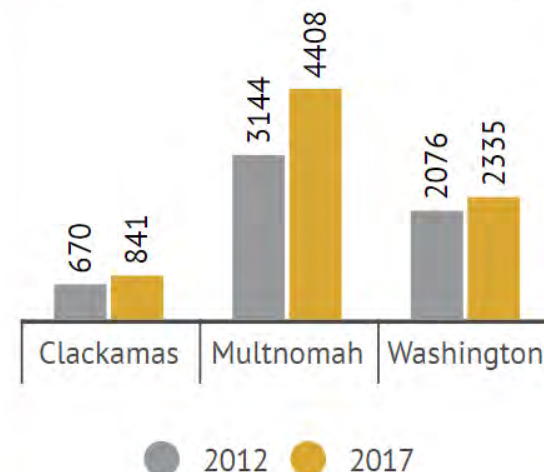


are "couch surfing" or living doubled-up  
with friends or family

Student homelessness has increased

**29%** since 2012

### Homeless students 2012 vs 2017



Source: Oregon Department of Education, 2016-17



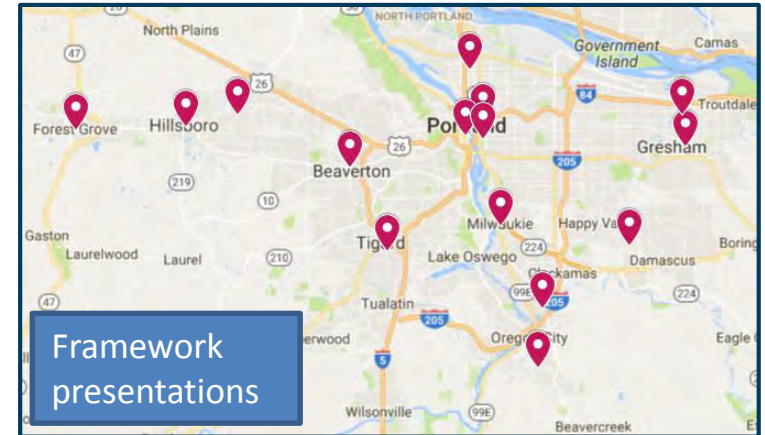
# Families can wait years for affordable homes.

The three housing authorities combined have 11,455 people on waitlists for the affordable homes they own.

County	Number of public housing units	Number of households on waitlists	Estimated wait time
Clackamas	545	3,252	1-7 years
Multnomah	1,286	6,883	14.5 years
Washington	243	1,320	2.8+ years
<b>Tri-county region</b>	<b>2,074</b>	<b>11,455</b>	

*Data provided by staff at public housing authorities in April 2018.*

# Creating the Recommendation



# Recommendation: Core values

- Lead with racial equity
- Prioritize people not served by the market
- Opportunities throughout region
- Long term benefit, good use of public dollars



# Framework recommendation

As many as **12,000 people** in **3,900 affordable homes**

Focus on **families & highest-need households**

Local **implementation**, regional **impact** and community **oversight**

**Approx. \$60 annual cost** for average Portland-area home



# Action for homes

Council resolutions today:

**No. 18-4895:** Adopt Recommendation's goals and outcomes as guidepost for implementation

**No. 18-4898:** Refer general obligation bond measure to region's voters



# This is worth it.



**oregonmetro.gov**





## Karynn Fish

---

**Subject:** FW: Regional housing funding update: Advisory tables, website and more

**From:** Land Use and Development

**Sent:** Tuesday, February 13, 2018 11:35 AM

**To:** Land Use and Development <[LandUseandDevelopment@oregonmetro.gov](mailto:LandUseandDevelopment@oregonmetro.gov)>

**Subject:** Regional housing funding update: Advisory tables, website and more

**Importance:** High

Hello,

As you may have heard, the Metro Council has directed Metro staff to work with public partners and the community on a potential regional funding measure that could help create and protect affordable homes across the Portland area.

You are receiving this email because you previously indicated an interest in Metro's [Equitable Housing Initiative](#), or have asked to receive updates on the potential regional housing funding measure. Through the spring, Metro will send this list occasional updates on efforts to create a framework for a measure that could help address the region's affordable housing needs.

Later this spring, the Metro Council will decide on referring a measure to voters for the November 2018 ballot.

Learn more about engagement, events and decision-making on the project website: [oregonmetro.gov/housing](http://oregonmetro.gov/housing).



### Advisory tables convene

Two advisory groups will provide essential input to Metro staff regarding the framework of a potential affordable housing measure. Working in tandem, these groups will inform each other's discussions to ensure that a measure reflects community priorities and is technically feasible. Both groups had their first meetings during the last week of January.

A Stakeholder advisory table (above), includes about 30 members from nonprofit, business, government, philanthropy and labor organizations. This group provides input to Metro's Chief Operating Officer and staff on desired community

outcomes that should guide program activities. The group also shares opportunities and concerns for potential program scenarios, and engages communities and the public about the measure's development.

At its first meeting on Jan. 30, the Stakeholder advisory table discussed key values and community outcomes members hope to achieve through regional funding, and received a presentation on Metro staff's planned technical work and public engagement between now and June. [Check out some photos from the meeting here.](#)

A Technical advisory table includes about 20 members representing affordable housing finance, development, administration, and policy. This group advises Metro staff, consultants and stakeholders on the technical and operational components of a potential housing measure framework. The group's work focuses on eligible program activities and scenarios for evaluation and discussion by the Stakeholder advisory table.

At its first meeting on Jan. 26, the Technical advisory table shared questions and considerations for creating a successful housing framework.

The Technical advisory table next meets this Friday, Feb. 16, from 1 to 3 p.m. The Stakeholder advisory table next meets Wednesday, Feb. 21 from 1:30 to 3:30 p.m. Both meetings are at Metro Regional Center, 600 NE Grand Ave. in Portland.

Meetings are open to the public. Interpretive and language translation services are available upon request prior to the meeting. Please contact Kate Fagerholm at [kate.fagerholm@oregonmetro.gov](mailto:kate.fagerholm@oregonmetro.gov).

### [We'd like to talk with you](#)

Let us know if you are interested in having Metro staff speak with your agency, workplace, place of worship or other community group about this potential housing measure. Contact Kate Fagerholm at [Kate.Fagerholm@oregonmetro.gov](mailto:Kate.Fagerholm@oregonmetro.gov).

### [Follow us on social media](#)

For more frequent updates on Metro's work, follow us on [Facebook](#), [Twitter](#) or [Instagram](#). Find us @oregonmetro.

**Thank you** for your interest in affordable homes for Portland-area families and individuals. We look forward to engaging with you this spring.

*Metro respects your time. If you don't wish to receive these updates on the development of a potential regional affordable housing funding measure, please reply with UNSUBSCRIBE in the subject line and we'll remove you from this list. We plan to send updates monthly.*

*If you've been forwarded this email and want to subscribe to future updates, [please click here](#).*

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**Craig Beebe**

Government and public affairs

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Portland, OR 97232-2736

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## Regional Housing Funding Update

March 14, 2018

*You are receiving this email because you previously indicated an interest in Metro's [Equitable Housing Initiative](#), or have asked to receive updates on the potential regional housing funding measure. Through the spring, Metro will send this list occasional updates on efforts to create a framework for a measure that could help address the region's affordable housing needs.*

### Housing stakeholders identify key values

A group of community and housing leaders advising Metro on the development of a measure to increase the supply of affordable homes in the Portland metropolitan region has found alignment around some of the key values that should inform the framework Metro develops for the measure.

At a meeting February 21, the group members identified racial equity and equity related to age, ability and inclusivity as key values that Metro should use in designing the potential funding measure and investing in building and protecting affordable homes.



The stakeholders also articulated a number of additional priority values, including:

- Homes for youth, seniors, families and people who are experiencing homelessness or are vulnerable to homelessness
- Development that increases community access to transportation, employment, education, food and social services
- Fiscally sound projects that permanently preserve affordability
- Mixed-income communities and mixed housing types.

its next meeting, the group will discuss preliminary scenarios for the measure, in a discussion based on around the values they have articulated.



“I hope we get consensus, so we can build an initiative that will not just be successful at the ballot but successful in implementation, bringing more homes to more people in our region,” Bennett said. Bennett will use the group’s advice in her recommendation to the Metro Council later

in the spring. The council is expected to decide on a referral in June.

The advisory group includes representatives of community-based organizations, housing and equity advocates, developers, funders, public agency staff, elected officials and business and labor leaders from across the region.

Metro's stakeholder advisory table will [meet again on March 19](#). A technical advisory group working in tandem with the advisory table is also meeting monthly. [Learn more about Metro's regional housing funding](#).

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### Hillsboro Woman Finds Community, Affordability at Alma Gardens

When Metro Council members and staff visited Janice Foster’s apartment as part of a recent tour of affordable homes, she danced in a circle around her kitchen.

“Back when I had my house, my kitchen was so big, I always said I wished I had a kitchen where I could reach everything,” she told her visitors, touching the stove, the refrigerator, and a countertop in turn. “So this is like a dream come true!”



In 2012, Foster lost her home in Southern California after ongoing medical problems left her unable to work. She was 65 years old. She moved back to Oregon, where she was raised, and rented a

her building, but she was glad to have public transportation and her doctor's office close by.

The next year, the rent on her apartment jumped from \$975 to \$1,300.

"I panicked," Foster said. "But then I saw the building going up across the street."

The building under construction was Alma Gardens, a 45-home development by the nonprofit Northwest Housing Alternatives that serves people 55 and older whose incomes are below 60 percent of the region's median income, currently about \$31,000 for a single adult. A one-bedroom apartment at Alma Gardens rents for about \$600.

From the outside, Alma Gardens looks like the other attractive apartment buildings that make up the transit-friendly, planned urban community at Orenco Station. Inside, the building was designed with older adults in mind, from low pile carpeting to wider doorways and halls to accommodate residents with a variety of mobility needs. A full-time, on-site manager connects residents with a range of services and develops social opportunities for the community. A large garden with raised beds means people can grow fresh, healthy food that they might not otherwise be able to afford.



"If you want to know what I love about this place, the answer is everything," Foster said. "I went right over on the first day they opened the doors, and I was the fourth person to sign a lease."

Foster was in the right place at the right time. The demand for affordable homes in the greater Portland region far outstrips supply. Today, Alma Gardens has a waiting list more than 90 names long - enough to fill another two more buildings of the same size. The person now at the top of the list has been waiting for an opening since 2014.

As housing costs in greater Portland continue to rise year by year, many people

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in the worst cases, lose their homes altogether. Statewide, at least one in four renters, and two thirds or more of very low income renters, spend more than 50 percent of their income on rent.

Metro's recent tours of local homes come as the council considers whether to ask voters about a bond measure that would build and protect safe, permanently affordable homes for low income seniors, working families, and other vulnerable people across the Portland region.

See Metro's [Snapshot of housing affordability in greater Portland](#).



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## Regional Housing Funding Update

April 17, 2018

*You are receiving this email because you previously indicated an interest in Metro's [Equitable Housing Initiative](#), or have asked to receive updates on Metro's potential regional housing funding measure. Metro will send this list occasional updates on efforts to create a framework for a measure that could help create and preserve affordable homes across the greater Portland region.*

### **With input from experts, advocates and local leaders, housing bond framework begins to take shape**

In March, groups advising Metro on a possible bond measure to create more affordable homes reviewed a range of potential housing investment scenarios that weighed the likely effects of different levels of affordability, home sizes and other factors. At the April 16 stakeholder advisory table meeting, Metro staff shared a new round of scenarios that had been refined based on feedback from the groups.

“In particular, we revised some of the scenarios to reflect the directives from our stakeholders that housing bond investments should promote racial equity, serve those most in need, and serve as many people as possible,” said Metro regional affairs manager Jes Larson.



In addition to the refined scenarios, the stakeholder table had a first look at a potential methodology for deciding how to distribute homes created by the measure across the region. The concept included a blend of population, revenue generation and several possible measures of housing need.

These members noted that the need for affordable homes is widespread, and they suggested a simpler distribution approach would be easier for the public to understand.

“My simple thought is, I would do it purely based on revenue,” said Milwaukie mayor Mark Gamba.

The stakeholder advisory table members also discussed how their overarching values, particularly racial equity, might be reflected in a distribution methodology.

One participant suggested, “If racial equity is one of our leading values, then by looking at [how communities of color are over-represented among the lowest income renter households], we might ask the question: how would the bond house the most people in the gap?”

The housing bond stakeholder advisory table will meet again on May 2 to review a draft of a framework for the measure. In late May, Metro chief operating officer Martha Bennett will discuss a final recommendation with the group before presenting it to the Metro Council. The Council is expected to decide on the referral of a housing bond measure on June 7.

[Learn more about Metro's regional housing funding.](#)

---

### **CHAT urges investments to avoid displacement, build community**

Representatives from the Cully Housing Action Team (CHAT) addressed Metro staff and stakeholders at the April 16 meeting of the housing bond stakeholder advisory table. CHAT members said their priorities include strategies that preserve and protect existing affordable homes, investing in homes that support families of different sizes, and creating shared garden and outdoor spaces where the community can come together.

CHAT is a project of [Verde](#), one of the community partners funded by Metro this spring to engage communities most impacted by the housing shortage in collaborative efforts to solve the crisis. The grant from Metro supports a leadership training for CHAT members and a Cully neighborhood canvass to build awareness of CHAT’s work in the community.



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## regional housing funding measure

After the Metro Council directed staff in November to explore a potential regional housing funding measure, Metro staff began to engage partners and community members in developing a possible framework for the measure.

Metro's activities have included

- Monthly meetings with housing bond advisory tables, including a stakeholder group of elected leaders, community advocates and public and private housing developers, and a technical advisory table of practitioners in affordable housing finance, development and operations
- Dozens of conversations with local elected leaders, jurisdiction staff and community groups across the greater Portland region at public meetings and individual briefings
- Grants to community partners to engage a diverse range of communities in greater Portland's three counties.
- Updates on Metro's housing work and opportunities for public comment at the agency's standing meetings, including Council meetings and the Metro Policy Advisory Committee (MPAC)

If your agency, workplace, place of worship or other community group would like an opportunity to learn, ask questions and share your views about Metro's possible housing measure, we want to hear from you! Please contact Kate Fagerholm at [kate.fagerholm@oregonmetro.gov](mailto:kate.fagerholm@oregonmetro.gov) to schedule a meeting or invite us to your event.

---

### Metro to host housing panel April 18

This Thursday, April 18, Metro will host a lunch hour panel of housing experts and front line case managers will talk about the work that's underway to address greater Portland's housing crisis. The panel will also discuss the ongoing needs of community members experiencing homelessness or who are at risk of becoming homeless.

We'll hear from experts coordinating programs in Washington, Clackamas and Multnomah Counties, along with three case managers working on the front lines directly with people in need.

#### Panelists

Marc Jolin, Portland and Multnomah County

Annette Evans, Washington County

Erika Silver, Clackamas County

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## Lisa Hayes, Northwest Housing Alternatives

This event is free and open to the public. Lunch will not be provided, but feel free to bring your own. Please RSVP to [housing@oregonmetro.gov](mailto:housing@oregonmetro.gov) to let us know you're coming.

What: Panel discussion on solving the housing crisis

When: Thursday, April 19, 12-1 p.m.

Where: Metro Regional Center, Room 370A-B

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## Public comment invited on draft housing measure framework

On April 26, Metro will launch an online survey asking for the public's help in refining the draft framework for the housing bond measure that the Metro Council may refer to the region's voters. If the measure is referred and voters pass it, input from the survey could also help Metro implement the bond in a way that reflects residents' values.

Metro will publish the survey through a partnership with Opt In and Pivot Research, an independent public opinion research firm. To register for the survey, please [visit the Opt In panel website](#).

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## Regional housing funding update

May 11, 2018

*You are receiving this email because you previously indicated an interest in Metro's [Equitable Housing Initiative](#), or have asked to receive updates on Metro's potential regional housing funding measure. Metro will send this list occasional updates on efforts to create a framework for a measure that could help create and preserve affordable homes across the greater Portland region.*

### Metro shares draft framework for potential housing measure

Last week, Metro's housing funding stakeholder advisory table met at the June Key Delta Community Center in North Portland to discuss the draft framework for a potential bond measure to create safe and affordable homes for as many as 10,000 working parents, children, seniors, people with disabilities and others who need them.

The presentation of the draft framework sparked a lively conversation among the advocates, public officials and housing experts who make up the stakeholder advisory table. In the days since, Metro staff have also met with city and county officials across the region to share the draft framework, answer questions and listen to suggestions.



A refined draft framework will be shared with Metro's housing funding technical advisory table on May 17 and the stakeholder advisory table on May 21. The

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on referral on June 7.

[Learn more about the advisory tables and the draft framework.](#)

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## Talk to us

How should our region prioritize investments in affordable homes? As the Metro Council considers a possible bond measure to build and preserve affordable homes in greater Portland, we want to hear from you.

[Share your opinion now.](#) The survey closes May 17.

---

## Finding home: A Metro Regional Snapshot

Metro's latest Regional Snapshot is rich with data and compelling personal stories that speak to ways people and communities benefit from safe and affordable homes. We hope it will spark informed conversations about housing needs and opportunities across greater Portland.



We invite you to share the Snapshot with your friends, family and neighbors: <http://oregonmetro.gov/snapshot>

### From the Snapshot: Patti's story

Patti Jay never imagined she would get a no-cause eviction after asking her landlord to treat the mold in her bathroom. But she did. Jay hadn't been working at the time she received her no-cause eviction – she was recovering from surgery.

"I didn't have the money in order to move into a new place," she said. "I had no first and last month's saved. It was always, you know, paycheck to paycheck just to pay the rent and pay for food and take care of my kids."



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## Metro Tour of Affordable Homes

### Tuesday, February 13<sup>th</sup> | Multnomah County Tour Itinerary

8:45 am	Gather at Metro to load on bus
9:00 am	Depart
9:10 am	Ritzdorf Court Apartments 1225 SE Belmont REACH Community Development <i>Coffee and pastries</i>
9:50 am	Depart
10:00	St. Francis Park Apartments 1177 SE Stark Catholic Charities, 2017
10:40	Depart
11:00	Ellington Apartments 1610 NE 66 <sup>th</sup> Avenue City of Portland, Portland Housing Bureau
11:40	Depart
12:00	Rockwood and Rosewood Apartments 124 NE 181 <sup>st</sup> Avenue Human Solutions, <i>Lunch with discussion</i>
1pm	Depart for Metro

## **Metro Tour of Affordable Homes**

### **Tuesday, February 13<sup>th</sup> | Multnomah County Tour**

For your consideration...

#### **Ritzdorf Court**

- Designed to address chronic homelessness in inner-SE
- Preference is given to applicants who are currently- or at risk of- homelessness
- Resident Services and supportive services are all part of the plan
- Wow, how the neighborhood has changed over time!

#### **St. Francis Park Apartments**

- Began with donation of private park land from the St. Francis Church
- The day the application list opened...
- Ask about the design review process!
- Metro Nature in Neighborhoods Grant helped to maintain/restore green-space

#### **Ellington**

- First purchase with Portland Affordable Housing Bond
- Family sized, high quality apartments with wood floors and fireplaces!
- Many formerly homeless families have already moved in.
- Future redevelopment opportunity
- Ask about the PDX bond lesson learned: community demanded a public process.

#### **Rockwood and Rosewood Buildings**

- New development in Rockwood acting as service hub and neighborhood anchor
- Balancing concerns about “concentration of poverty” and “gentrification”
- Affordable housing is development, neighborhood improvement, investing in the current community. “the street improves, basic infrastructure improvements”
- When I think of Rockwood I think of...

# RITZDORF COURT

## REACH Development Profile

<b>Location</b>	1225 SE Belmont St. Portland, OR
<b>Completion date</b>	September 2000
<b>Owner</b>	REACH Community Development
<b>Apartment Unit Info</b>	
<b>Unit Overview</b>	90 total units; 86 studios, 4 1-bedroom
<b>Approx. Unit Size</b>	298 - 455 sq. ft.
<b>Rent Range</b>	\$427 - 687/month

## Funding Partners

This permanent housing for formerly homeless individuals was funded almost entirely by the City of Portland as part of the Shelter Reconfiguration Plan.

## Financing

Sources	Amounts
BES SDC Pool	\$124,521
OHCSD Trust Fund/HELP Grant	\$135,000
PDC Funding	\$6,191,979
Permit Fee Waiver	\$49,500
<b>Total</b>	<b>\$6,501,000</b>

## Uses

Uses	Amounts
Acquisition	\$342,212
Construction Costs	\$5,274,516
Development Costs	\$884,272
<b>Total</b>	<b>\$6,501,000</b>

## About REACH

Our mission is to create quality, affordable housing and opportunities for individuals, families, and communities to thrive.

REACH began with community members coming together to respond to deteriorating housing conditions.

35 years later, we've expanded and are working to address housing affordability and displacement which affects one in four people in the region.



## About the Ritzdorf

Ritzdorf Court, located in the Buckman neighborhood, provides permanent housing for those who are currently homeless or have been homeless within the last two years. REACH provides extensive programming and resources for residents, including:

- Onsite Laundry Facilities
- Partially Furnished Units
- Community Room with TV
- On Site Computer Lab with Free Internet Access
- Community Courtyard with Gardening Opportunities
- Secure Bicycle Storage
- Limited Covered Parking (additional monthly charge)
- Onsite Resident Services
- Community Activities
- Food/Clothing/Household Closet for Residents
- Central location with access to downtown and Central Eastside Industrial District
- Access to transit and dedicated bike lanes

## Resident Services

Ritzdorf Court Apartments is home to over 90 of Portland's formerly (or at risk of) homeless residents. All residents at the Ritzdorf have access to an on-site Resident Services Coordinator/Community Health Worker who provides information and referrals to needed social services, staff an emergency food pantry, provide lease education, skill-building and community events.

Due to common histories of trauma, addiction and grief that can come with the experience of homelessness, the Ritzdorf staff have hosted Master of Social Work interns from Portland State University. Interns offer case-management, therapeutic groups and on-going systems advocacy.



4150 SW Moody Ave.  
Portland, OR 97239  
503.231.0682  
[www.reachcdc.org](http://www.reachcdc.org)



# Saint Francis Park Apartments

September 2015

## QUICK FACTS

- 106 affordable apartments to be located on the current site of St Francis Park along SE Stark between SE 11<sup>th</sup> and SE 12<sup>th</sup> in Portland.
- 86 units will be affordable to people earning 60% MFI and lower. 19 units will be deeply subsidized for people earning 30% MFI and lower.
- Catholic Charities Housing Transitions Program will provide services to 20 dedicated units for women transitioning from homelessness; five units will be dedicated to women escaping domestic and/or sexual violence and receiving aid from Project UNICA.
- A marketing plan will provide outreach to those in the service industries and working in the inner southeast area including people who have been displaced during the rapid gentrification occurring in the neighborhood.



## DEVELOPMENT BACKGROUND

St Francis Park was a private urban park owned and managed by the adjacent St Francis of Assisi Catholic Parish. After careful review of resources, the parish concluded that the park had been under-utilized and would better serve the community by providing affordable rental housing. Catholic Charities and Home Forward purchased the site in 2014. This unique partnership between Catholic Charities, the parish, and Home Forward reflects the core values of each organization: social justice, hospitality to others, and respect for the earth and the environment.

In addition to the apartments (77 studios, 28 1-bedrooms, and 1 2-bedroom), a property management office will be at one corner of the building and a large community room will provide meeting space on the other corner. An interior courtyard will provide recreational and community garden space for residents. The previously vacated street, SE Oak, will remain open to the public for pedestrians and bikes, including a seating plaza. A grove of existing mature trees will be maintained as a natural area and provide a reflection of the former park's history.

Catholic Charities is the general partner and has a controlling interest in the apartments, with Home Forward serving as the developer and special limited partner. St Francis of Assisi Parish will continue to operate the community dining hall and share programming of events along the vacated SE Oak plaza. During Fall 2015 the project will be in design review, with the start of construction during Spring 2015, followed by apartment lease up during Summer 2017.

## SOURCES AND USES

Funding Sources		
City of Portland	\$6.5 M	28%
Conventional/Land Acqui. Loans	\$5.3 M	23%
Parnter Capital/Deferred Fees	\$1.1 M	5%
State of Oregon LIHTC*	\$9.0 M	39%
Local Grants (Energy-Green)	\$1.3 M	6%
	<b>\$23.2 M</b>	

Project Uses		
Acquisition	\$1.9 M	8%
Construction Contract	\$14.2 M	61%
Constr. Contingency & FF&E	1.0 M	4%
Development	\$6.1 M	26%
	<b>\$23.2 M</b>	

\* 4% Low Income Housing Tax Credits; Note: this budget does not include significant changes planned for SE Oak Street or the potential Metro Nature in Neighborhoods grant funding.

# Portland's Housing Bond

January 2018

Investing Together in Affordable Homes

## Dear Fellow Portlanders,

We've made great progress together since you passed Portland's Housing Bond just over a year ago – we established a **strategic framework** with the help of more than 1,000 community members, **appointed a Bond Oversight Committee** that is already reviewing new funding opportunities and, last month, we announced plans to build **the first new development** with Portland's Housing Bond.

In the meantime, the Bond is already making a difference for Portland families. Thanks to Bond investments, **more than 200 units** at the Ellington Apartments are now permanently affordable for low- and extremely low-income families. More than 100 Ellington households who were facing displacement last year are now stable in their homes and 28 families who were homeless a year ago are finding stability and community there, close to schools, and parks, and bus stops. I'm humbled to share one of the many stories from the Ellington with you in this newsletter.

I believe Portland's Housing Bond represents what's best about our city: it's Portlanders helping Portlanders so we all can have the chance to live in thriving, diverse neighborhoods and participate equally in what our community has to offer. I'm proud to look back on what we've achieved so far and to be starting 2018 with new, exciting work under way. We have more hard work ahead of us to reach our goals, but we have this historic opportunity to make a difference in our community because of you.

Thank you and Happy New Year.

Sincerely,

Mayor Ted Wheeler




## Coming soon to Southeast Portland: New affordable homes

New affordable housing is coming to Southeast Portland thanks to Portland's Housing Bond. We've purchased a site in the Creston-Kenilworth neighborhood —where residents are at risk from rising rents—to build homes for Portland families in need of stable housing.

The new homes will be built at the site of the former Safari Club at 3000 SE Powell Blvd. We're starting the design process immediately, with construction expected to begin early next year.





## A New Lease on Life at the Ellington Apartments

At the Ellington Apartments, Portland families who have struggled to afford housing are finding stability and community in a place they're glad to call home. The City acquired the Ellington in 2017, the first property purchased thanks to Portland's Housing Bond. Now plans are underway to transform all 263 units into permanently affordable homes. So far, 28 families with children that were previously homeless are now living there. For residents like Alana Padilla, the effect has been life-changing.

A mother of four, Padilla had lived in a trailer with no electricity and spent many nights on the street before qualifying for an affordable apartment at the Ellington. Now that she's settled in, she feels a renewed sense of comfort and stability.

"I kept telling my kids, 'we're gonna get this place, we're gonna get it!'" she recalls. "When I finally got it, they were really stoked." Now that she's settled in at the Ellington, Padilla feels a renewed sense of comfort and stability.

"A lot of my problems are resolved because I have a steady place to live and I don't have to worry about it," she said. Padilla's journey is just one example of how Portland's Housing Bond is changing lives. As more families move into the Ellington and other Portland Housing Bond projects move ahead, we're proud to make a difference for even more Portland families.



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### HELP PORTLAND BUILD MORE AFFORDABLE HOMES

Calling all developers, property owners and their representatives: We are seeking proposals to purchase land or existing multifamily residential buildings that can be developed into affordable homes. We're accepting proposals on a rolling basis— visit [portlandhousingbond.com](http://portlandhousingbond.com) to find out more.

**Rockwood Building / Rosewood - Information for Metro****Rockwood*****Total cost of the project (including land):***

Rockwood total cost: \$17,100,000

*Residential: \$12,100,000**Commercial: \$5,000,000**Cost per unit: \$257,000****Funding streams used:***

New Market Tax Credits

LIHTCs

OHCS: Weatherization, Trust Funds, TCAP

Bank of America loan

Noah Loan

BHCD/PDC/Mult. Co. HOME Funds

Multnomah County CDBG Grant

***47 units, comprised of the following unit types:***

4 – studios

19 – one bedroom

20 – two bedroom

4 – three bedroom

***Range of affordability:***

38 units – At or below 50% AMI

7 units – At or below 60% of AMI

**Rosewood (Partial acquisition/rehabilitation)*****Total cost of the project (including land):***

Rosewood total cost: \$13,100,000

*Residential: \$11,500,000**Commercial: \$1,600,000**Cost per unit: \$255,000****Funding streams used:***

LIHTCs

Noah Loan

Gresham HOME

OHCS: GHAP, Trust Fund, Weatherization

Capital Campaign

Bank of America loan

***45 units, comprised of the following unit types:***

11 – one bedroom

27 – two bedroom

4 – three bedroom

3 – four bedroom

***Range of affordability***

4 units – At or below 30% AMI

2 units – At or below 50% of AMI

39 units – At or below 60% of AMI

**Partners and Services**

Rockwood PSH units work with a Family Advocate employed by Human Solutions at the Rockwood office. The Family Advocate provides case management services to the families that incorporate assertive engagement techniques and a trauma informed care approach.

Resident Services is also available on-site. The Resident Services Specialist provides residents with referrals to community resources, coordinates on-site programing, as well as facilitates community events. Some highlights include:

Several families utilize the Head Start program located in the Rockwood Multi-Service Center. Additionally, several older adults rely on Meals on Wheels for lunch during the week.

Commercial tenants include Loaves and Fishes, Wallace Medical Concern, Head Start, Metropolitan Family Services, Human Solutions and LifeWorks NW.

The Multi-Service center located on the ground floor of the Rockwood Building is the heart of the property, providing services ranging from:

- Rent assistance
- Utility assistance
- Case management
- Homelessness placement and prevention
- Medical services
- Meals on Wheels
- Head Start

**Metro Tour of Affordable Homes**  
**Tuesday, February 27<sup>th</sup> | Washington County Tour**  
**Itinerary and discussion topics**

- |          |  |
|----------|--|
| 8:45 am  | Gather at Metro to load on bus<br>Coffee and pastries available  |
| 9:00 am  | Depart   |
| 9:30 am  | <p><b>The Knoll Apartments</b>   12291 SW Knoll Drive, Tigard<br/>         Community Partners for Affordable   Rachael Duke</p> <ul style="list-style-type: none"> <li>• An MOU with the VA to serve and support veterans</li> <li>• SWEDS, TOD, Tigard, oh my!</li> <li>• The challenges and opportunities of serving seniors</li> <li>• What happened when a transitional housing program wanted to move into the neighborhood?</li> </ul>   |
| 10:15 am | Depart   |
| 10: 45am | <p><b>Sunset View Apartments</b>   16251 SW Jenkins Road, Beaverton<br/>         Washington County Housing Authority  Jill Smith and Komi Kalevor</p> <ul style="list-style-type: none"> <li>• 10 buildings with 200+ brand-new affordable homes</li> <li>• A public-private partnership: Washington County and Pedcor</li> <li>• What are 4% tax credits?</li> <li>• Housing opportunity becomes job opportunity — partnering with Health Careers Northwest</li> <li>• When mini-golf course becomes a man-made wetland...</li> </ul> |
| 11:30    | Depart   |
| 12:00    | <p><b>Alma Gardens</b>   6300 NE Cherry Drive, Hillsboro<br/>         Northwest Housing Alternatives   Martha McLennan<br/> <i>Lunch with discussion</i></p> <ul style="list-style-type: none"> <li>• Seniors take transit too — Can a regional TOD program be improved?</li> <li>• Building affordable homes across the region—NHA’s lessons learned in Lake Oswego, Milwaukie and Hillsboro?</li> </ul>  |
| 1pm      | Depart for Metro   |

## Transit-oriented development

### Project Profile

# The Knoll

Tigard, Oregon



The Knoll is a multi-story apartment building developed by Community Partners for Affordable Housing providing affordable, active living for low income seniors. These units have helped to satisfy an important need for housing options for seniors in Washington County. Located at Hall Boulevard and Southwest Hunziker Road, this project serves as a landmark gateway into the Tigard town center and as a catalyst for new urban development in Tigard. It is conveniently located less than 0.5 miles from both the 12-Barbur Boulevard frequent service bus line and the Tigard WES Commuter Rail Station.

The four-story section of the project faces Hall and Hunziker streets, with the northern portion of the building stepping down to three stories to match the scale of the surrounding residential areas. This urban style project offers 48 energy efficient housing units priced for seniors at 30-50 percent of area median income. On the ground floor is approximately 3,000 square feet of community and meeting space, a library, private residential living room, and computer room with high speed internet.

The Knoll has received special recognition for its innovative “living column” filled with a variety of evergreen and deciduous vegetation that reduce solar gain during the hot summer months, and provides greenery in the cold winter months. The Knoll’s many other green features include energy efficient appliances, deep insulation, auto shut-off lights in bathrooms, and a 15,000-gallon cistern for rainwater collection and reuse.

### AT A GLANCE

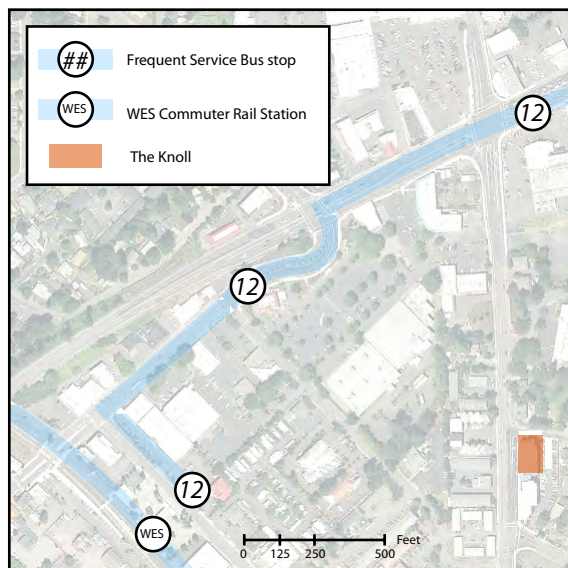
- **Location** 12360 SW Hall St., Tigard
- **Status** Completed 2011
- **Total development cost** \$6.0 million
- **TOD program funding** \$100,000
- **Building Use** 48 affordable housing units
- **Parking** 42 spaces
- **Building** 3 and 4 stories
- **Site** 0.87 acres
- **FAR** 1.2
- **Density** 55 dwelling units per acre
- **Increased transit ridership** 3,455 annual trips





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

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



## Highlights

- 48 affordable senior living housing units priced at 30-50% area median income; 12 units reserved for homeless veterans
- Located within walking distance of Tigard Transit Center, frequent service bus and WES Commuter Rail service
- Numerous green building features including rainwater harvesting for reuse in building, living column, and energy efficient appliances
- Ground floor community space, library, and computer room

## Public partners

**Metro** TOD program funding

## Private partners

**Developer** Community Partners for Affordable Housing

**Architects** Carleton Hart Architecture

**Contractors** LMC Construction

**Construction Financing** JP Morgan Chase

**Permanent Financing** Oregon Affordable Housing

For more information,  
call 503-797-1757 or visit  
[www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)





# SUNSET VIEW APARTMENTS

The result of a successful public-private partnership between Peacor Investments and Housing Authority of Washington County, Sunset View offers 236 affordable, multifamily homes in Beaverton, Oregon.

Affordable rental housing is in short supply in Washington County and rents are escalating steadily. Sunset View Apartments, completed in February 2018, is a success for Washington County housing.

**16251 SW JENKINS RD, BEAVERTON, OR 97006**





## WHO WE SERVE

All Sunset view residents are at or below 60% Area Median Income or \$44,820 for a family of four in the area.

As a result of the financing sources and public-private partnership rents are projected approximately 36% less than the market rents for units of similar quality and style.

Housing Authority of Washington County made available 24 Project-Based Vouchers supporting 30% AMI or \$22,410 for a family of four.

## THE NUMBERS

- 88 one bedroom & bath homes  
670 square feet at \$840 max. rent
- 112 two bedroom & bath homes  
935 square feet at \$1,009 max. rent
- 36-three bed & bath homes  
1,164 square feet at \$1,165 max. rent

## PARTNERSHIP

The partnership that owns Sunset view consists of limited partner Pedcor Investments, general partner Sunset View Housing Company, the low-income housing tax credit investor U.S. Bancorp Community Development Corporation, and Housing Authority of Washington County.



## OUR SUCCESS

The success of Sunset view is the result of many factors including:

- Public/private partnership
- Large multifamily-zoned land
- Private activity bonds
- Low-income housing tax credits
- Property tax exemption.

# ALMA GARDENS

6300 NE CHERRY DRIVE • HILLSBORO, OREGON 97124



## THE PROPERTY

Alma Gardens is a four-story apartment building developed by Northwest Housing Alternatives providing affordable, independent housing for low income seniors.

## KEY FACTS

- 45 one bedroom homes
- Senior Living
- 30% - 50% AMI
- Shared community rooms
- Community gardens
- Developed in 2013



# COMMUNITY NEED

Alma Gardens serves a very low income community. The average annual income is about \$17,775 or 35% AMI. More than 85% of the residents are women with an average age of 70 years and almost 30% have a disability.



**Developer**  
Northwest Housing Alternatives

**Architect**  
Michael Willis Architects

**Contractor**  
Walsh Construction

**Construction Financing**  
US Bank

**Public Partner**  
Washington County HOME Funds

**Permanent Financing**  
Network for Oregon  
Affordable Housing

Alma Gardens is located just a block from the Orenco Station light rail stop and is similar in size and character to the surrounding mixed-use neighborhood. This project has helped to create a complete community in the Orenco Neighborhood.

## **Metro Tour of Affordable Homes**

**Tuesday, April 26th | Clackamas County Tour**

### **Itinerary**

8:45 am

Gather at Metro, get on bus

Coffee and pastries provided

9:00 am

Depart

9:40 am

### **Charleston Apartments**

11609 SW Toulouse Street

Wilsonville, OR 97070

Northwest Housing Alternatives 2009

An affordable community in the heart of Villebois where once the state mental health hospital stood.

Hosted by Martha McLennon

10:25 am

Depart

10:55

### **Town Center Court Yard**

11475 SE 85<sup>th</sup> Avenue

Happy Valley, OR 97086

Central City Concern 2015

A service enriched affordable community for families whose parents are recovering from addictions

Hosted By Melissa Bishop

11:40

Depart

12:00

### **Hillside Manor**

2889 SE Hillside Court

Milwaukie, Oregon 97222

Clackamas Housing Authority, circa 1965

Hosted by Jill Smith

A plan to improve and increase housing opportunity by redeveloping historic public housing

*Lunch provided with discussion*

1pm

Depart for Metro

## The Charleston Apartments



Located in the heart of the Villebois Community in Wilsonville, The Charleston offers both comfort and convenience in a beautiful building designed with environment-friendly features. The Charleston offers state-of-the-art amenities along with onsite resident services – making it a great place to call home!

## Property Features

- Community Room
- Computer Lab
- Electric Range
- Elevator
- Laundry facilities on each Key-coded Building Access
- Onsite Professional Management
- Refrigerator
- Small Pets Welcome
- Spacious 1 Bedroom Apartments

## What's Nearby

- Champoeg State Park
- Wilsonville Public Library
- Wilsonville Lanes Bowling Alley
- Golf Courses
- Fishing
- Shopping

## How to Apply

For more information about this property or to learn how to apply, please contact Cascade Property Management at 503-682-7178 or [thecharleston@cascade-management.com](mailto:thecharleston@cascade-management.com).



# Town Center Courtyards

AFFORDABLE AND SUPPORTIVE FAMILY HOUSING COMMUNITY



## LOCATION

Less than one block away from Clackamas Town Center, Central City Concern's (CCC) Town Center Courtyards is a \$15 million new-construction 60-unit affordable housing project located on two acres in Happy Valley. Town Center Courtyards includes 20 one-bedroom units, 32 two-bedroom units and eight three-bedroom units.

## PROJECT FUNDERS

- **Oregon Housing and Community Services** through its low income housing bond issuance and related issuance of Federal Low Income Tax Credits, as well as its Weatherization program;
- **US Bancorp Community Development Corporation** as purchaser of the low income housing tax credits, and **US Bank** as our construction and perm lender;
- **Clackamas County** through its HOME and other programs, including providing Section 8 rent vouchers for 21 of our units;
- **PGE**, the **Collins Foundation** and other Central City Concern **capital campaign efforts**.

This ~43,000 square foot family-oriented affordable housing project was designed by **Scott Edwards Architecture** and constructed by **Walsh Construction**. Units range from over 600 square feet for the one-bedroom units to over 1,100 square feet for the three-bedroom units. Construction of the project started July 2015 and our first residents moved into the building in June 2016.

## THE BUILDING

A three-story building designed around a central courtyard with a children's play area. We obtained an Earth Advantage Certification on the project, which includes, among other things, the utilization of PV Solar Panels on the rooftop to offset common area electricity costs, energy efficient windows, insulation, and other energy efficiency-related building materials. The project achieves resident and operational cost savings through low-usage plumbing, light fixtures, and unit appliances.

## BUILDING POPULATION AND RENTS

This project has preferences for families who are experiencing or at risk of homelessness, families with one or both parents in recovery from drug and/or alcohol addiction, survivors of domestic violence, and families working toward reunification and regaining custody of children from protective services and foster care. CCC recognizes that many of the people we serve face multiple barriers to housing, including poor **[CONTINUED ON NEXT PAGE]**



/cccportland



@cccportland



@cccportland



/centralcityconcern



centralcityconcern.org/newsletter

232 NW Sixth Avenue Portland, OR 97209 | 503-294-1681 main | 503-294-4321 fax | [www.centralcityconcern.org](http://www.centralcityconcern.org)

# Town Center Courtyards

## AFFORDABLE AND SUPPORTIVE FAMILY HOUSING COMMUNITY

[CONTINUED FROM PREVIOUS PAGE] rental histories and/or criminal records, and we have tailored our housing operations to include extremely low-barrier entry and rental criteria. This population typically needs rental assistance, recovery-oriented mentoring and assistance, supported employment and job placement services, coordination with DHS, TANF Self-Sufficiency and Child Welfare programs, life and parenting skill development, guidance with education attainment goals, and acquisition of Supplemental Security Insurance and/or Social Security Disability Insurance.

CCC provides the primary supportive services at the project, including Peer Mentor and Supported Employment services. In addition, our Family Housing (FAN) program utilizes a network of providers to provide additional services, including outpatient recovery and culturally-specific care. FAN partners sign a “Linkage Agreement,” which includes the requirement to provide ongoing outpatient recovery services as appropriate for residents they refer to this project. FAN partners in this project include, but were not limited to:

Clackamas County  
Behavioral Health

Cascadia Behavioral Health  
Care

Lifeworks NW Project  
Network

Native American  
Rehabilitation Association

CCC Letty Owings Center

CCC Recovery Center

CCC Puentes Program

Our Resident Services program is based on peer-delivered services provided by staff who have been successful in their recovery from homelessness and/or addiction, are parents with personal experience with DHS, and whose personal journey provides hope and guidance to people early in their recovery. Peer Mentors can identify resident needs, determine the appropriate mix of services, leverage resources, coordinate partners and volunteers, oversee programming, and link residents to available services and opportunities. Because Mentors work where people live, they are uniquely positioned to develop an in-depth understanding of tenants’ needs, goals, and challenges. This enables the Mentor to develop personalized short-and-long-term goals with each family—both adults and children—and tailor services to meet their needs and fill gaps in available community resources. Mentors work collaboratively with each family to develop a FAN Family Service Plan (FSP), outlining the self-sufficiency goals and efforts the family wishes to undertake. FSPs are then used to guide each check-in with the family, to document progress, and to track course changes and updates.

Examples of what our Family Mentors work on directly with residents include:

- **Supporting their recovery plans**, which may include ongoing outpatient treatment and/or involvement with a peer-based recovery organization.
- **Skill building and income generation**: Assess resident’s economic self-sufficiency goals and progress toward those goals. Self-sufficiency goals may include education attainment, income or job attainment, rectifying holdover legal issues, and an end goal of exiting successfully off of TANF. Mentors provide both direct support as well as connections to available community and partner resources.
- **Asset building**: Support both adults and children by offering household budgeting classes, financial education, and debt recovery services.
- **Family reunification**: At program entry, approximately 85 percent of households are involved with the child welfare system. Mentors work closely with residents to navigate court responsibilities and the child welfare system to ensure that children remain with their families and those lost to the foster care system are able to return home. Over the most recent three-year period, 100 percent of the 81 children returned to FAN parents from the foster care system have remained housed with their families.
- **Housing stability**: Mentors intervene with tenants who are at risk of eviction to help them problem-solve, connect them to appropriate services, and provide emergency funds when necessary.
- **Supported Employment**: For residents who need a greater level of support in their effort to attain or increase their income, FAN employs a Supported Employment specialist who can work more intensely with residents on job readiness, resume and interviewing assistance, post-job-placement assistance and counseling, and access to CCC’s Employment Access Center’s network of over 400 employers. Each year CCC helps over 500 formerly homeless people attain employment.

Our on-site staff includes the Family Mentor, Peer Wellness Coach, and our building management staff. While the building management staff are primarily responsible for the physical and financial performance of the project and the Mentor is primarily responsible for resident outcomes, both are part of the same CCC department and understand the full context of the agency’s strategic plan goals that strive to balance advancing resident outcomes with prudent asset management. The Mentor and building management staff build a cohesive approach by coordinating daily to ensure resident success in achieving their goals.



# HILLSIDE MANOR

2889 SE Hillside Ct., Milwaukie



## WHO WE SERVE

- Elderly Residents 40% (40)
- Disabled Residents 79% (79)
- Residents under 18 2% (2)
- Households with kids 2% (2)
- Single Households 88% (88)

## UNIT COUNT

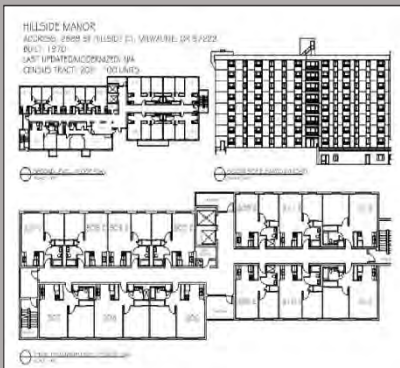
- 1-bed eff units 60 (2 ADA)
- 1-bed units 36 (2 ADA)
- 2-bed units 4 (2 ADA)

## TIMELINE

- Funding Application Due- April 2018
- Award Announcement- August 2018
- Detailed Design- Sept. 2018-April 2019
- Construction Start- May 2019
- Construction End- December 2020

## DEVELOPMENT TEAM

- Developer: Housing Authority of Clackamas County (HACC)
- Architect: Scott Edwards
- Architecture (SEA)



## PROJECT HISTORY AND GOALS

Hillside Manor is a 9 story concrete building constructed in 1970. Operated by the Housing Authority of Clackamas County (HACC) since its original construction, the building has not had significant upgrades for its nearly 50 years of existence.

The building is home to an active resident community of seniors and people with disabilities, many of whom have very long tenure in their homes. With resident and staff input, professional building assessments and the guidance of a skilled architectural & engineering team, a full renovation of the building's major systems and interiors has been proposed.

In April, 2018, HACC submitted an application to OHCS requesting funding from the LIHTC program to complete repairs, of \$15 million dollars. These repairs include crucial upgrades to the building's structure to keep residents safe in the event of an earthquake, asbestos abatement, full apartment remodels, new mechanical, electrical & plumbing, refurbished elevators, and energy upgrades. The improvements will provide a much healthier living environment for the residents, while extending the useful life of the building.

# Hillside Park Master Plan

10203 D Street, Milwaukie

## WHO WE SERVE

- Elderly Residents 43% (43)
- Disabled Residents 62% (62)
- Residents under 18 20% (38)
- Households w/kids 22% (22)
- Single Households 43% (43)

## UNIT COUNT

1-bed units	25
2-bed units	75 (10 ADA)

## TIMELINE

Master Plan kickoff in Summer 2018 with a completion date in Summer of 2019.

## PARTNERS

- Metro Reg. Gov.
- City of Milwaukie
- Ardenwald Neighborhood
- Hillside Residents
- Providence Med. Ctr
- Public Health
- HACC
- Health, Housing & Human Services



## PROJECT HISTORY AND GOALS

The Hillside Master Plan will provide a comprehensive redevelopment strategy for the Public Housing community. The site is 16 acres and presents incredible opportunity for increased housing density near amenities like Providence Medical, Lightrail, downtown Milwaukie and SE Portland.

The Master Plan is funded through a Metro 2040 Planning and Development grant. The expected development outcomes from the Master Plan are the construction of a mixed use, mixed income community that preserves and rebuilds existing affordable housing at the site, while creating opportunities for expanded equitable housing choice, improved pedestrian & transit access, and the potential for commercial uses such as HACC administrative headquarters.

HACC will use the Master Plan to leverage federal, state and local funding opportunities including the RAD program, LIHTC, and New Markets Tax Credits. Each of these funding programs require significant site planning, community engagement and financial feasibility in order to be competitive.





# Panel of experts will address housing crisis

*Housing experts and front-line case managers will talk about how affordable housing investments can keep families stable.*

**Noon to 1 p.m., Thursday, April 19**  
**Metro Regional Center, Room 370A & B**

A panel of experts in homelessness and housing services from around the region will talk about the work that's underway to address the housing crisis. The panel will also talk about the ongoing needs of community members experiencing homelessness or who are at risk of becoming homeless.

We'll hear from system experts working to coordinate programs in Washington, Clackamas and Multnomah Counties PLUS three case managers working on the front lines directly with people in need.

Learn about the root causes of homelessness, how the system and programs work, and how affordable housing investments can be coordinated with these services to end homelessness and keep families stable.

## **Metro Regional Center**

Council Chambers  
 600 NE Grand Ave.,  
 Portland. TriMet  
 bus and MAX light  
 rail Northeast  
 Seventh Avenue  
 stop. Covered  
 bicycle parking is  
 available near the  
 main entrance.

## **Panelists**

Marc Jolin, Portland and Multnomah County

Annette Evans, Washington County

Erika Silver, Clackamas County

Bianetth Valdez, Home Plate

Celine Mazoyer, Northwest Pilot Project

Lisa Hayes, Northwest Housing Alternatives





# Lunch and learn:

## What's in the COO's housing measure recommendation?

*COO Martha Bennett will host a conversation about her recommendation to the Metro Council to place a housing measure on the November ballot.*

**Tuesday, June 5**  
**Noon to 1 p.m.**  
**Council Chamber**  
**Metro Regional Center**

Bring your lunch and learn about:

- How much money the measure is requesting
- Who would pay for it
- How many people the measure could serve if it passes
- The collaborative process Metro used with partners and community groups to develop a proposed framework for the measure

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# Regional Snapshots

Stats and stories from a changing Portland region.



The Portland region is constantly changing – and that affects everyone who lives, works and gets around here. Metro's Regional Snapshots share the stories of these changes through data, expert commentary, personal profiles and events. Regional Snapshots are published quarterly online, though events may be held around the year.

<https://www.oregonmetro.gov/regional-snapshots>

REGIONAL SNAPSHOT NO. 9: HOUSING, APRIL 2018

## Dispatches: 8 voices on why affordable homes matter for greater Portland

To understand why the greater Portland region needs long-term investments to build and protect affordable places to live, we spoke to individuals and families who faced stressful times securing shelter, a fundamental need to live and thrive. They are our neighbors, single parents, veterans. Listen to their stories at:

<https://www.oregonmetro.gov/news/dispatches-8-voices-why-affordable-homes-matter-greater-portland>





REGIONAL SNAPSHOT NO. 9: HOUSING, APRIL 2018

## What affordable housing looks like in greater Portland

Modern affordable housing buildings are often indistinguishable from their market-rate peers. They are the hidden gems of the region, helping people to become self-sufficient.

Here are three examples that provide stability and community to residents in need:

<https://www.oregonmetro.gov/news/what-affordable-housing-looks-greater-portland>



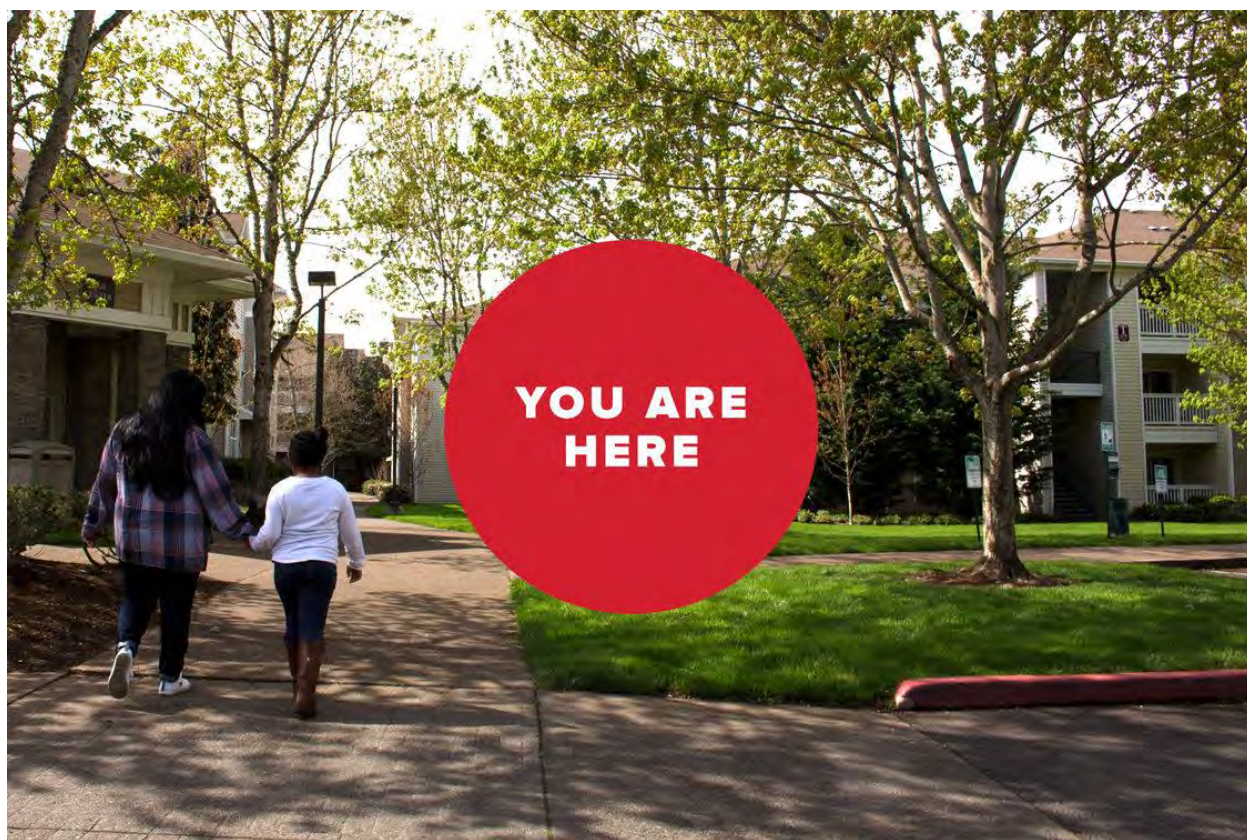
REGIONAL SNAPSHOT NO. 9: HOUSING, APRIL 2018

## You are here: A snapshot of greater Portland's need for affordable homes

Rents have risen swiftly in recent years – far faster than renters' incomes. It has left a widening gap between the number of affordable homes and the number of people who need them.

Here are five things to know about greater Portland's need for affordable housing:

<https://www.oregonmetro.gov/news/you-are-here-snapshot-greater-portlands-need-affordable-housing>





# Proposed regional affordable housing bond information

Find information about a proposed Portland-area affordable housing bond referred by the Metro Council.



The Metro Council has referred a \$652.8 million general obligation bond to Portland-area voters for consideration on the November 2018 ballot. The proposed bond measure could fund the construction, acquisition and renovation of affordable housing for approximately 7,500 to 12,000 people in the greater Portland region. The measure defines affordable housing as land and improvements for residential units occupied by low-income households making 80 percent or less of area median income, which in 2018 for a family of four was \$65,120.

If approved, the bond is expected to cost the region's homeowners an average of \$5 a month, or 24 cents per \$1,000 of assessed property value.

<https://www.oregonmetro.gov/public-projects/affordable-housing-bond-information>



## Background: Metro and affordable housing

*As Metro looks at whether to pursue a regional housing measure in 2018, we'll be looking into some key questions about housing affordability and need. This research and public engagement will lead to a council decision by summer 2018 as to whether to pursue a funding measure on the November 2018 ballot.*

### Why Metro?

"Metro has jurisdiction over matters of metropolitan concern." Voters from across greater Portland gave Metro the authority to address the issues that cross city and county lines when they approved the Metro Charter in 1992.

It's increasingly clear that the affordable housing crisis is affecting communities across greater Portland. If we want to keep our region affordable for all of our workers, we need to work together to make sure more housing gets built.

### A regional need

Our housing crisis spreads from Forest Grove to Wilsonville to Oregon City to Gresham. Whether it's the checker at your grocery store, the teacher who works at your kid's day care, or a young nurse getting his start in the field, rent costs have outpaced what people can pay, forcing people to work multiple jobs, causing them to add to traffic by extending their commutes, or, in the worst case, causing people to experience homelessness.

### Metro's role in housing

Metro does not run affordable housing. However, Metro has several programs that support construction of affordable housing around greater Portland:

- In 2018, cities requesting an urban growth boundary expansion will also have to demonstrate how they are meeting their housing affordability goals in their cities
- Metro has directed \$6.7 million in federal grants since 1998 to housing developers to support affordable housing in transit areas, helping create more than 729 units for residents making less than 60 percent of the region's median income.
- Metro has awarded grants from construction taxes to cities and organizations looking for new ways to support affordable housing construction in the region.

### Why the crisis?

The federal government has cut billions from its affordable housing budget since 1980s. Even as the amount of Americans at or near poverty increases, federal support for affordable housing has been consistently low since the Reagan administration.

Greater Portland planned for our region's explosive growth, and has enough vacant land for hundreds of thousands of new homes. The biggest challenge in providing new housing is the market's ability to deliver units that match the need for affordability.

In 2016, only 7,700 new houses and apartments were under construction in the greater Portland area. That same year, the area's population grew by more than 40,000 people.

New home sale prices have risen almost 34 percent nationwide this decade. A 2017 study by the National Association of Home Builders found that the average new home in the United States costs \$427,900, including \$237,000 in construction costs and \$92,000 for the lot.

Apartment construction has some efficiencies, but is similarly expensive. Apartment owners must also budget for long-term maintenance of things like roofs and siding, and may pass those costs on to renters over time.

The increased demand because of the region's population growth, and the limited supply of new housing because of market forces, has particularly hit low-income residents hard, including seniors living on Social Security or other fixed incomes.

Because new construction is so expensive, and people aren't leaving existing housing because of tight supply, workers making less than greater Portland's median income of \$52,290 simply can't afford new units, and the increase in housing costs is prompting people to hold onto their older units instead of moving out of them.



### Who manages affordable housing

Affordable housing providers in greater Portland range from nonprofits to governments to private developers. Some examples include:

- Public housing authorities in Clackamas County (HACC), Multnomah County (Home Forward) and Washington County (Department of Housing Services).
- Nonprofits that focus on affordable housing, such as Hacienda CDC, Bienestar, Community Partners for Affordable Housing and others.
- For-profit developers that include affordable housing in their portfolio, including Palindrome Development and Williams & Dame.

### Regional solutions make a big impact

Voters in Portland proper voted in 2016 to support a \$258 million bond for affordable housing construction in that city, at a tax rate of \$0.42 per \$1,000 of assessed value.

Because Metro contains the entire urban three-county area, a property tax bond at half that rate – \$0.20 per \$1,000 of assessed value – would raise more than \$500 million for affordable housing.

Job	Yearly salary	Affordable rent
Social Security income*	\$17,185	\$430/month
Cashier	\$24,760	\$620/month
Pre-school worker	\$32,090	\$800/month
Entry-level teacher	\$37,363	\$930/month
Carpenter	\$43,450	\$1,080/month
Police officer	\$66,000	\$1,650/month

\* 2016 average retired worker Social Security income in Clackamas, Multnomah and Washington counties.

### What's "affordable housing"?

In short, it's housing that costs less than 30 percent of the residents' monthly income, so "affordable housing" really depends on who's living in a home.

Because "affordable housing" is more about a number than a building, it can take many forms – a new mixed-use building where residents can live above businesses; clusters of duplexes or garden apartments; even single-family homes that have incentives for first-time homebuyers.

One other option to improve housing affordability is for the public or nonprofit service providers to buy existing housing complexes that are already affordable. In those situations, providers keep rents low, but also limit how much renters can make to qualify to live in the housing.

There are also people whose incomes are extremely low, because of health, a lack of retirement savings or our changing economy. Thousands of these people are living on the streets of greater Portland. Affordable housing for them could include support services to ensure that they can get into a stable situation and not end up back on the streets.

### About Metro

Established by charter in 1992, Metro manages key issues that cross city and county lines in greater Portland, including:

- Garbage and recycling systems
- More than 17,000 acres of parks and natural areas
- The Oregon Convention Center, Oregon Zoo, Portland Expo Center and Portland's Centers for the Arts
- Regional collaboration on transportation planning

Metro has a permanent tax rate of \$0.0966 per \$1,000 of assessed value, supporting a \$646 million budget in 2017-18.

### Key media contacts – housing

Jim Middaugh, communications director  
503-312-5854 (cell) [jim.middaugh@oregonmetro.gov](mailto:jim.middaugh@oregonmetro.gov)

Nick Christensen, public affairs specialist  
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Elissa Gertler, planning director  
503-797-1752 (desk) [elissa.gertler@oregonmetro.gov](mailto:elissa.gertler@oregonmetro.gov)

Jes Larson, government affairs specialist  
503-797-1525 (desk) [jes.larson@oregonmetro.gov](mailto:jes.larson@oregonmetro.gov)

Andy Shaw, government affairs director  
503-929-6070 (cell) [andy.shaw@oregonmetro.gov](mailto:andy.shaw@oregonmetro.gov)

Jan. 4, 2018



## Homes for greater Portland

### Regional housing measure: Where we stand, where we could go

#### WHAT WE KNOW

- Housing affordability is a top-tier concern for residents throughout the region – across city and county lines and demographic groups.
- 75 people move to the greater Portland region every day, straining our supply of affordable homes.
- Only 1 in 3 low-income families in the region can find an affordable rental home. Middle-income families struggle too.
- Regional voters believe this is a crisis that can be solved – and they want to be a part of the solution.



#### GOALS

- Create more permanently affordable homes throughout the region through new construction and acquisition
- Increase housing stability and opportunity for working families, seniors, communities of color, veterans and people experiencing homelessness
- Collaborate with community stakeholders and local government partners to structure programs based in best practices, innovation and equitable outcomes

#### NEXT STEPS

- Convene stakeholder and technical advisory committees to assist with measure development and make a recommendation to Metro COO
- Engage with partners to maximize equitable outcomes in the measure
- Collaborate with partners exploring an Oregon constitutional amendment to help funding create more homes\*
- Continue research, engagement and analysis to shape measure
- Metro Council consideration of referral in late spring for the November ballot

#### POSSIBLE FRAMEWORK

- **Land for homes:** Acquiring land for building affordable homes with good access to transit and amenities
- **Affordable homes:** Funding for local governments, housing authorities and private/non-profit builders\*:
  - Fill financing gaps and build new affordable homes
  - Acquisition and rehabilitation of at-risk affordable homes



*\*A potential amendment to the Oregon Constitution would allow bond funds to be granted to private and non-profit entities and leverage other funding sources, such as low-income housing tax credits.*

March 12, 2018



## Homes for greater Portland

### Regional housing bond: Where we stand, where we could go

#### WHAT WE KNOW

- Housing affordability is a top-tier concern for residents throughout the region – across city and county lines and demographic groups.
- 75 people move to the greater Portland region every day, straining our supply of affordable homes.
- Only 1 in 3 low-income families in the region can find an affordable rental home. Middle-income families struggle too.
- Regional voters believe this is a crisis that can be solved – and they want to be a part of the solution.



#### GOALS

- Create more permanently affordable homes throughout the region through new construction and acquisition
- Increase housing stability and opportunity for working families, seniors, communities of color, veterans and people experiencing homelessness
- Collaborate with community local government partners to structure programs based in best practices, innovation and racial equity

#### NEXT STEPS

- Stakeholder and technical advisory tables assist with measure framework development, make recommendation to Metro COO
- Metro and community partners conduct inclusive engagement around the region
- Metro engages with partners to maximize equitable outcomes
- In late spring, Metro Council decides whether to refer a measure for the November 2018 ballot
- **Learn more and sign up for updates:** [oregonmetro.gov/housing](http://oregonmetro.gov/housing)

#### WHAT IT COULD LOOK LIKE

- **Affordable homes:** Funding for affordable housing providers\* to:
  - Fill financing gaps and build new affordable homes
  - Acquire and rehabilitate at-risk affordable homes
- **Land for homes:** Acquiring land for affordable homes, close to current or planned transit and other amenities

*\*A proposed Oregon constitutional amendment would allow bond funds to be used by non-profit and private builders/providers, as well as public agencies. The proposal would also allow bond funds to combine with private and public affordable housing funding sources, such as low-income housing tax credits.*







## Homes for greater Portland

### Regional housing measure: Draft framework

*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 jobs 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](https://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 implementing the bond if the Metro Council refers a measure that is passed by voters.

To add your voice, visit [oregonmetro.gov/housing](https://oregonmetro.gov/housing).

## Draft framework summary

### Regional outcomes

Serving as many as 10,000 people by creating 3,200 affordable homes if a statewide constitutional amendment is approved (see below); 6,300 people and 2,000 homes if amendment disapproved \$516.5 million general obligation bond, less than \$50 annually for average Portland-area homeowner

### Strong accountability & oversight

A community oversight committee will monitor bond investments' progress toward regional targets and priorities. Annual reporting and auditing will be required. Seven percent of funds will be reserved for administration of the bond.

### Homes throughout the region

Most affordable homes are expected to be created through local jurisdictions and providers.

To create opportunity and respond to needs in many communities, we will seek to create homes throughout the region:

- Clackamas County: 21%
- Multnomah County: 45%
- Washington County: 34%

Approximately 10 percent of funds will be reserved for a Metro program to buy land for affordable homes near transit.

### Affordable homes for families' needs

- 45% of homes reserved for households at 30% median family income (MFI) or below
- Half of homes large enough for families (2+ bedrooms)
- Maximum 10% of homes reserved for 60-80% MFI

### How we'll create affordable homes

Through regional programs and supporting local action, the bond will create affordable home opportunities in several ways:

- Buying land for affordable homes
- Buying and renovating low-cost market rate housing to create permanently affordable homes
- Construction of new affordable homes
- Public ownership of affordable homes without Constitutional amendment; potential private/non-profit ownership with amendment

### Who to serve, and where to invest

- Prioritize people least well-served by the market, including communities of color, veterans, seniors, families, people with disabilities and people experiencing or at risk of homelessness
- Increase access to transportation, jobs, schools, parks and other opportunities
- Support mixed-income and mixed use communities with a variety of housing types
- Prevent displacement in changing neighborhoods

### Potential Constitutional amendment

The Oregon Constitution requires that general obligation bond dollars be used only for publicly owned capital projects. In November, Oregon voters will consider a Constitutional amendment to allow local bonds to support affordable housing created by nongovernmental entities. Depending on whether this potential amendment is approved by voters, a regional bond would have different outcomes and eligible activities.

### A commitment to racial equity

This investment can help address generations of barriers faced by communities of color in accessing affordable, stable homes in the region. A racial equity lens can also increase affordable housing opportunity for other marginalized people and low-income residents.

To advance racial equity through this investment, Metro will:

- Include communities of color in decision-making and oversight roles
- Work with partners to conduct further engagement with communities of color
- Consider racial equity as a factor in all investment decisions
- Work with community to track impacts and benefits of investments for communities of color

### Looking to the future

Several strategies can help ensure regional investments are efficient, equitable and responsive as the bond is implemented, including:

- Prioritize racial equity and advance fair housing in project selection
- Work with local governments to identify and act on local needs and opportunities
- Require projects to have screening criteria and marketing that reduce barriers to marginalized groups finding a home
- Partner with culturally-specific organizations and community partners for project selection, design and evaluation
- Create equitable workforce targets for investments



## Homes for greater Portland

### Regional housing measure: Refined framework

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

To explore need and opportunity, Metro 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.

In late April, Metro released a draft framework describing what a regional bond measure could achieve. Following further discussion, Metro is releasing this refined measure framework.



#### What happens next

On May 29, the Metro chief operating officer will recommend to the Metro Council what should be included in a regional affordable housing measure to create homes for people who need them, reflect community values, and ensure technical feasibility and accountability. The final measure framework will be a central part of the COO's recommendation.

The council is scheduled to hold a public hearing and make a referral decision on June 7. The measure would appear on the November 2018 ballot.

If voters approve, Metro and participating local jurisdictions would work together on local implementation strategies informed by community engagement. The Metro Council will also appoint a community oversight committee to monitor regional progress and impacts.

Metro's goal is to achieve the measure's outcomes within five to seven years.

#### Learn more

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## Refined framework summary

### Regional outcomes

Serving about 12,000 people by creating 3,900 affordable homes if a statewide constitutional amendment approved (see below)

Serving 7,500 people by creating 2,400 homes if amendment disapproved

\$652.8 million general obligation bond, \$60 average annual cost to Portland-area homeowners

### Affordable homes for families' needs

- 1,600 homes for households earning 30% median family income (MFI) or below with amendment, 1,200 homes without amendment
- 30% MFI is approx. \$24,000 for family of four, \$17,000 for single person
- At least half of homes large enough for families (2+ bedrooms)
- Maximum 10% of homes reserved for 60-80% MFI

### Homes throughout the region

Most affordable homes expected to be created through local partners.

To create opportunity and respond to needs in many communities, we will seek to create homes throughout the region:

- Clackamas County: 21%
- Multnomah County: 45%
- Washington County: 34%

### Strong accountability & oversight

A community oversight committee will monitor bond investments' progress toward regional targets and priorities. Annual reporting and auditing will be required. Seven percent of funds will be reserved for administration of the bond.

### How we'll create affordable homes

Through regional programs and local action, the bond will create affordable homes in several ways:

- Buying land for affordable homes
- Buying and renovating low-cost market rate housing to create permanently affordable homes
- Construction of new affordable homes
- Public ownership of affordable homes without Constitutional amendment; potential private/non-profit ownership with amendment

### Who to serve, and where to invest

- Prioritize people least well-served by the market, including communities of color, veterans, seniors, families, people with disabilities and people experiencing or at risk of homelessness
- Increase access to transportation, jobs, schools, parks and other opportunities
- Support mixed-income and mixed use communities with a variety of housing types
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- Create equitable workforce targets for investments

## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / Jan. 22, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [Metro employees answer call to volunteer at severe-weather shelters](#)

Volunteers are needed to help staff the shelters, and some 20 Metro employees are among those who have signed up so far to assist. (Metro News/Jan. 19/Cristina Rojas)

#### [Cities want more room to grow](#)

With the Portland area facing a severe housing shortage, five cities intend to ask the Metro Council to increase the urban growth boundary it administers, to allow more room for development. (Portland Tribune/Jan. 18/Jim Redden)

#### [Board divided on regional housing bond](#)

All five Washington County commissioners say they recognize a need for action, but after a briefing by Metro staffers on Tuesday, Jan. 16, they also said Metro has not yet specified how bond proceeds would be spent or how much cities and counties would get. (Beaverton Valley Times/Jan. 17/Peter Wong)

### AROUND THE REGION

#### [Inclusionary Housing: one year later](#)

There is still concern among the development community that the policy that went into effect a year ago Feb. 1 will still tie up the pipeline of new construction work, but the city says everything is moving forward — slowly but surely. (Portland Business Tribune/Jan. 19/Jules Rogers)

### ADVOCACY AND OPINION

#### [Oregon voters identify most important issues](#)

In a column, John Charles Jr., president and CEO of the Cascade Policy Institute says it's not surprising that homelessness, housing and traffic congestion rank as the top three issues in the Metro poll, but warns that voters will need to think carefully before signing on to more tax-and-spend programs. (Newberg Graphic/Jan. 17/Pamplin Media Group)

## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / Jan. 29, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [Metro bond measure talks hit bumps](#)

The majority of an advisory group to the elected regional government approved a staff work plan to draft a measure for the November 2020 general election ballot, but some faulted Metro for not yet

proposing a vision for the measure that voters throughout the region would embrace and questioned several assumptions in the proposed plan. (Portland Tribune/Jan. 25/Jim Redden)

## AROUND THE REGION

### [Report: Portland rents 20<sup>th</sup> highest in country](#)

Although Portland rents dipped slightly last year, they were still the 20th highest in the country in January, according to a new monthly report released Tuesday by the rental tracking firm Zumper. (Portland Tribune/Jan. 23/Jim Redden)

### [New poll finds homelessness, housing, congestion are top concerns](#)

According to the poll, top priorities were infrastructure projects like roads and transit, a strong economy with good jobs, and affordable housing. They ranked over economic opportunities for underserved communities, better indoor options for the homeless, and climate change and greenhouse gas emissions. (Portland Tribune/Jan. 25/Jim Redden)

## Metro in the Media

**NEWS ABOUT METRO – NEWS RELEVANT TO METRO / Feb. 5, 2018**

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

## NEWS ABOUT METRO

## AROUND THE REGION

### [Portland's economy is getting much better, but poll finds voters feel worse](#)

Homelessness, income inequality and bad traffic have soured the public mood, according to a new poll commissioned by the Portland Business Alliance. (The Oregonian/Jan. 31/Mike Rogoway)

### [County Council Oks measures to spur housing options](#)

The Clark County Council, seeking to ease the area's housing shortage, approved a package of code changes that will make it easier to build cottage-style housing, small homes on shared or individual lots, accessory dwelling units or small additions to existing houses. (The Columbian/Jan. 31/Jake Thomas)

## Metro in the Media

**NEWS ABOUT METRO – NEWS RELEVANT TO METRO / Feb. 12, 2018**

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

## NEWS ABOUT METRO

### [Clear vision needed to sell voters on Metro bond measures](#)

Metro's two potential ballot measures were the subject of a panel discussion by Business for a Better Portland, with panelists saying that affordable housing and transportation issues need to be addressed together. (Portland Tribune/Feb. 6/Jim Redden)

### [Saying they need more housing, Wilsonville leaders look to grow east](#)

After two previous attempts and seven years of hearings and revisions over the [county's urban and rural reserves plan](#), city officials believe 2018 may finally be the year that its efforts to add another 271 acres will succeed. (Metro News/Feb. 7/Cristina Rojas)

### [City of Portland Wants to Change the Oregon State Constitution to Build Housing](#)

City Hall is pushing for changes to the state constitution to allow the funds from Portland's affordable housing bond to be matched with existing sources of funding for affordable housing. The change would also help Metro Council, [which is considering putting a housing bond on the November ballot](#). (Willamette Week/Feb. 10/Rachel Monahan)

## **AROUND THE REGION**

## **Metro in the Media**

**NEWS ABOUT METRO – NEWS RELEVANT TO METRO / Feb. 21, 2018**

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### **NEWS ABOUT METRO**

## **AROUND THE REGION**

### [Portland City Commissioner Chloe Eudaly Seeks to Spark Increase in Backyard Cottages and Other ADUs](#)

Portland City Commissioner Chloe Eudaly's office is seeking \$2.1 million in the upcoming budget to spur development of granny flats on existing lots. Eudaly hopes to roughly triple the private market's production to 1,500 units a year. (Willamette Week/Feb. 7/Rachel Monahan)

### [Portland neighborhoods increasingly out of reach for renters, 'housing instability' grows: report](#)

Some key findings from the city's most recent "State of Housing in Portland" report. (The Oregonian/Feb. 15/Douglas Perry)

### [Apartment construction is drying up. Is affordable housing measure to blame?](#)

Applications for new housing developments have nearly ground to a halt over the past year, and Portland officials are increasingly worried [the city's inclusionary zoning policy](#), which compels developers to set aside rent-restricted units in large apartment and condo projects, might be playing a role. (The Oregonian/Feb. 19/Elliot Njus)

## **Metro in the Media**

**NEWS ABOUT METRO – NEWS RELEVANT TO METRO / Feb. 26, 2018**

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### **NEWS ABOUT METRO**

## AROUND THE REGION

### [Reading, Writing, Evicted: Portland children don't pay rent but they are paying a price](#)

Kids are often hit the hardest, yet have the smallest voice in Portland's housing crisis, they said. The analysis revealed the phenomenon has heavily impacted schools and families in some parts of town, while sparing others. (The Oregonian/Feb. 24/Bethany Barnes) *This is the first in a three-part series that examines the impact of Portland's housing crisis on children.*

## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / March 12, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

## AROUND THE REGION

### [Homes are more affordable than ever in many cities – but not Portland](#)

The Portland area's rapid run-up in home prices has made it one of only three cities where homes were less affordable in 2016 than in 1990, according to [a new report from the real-estate website Trulia](#). (The Oregonian/March 9/Elliot Njus)

### ADVOCACY AND OPINION

### [Are you ready for business?](#)

In a column, Metro's procurement manager Gabrielle Schuster says contractors looking to do work for the government need to get their ducks in a row – and there's help for that. (Portland Business Tribune/March 10/Gabrielle Schuster)

## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / April 2, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

## AROUND THE REGION

### [Why are new apartments so expensive?](#)

Here are 10 ways in which Portland rent checks get divvied up, and how all that affects the rent you pay each month. (Portland Tribune/March 27/Michael Anderson, Open: Housing)

### ADVOCACY AND OPINION

### [Expanding the growth boundary won't help our housing crisis: Guest opinion](#)

In a guest column, Portland attorney and president of SEARI James A. Zehren counters Rep. Richard Vial's earlier column, saying that expanding the boundary would increase, rather than decrease, housing costs. (The Oregonian/March 27/James Zehren)

## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / April 23, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [Boomers and Millennials in living room death match](#)

Metro pols and economists meet to estimate growth and land use needs in the next 20 years. (Portland Business Tribune/April 17/Joseph Gallivan)

#### [With input from experts, advocates and local leaders, housing bond framework begins to take shape](#)

In March, advisory groups assisting Metro with drafting a framework for a possible regional housing bond measure reviewed a range of potential investment scenarios that weighed the likely effects of different levels of affordability, home sizes and other factors. At an April 16 stakeholder advisory table meeting, Metro staff shared a new round of scenarios that had been refined based on feedback from the groups. (Metro News/April 18/Staff)

### AROUND THE REGION

### ADVOCACY AND OPINION

## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / April 30, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [You are here: A snapshot of greater Portland's need for affordable housing](#)

Greater Portland is short an entire city's worth of affordable homes for renters: about 48,000 homes. (Metro News/April 24/Rebecca Hamilton)

#### [Affordable housing funds could stretch](#)

During a meeting of a stakeholders committee advising Metro on the measure last Monday, staff said that if the amendment passes, such a bond could preserve or build up to 3,654 units, depending on their configuration. If the measure doesn't pass, the number would only be 2,200 units. (Portland Tribune/April 26/Jim Redden)

#### [Metro now considering \\$516.5 million affordable housing bond](#)

Metro is now considering asking voters to approve a regional \$516.5 million affordable housing bond at the November 2018 general election. (Portland Tribune/April 27/Jim Redden)

#### [Metro Proposes a \\$516 Million Bond to Build Affordable Housing](#)

The half-billion dollar housing bond, which would be the first proposed by Metro, will aim to address the growing housing crisis facing the Portland area. (Willamette Week/April 27/Katie Shepherd)



## AROUND THE REGION

### [Slower home-price growth isn't helping first-time buyers](#)

The lowest-priced homes, affordable to first-time homebuyers of average means, are still getting more expensive at double-digit rates. (The Oregonian/April 25/Elliot Njus)

### [Highlights from Portland's 2017 State of Housing](#)

[Portland Housing Bureau has released its "State of Housing" report for 2017](#) is out, and it's a mixed bag. Rents are still rising (though at a slower pace) and the most affordable areas in East Portland have it the worst, leading to displacement of working class communities. (Portland Mercury/April 26/Kelly Kenoyer)

### [Rent Declined in 2017 in Portland's Newly Constructed Buildings](#)

Rents for apartments in newly constructed buildings declined last year—marking a real change, at least temporarily, in the upward trajectory of housing costs. (Willamette Week/April 27/Rachel Monahan)

## ADVOCACY AND OPINION

### [A wake-up call for equality warriors: Guest opinion](#)

In a guest column, partners at economic consulting firm ECONorthwest, say that we need the private housing market to produce as much as possible, and we need more public investment in subsidized affordable housing where the private market falls short. (The Oregonian/April 29/John Tapogna, Lorelei Juntunen and Mike Wilkerson)

## Metro in the Media

### NEWS ABOUT METRO – NEWS RELEVANT TO METRO / May 7, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [The Rundown: Affordable places to live](#)

What does modern affordable housing look like? Here are a few examples from around greater Portland. (Metro News/April 24/Arashi Young)

#### [Dispatches: 8 unique voices](#)

People living throughout greater Portland share their search for an affordable place to live. (Metro News/April 24/Ambar Espinoza)

#### [The Opportunity: Investing in safe and affordable homes across greater Portland](#)

Metro wants to hear how you would prioritize investments in affordable homes in greater Portland. [Your response](#) will help Metro refine the draft framework for a potential bond measure. (Metro News/May 1/Staff)

## AROUND THE REGION

### [Affordable housing developers work to fill the gap](#)

It's one of the most significant issues in the Portland region, and one no less poignant in western Washington County: Where do people who work at the low-wage jobs that make up a significant part of the labor market live, as real estate and rental prices soar? A showcase of some low-income residential properties in Forest Grove and Cornelius. (Forest Grove News-Times/April 29/Mark Miller)

#### [Is size allowance for 'missing middle' houses too small?](#)

Density advocates, including 1000 Friends of Oregon, largely support the recommendation to rezone 60 percent of existing single-family neighborhoods to allow duplexes and triplexes. But they are questioning the recommendation to limit the maximum size of most new houses to 2,500 square feet. (Portland Tribune/May 1/Jim Redden)

#### [Portland council agrees to support more accessory dwelling units](#)

The Portland City Council moved aggressively Wednesday to boost construction of more "granny flats" or accessory dwelling units (ADUs), by permanently eliminating development fees for new construction. (Portland Tribune/May 3/Steve Law)

### ADVOCACY AND OPINION

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## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / May 14, 2018

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

### AROUND THE REGION

### ADVOCACY AND OPINION

#### [Tiny houses, big decisions: Editorial](#)

Perhaps, as city leaders look for ways to encourage Portlanders to help solve our housing crisis, they can focus on lifting some restrictions - even temporarily -- instead of creating more. (The Oregonian/May 9/Editorial Board)

#### [Director's Desk: Metro housing bond's regional scope the right approach](#)

The Metro housing bond proposal allows us to ask for whom housing is affordable, and to make sure that the poorest among us are counted. (Street Roots/May 11/Kaia Sand)

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## Metro in the Media

NEWS ABOUT METRO – NEWS RELEVANT TO METRO / May 30, 2018

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### NEWS ABOUT METRO

#### [Metro Increases Proposed Bond to Build Affordable Housing to \\$652 Million](#)

Metro's new bond proposal would cost Portland-area homeowners an average of \$60 per year and would create roughly 3,900 new units to house around 12,000 people, according to Metro documents. (Willamette Week/May 21/Elise Herron)

#### [Fairview councilors take issue with Metro bond](#)

Following a presentation from Metro regional government representatives regarding the proposed measure, Fairview councilors took issue with the bond citing concerns that adding a tax would create the most burden on lower-income citizens for whom the bond is supposed to help. (Gresham Outlook/May 22/Matt DeBow)

#### [Region's leaders split on Metro affordable housing bond](#)

Local elected leaders in the Portland area are divided over Metro's potential affordable housing measure, with some showing full-bore support while others are voicing serious reservations. (Portland Tribune/May 29/Jim Redden)

### AROUND THE REGION

#### [Portland Mayor Proposes a \\$1.2 Million Tax on Airbnb and Its Competitors to Fund Home Ownership for Displaced Families](#)

The city plans to levy a \$4-a-night charge per room on companies that facilitate short-term-rental bookings to help fund home ownership as part of the North-Northeast Neighborhood Strategy to rectify displacement, the mayor's office says. (Willamette Week/May 22/Rachel Monahan)

#### [Here's Why a Plan to Ease the Housing Crisis Is Making Portland Homeowners Flip Their Lids](#)

The city's residents and planners are engaged in furious debate over the extent to which Portland should change its single-family neighborhoods. (Willamette Week/May 23/Rachel Monahan)

### ADVOCACY AND OPINION

#### [Go big for housing and go big with Metro bond](#)

The private market cannot solve the housing crisis for the poorest of our neighbors. It will not pencil out. If we care about actually having homes for people on the streets, we have to step up. Metro councilors need to hear that voters all across the region want a strong public

response to making sure all our neighbors have secure, quality housing. (Street Roots News/May 25/Kaia Sand)

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## Metro in the Media

**NEWS ABOUT METRO – NEWS RELEVANT TO METRO / June 6, 2018**

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [Housing bond could get 12,000 people into homes, Metro staff tells council](#)

Metro chief operating officer Martha Bennett's recommendations include asking voters in the Metro region to support a \$652.8 million bond to build affordable housing across greater Portland. That bond would cost property owners \$0.24 per \$1,000 in assessed value, or \$60 a year for the average Portland-area homeowner. (Metro News/May 31/Nick Christensen)

#### [Metro may vote on Affordable Housing Bond next week](#)

The bond was a hot topic with Westside Mayors at a breakfast on Thursday with the Westside Economic Alliance. (KOIN 6/May 31/Kohr Harlan)

#### [Metro poised to refer \\$652.8 million housing bond to voters](#)

The regional government said the larger bond could go farther in closing the gap between the need for affordable housing and the number of available units. (The Oregonian/June 4/Elliot Njus)

#### [Affordable housing could be new Metro focus](#)

Metro Chief Operating Officer Martha Bennett said she wasn't even convinced affordable housing was in the government's "wheelhouse" a year ago, but Metro-commissioned polls and conversations with others in the Portland area convinced her that the affordable housing crisis is a regional issue demanding Metro's leadership. (Portland Tribune/June 5/Jim Redden)

### AROUND THE REGION

#### [Portland to buy first new affordable housing project](#)

Mayor Ted Wheeler unveiled the next project to be purchased with the city's affordable housing bond on Tuesday — a 51-unit apartment building nearing completion at 105th and East Burnside. (Portland Tribune/June 5/Jim Redden)

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## Metro in the Media

**NEWS ABOUT METRO – NEWS RELEVANT TO METRO / June 11, 2018**

You can send feedback on Metro in the Media, or unsubscribe from this email list, by e-mailing [newsroom@oregonmetro.gov](mailto:newsroom@oregonmetro.gov).

### NEWS ABOUT METRO

#### [Metro refers housing measure to November ballot](#)

The Metro Council voted unanimously Thursday to send an affordable housing funding measure to the November ballot, asking voters whether the average homeowner should pay \$60 per year to help provide housing for 12,000 people. (Metro News/June 7/Nick Christensen)

#### [\*\*Metro refers \\$652.8 million housing bond to November ballot\*\*](#)

The measure is projected to create up to 2,400 new homes — or up to 3,900 if a proposed amendment to the Oregon Constitution passes and eases an existing prohibition against private businesses partnering with governments on general obligation bond-supported affordable housing projects. (Portland Tribune/June 7/Jim Redden)

#### [\*\*Metro Council sends \\$652.8 million affordable housing bond to voters\*\*](#)

Housing providers and homelessness nonprofits urged the Metro council to vote to refer the measure, saying it would help ease soaring demand for affordable housing and other services that's come with rising rents. (The Oregonian/June 7/Elliot Njus)

#### [\*\*Metro's Regional Affordable Housing Bond Heads to November Ballot\*\*](#)

The measure is expected to construct new low-income homes for up to 12,000 people around the Portland metro region within seven years. That's about 3,900 homes. (Portland Mercury/June 7/Alex Zielinski)

#### [\*\*Metro Council Sends \\$652 Million Housing Bond To Voters In Portland Region\*\*](#)

Voters in the three-county Portland region will be asked to approve a \$652 million bond package this fall to help build affordable housing. (OPB/June 7/Anna Griffin)

#### [\*\*Metro voters to decide housing bond in November\*\*](#)

The Metro Council gave its approval to a new housing bond Thursday. But it's not the final word. Voters will now decide whether to implement the bond on the November ballot. (KATU/June 7/Staff)

#### [\*\*Work is underway to prevent housing displacement in the Southwest Corridor\*\*](#)

Metro has awarded \$275,000 in grants to organizations working with communities in the Southwest Corridor area. These grants support six pilot projects that reach out to vulnerable people, help raise incomes and develop new businesses, and lay the groundwork to secure affordable housing. (Metro News/June 7/Arashi Young)

### **ADVOCACY AND OPINION**

#### [\*\*Our Opinion: Is Metro right agency to lead on housing?\*\*](#)

In an editorial, Pamplin Media Group discusses the regional housing measure. (Portland Tribune/June 7/Editorial Board)

#### [\*\*Yes, we need housing. But Metro must make a better case for bond: Editorial\*\*](#)

In an editorial, The Oregonian discusses the regional housing measure. (The Oregonian/June 10/Editorial Board)

## **January 2018 – Housing / transportation media background briefings**

Purpose: To discuss what Metro is considering for 2018 and 2020 on a “background basis” with reporters. To develop relationships with reporters who will be covering Metro’s affordable housing and transportation issues going forward.

**What is “background?”** In journalism, “on background” is one step short of “off the record.” It is information that can be used in reporting on the basis that direct quotes are not used. It’s a way of having an informal conversation with a reporter without worrying about the precision that accompanies producing a soundbyte. Information offered “on background” should be readily verifiable by the reporter and we should be prepared to discuss it “on the record” if requested.

### **Schedule:**

2 p.m.	Jan 3	601	Elliot Njus, Oregonian
2 p.m.	Jan 8	601	Jim Redden, Pamplin
10 a.m.	Jan 9	601	Maggie Vespa, KGW
4 p.m.	Jan 10	601	Dirk VanderHart, Mercury
9:30 a.m.	Jan 11	370b	Rachel Monahan, Willamette Week

### **Run of show:**

- Introductions – who we are, what we do (5m)
- Metro’s mandate – Why we are pursuing this work – The housing/transportation connection / unified field theory (Andy – 5m)
  - 2040 vision / great place / let’s put it all together
  - Addressing housing fits neatly into the 2040 vision
  - Regional needs can’t be met by the market.
- Housing – What Metro can do to help address the crisis (Jes – 5m)
  - Short history – slow construction, expensive buildings, rising rents.
  - Leverage regional resources, pass them through to the counties
  - Support affordability region-wide
  - Support durable affordable housing that will be locked in as affordable for generations
  - Address homelessness across greater Portland
- Transportation – How we get to 2020 (Tyler – 5m)
  - It’s more than the RTP – a vision that has broad regional support
  - Other cities have invested heavily
- Q&A – Open discussion (40m)
- Optional – On the record – if reporter requests

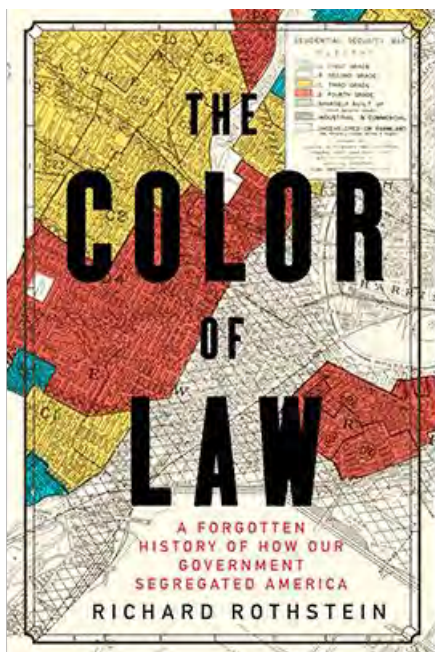
**Notes:** Remember to keep things short and high-level. We can address details in the Q&A – don’t overwhelm the reporter.



**May/June 2018 – Editorial Board Meetings**

- **Oregonian Editorial Board**
  - Monday, May 7, 2018
- **Pamplin Editorial Board**
  - Friday, June 1, 2018

## The Color of Law: A Forgotten History of How Our Government Segregated America



Richard Rothstein discusses his book, *The Color of Law*, with Allan Lazo. Recorded on April 19, 2018, at Alberta Abbey in Portland, Oregon. Presented by the Fair Housing Council of Oregon.

Recently named by the New York Times as one of the 100 notable books of 2017, Richard Rothstein's *The Color of Law: A forgotten History of How Our Government Segregated America* is an explosive, alarming history that finally confronts how American governments in the twentieth century deliberately imposed residential racial segregation on metropolitan areas nationwide. Join us for an evening with the author, who will discuss the findings described in his new book and will hold a post-lecture conversation with Allan Lazo.

*The Color of Law* documents how American cities from San Francisco to Boston became so racially divided, as federal, state, and local governments systematically imposed residential segregation through a variety of policies. Those policies were supplemented by racially purposeful government programs that depressed African American incomes, making escape nearly impossible from neighborhoods of concentrated disadvantage. Properties in African American neighborhoods frequently had higher assessed-to-market-value ratios, resulting in higher property tax payments. The federal government certified unions that excluded African Americans from membership, denying them full participation in the economic boom that followed World War II.

"Rothstein is brilliant and has the kind of fine understanding of the machinery of government policy as it relates to housing that I deeply envy."  
—ta nehisi Coates, in *The Atlantic*



Richard Rothstein is a research associate of the Economic Policy Institute and a fellow of the Thurgood Marshall Institute of the NAACP Legal Defense Fund and of the Haas Institute at the University of California (Berkeley). In addition to *The Color of Law: A Forgotten History of How our Government Segregated America*, he is the author of *Grading Education: Getting Accountability Right* (2008); *Class and Schools: Using Social, Economic and Educational Reform to Close the Black-White Achievement Gap* (2004); and *The Way We Were? Myths and Realities of America's Student Achievement* (1998).

Allan Lazo is the executive director of the Fair Housing Council of Oregon (FHCO), a statewide civil rights organization founded in 1990 whose mission is to end housing discrimination and ensure equal opportunity to housing. Prior to joining FHCO, Allan had been an east Portland small business owner. He currently serves on the City of Portland Housing Bureau's Affordable Housing Bond Stakeholder Advisory Group and Bond Oversight Committee. Allan's past civic engagement and social justice work includes having served on the City of Gresham Planning Commission and the City of Portland's Human Rights Commission. Throughout Allan's consulting and volunteer history, he has served as an advocate for civil rights and social justice in our community, especially in the areas of housing, homelessness, and racial equity.





**FOR IMMEDIATE RELEASE**  
May 10, 2018

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## **Summit brings city, counties, states together to address homelessness through supportive housing**

Today in Portland, locally based health care and housing leaders, and city and county representatives met with organizations from Los Angeles to learn how other communities are creating and then leveraging coordination to end homelessness. Sponsors of the summit include CareOregon, Kaiser Permanente and Portland Metro.

“Supportive housing solves chronic homelessness, but cannot deliver the results the people of Portland, Multnomah County and Oregon expect unless it is properly planned, implemented and available to everyone who needs it,” said Debbie Thiele, Western Region Managing Director for Corporation for Supportive Housing (CSH).

“The effectiveness is tied directly to a coordinated community approach like the one being adopted in Los Angeles where leaders in health care, business, nonprofits and local governments are joining together collaboratively to plan and implement a strategy that identifies, assesses and then acts quickly to permanently house those facing homelessness,” says Thiele.

Summit speakers, including LA Care Health Plan, Corporation for Supportive Housing and the United Way of Greater Los Angeles, elaborated on efforts to bring resources and sectors not normally involved in planning to the table when strategies are being formulated and carried out. One example of a new funding source was a 5-year grant from LA Care to provide case management and rental subsidies for 300 individuals experiencing homelessness.

The speakers also stressed the importance of recognizing that supportive housing is not the same thing as affordable housing, and that it takes education to help communities understand the value of permanent supportive housing over temporary shelters.

“I’m so encouraged by what I’ve already seen in Oregon,” said Thiele. “LA has gotten real about the problem. When you get real about what it takes to solve the housing

crisis, it changes everything. This kind of peer-to-peer conversation is what it takes to move things forward.”

Because housing issues cross jurisdictional boundaries, local leaders recently embarked on several regional planning and funding initiatives. For example, the Metro-funded “Tri-county Equitable Housing Strategy to Expand Permanent Supportive Housing for People Experiencing Chronic Homelessness” brings together leaders from Clackamas, Multnomah and Washington Counties. Together they are developing, prioritizing and beginning implementation of strategies, including assessment and coordination of investment strategies and financial tools, to produce additional supportive housing for people experiencing chronic homelessness.

Many people experiencing chronic homelessness are disabled and have experienced prolonged or repeated periods of homelessness. They are some of the most medically frail and historically marginalized members of our communities.

“There are more than 8,000 students experiencing homelessness in greater Portland each year, including 400 in my home city of Hillsboro,” said Metro Council President Tom Hughes. “We have to work together to help families find stable homes across our region.”

“Housing is health,” says Eric C. Hunter, President and CEO of CareOregon, which hosted the event. “Of all the social determinants of health it is the foundation; and because we know that the housing crisis is complex, we need to weave together many strategies based on cooperation among every partner with a stake in the homelessness crisis.”

According to Chris Ko, United Way of Greater Los Angeles, communities must deepen private sector involvement, improve data measurement, pilot innovations and build systems.

“Today we were able to gain valuable insight into how a diverse and complex community like Los Angeles is coming together to address homelessness,” said Tracy Dannen-Grace, Community Partnerships and Philanthropy, Kaiser Permanente. “It’s important for us to learn what is, and isn’t, working in other communities so we can move forward together to solve this public health crisis.”

###

## **About CSH**

CSH has been the national leader in supportive housing for over 25 years. We have worked in 48 states, including Oregon, to help create stable, permanent homes for individuals and families. This housing has transformed the lives of over 200,000 people who once lived in abject poverty, on our streets or in institutions. Our loans and grants

totaling over \$750 MM have been instrumental in developing supportive housing in every corner of the country. Visit us at [csh.org](https://csh.org) to learn more.

### **About Kaiser Permanente**

Kaiser Permanente is committed to helping shape the future of health care. We are recognized as one of America's leading health care providers and not-for-profit health plans. Founded in 1945, Kaiser Permanente has a mission to provide high-quality, affordable health care services and to improve the health of our members and the communities we serve. We currently serve more than 12 million members in eight states and the District of Columbia, including more than 600,000 medical and 270,000 dental members in Oregon and Southwest Washington. For more information, go to [kp.org/share](https://kp.org/share).

### **About CareOregon**

[CareOregon is a nonprofit community benefits company](https://careoregon.org) that's been involved in health plan services, reforms and innovations since 1994, serving Oregon Health Plan (Medicaid) and Medicare members and their communities. Our mission is cultivating individual well-being and community health through shared learning and innovation. Our vision is healthy communities for all individuals, regardless of income or social circumstances. By teaming with approximately 275,000 members and their families, providers and communities, we help Oregonians live better lives, prevent illness and respond effectively to health issues. [Careoregon.org](https://careoregon.org)

### **About Metro**

Metro brings people together to shape the future of greater Portland and provides places, services and tools that work best at a regional scale. Led by an elected council, this unique government gives Oregonians a voice in their community. Metro serves more than 1.5 million people in Clackamas, Multnomah and Washington counties.



## Regional Housing Measure Framework: Advisory tables

Member lists as of 5/1/2018

### Stakeholder Advisory Table

**Group Purpose:** Provide input to Metro staff and Chief Operating Officer between January and May 2018 regarding key elements of the Housing Measure Framework that the Metro Council may refer to voters for the November 2018 election. Articulate desired community outcomes that should guide program activities. Provide feedback on opportunities and concerns related to program scenarios. Build capacity to understand key concepts and engage with organizations and the public regarding the potential measure and its implementation.

Jesse Beason, Northwest Health Foundation

Renée Bruce, Community Action of Washington County

Michael Buonocore, Home Forward

Beaverton Mayor Denny Doyle

\*Ernesto Fonseca, Hacienda CDC

Milwaukie Mayor Mark Gamba

Sheila Greenlaw-Fink, Community Housing Fund

Ashley Henry, Business for a Better Portland

Hannah Holloway, Urban League of Portland

Mitch Hornecker, Portland Business Alliance Board of Directors

Duncan Hwang, APANO

Marc Jolin, Joint Office of Homeless Services

\*Komi Kalevor, Washington County Housing Authority

Roy Kim, Central Bethany Development Company

Eva Rippeteau, AFSCME Council 75

\*Anneliese Koehler, Oregon Food Bank

Allan Lazo, Fair Housing Council of Oregon

Dani Ledezma, Coalition of Communities of Color

Kari Lyons-Eubanks, Welcome Home Coalition

Nate McCoy, NAMC

LaQuisha Minnieweather, Momentum Alliance

Dave Nielsen, Home Builders Association

Maria Caballero Rubio, Centro Cultural

Margaret Salazar, Oregon Health and Community Services

Jill Sherman, Gerding Edlen

Bandana Shresthra, AARP Oregon

Jamie Stasny-Morgan, Westside Economic Alliance

Richard Swift, Clackamas County Health, Housing and Human Services

Ana del Rocío, David Douglas School Board

Dan Valliere, Reach CDC

Bob Walsh, Walsh Construction

### Technical Advisory Table

**Group purpose:** Advise Metro staff, consultants and stakeholders between January – May 2018 in understanding and considering technical and operation components of the Housing Bond Program Framework, with a focus on eligible program activities and scenarios for evaluation and discussion by stakeholders. The group will also advise on necessary partnerships, capacity and tools for successful implementation.

Julie Cody, Oregon Housing and Community Services

Devin Culbertson, Enterprise Community Partners

Ryan Deibert, Joint Office of Homelessness Services

Karl Dinkelspiel, Portland Housing Bureau

Rachael Duke, Community Partners for Affordable Housing

\*Ernesto Fonseca, Hacienda CDC

Chris Hartye, City of Hillsboro

Sean Hubert, Central City Concern

\*Komi Kalevor, Washington County Housing Authority

\*Anneliese Koehler, Oregon Food Bank

Martha McLennan, Northwest Housing Alternatives

Ed McNamara, Turtle Island Development

Brian Monberg, City of Gresham

Jeff Owen, TriMet

Nicole Peterson, BRIDGE Housing

Cadence Petros, City of Beaverton

Chuck Robbins, Clackamas County Housing Authority

Emily Schelling, Housing Development Center

Sarah Stevenson, Innovative Housing Inc.

Jonathan Trutt, Home Forward

Bill Van Vliet, Network for Oregon Affordable Housing

*\* These members serve on both technical and stakeholder advisory tables.*

## Regional Housing Measure Framework: Advisory tables

### Meeting Dates

#### **Stakeholder Advisory Table Meeting Dates**

Tuesday, January 30, 2018 – 8:00 a.m. to 9:30 a.m.

Wednesday, February 21, 2018 – 1:30 p.m. to 3:30 p.m.

Monday, March 19, 2018 – 1:30 p.m. to 3:30 p.m.

Monday, April 16, 2018 – 1:30 p.m. to 3:30 p.m.

Wednesday, May 2, 2018 – 4:00 p.m. to 6:00 p.m.

Wednesday, May 21, 2018 – 1:30 p.m. to 3:30 p.m.

#### **Technical Advisory Table Meeting Dates**

Friday, January 26, 2018 – 8:00 a.m. to 10:00 a.m.

Friday, February 16, 2018 – 1:00 p.m. to 3:00 p.m.

Wednesday, March 14, 2018 – 10:30 a.m. to 12:30 p.m.

Thursday, April 12, 2018 – 9:00 a.m. to 11:00 a.m.

Thursday, May 17, 2018 – 10:00 a.m. to 12:00 p.m.



# Draft Stakeholder table values

Draft, 3/30/18

**Racial equity:** Overarching value integrated throughout

**People:** Who to serve

- Youth, seniors, families and people experiencing or vulnerable to homelessness
- Racial equity as well as equity in age, ability, inclusivity
- Serve those least well served by market

**Places:** Where to invest

- Increase community access to transportation, employment, education, food and services
- Geographic diversity – regional distribution of revenue
- Support mixed-income communities and mixed housing types
- Protect residents in changing neighborhoods and prevent displacement

**Program:** How to ensure success

- Ensure fiscally sound projects that permanently preserve affordability
- Accountability, community oversight

**Process:** How to build a successful framework

- Leverage expertise of private market and non-profit partners

## Stakeholder Table Meeting #1 Agenda Matrix

*Note: The current layout reflects a 1.5 hour agenda that would allow us to start the meeting at 8am rather than 7:30.*

Send pre-meeting email on 1/24; include agenda and fact sheet and stakeholder agreement form					
Time	Agenda Item	Activity (who)	Outcome	Notes	Materials
Room Set up: Tables, place for food. One Metro staff at each table. No assigned seats. Meeting materials table: Emily and noelle business cards. Comment cards. Signs on wall for open house that say "Housing framework/Technical workplan" " Racial equity and engagement" White board and markers, One flip chart and markers					Group agreements on each table, PPT handouts for every participant ? nameplates Public comment sign Participant packet with: agenda, community pships one pager, measure one pagers, stakeholder form.
Ongoing	Parking lot	Add things as they come up	Capture things for future meetings, future stages		Big display with categories for "future meetings", "future implementation"; will add "portland bond" when it comes up
10 min	Martha welcome and group introductions	Icebreaker – Potluck	Set stage for "what are you bringing to the table"		
15 min	Setting the stage: Work to date, high-level process and decision making overview	Staff presentation (Elissa)	Ground group in why we are doing this, what need and resources look like region wide  Provide high level understanding of work to date, ***NEW: Elissa cover racial equity graphic		PPT slides
5 min	Group role + logistics	Either Elissa or Noelle	Understand group's roles and expectations. Legal stuff, Sign the expectation form, let know	Logistics – bathrooms, etc. Remind folks there	Stakeholder form to sign



			about parking lot, public comment. Open house. Group agreements are last.	will be time later in agenda when we'll talk more about their role	
5-10 min	Q/A	Noelle facilitate	Mostly writing down their questions, only answering quick ones now but we'll come back.		White board/flip chart to capture their questions for later.
5 min	Fishbowl: :What do you bring to the table?		Emphasize everyone is bringing something important, that this is a value that will guide all of our work together	Crowd source a list, then table talk, popcorn a few. Writing on slips of paper	Fishbowl, strips of paper
10 min	Engagement Plan A bit of Q/A	(Becca)	Feedback on how they want to be connected to engagement work happening outside the committee	engagement plan; community partnerships April mtg	Gantt chart
5 min	Answer a few of the questions that we wrote down earlier	Noelle facilitate		Staff has had time to combine, prioritize a few questions to answer that came up earlier	
10min	Program questions and community outcomes	(Emily frames, Noelle set up table discussion)	Assess group knowledge, dynamics  Explain process the group will use to discuss program questions. The process will shape desired community outcomes that will be used to create viable scenarios Explain back and forth of	Discussion about program questions will happen over first 3 meetings. The staff will summarize values, perspectives to shape what group delivers to Martha	

			technical work		
10-15	Table Talk	Small group discussion, Full group report back?	“What values and desired community outcomes do you want the regional funding to achieve?”		

“What questions do you have about the groups’ work and role in the overall process?”		Worksheet for staff to record comments			
5 min	Next steps/Closing	Elissa	Set up next 30 minutes of open house and networking.	Tell them they will get a survey	
30 min	Open house	30 min open house, staff available to chat, maybe flip charts with topics around the room.			

## Stakeholder Table Meeting #2 Agenda Matrix

Send pre-meeting email on DATE; include xxxxxx materials					
Time	Agenda Item	Activity (who)	Outcome	Notes/Questions for discussion	Materials
Room Set up: Assigned seats					
10	Recap, follow-ups from SAT meeting #1 -			What info does this include? Include updates on Community Partnerships, won't be ready to announce awardees.	
5	TAT liaison update	Ernesto, Anneliese	Reinforce connection between both groups	Who will prep them? How to avoid their update raising lots of questions for the group? Do we have time for Q/A here? <b>**Did we decide to scrap this because they will come in and talk about process at the end?**</b>	
20	Community values	Large group		Jes is putting Jan 30 values into themes, delineating values from tactics, creating worksheet	
20	Community values	Table groups: fill out worksheet that says something like, "if my value is _____ it is measured by _____"		Still need to figure out exactly how this exercise will go.	
10	Portland bond lessons learned	Shannon Callahan	What's the outcome? To respond to the request? Because we want to then tease out how lessons learned will serve us in this process?		
10	Portland bond Q/A	facilitator			

15	Consensus on values	Dot exercise to identify where there are areas of alignment		Need more planning for what this looks like, how staff will work furiously after CV exercise to create something to stick dots on	
10-15	Role of TAT and SAT, scenario building, decision process	Anneliese and Ernesto	After they are grounded in values, build momentum by laying out how scenarios will be developed...and off their work will now go to TAT!	Do we expect A and E to talk about group roles as well as process? Who will prep them? Craig is working on graphic for SAT/TAT relationship	
10	Next steps				
Ideas we probably don't have time for					
??	Data		Ground group in understanding of what we have, what' we're missing, how data will inform their values conversations	Suggestion was to move data discussion to March mtg. And possibly have a conference call or sub group to discuss data in the interim. Need more group discussion on this.	
	Outreach feedback	Map? Could we do this via email survey feedback?	Crowd source: where should Metro get out and talk to folks, where can table members go?		

- Data resources -
- Summary data that will be ready to share in advance of the meeting includes the following, tabulated for the Metro region as a whole and for each county:
  - need/supply of affordable homes
  - number of regulated affordable homes
  - housing cost burden
  - cross-tabs of the above stats with race/ethnicity, household size, seniors, children, and disability
  - data about the demographics of households currently served by affordable housing/rental assistance
  - data about homelessness.

Commented [m1]: When?

- Group discussion:
  - How should available data be used to support evaluation of how the scenarios would impact different communities?
  - Specifically, how can we use data to consider racial equity impacts?
  - Are there other existing data resources that would be helpful?

**Commented [m2]:** We've told them that the values will be used to support evaluation, not data

Highlights from values feedback Jan 30

Address middle income (50-90%)	Address housing near transportation and in high employment areas	Prioritize 0-30%
Land bank in new transit corridors	Youth population	Should Metro intentionally try to serve the needs of communities NOT being served by other funders?
Invest where the market does not (0-30%)	Think big	Be flexible
Precede transit projects in land banking	Address homelessness	Listen to community
Preservation of housing	Prevent involuntary/economic displacement	Link housing to services to support people
Beef up the TOD program	Use and equity focus	Mitigate or reverse trends in displacement
Geographic diversity	Social equity outcomes	

## Stakeholder Advisory Table meeting #3 | March 19, 2018

DRAFT Agenda &amp; needs 3/18/18

**Purpose of meeting as described on meeting “timeline”: Housing need data, preliminary scenarios**

Draft run of show/agenda

	What	Slides	Leader	Notes & sub sections	Needs
1:30 PM	<b>Welcome, intros and updates</b>  (10 min)	1-4	Elissa	<i>Includes start buffer</i> <ol style="list-style-type: none"> <li>1. Intros and logistics</li> <li>2. Reminder of what we are talking about</li> <li>3. This meeting’s purpose/goals in the timeline</li> <li>4. Last meeting recap</li> </ol>	Talking points for Elissa (draft on slides)  Ground rules printed out (Kate)  Public comment notice and forms (Kate)
1:40	<b>Racial equity</b>  (15 min)	Slides 5-6	Raahi	<ol style="list-style-type: none"> <li>1. Overview of Metro’s racial equity strategy, definitions, applications</li> <li>2. What we heard in survey (see handouts)</li> <li>3. What we are doing in practice – Community partnerships (handout in packet)</li> <li>4. CCC work program – <b>Dani joins to discuss</b></li> </ol>	Prep for Dani
1:55	<b>Data</b>  (10 min)	Slides 7-14	Emily	<ol style="list-style-type: none"> <li>1. Overview (slide 7) <ol style="list-style-type: none"> <li>1. What we’ve heard about data</li> <li>2. What data has Metro been working with so far? What are the limitations?</li> <li>3. How are we working to make our data more equitable?</li> </ol> </li> <li>2. Go quickly through data slides (8-14)</li> </ol>	



2:05	<b>Equity and data discussion</b>  (20 min)	Slide 15	All, led by Raahi	<ol style="list-style-type: none"> <li>1. Questions on the data?</li> <li>2. What other data sources do you recommend?</li> <li>3. What else should we know about racial equity?</li> </ol>	Microphones for questions (and staff to carry)
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2:25	<b>Scenarios</b>  (60 min)	Slides 16-25	Jes/Elissa	<ol style="list-style-type: none"> <li>1. Overview: Values and the Preliminary scenarios (5 min) (slide 16)</li> <li>2. Liaison report back from TAT (5 min – Anneliese/Ernesto) (slide 17)</li> <li>3. Presentation of draft scenarios (10 min) (slides 18-24)</li> <li>4. Small group discussions (25 min) (slide 25) <ol style="list-style-type: none"> <li>1. Are your expressed values expressed in these scenario options? What changes to the scenarios would better express your priority values? How can racial equity be advanced through these scenarios? What other values should be discussed</li> <li>2. Metro staff facilitate and record. Handouts for written responses.</li> <li>3. Direct groups to choose a reporter (not Metro staff)</li> </ol> </li> <li>5. <b>Report backs</b> (15 min – by SAT members, not Metro staff, 2 min per table)</li> </ol>	<p>Jes and Elissa to work out speaking roles</p> <p>Scenario Slides (<b>Ernie with help from Jes/Emily</b>)</p> <p>Printouts of scenario slides for packet (<b>Kate</b>)</p> <p>Prep for Anneliese/Ernesto (<b>Jes</b>)</p> <p>Worksheets/handouts (<b>Kate</b>)</p> <p>Note-taking resources for staff (<b>Kate</b>)</p>
3:25	<b>Next steps, thank you</b>  (5 min)	Slide 26	Martha	<p>Public opinion research</p> <p>Need to keep working together</p> <p>Thank you so much</p>	Talking points for Martha ( <b>Andy</b> )

## Timeline

- 3/7: Team meets to discuss
- 3/8: Refinements to draft run of show
- 3/9: Discuss with WHC
- 3/9: Deadline for draft values chart to share, slide requests from presenters
- 3/12: Public agenda out and posted
- 3/14: Draft slideshow for review at next Stakeholder prep meeting
- 3/14: TAT meeting, revised draft values chart
- 3/16: Draft slideshow complete, run-of-show distributed
- 3/19: Final data slides, scenario slides inserted
- 3/19: Written forms, packets printed

## Final run of show | Stakeholder Advisory Table meetings #4

4/13/18

	What	How long	Who leads	Notes	Needs
	<i>Late Start buffer</i>	5 min	N/A, Elissa calls to order  <b>Play the audio as people sit down.</b>	All staff need to help get people seated.	Staff help Seating assignments (Kate)
1:35	Intro	5 min	Elissa	Why we're here, purpose of this meeting recap of last meeting, what's happened since then	PowerPoint slides (Craig)  Microphones (Kate)
1:40	Community partners presentation	15 min	Verde	Noelle to summarize program and introduce (up to 5 min)	Confirmation & prep for Verde (B/N)
1:55	Technical Table liaisons	5 min	Ernesto/Anneliese (intro'ed by Elissa)		Prep for E&A (Jes)
2:00	Refined Scenarios	50 min	Jes intros, leads report backs  Staff recording at tables Matrices in handouts for written feedback	Presentation -- 10 min Discussion -- 30 min Report backs -- 10 min	Scenario slides (Emily, Jes, Ernie) Feedback & staff recording forms Whiteboard writer (Craig)
2:50	Distribution concept	30 min	Emily intros. Elissa leads feedback/reactions discussion  Go table by table, any must-haves Focus on units, not \$, Seek comment from all 3 counties	Presentation -- 15 min Discussion (large group) -- 15 min	Distribution concept slides (Emily)  Guidance for discussion leader  Whiteboard writer
3:20	Closing remarks + next steps	5 min	Martha		Martha prep (Jes)
	<i>Extra time buffer</i>	5 min			



## Meeting #5, 5.2.18, 4-6 p.m.

Meeting location: June Key Delta Community Center

Meeting purpose: Draft framework discussion

2:30-4	Set-up		Kate, Noelle, Ernest, Craig, Becca	If you are able to help let Kate know.
4:00	Intro	10 min	Elissa	Why we're here, purpose of this meeting, recap of last meeting, what's happened since then
4:10	Community partner update	5 min	Noelle	Updating on what community partners activities
4:15	Technical Table liaisons	5 min	Ernesto/Anneliese (intro'ed by Elissa)	
4:20	Draft Framework Presentation and Discussion	90 min	Elissa, Jes and Emily  Craig to facilitate Q&A and discussion  Noelle to tally votes  Noelle to whiteboard themes	Presentation – 25 min – What did we take into consideration for each section  Tech questions, then Large group discussion – 65 min  Vote on which elements are most important to discuss
5:50	Next steps & closing remarks	10 min	Elissa	What do we do now? Slide with dates
6:00	Dinner, social time	60 min		

## Stakeholder Advisory Table Meeting #6, 5.21.18, 1:30-3:30 p.m.

Revised draft, 5/11/18

Meeting location: MRC

Meeting purpose: Refined framework; Discussion with Martha

1:30	Intro	10 min <i>Includes late start buffer</i>	Elissa	Why we're here, purpose of this meeting, recap of last meeting, what's happened since then
1:40	Community engagement update	30 min  (if no Comm Partner, then 15 min)	TBD  Becca	Community partner could present. If not, we talk through what we're hearing from comm partners. Becca present Opt In findings.
2:10	Refined framework	20 min	Elissa, Jes, Emily	Here's what we heard. Here is how we updated the framework.  Focus is hot button issues: 30%/PSH; Scope of measure.  Include community oversight & implementation considerations
2:30	Discussion	50 min	Martha facilitates	I have to make a recommendation to Council next week. I have heard the feedback and seen what staff has done with it. What do you think I should do?  TBD: Whether this conversation is big group or small groups
3:20	What happens next	10 min	Martha	Describe what will be in the rest of the recommendation report; timeline; how to advise Council; THANK YOU

**Q: Should we have some sort of refreshments to thank people for their service?**



***Regional Housing Stakeholder Advisory Table***  
***January 30, 2018***

**Present Members or Alternates:**

Jesse Beason, Northwest Health Foundation; Hal Bergsma, AARP Oregon; Nathaniel Brown, Portland Business Alliance; Renée Bruce, Community Action of Washington County; Michael Buonocore, Home Forward; Ross Cornelius, Walsh Construction; Ryan Deibert, Joint Office of Homeless Services; Mayor Denny Doyle, City of Beaverton; Ernesto Fonseca, Hacienda CDC; Mayor Mark Gamba, City of Milwaukie; Sheila Greenlaw-Fink, Vision Action Network; Ashley Henry, Business for a Better Portland; Duncan Hwang, APANO; Roy Kim, Central Bethany Development Company; Jeff Klatke, AFSCME; Anneliese Koehler, Oregon Food Bank; Allan Lazo, Fair Housing Council of Oregon; Dani Ledezma, Coalition of Communities of Color; Kari Lyons-Eubanks, Welcome Home Coalition; Rob Massar, Washington County Housing Authority; Dave Nielsen, Home Builders Association; Margaret Salazar, Oregon Health and Community Services; Jamie Stasny-Morgan, Westside Economic Alliance Board of Directors; Richard Swift, Clackamas County Health, Housing and Human Services; Dan Valliere, Reach CDC

**Absent Members:** Maria Caballero Rubio, Centro Cultural; Ana Del Rocio Valderrama, David Douglas School Board; Hannah Holloway, Urban League of Portland; Mitch Hornecker, Portland Business Alliance Board of Directors; Marc Jolin, Joint Office of Homeless Services; Nate McCoy, NAMC; Councilor Larry Morgan, Troutdale City Councilor; Mary Nemmers, Metropolitan Alliance for the Common Good; Jill Sherman, Gerding Edlen; Bandana Shresthra, AARP Oregon; Jill Smith, Washington County Housing Authority; Bob Walsh, Walsh Construction

**Metro Staff Support:** Craig Beebe, Government Affairs and Policy Development; Martha Bennett, Metro COO; Noelle Dobson, Communications; Kate Fagerholm, Government Affairs and Policy Development; Elissa Gertler, Planning and Development; Megan Gibb, Planning and Development; Jes Larson, Government Affairs and Policy Development; Emily Lieb, Planning and Development; Andy Shaw, Government Affairs and Policy Development; Becca Uherbelau, Community Engagement;

**Audience:** Shanece C., Momentum Alliance; Karla Casteneda, Momentum Alliance; Emma Deppa, City of Beaverton; Tim Miller, Enhabit; LaQuisha Minnieweather, Momentum Alliance; Steve Rudman, Metro housing consultant; Amy Ruiz, Strategies 360; Lightning Super Justice Watchdog

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**Potential regional housing measure:**

Elissa Gertler, Megan Gibb, and Emily Lieb, Metro Planning and Development staff provided background and context for a potential regional housing measure, reviewing need and process for this group and the concurrent Technical Advisory Table.

- Review

- Stakeholder Agreement
- Housing Fact Sheet

### **Questions from the Stakeholder Table Members**

Noelle Dobson, Metro Communications staff facilitated questions from the stakeholder group to be addressed moving forward.

Questions are addressed in attached: “Questions from the Stakeholder Advisory Table

### **Engagement Plan**

Becca Uherbelau, Metro Community Relations manager, provided an overview of goals and strategies for engagement while reviewing Metro’s racial equity commitment and community partnership funding opportunities.

- Review
  - Engagement timeline
  - Community partnership one-sheet

### **Questions:**

- Is there an RFP for Metro-funded Community Partnerships out right now? How do organizations access these funds?
  - The process will be much more informal with applications due 2/15/2018

### **Stakeholder table charge**

Emily Lieb addressed the role and structure of this group and how it connects to Metro staff, Council, and the Technical Advisory Table.

This group is intentionally structured to be advisory to staff. Because we are moving on a short timeline, this allows us to move at that pace. This committee’s work also closely aligns with that of the Technical Advisory Table. The technical advisory table has two members from this group. The vision is that the Technical Table provides data and details for this table to discuss, and feedback on the feasibility and discussion from the Stakeholder Table..

The Council will ultimately decide whether or not to refer a measure. They will receive a recommendation from Metro staff informed by the Stakeholder Table, Technical Table, community engagement, racial equity, and political and technical feasibility.

### **Additional Questions**

See attached “Questions for Stakeholder Advisory Table”

**Member attendees:**

Renée Bruce, Michael Buonocore, Ross Cornelius (alternate), Ana Del Rocio Valderrama, Mayor Denny Doyle, Mayor Mark Gamba, Ashley Henry, Mitch Hornecker, Duncan Hwang, Marc Jolin, Roy Kim, Anneliese Koehler, Allan Lazo, Jenny Lee (alternate), Kari Lyons-Eubanks, Rob Massar, LaQuisha Minniweather, Dave Nielsen, Bandana Shresthra, Jill Smith, Jamie Stasny-Morgan, Richard Swift, Dan Valliere

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**Welcome & Recap of Meeting #1**

Elissa Gertler and Emily Lieb, Metro Planning and Development staff offered a reminder that the work the Regional Stakeholder Advisory Table is to engage with you about regional housing efforts including the potential structure of the measure and key program questions reviewed in the attached PowerPoint presentation. A recap of meeting #1 was offered including a review of provided answers to the questions from the group at meeting #1.

**Values**

Becca Uherbelau, Metro Community Relations manager, shared the important role this group has in creating values to be used to inform the development of draft framework scenarios. Drawing from the values the group developed at meeting #1 Metro staff has organized the values into themes. At each table a Metro staff person worked with Stakeholder Advisory Table members to garner additional input and generate value themes from the group.

Jes Larson, Metro Government Affairs and Policy Development staff, reviewed the values from meeting #1, focusing on how the themes were derived and preparing the Table to have small group discussions expanding, elucidating, or developing additional values.

**Report Outs from Small Group Discussion on Value**

- Andy Shaw, Mitch Hornecker, LaQuisha Minniweather, Kari Lyons-Eubanks, Richard Swift
  - Consider “opportunity” and “vulnerability” as values connected to mitigating displacement
  - Look to the Portland Housing Bond for a definition of racial equity
  - Define a focus/target onto which a racial equity lens is applied
- Elissa Gertler, Allan Lazo, Dan Valliere, Jamie Stancy-Morgan
  - Clarification and shared understanding of “opportunity” and “need.”
  - Use of the word “maximize” in our values might be better served by the word “steward.”
  - Add “lived experience” as a value for staff process
  - Community Oversight as a value for program implementation
- Becca Uherbelau, Duncan Hwang, Anneliese Koehler, Michael Buonocore, Mayor Denny Doyle
  - Serve more people
  - Clarify the way the racial equity is applied to this work—infused throughout or a specific value
  - Address the inherent tension between need and geographic interests

- Megan Gibb, Ana Del Rocio Valderrama, Mayor Mark Gamba, Ashley Henry, Roy Kim
  - Serving people that are vulnerable and creating mixed income communities
  - Political feasibility
  - Efficiency -- in process and decision-making and later in implementation cost
  - Equal distribution of revenue
- Jes Larson, Bandana Shresthra, Renée Bruce, Ross Cornelius
  - Integrate housing investments to achieve other community outcomes
  - Age and ability inclusive focus
  - Integrate with other community investments
  - Add “transparency” to accountability
- Craig Beebe, Jill Smith, Marc Jolin, Dave Nielsen, Jenny Lee
  - Serve those that are “least well served”
  - Add “family” and “prosperity” to “housing and community stability”
  - Ensure investments support positive community development with particular focus on communities of color
  - Focus on food, schools, services, community and dignity

### Results from Values Voting Activity

Stakeholder Table members were given a total of four dots to “vote” on the values most important to them in the housing measure framework. It was possible to use more than one dot on a single value.

Given a strong consensus on the importance of racial equity shared from the small group discussions, some Table members felt it would not be necessary to include it in the voting exercise. Others, however, still wished to use their dots to emphasize racial equity as a value.

(Members who were not present on Feb. 21 were invited to submit their dots virtually in a post-meeting survey.)

Values that received 5 or more votes

- Use a racial equity focus **7**
- Use an equity focus (age, ability, inclusivity) **8**
- Homes for community members least well served by the market **5**
- Homes for youth, seniors, families and people experiencing homelessness or vulnerable to homelessness **12** (relates to Serve people with disabilities or mental illness **2**)
- Increase community access to transportation and employment, food, social services **11**
- Seek geographic diversity— Distribute revenue fairly throughout the region **6**
- Ensure fiscally sound projects that permanently preserve affordability **11**
- Leverage expertise of the private market and non-profit partners **5**
- Support mixed income communities and mixed housing types **9**

List of all values identified by Stakeholder Advisory Table in January and February meetings and dots received (includes the top ones listed above)

- Create housing and community stability for families, prosperity **2**
- Maximize unit production for all income levels **2**
- Be flexible and innovative **1**

- Ensure accountability for voters **1**
- Listen to the community **2**
- Engage a broader community
- Create a community driven solution
- Create opportunity **1**
- Address vulnerability **1**
- Cost efficiency
- Process and decision-making efficiency
- Serve people with disabilities and mental illness **2**
- Political feasibility **2**
- Integration to achieve other community outcomes
- Integration to leverage other community investments (e.g. transportation investments)
- Urgency with implementation **2**
- Integration with other policy work **1**
- Align with services **1**
- High quality communities for people of color, not just a place but dignity, self-esteem **2**
- Community oversight **1**
- Honor lived experience **1**

### **Portland Housing Bureau Discussion**

Jennifer Chang of Portland Housing Bureau and Michael Buonocore of Home Forward shared updates and thoughts for the group based on experiences with the Portland housing bond. Both noted the importance of considering implementation during the process at the Stakeholder and Technical Tables, and of involving community at this stage of development. There was some discussion from Allan Lazo of Fair Housing Oregon and Kari Lyons-Eubanks of Welcome Home Coalition about the implementation, timeline, and racial equity.

### **Draft Stakeholder and Technical Table Process**

Emily Lieb reviewed a draft of the attached “SAT TATdocument printed for the group that has a rough schedule for both tables with major steps in each process. This document is intended to emphasize how the tables are working in tandem, how the values and technical considerations create a foundation for the work, and highlight the actions leading to a final recommendation.

### **Recap of Technical Advisory Table**

Anneliese Koehler of Oregon Food Bank and Ernesto Fonseca of Hacienda CDC serve on both the Stakeholder and Technical Advisory Tables. Anneliese shared a recap of the 2/16 Technical Advisory Table meeting, where discussion consisted primarily of how modeling would be presented to the Stakeholder Advisory Table.

The values from the prior Stakeholder meeting were shared with generally positive response, and many of the same values were communicated by members of the Technical Advisory Table.

### **Closing Comments**

Martha Bennett, Metro COO, closed the meeting and reiterated the importance of the values work done at these first two meetings. The values are truly the foundation of the work, and the members of this table bring crucial expertise to housing policy which Metro believes to be one of the most pressing issues in our region.

As the meeting closed several committee members highlighted the need for clarity on the role racial equity will play in the stakeholder and technical tables. Metro staff will develop an approach for a more detailed racial equity conversation with the tables. In 2016 Metro adopted a Strategic Plan to Advance Racial Equity, Diversity and Inclusion, and moving forward this plan will be used as a tool for this conversation with both the Strategic and Technical Advisory Tables.

Martha highlighted a call to action:

*Please go to your networks and share the work being done at the Regional Housing Stakeholder Advisory Table. We want the expertise of each of you as individuals but also that of the networks, coalitions, and communities to which you belong.*

#### **Public Comment Cards**

*"Will you community partners include homeless families? Also will area residents be able to participate?"*

*LMK, Thank you,*

*The City of Portland has declared a housing emergency. Does Metro have any tool to help and respond in an immediate way? For example, using GIS to propose locations for temporary housing such as camps and tiny home villages...in regard to parks for example.*

*Sue Gemmell – Sue@suegemmell.com"*

#### **Additionally attached documents**

Meeting #2 PowerPoint

Handout of Steps and Draft Timeline



**Member Attendees:**

Andre Bealer, NAMC; Hal Bergsma, AARP Oregon; Renée Bruce, Community Action of Washington County; Michael Buonocore, Home Forward; Ross Cornelius, Walsh Construction; Ana Del Rocío Valderrama, David Douglas School Board; Mayor Doyle, City of Beaverton; Ernesto Fonseca, Hacienda CDC; Mayor Gamba, City of Milwaukie; Sheila Greenlaw-Fink, Community Housing Fund; Ashley Henry, Business for a Better Portland; Hannah Holloway, Urban League of Portland; Mitch Hornecker, Portland Business Alliance Board of Directors; Duncan Hwang, APANO; Marc Jolin, Joint Office of Homeless Services; Roy Kim, Central Bethany Development Company; Anneliese Koehler, Oregon Food Bank; Jenny Lee, Coalition of Communities of Color; Kari Lyons-Eubanks, Welcome Home Coalition; Rob Massar, Washington County Housing Authority; Margaret Salazar, Oregon Health and Community Services; Nate McCoy, NAMC; Dave Nielsen, Home Builders Association; LaQuisha Minniweather, Momentum Alliance; Jill Sherman, Gerding Edlen; Komi Kalevor, Washington County Housing Authority; Jamie Stasny-Morgan, Westside Economic Alliance Board of Directors; Richard Swift, Clackamas County Health, Housing and Human Services; Dan Valliere, Reach CDC; Bob Walsh, Walsh Construction

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**Welcome & Recap of Meeting #2**

Elissa Gertler Metro Director of Planning and Development offered a reminder of what our current thoughts are for a regional housing measure: a general obligation bond, new construction and acquisition of land and affordable homes region-wide, funding for local jurisdictions and providers. Additionally, there was an overview of the meeting arc for both advisory tables. The important thing is that these two bodies work in tandem. The Technical Table provides important input on technical considerations for a bond measure. The Stakeholder Table provides important input on the values that should shape the framework.

**Reminder: an additional meeting is being held from 4 p.m. to 6 p.m. on May 2<sup>nd</sup> at a location to be determined** A recap of the Table's Feb. 21 meeting was offered: At that meeting, Stakeholder used dots and discussion to help highlight their most important values for the ongoing discussion of a framework for the measure's housing investment.

**Meeting Purpose:**

Discuss racial equity, review housing need data and discuss, and begin applying Stakeholder Table values to preliminary concept scenarios to help Metro staff, consultants and the Technical Advisory Table continue homing in on a preferred framework that matches Stakeholder Table values.

**Racial Equity & Metro**

Raahi Reddy, Metro's Director of Diversity, Equity and Inclusion, shared a description and overview of Metro's *Strategic plan to advance racial equity, diversity and inclusion*. Drawing from this plan and an overview we sent prior to the meeting, Raahi address three questions: why racial equity; how is racial equity defined; what does it mean in practice. As part of this conversation Dani Ledezma, Interim Executive Director of Coalition of Communities of Color, described how their work and the Research Justice Center will be used in the Stakeholder Advisory process. The Coalition of Communities of Color will try to increase the amount of data we have to use related to affordability, race, education, ethnicity, access to parks, community culture, etc. The contract between Metro and Coalition of Communities of Color will be expanded for this purpose to ensure the data meets the tenets of the Research Justice Center: right to know, research and own your own data.

There was a review and option for large group discussion about a summary of responses from Stakeholders to the racial equity survey sent after the Feb. 21 meeting. This summary is included in the meeting packet. While there is clear alignment in some of the answers, there was a wider range of perspectives on most of the questions. Staff's hope is that review of these answers sparks more consideration of racial equity as the work of this table continues – especially through the evaluation of potential scenarios for investment.

### **Data**

Emily Lieb, Metro Equitable Housing Program Manager, updated the group on current data. The data portion of the meeting focused on three main questions: What data are we working with? What are the limitations of this data? How can we make it more equitable?

Having heard clearly from some of our community partners, we wanted to share the data knowing that it has limitations. The work of community partners has brought some clear community recommendations for making data more equitable. These recommendations included people of color sourcing data, considering non-traditional sources of data, and being transparent about limitations. The way that Coalition of Communities of Color will work with us will advance understanding and be positive on outcomes. The key data sources available and shared include ACS, CHAS, and HUD. Again, knowing that each has significant racial and ethnicity limitations; they give us a sense of who is served by affordable housing investments and who is most vulnerable in our current housing market.

See data set representations in the meeting presentation slides, slides 8 to 14.

### **Sample housing scenarios discussion**

Jes Larson, Metro Government Affairs and Policy Development staff, prepared the group for an activity looking at imagined preliminary scenarios for a regional housing measure. To remind and ground the group in the process, there was a review of the values derived from this Stakeholder Advisory Table at our February 21<sup>st</sup> meeting and through survey follow up (see the slide in the presentation). Staff and the Technical Advisory Table applied these values to develop the options used in the upcoming activity. Liaisons to the Technical Advisory Table, Ernesto Fonseca of Hacienda CDC and Anneliese Koehler of Oregon Food Bank, shared updates from the Technical Advisory Table to help the group constructively test the presented options.

Larson walked the group through a number of preliminary scenarios that demonstrate the kinds of outcomes that could result from different emphases in a measure investment framework. She highlighted how deepening affordability, focusing on large or small units, or adjusting the balance between new construction and acquisition affect other outcomes of a measure. (See slides 18-26 in the presentation slides.)

### **Reports from the small group discussions**

Each group reviewed the imagined scenarios with the following questions in mind:

- How do you see your values in these scenarios?
- What changes to the scenarios would better express your priority values?
- How is racial equity reflected or not in these scenarios?
- Are there other values that should be considered in refining scenarios?

In addition to a report back from each table, detailed notes were taken by staff to capture the conversation.

## High-level points from small group discussions

*Slight edits have been made for clarity or grammar*

### Common Themes

- Need/value to be tailored to meet local communities. For example focus on families and deep affordability
- These assumptions are for single people. Family units and models are important
- Need deep affordability for families
- The total number of units and size of the bond needs to be addressed. These scenarios seem small
- Need to focus on high vulnerability
- Do both acquisition and new construction
- Mixed income is a good model
- If people with the lowest incomes are expected to pay rent, these scenarios do not serve them
- 80% to help create deep affordability at 30% and below and homeownership – both disproportionately impact communities of color

### Questions

- How does this relate to homeownership and wealth creation?
- By looking at racial proportions of populations by county, can we develop a county-by-county scenario that responds to specific needs of each population?

### Other items of note

- Add this value from two different tables: stabilize communities of color with acquisition strategy for anti-displacement
- “No bond can correct decades of Congressional/federal divestment.”

## Closing

Martha Bennett, Metro COO, shared that the feedback received from the scenario discussions will be shared with our Technical Advisory Table as they continue to create potential scenarios for this Table to consider. It will also be incorporated into her eventual staff recommendation to Metro Council.

Bennett added that Metro had recently conducted additional public opinion research on the potential measure. Summaries of this research were shared with the Table members; they are also [available on Metro News](#).

Regional housing efforts will be hard won, but with the right framework and the right coalition behind it, Bennett expressed optimism for success. She asked Stakeholder members to share with their networks the good work you’ve done here and continue to bring their voice and values to this conversation.

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**Welcome & Recap of Meeting #3**

The meeting opened with a preview of the upcoming [now posted] [Regional Snapshot](#) by Ambar Espinoza from Metro's Communications team. It was an [audio preview](#) of families, seniors and working people who benefit from access to a safe, stable place to live.

Elissa Gertler Metro Director of Planning and Development offered a reminder of what our current thoughts are for a regional housing measure: a general obligation bond, new construction and acquisition of land and affordable homes region-wide, funding for local jurisdictions and providers.

As a recap of activities from the third meeting, there was an overview of the [Strategic plan to advance racial equity, diversity and inclusion](#) that Raahi Reddy, Director of Diversity, Equity and Inclusion previously presented along with the most prominent themes from the racial equity survey.

Preliminary scenarios were presented at the third meeting followed by discussion. Stakeholders also had an opportunity to provide feedback through a survey following the third meeting.

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**Meeting Purpose:**

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Having heard clearly from some of our community partners, we wanted to share the data knowing that it has limitations. The work of community partners has brought some clear community recommendations for making data more equitable. These recommendations included people of color sourcing data, considering non-traditional sources of data, and being transparent about limitations. The way that Coalition of Communities of Color will work with us will advance understanding and be positive on outcomes. The key data sources available and shared include ACS, CHAS, and HUD. Again, knowing that each has significant racial and ethnicity limitations; they give us a sense of who is served by affordable housing investments and who is most vulnerable in our current housing market.

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Jesse Beason, Northwest Health Foundation; Hal Bergsma, AARP Oregon; Renée Bruce, Community Action of Washington County; Michael Buonocore, Home Forward; Ana Del Rocío, David Douglas School Board; Mayor Denny Doyle, City of Beaverton; Ernesto Fonseca, Hacienda CDC; Mayor Mark Gamba, City of Milwaukie; Sheila Greenlaw-Fink, Community Housing Fund; Ashley Henry, Business for a Better Portland; Nathaniel Brown, Portland Business Alliance; Ryan Diebert, Joint Office of Homeless Services; Komi Kalevor, Washington County Housing Authority; Roy Kim, Central Bethany Development Company; Anneliese Koehler, Oregon Food Bank; Dani Ledezma, Coalition of Communities of Color; Kari Lyons-Eubanks, Welcome Home Coalition; Margaret Salazar, Oregon Health and Community Services; Jamie Stasny-Morgan, Westside Economic Alliance Board of Directors; Richard Swift, Clackamas County Health, Housing and Human Services; Dan Valliere, Reach CDC; Bob Walsh, Walsh Construction; Ross Cornelius, Walsh Construction

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### **Welcome & Recap of Meeting #4**

Elissa Gertler, Metro Director of Planning and Development, opened the meeting by offering a reminder of meeting #4 where the advisory table discussed refined scenarios and distribution.

The draft framework was released the prior week describing preliminary recommendations for how the region could work together through a regional measure to create real impacts in the lives of the people we are all working to serve.

The current draft was shared with the Technical Table last week and is to be reviewed and discussed by jurisdictional partners and community members over the next few weeks. After taking feedback during this time, we will come back to this group with a final recommendation that our COO will be recommending to Metro Council.

Recognizing there will be more time to submit comments, the focus of the discussion for the meeting was put to the group to address the elements of the framework that were deemed most beneficial to the group.

### **Community Partnership Update**

Noelle Dobson, Senior Public Affairs Specialist, shared an update on community partnerships. As in previous updates, six community partners were funded to engage with impacted communities around greater Portland. Metro provided \$110,000 to six organizations who are doing work all over the region to engage, educate, and empower communities and reflect their priorities and voices in the final ballot measure recommendation (as well as implementation).

The Community Partner groups include Latino Network, Native American Youth and Family Center, Rosewood Initiative, Verde, Unite Oregon, Welcome Home Coalition. Right now these groups are holding discussion groups, training leaders, surveying residents, educating their networks and building capacity to understand and change our affordable housing crisis.

Additionally, Elissa Gertler provided a recap of other activities including a presentation at MPAC on April 11, a [Regional Snapshot](#), and completion of the draft framework, also released last Thursday.

### **Technical Advisory Table Update**

Anneliese Koehler and Ernesto Fonseca provided a short update from the Technical Advisory Table where the draft framework was discussed to overall positive conversation addressing the details of regional impacts, distribution, implementation, racial equity, as well as accountability and oversight.

### **Reviewing and discussing the draft framework**

#### *Core values*

Jes Larson, Metro Regional Affairs Manager, reviewed the core values of the framework to:

- Lead with racial equity
- Prioritize people not served by the market
- Access to opportunities
- Prevent displacement
- Mixed-income communities, variety of housing types
- Make good use of public dollars

It was emphasized that communities of color are disproportionately experiencing homelessness, evictions, neighborhood displacement and community instability. Jes Larson shared that the framework takes into account the fact that racial discrimination is at the heart of housing policies since the beginning of our country. Addressing this legacy directly, intentionally in every step of the measure has been and will be imperative, or we will be complicit in perpetuating it.

The core values are manifested in the draft framework by serving people with very low incomes, disabilities, COC, seniors and intergenerational families. It emphasizes family sized units and deeply affordable homes near transportation, schools, jobs, green spaces and cultural centers.

#### *Overall Impact*

Emily Lieb, Metro Equitable Housing Program Manager, shared a potential scenario informed by the ongoing feedback about values from the Technical Advisory Table to help us refine the technical modeling inputs and this and the continued work of this group to gather stakeholder input.

- Total homes / total people
  - Without amendment: 2,000 homes, about 6,300 people
  - With amendment: 3,200 homes, about 10,000 people
- Recommended scope: \$516.5 million general obligation bond
- Average annual cost to Portland-area homeowner: Less than \$50/year

#### *Eligible Activities*

- Acquisition of land for affordable homes
- Acquisition and rehabilitation of low-cost market rate housing for conversion to permanently regulated affordable homes
- Construction of new affordable homes
- Public ownership of affordable homes (subject to change if constitutional amendment is approved by voters)

### *Regional Outcomes*

- 45% of homes below 30% MFI
- At least half of homes sized for families (two or more bedrooms)
- Max 10% of homes at 60-80% MFI

In addition to the overall number of homes and people served, the framework recommends the following targets, which best align with the core values:

Deep affordability – Emily Lieb shared the feedback that this is a top priority for stakeholders and for partners.

Larger units – At least half of homes are to be family-sized, and targets were modeled with 2-4 bedroom units. This has been a strong theme of community and stakeholder input, particularly with regard to racial equity.

And finally, allowing for up to 10% of homes to go above 60%, up to 80% MFI. As we have discussed, this can help to offset the ongoing subsidy required for more deeply affordable homes or generate funding for supportive services.

When these targets were presented to the technical table last week, there were some concerns about the aggressiveness of having 45% of homes at 30% MFI or below, which means they are operating at a net deficit and relying on cash flow from the higher income units. Work is being done to stress test all of the assumptions, including operating costs and construction costs, to ensure confidence in the ability to meet the targets even if there are unanticipated market dynamics or other challenges.

### *Distribution*

Jes Larson reviewed the distribution method noting that in keeping with a call for to improve outcomes for people of color in access to housing, employment, education and opportunity generally, the proposed distribution of housing investments across three region uses property assessed values. This means distribution of 21% in Clackamas County, 45% in Multnomah County, and 34% in Washington County.

### *Oversight and administration*

Elissa Gertler reviewed the oversight and administration in the draft framework. It includes plans for intergovernmental agreements, local implementation strategies, a community oversight committee, reporting and auditing. Additionally each jurisdiction would have a 7% cap for program administration, including oversight, compliance, transaction costs.

### *Implementation considerations*

Elissa shared the basic implementation considerations the draft framework outlines. After Measure referral Metro and Jurisdiction would begin to develop IGA's and local jurisdictions create their Implementation Strategies. Listed were some of the some of the items each jurisdiction would be asked to identify, determine and incorporate into local strategies:

- Local implementation strategies advance regional goals and values and act on needs/opportunities

- Project selection processes include consideration of racial equity and affirmatively furthering fair housing
- Ensure projects have screening criteria and marketing plans that increase access to homes for marginalized groups
- Partnerships with culturally-specific organizations and partners support project selection, design and evaluation
- Create equitable workforce strategies for investments

### **Discussion of draft framework**

Craig Beebe, Metro Regional Investment Strategy Project Manager, led a discussion amongst the table.

#### Common Themes

- More bedrooms
  - Create more 2 & 3+bedroom units with a focus on intergenerational families where average size of a household is seven. Make larger bedrooms that also serve those with disabilities
- Eligibility
  - Consider how we are viewing income and eligibility especially in intergenerational homes or those with multiple income earners like siblings and other adult household members like cousins or alternative family arrangements. Perhaps require kids in the family-sized/larger units
- Supportive Services
  - Consider the need for access to supportive services while taking into account the financial realities. Additionally utilize existing entities
- Questions about Local jurisdiction flexibility
  - Some want to see maximum amount of flexibility on a local level – in all things: design, density, unit-size, how the funding is structured while other noted it could allow some jurisdictions to lose sight of the core values in the framework including racial equity
- Feasibility – technically, politically
  - There was discussion about the feasibility of the draft framework with some noting the amount of people being served by this measure and the numbers associated are heartening while others noted that feasibility is important to consider. The draft framework will continue to be stress tested.

Ways to continue sharing comments, feedback, and questions about the draft framework were reviewed.

### **Closing**

Elissa Gertler discussed next steps for the draft framework. The framework will continue to be refined and brought back to the stakeholder table on May 21. Metro COO Martha Bennet will bring her framework recommendation to Council for your discussion. There will be an MPAC presentation and road show of local council/commission briefings and presentations to share the draft framework and receive feedback and questions. Recommendation at the Metro Council work session is May 29; Council referral is June 7. Elissa Gertler urge attendance at the public hearing.

### **Member and Alternate Attendees:**

Jesse Beason, Northwest Health Foundation; Hal Bergsma, AARP Oregon; Renée Bruce, Community Action of Washington County; Michael Buonocore, Home Forward; Mayor Denny Doyle, City of Beaverton; Ernesto Fonseca, Hacienda CDC; Mayor Mark Gamba, City of Milwaukie; Sheila Greenlaw-Fink, Community Housing Fund; Ashley Henry, Business for a Better Portland; Mitch Hornecker, Portland Business Alliance Board of Directors; Marc Jolin, Joint Office of Homeless Services; Sia Lindstrom, Washington County Housing Authority; Anneliese Koehler, Oregon Food Bank; Jenny Lee, Coalition of Communities of Color; Patricia Rojas, Welcome Home Coalition; Kari Lyons-Eubanks, Welcome Home Coalition; Casey Baumann, Oregon Health and Community Services; Jamie Stasny-Morgan, Westside Economic Alliance Board of Directors; Richard Swift, Clackamas County Health, Housing and Human Services; Dan Valliere, Reach CDC; Bob Walsh, Walsh Construction; Ross Cornelius, Walsh Construction

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### **Welcome & Recap of Meeting #5**

Elissa Gertler, Metro Director of Planning and Development, opened the meeting and gave an update of current activities. Draft framework was released just prior to meeting #5 leading to robust discussions at advisory tables and around the region. The Metro team has gone to all three county commissions; C4, WCCC and EMCTC; the city councils of Portland, Beaverton, Happy Valley, Milwaukie, Gladstone, Fairview, Forest Grove, Tigard. Plus had many more conversations with staff and leaders all around the region at public and nonprofit partners. The Opt In was posted from May 1 to May 17. We had more than 2,650 responses before closing on Thursday. The Technical Advisory Table met the prior Thursday and had an in-depth discussion about the refined framework. MPAC is to receive a presentation May 23. Community partners have continued to engage impacted communities around the region. As you recall, Metro provided funding originally for six groups: Verde, Rosewood Initiative, Latino Network, NAYA, Unite Oregon and Welcome Home Coalition. Metro additionally funded some recently funded activities with partners including APANO and the Black Parent Initiative.

### **Community Engagement Update**

Patricia Rojas and Kari Lyons-Eubanks from Welcome Home Coalition and Kerry Waters of NAYA gave updates to the Stakeholder Advisory Table about community engagement work being done through their organizations. The deep affordability in the refined framework, increase in the overall size of the measure, and value of racial equity were mentioned by Kari Lyons-Eubanks and Kerry Waters. Welcome Home Coalition representatives urged consideration of a target number or percentage range to leave some flexibility to account for unknowns, acquisition vs. new construction, and equity in implementation. All voiced overall support for the potential bond measure.

### **Refined Framework**

Jes Larson, Metro Regional Affairs Manager, and Emily Lieb, Equitable Housing Program Manager, reviewed the refined framework by leading the group through a table representing what Metro heard after the release of the draft framework, the options considered, and the recommendation for the refined framework. The table left room for further feedback followed by the COO recommendation and finally, the Metro Council decision. The items raised following the release of the draft framework included:

- Administrative cap
- Land acquisition
- Local control/regional oversight

- Cost assumptions
- Deep affordability commitment
- Overall impact and scope

Each of these were addressed on the table presented by Jes Larson and Emily Lieb with opportunity for further feedback.

### **Implementation**

Emily Lieb reviewed implementation steps with the table. June through November 2018 activities included: pre-develop IGAs & local strategies, local community engagement plans, regional admin/oversight planning, and best practice discussions. November 2018 to February 2019 included: community engagement for local strategies, Oversight Committee appointed, and draft local strategies complete. February through April of 2019 included Metro and Oversight Committee reviewing local strategies, Metro Council approving local strategies, intergovernmental agreements, and implementation beginning.

The framework recommends that local partner jurisdictions develop local implementation strategies to lay out how they will achieve not only the targets but also some of the other elements that have been identified as important to achieving the core values. The local strategies would be reviewed by Metro and by the community oversight committee before being adopted by Metro Council as part of the IGAs. Preliminary elements of local implementation strategy were suggested as follows:

- Coordinated county-wide strategy to achieve targets
- Resource alignment including rental assistance vouchers, supportive services, and local leverage
- Strategies for racial equity and fair housing
- Project selection process and criteria, including location
- Equitable workforce strategies
- Screening criteria and affirmative marketing strategies
- Occupancy requirements
- Partnerships with culturally specific organizations

### **Discussion**

Martha Bennett, Metro COO, grounded the group in the incredible amount of work done by the Stakeholder and Technical Advisory Tables reminding the group that no other metropolitan region has attempted something like this potential housing measure.

Instructions were given to the group to reflect on two questions: 1) What are you optimistic about? 2) What advice do you have? Individuals were given time to write their answers on provided feedback sheets, talk in small groups, and report back to the full group. Here are the large points reported back to the large group:

#### What are you optimistic about?

- The broad engagement
- The increased size of the measure
- Inclusion of operation and services
- Confidence that this is going to happen
- Market trends may to allow more acquisition
- Solid foundation in the refined framework



- Intergenerational housing with a focus on larger units
- Inclusion of up to 80% MFI
- Flexibility on acquisition vs. new construction
- Solid focus on 30% MFI
- Flexibility for local jurisdictions

#### What advice do you have?

- Maintain a stewardship mindset
- Continue to work with partners, subject matter experts while considering local jurisdictions' needs and conditions
- Emphasize diversity of 30% MFI households
- Focus on *people*, not units
- Include CDC developers
- Continue to explore what it means to work collaboratively using best practices – learn from expertise in the region
- Communicate success
- 
- Ensure local capacity
- Further clarify admin cap & how it is used
- Concern about operating subsidy availability of funding
- Be careful about use of leverage & restrictions
- Incorporate culturally specific design
- Keep work on the greater need while being realistic
- Ensure balance of deeply affordable unit

#### **Next Steps**

Martha gave an overview of how the framework will fit into the larger COO recommendation to Metro Council on May 29.

- *Introduction:* This will discuss how affordable homes fit into the broader vision we all have for this region, and also into how Metro works
- *Core Values:* These will be the key values and principles that guide the development of the measure framework and implementation of the bond.
- *Engagement summary:* This will be high level summary of who we engaged, what we heard and how it affected the measure framework.
- *Framework recommendation:* This section will be more extensive and focused discussion of what our measure will seek to do, who it will serve, and how we will achieve our outcomes.
- *Draft resolution and assumption ordinance:* These are the actual things Council will vote on. The assumption ordinance will establish this as an issue of regional concern per Metro's charter requirements.
- *Appendices and memos:* These will provide more detailed discussion of the reasoning behind the framework recommendations, as well as public engagement and comments received throughout the process.

Martha shared that any additional feedback on the refined framework to staff by Tuesday, May 22 at 5:00 p.m. Contact any Metro staff member or email [housing@oregonmetro.gov](mailto:housing@oregonmetro.gov)

In closing there was a reminder to attend the Metro Council work session on Tuesday, May 29, 2 p.m. The recommendation will be presented without expected public testimony. Metro Council public hearing & vote will be on Thursday, June 7 at 2:00 p.m. A reminder to the group that June 7 will be the day to provide testimony. We want to hear from you!

Finally Martha offered a huge thank you for the time and effort given by the Stakeholder Advisory Table members. Thousands of people will directly benefit from the homes created through this measure, and those benefits will be felt across our region and for years to come.

### Technical Table Meeting #1 Agenda Matrix

*Note: The current layout reflects a 1.5 hour agenda that would allow us to start the meeting at 8:15 and end early, unless we are running over.*

Send pre-meeting email on 1/24; include agenda and fact sheet					
Time	Agenda Item	Activity (who)	Outcome	Notes	Materials
Room Set up: Tables for participants, place for food					Ground rules on each table, PPT handouts for every participant, nameplates
Ongoing	Parking lot	Add things as they come up	Capture things for future meetings, future stages		
10 min	Welcome, introductions	Icebreaker – potluck? (Emily)	Set stage for what are you bringing to the table	Logistics, bathrooms, etc.	Advisory Table member agreement
10 min	Setting the stage: Work to date, high-level process overview	Staff presentation (Emily)  Q/A	Ground group in why we are doing this, what need and resources look like region wide  Provide high level understanding of work to date, process to develop a measure.  Talk very briefly about what’s in the framework, but mostly to tee up Steve’s technical work plan overview	Metro 2040 vision, how housing fits; EHI background; regional need and existing resources; historical context, Regional Snapshots; what’s in framework, what informs decisions, 3 phases timeline.	PPT
5 min	Group role	Steve?	Understand group’s roles and expectations. Legal stuff	Get legal talking points from Craig	
5-10 min	Q/A	Steve facilitate?	Questions on slide to encourage focused Q/A “What questions do you have about work to date” or “What questions do you have	Strong facilitation to not take up too much time Utilize parking lot	

			about the role of this group?"	if necessary	
30 min	Technical work plan	<p>Presentation of scope (Emily -- w/Steve and/or Mike?)</p> <p>Small group discussion and report back? Of full group discussion?</p>	<p>Answer questions. Assess group knowledge and dynamics. Get feedback on what info, data, analysis, etc. is needed to inform discussion of technical feasibility and impacts of different program choices (i.e., guidance for scenario development approach)</p>		<p>PPT or handout describing each work plan element: partner engagement, market analysis, feasibility, scenarios.</p> <p>Add possible products(s) from ECO summarizing need/supply data and economic impact of affordable housing investment?</p>
20 min	Feedback on work plan: What does the group need to be successful?	<p>Small table group or full group discussion?</p> <p><i>Maybe combine with flip chart activity above and add chart "What additional info or support do you need to be successful?"</i></p>	<p>Assess what members needs to feel successful at the table and moving forward</p>		
10 min	Racial equity and Engagement Plan overview	<p>Deeper dive into the process, their role, Q/A, feedback (Becca)</p>	<p>Feedback on how they want to be connected to engagement work happening outside the committee – particularly local partner engagement and Stakeholder Table.</p>	<p>engagement plan; community partnerships</p>	<p>Gantt chart</p>
5 min	Q/A	Becca			
	Closing/Next steps	Emily			

Meeting: Regional Housing Measure: Technical Advisory Group  
 Date: Wednesday February 21, 2018  
 Time: 1:30 p.m. to 3:30 p.m.  
 Place: Metro Regional Center, 600 NE Grand Ave., Portland, Council Chambers  
 Purpose: Continue to develop community values that will inform scenario development; apply lessons from Portland bond process to support this group's work

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1:30 p.m.	Welcome and introductions
1:40 p.m.	Updates and recap of 1 <sup>st</sup> stakeholder meeting
1:50 p.m.	Community values: generate more input, group discussion
2:50 p.m.	Lessons from the Portland Housing Bond
3:10 p.m.	Roles of stakeholder and technical groups; update on process of scenario building
3:20 p.m.	Next steps

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

# Agenda

Meeting: Regional Housing Measure: Technical Advisory Group Meeting No. 3  
Date: Wednesday March 14, 2018  
Time: 10:30 a.m. to 12:30 p.m.  
Place: Metro Regional Center, 600 NE Grand Ave., room 501  
Purpose: Discuss emerging stakeholder values, housing need data and preliminary scenarios

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10:30 a.m. Welcome, introductions and meeting goals  
10:40 a.m. Update on SAT discussion of values  
10:55 a.m. Existing data on need  
11:15 a.m. Preliminary scenarios  
12:15 p.m. Commitment to racial equity





**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Agenda

Meeting: Regional Housing Measure: Technical Advisory Table  
 Date: Thursday, April 12, 2018  
 Time: 9 to 11 a.m.  
 Place: Council Chamber  
 Purpose: Continuing discussion of technical considerations for a potential regional affordable housing bond.  
 Outcome(s): Review and discuss refined measure scenarios and distribution concepts.

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9 a.m. Welcome and updates  
 9:15 a.m. Racial equity: Metro's policies, themes from Technical Advisory Table survey  
 9:25 a.m. Refined scenarios: Presentation and group discussion  
 10:10 a.m. Distribution concepts: Presentation and group discussion  
 10:55 a.m. Next steps



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

# Agenda

Meeting: Regional Housing Measure: Technical Advisory Table  
Date: Thursday April 26, 2018  
Time: 9:00 – 11:00 a.m.  
Place: Metro Regional Center, Council Chamber  
Purpose: To review draft framework and next steps for implementation

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9:00	Welcome and introductions
9:10	Stakeholder liaisons
9:15	Draft framework presentation and discussion
10:30	Engagement and next steps
10:50	Closing remarks

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

# Agenda

Meeting: Regional Housing Measure: Technical Advisory Table  
Date: Thursday May 17, 2018  
Time: 10:00 a.m. – 12:00 p.m.  
Place: Metro Regional Center, Council Chamber  
Purpose: To review refined framework and discuss considerations and next steps for implementation

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10:00	Welcome, goals and updates
10:10	Stakeholder liaisons
10:15	Refined framework presentation and discussion
11:00	Discussion of considerations and next steps for implementation
11:50	Closing remarks

**Metro Regional Housing Measure Technical Advisory Table**  
**January 26, 2018**  
**Meeting #1 Notes**

**Advisory Table Attendees:** Julie Cody, Ryan Deibert, Karl Dinkelspiel, Rachael Duke, Ernesto Fonseca, Chris Hartye, Komi Kalevor, Martha McLennan, Ed McNamara, Brian Monberg, Jeff Owen, Nicole Peterson, Cadence Petros, Chuck Robbins, Emily Schelling, Sarah Stevenson, Jonathan Trutt, Bill Van Vliet

**Absent Table Members:** Devin Culbertson, Mary Hanlon, Sean Hubert, Sayer Jones, Anneliese Koehler

**Staff/Consultants:** Becca Uherbelau, Steve Rudman, Mike Andrews, Megan Gibb, Elissa Gertler, Jes Larson, Emily Lieb (absent)

**Audience:** Alison Kean, Pat McLaughlin, Jon Williams, Lightning, Ramsay Weit, Joel Morton, Hope Whitney, Tim Collier, Craig Beebe, Roger Gonzalez, Ernest Hayes, Noelle Dobson.

**Materials:**

- Metro Housing Measure Fact Sheet and Timeline
- Metro Housing Measure Overview (Staff PowerPoint presentation)
- Technical work plan worksheet summarizing technical issues
- Hypothetical finance and ownership structures with and without the constitutional amendment

**Setting the Stage**

Elissa Gertler and Megan Gibb, Metro Planning & Development staff, provided an update on regional/Metro context, what a potential measure could look like, elements of the housing measure framework that will be developed with input from the two advisory groups, engagement strategy, and role and expectations for the Technical Advisory Table.

**Technical Work Plan**

Steve Rudman and Mike Andrews, consultants to Metro, framed key technical challenges/questions, and facilitated a group discussion to identify other questions and challenges that will need to be addressed through the technical work. This work needs to account for both the current constitutional limits on local use of general obligation bonds for affordable housing, as well as a proposed amendment that would create more flexibility. This will have key implications for how funding is deployed, how projects are selected, the extent to which other resources are leveraged, and who owns and operates the housing.

*Group discussion and questions:*

- Who will own and operate the housing? Is there a role for nonprofit or private developers to develop housing even if the constitutional amendment doesn't pass? There are some challenges around procurement law that need to be better understood.
- Ground lease should be an option regardless of the constitutional amendment. Bond could buy only the land; other resources could be used for the rest of the project.
- What is the capacity to leverage debt if bond funded housing is publically owned?

- City of Portland and Network of Oregon Affordable Housing (NOAH) are working on “alternative collateral” strategies to secure smaller bank loans (10-15% of project) that don’t require “lending of credit”.
- Could Metro consider using this new resource to require local jurisdictions to provide property tax exemptions, SDC waivers, etc. from cities and counties? Some members felt Metro should be cautious about such strategies; financial realities are very different outside of Portland and such requirements are not likely to yield additional units.
- Some members encouraged consideration of allowing for 80% MFI units to avoid evictions of over-income tenants in properties acquired through a bond, and to avoid triggering costs associated with federal relocation requirements—these costs are not an eligible bond expenditure.
- There was a lot of discussion about supportive services and a desire to coordinate and assess systems funding capacity and opportunities for alignment with rental assistance vouchers and services.
- If the constitutional amendment passes, allowing for leverage of Low Income Housing Tax Credits (LIHTC), the 4% LIHTC capacity is still limited by availability of private activity bonds.
- Will targets and eligible capital uses / program activities be defined for the region as a whole, or county by county? It is probably best, both politically and programmatically, to think in terms of ranges – creating a regional vision that still allows for some local flexibility.
- There are a few different formulas that could be considered related to allocation: per capita, revenue generation, need. The per capita formula would result in slightly more funding going to Washington and Clackamas counties compared to a need based formula, which would result in more funding going to Portland.
- Should there be special goals around permanent supportive housing, and if so, should those be set regionally or county by county?
- Are there opportunities to allow for a mix of income levels within a building, so that the higher income units provide some cross-subsidy to the more affordable units or to services? Allowing for income-averaging within a building could provide more flexibility for such structures.
- The City of Beaverton is interested in playing a primary role in the distribution of funds, should the constitutional amendment pass. Other smaller jurisdictions may not have the same capacity.

### **Engagement Plan**

Becca Uherbelau, Metro Community Relations manager, provide an overview of goals and strategies for engagement and discussed Metro’s framework for considering racial equity at every step in the process, from engaging historically marginalized groups to considering impacts to communities of color in decisions about what goes into the housing measure framework.

### *Group discussion and questions:*

- How will a racial equity lens be operationalized? Metro’s intent is to ask questions about impacts to communities of color in every step of the processes, including applying questions (data?) about racial equity impacts to the technical modeling work, and translating technical findings to understand what it means for the impacts of potential program choices. One way of thinking about it is as a policy overlay. Not all aspects of how we will consider racial equity have been developed. We will work with members of the advisory tables and our community partners to continue to build our expertise and tools.





# Meeting minutes

Meeting: Regional Housing Measure Technical Advisory Table  
 Date/time: Friday, February 16, 2018, 2:00 – 4:00pm  
 Place: Metro Regional Center, Council Chamber

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**Advisory Table Attendees:** Devin Culbertson, Ryan Deibert, Karl Dinkelspiel, Ernesto Fonseca, Chris Hartye, Sean Hubert, Komi Kalevor, Anneliese Koehler, Brian Monberg, Jeffrey Owen, Cadence Petros, Chuck Robbins, Emily Schelling, Sarah Stevenson, Jonathan Trutt, Bill Van Vliet

**Staff/Consultants:**

Emily Lieb, Megan Gibb, Mike Andrews, Andy Shaw, Noelle Dobson, Lucy Folau

## 1.0 Welcome and Introductions

Emily Lieb welcomed everyone and asked for introductions. She also invited anyone who wanted to make public comment to fill out a card located at the sign-in table.

## 2.0 Updates and recap of first Technical Advisory Table meeting

Ms. Lieb then provided a recap of what is in the housing measure:

- Targets for populations, affordability, units, service alignments
- Eligible program activities
- Size and mechanism of measure
- Public partner allocations and distribution method
- Oversight structure/mechanism
- Next steps

At the last meeting, two scenarios were discussed: current constitutional limits require public ownership and operation, with housing authorities as the most appropriate partner to be building, owning and operating housing funded through the measure. If a constitutional amendment passes, there would be more flexibility and possibly a greater role for cities with CDBG programs and development expertise running a GAP financing program. That will all be built into this framework, as well as some recommendations on oversight, governance, and accountability with next steps for implementation process, providing policy for the measure.

Themes from the January meeting include:

- Ownership/operation; limitations if constitutional amendment doesn't pass
- Ground lease should be an option regardless of constitutional amendment
- Portland/NOAH are working on a partnership to secure smaller bank loans
- Opportunities to leverage cross-subsidy through mixed income projects
- Need to coordinate with supportive service systems across the three counties to secure permanent supportive housing
- Should 80% MFI be allowed to avoid eviction and relocation of over-income tenants in acquisition/presentation projects?
- What formula would be used to allocate pass-through funds? Will program criteria and targets be defined for the region as a whole, or county by county?

### 3.0 Local public agency perspectives on implementation w/ and w/o constitutional amendment; group discussion

Ms. Lieb asked representatives from CDBG entitlement cities and public housing authorities to talk a little about their current capacity, functions, and policy priorities, and what that might mean if they were to play a partnership role through a local share program as part of a regional measure.

Overall themes included:

- Cities and counties have not had formal discussions with their councils and commissions about support and willingness to participate in a regional measure; in general there is support for regional revenue but interest in understanding specifics related to eligible uses, targets and requirements, and mechanics of distribution.
- Structurally, the Clackamas and Washington County Housing authorities are overseen by their county commissions and administer CDBG and HOME funds. In contrast, Home Forward is separate from Multnomah County, and does not have experience playing a gap funding role.
- With the exception of Portland's recent experience with their affordable housing bond, cities do not have experience serving as owners and operators of affordable housing, so would look to partner with housing authorities on implementation of a regional measure if the constitutional amendment does not pass.

Notes from the discussion about local capacity and established policy goals include:

- *City of Beaverton:*
  - Active CDBG program for past decade. In recent years, building broader housing program and capacity to provide gap financing, including \$300,000 general fund obligation in 2017/18, as well as another \$300,000 in tax abatement funds.
  - Comp plan goal to address full continuum of housing, from market rate rentals downtown to addressing homelessness.
  - Using Metro Equitable Housing Grant to develop a toolkit to address challenges with low-cost market rate housing, including a pilot project to provide capital funding for repairs to a private apartment building.
- *City of Portland:*
  - Long history of TIF and federal programs (HOME and CDBG). There are roughly 14,000 units that are regulated by the City, not including additional units regulated by Home Forward.
  - Currently over 2,000 units in the pipeline for TIF and federal funding alone; this does not include projects funded by the City's \$258 million bond, which is being managed by Home Forward.
  - The biggest challenge with implementation of the bond is meeting these two goals: half of the 1,300 unit bond target is to serve people at 0-30% MFI, and 300 units of permanent supportive housing are to be built.
  - The City is working closely with the Joint Office on Homelessness to develop a plan to create 2,000 units of PSH in the next 10 years. There is a need to work together regionally to address support services funding and the capital dollars for people at 0-30% MFI.
- *City of Hillsboro:*
  - Hillsboro has about 2,300 regulated affordable units developed with support from the Washington County public housing authority. Recently brought CDBG program in house, with a federal entitlement of about \$650,000. The first round of funding grants support Proud Ground and Habitat for Humanity projects and a home repairs program.
  - 180 units in the pipeline through Washington County Housing Authority. There is significant need for family-sized units in Hillsboro.

- Existing affordable housing policies in their recently adopted comp plan update include priority on mixed income communities and locating affordable housing close to services and along transit.
- Currently exploring new policies and tools to allow the City to become more active in supporting development and preservation of affordable housing, including opportunities to dedicate city owned land, reduction of minimum parking requirements for affordable housing, property tax exemptions, and possible general fund obligation for gap financing.
- *City of Gresham:*
  - Approximately \$1.5 million in federal entitlement budget supporting homeownership and rental construction.
  - Established policy priorities include investing in areas of opportunity, serving families and youth, rehabilitation, economic development, and homeownership
  - Significant projects in the pipeline include one with a Home Forward partnership and another in partnership with Metro's TOD program. The City has also focused on expanding services to support affordable housing residents, including a partnership on a \$20 million investment in the Rockwood Boys and Girls Club.
  - Recently completed an analysis of the housing market, including about 2,300-2,400 regulated units (similar number to Hillsboro) and a large naturally occurring affordable housing stock of market rate units under 80% MFI. Have streamlined the development review process and expanded its rental inspection and licensing program.
- *Washington County Housing Authority:*
  - Long history of partnering with nonprofit development partners including Northwest Housing Alternatives, CPAH, Bienestar and Reach.
  - Housing authority manages HOME and CDBG as well as local gap financing resources supported by general fund.
  - Pipeline includes 580 units. Approximately 2,000 Section 8 vouchers including 100 VASH vouchers and 250 project-based vouchers; potential to expand project based vouchers
- *Clackamas County Housing Authority*
  - Pipeline includes 1,004 units in development, including 262 units of new privately developed affordable housing and 740 new units to be achieved through redevelopment of existing public housing across three sites.
  - Approx. 1,600 vouchers, including about 50 VASH and 60 project-based vouchers; potential to expand project-based vouchers
  - Policy priorities and strategic goals include 1:4 replacement ratio for redevelopment of existing public housing; serving 0-30% MFI; ensuring positive cash flow to sustain operations of housing authority; expanding partnerships with private and nonprofit developers.
- *Home Forward (Housing authority for Multnomah County)*
  - Have been strategically deploying gap funding resources in conjunction with 4% LIHTC projects.
  - Strategic Plan includes policy goal of serving as a catalyst for maximizing affordable housing creation everywhere in the county.
  - Pipeline includes modernization of existing public housing portfolio of 1300 units plus construction of 300-500 new units by 2020.
  - Have deployed Section 8 vouchers as project-based vouchers to support deeper affordability; 400 vouchers committed to support deeply affordable units through the Portland bond. Given these commitments, Home Forward is not likely to have any rental assistance voucher capacity to support a new regional bond.

#### **4.0 Relationship of technical and stakeholder work; update on stakeholder values; group discussion**

Ms. Lieb reiterated the roles of the two tables and how they come together. The idea is that the Stakeholder table is helping to elevate a set of policy priorities that will inform values, to be shaped into a series of scenarios around the technical assumptions. Also, staff met with community partners who specialize in thinking about how we apply racial equity to these conversations, and it is a goal to apply racial equity to every decision and all conversation, and how to tie that into the scenario process to be transparent about the assumptions. Consideration is being given to having round table discussion about assumptions and accounting for the full range of potential community goals.

She then called upon Ernesto Fonseca and Anneliese Koehler to provide a summary of what was discussed at the January Stakeholder meeting.

- Values and ideas were released for the stakeholder meetings, perhaps not comprehensive of some of the main points and main priorities that the group wants to see implemented as part of the general framework.
- A number of committee members wanted to make sure a potential measure serves vulnerable? community members who are not served by the market or by some of the other programs or funders—including youths, seniors, families, people who are experiencing homelessness, really focusing on creating housing, community stability and leading with an equity focus.
- Supportive services: talking about mitigating and preventing displacement, accessibility, and senior needs, preservation, rehab and vouchers.
- In terms of MFI levels, there was a wide range of opinions. Some folks were focused on 0-30%, others who were strict on 60% and below only for the bond, and there were advocates for 60-90%. There was no consensus.
- Values considered important for implementation were being flexible, increased community access, and employment. Focus on housing to provide jobs or access to jobs. Seeking geographical diversity, ensure accountability for voters, ensure fiscally sound project, expertise on the market among partners, use an equity lens, land bank in transit corridors to prevent the land from going up in price, make sure social and equity have funding in a timely manner.
- Mixed income housing and mixed use development: It is important to understand that communities do not work in segregation.
- Align regional bonding with state and local funding, working with non-profit partnerships in case this constitutional amendment does not pass.
- In terms of the Metro staff process and development of the bond, the overarching value was community, including community, and a community-driven solution, and making sure we are engaging the broader community and all stakeholders, and using the equity lens.

#### **5.0 Overview of scenario building process**

Mike Andrews presented two handouts covering Outcome Modeling. Two components of modeling are to 1) share the concept of how to model the outcomes that could be achieved with this bond, and 2) discuss what some of the right underlying assumptions may be. There is an inclination to think about the deployment of this housing bond at a project-specific level. Instead, think about the outcome after the money has been spent; make projections of the different iterations of what the final outcome would be.

#### **6.0 Group discussion; model assumptions and scenario planning**

Key themes from Friday's discussion of the model included:

- Project-based rental assistance vouchers are only one way to get to 30% AMI. Can the model explore mixed-use/mixed-income approaches as well?
- Can/should the model account for the cost of services?
- How will the model anticipate recapitalization needs over time?

- Single-room occupancy (SRO) units may be able to achieve a different cost per square foot than other models.
- When considering the potential impact of available rental assistance vouchers, should keep in mind that project based vouchers tend to have a higher per voucher cost than tenant based vouchers, due to the tendency of developers to maximize the value of the vouchers.
- Model could be more explicit about how land values and zoning influence assumptions.
- Having the model grounded in outcomes makes it easy to see how it connects back to the discussion of values and the people we are trying to serve.
- Housing needs and gaps by county would be a helpful resource to inform the discussion about the allocation formula.
- Description of scenario approach should specifically call out race/ethnicity.

### **7.0 Next steps**

Ms. Lieb will be sending out a follow-up questions with a way to provide input about today's discussion items, and any other thoughts or questions committee members might have about what is missing or would be helpful to have.



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: Regional Housing Measure Technical Advisory Table  
Date/time: Wednesday, March 14, 2018, 10:30 a.m. – 12:30 p.m.  
Place: Metro Regional Center, Room 501

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## **Advisory Table Attendees**

Julie Cody, Ryan Deibert, Karl Dinkelspiel, Rachael Duke, Ernesto Fonseca, Chris Hartye, Sean Hubert, Anneliese Koehler, Martha McLennan, Ed McNamara, Brian Monberg, Nicole Peterson, Cadence Petros, Jenny Proctor, Chuck Robbins, Emily Schelling, Sarah Stevenson, Jonathan Trutt, Bill Van Vliet

## **Absent**

Jeffrey Owen, Devin Culbertson, Mary Hanlon, Komi Kalevor

## **Staff/Consultants**

Elissa Gertler, Emily Lieb, Megan Gibb, Jes Larsen, Andy Shaw, Joel Morton, Hope Whitney, Laura Dawson Bodner, Mike Andrews, Steve Rudman

## **Guests**

Casey Bauman, Tim Collier, Councilor Sam Chase, Ernie Hayes, Craig Beebe, Jon Williams, Pat McLaughlin, Rebecca Hamilton, Karen Scott-Lowthian, ShaToyia Bentley and others

## **Welcome, introduction and meeting goals**

Elissa Gertler welcomed attendees to this 3<sup>rd</sup> meeting and asked them to introduce themselves. She shared a brief summary of what occurred in the previous two meetings, and reviewed the agenda. Emily Lieb added that the focus of this meeting would be to discuss technical elements of scenarios, which will be further refined to inform a discussion about how to translate stakeholder values into a series of targets to be included in the Housing Measure Framework.

Emily reviewed outcomes of the February meeting, described in the meeting summary in the meeting packet. She referred to the slide, the *Draft advisory table timeline*, which summarized a calendar of meetings of the two advisory tables, and noted that each group will have a similar discussion. She added that two members sit at both tables.

## **Update on SAT discussion of values**

Emily requested an update from Ernesto Fonseca and Anneliese Koehler. Emily showed the slide *Draft Stakeholder Table values*, created using a dot exercise at the last Stakeholder Table meeting. Anneliese summarized that the Stakeholder Table members were generally in consensus on the most important values as indicated in the slide. They discussed racial equity and what that might look like. She noted that this document will be adjusted over time. Emily added that racial equity is on today's agenda and that there will be a follow-up survey sent to the TAT. It was noted that the values are almost identical to those memorialized in the Portland bond.

## **Existing data on need**

Emily presented slides summarizing data on the following: renter cost burden by income level, renter cost burden by race, homelessness, affordable housing supply, race/ethnicity of public housing residents, and Affordable housing gaps at 0- 30% MFI and Affordable housing gap: 30 – 50% MFI.

*Themes from the feedback given included:*

- Is there additional data indicating stability or how often are people are forced to move due to lack of affordability? TAZ data could be helpful to see the change over time.
- In the suburbs, there are greater numbers of homeless families and greater percentage doubled up/couch surfing (not meeting the HUD definition). Do other counties use similar or different definitions?
- Does the point-in-time homelessness data, in particular local data, accurately reflect severe persistent mental illness?
- People of color experience housing cost burdens higher and more frequently than white populations. Consider different unit sizes.

**Preliminary scenarios**

Emily referred to the packet of charts that Mike Andrews developed and that were included in the meeting packet. She said the goal is to help “stress test” a range of financial feasible scenarios, refine technical inputs into the model and inform the stakeholder conversation about values.

Mike Andrews presented a summary of technical modeling inputs and discussion scenarios. He highlighted changes made to the technical inputs based on past feedback from the committee, as well as additional opportunities for refinement, including:

- Project based vouchers – in the model, no vouchers were assumed. Further discussion with housing authorities is needed to understand how many Section 8 vouchers could realistically be leveraged to support deeper affordability of bond funded rental housing.
- Operating expenses –used \$6,000 per unit. Members of the committee provided a range of feedback on this assumption; some felt it was too high and others felt it was too low. Ultimately, the purpose of the model is to derive an estimate across an entire portfolio, so the goal of this assumption is to gauge an average cost per unit – but feedback on this approach is welcome.
- Cost of acquisition – he is relying upon Costar data (buildings rated at 2 and 3 from 2017 sales) There is some variation by city.
- Construction costs - assumed \$275,000 per unit, with an increase of 1% per quarter. Walsh Construction is helping with the numbers, and the differences in Washington, Clackamas and Multnomah Counties.
- Tax credit pricing – lowered to 98 cents.
- Used 6% interest rate, but acknowledged that this may be too low.
- Used 1.25 debt coverage ratio, but acknowledged that this may be too high.
- The income to expense ratio –keeping at 1.06 through year 15.

Mike reiterated the importance of understanding the technical inputs behind the projections in the scenarios.

*Questions, comments and responses included:*

- Add the cost of land for new construction as a separate number.

Mike said he can vary revenue/expense and build acquisition cost and construction cost by geography –he has done it by city.

- Is the cost of relocation included?

Mike responded that cost of relocation is not included; a minimum amount of rehab dollars is included. Emily added that there are a range of policies that could be used to avoid relocation issues.

- Tax credits are a limited option.



- Has an average construction cost been determined for different types of units?

Mike responded that he is trying to decide whether to vary cost by the number of bedrooms. Geography is also a factor.

- Does \$275,000 include land and development costs?

Mike responded that Portland Housing Bureau used \$275,000 for the total development cost. The actual costs of projects initiated in the last year are higher. Mike affirmed that technical inputs do not currently vary costs by square footage. Hard costs could be around \$300 per square foot.

- Look at the scale of projects.
- Include resident support coordination.
- Relocation and advocacy - there is ambiguity in the current state code.
- Ensure that acquisition approach includes strategy to avoid potential impacts of relocation requirements.
- Land acquisition is a gamble and should be left alone for now.
- A page of more detailed definitions would help the committee to understand assumptions.
- In the bond, be more conservative with costs, but apply rigor afterwards to achieve more units beyond low production goals.

The group then discussed scenarios. Elissa Gertler stated that it is important to test the values in their extreme, knowing we will move to something more moderate.

Mike introduced the scenarios, starting with an explanation of Scenario A: Maximum Unit Production – no amendment, as depicted in the packet materials.

*Comments included:*

- Rehab costs appear really low in Scenario A.
- Add cash flows to year 20.
- Consider evaluation criteria.
- Don't forget about the middle income families; they are struggling.
- Spending on existing stock exacerbates affordability and does not add to the net number of units needed region wide. New construction will add to affordability over the long term.

Emily asked that Table members consider Scenario B: Deep Affordability – no amendment.

In a response to whether unit production numbers would be included in the bond language, Jes Larson said that in the Portland bond, numbers on unit production were listed in a supplementary policy and used in campaign materials.

Mike expanded on the details of Scenario B, as depicted in the packet materials. There is a tension between increasing affordability and leveraging capital.

*Comments included:*

- Be aware of setting expectations in the mind of the public. Choose goals but have the flexibility to increase output into the future.
- Create a scenario that is 100% new construction to provide a helpful data point.
- Clarify definition of terms: 'Unit production' is used to describe two things: increasing amounts of regulated units and producing new units.

Emily thanked Table members for their input and asked each for their final comments, suggestions or questions.

*Comments included:*

- Many people who could afford to live in higher cost apartments live in units intended for people with lower incomes.
- Next round of scenarios should focus more on new construction.
- What are market rate developers doing for new construction costs and operating expenses?
- Build in cost containment effort to keep faith with the voters.
- Ensure there isn't displacement as the result of income requirements for properties acquired through a housing measure. If using leverage model with tax credits, how will potential tenants income-qualify in acquired apartments if they don't have traditional sources of income? If property is sold and tenant source of income is not verifiable, there is an unintended displacement consequence.
- Include acquisition along transit corridors and light rail lines. Work with jurisdictional partners to get a unit size and affordability mix.
- There is a need for 3-4 bedroom units along the SW Corridor. Lead with racial equity by doing an analysis of how unit sizes would meet equity goals –keep as a value and incorporate into technical analysis.
- Not knowing if there will be a constitutional amendment makes it difficult to commit to unit production numbers.
- If increasing numbers of bedrooms, use higher operating costs.
- Will SROs work in the suburbs (zoning codes and political viability)?
- Provide a cost per square foot or cost per bedroom target, instead of a cost per unit.
- Support models that support deeper affordability; go up to 80% AMI. Test ability of 60-80% AMI units to cross-subsidize more deeply affordable units.
- Be supportive of workforce housing in addition to deeply affordable housing.
- Amplify the assumptions around operating costs to give more room to include on-site resident services. Lenders expect it to be built into the operating costs.
- Talk to jurisdictions; any decisions made here have implications for jurisdictions who will implement the bond. Jurisdictional needs, available land and location of public transit will help inform unit numbers.
- Model 3 -4 bedroom units, and 80% AMI, especially under the amendment scenario.
- Build up to increase density of units.

**Announcements and Adjourn**

Emily said the next meeting of the Stakeholder Table is Monday, March 19 in Council Chambers. Adjustments to the scenarios will be made based on today's discussion. Today's planned agenda item on racial equity will instead be covered at the April meeting. Emily closed the meeting, thanking the Table members for their participation, and said she would send out survey to get group members' thoughts on how Metro should operationalize a shared commitment to racial equity in the housing measure framework.


**Metro**

 600 NE Grand Ave.  
 Portland, OR 97232-2736

# Meeting minutes

Meeting: Regional Housing Measure Technical Advisory Table

Date/time: Thursday, April 12, 2018, 9:00 a.m. – 11:00 a.m.

Place: Metro Regional Center, Council Chambers

## **Advisory Table Attendees**

Julie Cody, Ryan Deibert, Karl Dinkelspiel, Rachael Duke, Chris Hartye, Sean Hubert, Anneliese Koehler, Martha McLennan, Nicole Peterson, Cadence Petros, Jenny Proctor, Chuck Robbins, Emily Schelling, Sarah Stevenson, Jonathan Trutt, Bill Van Vliet, Jill Smith

## **Absent**

Jeffrey Owen, Devin Culbertson, Mary Hanlon, Komi Kalevor, Ernesto Fonseca, Ed McNamara, Brian Monberg, Nicole Petersen

## **Staff/Consultants**

Emily Lieb, Megan Gibb, Jes Larsen, Craig Beebe, Andy Shaw, Hope Whitney, Laura Dawson Bodner, Mike Andrews, Steve Rudman

## **Guests**

Casey Bauman, Tim Collier, Ernie Hayes, Jon Williams, Pat McLaughlin, Karen Scott-Lowthian

## **Welcome and updates**

Emily Lieb welcomed attendees to this 4<sup>th</sup> meeting and asked them to introduce themselves. She noted that Elissa Gertler was unable to attend. She summarized the agenda, saying that that work is towards a housing framework measure that includes all elements: scope, distribution, eligible program activities (acquisition, new construction, land acquisition), accountability, oversight and racial equity.

## **Racial equity: Metro's policies, themes from Technical Advisory Table survey**

Craig Beebe spoke on behalf of Raahi Reddy, DEI Program Director. Metro's Diversity, Equity and Inclusion team produced *Why racial equity?*, included in the meeting packet. Mr. Beebe said that using a strategy focusing on impacts to people of color improves the social well being of all... He described this approach as institutional, systemic, and intersectional. The bottom of the handout illustrates moving from strategy to action.

Mr. Beebe said about half of the TAT members responded to the survey. He summarized the themes. In both the TAT and the SAT, responses, from highest to lowest, favored interest in where to invest, interest in local flexibility to address local racial equity needs, serving very low income hyper-mobile folks (especially from the SAT) and listening to communities of color. In addition, TAT respondents emphasized that screening criteria should not unintentionally create further barriers for people of color. He said the slides with the synopsis and full responses will be sent out to the TAT.

Ms. Lieb highlighted the slide summarizing the SAT values: who is served, racial equity, where investments take place, geographic diversity, mixed income communities and housing types and protecting residents of changing neighborhoods from displacement. She invited Ms. Koehler to share highlights from the SAT meeting. Ms. Koehler said discussion included racial equity, themes from the survey, preliminary scenarios, and people of lowest income/most in need.

Ms. Lieb shared that Metro five private developers met with Metro staff on Tuesday. Ms. Gibb said the takeaways included: the real estate market is slowing down, there is interest in doing projects

with local partners, BOLI is a challenge, there is a desire to have as few strings as possible that goals be very clear and that there be a brief document describing rules and regulations. Ms. McLennan added that market rate developers may see affordable development as a way to stabilize their businesses. To the question of whether there would be technical challenges if for-profit developers were involved, Ms. Lieb responded that at the next two TAT meetings, she anticipates discussing roles of the different sectors. Ms. Gibb added that the more detailed work related to implementation would occur following the creation of the measure framework and referral to voters.

### **Refined scenarios: Presentation and group discussion**

Ms. Lieb introduced the scenarios discussion, summarizing documents in the meeting packet. Mr. Andrews thanked those who had shared past feedback, then gave highlights of the changes made to the scenarios since the last iteration. These included:

- Update to construction cost inputs based on further analysis of costs by building type. High rise buildings are not included in modeling inputs as they are not an anticipated use of program resources.
- Cost per unit assumptions within the model assume half new construction and half acquisition. Currently, the model is calibrated to assume that acquired units would be larger units and newly constructed units would be smaller (fewer bedrooms).
- Assuming 5 year spend down, with an escalation factor that assumes inflation.
- A preliminary commitment of 400 project-based vouchers has been added to the model.

### *Comments and questions included:*

- The assumption in terms of construction cost escalation – is this a 5 or 10 year average? Where did the number come from? This commentator is seeing much higher than that.
- Compliments to Mike on his good work. Bracket scenarios in appropriate conservatism. Portland is struggling with numbers in their bond and with goals that were set. Many of the assumptions with acquisition are too liberal; a lot of rehab has to be done. With other assumptions - pricing, for example - the goal is potentially too aggressive. Important that numbers that are put out to the public are achievable.
- Units available on the market are not well maintained – there are structural and siding issues. If purchased for \$150k-175K, could need another \$40-50K to remediate structural issues. Jurisdictions are asset managers. It is not just code update.
- There is a flaw in the use of funds table.
- Look for reasonable, achievable outputs to serve the greatest number as quickly as possible.
- Take into consideration households that will be served. Question the marketability of studios in the suburbs; how was distribution of bedroom size determined?
- Keep goals conservative, yet show impact. Consider also the long view here. We are looking at 5-10% of regional need, meaning there will 90-95% regional need later. If we over promise and under deliver, it will make it more difficult in the future.
- Is there flexibility? Cannot see Clackamas County committing to 50% acquisition. Clackamas County might take the majority of the development.
- Modeling at Central City Concern is looking at 18,000 homeless by 2030 - want to ensure we deliver on deep affordability. Can build studios asking \$450 rent and get the same revenue per square foot. 30% AMI is where to push the model.
- Initially, the thought was that acquisition and rehab would be cheaper – but it is the same cost. Why keep it?

Mr. Andrews responded that we are keeping it because a smaller bedroom size equals smaller hard cost. \$40K is the rehab amount. He said they took two approaches and combined them to get the per unit number. If decision is to do more new construction with larger family sizes, the price

would go up. Ms. Gibb added that there are policy variables regarding displacement. We will exacerbate the problem if we can't do some stabilization.

- The City of Portland model is based on real projects. There is a strong desire to meet the lowest income level possible and offer supportive housing. Set aside 7-8 k for asset management. The City is putting in City funds to cover operating costs. There may be a temptation for jurisdictions to pay for other things out of the bond money.
- Question the \$165K per unit. Using this number, will over-calculate the number of units that can be created. Based on the numbers, \$188K feels like a more realistic number for the hard costs seen here.
- All easy properties have been developed. Now looking at properties with challenges – slope, locations along freeways, need for retaining walls. Site work is becoming more and more expensive.

Mr. Andrews explained the differences between the scenarios in the packet, and explained that if there is no amendment, and projects are not therefore able to leverage debt into their projects, the rents from units have the potential to generate significant cash flow after setting aside sufficient funding for operating reserves. This funding would not be subject to the same capital use restrictions as the initial bond funding. There are different options for how this cash flow could be treated, and scenarios outlined what the impact of different approaches to cash flow, including: a) reinvesting it to create additional units; b) recapturing it and investing it in supportive services for higher needs populations; or c) adjusting affordability levels up front to get deeper affordability and to minimize surplus cash flow.

#### Comments:

- The reason that Clackamas County is so willing to commit is because they are committed to ensuring that the hardest to house are housed and receive services, including homeless, youth aging out of the foster system or other high needs people. They need certainty rather than choice. Include on the front end...
- Service models are complicated, yet need to some assume some level of enhanced resident service costs. Have not seen enhanced services cost factored into the cost of the building. Operating costs need to be higher to cover durable materials, services and other costs.
- Talk to NOAH regarding leveraging capital off of the Portland bond. Is there an opportunity to pool cash flow and have it go from a source more sympathetic or understanding of the goals of the bond? NOAH would be a great partner to look at cash flow and determine options for it.
- Not comfortable with the optics of putting out a bond, jurisdictions bringing in cash, taking out some administrative costs and then sending back out to the street. Need to deepen affordability or put back into services. Be careful about not pitting new project development by leveraging debt or not funding services on other projects. Be wary of optics especially if that money goes back to Metro; jurisdictions could suffer because of that.

Ms. Lieb suggested that these points would be good to include in a follow-up survey.

#### **Distribution concepts: Presentation and group discussion**

Ms. Lieb introduced the last item on the agenda, referring to the table *Preliminary Distribution Concepts*. She noted it was high level, county by county, and based on data for portions of the counties within the Metro service boundary. She acknowledged limitations of the data, and noted that the current formula concept is weighted towards where people who need affordable housing are currently living, not necessarily where they would chose to live. Historically more resources and investments have been in Multnomah County.

The distribution concept would set targets for how many units would be created in each county. Amendment scenarios could also include CBDG cities. Jurisdictions eligible to participate would have access to reserved funding. They would sign an IGA with Metro that would lay out the intention (for example, affordability, bedroom count) and identify local projects. This process could look different in different jurisdictions. Jurisdictions would then bring projects to a selection committee charged with evaluating whether their goals meet the regional program. The committee would grant a conditional commitment for funding, after which projects would be refined and go to the local government body for approval; then funding would be granted.

*Comments and questions included:*

- Concerned about CHAS data. It has significant undercounts and has aged. In Clackamas County, homeless services are 40% or more for people of color; the data does not suggest this. The Hispanic community is under represented in Clackamas and Washington Counties.
- Are all measures based on the Metro boundary? Only 70% of the population in Clackamas County is within the Metro boundary. Most families of color are outside the boundary in Molalla, Estacada and Canby. There is a problem with putting all of the money in the Metro area and not addressing problems in smaller communities. There are bigger problems in the outlying areas; Clackamas County has two of lowest per capita income communities in the state.
- Is there a metric around opportunity? For example, schools and services.

Ms. Lieb replied that the team has been looking at school performance data – some at county and some at district levels. How to translate a performance rating to an allocation formula?

- Concerned about the way the percentages have been calculated in this table. The scale of Multnomah County affects the percentages. Would encourage looking at the proportionality of each measure within each county rather than as a percentage of representation across the Metro area.
- Concerned about how this multi-step screening process would work with pursuing acquisitions. It is complicated, perhaps not nimble enough. For example, the timing of Metro decisions and City Council decisions may not align. What would the scope of review be and how would it reflect the jurisdictional priorities?

Ms. Lieb said a regional oversight committee would track overall performance measures and complete annual reporting. The selection committee would be a small group tasked with reviewing the project to determine if it supports the goals of the program. She agreed that the speed of acquisition needs to be a nimble process. She reiterated that the preliminary implementation concept is a discussion draft. Ms. Gibb added that there would be ongoing discussions between Metro and the jurisdictions and the screening committee would check the boxes.

- At the City of Portland, the housing committee gets a purchase and sale agreement then quickly brings it to the committee. The elected body of the City of Portland appointed the committee.
- Could the three Counties' homeless services share their data? The response was affirmative.
- The survey data is too old, and with the market, we need to look at other sources. The number of families at less than 50% median greatly skews data by county based on affordable housing resources such as vouchers available in that county. Think of it as a strategy – ask people where they would like to live, then define areas of opportunity.
- Within procedures for distribution, look to opportunities to enact racial equity. Analysis and decisions should be made by communities, not solely through consultation. In addition, set expectations of how this will be incorporated into the local selection process. In interaction

between oversight and selection, set clear measurable goals specific to racial equity. This will also help in evaluation.

- Regarding governance – the City of Portland has spent over a year on planning processes and oversight committees. Suggest that there be a certification process for cities/jurisdictions and then Metro signs off. Jurisdictions choose the projects and proceed. Regarding data sets, the City uses opportunity mapping and vulnerability scores to decide where to invest. Proximity is the focus of data – looking at proximity to jobs, schools, transportation, employment measures.

Ms. Gibb reiterated that people live in places because that's where resources are. She asked for feedback from everyone on this discussion.

- Be cautious; proximity mapping is different in urban and suburban areas. For example, there is no place in Wilsonville that met the criteria.
- On equity – who lives in these buildings once they are built? Steps can be taken in the lease-up process to ensure good diversity and that diverse residents succeed. How to create screening criteria, a marketing process, acceptance policy and support for that diverse population?

Ms. Lieb affirmed that these are the sorts of ideas to consider regarding operationalizing equity.

- How would the implementation process change if the amendment passed? What would be the role of CDCs?

Ms. Lieb responded that it would open up possibility of gap financing.

- Bookmark this conversation and talk more about implementation after the framework is developed. What would have to be satisfied if there were a developer was doing this? Would we need all of these official approvals if Metro was not involved?

Mr. Andrews responded that there would be a process guided by local goals. It could look like an RFP or other process.

- On the preliminary distribution approach, it looks like a project by project approach. Some were expecting a funding allocation approach. This approach was not anticipated.
- If looking at population and current needs as driver, would there be any consideration of residency preferences of cost burdened Oregonians so that new construction or acquisition could meet those needs?

Ms. Lieb responded that targets for each county would be set and there would be a reserved fund for each county to support those projects. The team is trying to balance local flexibility with regional accountability. Ms. Gibb added that Metro, as the bond issuer, would be required to have checks and balances in place.

- In Clackamas County, would be looking at waitlists generated over last two years and set up preferences. Services go with the family and remain with them for 6-8 months. This will assist the very low income to success. Would be interested in other ideas on preferences.
- Survey questions and responses focus on a range of inputs and assumptions but none speak to who will be served from a racial equity perspective. Racial equity assumptions need to be tested in the same way as cost assumptions. Task the TAT members regarding the impacts of racial equity.

Ms. Lieb said she would follow up to get ideas on how to do this last suggestion.

### **Next steps and adjourn**

Ms. Lieb said the next meeting will be on April 26, when the Table will review the draft framework. The final meeting, in May, will focus on the final framework and engagement process. A second private developer focus group is being planned for the end of April. Work is being completed on community engagement. The goal is to bring a resolution before Metro Council in early June. Staff will send a survey to the TAT in the next week. The meeting was adjourned at 10:58 a.m.





**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: Regional Housing Measure Technical Advisory Table

Date/time: Thursday, April 26, 2018, 9:00 a.m. – 11:00 a.m.

Place: Metro Regional Center, Council Chambers

## **Advisory Table Attendees**

Julie Cody, Ryan Deibert, Karl Dinkelspiel, Rachael Duke, Chris Hartye, Sean Hubert, Anneliese Koehler, Martha McLennan, Nicole Peterson, Cadence Petros, Jenny Proctor, Chuck Robbins, Emily Schelling, Sarah Stevenson, Jonathan Trutt, Bill Van Vliet, Jill Smith, Jeffrey Owen, Devin Culbertson, Ernesto Fonseca, Ed McNamara, Brian Monberg, Nicole Petersen

## **Absent**

Komi Kalevor, Sean Hubert

## **Staff/Consultants**

Elissa Gertler, Emily Lieb, Megan Gibb, Jes Larson, Hope Whitney, Laura Dawson Bodner, Mike Andrews, Steve Rudman, Kate Fagerhorn

## **Guests**

Casey Bauman, Tim Collier, Ernie Hayes, Jon Williams, Pat McLaughlin, Karen Scott-Lowthian

## **Welcome and introductions**

Elissa Gertler welcomed attendees to the 5th meeting and summarized the agenda.

## **Stakeholder liaisons**

Anneliese Koehler provided an update from the Stakeholder Advisory Table meeting.

## **Draft framework presentation**

Elissa Gertler, Emily Lieb, and Jes Larson presented recommendations related to the core values, overall vision and impacts, eligible activities, distribution, accountability and oversight, and next steps for implementation.

## **Group questions and discussion**

### *Regional Impacts*

- Regarding the 6,300 or 10,000 people served – over what time period, and how was time period determined?

This figure is based on the total number and sizes of units proposed in the framework's targets. As people move out and in over the life of the housing, the total number of people served would grow.

- Will bond language have an occupancy requirement, for example a certain number of people per bedroom? An occupancy requirement is needed so that 2, 3 and 4 bedroom units will not be occupied by single people.

The bond language will not prescribe an occupancy requirement, but it is anticipated that local implementation strategies should define occupancy policies.

- What is the balances of new construction and acquisition/rehab? Will the bond measure be specific?

A 50/50 split was used for modeling purposes. It will not be prescribed in the bond language or Council resolution.

- 45% at 0-30% MFI is aggressive and will be difficult to achieve. We may not be able to meet targets with the money available to us. Local implementation strategies may be the best vehicle to figure out details, but how would regional goals apply? Each jurisdiction will review progress annually and local implementation strategies could be adjusted or updated

over time. The number goal for number of units is ambitious but necessary. The number of units reflects a commitment to deep affordability.

#### *Distribution*

- Regional land acquisition program should ensure equitable geographic distribution of investments across the three counties.
- Will the proposed goal of numbers of homes be broken down further by area?

Overall targets are distributed across the region by county, not by building. Staff request input from eligible jurisdictions, especially the smaller cities, on whether targets should be by county or by participating jurisdiction.

- In the proposed distribution, 21% of affordable homes go to Clackamas County. Are you counting units or dollars? Washington and Clackamas Counties have lower land costs, so could produce more units.

The distribution is intended to represent the responsibility for achieving specific goals and outcomes in the region.

#### *Implementation*

- Some jurisdictions have existing plans in place that could be leveraged for the local implementation strategy. In the City of Portland, a bond implementation strategy already exists, so the hope would be to build on the existing plan.
- For the period between referral and approval, regarding the IGAs and implementation strategies, is it expected that there will be an amendment/no amendment versions for discussions?

Between referral and approval, Metro staff will be working with partner to begin preparing IGAs for amendment and no amendment scenarios, in order to be ready for either outcome regarding the constitutional amendment.

- Regarding the 7% administrative cap, what is the projected administrative percentage for jurisdictions?

The costs associated with financing the bond are significant. The intention is that administrative dollars for jurisdictions would be included. Details need to be discussed with local partners. There could be ways to achieve efficiencies of scale or build new systems to achieve these goals using technical assistance or working with a third party.

#### *Accountability and Oversight*

- Will the oversight committee include local jurisdictions?

The oversight committee would be appointed by Metro Council and would be similar to other Metro bond oversight committees, including representatives with diversity of geographic and subject matter expertise.

- If the amendment passes, could the implementation timeline change?

The implementation timeline would not be prescribed in the bond; rather, it is there because of sense of urgency in addressing the need for affordable housing. If the amendment passes, there will be many more partners to help achieve implementation in 5-7 years.

#### *Racial Equity*

- Will there be specific and concrete mechanisms including additional technical assistance provided to culturally specific organizations so they can move forward within their communities?

Partnerships with culturally specific organizations will be critical during implementation. This would be addressed in local implementation strategies, with guidance from the community oversight committee.

### **Additional discussion**

The table members voted to focus additional discussion on modeling and refining inputs, and oversight, accountability and implementation. Emily offered individual briefings with jurisdictions.

### **Modeling/refining inputs**

Feedback received included the following:

- Need to build resident services into the modeling or get commitments from jurisdictions to provide services. The lack of services for residents who are 30% AMI and under is a concern in Clackamas County and other locations. Use this bond as an opportunity to increase capacity of outlying communities to provide services.
- Concern about the level of focus on acquisition/rehab. Contractor and union support of this measure would create an expectation that there will be work. New buildings will be in good shape in 50 years; rehabbing an old building will not yield the same results. Communicating an intention to buy old buildings could drive property prices up.
- Ensure that construction escalation costs are realistic given current trends.
- Use money with fewer strings on smaller projects to reduce transaction costs
- Part of success means ensuring adequate services for housing.
- Resident services per unit are not the same as case management. Chronically homeless or currently homeless will require supportive services.
- Don't count on bond dollars for support services. Challenge counties and state to include services in the IGAs. This is a good opportunity to work together.
- Ensure that expected construction costs per unit are realistic.
- Consider an approach to updating targets if circumstances change from model assumptions during implementation.

### **Oversight, accountability and next steps in implementation**

- Provide tools for building managers to create low-barrier screening criteria.
- Jurisdictions will have to ramp up on staff capacity for the bond work. Make sure that Metro is prepared to work with each jurisdiction's needs.
- Would like to see the language of the bond measure and collaborate on it.
- Would like to better understand how compliance will work.
- If the amendment passes, it will change the process, including the relationship of being the owner/operator to, in some cases, a gap funder. That will require a very different implementation process.
- If the amendment passes, select non-profit organizations to develop some projects. Support organizations that serve communities of color.

### **Closing remarks and adjourn**

The Technical Table will meet again on May 17 to discuss a refined framework.

Emily shared that the Regional Snapshot premiered today. In addition, an Opt In online survey will be sent out to 17,000 subscribers.

Elissa thanked those present for their careful thought and participation.

Meeting: Regional Housing Measure Technical Advisory Table

Date/time: Thursday, May 17, 2018, 10:00 a.m. – noon

Place: Metro Regional Center, Council Chambers

### **Advisory Table Attendees**

Ryan Deibert, Karl Dinkelspiel, Rachael Duke, Chris Hartye, Martha McLennan, Cadence Petros, Chuck Robbins, Emily Schelling, Sarah Stevenson, Jonathan Trutt, Bill Van Vliet, Jill Smith, Jeffrey Owen, Brian Monberg, Chuck Robbins

### **Staff/Consultants**

Emily Lieb, Megan Gibb, Jes Larson, Hope Whitney, Steve Rudman, Kate Fagerhorn

### **Guests**

Casey Bauman, Ernie Hayes, Jon Williams, Pat McLaughlin, Karen Scott-Lowthian

### **Welcome, goals and updates**

Elissa Gertler welcomed attendees to the 6th meeting of the Technical Advisory Table and summarized the agenda, stating that focus this meeting will be on implementation. She said the team continues to refine the framework as significant community engagement has been occurring, including appearing before councils and commissions, tracking results of an Opt In survey (2500 responses to date) and speaking with non-profit organizations. She shared that the Stakeholder Table noted that goals are goals and ambitious and looks forward to next steps of implementation. She reviewed the elements that make up the framework, saying that it will be part of a COO recommendation to Metro Council on Tuesday, May 29 that will also include the big picture, core values, engagement summary, draft resolution and assumption ordinance and appendices and memos.

### **Refined framework presentation and discussion**

Jes Larson expressed appreciation to the Table members. She then shared information on progress on the ballot measure language. Voters will see the caption, question and the summary. What is expressed in the measure has legal implications in the implementation. Information in the ballot measure will include the size of the measure, the definition of affordability (<80% MFI), flexibility and protection for existing tenants in acquired buildings, commitment to community oversight, and 7% administrative cap. Discussion is underway as to whether unit production goals should be listed; if so, these would not be legally binding.

### *Committee and staff comments and questions included:*

- Flexibility for existing tenants to the measure is important.
- Community oversight and accountability would be listed in the measure, but not described. Similarly, the 7% administrative cap would be listed, but not described.
- Unit production goals would be different depending on the outcome of the constitutional amendment, so this may be difficult to express within the word limits of the ballot measure.

In response to individual feedback and conversations with those around the table on elements of the framework, Jes shared updates regarding several elements of the framework where feedback indicated that further clarification was needed.

### **Administrative cap:**

- Feedback has included a range of opinion from 0% cap to 15% cap. Taking into consideration information shared by jurisdictions on their capacities and resources, the team feels confident that 7% is a solid recommendation.

- The cap is not a set-aside.
- There is work to be done to determine how administrative costs can be spent relative to capital costs. Feedback clearly indicated that capacity must be in place in advance of developing a project. Capacity is not evenly distributed across the region. It is unclear how the bond council would advise on this issue.
- It may be strategic to engage a third party intermediary organization to help bring capacity where it is needed; however this decision will not be made now.

#### Land acquisition:

- Land acquisition program is not intended to be land *banking*; it is about acquiring land for the building of affordable housing within the 5-7 year bond implementation time frame.
- Local jurisdictions can also do land acquisition; it is an allowable use for all implementation partners.
- Metro's role would in getting ahead of the market would be to strategically buy land. This would not include an expansion of TOD program but would be an expansion of capacities within the TOD program. The requirements of TOD will not be put onto the bond program or jurisdictions.

#### *Questions and comments included:*

- If land is acquired (a capital expense), does the development have to occur within a specific time frame?
- How would Metro work with local jurisdictions to make decisions about where to buy land and land purchases in general? Metro would continue to communicate with jurisdictions on potential land acquisitions to determine the best way to move forward – as a Metro purchase or a jurisdictional purchase.
- Regarding the 10% for land acquisition, these funds will be set aside for Metro to acquire land with jurisdictional partners' input. Also, there is no cap on land acquisition; the funds that go to jurisdictions could be spent on land acquisition, rehab or new development.

#### Local control, flexibility and oversight:

- Implementation details are still largely undefined.
- Much feedback has been received on local control; how best to balance local control and flexibility with Metro's responsibility for financial and political commitments?
- Metro is working hard to see that none of commitments in bond measure will restrict local flexibility.
- Regarding the local implementation approach document, it will be used as a guide. Details on local implementation will be not be part of the measure.

#### Supportive services alignment:

- The bond has high goals for deep affordability, and many people will need supportive services to achieve stability. Bond funds will not be available for supportive services.
- How to fund services could be determined in discussions around implementation.

#### *Questions and comments included:*

- Two process ideas have been discussed, and these are: we will discuss the details later, versus it will all be in the document that will be presented to Council on May 29. Which is it? Elissa Gertler responded that between June 7 and the election in November, this group will have an opportunity to be involved in figuring out the details. This group has built the measure; next will be determining implementation details and building the programmatic framework.
- Members reiterated that if there are elements of framework and implementation approach going to Metro council, it will be important for this group to understand what the package contains in order to know what Council will be voting on and approving.

### Refined framework presentation and discussion

Elissa Gertler said there are two key areas of feedback to discuss with members today:

- STAKEHOLDER ADVISORY TABLE members and elected officials recommend exploring opportunities to expand impact.
- TECHNICAL ADVISORY TABLE members feel that 45% at 0-30 AMI is an ambitious goal. Several STAKEHOLDER ADVISORY TABLE members and elected officials say need is greatest there thus this is an important goal. Metro Council is strongly committed to this goal.

Emily began by thanking the TECHNICAL ADVISORY TABLE for their excellent feedback after the last meeting.

She spoke to the 0-30% MFI target:

- This target is a minimum.
- Several Advisory Table members have correctly pointed out challenges for the 0-30% MFI goal due to the fact that the commitment of Section 8 vouchers does not scale as overall unit production targets increase due to change in size and expanded impact that would be possible with the constitutional amendment.
- Within Metro's modeling to inform the targets, it is assumed that approximately 1/3 of deeply affordable units (<30% MFI) will be cross-subsidized by the 60-80% MFI units. The modeling has intentionally kept debt low to minimize debt service, to ensure that rents from higher income units can offset deeply affordable units that don't generate enough rent to cover their operating expenses.
- The remaining deeply affordable units will need to be subsidized, either through a Section 8 project based voucher or another source. Staff is confident that progress is being made in Multnomah County to identify an alternative source of rental assistance / operating subsidy.
- It's important to distinguish that units without a rental assistance voucher will likely rent right at 30% MFI, not lower.
- In the amendment scenario, Advisory Table members have pointed out challenges because cross subsidy must occur within each building, not across the whole portfolio.
- Ultimately, the model to develop these targets is just a model for cost containment. Criteria to select projects will lead to success.

*Questions and comments included:*

- Looking at actual projects, we have to look at specific units for subsidy. With 45% as the overall goal, there would not be many buildings of 100% of units at or under 30% MFI. With a concentration of ½ of units at 30%, how would that work from a building or community perspective?
- At PSH 2000 yesterday, this was discussed there is a tipping point in a building - about 20-30% could be extremely low income and/or high needs. Secondly, capital costs, operating, are considered but service costs are assumed to be elsewhere. People with minimum wage jobs at 30% AMI also need services as they are prone to eviction annually due to their tenuous financial situation.
- Don't commit jurisdictions and housing organizations to a situation to produce what they cannot produce.

Emily shared updates on how the model has been refined based on technical feedback from the Technical Advisory Table and further research and data:

- Operating expenses increased from \$6,300 to \$6,800 based on observed costs (Home Forward portfolio).
- Construction cost assumptions increased from \$190K/unit to \$215K/unit. Updated based on cost estimates including 4-bedrooms. Previous model only assumed 0-3 bedrooms.

- Acquisition costs increased from \$145K/unit to \$150K/unit. Updated based on research by MFNW and ECONW.
- The team also stress tested escalation and mix of acquisition vs. new construction, but do not recommend changes.

*Questions and comments included:*

- Depending where they are, units could have a property tax exemption. With a constitutional amendment, not for profit developers and private owners may not be able to access that.
- We see the PDFs of model but not all the data behind them. The information we see does not show the details to indicate that what is provided is true.
- Emily said the model does not assume leverage beyond 4% tax credits. Regarding prevailing wage, it has been modeled in every project with the intention of being on the conservative side. Changes to model assume same distribution of acquisition and new construction. Increase in bedrooms from 0 to 3 to 0 to 4.
- Overall, costs within the model have gone up \$20,000 per home.
- What is the relationship between PSH 2000 and what is going on here, and specifically as related to service delivery? Also, what is Metro's thinking on source of local operating subsidy could be for the non-vouchered 30% units?
- PSH meeting – goal is to do gap analysis to show how many units are needed across the region this summer. There is an opportunity here. Cannot set all big goals simultaneously. We are laying the foundation for supportive housing – we have not identified resources for supportive housing.

*Questions and comments included:*

- With 0-30%, we are still serving the same number of families. If we build more 60% units, the vouchers go further. To build more 0-30%, we are spending more per voucher and therefore serving fewer people. The only way this would work would be to go up to 80% to create more units. Also - 45% would require going from resident services to very deep case management services. Where will this money coming from? We can do the same thing by building more units that are rent restricted in different locations.
- Caution on how the goals are language. There will be no additional vouchers committed by the City of Portland or Multnomah County. Don't see cross subsidy as a practical solution. Don't want to be saddled with a numeric goal that is not achievable.
- Re: framing the bond, caution regarding how the bond addresses homelessness. If talking about 0-30%, the chronically homeless do not make minimum wage so this bond will not affect visible homelessness. Cautions against over-reliance on project-based vouchers; there was a project that wanted to use project based vouchers and it did not pass HUD environmental compliance.

### **Discussion of considerations and next steps for implementation**

Emily introduced and reviewed the draft local implementation strategy checklist included in the meeting packet and Power Point. She invited comments.

- Convene a group of housing practitioners, developers and owners to talk about how to make 0-30% work. This could be a less official work group to focus on financing strategies, supportive services.
- Address in framework some sort of collaboration with continuing care for homelessness. This could be on a county by county basis. If this is pre-bond, revenue or admin, this would be a staff-intensive discussion.
- Give jurisdictions as much flexibility as possible to operationalize the values.



- Language on what you are trying to convey is confusing. If value is to ensure people with greatest needs and diversity get into housing, that's the value. Project selection criteria would be the process. Any list could be interpreted as a checklist that is mandated.

Elissa clarified that this is not a mandate – it is a discussion on how to implement a policy framework that is shared by all at the table.

- Avoid a list of 85 things to examine, consider, address. Take it back up a level.

Elissa said this is great feedback. How might we express the values differently?

- Respectfully, county-wide elements being led by the Housing Authorities seems an odd fit. There is a desire not to duplicate but rather to leverage capacity that is already there.
- Metro should set performance standards and local jurisdiction should incorporate them into our work. Local partners want to know what the details of those performance standards and want to be involved in establishing them.
- Has there been consideration of adjusting the Metro's conditional commitments from a project by project by project basis to another process? There has been concern amongst all on this point. So far we hear would come before Metro twice, for an early commitment to fund availability, then when goals are met, to release remaining funding.

Emily replied that the current staff recommendation remains that there is a Metro review process to approve a conditional commitment at the beginning of the project, and a final approval at the end.

- There are few pieces of the plan that remain real concerns. Concerned regarding promises made to the public. All jurisdictions are taking risks in making a workable solution. Also we talk about selection at the local level, yet there is this conditional approval process. Additionally, why are we using June 7, which is not a legal deadline? Would benefit from spending more time to figure out some of these fundamental pieces, more details of implementation before going to the voters. There is a difference between being heard and having change occur from being heard.

Elissa responded that we hear you and agree with your concerns and that she didn't think timeline can be changed. Jes elaborated that there is a possible later date for referral. However, to be successful, a robust campaign is needed and for that to happen, the framing of the measure needs to be concluded. Work on implementation details will continue during the summer.

### **Closing remarks**

Elissa reviewed the timeline. She thanked the Technical Advisory Table for their hard work.

Metro Housing Measure

PRELIMINARY SCENARIO:  
Scenario 1 - No Amendment

Updated: 4/3/18

Funding / Leverage	
Bond	
Gross	\$500,000,000
Net	\$465,000,000
Term	5
Leverage	
LIHTC Eq	\$0
Debt	\$0
Bond	\$464,818,861
Total	\$464,818,861

Typology	
Project	
New Construction	1,100
Acquisition Rehab	1,100
Total	2,200
Financing	
LIHTC & Debt	0
Debt	0
Bond Funds Only	2,200
Total	2,200

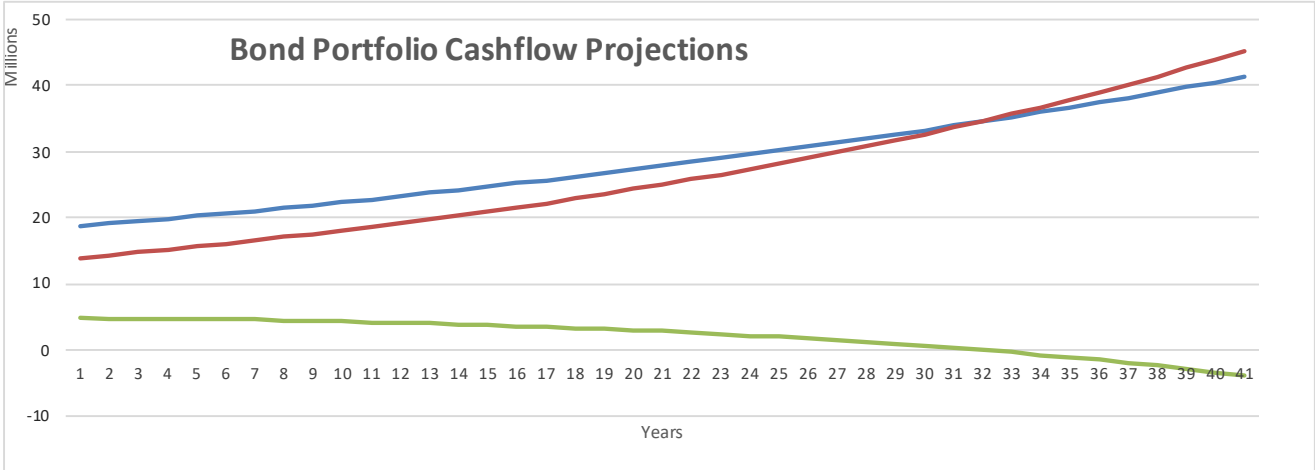
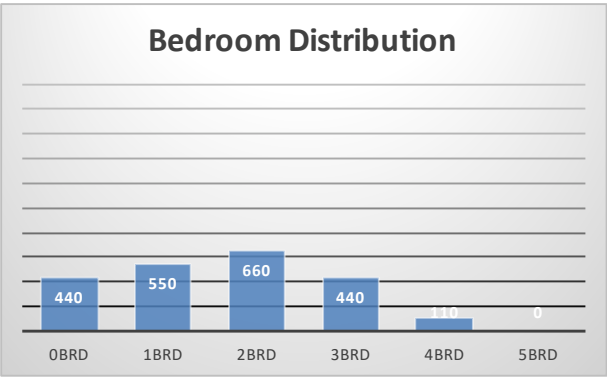
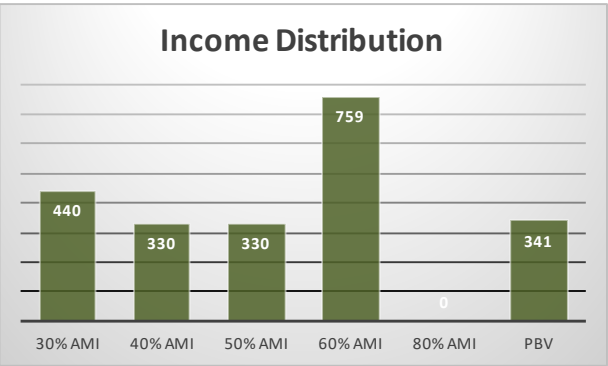
Cashflows	
YRS	
1	4,866,826
10	4,296,134
20	2,977,855
30	593,936
40	-3,356,196
Cumm YR 40	86,075,959
YR ITER < 1.06	25
YR ITER = 1.00	31

Quick Facts	
- No Constitutional amendment	
- 50% Acquisition, 50% New construction	
- Sales prices based on 2 & 3 Costar rated sales	
- \$44,220 ave rehab cost	
- PBV: 200 Wash Co, 100 Clackamas Co.	
- \$6,300 op exp & rep res	
- \$204,517 ave acq & rehab HCC per unit	
- \$205,557 ave new const HCC per unit	

Households Served									
	0 BRD	1 BRD	2 BRD	3 BRD	4 BRD	5 BRD	Total	%	# of BRD
30% AMI	88	110	132	88	22	0	440	20%	770
40% AMI	66	83	99	66	17	0	330	15%	578
50% AMI	66	83	99	66	17	0	330	15%	578
60% AMI	152	190	228	152	38	0	759	35%	1,328
80% AMI	0	0	0	0	0	0	0	0%	0
PBV - PS	68	85	102	68	17	0	341	16%	597
Market	0	0	0	0	0	0	0	0%	0
Total	440	550	660	440	110	0	2,200	100%	3,850
%	20%	25%	30%	20%	5%	0%	100%		

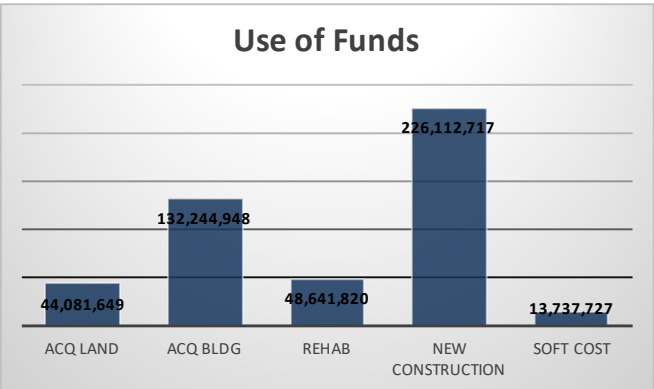
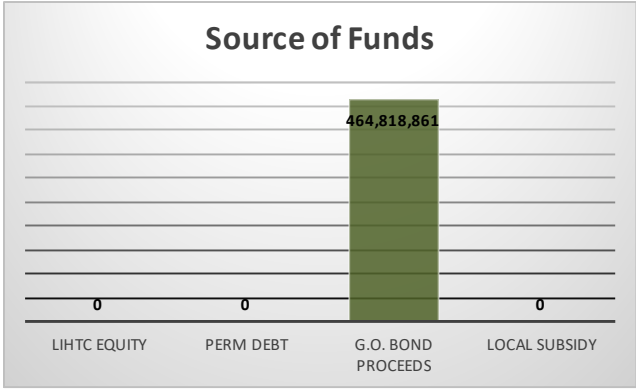
Household Served Analytics	
Weighted Ave AMI	48%
Weighted Ave Bedroom Size	1.75
# of Bedrooms	3,850
30% AMI units + PBV units	781

Individuals Served Analytics				
Size	Min	Max	Estimate	Total
0 BRD	1	2	1.5	660
1 BRD	1	3	2.0	1,100
2 BRD	2	5	3.5	2,310
3 BRD	3	7	5.0	2,200
4 BRD	5	9	7.0	770
5 BRD	7	11	9.0	0
Total				7,040



Development Budget	
Source of Funds	
LIHTC equity	0
Perm debt	0
G.O. bond proceeds	464,818,861
Local subsidy	0
Total sources	464,818,861

Use of Funds			Cost / Unit
Acq Land	44,081,649	20,037	
Acq Bldg	132,244,948	60,111	
Rehab	48,641,820	22,110	
New Construction	226,112,717	102,779	
Soft Cost	13,737,727	6,244	
Total uses	464,818,861	211,281	



NOTES:

Metro Housing Measure

PRELIMINARY SCENARIO:  
Scenario 2 - No Amendment

Updated: 4/3/18

Funding / Leverage	
Bond	
Gross	\$500,000,000
Net	\$465,000,000
Term	5
Leverage	
LIHTC Eq	\$0
Debt	\$0
Bond	\$464,818,861
Total	\$464,818,861

Typology	
Project	
New Construction	1,100
Acquisition Rehab	1,100
Total	2,200
Financing	
LIHTC & Debt	0
Debt	0
Bond Funds Only	2,200
Total	2,200

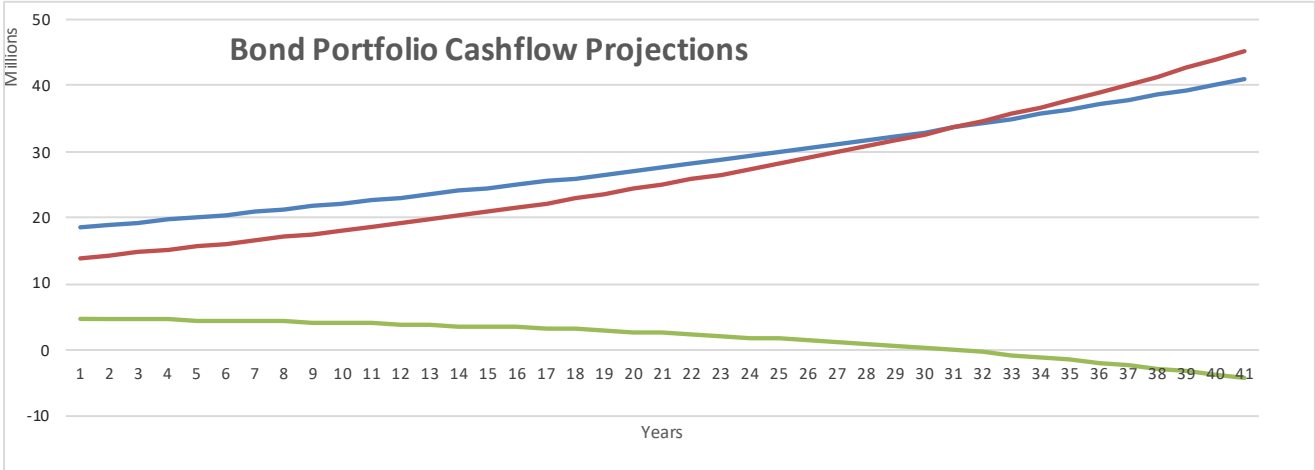
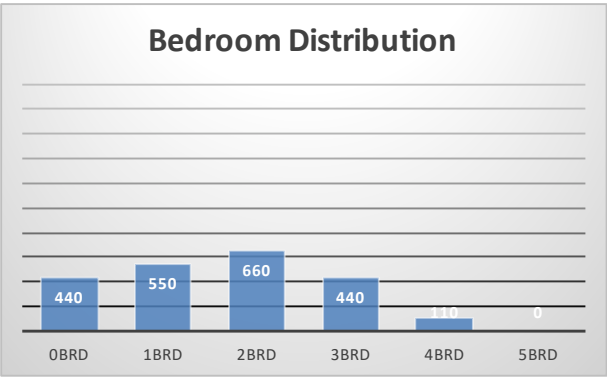
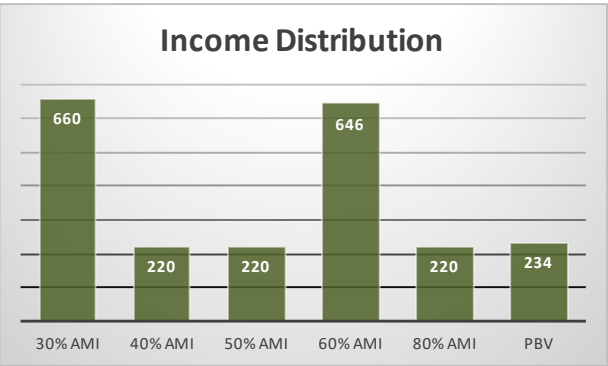
Cashflows	
YRS	
1	4,702,261
10	4,099,464
20	2,738,116
30	301,695
40	-3,712,436
Cumm YR 40	76,135,941
YR ITER < 1.06	24
YR ITER = 1.00	30

Quick Facts	
- Amendment	
- 50% Acquisition, 50% New construction	
- Sales prices based on 2 & 3 Costar rated sales	
- \$44,220 ave rehab cost	
- PBV: 200 Wash Co, 100 Clackamas Co.	
- \$6,300 op exp & rep res	
- \$204,517 ave acq & rehab HCC per unit	
- \$205,557 ave new const HCC per unit	

Households Served										
	0 BRD	1 BRD	2 BRD	3 BRD	4 BRD	5 BRD	Total	%	# of BRD	
30% AMI	132	165	198	132	33	0	660	30%	1,155	
40% AMI	44	55	66	44	11	0	220	10%	385	
50% AMI	44	55	66	44	11	0	220	10%	385	
60% AMI	129	162	194	129	32	0	646	29%	1,131	
80% AMI	44	55	66	44	11	0	220	10%	385	
PBV - PS	47	58	70	47	12	0	234	11%	409	
Market	0	0	0	0	0	0	0	0%	0	
Total	440	550	660	440	110	0	2,200	100%	3,850	
%	20%	25%	30%	20%	5%	0%	100%			

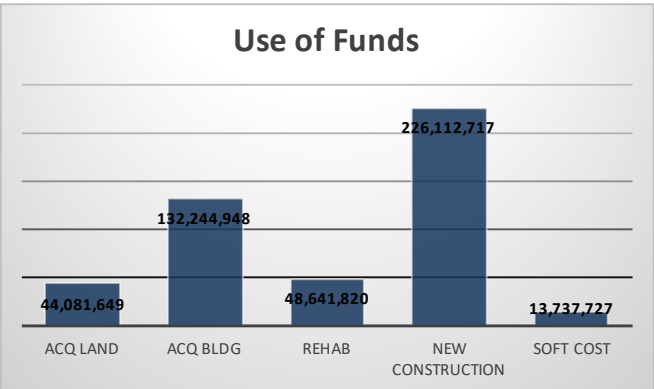
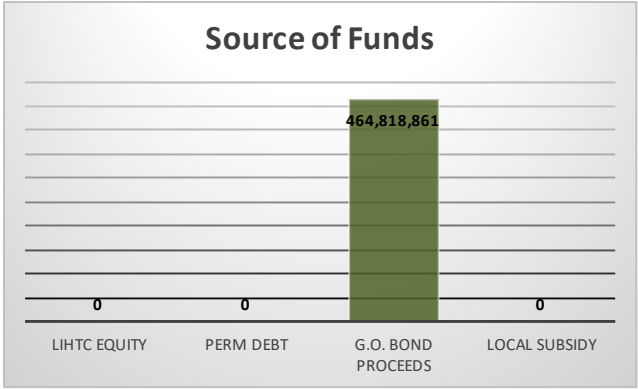
Household Served Analytics	
Weighted Ave AMI	49%
Weighted Ave Bedroom Size	1.75
# of Bedrooms	3,850
30% AMI units + PBV units	894

Individuals Served Analytics				
Size	Min	Max	Estimate	Total
0 BRD	1	2	1.5	660
1 BRD	1	3	2.0	1,100
2 BRD	2	5	3.5	2,310
3 BRD	3	7	5.0	2,200
4 BRD	5	9	7.0	770
5 BRD	7	11	9.0	0
Total				7,040



Development Budget	
Source of Funds	
LIHTC equity	0
Perm debt	0
G.O. bond proceeds	464,818,861
Local subsidy	0
Total sources	464,818,861

Use of Funds			Cost / Unit
Acq Land	44,081,649		20,037
Acq Bldg	132,244,948		60,111
Rehab	48,641,820		22,110
New Construction	226,112,717		102,779
Soft Cost	13,737,727		6,244
Total uses	464,818,861		211,281



NOTES:

Metro Housing Measure

PRELIMINARY SCENARIO:  
Scenario 1 - Amendment

Updated: 4/3/18

Funding / Leverage	
Bond	
Gross	\$500,000,000
Net	\$465,000,000
Term	5
Leverage	
LIHTC Eq	\$308,656,670
Debt	\$75,296,422
Bond	\$464,889,288
Total	\$848,842,379

Typology	
Project	
New Construction	1,808
Acquisition Rehab	1,808
Total	3,616
Financing	
LIHTC & Debt	3,397
Debt	0
Bond Funds Only	219
Total	3,616

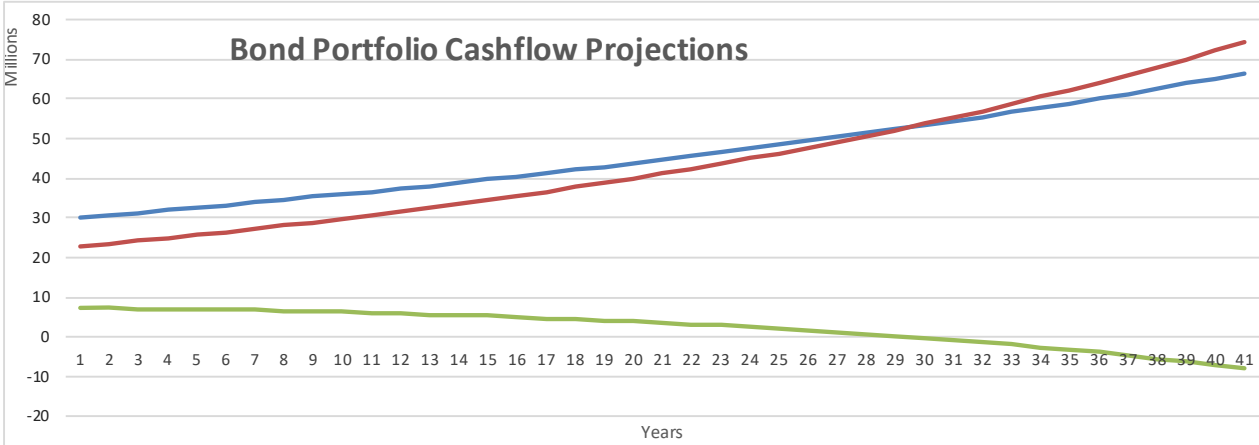
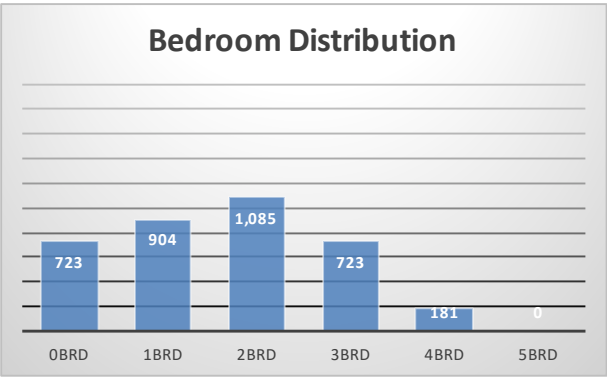
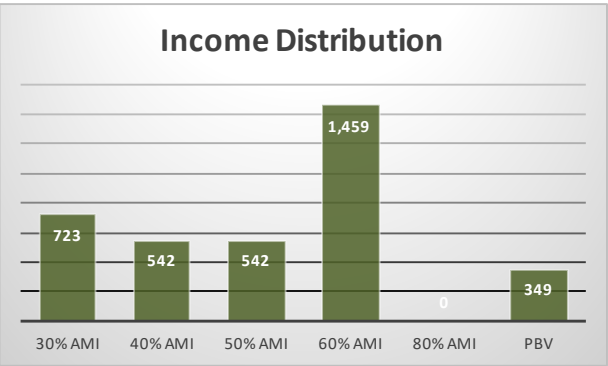
Cashflows		
YRS		
1	7,276,850	
10	6,197,897	
20	3,842,050	
30	-306,729	
40	-7,080,267	
Cumm YR 40	97,840,659	
YR ITER < 1.06	23	
YR ITER = 1.00	29	

Quick Facts	
- Amendment	
- 50% Acquisition, 50% New construction	
- Sales prices based on 2 & 3 Costar rated sales	
- \$44,220 ave rehab cost	
- PBV: 200 Wash Co, 100 Clackamas Co.	
- \$6,300 op exp & rep res	
- \$204,517 ave acq & rehab HCC per unit	
- \$205,557 ave new const HCC per unit	

Households Served									
	0 BRD	1 BRD	2 BRD	3 BRD	4 BRD	5 BRD	Total	%	# of BRD
30% AMI	145	181	217	145	36	0	723	20%	1,266
40% AMI	108	136	163	108	27	0	542	15%	949
50% AMI	108	136	163	108	27	0	542	15%	949
60% AMI	292	365	438	292	73	0	1,459	40%	2,553
80% AMI	0	0	0	0	0	0	0	0%	0
PBV - PS	70	87	105	70	17	0	349	10%	611
Market	0	0	0	0	0	0	0	0%	0
Total	723	904	1,085	723	181	0	3,616	100%	6,328
%	20%	25%	30%	20%	5%	0%	100%		

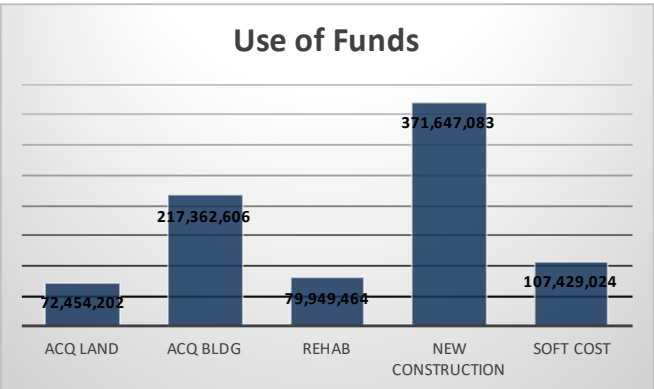
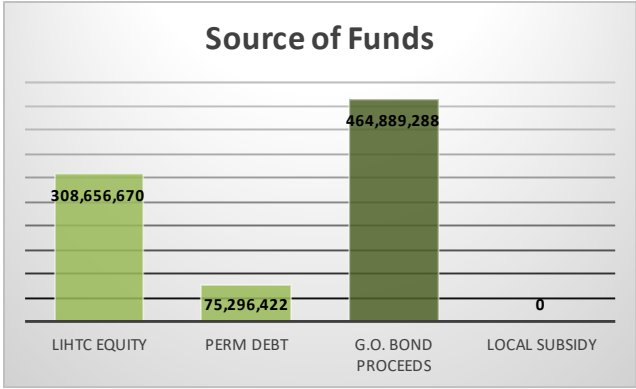
Household Served Analytics	
Weighted Ave AMI	48%
Weighted Ave Bedroom Size	1.75
# of Bedrooms	6,328
30% AMI units + PBV units	1,073

Individuals Served Analytics				
Size	Min	Max	Estimate	Total
0 BRD	1	2	1.5	1,085
1 BRD	1	3	2.0	1,808
2 BRD	2	5	3.5	3,797
3 BRD	3	7	5.0	3,616
4 BRD	5	9	7.0	1,266
5 BRD	7	11	9.0	0
Total				11,571



Development Budget	
Source of Funds	
LIHTC equity	308,656,670
Perm debt	75,296,422
G.O. bond proceeds	464,889,288
Local subsidy	0
Total sources	848,842,379

Use of Funds		
Cost / Unit		
Acq Land	72,454,202	20,037
Acq Bldg	217,362,606	60,111
Rehab	79,949,464	22,110
New Construction	371,647,083	102,779
Soft Cost	107,429,024	29,709
Total uses	848,842,379	234,746



NOTES:

Metro Housing Measure

PRELIMINARY SCENARIO:  
Scenario 2 - Amendment

Updated: 4/3/18

Funding / Leverage	
Bond	
Gross	\$500,000,000
Net	\$465,000,000
Term	5
Leverage	
LIHTC Eq	\$311,836,824
Debt	\$80,794,101
Bond	\$464,903,082
Total	\$857,534,006

Typology	
Project	
New Construction	1,827
Acquisition Rehab	1,827
Total	3,653
Financing	
LIHTC & Debt	3,432
Debt	0
Bond Funds Only	221
Total	3,653

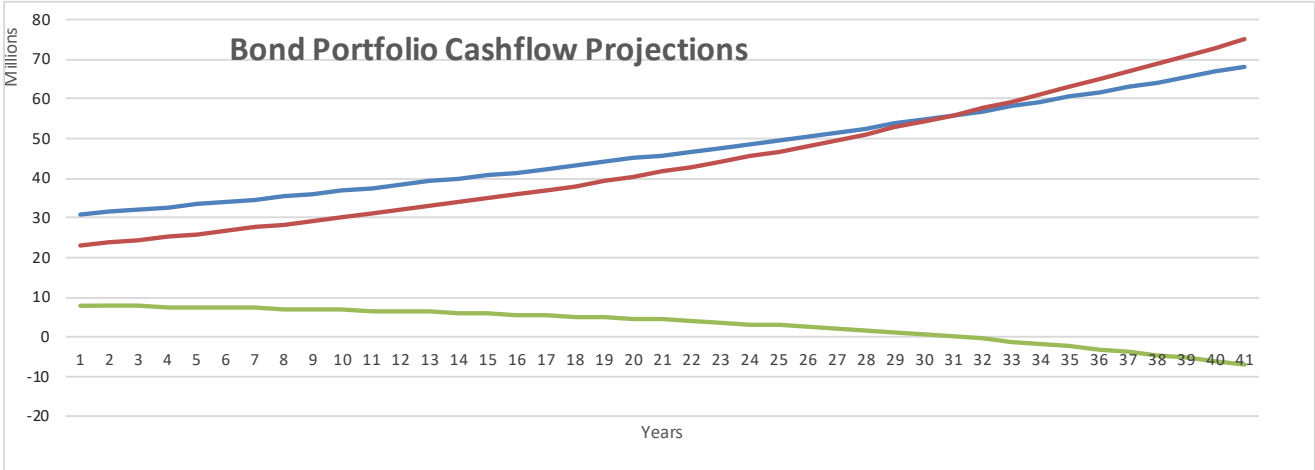
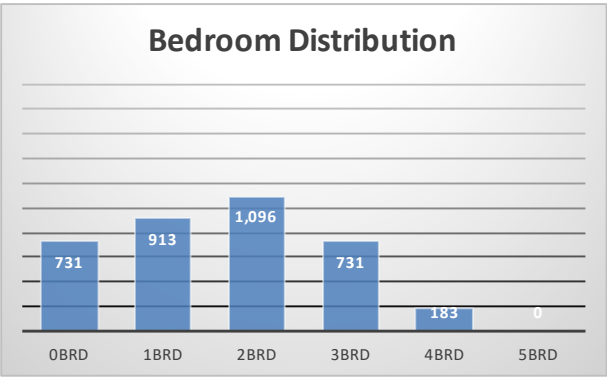
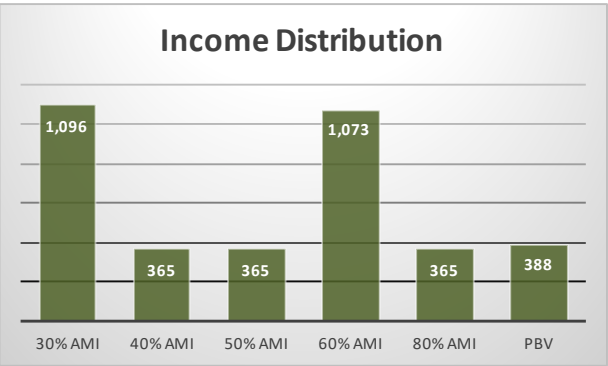
Cashflows	
YRS	
1	7,808,517
10	6,807,721
20	4,547,428
30	502,062
40	-6,162,977
Cumm YR 40	126,458,037
YR ITER < 1.06	24
YR ITER = 1.00	30

Quick Facts	
- Amendment	
- 50% Acquisition, 50% New construction	
- Sales prices based on 2 & 3 Costar rated sales	
- \$44,220 ave rehab cost	
- PBV: 200 Wash Co, 100 Clackamas Co.	
- \$6,300 op exp & rep res	
- \$204,517 ave acq & rehab HCC per unit	
- \$205,557 ave new const HCC per unit	

Households Served									
	0 BRD	1 BRD	2 BRD	3 BRD	4 BRD	5 BRD	Total	%	# of BRD
30% AMI	219	274	329	219	55	0	1,096	30%	1,918
40% AMI	73	91	110	73	18	0	365	10%	639
50% AMI	73	91	110	73	18	0	365	10%	639
60% AMI	215	268	322	215	54	0	1,073	29%	1,878
80% AMI	73	91	110	73	18	0	365	10%	639
PBV - PS	78	97	116	78	19	0	388	11%	680
Market	0	0	0	0	0	0	0	0%	0
Total	731	913	1,096	731	183	0	3,653	100%	6,393
%	20%	25%	30%	20%	5%	0%	100%		

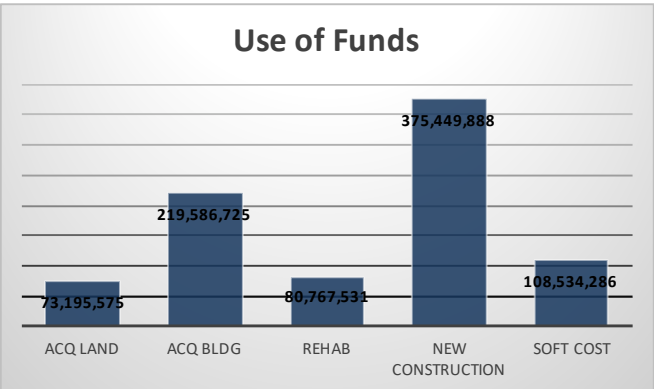
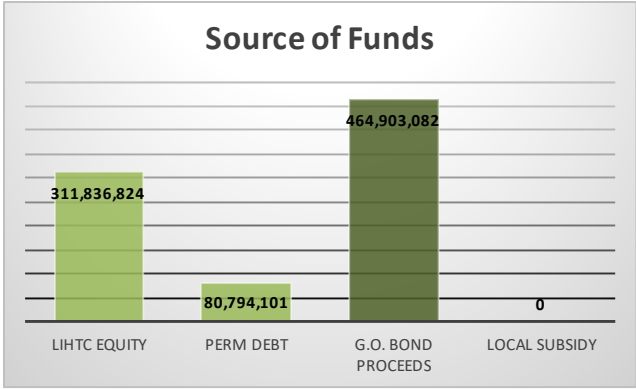
Household Served Analytics	
Weighted Ave AMI	49%
Weighted Ave Bedroom Size	1.75
# of Bedrooms	6,393
30% AMI units + PBV units	1,484

Individuals Served Analytics				
Size	Min	Max	Estimate	Total
0 BRD	1	2	1.5	1,096
1 BRD	1	3	2.0	1,827
2 BRD	2	5	3.5	3,836
3 BRD	3	7	5.0	3,653
4 BRD	5	9	7.0	1,279
5 BRD	7	11	9.0	0
Total				11,690



Development Budget	
Source of Funds	
LIHTC equity	311,836,824
Perm debt	80,794,101
G.O. bond proceeds	464,903,082
Local subsidy	0
Total sources	857,534,006

Use of Funds			Cost / Unit
Acq Land	73,195,575		20,037
Acq Bldg	219,586,725		60,111
Rehab	80,767,531		22,110
New Construction	375,449,888		102,779
Soft Cost	108,534,286		29,711
Total uses	857,534,006		234,748



NOTES:

## M E M O R A N D U M

To: Elissa Gertler, Metro Planning and Development  
Megan Gibb, Metro Planning and Development  
Emily Lieb, Metro Planning and Development

From: Mike Andrews

Subject: Regional Housing Bond  
Financial Modeling Summary Memorandum

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The purpose of this memorandum is to describe the underlying logic of the financial model created to determine likely outcomes from a regional housing bond, and describe the rationale for key inputs used within the model. Goals for unit production established in the Framework have been established using this model and inputs.

**Logic behind the model:**

The regional housing bond will provide development capital for the creation of affordable rental housing. This type of capital is typically used to fill the gap that exists between the total project cost (land, constructions costs, soft costs, reserves) and the amount of capital the project is able to attract through permanent loan or tax credits.

Ability of a project to borrow a permanent loan is based on the revenue or rents being sufficiently greater than operating expenses. This is called the Net Operating Income (“NOI”). Borrowing typically relies upon 80% of the NOI as debt service payments. Interest rate, loan amortization period, and debt service payment determine the amount of money that can be borrowed.

Policy and practical real estate factors will influence the amount of revenue collected through rents and the cost to operate a project. As a result, these choices have a direct bearing on the borrowing capacity reflected in this model.

The Low Income Housing Tax Credit (“LIHTC”) is a federal tax incentive used to attract equity to residential rental projects. The amount of credit created by each project is a function of its basis, or those capital costs that are depreciable. Investors will purchase the tax credits from developers, who use this equity to create the affordable housing project. The premise of this federal tax incentive is that affordable housing projects intentionally keep rents low, typically well below market. As a result, these project do not generate sufficient revenue to provide a

lender and investor a market return. The LIHTC creates a benefit to investors that doesn't rely on revenue to attract equity to affordable housing. Therefore rents can be kept low while also generating a return for the LIHTC investor.

Typical affordable rental housing uses debt and LIHTC to generate capital for the project. When these two sources are not sufficient to develop the project, development subsidy is used. Each project solves for the amount of development subsidy needed.

The regional housing bond is a source of development subsidy. However, the approach used in modeling realistic outcomes from a regional housing bond is reversed. Starting with the size of the bond, and then relying upon inputs that define key economic drivers for debt and equity, the model solves for the number of units that can be created based on the size of the bond.

Once fully deployed, the bond will have financed a variety of projects, each with its own development and operating budget profile. In order to capture the variation anticipated with individual projects, weighted averages were used for several key inputs. These averages (primarily construction cost, acquisition cost and operating expenses) were tested against actual recent costs for validity.

We have assumed the bond will be deployed over five years. Recognizing escalation impact on construction and acquisition costs was important to achieving a reasonable estimate of unit production. Escalation was applied to the construction and acquisition costs for a five year period, and then a flat line expenditure of bond funds was used to determine impact of escalation.

Key inputs will dictate the economic feasibility and public benefit of the projects funded with the bond. The remainder of this memo will summarize the key inputs and the rational basis for the value used in the model.

#### Key Inputs:

Bond Amount	\$652,800,000 Gross bond amount achievable at an average cost of \$60 annually to homeowners.
New or Acquisition	50 / 50 split This balance was selected to allow for immediate production, lesser cost related to acquisition, and preservation of unregulated low cost housing.
Administrative fee	7% or \$52,224,000 Cost of Issuance, legal requirements and programmatic functions related to implementing the regional housing bond were assembled. Staffing levels and durations were estimated



based on the estimated deal flow and length of the program. This information was used to create an estimated staffing cost for implementation (within Metro and jurisdictional partners). Estimated cost for staffing and direct costs are within this administrative budget.

Affordability targets	42% at 30% AMI, 48% at 60% AMI, 10% at 80% AMI Affordability targets are used to set rent restrictions for units. Additional affordability is anticipated through rent subsidy that will reduce the tenant paid rent for households living in a 60% rent unit to 30% to achieve the targets.
Area Median Income	\$81,400 2018 median family income for a four person family for the Portland-Vancouver-Hillsboro OR-WA MSA. Set by U.S. Department of Housing and Urban Development.
Rents	18% at 30% AMI, 62% at 60% AMI, 10% at 80% AMI, and 11% at Payment Standards assuming Project Based Vouchers.
Project Based Vouchers & local rent subsidy	400 Project Based Vouchers ("PBV") – 200 from Washington County and 200 from Clackamas County. An additional 193 PBV will be needed from Washington County and 41 from Clackamas County. From Multnomah County, local rent subsidy is assumed to cover the difference between 60% AMI rents and tenant paid rents affordable to households at 15% AMI. The value of this local rent subsidy is \$4.136MM in the first year.
Utility Allowances	\$117 average Utility Allowance ("UA") for all units. Schedule is based on UAs published by the housing authorities in the region. Actual UAs will vary depending upon efficiency of projects, fuel source, and decision for tenant or building to pay utilities.
Vacancy Factor	5% Industry standard for underwriting.
Operating Expenses	\$6500 per unit per year Existing actual expenses were provided by public partners who currently invest in affordable housing and owners of affordable housing. Actual expenses reflect a significant range based on building characteristics, population, and income level. \$6300 reflects a weighted average for modeling that allows for a range of actual expenses that capture most of the actual expenses indications gathered.
Replacement Reserves	\$250 for new construction and \$350 for acquisition Industry standard for underwriting.

Escalation	2% for revenue, 3% for expenses Industry standard for underwriting.
Construction Costs	\$253,186 as the trended construction cost per unit. Assumed \$215,000 in 2018 construction costs trended at 5.5% annually for 5 years. The 2018 number is based on input from builders and review of projects recently completed. The \$215,000 reflects a weighted average for wood frame, slab on grade buildings and podium construction. Bedroom sizes range from 0 to 4 bedrooms.
Cost to acquire buildings	\$179,260 as the trended acquisition cost per unit. Assumed \$150,000 in 2018 dollars trended at 6.0% annually. Input based on review of sales data and ECONorthwest review of Costar data for the region
Rehab of acquired:	\$45,920 as trended rehab cost per unit. Assumes \$40,000 in 2018 dollars trended at 5.0%. Discussed with Technical Advisory Table. Acquisitions will need to carefully considered for capital needs prior to purchase.
Soft Costs	30% of depreciable basis. Assumed based on norms for LIHTC projects ratio of soft cost.
LIHTC Utilization:	95% of total projects Input based on desire to leverage additional capital and retain some funds for smaller projects. Only 4% LIHTCs are assumed in the model due to the competition and scarcity of 9% LIHTCs.
LIHTC pricing	\$0.98 per credit LIHTC pricing is shifting and difficult to predict. Portland has the benefit of being a strong desirable market for investors. Recent projects have secured pricing greater than \$1.00, and smaller projects receive pricing in the low \$0.90 range. This input reflects judgement about future market conditions.
Debt Pricing	6.0%, 30 year fixed amortization, 1.27 DCR Debt markets are also changing. Current rates for a 30 year fixed are sub 5.5%. Rates will likely rise over the duration of the bond deployment. 30 year fixed is conservative as 35 or 40 year amortizations are becoming more regular with use of credit enhancement programs.
Other Development Subsidy	\$0 No additional development subsidy has been assumed from local jurisdictions or the state. It is very likely additional capital will be available.





## MEMORANDUM

To: Elissa Gertler, Metro Planning and Development  
Megan Gibb, Metro Planning and Development  
Emily Lieb, Metro Planning and Development

From: Steve Rudman  
Mike Andrews

Subject: Local Jurisdiction Capacity Assessment for Regional Housing Measure

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The purpose of this memorandum is to examine the current capacity within the region to successfully deploy a \$652.8 MM regional housing bond. The focus of this initial assessment of local capacity is on factors important to successfully implement a regional housing bond. It is not the aim or intent of this assessment to address capacity of jurisdictional partners to carry out their current programs.

### 1. Background

Within Metro's service district, two in three low-income families are unable to find an affordable rental home. As the need continues to grow, it is increasingly clear a coordinated regional approach to creating affordable housing is necessary.

Across the region, city and county staff are being directed by their governing bodies to identify new policy and funding solutions to address growing local concerns about homelessness, displacement vulnerability for renters, and the need for permanently affordable housing to serve households at a range of income levels.

In fall 2017, Metro Council directed staff to work collaboratively with local governments to explore the potential for a November 2018 ballot measure to create and protect permanently affordable homes throughout the greater Portland region.

It has been determined the best available option is a General Obligation Bond of \$652.8 MM. Metro would issue bonds to be repaid with property tax revenue and guaranteed by Metro.

State and federal statutes control use of general obligation bond proceeds for the creation of rental housing. Existing Oregon constitutional limitations on general obligation bonds issued by local governments effectively require the real estate funded with proceeds of the bond to be owned by a governmental entity. Metro has determined it does not want to add owning and operating affordable housing to its current functions. The ideal governmental entities to own affordable housing are the three countywide public housing authorities.

In November 2018, Oregon voters will be asked to amend their constitution to allow private ownership of affordable housing financed with general obligation bonds. This would significantly change the role of jurisdictional partners in the implementation of a regional bond from a developers, owners, and operators to primarily serving as gap funders. With an amendment, bond proceeds would be accessible to non-governmental entities (non-profit and private developers) and provide a new gap investment source to be paired with other equity and debt sources commonly utilized in the affordable housing industry.

## 2. Jurisdictional Partners

Successful delivery of affordable housing to achieve the goals established for the regional housing bond will require cooperation between Metro and jurisdictional partners, and among jurisdictional partners within each county. Affordable housing needs differ across the region and most localities have been working on plans and strategies tailored to their community. Additionally, locally controlled resources such as project- based Section 8 rental subsidy, tax abatements, fee waivers, or development subsidy (e.g. CDBG, HOME, general funds, tax increments, Construction Excise Tax, or fee waivers) offer potential for greater leverage of the regional bond resources.

Based on meetings with local staff, many smaller jurisdictions feel they do not currently have the staff and/or technical capacity to facilitate affordable housing development, and some interest has been expressed in a regional technical assistance program. Several larger jurisdictions felt they had significant staff expertise but currently lacked the financial resources and/or staff capacity needed for implementation.

Below are the Jurisdictional partners identified as core to the delivery of a regional housing bond. In addition to these partners, Metro is also an important regional implementer of the bond whose past performance with land acquisition and gap funding for transit-oriented development projects is relevant to future success in implementation.

Cities	Counties	Public Housing Authorities
<ul style="list-style-type: none"> <li>Beaverton</li> <li>Gresham</li> <li>Hillsboro</li> <li>Portland</li> </ul>	<ul style="list-style-type: none"> <li>Clackamas (Department of Health and Human Services and Housing)</li> <li>Washington (Department of Housing Services)</li> </ul>	<ul style="list-style-type: none"> <li>Home Forward</li> <li>Housing Authority of Clackamas County(HACC)</li> <li>Housing Authority of Washington County (HAWC)</li> </ul>

Since Multnomah County is not an affordable housing development implementer, it is not included in the scope of this assessment. However, it is important to note, the Joint Office of Homeless Services is the lead entity responsible for overseeing the delivery of services to people experiencing homelessness in Multnomah County.

Under existing constitutional limitations, the three public housing authorities are recommended to be eligible partners, given their capacity and experience owning and

operating affordable housing. If the constitutional amendment were to pass, Metro has determined that the four cities that administer their own Community Development Block Grant (CDBG) funding should also be eligible to participate in program administration. Cities with more than 50,000 people are eligible to administer their own CDBG. These include Portland, Gresham, Beaverton, and Hillsboro.

Housing authorities (PHA) have historically administered federal funding in their communities for the provision of public housing and rent assistance housing choice vouchers (HCV, also known as section 8). Most HCV are tenant-based, meaning families can use them to rent any private apartment that meets program guidelines. Project-based vouchers (PBV), in contrast, are attached to a specific unit whose owner contracts with a local PHA to rent the unit to low-income families. Across the country, PBV’s have been an increasingly important development tool to provide an operating subsidy that enables very low-income households to reside in affordable housing apartments. Housing authorities, such as Washington and Clackamas counties, can use up to 20 percent of their Housing Choice Vouchers for Project-Based Vouchers plus an additional 10 percent to assist veterans or people experiencing homelessness, to provide supportive housing to seniors or people with disabilities, or in low poverty areas. Home Forward has a federal deregulation status that provides them the opportunity to tailor locally-designed strategies without setting a federal limit on the number of project-based vouchers.

Roles played by these jurisdictional partners and their relative geography or service area is an important consideration is determining capacity to implement this program throughout the entire region. The table below reflects the jurisdiction partners organized by the county within which they operate.

Clackamas County	Multnomah County	Washington County
<ul style="list-style-type: none"> <li>• Clackamas County</li> <li>• Housing Authority of Clackamas County</li> </ul>	<ul style="list-style-type: none"> <li>• Gresham</li> <li>• Portland</li> <li>• Home Forward</li> </ul>	<ul style="list-style-type: none"> <li>• Beaverton</li> <li>• Hillsboro</li> <li>• Washington County</li> <li>• Housing Authority of Washington County</li> </ul>

A board or council governs each partner. In the case of the Housing Authority of Washington County (“HAWC”) and the Housing Authority of Clackamas County (“HACC”), both are within departments of the larger county government. The boards for HAWC and HACC are their respective county commissions, plus a resident representative.

Home Forward, a public corporation, is the housing authority serving all of Multnomah County. A separate volunteer board appointed by the Cities of Portland and Gresham, and Multnomah County serves as the governing body.

The relationship of partners and geographic coverage varies by county. These differences are important to acknowledge as they have potential implications for the underlying mechanics necessary to administer the regional housing bond.

Clackamas County: The housing authority and the department of Health and Human Services cover the same geography and share an administrative and leadership structure. This commonality simplifies the implementation (both with and without an amendment) of the housing bond in Clackamas.

Multnomah County: Portland encompasses much of the county and controls significant resources for affordable housing. Gresham is the next largest city in the county and is also a CDBG entitlement city. There are small parts of the county not within either city, leaving potential gaps in geographic coverage for a gap funding (amendment) option. Coordination between Portland, Gresham and Home Forward may present additional implementation questions. Home Forward provides an ownership implementation option as the housing authority for the entire county and currently serves as an implementation partner on the Portland housing bond.

Washington County: Beaverton and Hillsboro are each CDBG entitlement cities in Washington County and represent a portion of the county geography. Coordination is important as Washington County provides housing program (HOME) and finance services for the county. HAWC provides an ownership implementation option for the entire county.

### 3. Synopsis of Factors relevant to capacity / requirements:

#### **Clackamas County**

- The Board of County Commissioners (BCC) has adopted a goal of 2,000 new units across the affordability continuum by 2024.
- An Affordable Housing and Homelessness Task Force is now working to explore affordable housing incentives such as tax abatements and fee waivers.
- In FY17-18, the county received about \$700,000 in HOME and \$2.2 million in CDBG.
- The County Commission is considering investing more than \$1 million general fund in FY18-19 for affordable housing.
- Efforts are underway to borrow additional funds (\$10 million) {section 108 federal loan guarantee} for housing development and land acquisition, particularly in unincorporated urban county areas.
- Current staffing for housing development include two project managers in the Housing and Community Development division.
- In the past 5 years, the County has worked with private and non-profit partners to develop almost 400 affordable housing units in six projects as gap lender and co-owner (HACC).

#### **Housing Authority of Clackamas County**

- HACC currently owns 545 units of public housing and 400 units of affordable housing and administers almost 1700 Section 8 vouchers, of which 92 (about 5.4%) are currently project-based.
- HACC uses a combination of in-house and third-party property management companies for units owned or controlled.



- HACC currently owns 40 acres of land (containing public housing) that underpins the County's goal of 2000 units by 2024. Significant planning efforts are underway to redevelop public housing communities in Oregon City and Milwaukie to provide additional 30% AMI units and a range of options affordable at different levels.
- Currently there 2 FTE of development coordinators at HACC.
- HACC has limited experience with joint ventures and partnership with private developers. Recently HACC partnered with a private developer to deliver affordable housing units, a model they have interest in replicating.

### **Washington County**

- The Department of Housing Services' 2017-2027 strategic plan outlines a goal of developing 1,000 units by 2027.
- For FY17-18, \$1.6 million is budgeted for housing development, of which approximately \$ 1 million is from Federal HOME, \$50,000 in CDBG and \$500,000 local general funds. The Office of Community Development funds 1-2 projects per year with its HOME funds, depending on its federal allocation.
- Washington County recently committed \$500,000 in general funds toward gap financing by creating a Housing Production Opportunity Fund.
- Additionally, over the past 5 years, the County has provided gap funding and supported 14 developments with over 1000 affordable units.
- Current department staff include 6 FTE directly involved in various aspects of site selection, housing development and/or gap financing with private and non-profits partners.

### **Housing Authority of Washington County ("HAWC")**

- A Housing strategy adopted by Washington County also provides direction for the HAWC.
- HAWC owns 890 units of housing (public housing and affordable housing), and administers 2803 section 8 vouchers, of which 152 (5.4%) are currently project based.
- Currently there 2 FTE of development coordinators at HAWC.
- HAWC has experience as owner and operator and uses a combination of in-house and third-party property management companies for units owned or controlled.
- HAWC has extensive experience with joint ventures with private developers.

### **City of Beaverton**

- Beaverton adopted a comprehensive 5-year Housing Action Plan (FY17 -22) which addresses strategies across the housing continuum, from homelessness to market rate housing. Housing has become a high priority for the City of Beaverton.
- FY 2017-18 Budget for housing development is over \$1.2 million including general fund, CDBG and tax increment financing (TIF) sources.
- Current staff include 3 FTE working on housing, including policy and program development, project evaluation for gap financing, and CDBG administration.
- Beaverton also invests both CDBG and general fund dollars in resident services and homelessness support services.

- In recent years, the City of Beaverton has provided gap-funding assistance to several housing projects resulting in over 400 affordable units, as well as market rate developments.
- No experience owning affordable housing and limited underwriting experience to date.

### **City of Hillsboro**

- Rental housing costs have risen dramatically in Hillsboro in the past five years and City Council recently directed staff to explore opportunities and tools to take a more active role on housing affordability concerns.
- Hillsboro will begin to directly administer its own CDBG allocation beginning this July (FY18-19), with a CDBG budget of approximately \$650,000. Previously Hillsboro's federal entitlement awards were administered by Washington County. Additionally, City General Fund budgeted for Affordable Housing is about \$1.8 million.
- Current staff include approximately 2.5 FTE working on affordable housing related issues focused primarily on policy development and CDBG administration. Hillsboro is interested in building a department to administer housing resources.
- No direct underwriting experience to date, and no experience owning affordable housing.

### **City of Gresham**

- Gresham has some of the highest urban concentrations of poverty in Oregon (Census tracts with a poverty rate over 40%).
- The City has not identified the creation of affordable housing as a priority but has interest in stimulating market rate housing development and mixed income neighborhoods.
- Gresham also seeks to ensure the habitability of existing housing with a mandatory, fee -supported, rental housing inspection program.
- In FY17-18, Gresham received about \$1.5 million in HOME and CDBG funds.
- Current staffing includes 2 FTE for work on housing policy and federal grant administration. Additionally, staff from community development/planning and urban renewal assist on development selections.
- The City recently partnered with Metro to seek qualifications from firms to develop land in the Civic Neighborhood and is working on the Rockwood Rising redevelopment project which will include mixed-income housing opportunities.
- Gresham has no experience owning affordable housing and little underwriting experience.

### **City of Portland**

- The affordable housing crisis has been a top-tier priority of the City of Portland. Since 2015, the City Council declared a State of Emergency for Housing and Homelessness. This has led to a significant increase in dedicated funding for affordable housing development through the Portland Housing Bureau (PHB).
- The City's FY 2017-18 budget for housing development is over \$130 million from TIF, Federal, bond and general funds.

- PHB administers two other delivery program areas: homeownership and indirect financing assistance, which includes property tax abatements, fee waivers and Inclusionary Zoning.
- Approximately 25 affordable rental projects are in the current pipeline with 2,200 units.
- In 2016, Portland voters approved \$258 million General Obligation (GO) Bond for Affordable Housing. The bond program has a goal of producing 1,300 units (at 60% of median income and below) by 2023. Of these: 600 units will be affordable for households at 0-30% AMI, including a target of 300 units of Permanent Supportive Housing (PSH). Also, 650 units will be family size.
- The PHB staff has extensive experience as a gap lender. The rental housing finance team (11 staff) is responsible for underwriting, construction oversight, closing and project management. PHB also has experience managing a public-sector loan portfolio. Finally, staff also perform housing policy planning functions. There are also 2 city attorneys assigned to support PHB's work.
- Limited experience owning affordable housing. Asset management functions for bond funded housing provided by Home Forward through an IGA.

### Home Forward

- Home Forward, which is the housing authority serving Multnomah County, is the largest provider of affordable housing in Oregon. Its focus is the development, management and operations of housing for very low-income households and providing rent subsidy (predominately Section 8) to assist households.
- Home Forward owns over 6400 units of housing (public housing and affordable housing) and administers over 9000 rent assistance vouchers of which about 2800 (31.1%) are project-based.
- Home Forward uses a combination of in-house and third-party property management companies for units owned or controlled.
- Currently Home Forward has a development department of approximately 12 FTE focused on acquisition, rehabilitation and construction of affordable housing.
- Home Forward is currently acting as the City of Portland's asset manager and developer for the city's housing bond.
- Significant experience working with nonprofit and for-profit developers.

### Metro

- Metro's Transit-Oriented Development (TOD) Program has been a tool designed to help realize the region's 2040 growth management plans. It is designed to provide modest gap investments, acquire property, and facilitate development of higher-density, mixed-use and affordable projects located near transit corridors.
- In total, the program has facilitated the development of over 3,500 housing units, over 700 of which are income restricted, and has committed funding to an additional 1,500 units currently in design or under construction, of which over 800 will be income restricted.
- The TOD budget is approximately \$3 million annually from federal regional flexible transportation funds that come to the program through an agreement with TriMet.

- Program staff manage a regional search for properties that meet acquisition criteria and contract with a commercial broker to facilitate negotiations. The TOD Program has completed property acquisitions in Gresham, Portland, Milwaukie, Hillsboro, and Beaverton.
- The TOD program has 2 FTE that underwrite real estate projects for TOD Program financing, manage a regional property search, and prepare development solicitations for Metro-owned parcels. The TOD Program also has legal and administrative support to help with environmental remediation, development agreements, and miscellaneous property due-diligence.

#### 4. Analysis

Based on information collected, interviews and knowledge of the local housing delivery system, the following conclusions have been reached.

- a) Throughout the region, cities and counties, including smaller cities not within the scope of this assessment, are creating strategies, employing regulatory tools and allocating local funds for affordable housing. This groundswell of support and prioritization of affordable housing provide great opportunity for a regional bond to leverage local support.
- b) There are concerns among some jurisdictions about ability to provide deeply affordable housing. Others are concerned that bond resources could further concentrate low income housing in already impoverished areas. Strategies that would ensure an equitable regional distribution may be needed.
- c) Currently, within the Metro region, there's a range of jurisdictional experience, expertise, and readiness to implement a regional housing bond program at the local level.
- d) Without an amendment, the three countywide housing authorities are willing partners who have the capacity for public ownership, and to oversee development. Technical assistance may be needed in Washington and Clackamas housing authorities to support development of bond supported projects.
- e) With an amendment, experience lending public sector development funds exists, but is minimal outside of Portland. The recommended local partners do not currently have all of the capacity needed to perform the tasks for successful bond implementation (e.g., real estate due diligence, underwriting and documentation).

The primary reason is the level of existing development subsidy is small (but growing). There has not been much money to lend / invest, and staff capacity (both in size and knowhow) varies. Outside of Portland, experience underwriting and lending public development capital is very limited. Current experience is largely tied to administration of federal entitlement funds. Most of the federal requirements associated with these funds will not apply to the regional housing bond.

- f) Concurrent to housing bond discussions, the region has been increasingly recognizing the importance of permanent supportive housing opportunities as key to addressing chronic homelessness. A targeted affordable housing bond program could advance systems and align efforts to provide combinations of housing and services designed for people with serious mental illnesses or other disabilities, who need support to live stably in their communities. As part of their local implementation strategy, counties should be required to identify mainstream support services which would be linked to housing their most vulnerable populations.
- g) An affordable housing finance intermediary may be able to provide the delivery system with transparency, efficiency, data consistency, and value-for-money through aggregation. Centralization of some functions within such an intermediary could facilitate coordination of Metro resources with implementation partners as well as with state tax credits, locally controlled funds, and private capital.

## 5. Recommendations

- a) Soon after referral, facilitated efforts should to be undertaken to improve cooperation, collaboration, and partnership among governments. Guiding principles for implementation should be developed and agreed to by Metro and local jurisdictional partners as a foundational exercise to design a regional affordable housing delivery framework.
- b) Metro should build into the Implementation Framework expectations for outcomes tied to resources and milestones. If the region or an individual jurisdiction is not on track to achieve these outcomes, Metro should maintain flexibility to allow for alternative methods to achieve regional goals.
- c) As a key aspect of Intergovernmental Agreements (IGA), participating jurisdictions will be required to produce a “local implementation strategy” (which should be part of an overall affordable housing plan) to illustrate their commitment to meet their share of regional goals. Partners should reference how they will support the bond program goals with local leverage or explain how they will use their resources in parallel with the bonds to further affordable housing opportunities in their community.
- d) Additional staff capacity and/or technical assistance resources will likely be needed to ensure an effective and consistent regional delivery system.
- e) Metro should establish parameters for the lending of funds to ensure consistency across the region (important for program delivery, monitoring, system efficiency).
- f) Metro should explore the feasibility and potential benefits of working with a financial intermediary to help underwrite projects. An intermediary organization could also possibly bring other fund sources for pre-development, bridge and permanent loans, as well as provide technical assistance to borrowers.



# Metro Housing Bond Implementation Approach

Local jurisdictions are best able to develop affordable housing solutions tailored to meet their community's needs. Metro is proposing an efficient and nimble implementation structure for the regional housing bond to increase and support local creation of affordable homes. This implementation approach is intended to provide certainty, reduce barriers, and clarify responsibilities for all partners.

April 26, 2018



Partnering jurisdictions will present their progress reports to the oversight committee annually. The oversight committee will make recommendations to Metro and participating jurisdictions to ensure that the local programs and the regional portfolio of projects are tracking to meet the overall identified goals and targets. Local strategies may be amended annually via IGAs to address necessary and recommended programmatic changes identified by the oversight committee.

# Regional housing measure: Comment report

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## An appendix to the Metro COO recommendation | May 29, 2018

During the development and refinement of a regional housing bond framework, Metro received a variety of feedback and input from jurisdictions, community organizations, housing providers and the general public. This appendix describes the key themes of that feedback and how Metro staff incorporated it into the development of a final measure framework recommendation.

Most input during the development of a draft framework came directly from the two advisory tables. The stakeholder advisory table articulated priority values to guide the measure development, while the technical advisory table provided feedback on inputs and considerations for modeling the potential outcomes of the measure. Both committees used these frames to assess and respond to potential measure scenarios to guide the targets and outcomes described in the measure framework.

Following the release of the draft framework, the two advisory tables commented directly on its elements and potential refinements. Notes from the Stakeholder and Technical advisory table meetings will be available on the project website at [oregonmetro.gov/housing](http://oregonmetro.gov/housing).

Preceding and following the release of a draft measure framework in late April 2018, Metro received a variety of comments in person and in writing on the framework's elements. These were primarily focused on several themes described below.

## TARGETS AND OUTCOMES

Most comments received supported the draft framework's commitment to deep affordability – that is, the share of units proposed to be reserved for households earning less than 30% of area median income (AMI). Support for this level of affordability was heard from elected officials, jurisdiction staff and community advocates. Several commenters stated that Metro should seek to reserve a greater percentage of units for these households.

Several jurisdictional partners and providers raised concerns about the difficulty of achieving the draft targets for deep affordability, particularly due to ongoing operating costs and necessary supportive services for many of these households, which cannot be funded through the bond. Some felt that the ability to cross-subsidize rents with rents from moderate income units (60-80% AMI) would be insufficient given the draft framework's cap on the number of these units and potential cash flow issues in the event of a constitutional amendment.



The final framework recommendation retains a commitment to deep affordability, but the targets for homes affordable to households earning less than 30% AMI has been updated to a numerical target rather than a percentage of total unit production, reflecting concerns that existing commitments for Section 8 project-based rental assistance vouchers from Clackamas and Washington counties will not increase as the overall targets increase in the event that the constitutional amendment passes. Accordingly, the recommended targets for 0-30% AMI units reflect different percentages based on whether or not the constitutional amendment passes: 41-42% in the case of the amendment passing and 50% if it does not.

The framework recommendation acknowledges that some additional operating subsidy will be needed to achieve the targets for deeply affordable units, and commits to ongoing collaborative work to develop tools and strategies to address this need. Metro also commits to continue working with partners to align housing investments with supportive services and develop strategies to seek additional ongoing funding for these services.

Relatedly, some commenters requested that Metro confirm the development and operations cost assumptions used in its modeling to ensure that the outcomes described are indeed achievable and realistic. In response to these comments, staff have collected additional data on recent projects and average operating costs.

Based on these data, cost assumptions related to development, acquisition, and annual operating costs have all been increased within the model to increase confidence in the feasibility of delivering on the targets for unit production and deep affordability.

## MEASURE SIZE

Metro received a number of comments requesting that the overall measure scope be greater than the draft framework proposal. In response to these comments and further assessment of potential outcomes, the final framework recommendation enhanced the measure scope to serve more people in both the amendment and non-amendment scenarios. This increased the measure size as well, within an amount that staff feel is achievable within five to seven years and affordable to Portland-area taxpayers.

## IMPLEMENTATION

Many comments received concerned implementation processes. Some sought as flexible and nimble a local implementation process as possible, to allow for responding to unique needs and opportunities around the region. Additionally, these commenters sought to ensure that regional process does not unintentionally lead to lost local opportunities due to extraneous steps.

Others called for close regional and community oversight to ensure that the bond implementation advances desired outcomes and makes progress on stated targets.

Metro staff believe the implementation approach described in the measure framework represents an effective response to these comments, allowing for a nimble implementation

process guided that serves local strategies and allows for quick action, while also advancing regional priorities and outcomes, incorporating community voices, and ensuring sufficient flexibility to respond to changing circumstances.

## **ELIGIBLE ACTIVITIES**

Some comments concerned eligible activities for bond funds. In particular, commenters sought to clarify that housing created through the bond could be eligible for ownership as well as rental. In response, the recommended measure framework clarifies that if the constitutional amendment passes, the bond can be used for the capital construction costs of units that could be intended for homeownership under a land trust model..

## **LAND ACQUISITION PROGRAMS**

Several comments sought clarity on the proposed land acquisition activities in the measure framework. Some requested more details on Metro's proposed regional land acquisition program, and whether local jurisdictions can also use bond funds to acquire land for affordable homes.

In response, Metro further clarified the regional program's purpose in the recommended measure framework and specified that it will be subject to the same community oversight as local implementation programs. Metro also clarified that local jurisdictions are eligible to acquire land for affordable homes as befits their local implementation strategies.

## **DISTRIBUTION**

During the development of the draft measure framework, Metro received many comments on potential approaches to distributing targets for homes created through the bond across the region.

Commenters and advisory table members variously called for distribution based on regional housing need, focusing investments in high-opportunity communities, distributing homes based on county population, distributing homes based on assessed value or some combination of the above. Metro explored many potential options for assessing, measuring and blending these potential approaches with available data.

Ultimately, based on the quality of available data and complexity of some potential approaches, Metro staff proposed a distribution of homes created through the bond measure based on assessed value in each of the Metro District's three counties. This approach, staff believe, is an effective approximation of affordable housing need and opportunity in each county, supporting the creation of affordable housing in areas with high need today while also creating new opportunities in high-opportunity communities that have not historically had as much affordable housing availability and investment. Such an approach also affirmatively furthers fair housing regionally.

The distribution approach is a target for each county. During further implementation strategy and IGA development, Metro and jurisdictional partners will further articulate how targets will be achieved within each county in amendment and no-amendment scenarios.

Following the release of the draft framework, staff heard broad support for this proposed distribution approach.

## **RACIAL EQUITY**

Throughout the development of the draft framework and following its release, staff heard support for leading with racial equity throughout the bond framework and implementation. Some commenters noted that a racial equity strategy may have different characteristics in different parts of the region based on local populations and histories.

Metro believes that local implementation strategies will allow for racial equity approaches that reflect local needs, while community oversight regionally will help ensure that these strategies build up to advance racial equity at a regional scale.

## **ADMINISTRATIVE FUNDING**

Several comments received concerned the proposed cap on bond funds used for administration and oversight. All commenters agreed that this cap should be as low as realistically possible to ensure that the bond focuses foremost on creating affordable homes. Some felt that the cap should be lower than the initial recommendation of a 7% cap. Others sought clarity on whether administrative funds would be available at the regional and local levels, and how these costs were reflected in the overall cap.

In response, Metro staff recommend retaining the proposed cap in the final recommendations, but clarifying that it applies to local as well as regional administration, transaction and oversight costs. The distribution of these funds will be further clarified during development of local implementation strategies and intergovernmental agreements between Metro and the participating jurisdictions.

## **BALLOT MEASURE LANGUAGE**

Several commenters sought to ensure that the language of the ballot measure avoiding being overly prescriptive. Metro staff clarified that the framework's unit targets and affordability commitments are part of the recommendation the Metro Council will use in determining what to refer to the region's voters; however, most of the framework will not be specifically articulated in the ballot measure itself. Instead, the framework recommendation, including targets and outcomes, will guide community oversight and development of local implementation strategies and intergovernmental agreements.

**The remainder of this appendix contains written comments received by Metro staff following the release of the draft and refined frameworks, in order of date received.**

April 24, 2018

Metro Council  
600 NE Grand Ave  
Portland, Oregon 97232

Dear President Hughes and Members of the Metro Council:

We applaud Metro's interest and leadership in taking action to address the affordable housing crisis in the region. A successful bond measure has the potential to make a significant difference in our shared effort to make more affordable housing available throughout our communities.

At the same time, we have significant concerns with the proposed distribution and implementation approach presented to the staff technical team on April 12<sup>th</sup> and to the stakeholders' team on April 16<sup>th</sup>. We believe this approach, if adopted by Metro Council, will not meet the spirit of a working partnership with local governments and housing agencies and result in a framework that will not meet housing goals or create broad support from the public. For example:

1. **Allocation Method** – The proposed allocation method uses an average of several factors, including population, revenue generation, and an attempt to define need and equity using a mix of variables. This is problematic for several reasons:
  - Defining need and equity is important but difficult given the inherent limitations of our data sources. Metro's proposal attempts to combine a mix of data points in the absence of a better method resulting in a complex metric that presents challenge to usefulness and ability to communicate the complexity with voters.
  - The message to voters needs to be clear, transparent, and direct. Revenue generation is the more straightforward and understandable approach. In addition, it honors Metro's commitment to local control and flexibility in the development of affordable housing since it will allow jurisdictions to meet local needs using revenue generated by their communities.
2. **Requirement for Project-By-Project Approval** – The proposed implementation process includes a problematic requirement for project-by-project approval by Metro:
  - This process adds a direct role in affordable housing development and construction to Metro's future, something that has very little support across the region.
  - It will add unnecessary layers of bureaucratic process between implementing organizations and matching affordable housing that meets the local priorities, resulting in project delays and missed opportunities. We fear it will hinder our ability to take advantage of private and non-profit partnership opportunities that might be possible if the constitutional referral passes. A failure to meet community needs and expectations will risk future local and regional opportunities to raise funds for affordable housing.

Our jurisdictions care deeply about affordable housing and have prioritized it locally. We have collectively engaged at the highest levels with Metro staff and elected leadership throughout this process. We have dedicated significant time participating in the stakeholder and technical advisory groups and informal discussions. At every step, Metro has reinforced its commitment to local

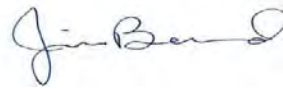
implementation and efficient deployment of bond funds while meeting its bond oversight obligation. We agree that this is critical to successful bond implementation and the ability of local governments to support this bond measure. We are deeply concerned that the proposed distribution and implementation approach does not honor this basic commitment from Metro.

In the coming weeks, we urge Metro to work with us to complete the draft bond measure, revising the distribution formula and implementation framework so that it can be supported by all regional partners. This approach is critical to helping us achieve all of our goals and that will allow us to move forward together on a measure that we can all confidently take to voters.

Sincerely,



Andy Duyck, Chair  
Washington County Board of Commissioners



Jim Bernard, Chair  
Clackamas County Board of Commissioners



Steve Callaway, Mayor  
City of Hillsboro



Denny Doyle, Mayor  
City of Beaverton



Shane Bemis, Mayor  
City of Gresham



Dan Holladay, Mayor  
City of Oregon City



Kent Studebaker, Mayor  
City of Lake Oswego

## **Technical Advisory Table Feedback on Metro Housing Bond Draft Framework and Implementation Approach – Chris Hartye, May 4<sup>th</sup>, 2018**

Below are some initial comments and questions on the proposed Draft Framework and Implementation Approach distributed on April 26<sup>th</sup>. These questions, comments and opinions are from my perspective as a participant at the Technical Advisory Table (TAT) representing the City of Hillsboro. They are primarily based on a constitutional amendment scenario and are subject to modification as more information and clarity becomes available. I am hoping that at least a good portion of these questions can be addressed at the May 17<sup>th</sup> TAT meeting - thanks.

### **General Issues**

**Questions/Comments/Concerns:** What elements of the draft framework and implementation approach will Metro Council be considering on June 7 when they vote on referring the measure? Please clarify what specific elements of the draft framework and implementation approach will be included or referenced with the ballot referral vs. elements that can be modified by Metro and implementing jurisdictions after referral.

### **Draft Framework Summary**

#### **Regional Outcomes**

*“Serving 10,000 people by creating 3,200 affordable homes if a statewide constitutional amendment is approved (see below); 6,300 people and 2,000 homes if amendment disapproved \$516.5 million general obligation bond, less than \$50 annually for average Portland-area homeowner.”*

**Questions/Comments/Concerns:** If referred, are these numbers going into ballot materials? If so, please explain what that means for compliance with bond issuance – both for Metro and for implementing jurisdictions. Has Metro considered unit production goals or a range instead of fixed numbers?

#### **Strong accountability and oversight**

*Seven percent of funds will be reserved for administration of the bond.*

**Questions/Comments/Concerns:** Please confirm 1) whether implementing jurisdictions will receive bond funds for administration of local programs associated with implementing the bond 2) how much of the administration percentage will be available to each jurisdiction vs. the amount retained by Metro and 3) the process by which those administrative funds will be available.

In order to implement the bond, stimulate local unit production/preservation and develop a healthy pipeline and deal flow, administrative funds should be made available annually through allocation to implementing jurisdictions. This will help cover associated land acquisition, pre-development, environmental, engineering, land-use, legal and other costs borne by the implementing jurisdictions associated with bond implementation.

#### **Homes throughout the Region**

*Approximately 10 percent of funds will support a Metro program to buy land for affordable homes near transit.*

**Questions/Comments/Concerns:** Will bond funds (also) be available to implementing jurisdictions specifically for land and property acquisition? Cities and counties are best equipped to identify appropriate sites and properties, perform due diligence, conduct site evaluations, environmental assessments and other analysis, and execute procurement and disposition. We support bond implementation programming that provides counties and cities with bond funding for land and property acquisition. The distribution method to implementing jurisdictions needs to be efficient, especially for land and property acquisition, in order to be competitive in the private real estate marketplace. To that end, an annual upfront allocation to implementing jurisdictions governed through an intergovernmental agreement is preferred.

*Most affordable homes to be created through local jurisdictions and providers. Homes are planned to be created throughout the region:*

*Clackamas County: 21%*

*Multnomah County: 45%*

*Washington County: 34%*

*This approximate distribution is based on assessed property value.*

**Questions/Comments/Concerns:** If referred, will these numbers be included in any ballot or campaign materials? Are these unit production percentage targets by County – stated above as “homes planned to be created”? For example, for Washington County, are we saying that the regional target is 34% of 3,200 or 1,088 units? Or is this the percentage of the \$516.5M to each County? (\$175M total for Washington County jurisdictions)? How will these percentages be applied not only to counties but to CDBG entitlement cities? As discussed at the TAT, jurisdictional representatives don’t recommend a framework where cities and counties are somehow competing or restricted in project eligibility based on what our neighbors are, or are not, producing.

Percentages representative of the funding proceeds should be allocated and available to each implementing jurisdiction (county and cities) based on assessed value. As previously stated, an annual allocation of bond funds to implementing jurisdictions for bond implementation and project development is the most efficient approach (this topic also covered later).

**Affordable homes for families’ needs**

- *45% of homes reserved for households at 30% median family income (MFI) or below*
- *Half of homes large enough for families (2+ bedrooms)*
- *All homes affordable for families and individuals with less than 80% MFI.*
- *Maximum 10% of homes reserved for 60-80% MFI*

**Questions/Comments/Concerns:** If referred, will these numbers be included in any ballot or campaign materials? It is good to see a provision for 2+ bedroom units, which we believe, in part, helps address racial equity and will better serve families in need. Development feasibility for larger unit sizes is an important consideration. We also appreciate the integration of units up to 80% MFI, both for “workforce” housing opportunities and to allow for deeper affordability within mixed-income projects.



While there is no question that the highest income level of need is 0-30% MFI, we do have concerns about a 45% production requirement at this level strictly from a development economics perspective. As the TAT has discussed, achieving affordability at 30% and below is very challenging for housing providers especially without some type of housing voucher. Over-reliance on vouchers to help reach those numbers is also concerning. Using any more than 8 project-based vouchers (PBVs) per project triggers prevailing wage requirements which can significantly impact development costs. Using PBVs in projects also has to pass muster with HUD from an environmental compliance perspective. An affordable housing project site in Hillsboro, in a highly-served transit area, was recently deemed too loud by HUD for the PBVs - double/triple-paned windows and/or other compliance measures would have been needed which would have significantly increased project costs. As a result, the development team decided to forgo use of the PBVs entirely.

It is suggested that Metro consult even more closely with affordable housing developers, especially ones that are active in Washington and Clackamas Counties, who have the same concerns about the development cost assumptions and the 45% production requirement for deep affordability. Consider that a number of these nonprofit housing providers operate with different models than Home Forward and other Portland-based entities and adjust that provision to better align with region-wide development feasibility.

We were pleased to hear a verbal reference to eligibility of homeownership opportunities – please describe how those units/homes will be integrated into the framework. One idea would be a homeownership “carve out” in the funding allocation in an amount to be determined for each implementing jurisdiction based on local priorities and needs.

#### ***How we’ll create affordable homes***

*Through regional programs and supporting local action, the bond will create affordable home opportunities in several ways:*

- *Buying land for affordable homes Questions/Concerns - covered previously*
- *Buying and renovating low-cost market rate housing to create permanently affordable homes*
- *Construction of new affordable homes*
- *Public ownership of affordable homes without Constitutional amendment; potential private/non-profit ownership with amendment*

**Questions/Comments/Concerns:** The language above: “regional programs and supporting local action” is concerning and does not reflect Metro’s pledges for its role in the bond to be a pass-through to local implementing jurisdictions.

Metro has already heard concerns about acquisition/rehabilitation programming relative to acquisition and repair costs and the issues of relocating tenants. Encourage flexibility relative to targets in this area.

#### ***Who to serve, and where to invest***

- *Prioritize people least well-served by the market, including communities of color, veterans, seniors, families, people with disabilities and people experiencing or at risk of homelessness*
- *Increase access to transportation, jobs, schools, parks and other opportunities*
- *Support mixed-income and mixed use communities with a variety of housing types*
- *Prevent displacement in changing neighborhoods*

**Questions/Comments/Concerns:** We are supportive of all of these areas and have several of them already reflected in our local policy.

### ***Looking to the future***

*Several strategies can help ensure regional investments are efficient, equitable and responsive as the bond is implemented, including:*

- *Prioritize racial equity and advance fair housing in project selection*
- *Work with local governments to identify and act on local needs and opportunities*
- *Require projects to have screening criteria and marketing that reduce barriers to marginalized groups finding a home*
- *Partner with culturally-specific organizations and community partners for project selection, design and evaluation*
- *Create equitable workforce targets for investments*

**Questions/Comments/Concerns:** We would like more detail for the highlighted sections and would want to work with affordable housing developers to ensure that we are not creating burdensome requirements or hurdles that further increase project cost and reduce development feasibility. If we are considering project screening criteria, and basing production targets on existing community needs, perhaps allow for consideration of residency preferences to prioritize income-qualifying community members that are here in-state (Oregon-based).

## **Implementation Approach**

### **Questions/Comments/Concerns:**

**IGA Agreements** – we need more specificity as referenced previously on how regional targets will be applied to eligible implementing jurisdictions. Getting a clear understanding and agreement amongst partners will be critical to the implementation success or failure of the bond. Rather than project by project funding, these IGA agreements could be the basis for annual allocations to implementing jurisdictions.

**Local Implementation Strategy** – This section implies local prioritization and goal setting, but functionally it reads to me as though local control really only applies to initial project *selection*. We will continue to press for eligible jurisdictions to not only determine local implementation strategies but to also use bond funds to acquire land and properties, some administrative capacity building, and other project delivery activities. We would like to iron out a Metro staff involvement piece and appropriate mechanisms to ensure compliance on all bond issuance legalities. To do that, we need more information and candid dialogue relative to Metro’s legal requirements for bond compliance and the flexibilities for cities and counties to implement the bond.

**Regional Oversight Body** – this is potentially problematic on a few different fronts, but in general, it is not likely to represent an “efficient and nimble” implementation structure. Incorporating community involvement and review is more efficiently accomplished at the local level. Again, I think implementing jurisdictions want more dialogue with Metro on how we achieve bond oversight compliance while also leveraging local programming, expertise and efficiencies.

**Project Selection and Conditional Commitments:** As articulated at a recent TAT meeting, we feel this project-by-project selection process does not align with Metro’s ongoing pledges to be a pass through

entity. It also does not represent an efficient and nimble implementation structure – especially for land acquisition and/or acquisition/rehab projects. Again, our understanding and preference all along is for an allocation of funding, rather than Metro-held funding in reserves pending project-by-project approval. We believe that bond compliance can be ensured with an allocation methodology through clear Intergovernmental agreements and compliance-based reporting. Cities and counties already comply successfully with HUD funding allocations - the same will hold true with regional bond funding. We look forward to dialogue whereby Bond compliance can be ensured, while providing implementing jurisdictions resources to efficiently get projects catalyzed through land and property acquisition and getting bond (and other) funding into projects – good first steps in producing a number of the affordable housing units that the region needs.

**From:** [Shrestha, Bandana](#)  
**To:** [Jes Larson](#); [Emily Lieb](#); [Craig Beebe](#); [Raahi Reddy](#)  
**Cc:** [Noelle Dobson](#); [Hal](#)  
**Subject:** Regional Bond  
**Date:** Sunday, May 06, 2018 11:02:12 AM

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Hi Metro friends,

I was sorry to have missed the Regional Bond SAT last week, but also know that Hal represented us well and shared some of our comments. He mentioned he gave Jes a hard copy of our more complete thinking on the current draft framework. So I am pasting it here again for your convenience.

- We support measures to ensure accountability and transparency through the establishment of a community oversight committee representing diverse stakeholders.
- Bond funded new construction and renovations should meet basic accessibility standards (no step entry, wider doorways and hallways, usable bathroom, kitchen and living area) and be designed to meet the future needs of people of all ages and abilities today and in the future.
- Increasing property taxes are of concern for lower income homeowners, including older adults living on fixed incomes at risk of housing insecurity. Bond monies should be invested in affordable homes to meet the needs of families and households most vulnerable to homelessness and those at risk of housing insecurity. We support allocating 45% of bond monies for household at or under 30% MFI, 35% to 31-60% MFI, and 20% to 61-80% MFI.
- Bond monies should support a variety of housing sizes and types, meet the needs of people of all ages and abilities, including single families, older adults living alone and multigenerational families. We support 65% allocation for 2+ bedroom homes, 35% for 1 bedroom and studios.
- Housing investment should be in diverse communities throughout the region, in neighborhoods with access to amenities, services, and transit, and aligned with anticipated future transportation investments.
- We support a continued commitment to equity that seeks to eliminate disparities, especially among historically marginalized communities, and inequities that address intersectionality of experience including age and ability.

I also want to take the opportunity in this email to share my feedback on the Opt-in survey currently out. I already emailed Noelle about it, but want to share my thoughts with you as well.

I was surprised to see the survey asking if people want to help kids OR old people. This is a false choice. It just perpetuates the scarcity mindset which dictates one set of vulnerable people will have to loose for another to do well. It does not build community. I am sorry to say it is disappointing. Yes, trade-offs and choices have to be made, and we don't have limitless resources and we have to prioritize, and I understand Metro wants to know people's priorities. But there are better ways to do it. I think we can find common ground based on caring and compassion and not by positing which hungry group gets to eat the proverbial pie and who has to starve.

I have great appreciation and respect for the work you all are doing. It is important and timely and difficult. Thank you. I hope you also understand what I am saying here.

Thank you again.

Bandana Shrestha  
 Director of Community Engagement  
 AARP Oregon  
 Cell: 503-784-1789  
 Office: 503-513-7368

Sent from my iPhone. Please excuse autocorrect blunders.

-----Original Message-----

From: Dennis Doyle [<mailto:ddoyle@beavertonoregon.gov>]

Sent: Thursday, May 10, 2018 4:46 PM

To: Kate Fagerholm; Jes Larson; Elissa Gertler

Cc: Martha Bennett

Subject: Thought on bond

Good morning Kate,

I appreciate the opportunity to provide feedback on the draft framework and implementation approach in advance of our next Stakeholder meeting and I appreciate all the hard work that has gone into this.

This is an exciting opportunity for all of us to raise funding regionally and implement locally to ensure success in the delivery of much-needed affordable housing to our communities and constituents. At the end of the day, that is what is most important: successfully getting more of the affordable housing our communities need.

Through the course of our conversations, I see several positive improvements toward that end:

- \* Using a distribution formula based on Assessed Property Value that is simple, equitable and easy to explain to voters.
- \* Focusing on affordable units that are most challenging for the private market to produce, such as family-sized units and 0-30% Area Median Income (AMI) units.
- \* Allowing for investments in housing that serves workers making up to 80% AMI, helping them live closer to their place of employment.
- \* Including homeownership, as well as rental housing, as an appropriate bond use, is a critical part of an equity strategy.

At the same time, there are more revisions that need to be made to ensure an effective and implementable program that will lead to better outcomes for low-income residents our communities and ensure taxpayer dollars are efficiently well-spent:

#### Regional Housing Targets

While it's perfectly appropriate to have affordable housing targets in the IGAs, both for what is developed in each county and for significantly needed housing, such as 0-30% AMI or family units. At the same time, the proposed targets are too aggressive, given the total unit production proposed and the realities of financing and cash-flow for these projects.

For example, family-sized units are targeted for half of the units produced, in reflection of the shortage being created in the private market. At the same time 45% of the units are reserved for 0-30% AMI. Since no more than 10% of the units can be 60-80% AMI, this would require the majority the family-sized units to be less than 60% AMI. This is not a reasonable target if the overall unit goal remains 2,000-3,200.

In addition, the draft framework should consider the additional cost of social services that are often required to properly serve community members at 0-30% of AMI, yet can't be funded with bond resources. Although Beaverton is proposing to increase its general fund allocation in the next budget to deliver our overall housing plan, the potential costs for supportive services required if 45% of all homes must be reserved for 0-30% AMI are significant.

An alternative approach, might be to:

- \* Reduce the number of required units at 0-30% AMI to reflect project-based voucher availability and cash-flow feasibility, or reduce the unit production targets accordingly to ensure projects serving our most needy residents can pencil, and

- \* Reduce the number of required family-size units in a local jurisdiction's plan and allow 3+ bedroom multifamily units to be counted as three units toward the overall target. This type of allocation is currently used by the City of Portland in its Inclusionary Housing and MULTE programs to increase project viability.

#### Project By Project Funding

The current implementation approach calls for Metro to hold bond funds in reserve and allocate funds on a project-by-project basis. This approach seems very restrictive and will likely result in project delays and missed opportunities. Particularly considering the partnerships that we hope will be possible with the constitutional referral, holding up a project with multiple funding streams for Metro funding approval seems less effective than accountability through audits and reporting. County Boards and City Councils have years of expertise and connection to their community and should be able to approve projects that are within an agreed upon policy framework set in the IGAs.

An alternative approach, might be to:

- \* Allocate funding annually to implementing jurisdictions, with accountability to Metro through annual reporting of progress towards their individual strategies set in IGAs, and auditing. This approach will allow implementing jurisdictions to incorporate these critical new resources into their existing affordable housing strategies and to be nimble when opportunities arise to invest in the development or preservation of affordable homes.

#### Land Acquisition Program

Land acquisition and land banking are important strategies to plan for future investments in affordable housing, however, implementing jurisdictions already have the expertise and a mature infrastructure in place to do that work. The ten percent (\$50,000,000) reserved in the framework for Metro to acquire land would

be more effectively done by the implementing jurisdictions as a part of their implementation plan.

An alternative approach, might be to:

- \* Put the \$50,000,000, or a sizable portion of it, into the distribution formula and allow jurisdictions to acquire land as needed and opportunities arise. Require implementing jurisdictions to account for the use of the funds through annual reporting and auditing memorialized in IGAs. This gives local communities flexibility to account for their local needs and goals while meeting accountability needs.

#### Administrative Costs

While I appreciate there may be some additional administrative load at Metro for the bond management, the draft framework identifies seven percent off the top to account for costs associated with administering the bond. Although not explicitly stated in the framework, I believe that it is intended to flow through to implementing jurisdictions, which is the right way to go.

However, it's not clear if the intent is to transfer those funds on a project by project basis. If that were the case, implementing agencies would not be able to build sufficient capacity to accommodate and prepare for a more robust pipeline of projects. In addition, \$35,000,000 for administrative overhead seems high, although I know that different local jurisdictions have different existing capacity for implementation.

Yet combined, the proposed reserves for land acquisition and administration would take nearly a fifth of the bond funds (\$85 million) away from affordable housing provision and preservation. That seems high and harder to defend in the community.

I hope that Metro and implementing jurisdictions can collaborate on an approach that limits administrative expenses and maximizes project funding, such as:

- \* Consider reducing bond funds earmarked for administration to a cap of up to five percent (\$20,000,000), distributed annually by formula to implementing jurisdictions for capacity building, planning and administrative overhead. This should help communities prepare to efficiently deliver more affordable housing with a low overhead, while maximizing the funding for affordable housing. Parameters for administrative funding use would be negotiated and reflected in the IGAs.

#### Community Oversight Committee

As I mentioned at the last Stakeholders meeting, community oversight is critical to a successful bond measure and that communities of color should play a central role in decision-making and oversight of local investments. At the same time, a



Metro-appointed region-wide oversight committee may not be appropriately connected to local communities.

An alternative approach that keeps racial equity and local communities of color at the center of the process might be to:

- \* Require the governing body of implementing jurisdictions to appoint their own community oversight committees comprised of local communities of color, community leaders, housing experts, and affordable housing developers. Furthermore, require each implementing jurisdiction to develop a plan in collaboration with its local oversight committee that advances racial equity, prevents displacement in changing neighborhoods and reduces barriers to historically marginalized groups in finding a home. These plans could be formally adopted by the implementing jurisdictions as a part of their IGAs.

This regional affordable housing bond is so important that it's worth it to get a truly workable framework. We are getting closer, but the current draft is not there yet.

I appreciate that Metro has reached out to the metro area mayors to set up a meeting the end of this month, as well as one with city staff. I hope those meetings will also help move the draft framework and implementation approach in a direction that leverages the expertise, experience, and existing infrastructure of implementing jurisdictions, and results in a bond measure we can all support and confidently take to voters in November.

And if more meetings with implementing jurisdictions are needed to work through these issues and arrive at a final framework and implementation approach, I really encourage us all to make the time to get that work done so we can put forward the strongest referral possible to the voters.

I am excited about the progress we are making towards this essential first step in working on the affordable housing issue. Please let me know of next steps and I'll be happy to help!

Denny

Denny Doyle  
Mayor, Beaverton

Sent from my iPhone

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HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

May 15, 2018

Dear Metro Staff:

Northwest Pilot Project is a social service agency helping address the housing needs of low income seniors in Multnomah County. We applaud you for referring a housing bond measure to the ballot. We encourage you to hold firm on the current plan that 45% of bond proceeds are used to create housing opportunities for individuals and families below 30% of median family income. For a single individual, this would be a monthly income below \$1,425. For a family of four, this would be a monthly income below \$2,034.

The private housing market is not able to provide housing opportunities at a price point that is affordable to our lowest income neighbors. The very poor must depend on public investment to create truly affordable housing options. This includes seniors and disabled individuals on low fixed incomes and families employed in low paying jobs.

It is the lack of truly affordable housing for the poorest individuals and families that leads to homelessness, enormous personal stress, and higher health care costs. The lowest income households struggle the most to retain a foothold in the current rental market and are at highest risk of homelessness.

Targeting the lowest income households for a minimum of 45% of the bond proceeds will reduce homelessness and stress leading to substantial societal savings in the cost of providing emergency shelter, health care, and social services.

The seniors we serve have monthly income between \$750-\$1,200. They are not able to afford apartments in the private market. We are receiving 80 calls per week from low income seniors in a housing crisis. These seniors would greatly benefit from the addition of Metro bond-funded truly affordable apartments to the rental market.

Please maintain the commitment to spend at least 45% of Metro bond proceeds on housing for our neighbors with the lowest incomes – those below 30% of median family income.

Sincerely,

Laura Golino de Lovato  
Executive Director

To: Emily Lieb  
From: Cadence Petros  
Date: May 16, 2018

Subject: Metro Equitable Housing Bond – TAC Comments

Thank you for the opportunity to discuss the draft affordable housing bond distribution and implementation proposal presented at the last TAC meeting. This letter reflects comments I made in the meeting and in our discussions thereafter. My hope is that we can continue to work together to craft an implementable process based on realistic communications to the public about what can best be achieved with bond proceeds. My comments reflect this objective.

### **Bond Measure Language**

The promises Metro makes to the public in the bond measure language - and any related campaign documents - impact Metro and every local jurisdiction within the Metro region. It's in all of our interests not to over-commit what the bond proceeds can accomplish, as a failing to meet public expectations may jeopardize the ability of all jurisdictions within the region to garner support for any future affordable housing measures. To mitigate this possibility, the stated production goals should reflect conditions on the ground and be doable, given the process and restrictions imposed by Metro on the bond.

The current financial model takes a regional portfolio approach when analyzing production and cash flow. While I understand the underlying logic, I am concerned this approach does not adequately consider how actual implementation will take place. For example, the model assumes projects with higher rents will essentially subsidize projects with less net operating income. While this *might* work in a no-amendment scenario on a jurisdiction by jurisdiction basis, it is infeasible to assume that projects in one jurisdiction can subsidize projects in another, let alone in an amendment scenario—the one we all want—where each project will have to cash flow on its own because there simply won't be a single portfolio to cross subsidize. In addition, the significant proposed percentage of 0-30% AMI units overstates the capacity of project-based vouchers and supportive services to serve those projects. Both of these factors result in an

overstatement of what can be feasibly achieved with bond proceeds in the near and long term.

The actual bond language should allow flexibility on the total units anticipated and in how the bond unit production goal is met. The bond measure (and its accompanying marketing collateral) should not require a certain percentage of new construction or a hard target for income distribution other than an upper limit of what will be considered affordable. Individual intergovernmental agreements can certainly be more prescriptive and hold local jurisdictions to negotiated production goals; the bond language should have flexibility on production targets so expectations can be met or exceeded.

### **Implementation Process**

Metro is uniquely situated to make regional funding available to local jurisdictions for affordable housing, which can help alleviate a severe problem that crosses all localities. Convening a regional conversation and sharing best practices are additional important roles that Metro is expert at and have ongoing value. Local jurisdictions, on the other hand, have the development experience and relationships with their residents, property owners and developers. They have the ability to best address housing affordability needs in their communities. Any implementation process should reflect these respective roles. Further, the process must be efficient, implementable, and of course, meet Metro's bond oversight responsibilities.

While the draft project by project approval process makes an attempt to provide for local implementation, its current configuration is unwieldy. I suggest Metro's Intergovernmental Agreements with local jurisdictions be the primary oversight mechanism. The IGAs could outline underwriting criteria, project eligibility standards, production goals, community engagement and participation, local implementation plans, and other considerations pertinent to bond covenants and regional (as well as local) objectives. To meet its bond oversight requirements, Metro could engage a regional oversight body to periodically review all jurisdictions' compliance with the terms of the IGA and deployment of annually allocated funds. If Metro –and/or its oversight body – determine funds are have been used in a manner consistent with the IGA, the next installment of funds would be made available to a local jurisdiction.

It is critical that each jurisdiction only be held to its obligations under the IGA and not be required to make up for other jurisdiction's failure to perform. While we are

all hopeful bond proceeds will be deployed efficiently and effectively region-wide, we must be held to only our performance rather than that of jurisdictions we have no authority over.

Finally, to meet racial equity standards, as well as other program specific goals, a local, rather than regional oversight committee should be created in each jurisdiction to ensure that the bond funds respond to local communities of color and projects are tailored to the needs of individual communities, rather than respond to the diffused goals of a diverse region.

In addition to the bond targets and implementation process, I have additional concerns that impact the ability to deploy bond proceeds effectively and establish consistent roles and responsibilities. They are as follows:

### **Administrative Fees**

The administrative fee cap is high and Metro has indicated these funds will not be allocated on the same pro rata share as bond proceeds. This is problematic because most jurisdictions will need to ramp up activities in order to ably deploy the funds. If Metro retains the bulk of administrative funds or only distributes funds after jurisdictions successfully submits projects to be funded, Metro may unintentionally impede implementation. We need to find an equitable and practical way to ensure administrative funds are distributed to implementing jurisdictions quickly before projects are funded. Given Metro's need to oversee compliance, I suggest Metro determine the amount it needs for this purpose and then allocate the remainder of administrative funds to local jurisdictions based on the same percentage breakdown as bond funds are distributed. I also recommend that the cap be reduced to 5% to maximize the dollars used to fund housing projects.

### **Metro Land Acquisition**

It is unclear how Metro will utilize 10% of bond proceeds to fund Metro's land acquisition program. What kinds of projects will Metro fund with these funds? How will Metro contribute to the overall bond housing targets and how will this contribute – or not – to a local jurisdiction's production goal requirement? Will Metro be held to the same timeframe for project delivery as local jurisdictions? How will Metro ensure consistency with local goals and plans? These questions and my concern about appropriate and efficient roles and responsibilities between Metro and local jurisdictions lead me to suggest that local jurisdictions

be the entities responsible for acquiring property for housing development, and Metro should negotiate transit oriented development objectives in the individual IGAs with each participating jurisdiction.

Given the comments above, and our collective need to ensure the proposed bond measure is successful and implementable, I strongly recommend we work through these issues before referring the bond to the voters. While the bond referral meeting is already calendared for the Metro council in early June, I understand the technical deadline for referral is mid-August. Let's use some of that time to ensure we all will have a successful housing bond program that helps meet our communities' needs, even if it means deferring the referral vote. We all know that these funds are essential to making a dent in the housing crisis, yet they can only help if we can actually deliver on the promises in the bond.

Thank you for taking leadership on this issue, and for your willingness to make changes to the program to ensure its effectiveness.

**From:** Kari Lyons-Eubanks [<mailto:kari@housingoregon.org>]  
**Sent:** Friday, May 18, 2018 5:16 PM  
**To:** Kate Fagerholm; Andy Shaw; Noelle Dobson  
**Subject:** Feedback on Proposed Framework

Hey folks,

I wanted to send along a few key feedback points as you gather all the public comment. The Coalition voted in consensus in support of the current framework with a hope that Metro can make a strong commitment to the recommendations under income guidelines. I will be sharing a larger report with you on May 31st as a result of our funding that will provide more feedback regarding racial equity and implementation.

### ***Income guidelines***

#### **Recommendations:**

- Build political support for a regional solution to the supportive services and housing voucher funding gap to ensure the aspiration to house those 0-30% MFI can become a reality.
- Maximize the number of people housed versus units built. Consider a target number or a percentage range to leave some flexibility to account for unknowns and risks.

•

### ***Acquisition versus new construction***

#### **Recommendations:**

- Housing development is extraordinarily based on opportunity and circumstances in a dynamic market which will require flexibility in rehab versus new construction
- Add specific language that ensures acquired units will be rehab units that would have been lost so that there is a net unit gain with either method.

### ***Bedroom unit allocation***

#### **Recommendations:**

To best suit the community need of family sized bedrooms (3+ bedrooms), we might be require a heavier reliance on new construction for units with more than two bedrooms.

--

Kari Lyons (she/her/hers)  
 Director, Welcome Home Coalition  
 1435 NE 81st Avenue  
 Portland, Oregon 97213

P: 503-317-7524 E: [Kari@HousingOregon.org](mailto:Kari@HousingOregon.org)





# JOIN

Connecting the street to a home.

President  
Chris Bonner  
Hasson Company

Vice President  
Margaret Bryant  
Bryant Garcia Benefit  
Consultants

Treasurer  
Nathan Beatty  
Umpqua Bank

Secretary  
Anna Plumb  
Multnomah County

Andrea Durbin  
Oregon Environmental  
Council

Kevin Kaufman  
CBRE, Inc.

Evelyn Liu  
Asian Pacific American  
Chamber of Commerce

Aaron Nawrocki  
Capital M Lending

Sara Westbrook  
Portland Police Bureau

Paulette Wiltwer  
Community Volunteer

Ms. Martha Bennett  
Chief Operating Officer  
Metro Regional Government  
600 NE Grand Avenue  
Portland, OR 97232

Dear Ms. Bennett,

JOIN exists to support the efforts of our neighbors experiencing homelessness to move back into stable, affordable housing. We operate on the front lines of this housing crisis, serving people across our community. While based in and funded by the Cities of Gresham and Portland and Multnomah County, we support people transitioning back into housing throughout the Tri-County Region. As such, we see the need for apartments that are affordable to our lowest income neighbors in Multnomah, Clackamas, and Washington Counties. Oftentimes, peoples' homelessness is prolonged due to the lack of affordable housing and they continue to be unstably housed due to market rate rents far exceeding their minimum wage or social security income. Much of the resources in our communities is used to build housing for people at 40-80% AMI which does not serve this lowest income population. The Metro Bond provides a unique opportunity to fund housing development for those whom there exists no other funding mechanism.

We urge Metro to use, at a minimum, 45% of Bond dollars to build for our neighbors at 0-30% AMI. Additionally, we urge Metro to take lessons learned from our Portland Bond process and create family units at 3+ bedroom sizes. This not only meets the need expressed by the Homeless Family System of Care, where 31% of households waiting for housing services are over 4 people, primarily in 1 parent households, but also meets the need expressed by communities of color, including immigrant and refugee communities and intergenerational families. As an example, JOIN recently housed 2 families of 13 people. These households preferred to live together and we were fortunate to locate a building with 3 apartments next door to each other so they could provide the childcare and financial support across nuclear households. While this is anecdotal evidence, I can say they are not unique families, the solution we found was unique and not available to many of the large families falling into homelessness.

Metro has the unique opportunity to learn from the Portland Bond process and has done a good job of bringing in community voice to help design the framework

for this bond. JOIN encourages you to listen to that community voice and implement the framework they've designed—at least 45% of the units at 0-30%AMI with family sized units. Holding to these goals and values will not only begin to rebuild trust with these marginalized communities, but also will serve a large number of people. When we focus on people and not units, we believe that the Metro Bond is poised to make a significant impact on the people experiencing homelessness and housing instability in an extremely volatile housing market.

Thank you for your leadership on this Bond and helping to address the unmet housing needs of our most vulnerable and lowest income neighbors in our community. We look forward to working together to be a part of creating lasting change for many of the people we serve. We know this is not the only resource needed to address the housing crisis and we will continue to work with local jurisdictions to address their unique housing needs and ensure housing access for people across the income spectrum.

Thank you for your time. Please feel free to contact me with any questions or comments.

Sincerely,



Shannon Singleton, MSW  
Executive Director  
JOIN

Ms. Martha Bennett  
Chief Operating Officer  
Metro Regional Government  
600 NE Grand Ave.  
Portland, OR 97232

Dear Ms. Bennett,

Oregon Food Bank holds people experiencing hunger at the center of all we do. The issues and concerns facing the people we serve guide our programmatic decisions and direct our public policy efforts.

More and more, we hear from our clients about the strong connection between housing and hunger. They tell us about making the tough choice between paying for rent or for food and the struggle to find an affordable place to live. They tell us that the reason they visit food pantries and emergency meal sites is because of housing issues. In fact, the number one reason cited by clients for why they seek our services in the Portland metro area is housing. Housing issues are driving too many of our neighbors to experience hunger.

In order to end hunger, we need to address housing.

We appreciate all of Metro's efforts to address the affordable housing crisis in our region. We know that it will take a myriad of solutions to solve it, and we are grateful that Metro is stepping up and responding to the needs of the region. In particular, we applaud Metro's consideration of a general obligation bond to build and acquire affordable housing, an essential need in our community.

Metro has an opportunity to design a housing bond that does the most possible for our most vulnerable community members. We know that while our entire community is in a housing crisis, it is particularly impacting our community members most in need. We urge Metro to design a housing bond that is bold, robust, and works to address our largest affordable housing gap.

While we appreciate the initial draft framework of \$516.5 million bond, we urge Metro to design a more robust solution. We know that the need is so great, despite our entire community – government, community organizations, the private sector, individuals – prioritizing resources to address this crisis. We know we are short an estimated 48,000 affordable homes in the greater Portland area, and we need robust solutions to address that shortage. We urge Metro to design a solution that raises the most resources possible to address the needs of our community: go BIG!

Additionally, we also know that our community members most in need are disproportionately impacted by the housing crisis. When rents are raised sky-high and evictions are common, our community members with the least amount of resources are the most impacted. And the solutions



for meeting their housing needs are the most limited. Research shows us that the largest metro area affordable housing supply gap is for those making 0-30%MFI, and that government subsidy is the only tool to serve them. While we appreciate the draft framework target of 45 percent of units designated for 0-30%MFI, it should be the floor, not the ceiling. We urge Metro to design a solution that focuses on deep affordability and works to ensure that our most vulnerable community members have a safe, stable place to call home.

Metro has the ability to make a significant impact on the lives of our community members struggling to pay rent and find an affordable place to call home. Oregon Food Bank urges Metro to design a housing bond that does the most possible for our most vulnerable community members and helps to ensure more of our neighbors and community members have a safe, stable place to call home.

Sincerely,

Anneliese Koehler  
Public Policy Advocate, Oregon Food Bank

CC Elissa Gertler  
Andy Shaw  
Jes Larson  
Emily Lieb





**Deborah Kafoury**  
**Multnomah County Chair**

501 SE Hawthorne Blvd., Suite 600  
 Portland, Oregon 97214  
 Phone: (503) 988-3308  
 Email: [mult.chair@multco.us](mailto:mult.chair@multco.us)

May 21st, 2018

Metro Council  
 600 NE Grand Ave.  
 Portland, OR 97232

Dear Metro President Hughes and Metro Council Members,

As you move closer to referring the proposed regional housing bond to voters, I want to thank you for the framework you've proposed for how to invest the money it would raise, especially your commitment to ensuring that at least 45 percent of all units funded will have rents affordable for households earning 30 percent of the area median income (AMI) or below.

Metro's recent snapshot documents the largest deficit in housing affordable for people earning 30 percent of AMI or less. These households include tens of thousands of extremely vulnerable people surviving on small fixed incomes, like Supplemental Security Income (SSI), Social Security or Veterans benefits. These households also include thousands of families working full time at minimum wage.

Given the way rents have skyrocketed in our region, these households are no longer just struggling with untenable rent burdens of 60 or 70 or 80 percent of their incomes; they are increasingly becoming -- and staying -- homeless. Every day we see these neighbors on our sidewalks, living in their cars and crowding into our shelters.

I'm well aware that it's hard to finance units with rents that someone making 30 percent of AMI can afford. I also know that financing those deeply affordable units may reduce the overall number of units the bond can produce. But this is a trade-off we have to make.

In fact, given the need on our streets, given the hardships facing our lowest-income families, I'm urging you to go even further -- to go above the currently proposed 45 percent share of deeply affordable units. Because right

now, even with that many units set aside for extremely low-income families, more than half of the units this bond would produce would go to households earning between 50 and 80 percent of AMI.

Like you, I have heard concerns that the 30 percent AMI units won't work unless we find additional resources for support services, based on the presumption that the extremely low-income households who rent these units will all need intensive ongoing support to succeed as tenants.

But that simply isn't the case. The average hospitality job in Multnomah County pays just \$21,000 a year, approximately 30 percent of AMI. Most of the workers in the region's 30,000+ minimum wage jobs don't need support services to be successful tenants. They just need a rent payment they can afford.

Similarly, more than 80 percent of families living on Home Forward's Housing Choice Vouchers fall under the 30 percent AMI threshold, and the vast majority are able to succeed as tenants, without intensive support services, because their rents are affordable.

It's true that some tenants in those deeply affordable units really will need ongoing support services -- a subpopulation of highly vulnerable people who need permanent supportive housing (PSH). And we also have to answer and address that critical need as a region. The bond, and the commitment to providing at least 45 percent of the units for neighbors making 30 percent AMI, is a tremendous opportunity to meet this challenge.

The fact that we have not yet identified a clear way to pay for those support services isn't a reason not to go big when it comes to providing deeply affordable housing. It's why we have to redouble our efforts to find dedicated services funding so that we can maximize the number of bond units that can be dedicated to PSH.

Thank you for your leadership in bringing this bond to the voters of Multnomah County and the region.

Sincerely,



Deborah Kafoury  
Multnomah County Chair

CC: Martha Bennett  
Roger Gonzales  
Jes Larson

**From:** [Bill Van Vliet](#)  
**To:** [Emily Lieb](#)  
**Subject:** RE: Regional Housing Measure Technical Advisory Group: framework recommendations, fact sheet, final feedback and comments  
**Date:** Monday, May 21, 2018 5:04:05 PM

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Hi Emily,

Thanks for this updated information, I'll review it again for any last comments.

Near the end of the last meeting one of the jurisdictional partners, maybe Chris Hartye, raised concern about Metro's need to evaluate projects a second time. I may have misinterpreted, but I sensed concern that Metro might change something after initial approval. That seems like an easy concern to address. We do it at NOAH on nearly every transaction—we evaluate and approve loans and then don't fund them for 24 months after we complete another evaluation. Everyone is comfortable with this structure (borrowers, construction lenders, and NOAH), because we issue a formal commitment letter after the first review. That letter is a legal commitment to fund once certain conditions are met (essentially that the project is built and operates as expected). Our second review is simply to confirm those certain conditions were met. Metro could propose a similar process.

The issue raised by Martha about projects "tipping over" once a certain concentration of PSH units is more challenging and I'm not sure how to address it other than somehow build in flexibility in case some adjustments need to be made. I need to understand the dynamic that Martha discussed better.

--bvv

**Bill Van Vliet**  
**Executive Director**  
**Network for Oregon Affordable Housing**  
 1020 SW Taylor St., Suite 585  
 Portland, OR 97205  
 503.501.5680



[www.noah-housing.org](http://www.noah-housing.org)

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**From:** Laura Dawson-Bodner [mailto:Laura.Dawson-Bodner@oregonmetro.gov] **On Behalf Of** Emily Lieb

**Sent:** Monday, May 21, 2018 12:54 PM

**To:** 'Jonathan.Trutt@homeforward.org' <Jonathan.Trutt@homeforward.org>; 'Komi Kalevor' <Komi\_Kalevor@co.washington.or.us>; 'chuckrob@clackamas.us' <chuckrob@clackamas.us>; 'cmoylan@beavertonoregon.gov' <cmoylan@beavertonoregon.gov>;



May 22, 2018

Regional housing funding  
Metro  
600 NE Grand Avenue  
Portland, OR 97232

This letter provides comments from City of Gresham staff regarding the regional housing measure draft framework summary. While City Council has not taken a position on the proposed bond measure, the City of Gresham has spent considerable staff time participating in the technical advisory team and related meetings.

The draft framework was presented on the April 26, 2018 technical advisory team meeting. This framework was also shared at the final technical advisory team meeting on May 17, 2018. After reviewing, I would like to offer the following considerations.

Local implementation: The City has an existing process for housing investments. Any future regional measure oversight needs to support local decision making and allow for the timely and efficient distribution of funds. This includes:

- Oversight: Existing local oversight committees will be more effective than a single regional committee.
- Funding allocation: Making funding contingent on a project-by-project basis will slow project delivery and lead to inefficiencies. A better approach would be to provide funding upon an executed IGA and subject to annual review. This will allow for implementing jurisdictions to effectively appropriate funds in a dynamic market environment.

Commitment to racial equity: Staff appreciates the draft framework language emphasizing a commitment to equity. This framework would be stronger by acknowledging the need to abide by fair housing legislation. To that end, bond measure resources should not increase segregation or concentrations of poverty. Investments must affirmatively further fair housing, and the framework would be stronger by explicitly stating that.

Who to serve, and where to invest: In addition to the items identified in this category, bond funds should be prioritized in high opportunity neighborhoods in the region. The framework should acknowledge opportunities for ownership housing. The framework should also allow for partnerships to create services, retail, office, and other investments that support neighborhood and community development.

Regional housing model: Metro developed a regional model to develop production targets in units created and people served. I identify the following concerns:

- The model does not adequately reflect the funding necessary for services and operating expenses, particularly for homes at 30% MFI or below, which have typically required greater investment in services and operating costs.
- The model does not adequately capture variations in land acquisition costs. The price of land varies considerably across the region. However, Metro's model lacks the precision in land cost at a smaller than county-wide scale. While this may have been adequate for a regional production target estimate, it will complicate actual project development and implementation, particularly concerning decisions about where to invest.

I would like to see this feedback incorporated into the finalized framework. Thank you for your consideration.

Sincerely,

Brian Monberg  
Senior Manager  
Office of Governance and Management  
City of Gresham

To: Emily Lieb  
From: Cadence Petros  
Date: May 24, 2018

Subject: TAT Comments to Updated Bond Framework

Thank you for the opportunity to comment on the updated framework and Metro's continued collaboration with stakeholders to refine the concept. I appreciate the increased housing bond amount, the cost modifications to the model, and the assessed value distribution. Thanks also for removing the draft implementation process from the Metro council documents. This will provide needed flexibility to negotiate implementation IGA's in the coming months.

While these changes are helpful, more work remains to be done to ensure the bond measure can be implemented effectively. Some of my concerns relate to the number of 0-30% AMI units combined with the number of family sized-units, the implementation process, and the unknowns regarding administrative funding disbursement. I understand that in the past several days many stakeholders have been discussing the model and opportunities to make additional deeply affordable units possible. As we continue to refine the framework and process, I hope we will find ways to fully deliver on the promises included in the measure.

I remain concerned about the proposed implementation of the land acquisition funds to be retained by Metro. It is unclear how Metro will deploy those funds, what "land acquisition" means in the context of providing units, and how Metro will coordinate with local jurisdictions. This uneasiness is not a jurisdictional posturing issue but a real concern about Metro's role in an already crowded field of housing funders. As we move forward, I strongly suggest Metro include local partners as it identifies how its \$65M will be spent towards meeting bond goals.

Finally, the bond should provide local jurisdictions the right to opt-in to implementation if the constitutional amendment does not pass. As Metro will retain an implementation role in either constitutional scenario, local jurisdictions should have a similar ability.

A regional housing bond – if workable – will be a significant benefit to our community. Again, thank you for your ongoing commitment to providing regional funding for this much needed resource.

**VIA EMAIL**

Date: May 28, 2018

To: Emily Lieb

Cc: Robert Davis, Washington County  
Kathryn Harrington, Metro Councilor  
Martha Bennett, Metro

From: Komi Kalevor, Housing Authority of Washington County/Department of Housing Services  
Jennie Proctor, Office of Community Development

RE: **Metro Housing Bond Draft Framework**

Thank you and your colleagues for convening and gathering valuable input from the Technical Advisory and Stakeholder Committees. The Metro affordable housing bond is a bold initiative that will help create needed housing for lower income families in the metropolitan area.

This memorandum is provided in good faith and intended to help with setting 'realistic' goals while not forgetting the 'aspirational' ones. We may have additional comments as this important initiative moves forward.

The Housing Authority of Washington County (HAWC) administers HUD-funded housing programs for the most vulnerable county residents. However, the HAWC is also a developer of housing which positions staff well to offer feedback from a technical perspective about what unit mixes are realistically achievable given the development and the operational costs allowed by the bond. We urge you to revisit the framework's firm requirement that 45% of the homes be reserved for households at 30% or below median family income and revise it downwards to 20%, which will be more realistic and in alignment with known rental assistance subsidies such as Project-based Vouchers (PBV). As you know, the PBV's are not guaranteed as they are subject to congressional budget authority, extensive HUD requirements and environmental reviews. For perspective, 0-30% Median Family Income (MFI) in year 2018 translates to: \$15,690 for single person, \$17,940 for two person family, \$20,190 for three person family, and \$22,410 for a family of four. Generally, not in all cases of course, this population is referred to as 'hard to house' because of associated disabling conditions. This means the housing must be linked with sustainably funded supportive services to be successful.

The second point we wish you to consider is that the expectation of rental income from higher income units to shore up or cross-subsidize extremely low income units may not materialize fully, which will create a rental subsidy gap for jurisdictions with limited soft funding sources such as tax increment, program income and general funds.

As can be seen from the table on the next page, for Washington County projects, that rental assistance gap is estimated at \$1.8 million annually without a constitutional amendment and as high as \$2.6 million with a constitutional amendment.

Even if cross-subsidization happens as envisioned, there is the question of a stabilization period rental assistance need that may be from one, two or even three years. Furthermore, if the constitutional amendment passes, available cash flow will be maintained on a project by project basis which will further constrain ability to cross subsidize rents. There currently are no other operating subsidies in Washington County beyond PBV's (County or City).

Failure to provide needed supportive services or adequately cross subsidize extremely low-income units may likely embolden neighborhood groups to oppose future projects. Opposition to projects cause long delays and drive up costs in a market where construction cost increases can be as high as 1% per month. A recent local project experienced a year-long delay due to just such fierce opposition resulting in construction costs anticipated to be much higher than originally proposed.

We urge you to consider a range for the 0-30% targets (example: between 20%-45% of the units will be between 0-30% MFI) in line with what we know will be available from the PBVs. To reiterate, there currently are no other operating subsidies in Washington County beyond the PBVs available.

		With Constitutional Amendment	<u>Without Constitutional Amendment</u>
Unit production per Metro model		3,200	2,000
# of persons to be served		10,000	6,300
Washington County share	0.34	1,088	900
Households reserved at 0-30% MFI	0.45	490	405
Rental Assistance (PBV) under discussion		200	200
<b>Gap</b>		<b>290</b>	<b>205</b>
Estimated rental assistance needed before project stabilization assuming \$750 pupm (Minimum \$500 needed for operating costs per METRO model)	750	<b>\$2,606,400.00</b>	<b>\$1,845,000.00</b>
Wraparound Resident Services Funding Sources		TBD	TBD
Rental Income		Project by project basis	Portfolio basis

A second area of concern is the "Administration and Oversight." Washington County has provided feedback at meetings with Metro staff on which we remain concerned. The local community partner (Housing Authority or local government) should have oversight of the project selection and approval process based on factors that are outlined in the Intergovernmental Agreement (IGA). Metro has indicated that requirements of the bond dictate this overlay because Metro, as the bond issuer, is ultimately responsible. We believe there may be other ways of providing this oversight to Metro via the IGA and believe that bond counsel can design a process that conforms with bond requirements while avoiding a drawn out conditional/final hierarchical system of approvals within Metro. The local jurisdictions are best suited to knowing the needs of their community and the Local Implementation Strategy (LIS) will be developed to meet those needs. An annual performance report can provide the feedback to Metro. The LIS can be linked to the IGA, which will allow us to choose/design projects that meet the goals of the bond.

Also under this issue area, we are greatly concerned about an allocation process that distributes the administrative dollars on a project-by-project basis. Jurisdictions will require that the necessary infrastructure and capacity be in place to handle the sheer volume of development that will come from this funding. Funding administration on a project-by-project basis will not allow this to

happen. We propose allowing the agreed upon percentage for administration to be allocated to participating entities at the start of each year of the bond. Allowable administrative costs can be outlined within the IGA.

While we have not yet seen the ballot measure language, we believe that the language must be formulated to allow the maximum flexibility for the partners. Setting unit goals may be required so that voters are able to envision what they are supporting. However, further granular detail than this in the ballot measure should be reserved for the IGA. Any unit goals stated in the ballot measure should include a range of units or phasing that allows maximum flexibility.

In closing, we would like to thank you for the hard work you have put into this effort. We look forward to continuing to work with you to find a path forward so that we may collectively serve the members of our regional community to the greatest extent possible.

## Regional housing measure: Framework feedback and draft refinements

DRAFT – For Discussion – 5/21/2018

Issue	What we heard: Draft framework	Options considered	Refined framework recommendation	Further feedback	COO Recommendation	Final Council decision
Admin cap	Too high Too low	Adjust higher, adjust lower, or maintain	Maintain; clarify function			
Land acquisition program	Too large Can local jurisdictions acquire land too?	Adjust or maintain land acquisition program	Clarify function, local eligibility			
Regional oversight, local implementation	More local flexibility Maintain strong regional oversight	Adjust or keep draft framework proposal	Maintain nimble yet accountable approach through IGAs, local strategies			
Cost assumptions	Confirm capital and operating assumptions are accurate	Increase or maintain cost assumptions	Increase capital and operating cost assumptions			
Deep affordability commitment	Target will be hard Target should be a minimum Need to align with services	Adjust or maintain target	Target of 1,600 homes for households at 30% MFI or lower with amendment. 1,200 homes without.  Work with partners to align with services			
Scope	Serve more people, increase measure impact	Increase measure size to serve more people  Maintain measure size	<b>Increase:</b> As many as 12,000 people; 3,900 homes (with amendment)  About 7,500 people, 2,400 homes (without amendment)  \$652.8 million bond			



# Affordable homes for greater Portland

Metro Council  
meeting  
June 7, 2018



Metro

# Metro's commitments

- Make the most of what we have.
- Create and protect special places.
- Focus investments through the lens of racial equity.



# Regional Investment Strategy

- Affordable homes for greater Portland
- Safe, reliable ways to get around
- Clean water, habitat and access to nature
- A coalition for livability

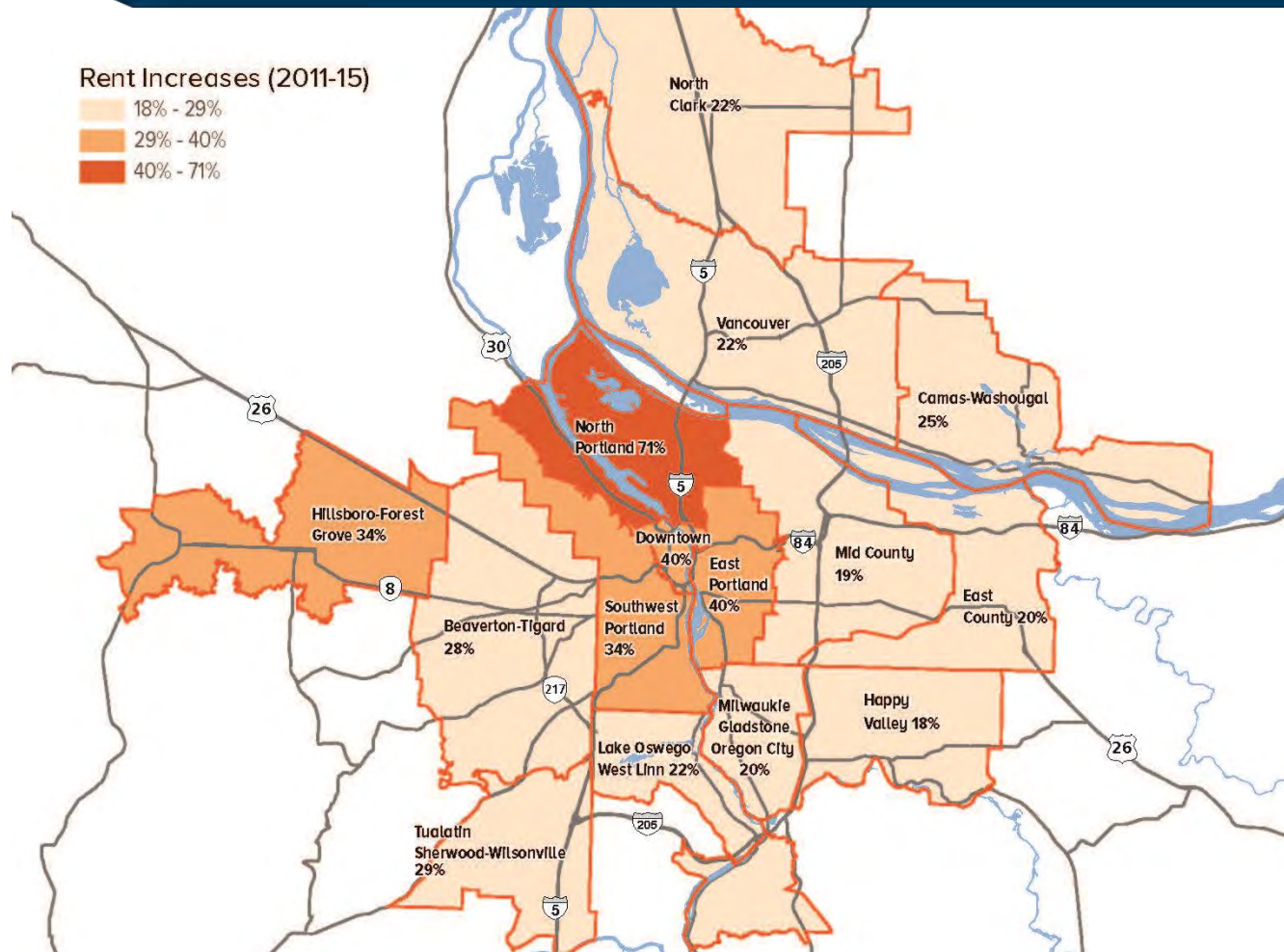




# Beginning with homes



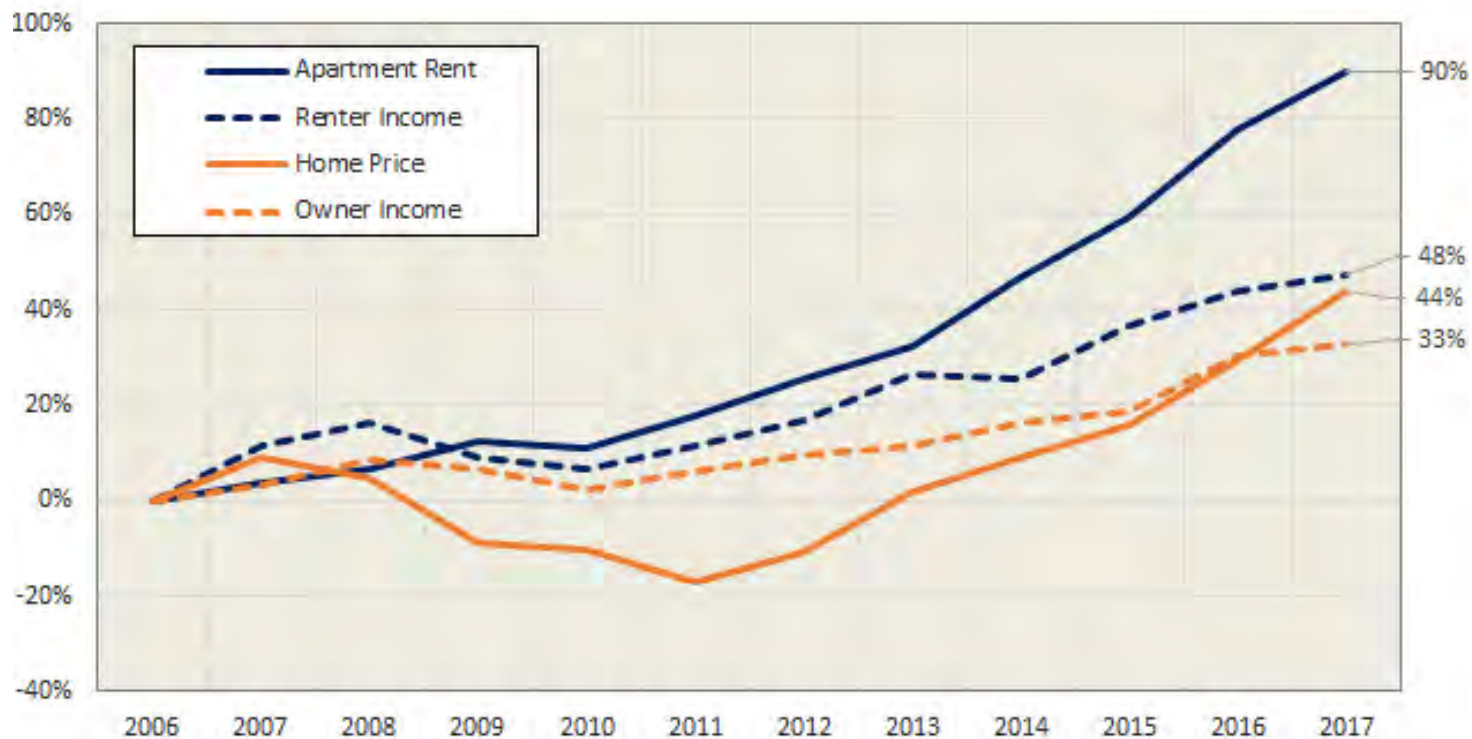
# Regional need



Source: Axiometrics, Multifamily NW, Johnson Economics

# Rents are rising faster than incomes.

Since 2006, rents have increased almost twice as fast as renters' incomes.



Source: U.S. Census, Axiometrics, Multifamily NW, Johnson Economics



# Every community has homeless kids.

## Students and homelessness in Greater Portland

7,600



students were homeless at some point  
during the 2016-17 school year

### Hidden homelessness

Most students experiencing homelessness  
are not sleeping on the streets or in shelters.

80%

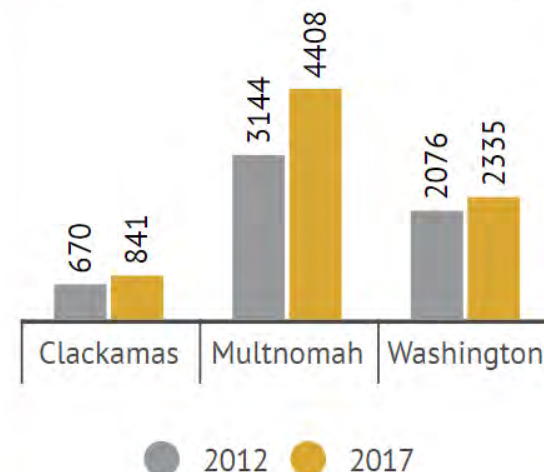


are "couch surfing" or living doubled-up  
with friends or family

Student homelessness has increased

29% since 2012

### Homeless students 2012 vs 2017





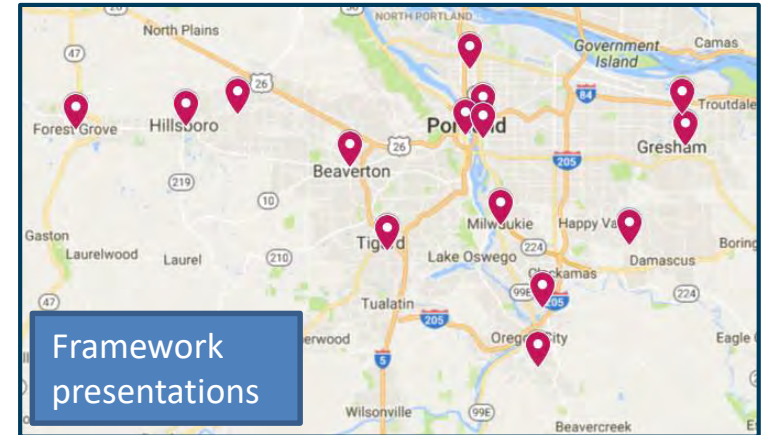
# Families can wait years for affordable homes.

The three housing authorities combined have 11,455 people on waitlists for the affordable homes they own.

County	Number of public housing units	Number of households on waitlists	Estimated wait time
Clackamas	545	3,252	1-7 years
Multnomah	1,286	6,883	14.5 years
Washington	243	1,320	2.8+ years
<b>Tri-county region</b>	<b>2,074</b>	<b>11,455</b>	

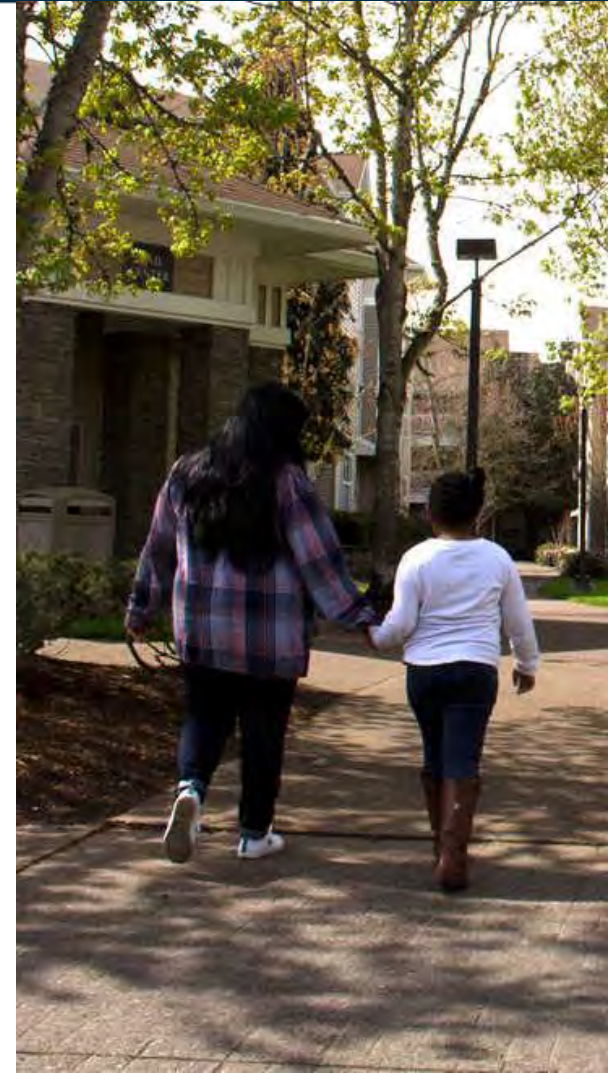
*Data provided by staff at public housing authorities in April 2018.*

# Creating the Recommendation



# Recommendation: Core values

- Lead with racial equity
- Prioritize people not served by the market
- Opportunities throughout region
- Long term benefit, good use of public dollars



# Framework recommendation

As many as **12,000 people** in **3,900 affordable homes**

Focus on **families & highest-need households**

Local **implementation**, regional **impact** and community **oversight**

**Approx. \$60 annual cost** for average Portland-area home



# Action for homes

Council resolutions today:

**No. 18-4895:** Adopt Recommendation's goals and outcomes as guidepost for implementation

**No. 18-4898:** Refer general obligation bond measure to region's voters



# This is worth it.



**oregonmetro.gov**







Metro



Exhibit A to Resolution No. 18-4895

Regional Investment Strategy

# Affordable homes for greater Portland

Metro Chief Operating Officer Recommendation  
June 7, 2018

[oregonmetro.gov/housing](https://oregonmetro.gov/housing)

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Create opportunity for those in need.	
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**Additional materials available at  
[oregonmetro.gov/housing](https://oregonmetro.gov/housing)**



*A stable, affordable home provides a foundation for a lifetime of opportunity and well-being.*

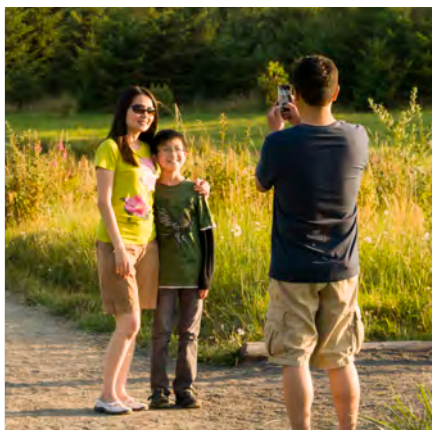
## Greater Portland is changing. Fast.

Whether we have sought it or not, change has remained a constant throughout the history of greater Portland. The economy has boomed, busted and boomed again. Our population has grown and become significantly more diverse. Floods, storms, fires and even volcanic eruptions have disrupted thousands of lives and reminded us of the importance of respecting our natural surroundings.

Through it all, the people of this region have proven resilient. They have repeatedly reassessed and realigned their priorities, learning from experience and innovating in response to changing circumstances and new imperatives. This region has remained focused on a greater purpose: ensuring that our decisions and actions will benefit our children, and our children's children.

Even during the Great Recession, the people of greater Portland doubled down on their long-term vision and continued to invest in the future. Today, hundreds of people move to the region every week, attracted by a lively urban center, thriving neighborhoods and suburban communities, ample economic opportunity, a vital and creative cultural scene, and an unmatched natural setting that encourages an active lifestyle.





## Six desired outcomes for greater Portland

**Equity** The benefits and burdens of growth and change are distributed equitably across the Portland region.

### Vibrant communities

People live, work and play in vibrant communities where their everyday needs are easily accessible.

### Safe and reliable transportation

People have safe and reliable transportation choices that enhance their quality of life.

### Economic prosperity

Current and future residents benefit from the Portland region's sustained economic competitiveness and prosperity.

### Clean air and water

Current and future generations enjoy clean air, clean water and healthy ecosystems.

**Leadership on climate change** The Portland region is a leader in minimizing contributions to global warming.

Greater Portland's economy is remarkably strong today. But not all boats have been lifted by the rising economic tide. Rapid growth and change have exposed and exacerbated longstanding economic and racial inequality, inundating many in our community and threatening to undermine the broader benefits of economic revival, as well as our quality of life.

Moreover, we increasingly recognize our obligation to redress longer-term inequities that have prevented too many members of our community from fully enjoying the benefits of living here. This need is intensifying as greater Portland grows more racially and ethnically diverse.

As we take stock of where we are and look forward to the decades ahead, it is time to reaffirm our commitment to working with the people of the region to create communities that give everyone the opportunity to fulfill their potential and to feel a part of this place we call home.

- **We must address a historic housing crisis affecting thousands of families and individuals.** Middle-income jobs lost during the recession have failed to reappear or have been replaced with jobs at lower wages. Meanwhile, residential construction ground to a halt during the recession, even as people continued to move here – meaning our supply of homes has not been able to keep pace. It's up to us to respond.
- **We must reform our approach to funding transportation.** Inconsistent federal investment in roads and transit, combined with population and job growth, have led to chronic traffic congestion that chokes the economy, pollutes our air and plays havoc with people's lives. Meanwhile, thousands of our residents – particularly communities of color – still await safe streets and access to reliable transit.
- **We must continue to protect critical natural areas and provide better access to these treasured places for communities of color and low-income residents.** Rapid population growth heightens the urgency of this work.

This is a time for shared action. Metro is uniquely positioned to lead on these critical issues.

Working closely with partners throughout the region, we envision a strategy that will ensure the promise of a livable region endures and extends to all – today and for generations to come.

# Recommendation: Affordable homes for greater Portland

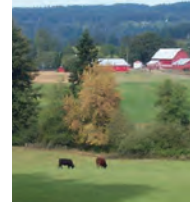
In this report I am recommending that the Metro Council take immediate action to address an urgent challenge facing our region.

Everyone deserves a safe, affordable home. Yet across greater Portland, thousands of people and families, especially communities of color, are unable to afford the high cost of housing and still have enough money for groceries and other necessities.

We must create new housing opportunity for families and individuals for whom the private market will never be able to provide affordable homes. That's why, after years of collaboration through the Equitable Housing Initiative, the Metro Council directed staff in late 2017 to work with partners to develop a potential regional investment framework that would create affordable homes throughout the region.

Emerging from the voices of partners and stakeholders, this recommendation is built upon shared priorities and common goals. It defines specific goals for people to serve and homes to create in places that provide opportunity and prevent displacement. It ensures accountability and community oversight through an implementation structure advancing shared goals while providing local flexibility. Most of all, it sets us on a path to create affordable homes for people who need them.

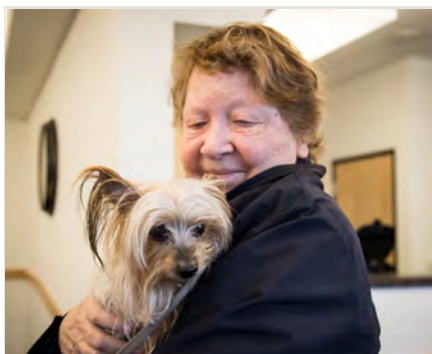
An affordable home, along with nearby nature and transportation choices, is part of the full life each of us deserves. By looking at the big picture and working together, we can ensure



these critical qualities are available to everyone in our community long into the future.

I am pleased to present this recommendation to you as a major milestone in our ever-renewing commitment to the people of the greater Portland region.

Let's get to work.



*After years spent in low wage careers, the disappearance of pension funds, and the devastation of the Great Recession, many Baby Boomers are entering their senior years vulnerable to housing instability. Elsie Johnston lived on the streets before finding a home at The Knoll, an apartment community in Tigard created and maintained by Community Partners for Affordable Housing*

## The big picture and the richness of community

The people of the Portland metropolitan region established Metro to think about the big picture – not only by adopting policies that transcend city and county lines, but also by considering the impacts of the decisions we make today on the place our children will inherit tomorrow. By adopting a charter directing us to plan for the future, the people of the region acted on some of Oregon's most deeply held values: fairness, a voice in community decisions, and the need to serve as responsible stewards of our environment.

A quarter-century later, our values remain constant. However, as the needs and demands of our communities have evolved, so have Metro's specific activities and responsibilities. We now provide four categories of service to the region [see box, next page]. Within each service, we make specific decisions, deliver discrete projects, and purchase and manage individual public assets. We do all this in a constant conversation with our partners in local government, as well as the businesses, community groups, and people of the region.

*"We, the people of the Portland area metropolitan service district, in order to establish an elected, visible and accountable regional government that is responsive to the citizens of the region and works cooperatively with our local governments; that undertakes, as its most important service, planning and policy making to preserve and enhance the quality of life and the environment for ourselves and future generations; and that provides regional services needed and desired by the citizens in an efficient and effective manner, do ordain this charter for the Portland area metropolitan service district, to be known as Metro."*

**Metro Charter**  
November 1992

But while Metro's services necessarily are organized within distinct categories, they are connected by their roots in the land and natural resources of our corner of the world. Each service plays a role in protecting and shaping the region's built and natural environment, and each is informed by an ethic of caring for both place and people over the long term.

Nor is it always clear where one category of service ends and another begins: A closed solid waste landfill becomes a natural area, a trail serves both commuters and nature lovers, a creek is clean because of the care we take in disposing of toxic chemicals, a convention center and a performance hall are models of sustainability.

In this way, Metro's work reflects the way people experience our dynamic region. Life is lived not in discrete categories of activity, but in the spaces where home, work, school, shopping, civic life, culture and the outdoors overlap and collide to create the richness of community. It is up to those of us who serve the public to remember that no matter how we structure our work, our job is to improve the everyday experience of the people we work for, in the places where they live their lives.

While our region's vision of how we will live, grow and prosper over the long term still resonates, it needs to be updated to embrace the complexity of people's lives – as well as the concerns of those who have not been included in the past.

As we prepare to propose significant new public investments help achieve the region's desired outcomes, we will engage the community in a conversation about the challenges we face so we can make conscious choices together about how best to move forward.

That's why Metro is renewing and refreshing its commitment to the people of greater Portland.

## Metro's service areas

### Land and transportation

To meet the challenges of growth, Metro ensures land is available for homes and jobs where it makes sense, and provides choices in where we live and how we get around.

### Garbage and recycling:

To minimize our environmental impact, Metro manages the garbage and recycling system and helps people to reduce and safely dispose of waste.

### Parks and nature

To protect clean air and water, restore fish and wildlife habitat and connect people to nature, Metro manages 17,000 acres of parks, trails and natural areas, as well as the Oregon Zoo.

### Arts and events

To enrich our communities and support our economy, Metro operates the Oregon Convention Center, Portland Expo Center and Portland's 5 Centers for the Arts.



*A Metro employee waves a garbage truck forward at Metro Central transfer station.*



## Making the most of what we have

For decades, our region's approach to growth has been based on the common-sense premise that it is better to plan for growth than to react to it.

We have not followed the typical path of unchecked urban expansion and endless highway construction. Instead, we have built a region that attracts talented and determined people by investing in our communities: creating walkable neighborhoods that support human-scale interaction, building a variety of housing options, providing land for employment within our existing urban footprint, and connecting it all with choices in how to get around, including a robust transit system.

In addition to enhancing the health of our main streets and the stability of our neighborhoods, this approach has protected clean air and water. This, in turn, benefits not only public health, but also our economy.

Focusing on our existing communities also helps to get the best value for the public's hard-earned dollars. Efficient use of land means we do not have to spend as much money connecting pipes and pavement to far-flung areas. Good planning also ensures that regional investments are coordinated with each other, as well as with the goals and investments of local communities.



### What affordable housing looks like in greater Portland: Creekside Woods

Creekside Woods houses a vibrant senior citizen community. The thriving affordable-living community is tucked in the lush, verdant woods of Wilsonville. Behind the community is a small valley leading to Boeckman Creek. Murase Plaza Park is across the street and offers winding trails, picnic areas and an amphitheater. Many there live on fixed incomes and would not be able to afford market-rate rent.

## Protecting and creating special places

Our relationship with our surroundings remains at the heart of every resident's experience of life in this evolving region. The places that enrich our lives may be at the edges of the region or right around the corner. They may be different for one person than they are for another. But taken together, they define our sense of ourselves and our place in the world.

Since its creation, Metro has worked to prevent urban development from spilling unnecessarily onto the irreplaceable farm and forest lands that surround the region.

For more than two decades, the people of the region have also directed Metro to purchase and restore important natural areas to protect water quality and wildlife habitat in perpetuity, as well as to invest in local and regional parks and trails to provide our residents access to nature.

Because of these efforts, our region does not resemble most other large urban areas in America. The ability to actually see where city ends and country begins, or to find a natural

respite in the middle of a bustling urban area, provides a tonic to our souls and a boost to our collective prosperity.

Other Metro activities contribute to distinctive places of a more urban character. Our innovative transit-oriented development program supports investments that have provided homes and business opportunities in bustling town centers around the region. Cultural facilities like the Portland's Centers for the Arts provide opportunities to engage with artists and thinkers from around the globe. The Oregon Zoo's educational mission provides fun even as it enables people to support a better future for wildlife in the Pacific Northwest and worldwide.

With this recommendation, I am calling on Metro to elevate our commitment to making the most of what we have and protecting the region's special places by making transformative new investments that will improve the lives of the people we serve.



### Putting down roots

Several years ago Richard and Linda Edwards and their two young children experienced homelessness after the house they were renting went into foreclosure. With help from the nonprofit JOIN, the Edwards family eventually found an apartment that's protected from rent increases. "The kids run around playing... free to be children," Linda Edwards said. "I love being here. I think this is probably one of the most happiest (sic) times in my life."

## Focusing our investments through the lens of racial equity

As we dedicate ourselves anew to achieving a better future for the people of the region, we must acknowledge a major fault that has tarnished such efforts in the past: their failure to recognize or redress discrimination and racism.

Historically, decision makers created laws and policies that hurt and excluded people of color. We have articulated and pursued a vision in which many of our neighbors, especially communities of color and people with low incomes, do not see their lives reflected.

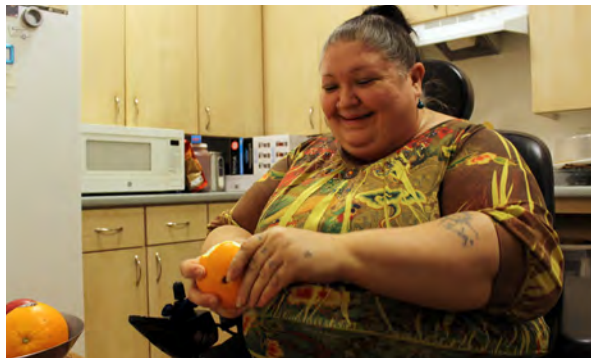
As a result, communities of color do not have the same opportunities for health, prosperity and education as many of their neighbors. People of color have less access to neighborhoods with good schools and nearby nature, fewer safe and reliable transportation choices, and often longer commutes. They are also more likely to live in parts of the region with poor air quality and unsafe streets.

As the region grows more diverse, these gaps in opportunities and outcomes hamper our ability to achieve any of the region's desired outcomes.

It is time for that to change.

A decade ago, Metro and the region committed to pursuing a future where the benefits and burdens of growth and change are shared equitably among residents and communities. This principle – one of the six desired outcomes for a successful region – constituted an important statement of intent.

Addressing the many disparities that stem from institutionalized inequity and exclusion will require much more than aspirational statements. That's why, in 2016, the Metro Council approved its Strategic Plan to Advance Racial Equity, Diversity and Inclusion.



*Leading with racial equity improves opportunities and outcomes for all historically marginalized communities in greater Portland.*

The strategic plan acknowledges that inequity takes many forms; many of the barriers faced by people of color also affect other groups, including people with disabilities, the LGBTQ community, people with low incomes, women, seniors and young people.

But because those barriers most deeply affect people of color, removing them for communities of color will also effectively benefit other disadvantaged groups. The Strategic Plan recognizes that leading with racial equity is the cornerstone of good governance that can ensure the success of everyone.

Moreover, because past and current government actions contribute directly to the ongoing disparities faced by people of color, it is critical that we explicitly pursue policies and investments that will reverse these dynamics.

For these reasons, I am directing Metro staff to lead with racial equity and include communities of color in all investment decisions, from planning and oversight through execution and evaluation.

Ensuring equitable access to the opportunities provided by these investments and making sure we leave no one behind is central to Metro's mission and to our region's future success.



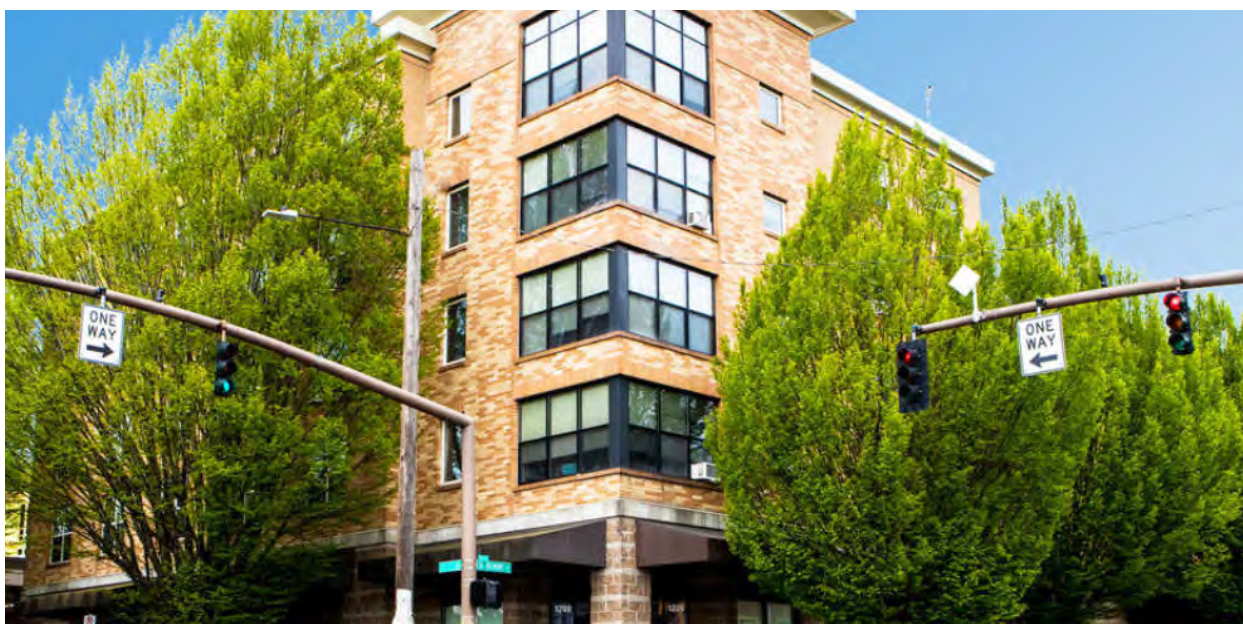
## Transformative investments for an equitable, prosperous and sustainable future

Those of us fortunate enough to live here today benefit not only from the foresight of our predecessors, but from the prudent investments they made to build a community they would be proud to pass on to those who followed.

Like the investments of earlier generations, our actions today must create a better future for ourselves and our children. Our world is immeasurably more complex than that of our forebears, but the fundamentals still apply: we all need stable and affordable homes, safe and

reliable ways to get around, and a natural environment that nourishes and sustains our bodies and souls.

Without any one of these factors, our prospects are diminished, both individually and collectively; with them, we can advance the fairness, livability and economic health of our entire community.



### What affordable housing looks like in greater Portland: Ritzdorf Court

In the heart of Portland's Buckman neighborhood lies the Ritzdorf Court apartments. The five-story, tan and coral brick building provides a refuge of affordable housing amidst a sea of skyrocketing rents. Ritzdorf Court houses people who are transitioning out of homelessness or have experienced homelessness within the last two years. It is more than just a stable place to stay, it provides social services to enable residents to keep their housing and eventually transition out. The community offers 90 units of housing, mostly studios, which are rented for \$427 per month.



## Core values

Our regional investment can create thousands of affordable homes for people who need them. We must build from a foundation of strong values. Metro started the conversation with our stakeholders and partners by focusing on values. We also looked to existing Metro policies, heard input from jurisdictional partners, and applied lessons learned from past regional and local investment measures.

Through these efforts, we found remarkable consensus around the values that should be reflected in a regional housing investment, from creating an investment framework to building homes and helping people access them. These values are described below.

### Lead with racial equity.

Leading with racial equity benefits all of us, regardless of our family background or the unique challenges we have faced. Through this investment, we can take a major step to improve racial equity across the Portland region – which strengthens and enriches our entire community.

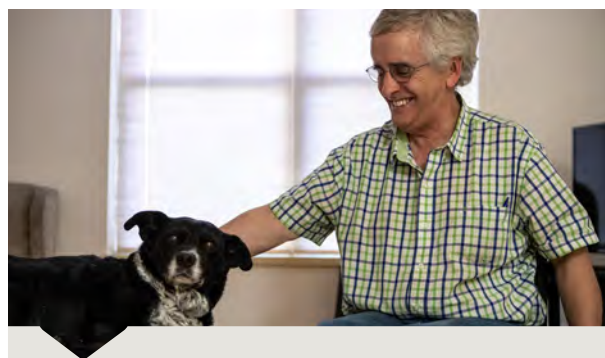
Across the region, communities of color struggle disproportionately with unaffordable housing costs, displacement and homelessness. The history of housing in America, and greater Portland, is marked by systemic, ongoing racism and discrimination. We are grappling with the legacy of decades of policy designed to prevent people of color from finding affordable, quality homes in livable neighborhoods. Over time, these policies have concentrated poor people of color, reduced public investment in neighborhoods where they live, and in many cases then displaced them.

Metro's racial equity strategy explicitly includes stable and affordable housing in its definition of racial equity: "Our region is stronger when all individuals and communities benefit from quality jobs, living wages, a strong economy, stable and affordable housing, safe and reliable

transportation, clean air and water, a healthy environment and sustainable resources that enhance our quality of life."

To advance racial equity, our regional housing investments will:

- Focus on deep affordability for those most vulnerable and least likely to be served by the market
- Emphasize family sized and multi-generational homes
- Invest to serve those experiencing or at risk of homelessness
- Create homes in places where communities of color live today to prevent further displacement
- Create homes in neighborhoods historically not accessible to communities of color, reflecting Metro's intention to affirmatively further fair housing under federal policies
- Ensure diverse representation of impacted community members in all oversight and ongoing implementation activities of the bond.



People with disabilities may live on low fixed monthly incomes that can easily be outpaced in a heated rental market. After his mother died, Murray Ruhland was unable to remain in the apartment they had shared in east Portland. Murray and his dog, Jenny, spent close to a year living in his car in a WalMart parking lot before his sister helped him find a permanent affordable home.

### Create opportunity for those in need.

The private housing market is best equipped to serve families who earn average or above-average incomes. But the market is unable to create affordable homes for many with low or very low incomes.

Our regional investment will seek foremost to serve people currently left behind in the region's housing market, especially:

- Communities of color
- Families with children and multiple generations
- People living with disabilities
- Seniors
- Veterans
- Households experiencing or at risk of homelessness
- Households at risk of displacement

The framework reflects a firm commitment to these members of our communities.

### Create opportunity throughout the region.

A home is more than rooms and a front door. It is part of a community – and the communities where we live determine much of our ability to access quality education, good-paying jobs and personal well-being. Metro's investments will create more opportunities to live in vibrant communities.

Through our investments, we aim to:

- Increase access to transportation, employment, education, nutrition, parks and natural areas
- Create affordable housing opportunities across the region
- Invest in mixed-income communities and a variety of housing types
- Prevent displacement in changing neighborhoods



### Ensure long-term benefits and good use of public dollars.

The impacts of our investments go beyond the life of this bond – and beyond any of our lifetimes. A number of values will be further reflected throughout implementation of the bond measure. These include the following:

- Create high-quality homes with permanent affordability
- Ensure that investments are financially sound and make good use of public dollars
- Allow flexibility and efficiency in responding to local needs and opportunities throughout the region, as long as local strategies contribute to measurable progress toward regional goals and targets
- Include many partners and types of expertise in implementation decision-making and oversight, including housing providers and builders, culturally-specific organizations, nonprofits and business representatives, and impacted residents
- Be accountable to the region's taxpayers through community oversight that monitors impacts, assesses changing circumstances and confirms measurable progress is made toward regional goals and key values
- Require regular public reporting and annual auditing



## Recommended housing bond framework

The next section contains my recommendations for the targets, commitments, implementation guidelines and next steps that should guide our work going forward.

These recommendations were developed through close collaboration with many stakeholders, jurisdictions, housing providers and other partners. Following the release of a draft measure framework in April 2018, staff further refined this framework based on additional input from partners and stakeholders.

### Regional impact

Most importantly, we are taking action as a region to create impact for people – families, seniors, communities of color, people living with disabilities, and others who have been left behind in a period of intense growth and demand for housing. Our first attention, then, is to the people we will serve.

**Our goal is to create affordable homes for about 12,000 people if a constitutional amendment is approved by Oregon voters in 2018, or 7,500 people if the amendment is not approved.**

**This means we seek to create approximately 3,900 affordable homes with the constitutional amendment, or 2,400 homes without.**

For the people who can find a home because of our investment, this is life-changing. For our communities, it's a major investment in stability and opportunity. For our region, it's a clear statement of our values and ambitions.

Our investment will focus particularly on people and families for whom even traditional affordable housing sources often fall short.

We have a unique opportunity through a general obligation bond to serve these most vulnerable members of our community, those who earn less than 30 percent of area median income – about \$24,400 for a family of four or \$17,100 for a single individual. These are often people with disabilities, seniors on fixed incomes, or families on the brink of homelessness. People of color are disproportionately represented in this income bracket as a result of decades of systemic job and housing discrimination.

**Our goal is to see approximately 1,600 homes created for households with 30 percent of area median or less if the constitutional amendment passes, or 1,200 homes for these households if the amendment does not pass.**

Our investment will also create housing opportunity for families.

**Our goal is that at least half of the affordable homes created through the bond will have two to five bedrooms.**

These will create safe, stable homes for parents, children and often other extended family members who wish to live together. For these families, the benefits of such a home will multiply through school achievement, improved health, and stable neighborhoods.

A small portion of affordable homes created through the bond will be available to residents with more moderate incomes who also struggle to find quality affordable homes.

**Our goal is that a maximum of 10 percent of the regional investment's affordable homes for people with 60 to 80 percent of area median income.**



A stable, safe and affordable home has helped Cheranda Curtis find employment and tackle health and addiction challenges. She's saving to buy a home – something she never imagined.

This April marks Curtis' two-year anniversary in her studio apartment – the longest she's ever lived in one place since she was a teen. She calls it her "sanctuary."

These are common incomes for preschool teachers, carpenters and families with two minimum wage earners. Rents in these units can help provide additional services or offset some of the public investment needed to support residents in the very low income units. All affordable homes created through the measure will be for households making 80 percent of median family income or less.

We are grateful for the preliminary commitment of 400 rental assistance vouchers to help support deeper affordability of bond-funded homes in Clackamas and Washington counties.

We recognize that further local operating subsidy will be needed to reach the affordability goals outlined in this framework. Creating homes affordable for those with the lowest incomes is a goal shared among all jurisdictions in Oregon, and Metro is committed to working in partnership to achieve these outcomes.

Creating housing opportunity for people with very low incomes can require greater long-term attention and coordination with supportive services to help people keep their home and use it as a springboard to further success.

Metro is committed to working with our partners on coordinating housing investments with supportive services over the long term. These members of our community deserve no less.

Ultimately, the homes we create must be accessible to the people we seek to serve. Additional actions through local implementation and regional oversight will seek to reduce barriers to finding and securing affordable homes created by our investment, particularly for communities of color. These are described in the "long-term benefit" section below.

### **The right scale: measure scope**

We seek to create affordable homes swiftly, tangibly and efficiently. In short, we want to serve as many people as we can, as quickly as we can.

Informed by local capacity and opportunity around the region, **a \$652.8 million general obligation bond provides strong confidence that our targets are achievable and realistic, and can be accomplished within five to seven years.** Through collaboration with partners and the community, we can do this.

A bond of this size would present an average annual cost to Portland-area homeowners of roughly \$60 per year.

### **Creating affordable homes: eligible activities**

Through our investment, affordable homes will be created in several ways. Clearly, partners may build new affordable homes. They may also acquire, renovate and protect existing low-cost housing on the market which is at risk of spiraling rents and displacement of current residents. Finally, local partners and Metro may purchase land on which to build affordable homes. These activities will work together to help achieve our desired outcomes.

If the constitutional amendment does not pass, all homes created through the bond would need to be owned by public entities, such as housing authorities. If the amendment does pass, affordable homes created through the bond could also be owned by nongovernmental entities, such as non-profit community development corporations. If the amendment passes, affordable homeownership programs would also be eligible as part of local implementation.

The purpose and singular focus of this regional investment measure is to create affordable homes. A general obligation bond must only be spent on capital costs. However, some costs of bond administration and oversight, including transaction costs of buying land and buildings, will occur through regional and local implementation. To focus bond dollars on creating the most homes possible, we propose that no more than 7 percent of bond dollars be used for administration, oversight and transaction costs at the regional and local level. This cap is incorporated into the distribution described below.

### **Opportunity throughout greater Portland: distribution**

A regional bond measure presents a unique opportunity to create affordable homes for people throughout the region, helping people find affordable homes in communities where they have historically been scarce. At the same time, the regional investment can enhance communities' cultural and social capital by countering displacement that has disrupted too many communities in the region, especially communities of color.

Recognizing the spread of need and opportunity throughout the region, we propose that affordable homes created by the bond be distributed region-wide based on assessed value of each of greater Portland's three counties within the Metro district .

**This means that approximately 45 percent of homes created through the bond would be in Multnomah County, 34 percent in Washington County and 21 percent in Clackamas County.**

### **About the proposed constitutional amendment**

The Oregon Legislature recently referred a constitutional amendment to statewide voters for consideration on the November 2018 ballot. If this amendment passes, a regional affordable housing bond measure can leverage additional funding and partnerships with cities and nongovernmental entities, such as nonprofit housing providers. If Oregon voters do not approve the proposed amendment, only government agencies could own affordable homes built and acquired with proceeds from a regional bond measure.

A regional housing bond measure would be implemented differently based on the outcome of the statewide vote on this constitutional amendment. Either way, the measure can create affordable homes for thousands of people.

Partners in each county will create homes according to local needs and opportunities, while also advancing regional outcomes and goals. Under the current Oregon Constitution, the three public housing authorities are best positioned to achieve these goals by developing, owning and operating affordable homes within their respective counties. Other public partners, including cities, may also develop this capacity and thus could be eligible for bond funds. If the constitutional amendment passes, cities that have more than 50,000 residents and that administer their own federal community development block grant allocations will be eligible to help create affordable homes through gap financing for construction, acquisition and renovation of affordable homes in partnership with private and nonprofit entities.

In addition to local action, a strategic regional approach to acquiring land for affordable homes will help create housing opportunity in neighborhoods where affordability is scarce or threatened by rapidly rising land prices. With its unique experience in land acquisition, transit planning and transit-oriented development, Metro will establish a strategic regional land acquisition program. Through this program, Metro will purchase land for affordable homes, including in areas with current or planned frequent service transit, in collaboration with local jurisdictions. This program will be subject to the same community oversight as local implementation, described below.

**Ten percent of the bond's programmatic funds will be dedicated to this regional program.**

### **Long-term benefit: implementation and oversight**

A regional housing measure will be guided by regional goals and oversight, but implemented primarily through the expertise of local jurisdictions. Local jurisdictions are best able to listen to their communities and create affordable homes that meet their unique needs. Successful implementation requires flexibility for local jurisdictions to create and nimbly

pursue strategies that make sense for them. At the same time, regional oversight must monitor commitments to the region's voters as well as Metro's fiduciary obligations, so these local strategies and actions can together advance desired regional outcomes and goals.

### **Local implementation strategies**

Implementation will be focused at the local level. Each participating jurisdiction will produce an implementation strategy focused on their community's affordable housing needs and development opportunities. Strategies will outline local goals and commitments to achieve regional targets, and identify local opportunities, needs and location priorities.

Participating local jurisdictions must describe how they will advance regional racial equity and affirmatively further fair housing – that is, ensure that homes created help provide new opportunity to people of color, people with disabilities, seniors and others who have experienced historic discrimination in the housing markets. Jurisdictions will also describe their project selection and approval process, including community and Metro input.

If regional voters approve the bond measure, participating local jurisdictions will conduct community engagement beginning in November 2018 to inform the development of their local implementation strategies. By March 2019, strategies will be reviewed by a community oversight committee described below, and incorporated into intergovernmental agreements between Metro and jurisdictions.

Once this process is complete, participating jurisdictions will begin identifying potential investments to create affordable homes. Investments that comply with the local implementation strategy, bond financing rules, and regional goals will be eligible to receive bond funding. Participating jurisdictions will have access to a pool of funding necessary for their share of the regional targets, as described in the distribution section above.



### Intergovernmental agreements

Intergovernmental agreements will provide clarity and certainty for each partner. Following a Metro Council referral of the bond measure, participating jurisdictions will begin preliminary discussions to develop Intergovernmental Agreements with Metro. These agreements will identify eligible program activities, funding needed to achieve the local share of regional housing targets, and a local strategy for implementation that advances regional policies and goals, including racial equity, community engagement and inclusive decision-making.

### Regional accountability and oversight

Greater Portland does best when we bring together diverse voices to monitor and advance shared goals. Metro is also committed to accountability to the region's taxpayers, to ensure that progress is made on regional outcomes.

If voters approve the bond measure, the Metro Council will appoint a regional community oversight committee in early 2019. The oversight committee's diverse membership will include people with experience in affordable

housing finance, construction and need, as well as members of communities we are seeking to serve. The oversight committee – from member recruitment to committee action – will adhere to the policies, recommended actions and practices derived from Metro's Strategic Plan to Advance Racial Equity, Diversity and Inclusion.

The oversight committee will make recommendations to Metro and participating jurisdictions to help ensure that local investments build up to regional goals and desired outcomes. Participating jurisdictions will present progress reports to the oversight committee annually. With input from the oversight committee and the Metro Council's approval, local strategies and regional targets may be amended annually to respond to changing circumstances and opportunities.

If a participating jurisdiction is unable to create homes consistent with the targets described in its implementation strategy and defined in intergovernmental agreements, the Metro Council, with input from the oversight committee and the Metro COO, may decide that other partners be identified to create affordable homes to advance regional goals.



#### What affordable housing looks like in greater Portland: Sunset View Apartments

Every apartment at Sunset View serves residents in need of affordable housing. In this case, people earning at or below 60 percent of the area median income; \$44,820 for a family of four. Sunset View houses tenants with Section 8 and project-based vouchers. These programs help people who make less than 30 percent of the area median income, or \$22,410 for a family of four.

## Expectations for local implementation

Metro needs to ensure that local investments reflect adopted Metro Council policy, and that we incorporate feedback from community partners to advance racial equity and other key values.

Metro will include such values and policies in intergovernmental agreements with participating jurisdictions. Jurisdictions will reflect their intentions to achieve these values in their implementation strategies.

- Project selection and decision-making structures will include consideration of racial equity and affirmatively furthering fair housing.
- Local implementation and regional oversight will include impacted

communities.

- Bond-funded investments will include screening criteria that reduce barriers for vulnerable communities to access housing opportunities.
- Partnerships with culturally specific organizations and community groups will inform project selection, design, marketing and service. Marketing plans will seek to help immigrants and communities of color access affordable homes created through the bond.
- Regional and local partners will have targets for equitable construction contracting and workforce participation in developing and operating homes created through the bond.

These will be further refined after additional conversation with stakeholders and partners.

## Next steps

A great deal of conversation, feedback and engagement has shaped this framework. If the Metro Council decides to refer a bond measure to the region's voters, it will initiate further steps to prepare regionally and locally to begin creating affordable homes.

Families, seniors and vulnerable members of our community need affordable homes to be created as soon as possible. Should the region's voters approve a regional housing measure, Metro and partners will move quickly to complete local implementation strategies, identify investments and create affordable homes. That said, we will also be diligent to ensure our strategies and investments reflect the specific desires and needs of people and communities we seek to serve.

As such, we propose these next steps moving forward:

### June 2018

Metro Council consideration of a resolution to refer a bond measure to regional voters on the November 2018 ballot

### June to November 2018

Metro staff provide public information about the measure; work with local jurisdiction partners to pre-develop IGAs, local implementation strategies and community engagement plans for post-election; maintain ongoing dialogue with community partners

### November 2018 to February 2019

Regional community oversight committee appointed; local implementation strategy development, including community engagement; community oversight committee appointed by the Metro Council

### March 2019

Local implementation strategies reviewed by oversight committee and incorporated into final intergovernmental agreements approved by local governing bodies and the Metro Council

### April 2019

Implementation begins

## Engagement summary

An issue as fundamental as creating affordable homes merits a thorough public conversation. From the establishment of the Equitable Housing Initiative in 2015, Metro has convened and engaged many partners to understand housing need and potential solutions. Creating this measure recommendation continued this commitment.

Since early 2018, Metro heard and incorporated input from a variety of stakeholders, jurisdictions, housing and service providers, and the public. Additional information and input received will be available at [oregonmetro.gov/housing](http://oregonmetro.gov/housing).

### Developing a strategy and key goals

In January Metro staff identified an approach and set of activities to effectively engage and raise awareness among a broad range of regional geographic and cultural groups. Metro focused on engaging communities of color and lower income populations who have faced greater systemic barriers to finding safe, affordable housing.

During this time, two discussions were held with community partners active in advancing racial equity throughout the region, many of whom partner with Metro on a variety of initiatives. These discussions shaped the overall engagement goals and approach, and gave specific input into the structure of the community partnership grant program.

Engagement and communications goals included:

- Inclusive engagement to inform key decisions
- Elevate historically marginalized groups
- Build and strengthen relationships and trust with decision makers
- Build capacity of the community to engage on housing issues
- Inform and engage the public to raise awareness and share knowledge
- Coordinate with other Metro engagement



*Dawn Swan, pictured here with her daughter in their home in Beaverton, waited nearly a decade to get a Section 8 housing voucher.*

### Advisory Tables

Two advisory tables convened by Metro staff provided essential insight and advice about values and considerations that should be incorporated in the recommended measure framework. The tables' members are listed on pages 24 and 25. This recommendation is considerably stronger thanks to their time, experience and energy.

### Stakeholder Advisory Table

Nearly 30 members representing a variety of perspectives on housing need, opportunity, development and community served on a Stakeholder Advisory Table from January to May 2018. The group's provided input to Metro staff on key elements of the housing measure framework by articulating community values to guide program activities and providing feedback on program scenarios.

During the first two meetings in January and February the group focused on collectively developing priority values that the group wanted to guide the development of the framework. These values were employed throughout stakeholder discussions to help the group evaluate possible investment scenarios.

At the March and April meetings the committee reviewed draft investment scenarios. The





Keith Schulz was born with cerebral palsy, which affected his ability to find living-wage work. He describes his job prospects as limited and said his Social Security Disability checks would not have covered rent in an apartment building in the private market. After his wife died, Schulz lived with his in-laws while he raised his young son.

Schulz applied for a Section 8 housing voucher when he was ready to move out on his own. He waited about a year for his voucher. "It's helped out immensely," he said. He wants to get more involved advocating for affordable housing, after he received a no-cause eviction last year, which put him on the verge of homelessness.

committee considered the priority values, technical input and community feedback to discuss who would be served by the measure and what type of housing would be built. The group also heard presentations and gave input and reactions to proposals for distribution formula, oversight and implementation considerations.

The committee reviewed a draft framework in early May and had dialogue and specific recommendations for the number and size of homes that could be created, income level targets, and distribution of new home versus purchase of existing properties.

At the committee's last meeting on May 21, the Stakeholder Advisory Table discussed refinements to the measure framework and shared hopes and advice for implementation with Metro's chief operating officer and staff. The committee also shared suggestions for local implementation strategies and next steps.

### Technical Advisory Table

More than 20 representatives of local jurisdictions, housing agencies and housing developers participated in a Technical Advisory Table from January to May 2018. The committee advised Metro staff, consultants and stakeholders on technical and operational components of the housing measure framework, as well as capacity and tools and next steps for successful implementation.

In January and February, the committee grounded their work in examples from other jurisdictions, discussed the values articulated by the Stakeholder Advisory Table, and made recommendations for important data sources to include in the process. At meetings in March and mid-April, the committee provided feedback on the assumptions and inputs used to create draft scenarios, and made recommendations to refine draft scenarios for consideration. The committee also reviewed and recommended approaches for distributing housing resources throughout the region.

At the group's final meetings in late April and May, discussion continued about specific elements of the draft and refined measure framework.

## **Metro-funded community partnerships**

Metro sought to hear directly from communities impacted by the housing crisis, particularly communities of color. Metro also sought to increase the capacity of community-based organizations to conduct engagement and create awareness of housing need and opportunity.

Seven community partner organizations were selected to receive more than \$110,000 to implement projects that advanced Metro's broader engagement goals. The funded projects engaged a diverse range of cultural communities in each of greater Portland's three counties, including Latinos, African Americans, Native Americans, Asian Pacific Islanders, mobile home park residents, immigrants and refugees, seniors and low-income renters. Activities supported by these funds included community discussion groups, forums and workshops, leadership development, door-to-door engagement and home visiting, community education and mobilizing organizations and individuals to engage in affordable housing efforts (more detail below).

Six partners were selected through a competitive application process in February. Two additional partners were selected in early May to conduct further targeted engagement.

Metro staff worked with each partner to create opportunities for the input and feedback received to be directly connected to project stakeholders and decision makers. Funded groups included:

- Asian Pacific American Network of Oregon
- Black Parent Initiative
- Latino Network
- Native American Youth and Family Center
- Rosewood Initiative
- Unite Oregon
- Verde
- Welcome Home Coalition

Activities funded through the partnerships included the following:

### *Leadership development and training*

Three partners leveraged existing leadership development groups to build members' capacity to understand and engage in regional housing work. Verde worked with its Cully Housing Action Team (CHAT) and Mobile Home Repair and Organizing group through monthly meetings and an all-day leadership training to build skills on canvassing, phone banking, giving public testimony and meeting facilitation. Participants in Unite Oregon's BOLD leadership program (Beaverton Organizing and Leadership Development) held a small group discussion to share their ideas with Metro Councilors and integrated affordable housing policy into their ongoing leadership curriculum. Rosewood Initiative hosted Guerreras Latinas members for a leadership development workshop to build skills on housing outreach and advocacy.

### *Community discussions*

Several partners held multiple discussion groups and led door-to-door outreach to share resources and learn more about affordable housing barriers and solutions from those experiencing the greatest challenges.

Culturally-specific discussion groups facilitated by Latino Network, NAYA, Rosewood Initiative, Verde and the Black Parent Initiative were held in Tigard, Gresham, Portland, Cornelius and Hillsboro. Verde leaders and Community Health Workers from Rosewood Initiative visited with residents of the Cully neighborhood and East Multnomah County to gather their ideas about housing needs and community wellness.

### *Connect with staff and decision makers*

Metro Councilors and staff attended many of the events hosted by community partners to help build relationships and share up-to-date information on the work to develop a regional affordable housing bond framework. In addition partners were invited to present to Metro Council and the Stakeholder Advisory Table. Members from Unite Oregon's BOLD program and Community Health Workers with Rosewood Initiative coordinated small group discussions with Metro Councilors.

### *Informing key elements of the framework*

Information gathered from the partnerships activities above was shared with advisory tables and Metro staff. In addition, the Welcome Home Coalition engaged its 80 members in monthly phone calls, survey and in member meetings on key steps of the bond development process.

### **Opt In online survey**

More than 2,660 people responded to an online Opt In survey between April 30 and May 18. The survey sought to generate feedback on housing priorities identified in the draft housing measure framework and to inform implementation of the housing measure should it be approved by voters. While non-scientific, the survey results provide valuable insight into the priorities, concerns and expectations of area residents. Nearly two-thirds of respondents described investments in affordable housing as "very important." Most also prioritized creating homes for those in most need, and creating affordable homes in well-established communities with good access to transportation, jobs, community centers and other opportunities.

A report on the survey's findings will be posted at [oregonmetro.gov/housing](http://oregonmetro.gov/housing).

### **Public partner engagement**

Metro sought regular, open engagement with local jurisdictions, housing authorities and other public agencies that will be key partners in implementing a regional investment in affordable homes. Early in the process, Metro staff presented at more than a dozen public meetings, including MPAC, city councils, county commissions and coordinating committees. Staff also individually briefed many other local elected officials and agency staff members. Metro heard concerns and opportunities raised at these conversations and worked to incorporate them into the draft measure framework released in late April.

After the draft framework's release, Metro staff presented and heard feedback at more than a dozen public meetings, including MPAC, numerous city councils, all three county commissions, and all three county coordinating committees. Metro staff also presented and heard feedback through individual briefings with elected officials and staff from key partner jurisdictions.



Patti Jay felt "exhausted with having to move again" after she received a no-cause eviction. She's grateful she found a place to live close to her son's high school, which means he didn't have to switch schools.

## Communications and storytelling

In addition to direct engagement, Metro shared information and raised awareness to a wide range of regional residents including monthly Interested Parties email updates that reached more than 750 people. Staff posted regularly on Facebook and Twitter, and published several Metro News stories describing the process to develop a housing measure framework and sharing the lived experiences of those impacted by the housing crisis in our region.

An online Regional Snapshot on Affordable Housing was published in late April. The Regional Snapshot provided information on the current supply and shortage of affordable homes throughout the region and who is most at risk for housing displacement or homelessness. The Regional Snapshot also provided a tour of modern affordable homes throughout the region and shared personal stories of individuals and families who have struggled or are experiencing challenges finding affordable homes.

## Metro staff engagement

The project team also held opportunities for Metro staff to be engaged through lunchtime discussions on the root causes of homelessness, details on the process to develop the housing bond measure, and presentations of this COO recommendation.



Low-income families, the elderly, and people with disabilities receive housing assistance primarily through two different means. They may be able to rent an apartment with rent limits; or they may receive a voucher that helps them bridge the gap between what they can afford and the cost of apartments in the private market.

Waiting lists to get a regulated apartment or a voucher are years long.

In the tri-county area, nearly 11,500 individuals or families are on the waiting lists for regulated housing. That's more households than there are in the entire city of Tualatin.

People in dire circumstances may receive priority, but most could expect to be waiting anywhere from one to 14 years for an apartment.

## Stakeholder Advisory Table

Jesse Beason  
Northwest Health Foundation

Renée Bruce  
Community Action of Washington County

Michael Buonocore  
Home Forward

Denny Doyle  
Mayor of Beaverton

Ernesto Fonseca  
Hacienda CDC

Mark Gamba  
Mayor of Milwaukie

Sheila Greenlaw-Fink  
Community Housing Fund

Ashley Henry  
Business for a Better Portland

Hannah Holloway  
Urban League of Portland

Mitch Hornecker  
Portland Business Alliance Board of  
Directors

Duncan Hwang  
APANO

Marc Jolin  
Joint Office of Homeless Services

Komi Kalevor  
Washington County Housing Authority

Roy Kim  
Central Bethany Development Company

Eva Rippeteau  
AFSCME Council 75

Anneliese Koehler  
Oregon Food Bank

Allan Lazo  
Fair Housing Council of Oregon

Dani Ledezma  
Coalition of Communities of Color

Kari Lyons-Eubanks  
Welcome Home Coalition

Nate McCoy  
National Association of Minority  
Contractors -- Oregon Chapter

LaQuisha Minnieweather  
Momentum Alliance

Dave Nielsen  
Home Builders Association of  
Metropolitan Portland

Maria Caballero Rubio  
Centro Cultural

Margaret Salazar  
Oregon Health and Community Services

Jill Sherman  
Gerding Edlen

Bandana Shresthra  
AARP Oregon

Jamie Stasny-Morgan  
Westside Economic Alliance Board  
of Directors

Richard Swift  
Clackamas County Health, Housing and  
Human Services

Ana del Rocío  
David Douglas School Board

Dan Valliere  
Reach CDC

Bob Walsh  
Walsh Construction

## Technical Advisory Table

Julie Cody  
Oregon Housing and Community Services

Devin Culbertson  
Enterprise Community Partners

Ryan Deibert  
Joint Office of Homelessness Services

Karl Dinkelspiel  
Portland Housing Bureau

Rachael Duke  
Community Partners for Affordable  
Housing

Ernesto Fonseca  
Hacienda CDC

Chris Hartye  
City of Hillsboro

Sean Hubert  
Central City Concern

Komi Kalevor  
Washington County Housing Authority

Anneliese Koehler  
Oregon Food Bank

Martha McLennan  
Northwest Housing Alternatives

Ed McNamara  
Turtle Island Development

Brian Monberg  
City of Gresham

Jeff Owen  
TriMet

Nicole Peterson  
BRIDGE Housing

Cadence Petros  
City of Beaverton

Chuck Robbins  
Clackamas County Housing Authority

Emily Schelling  
Housing Development Center

Sarah Stevenson  
Innovative Housing Inc.

Jonathan Trutt  
Home Forward

Bill Van Vliet  
Network for Oregon Affordable Housing





## BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING THE METRO CHIEF	)	RESOLUTION NO. 18-4895
OPERATING OFFICER RECOMMENDATION	)	
REGARDING REGIONAL INVESTMENT STRATEGY:	)	
AFFORDABLE HOMES FOR GREATER PORTLAND	)	Introduced by the Metro Council

WHEREAS, a stable, affordable home is the foundation of opportunity and health for children, seniors and other vulnerable members of our community; and

WHEREAS, tens of thousands of people are struggling in the greater Portland region to find and keep a home they can afford; and

WHEREAS, this crisis has reached an unprecedented status due to rapid population growth and a virtual shutdown in housing construction during the Great Recession; and

WHEREAS, this crisis affects every community in the region, crossing city and county lines as people and families seek affordable homes and often travel longer distances to employment and education; and

WHEREAS, this crisis disproportionately affects people of color, due to historic housing discrimination, displacement and lower wage levels as a result of decades of discriminatory policies and actions nationally and in this region; and

WHEREAS, affordable homes are a critical piece of the greater Portland region's vision of livability, along with safe and reliable transportation, clean rivers and access to nearby nature; and

WHEREAS, the greater Portland region has a long history of working together to tackle key challenges such as this; and

WHEREAS, Metro has collaborated with partners for years in pursuit of strategies, plans and policies to foster the creation of more homes affordable to people of all incomes throughout the region, particularly through the Equitable Housing Initiative begun in 2015; and

WHEREAS, Metro has provided millions of dollars in grants to local governments to plan for new housing creation, and leveraged private investment through its Transit-Oriented Development Program to help create more than 1,600 affordable homes throughout the region; and

WHEREAS, Metro worked with partners to complete an equitable housing strategic framework in 2016 that identified a number of collaborative actions to create new homes in the region, including a need for additional public investments in affordable homes for lower-income families and individuals that the private housing market is largely unable to serve; and

WHEREAS, a strong majority of Portland-area residents see affordable homes as a top priority for regional investment, and a majority believes this is a crisis we can and should address together; and

WHEREAS, in late 2017 the Metro Council directed staff to work with jurisdictional partners, stakeholders, impacted communities and the general public to develop a potential regional housing bond program; and

WHEREAS, in January 2018 Metro convened two advisory tables to advance these efforts, including a stakeholder advisory table composed of more than 30 people representing a variety of perspectives on housing need and opportunity, and the communities most impacted by the housing crisis, and a technical advisory table composed of more than 20 people with extensive experience in housing creation, financing and operations; and

WHEREAS, the stakeholder advisory table focused on the key values that should guide the development of a housing investment framework and the technical advisory table focused on technical considerations for developing and assessing scenarios for potential investment; and

WHEREAS, during the spring of 2018 Metro staff also discussed the potential regional housing investment framework with dozens of local elected bodies, jurisdictional staff, housing providers, housing advocates, culturally specific organizations, and other key partners around the region; and

WHEREAS, in the spring of 2018 Metro funded eight community partners to conduct focused engagement on housing need and opportunity with impacted communities throughout greater Portland's three counties; and

WHEREAS, Metro staff released a draft housing bond framework in late April 2018 for further discussion with these advisory tables, public partners, communities, and the general public; and

WHEREAS, Metro staff updated the draft framework to reflect comments received from these partners, and released a refined framework in mid-May 2018 that called for increasing the beneficial impact of the housing measure by serving more families and individuals, while retaining a commitment to deep affordability, and creating family-size units; and

WHEREAS, after further conversation with partners this refined framework was further updated and included as a chapter in a recommendation from the Metro chief operating officer to the Metro Council discussed at the Council work session on May 29, 2018, which has been updated to reflect comments at that work session and is attached hereto as Exhibit A (Regional Investment Strategy: Affordable homes for greater Portland, Metro Chief Operating Officer Recommendation, June 7, 2018 [COO Recommendation]); and

WHEREAS, the COO Recommendation presents a vision of investments in affordable homes that will benefit our communities for years to come by improving our collective prosperity, helping kids succeed in school, providing support and stability for seniors, people with disabilities and those with health challenges, and helping keep people from becoming homeless; and

WHEREAS, the COO Recommendation presents a strategy for creating homes led by local jurisdictions' understanding of their own housing needs and opportunities, which allows for quick action and creation of homes while ensuring that progress is made on regional outcomes and goals, and is intended to be a living document that can be responsive to changing needs and opportunities; and

WHEREAS, the Metro Council supports the goals, outcomes, regional collaboration and nimble implementation strategy identified in the COO Recommendation; and

WHEREAS, together we can create thousands of affordable homes for families, seniors and others who desperately need them, and this is work worth doing for valued members of our community; now therefore

BE IT RESOLVED:

1. That the Metro Council adopts the goals and outcomes identified in the COO Recommendation, attached hereto as Exhibit A, to guide future regional collaboration to implement the general obligation bond that may be referred to regional voters by the Metro Council, should voters approve the bond in the November 2018 general election; and

2. That the Metro Council directs Metro staff to use the COO Recommendation as the foundation for further planning and implementation of a regional housing bond with jurisdictional partners and the community, and to report on a regular basis to the Metro Council on progress made toward the COO Recommendation's goals and outcomes.

ADOPTED by the Metro Council this \_\_\_\_ day of June 2018.

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Tom Hughes, Council President

Approved as to Form:

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Alison R. Kean, Metro Attorney

## BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REFERRING TO THE METRO	)	RESOLUTION NO. 18-4898
AREA VOTERS A BALLOT MEASURE AUTHORIZING	)	
GENERAL OBLIGATION BOND INDEBTEDNESS IN AN	)	
AMOUNT NOT TO EXCEED \$652.8 MILLION TO FUND	)	Introduced by the Metro Council
AFFORDABLE HOUSING; AND SETTING FORTH THE	)	
OFFICIAL INTENT OF THE METRO COUNCIL TO	)	
REIMBURSE CERTAIN EXPENDITURES OUT OF THE	)	
PROCEEDS OF SAID BONDS UPON ISSUANCE	)	
	)	

WHEREAS, both nationally and in the Metro region, rents and housing prices are rising faster than incomes, increasingly limiting mid-and lower-income households to neighborhoods farther from jobs, transit, social services and other services and amenities; and

WHEREAS, national economic forces and growth patterns have pushed the affordable housing crisis in metropolitan regions across the country, and strong continuing growth has impacts across city and county lines, making a regional approach appropriate and necessary in addition to the ongoing local efforts aimed at easing the crisis;

WHEREAS, the Metro Council has acknowledged that continued and accelerated population growth is likely to negatively affect the availability and affordability of housing in the Metro region, and that the lack of sufficient funding for affordable housing remains a major barrier to the production of affordable housing; and

WHEREAS, Title 7 Housing Choice of Metro Code Chapter 3.07 Urban Growth Management Functional Plan, Metro Code Section 3.07.750 Technical Assistance, encourages cities and counties to take advantage of the programs of technical and financial assistance provided by Metro to help achieve the goal of increased production and preservation of housing choices and affordable housing; and

WHEREAS, on January 25, 2007, the Metro Council amended and adopted the Regional Framework Plan and the Metro Code, via Ordinance No. 06-1129B ("For the Purpose of Amending the Regional Framework Plan to Revise Metro Policies on Housing Choice and Affordable Housing and Amending Metro Code Sections 3.07.710 through 3.07.760 to Implement the New Policies"); and

WHEREAS, Section 4 of the Metro Charter, entitled "Jurisdiction of Metro," provides that, "Metro has jurisdiction over matters of metropolitan concern. Matters of metropolitan concern include the powers granted to and duties imposed on Metro by current and future state law and those matters the Council by ordinance determines to be of metropolitan concern"; and

WHEREAS, in February of 2010, the Metro Council passed Ordinance No. 10-1231B ("For the Purpose of Determining that Providing Financial Resources to Increase the Supply of Affordable Housing is a Matter of Metropolitan Concern"), which included the finding that "providing Metro funding for increasing the Metro region's supply of affordable housing is a function of metropolitan concern"; and

WHEREAS, in 2015, Metro created the Equitable Housing Initiative to better coordinate efforts already underway and find shared understanding of needs, opportunities and best practices, supporting

local jurisdictions, housing developers and advocates to put those best practices to work and build their own capacity to conduct research and develop policies and resources; and

WHEREAS, in 2016, Metro and its regional partners convened a regional housing summit to dig deeper into a challenge that has been called a “state of emergency” by advocates and local and state officials; and

WHEREAS, before the November 6, 2018 General Election, the Metro Council will have passed an ordinance establishing that affordable housing is a “matter of metropolitan concern” and exercising jurisdiction over functions related thereto (the “Assumption Ordinance”); and

WHEREAS, in accordance with Chapter II Section 7(2)(a) and Section 12 of the Metro Charter, upon passage of the Assumption Ordinance by the Metro Council and upon voter approval of the referred bond measure, Metro will have authority under the laws of the State of Oregon and the Metro Charter to issue bonds and other obligations payable from ad valorem property taxes for the purpose of financing and identifying funds to be used for affordable housing; and

WHEREAS, pending the issuance and availability of the proceeds from the sale of such bonds, some expenditures will be made that have been and will be paid for by Metro on an advance basis, with the expectation and intent that Metro will be reimbursed for all such advances out of the bond proceeds as and when the same are issued; and

WHEREAS, United States Treasury Regulation 1.150-2 requires issuers of tax-exempt bonds to declare their intention if the issuers intend to use bond proceeds to reimburse eligible expenditures that are initially funded from other sources; now therefore

BE IT RESOLVED:

1. That the Metro Council hereby submits to the qualified voters of the Metro Area the ballot measure attached hereto as Exhibit A, authorizing the issuance of general obligation bonds in an amount not to exceed \$652,800,000.00 for the purpose of funding affordable housing (the “Affordable Housing Ballot Measure”). The bonds may be issued from time to time in one or more series, and any series of bonds shall mature over a period of not more than 30 years from the date of issuance; and

2. That the Metro Council hereby certifies the Ballot Title attached hereto as Exhibit B for the placement of the Affordable Housing Ballot Measure on the ballot for the November 6, 2018 General Election; and

3. That the Metro Council hereby authorizes and directs the Metro Chief Operating Officer, the Metro Chief Financial Officer and the Metro Attorney, or their respective designees (each, an “Authorized Representative”), each acting individually, to file with the county elections official the Ballot Title and a related explanatory statement prepared by the Authorized Representative pursuant to Metro Code Section 9.02.020; and

4. That the Metro Council hereby authorizes and directs the Authorized Representative to submit the Ballot Title to the Tax Supervising and Conservation Commission in a timely manner, as required by law; and

5. That the Metro Council hereby further authorizes and directs the Authorized Representative to take all other actions necessary for placement of the Affordable Housing Ballot



Measure on the ballot for the November 6, 2018 General Election in a manner consistent with and in furtherance of this Resolution; and

6. That the Metro Council hereby declares its official intent to reimburse eligible prior expenditures of Metro with the proceeds of general obligation bonded indebtedness referenced herein for the purpose for establishing compliance with the requirements of United States Treasury Regulation 1.150-2 and does not bind Metro to make any expenditure or incur any debt.

ADOPTED by the Metro Council this \_\_\_\_ day of June 2018.

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Tom Hughes, Council President

Approved as to Form:

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Alison R. Kean, Metro Attorney

## STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 18-4898, FOR THE PURPOSE OF REFERRING TO THE METRO AREA VOTERS A BALLOT MEASURE AUTHORIZING GENERAL OBLIGATION BOND INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$652.8 MILLION TO FUND AFFORDABLE HOUSING; AND SETTING FORTH THE OFFICIAL INTENT OF THE METRO COUNCIL TO REIMBURSE CERTAIN EXPENDITURES OUT OF THE PROCEEDS OF SAID BONDS UPON ISSUANCE

Date: May 31, 2018

Prepared by: Craig Beebe, [craig.beebe@oregonmetro.gov](mailto:craig.beebe@oregonmetro.gov)

## BACKGROUND

Everyone deserves a safe, affordable home. Yet across greater Portland, thousands of people and families, especially communities of color, are unable to afford the high cost of housing and still have enough money for groceries and other necessities. More than 67,000 renters in the three-county region pay more than half their incomes toward housing costs.

Stemming from dual roots of rapid in-migration to the Portland region and a virtual shutdown of housing construction during the Great Recession, this crisis exacerbates other challenges our communities are confronting. These include gaps in educational achievement, economic opportunity, health, and access to key regional amenities, including parks and natural areas and safe, reliable transportation. It is a challenge affecting every community in the region, large and small. Yet historically, 95 percent of public investment in affordable homes in the region has been confined to Portland city limits.

Metro has worked with local partners for many years to support the creation of new housing for our region's growing population. Title 7 of the Metro Code encourages cities and counties to take advantage of technical and financial assistance programs provided by Metro to help achieve these goals. In 2007, the Metro Council adopted amendments to the Regional Framework Plan and the Metro Code that further clarified and advanced regional policies on housing choice and affordable housing. In 2010, the Metro Council passed Ordinance 10-1231B, including a finding that "providing Metro funding for increasing the Metro region's supply of affordable housing is a function of metropolitan concern."

The Metro Council launched the Equitable Housing Initiative in 2015 to continue Metro's history of responding to challenges that cross city and county lines through collaborative regional policymaking and strategy-setting. The initiative has described its goal as "ensuring diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities."

In January 2016, following considerable collaboration with regional partners, Metro released a four-part strategic framework for responding to the region's housing challenge. This strategic framework, presented at a regional housing summit in February 2016, included a number of actions intended to increase housing opportunity and mitigate displacement for different kinds of households and income levels across the region. The strategic framework clearly identified a need for public investment to create and protect affordable homes for residents and households the private housing market is largely unable to serve, including low-income families, seniors, people with disabilities, people of color and those experiencing or at risk of homelessness.

In late 2017, the Metro Council directed staff to collaborate with a broad range of local government and community partners to develop a potential investment framework that could create thousands of affordable homes throughout the region. Since that time, staff have worked with two advisory tables, jurisdictional partners, housing providers, culturally specific organizations and other stakeholders around the region to identify needs, opportunities and an implementation approach to do just that. Staff have also conducted detailed technical analysis and assessment of different investment scenarios, guided by values articulated by community stakeholders and technical advice provided by housing practitioners and jurisdictional partners. Staff have regularly consulted with the Metro Council throughout this time in briefings and work session discussions.

Based on this work with partners and the community, staff recommend a general obligation bond of \$652.8 million as a feasible and impactful regional investment in affordable homes for families, seniors and other individuals who need them. This resolution would refer such a bond to the Portland region's voters in November 2018.

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

Staff are aware that several local elected officials and citizens in the Metro region have stated they intend to oppose a regional investment in affordable homes, although others have stated they intend to support such an investment.

### **2. Legal Antecedents**

Metro is authorized under the Metro Charter, Chapter III and ORS Chapter 268 to issue and sell voter-approved general obligation bonds to finance the implementation of Metro's authorized functions.

On, January 25, 2007, the Metro Council amended and adopted the Regional Framework Plan and the Metro Code, via Ordinance No. 06-1129B ("For the Purpose of Amending the Regional Framework Plan to Revise Metro Policies on Housing Choice and Affordable Housing and Amending Metro Code Sections 3.07.710 through 3.07.760 to Implement the New Policies").

In February of 2010, the Metro Council passed Ordinance No. 10-1231B ("For the Purpose of Determining that Providing Financial Resources to Increase the Supply of Affordable Housing is a Matter of Metropolitan Concern"), which included the finding that "providing Metro funding for increasing the Metro region's supply of affordable housing is a function of metropolitan concern."

### **3. Anticipated Effects**

The effect of this resolution will be the referral to voters of a general obligation bond measure in the November 6, 2018 General Election.

### **4. Budget Impacts**

If the Metro Council approves this resolution, Metro staff would work with participating jurisdictions, including the three county housing authorities and eligible cities, to support the pre-development of local implementation strategies and intergovernmental agreements to advance affordable home creation through the bond. These activities will be funded through Metro's Equitable Housing

Initiative funding identified in the FY 2018-19 budget. If the measure is approved by voters, these related expenses can be reimbursed from bond proceeds.

The Council President's 2018-19 Budget also includes expenditures for information development and distribution through the Regional Investment Strategy.

The referral of this measure to the voters will require Metro to pay for election expenses, estimated at approximately \$150,000. This amount can change based on the number of issues on the ballot, and the number of region-wide items on the ballot. The Council President's 2018-19 adopted budget includes appropriation for this expense.

At the recommendation of the TSCC, budget authority for program expenses after the voters approve the measure is not included in the Council President's 2018-19 adopted budget. The Council will have the can establish appropriation authority related to the successful passage of the measure once the election has been certified. If the measure passes, staff will work with Council on the development of the bond measure program and the necessary budgetary appropriation to be approved by Ordinance at a later date.

#### **RECOMMENDED ACTION**

Staff recommends Council adoption of the resolution.

<b>Caption:</b> (10 words max)	Bonds to fund affordable housing in Washington, Clackamas, Multnomah counties. (10 words)
<b>Question:</b> (20 words max)	<p>Shall Metro issue bonds, fund affordable housing for low-income families, seniors, veterans, people with disabilities; require independent oversight, annual audits? (20 words)</p> <p>If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.</p>
<b>Summary:</b> (175 words max)	<p>Measure authorizes \$652.8 million in general obligation bonds to fund affordable housing in Washington, Clackamas, and Multnomah counties.</p> <p>Bonds will be used to build affordable housing for low-income households; purchase, rehabilitate, and preserve affordability of existing housing; buy land for affordable housing; help prevent displacement.</p> <p>Affordable housing means land and improvements for residential units occupied by low-income households making 80% or less of area median income, which in 2018 for a family of four was \$65,120; improvements may include a mix of unit sizes, spaces for community and resident needs and services. Some units will be accessible for people with disabilities and seniors; flexibility for existing tenants and hardship.</p> <p>Requires community oversight and independent financial audits. Creates affordable housing function for Metro, implemented by Metro and local housing partners. Local and regional administrative costs capped at 7% of bond proceeds. Bond costs estimated at \$0.24 per \$1,000 of assessed value annually, approximately \$5.00/month for the average homeowner. Bonds may be issued over time in multiple series. (166 words)</p>

June 7<sup>th</sup> | Testimony Plan

### **Invited Panel #1**

Chair Jim Bernard

Chair Deborah Kafoury

Commissioner Nick Fish

President Elect Lynn Peterson

Mayor Denny Doyle (Statement to be read by Tom Hughes)

### **Invited Panel #2**

Renee Bruce, Community Action and Washington County Thrives

Liz Ebert, former client of Community Action, current staff

Sahaan McKelvey Self Enhancement Inc and Welcome Home Steering Committee  
(Suh - HAHN | Mc- KEL-vee)

Bianetth Valdez, Home Plate case manager in Beaverton  
(BEE-uh-neth | val-DEZ)

### **Invited Panel #3**

Melissa Bishop, Central City Concern in Clackamas County

Stephanie Tornow, tenant of Town Center Courtyard, Clackamas County

Bandana Shrestha, AARP  
(BOND-uh-nuh | SHRESS-thda)

Murray Ruhland, tenant at the Ritzdorf court  
(MUR-rey | RU-land)

### **Invited Panel #4**

Kari Lyons as Welcome Home representative

Elizabeth Goetzinger as AFSCME representative

### **Public Testimony begins:**

Elected Officials in the audience first