



METRO

Date: December 19, 2003

To: County Commission Chairs/Mayors/Planning Directors
From: Michael Jordan, Chief Operating Officer

Sub: Title 7 (Affordable Housing) Component of the 2003 Urban Growth Management Functional Plan Compliance Reports

Attached is the Title 7 component of the 2003 Urban Growth Management Functional Plan Compliance Reports. Because the deadline for local governments to submit their 2003 Title 7 progress report is December 31, 2003, staff will update this report as additional progress reports are received. This report re-evaluates the 2002 progress reports submitted by jurisdictions in light of the Title 7 amendment that the Metro Council adopted in June 2003. It also evaluates the 2003 reports that Metro received after the last annual compliance report (in 2002) was compiled.

As a background, during the presentation of local jurisdiction compliance to Title 7 to the Metro Council in December 2002, staff emphasized the difficulty with interpretation of the requirement of local governments to "consider amendment of their comprehensive plans and implementing ordinances with affordable housing tools and strategies." The Metro Council, consistent with the Metro Policy Advisory Committee recommendation, determined that an amendment of Title 7 was necessary to clarify the term "consider" in section 3.07.730.B.

In June 2003, the Metro Council amended Title 7 with a clarification to the term "consider." The amendment is intended to clarify that local jurisdiction progress report needs to be reviewed by the elected body to comply with the requirements of Title 7. Other changes made to Title 7, include changes to the deadline for local governments to submit to Metro their second year progress reports (from January 18, 2002 to December 31, 2003) and third year progress reports (from January 18, 2004 to June 30, 2004). Changing the deadline gives local governments more time to submit their annual reports. The clarification to the term "consider" necessitated the re-evaluation of progress reports received by Metro prior to the amendment of Title 7.

Attachment A is the updated local jurisdiction compliance for the first year (2002) and second year (2003). The report shows the extent of your jurisdiction's compliance with the Title 7 requirements. Attachment B is a copy of the amended Title 7 of the Urban Growth Management Functional Plan.

The Metro Council thanks the jurisdictions that have submitted their reports. We look forward to receiving progress reports of from those jurisdictions that have not met the deadline.

Please do not hesitate to call Gerry Uba at 503-797-1737 for more information on Metro's affordable housing program. You may also email him at ubag@metro.dst.or.us.

MJ/GU/km

M:\gm\long_range_planning\share\Housing\FP Annual Compliance Report -Cover Letter for Title 7.doc

Enclosure

**UPDATED METRO EVALUATION OF LOCAL GOVERNMENT
TITLE 7 (AFFORDABLE HOUSING) COMPLIANCE REPORTS**



METRO

December 18, 2003

Staff Contact
Gerry Uba, Planning Department
503-797-1737
ubag@metro.dst.or.us

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INTRODUCTION

The Metro Council adopted Title 7 of the Urban Growth Management Functional Plan in January of 2001 to address the issue of affordable housing in the Metro region. Title 7 requires the twenty-seven local governments in the Metro boundary to consider adopting a voluntary affordable housing production goal and a list of specific affordable housing strategies and tools. Title 7 requires local governments to submit reports to Metro in 2002, 2003, and 2004 that detail their progress in complying with these Functional Plan requirements. Although adopting the goals and strategies and tools is not mandatory, submitting the report and indicating that the jurisdiction considered them is.

The Title 7 compliance reports are required to report progress in the jurisdiction consideration of:

- 1) Adoption of voluntary affordable housing production goals as a guide to measure progress toward meeting the affordable housing needs of the region.
- 2) Amendment of comprehensive plans and implementing ordinances to include diversity strategies and measures to maintain the existing supply of affordable housing and to increase opportunities for new dispersed affordable housing within their boundaries. Also, measures aimed at increasing opportunities for household of all income levels to live within their jurisdiction.
- 3) Amendment of comprehensive plan and implementing ordinances to incorporate strategies such as density bonus, replacement housing, inclusionary housing, and strategies for providing affordable housing to the elderly and to people with disabilities.
- 4) Consideration of the implementation of other affordable housing tools such as replacement housing (through demolition in urban renewal areas), inclusionary housing (when creating urban renewal districts), fee waivers or funding incentives, efforts targeted at households 50% to 80% and 80% to 120% of the region median household income, and joint coordination with other agencies and non-profit groups in order to provide affordable housing.

2002 Progress Reports and the Amendment of Title 7

Metro staff received nine first-year progress reports from local governments in 2002 and prepared an analysis of this information that was presented to the Metro Council in November and December 2002 and later to MPAC and MTAC. In analyzing the 2002 reports, Metro staff experienced difficulty uniformly assessing local government progress. Specifically, Metro staff identified the need to address the following issues:

- Clarification of the meaning of the requirement that jurisdictions "consider" amendment of their comprehensive plan and implementing ordinances with strategies such as land use tools.
- Clarification of the person or persons at each local jurisdiction who are sufficient to comply with the requirement to consider. (Planning director, City Council)
- Clarification of how to evaluate Title 7 related policies adopted in the comprehensive plans and implementing ordinances reported by local jurisdictions.

After MPAC review and recommendations, the Metro Council adopted Ordinance No. 03-1005A amending Title 7 on June 26, 2003. This amendment clarified the aforementioned issues. Title 7 now defines "consider" to mean, when the elected body of a city or county considers each tool strategy or tool and either mends its comprehensive plan and implementing ordinance to adopt the strategy or tool or explains in writing why it has decided not to adopt it.

Highlights of the amendment are:

- A. *Title 7, Section 3.07.720 - Voluntary Affordable Housing Production Goals:*
Clarification that the targeted household income groups as households earning between 0% and 50% of the regional median family income.
- B. *Title 7, Table 3.07-7: Five-Year Voluntary Affordable Housing Production Goals:*
Addition of a footnote to Table 3.07-7 to clarify that Multnomah County has contracted with the Cities of Portland, Gresham and Troutdale under intergovernmental agreement to provide urban planning services to the urban unincorporated areas of Multnomah County.
- C. *Title 7, Sections 3.07.730.B and 3.07.730.C - Requirements for Comprehensive Plan and Implementation Ordinance Changes:*
 - Clarification that compliance is achieved when the governing body of a city or county considers each tool or strategy and either amends its comprehensive plan and implementing ordinance to adopt the tool or strategy or explains in writing why it has decided not to adopt it.
 - Reconciliation of the clarification of the requirement of local governments to consider amendment of their comprehensive plan and implementing ordinances in Section 3.07.730.B with the meaning of "requirement to consider" in Section 3.07.730.C.
- D. *Title 7, Section 7, 3.07.740 - Requirements for Progress Reports:*
 - Changing the first year (2002) reporting deadline to January 31, 2002 so as to keep the changes to second (2003) and third (2004) reporting deadlines uniform.
 - Changing the second year (2003) reporting deadline to December 31, 2003, and specified that local jurisdictions should explain the tools and strategies adopted and implemented or not adopted and not implemented.
 - Changing the third year (2004) reporting deadline to June 30, 2004, and specify that jurisdictions should explain the remaining actions they have taken since submittal of the previous reports.
- E. *Title 7, Section 3.07.750 - Metro Assessment of Progress:*
Amending Metro requirements and creating an ad hoc affordable housing task force.
 - Adding the use of the 2000 Census data to estimate 2000 baseline housing units affordable to defined income groups. (Complete by end of 2003)
 - Changing the deadline for the evaluation of progress made by the region in 2001-2003 to achieve the affordable housing production goals. (Complete by end of 2004)
 - Changing the deadline for the assessment of tools and strategies implemented by local governments and other public and private entities. (Complete by end of 2004)
 - Changing the deadline for examining federal and state legislative changes, and reviewing the availability of regional funding source. (Complete by end of 2004)
 - Creating an ad hoc affordable housing task force in consultation with MPAC. (The task force recommendations forward to the Metro Council by December 2005)

Re-evaluation of Local Governments' Progress Reports

With the clarification and amendment of Title 7, staff has been able to re-assess the progress reports submitted by local governments in 2002 and 2003 and more clearly determine the extent of local jurisdiction compliance. This report presents the re-evaluation of the 2002 progress reports along with the 2003 progress reports and a summary of each jurisdiction report that identify outstanding issues.

OVERALL SUMMARY OF RE-EVALUATED LOCAL GOVERNMENTS' FIRST YEAR (2002) AND SECOND YEAR (2003) PROGRESS REPORTS

The evaluation of compliance is necessary for determining the region's commitment to continuing to improve the livability of the region. Although the amendment of Title 7 helped staff in the evaluation of local government reports, there are still some elements of local governments' progress reports that Metro staff are unclear how to evaluate. Below is the summary of the first year (2002) and second year (2003) progress reports submitted by jurisdictions organized by the requirements shown in italics. [The deadline for the second year (2003) progress report is December 31, 2003]

Metro Code 3.07.730: Compliance Requirements

Six out of the fifteen first year (2002) progress reports submitted by local governments to Metro were reviewed and approved by their governing bodies (city council or county commission). These jurisdictions include Forest Grove, Gresham, Hillsboro, Tigard, Troutdale and Washington County.

Six of the nine progress reports submitted for the second year (2003) were reviewed and approved by their governing bodies. These jurisdictions include Fairview, Gresham, King City, Tigard, Troutdale and Wood Village.

A. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The 2001 to 2006 affordable housing production goals in Title 7 are one of the clearest measures of local effort. Title 7 only recommends adoption of affordable housing goals. Hence, there is no direct compliance issue with regard to these targets. Three jurisdictions have completed consideration of the goals, as shown below.

Jurisdiction	Adoption of Affordable Housing Production Goals
Beaverton	Accepted
Gresham	Declined
Troutdale	Declined

B. Metro Code 3.07.730.A: Amendment of comprehensive plan and implementing ordinances.

Strategies to ensure: 1) diversity; 2) maintaining the existing supply and increasing new dispersed affordable housing; and 3) increasing affordable housing opportunities for household of all income levels.

Six local governments (Forest Grove, Gresham, Portland, Troutdale, Clackamas County and Washington County) now have adopted some strategies in their comprehensive plans to ensure diversity, maintaining the existing supply and increasing new dispersed affordable housing and increasing affordable housing opportunities for household of all income levels. It is unclear that these jurisdictions have also adopted these measures in their implementing ordinances (as stated in the first year and second year reports).

City/County	Complete Consideration of Strategies to Ensure the following (Title 7: 3.07.730.B)		
	Diversity Strategy	Maintain Supply and Increase Dispersion	Supply for All Income Levels
	(3.07.730.A.1)	(3.07.730.A.2)	(3.07.730.A.3)
Fairview	Existing	Existing	
Gresham	Existing	Existing	Existing
Portland	Existing	Existing	Existing
Troutdale	Existing	Existing	Existing
Clackamas County	Existing	Existing	Existing
Washington County	Existing		Existing

C. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances.

Measures for: 1) density bonus; 2) replacement housing; 3) inclusionary housing; 4) transfer of development rights; 5) elderly and people with disabilities; 6) local regulatory constraints; and 7) parking tools and strategies.

The first year (2002) and second year (2003) reports show that none of the local governments had adopted all of the seven land use strategies.

Twelve jurisdictions have completed consideration of one or more of the strategies by demonstrating that the strategy was in place prior to the adoption of Title 7, or by declining to adopt the strategy. The following table shows the jurisdictions completing consideration of one or more of the seven land use strategies in Title 7: 3.07.730.B.

City/County	Complete Consideration of Land Use Strategies (Title 7: 3.07.730.B)						
	Comprehensive Plan and Implementing Ordinances ¹						
	Density Bonus 3.07.730.B.1	Replacement Housing 3.07.730.B.2	Inclusionary Housing 3.07.730.B.3	Transfer Development Rights 3.07.730.B.4	Elderly & Disabled People 3.07.730.B.5	Local Regulatory Constraints 3.07.730.B.6	Parking 3.07.730.B.7
Fairview	Existing		Declined	Declined	Existing		
Gresham	Declined	Declined	Existing	Declined	Existing		Existing
Forest Grove					Existing		
Happy Valley	Declined		Declined				
King City	Declined	Declined	Declined	Declined	Existing	Existing	
Portland	Existing	Existing	Existing	Existing			
Tigard		Declined	Declined		Existing		Existing
Troutdale	Declined	Declined	Declined	Declined	Existing		Existing
West Linn	Existing		Declined				Existing
Wood Village	Declined		Declined	Declined			
Clackamas County	Existing	Existing			Existing		Existing
Washington County					Existing		

¹ Most of the local jurisdiction reports are unclear about the adoption of these strategies in the implementing ordinances.

Two jurisdictions (Portland and Clackamas County) had adopted four of the strategies prior to the Metro Council adoption of Title 7 in January 2001. Gresham had adopted three strategies prior to the adoption of Title 7. Six local governments (Fairview, Forest Grove, King City, Tigard, Troutdale, West Linn, and Washington County) had adopted between one and two of the strategies prior to Title 7's adoption.

- D. Measures for other affordable housing strategies, including: 1) replacement housing resulting from urban renewal; 2) inclusionary housing in urban renewal districts; 3) fee waivers or funding incentives; 4) promotion of affordable housing for incomes 50% to 120% of the regional median household income; and 5) joint coordination or action to meet the affordable housing production goals.*

The first year (2002) and second year (2003) reports show that none of the local governments have adopted all of the seven additional land use strategies. However, the City of Portland had adopted four of the five non-land use strategies prior to Metro Council adoption of Title 7 in January 2001. Another 10 jurisdictions (Beaverton, Forest Grove, Gresham, Hillsboro, Tigard, Troutdale, Tualatin, West Linn, Clackamas County and Washington County) had adopted between one and three of the strategies.

2002 Annual Functional Plan - Title 7 – Compliance Report

Jurisdiction	Progress Reports Submitted per Title 7: 3.07.740	Adopted Voluntary Goals in Title 7: 3.07.720	Ensure including strategies to address <u>Three</u> requirements in Title 7: 7:3.07.730.A	Considered <u>Seven</u> Strategies in Title 7: 3.07.730.B	Considered <u>Five</u> Other Strategies in Title 7: 3.07.760	Full Compliance
Beaverton	Yes (2002)	YES				NO
Cornelius						NO
Durham	Yes (2002)					NO
Fairview	Yes ✓ (2002 & 2003)					NO
Forest Grove	Yes ✓ (2002)		YES			NO
Gladstone						NO
Gresham	Yes ✓ (2002 & 2003)					NO
Happy Valley	Yes ✓ (2002)					NO
Hillsboro	Yes (2002)					NO
Johnson City						NO
King City						NO
Lake Oswego						NO
Maywood Park						NO
Milwaukie						NO
Oregon City						NO
Portland	Yes (2002)		YES			NO
Rivergrove						NO
Sherwood						NO
Tigard	Yes ✓ (2002 & 2003)					NO
Troutdale	Yes ✓ (2002 & 2003)					NO
Tualatin	Yes (2002)					NO
West Linn	Yes ✓ (2002 & 2003)					NO
Wilsonville						NO
Wood Village	Yes (2002 & 2003)					NO
Clackamas County	Yes (2002)		YES			NO
Multnomah County	Yes (2002 & 2003)	*	*	*	*	*
Washington County	Yes ✓ (2002 & 2003)					NO

Definitions: ✓ Report approved by an elected body
 * Multnomah County signed an IGA with the cities of Portland and Troutdale to carry out land use planning responsibilities in unincorporated county areas. The cities of Portland and Troutdale are expected to detail the matter in which affordable housing strategies in the unincorporated areas have been addressed.

SUMMARY OF FIRST YEAR (2002) COMPLIANCE BY JURISDICTION

The following is a summary of compliance for each jurisdiction in alphabetical order organized by the requirements shown in italics.

BEAVERTON

City report was received by Metro in November 2002.

E. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by the mayor. However, the cover letter and the report did not indicate that the report was reviewed and approved by the City Council.

F. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The City adopted the affordable housing production goal (656 units) in its Comprehensive Plan in 2001. The city report also stated that it used the goal in developing its Housing Needs Analysis (required for jurisdictions under periodic review).

G. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City did not address the above three strategies in its report.

H. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The report states that Section 4.2.3.3 of the City's comprehensive plan contains policy "e" that clarifies the City's intention to consider adoption of affordable housing land use tools and strategies, and to annually monitor progress of its efforts to increase the supply of affordable housing and report the findings to Metro.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Discussed but no action taken
Replacement housing	Discussed but no action taken
Inclusionary housing	Discussed but no action taken
Transfer development rights	Discussed but no action taken
Elderly and people with disabilities	Discussed but no action taken. The report stated that "the City has structured its zoning in order to place high density development near transit amenities in areas appropriate for these populations."
Local regulatory constraints	Discussed but no action taken. Although the City

	has an on-going Code update process, the resulting changes were not made specifically with impacts on affordable housing in mind
Parking	Discussed but no action taken

- I. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	In use prior to January 2001 (Title 7)
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	In use prior to January 2001 (Title 7)

J. *Local initiatives.*

Several tools and strategies currently in use or existing in the form of action statements within the City's comprehensive plan are: 1) use of federal funds to assist community housing development organizations; 2) housing rehabilitation with federal funds; 3) supporting infrastructure development for existing affordable housing with federal funds; 4) provision that permits accessory dwelling units (required by Title 1 of the Functional Plan) that typically consist of smaller affordable housing units; 5) provision of manufactured housing in all zones that allow single family housing; 6) public education strategy for affordable housing; 7) land banking for affordable housing.

K. *Other information provided.*

The City reported its intention to conduct research on the cost/benefit aspects of the affordable housing tools. These results will be provided in the second report to Metro in June 2003 and the third report in April 2004.

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels. (Metro Code 3.07.730.A)
3. Consideration of the amendment of comprehensive plan and implementing ordinances with the seven land use strategies in Metro Code 3.07.730.B.

4. Consideration of the implementation of two of the other affordable housing strategies in Metro Code Section 3.07.760 (inclusionary housing, in urban renewal areas, and replacement housing in urban renewal areas).

CORNELIUS

- The City has not submitted the first progress report due on January 31, 2002 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

DURHAM

City report was received by Metro in January 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by the mayor. However, the cover letter and the report did not indicate that the report was reviewed and approved by the City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

Discussed and no formal action taken.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City anticipates discussion will begin in February 2003 of potential changes to its comprehensive plan and implementing code to ensure inclusion of the above three strategies.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The City anticipates beginning in February 2003 to consider amending its comprehensive plan and implementing code with the above seven land use strategies.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Not addressed in the report
Replacement housing	Not addressed in the report
Inclusionary housing	Not addressed in the report
Transfer development rights	Not addressed in the report

Elderly and people with disabilities	Not addressed in the report
Local regulatory constraints	Not addressed in the report
Parking	Not addressed in the report

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	Not addressed in the report
Joint coordination or action	Not addressed in the report

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels.
4. Consideration of the amendment of comprehensive plan and implementing ordinances with the seven land use strategies in Metro Code 3.07.730.B..
5. Consideration of the implementation of other affordable housing strategies in Metro Code Section 3.07.760.

FAIRVIEW

- The City has not submitted the first progress report due on January 31, 2002 (Metro Code 3.07.740), however, in July 2003, Metro received a report from the City that stated that the "report addresses Title 7's second year reporting requirements." For the analysis of the second-year report see the Summary of Second Year (2003) section of this document.

Outstanding Items:

All requirements are yet to be addressed.

FOREST GROVE

City report was received by Metro in March 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report was reviewed and approved by the City Council via resolution.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The City supports the regional goal of providing affordable housing but declined to adopt the voluntary affordable housing production goal in Title 7. The report stated the reasons for this decision are as follows: a) lack of control over land cost, funding sources, tax credit and development impact fees; b) City does not build affordable housing; c) City is not a Community Development Block Grant (CBDG) entitlement community; and d) City is concerned that the "voluntary" goal could turn into a requirement in the near future, similar to affordable housing requirements in California.

C. Metro Code 3.07.730.A: *Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.*

The City currently implements most elements of the three strategies. The report stated that the City comprehensive plan and zoning ordinances contain goals, policies and standards that encourage and ensure diverse range of housing, avoid shortages and adverse impact on price, rent and choice of housing, encourage rehabilitation of substandard housing, provision of good quality housing for all segments of the City's population, including but not limited to people of all incomes, race, family size, etc. The report did not address the City's efforts related to dispersal of affordable housing.

D. Metro Code 3.07.730.B: *Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Discussed but no action taken
Replacement housing	Declined to adopt
Inclusionary housing	Discussed but no action taken
Transfer development rights	Declined to adopt
Elderly and people with disabilities	In use prior to January 2001 (Title 7)
Local regulatory constraints	Discussed but no action taken. The report stated that the City has a streamlined permitting process, which results in a quick turn-around for residential projects, and that a special process for affordable housing is not needed.
Parking	Not addressed in the report

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to 2001 (Title 7)
Joint coordination or action*	In use prior to 2001 (Title 7)

*Although the report stated the City has expanded the existing affordable housing capacity in Forest Grove, it did not clearly state what role the City played in the development of the Jose Arciga Apartments (94 units), Covey Run (40 units), or in the Habitat for Humanity project (one unit).

F. *Local initiatives.*

Leveraging CBGD funds for public improvements in low income neighborhoods that help maintain the supply of affordable housing.

G. *Other information provided.*

The report states that Forest Grove has the most affordable housing in the Portland metropolitan area. Based on the 2000 Census, median rent was \$614 compared to \$720 in Washington County, and the median rent in Forest Grove rent is affordable to a four person household with an income of \$26,200 (50% of median family income). Also, based on the 200 Census, a median home value of \$155,000 in Forest Grove is well below the median home value of \$172,800 for the Portland-Vancouver MSA.

Outstanding Items:

1. Ensuring that the comprehensive plan and implementing ordinances include measures to increase dispersion of affordable housing.
2. Consideration of the amendment of comprehensive plan and implementing ordinances to include four of the land use strategies in Metro Code Section 3.07.730.B (density bonus, inclusionary housing, local regulatory constraints, and parking).
3. Consideration of the implementation of three other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, and fee waivers).

GLADSTONE

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

GRESHAM

The City report was received by Metro in January 2002.

A. Metro Code 3.07.730. –Compliance Requirements

The City's report stated that the report was reviewed and unanimously approved by its Planning Commission (January 14, 2002), Community Development and Housing Committee (December 13, 2001), and City Council (January 22, 2002).

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The City reported having already adopted their own housing production goals in the City's Consolidated Plan for the period, 2000-2005. The adopted goals are lower than those in the Metro Functional Plan Title 7 (Table 3.07-7) and serve populations other than which focuses on those stated in the Functional Plan (on incomes at and below 50 percent of the region's median family income). The City's report highlighted several issues that would have to be addressed for the affordable housing production goals in the Functional Plan to be "realistic." Some of the issues are the cost of building the units and the impact of adding considerable inventory at below 50% of the regional median family income. The report did not, however, indicate who would be responsible for addressing these issues.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City did not address the above three strategies in its report.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The city has considered and decided not to adopt two of the above land use tools (density bonus and replacement housing). The City's action on other tools is as follows:

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Declined to adopt
Replacement housing	Declined to adopt
Inclusionary housing	In use prior to January 2001 (Title 7) Instead of offering zoning incentives, the City is using CBDG and HOME funds to offer financial incentives for mixed income projects with at least 10% of the units affordable to households with incomes at or below 30% MFI and another 10% of the units affordable to households with incomes at 50% to 80% MFI.
Transfer development rights	Discussed but no action taken
Elderly and people with	Adopted after January 2001

disabilities	The report stated that its "code simplification" in May 2001 addressed the locational needs of the elderly and persons with disabilities.
Local regulatory constraints	In use prior to January 2001 (Title 7) The City's "code simplification" in May 2001 addressed five of the six components of this requirement. The City noted that instead of considering using a formal cost-benefit analysis to determine the impact of new regulations it has begun an informal process. The City's "code simplification" process includes regular review of the existing code and revision of its permitting process that reduces building review time, development costs and appeal opportunities.
Parking	In use prior to January 2001 (Title 7) The "code simplification" process also addressed the parking needs of residents in all types of housing.

E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Replacement housing was declined as a land use strategy. No mention of its use in urban renewal areas.
Inclusionary housing in urban renewal districts	Inclusionary housing exists as a land use strategy. No mention of its use in urban renewal areas.
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7) Use of CBDG money to support development of affordable housing for other income groups
Joint coordination or action	In use prior to 2001 January (Title 7) Coordinating with other agencies to increase affordable housing production

F. Local initiatives

According to the City report, several tools and strategies currently in use or being considered by the City are: 1) Transit oriented tax exemption development that is "financially accessible" to a broad range of the general public; 2) housing mix plan (provision of homeownership opportunities to address the imbalance of multifamily development; 3)

teacher and police officers next door program that offers HUD-repossessed homes in Neighborhood Revitalization Areas for a 50% discount.

G. Other information provided.

The City reported its intention to conduct sufficient research of the cost/benefit aspects of the affordable housing tools. These results will be provided in the second report to Metro in June 2003 and the third report in April 2004.

Outstanding Items:

1. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels in the comprehensive plan and implementing ordinance.
2. Consideration of the amendment of comprehensive plan and implementing ordinances to incorporate the "transfer of development rights" strategy and some of the six components of the local regulatory constraints strategy (Metro Code Section 3.07.730.B).
3. Consideration of the amendment of comprehensive plan and implementing ordinances to include replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, and fee waivers and funding incentives.

HAPPY VALLEY

The City report was received by Metro in April 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report stated that the City Council approved the report.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report stated that the City accepts and is prepared to adopt the voluntary affordable housing production goals. The City Council has directed staff to "produce a workable program to accomplish this end."

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The report stated that the Housing Element of the City comprehensive plan includes policies to "provide a variety of lot sizes, diversity of housing types and a range of prices in all future residential development which will preserve and promote the character of the Happy Valley area." Future work will focus on the affordability aspect of the diversity of housing types.

The City did not address the remaining two strategies in this section (measures to maintain the existing supply, and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels.

- D. *Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

The City has considered and decided not to adopt two of the above land use tools (density bonus and inclusionary housing). The City's efforts on the other tools is as follows:

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Declined to adopt
Replacement housing	Discussed but no action taken
Inclusionary housing	Declined to adopt
Transfer development rights	Discussed but no action taken
Elderly and people with disabilities	Mentioned without an explanation of action being taken
Local regulatory constraints	Discussed but no action taken
Parking	Unclear explanation of City action

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

The report indicated that the City does not qualify for urban renewal development. The report did not state how the City intends to address the two related tools in Title 7, replacement housing in urban renewal areas and inclusionary housing in urban renewal areas.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Report stated that the City does not qualify for urban renewal development
Inclusionary housing in urban renewal districts	Not addressed in the report, however, the report states that the City does not qualify for urban renewal development.
Fee waivers or funding incentives	Discussed, however, "as development of units progresses the City will monitor unit rentals for affordability to determine if fee waivers will reduce rental rates.
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	Not addressed in the report
Joint coordination or action	In use prior to January 2001 (Title 7)

Outstanding Items:

1. Consideration of the voluntary affordable housing production goals.
2. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels in the comprehensive plan and implementing ordinances.
3. Consideration of the amendment of comprehensive plan and implementing ordinances to include five land use strategies (replacement housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking).
4. Consideration of the amendment of comprehensive plan and implementing ordinances to include two of the other affordable housing strategies in Metro Code Section 3.07.760 (fee waivers or funding incentives, and promotion of affordable housing for incomes 50% to 120% of the regional median household income).

HILLSBORO

The City report was received by Metro in February 2002.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro under a cover letter signed by the Planning Director. The cover letter and the report did not indicate that the report was reviewed and approved by the City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report stated that the City discussed their affordable housing production goal in November 2000, when the Metro Affordable Housing Technical Advisory Committee was still developing the regional affordable housing production goals (i.e., prior to the adoption of Title 7 by the Metro Council in January 2001).

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City did not address the above three strategies in its report.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The City has not considered adoption of the seven strategies. The report stated that the City "will further analyze the feasibility of the seven land use tools" and that within the next two years it "foresees adoption of an updated comprehensive plan which will likely include a number of affordable housing policies."

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Not addressed in the report
Replacement housing	Not addressed in the report
Inclusionary housing	Not addressed in the report
Transfer development rights	Not addressed in the report
Elderly and people with disabilities	Not addressed in the report
Local regulatory constraints	Not addressed in the report
Parking	Not addressed in the report

- E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

One of the other affordable housing strategies in use in the City prior to adoption of Title 7 is the "joint coordination or action" strategy.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	Not addressed in the report
Joint coordination or action	In use prior to January 2001 (Title 7) The City coordinates with other agencies to increase affordable housing production

F. Local initiatives.

The report indicated that the City has other affordable housing tools and strategies such as the light rail zoning in the six Station Community Planning Areas that offers a diversity of affordable housing. Government rental assistance through the Washington County Section 8 program, and first time home-buyer program are additional local initiatives the City report mentioned.

G. Other information provided.

The City's report included a summary of the key findings of its 2020 Housing Needs Study (November 2000), the status of affordable housing in the City and related policies and initiatives, and a timeline for updating its Comprehensive Plan with Functional Plan Title 7 affordable housing policies. The City's housing needs study indicated a need for 2,707

affordable housing units for households earning less than 40% of Hillsboro median family income.

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals.
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels (Metro Code 3.07.730.A).
4. Consideration of the amendment of comprehensive plan and implementing ordinance with the seven land use strategies in Metro Code 3.07.730.B.
5. Consideration of the implementation of four of the other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, fee waivers and funding incentives, and the promotion of affordable housing for incomes 50% to 120% of the regional median household income).

JOHNSON CITY

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

KING CITY

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

LAKE OSWEGO

Requested Extension

The Mayor's letter to Metro dated June 19, 2003 requested a 90-day time extension to September 30, 2003 to submit its report. Attached to the letter is a copy of the Draft Affordable Housing report of the City. Neither the letter nor the attached draft report indicates which year's report the City will be submitting. As of December 15, 2003, the City has not submitted the first year report (due January 31, 2002) and second year report (due December 31, 2003).

Outstanding Items

All requirements are yet to be addressed.

MAYWOOD PARK

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements yet to be addressed.

MILWAUKIE

Requested Extension

The City's letter (signed by the Planning Director) to Metro dated January 8, 2002 stated that "Milwaukie will be able to complete the 2000 report within five months, and that its staff will seek the City Council's direction on February 18, 2002 to proceed with an affordable housing work program.

A second letter dated March 11, 2003, stated that the City Council authorized the staff to commence work to prepare a report in accordance with title 7. The letter also stated that staff intends to submit the report to the City Council for review and approval in August 2003.

Outstanding Items

All requirements are yet to be addressed.

OREGON CITY

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

PORTLAND

The City report was received by Metro in July 2002.

A. Metro Code 3.07.730: Compliance Requirements

The report was sent to Metro with a cover letter signed by a City Council member. The cover letter and the report did not indicate that the report was reviewed and approved by the entire City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report stated that the City intends to document "to the best of its ability" its performance relative to the affordable housing production goals and to direct federal and other public

funds to those with the highest needs as established in the Portland-Gresham-Multnomah County Consolidated Plan.”

- C. *Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.*

The City currently implements most elements of the three strategies. The City reported existing strategies in its comprehensive plan addressing diversity of affordable housing, maintaining the existing supply and dispersal of affordable housing, and providing affordable housing opportunities for households of all income levels. No new strategies were adopted during the reporting period. The report did not state the City’s efforts and actions related to dispersal of affordable housing.

- D. *Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	In use prior to January 2001 (Title 7)
Replacement housing	In use prior to January 2001 (Title 7)
Inclusionary housing	In use prior to January 2001 (Title 7)
Transfer development rights	In use prior to January 2001 (Title 7)
Elderly and people with disabilities	This tool was described with insufficient details to evaluate the City’s effort in addressing the locational needs of these populations.
Local regulatory constraints	This tool was described with insufficient detail to evaluate the City’s compliance with reducing building review time, development costs and appeal opportunities.
Parking	This tool was described with insufficient detail to evaluate the City’s efforts to ensure the needs of residents of all income level.

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	In use prior to January 2001 (Title 7)

Fee waivers or funding incentives	In use prior to January 2001 (Title 7)
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	In use prior to January 2001 (Title 7) The City coordinates with numerous agencies to increase affordable housing production

F. *Local initiatives.*

Over 15 other tools and strategies are currently in use or exist in the form of housing policy in the City's comprehensive plan, strategies and incentives in the City's Zoning Code (Title 33), and in the City's various housing programs. These tools include: 1) a housing preservation program (guaranteeing 60 years of continued affordability for units assisted with public funds); 2) a program to ensure no net loss of housing for the central city; 3) fair housing program for minorities and low income people in protected classes; 4) homebuyer opportunity areas; 5) Portland Community Land Trust; 6) the permitting of accessory dwelling units (required by Title 1 of the Functional Plan) that typically consist smaller affordable housing units; 6) floor area ratio (FAR) bonuses; 7) single room occupancy (SRO) housing; 8) property tax exemption; 9) staffing and funding a region-wide web-based Housing Connections site to provide information on low income housing and service availability; 10) funding support for the Portland Housing Center; 11) funding support for African-American, Latino, and Asian-American Homebuyer Fairs; 12) funding assistance for the HOPE VI project undertaken by the Housing Authority of Portland; 13) leadership for the HOME consortium; 14) leadership for the Housing for Persons with AIDS consortium; 15) extensive use of Community Development Block Grant funds for direct and indirect housing activities; 16) continued support for the creation of a Regional Housing Trust Fund.

G. *Other Information Provided:*

The City reported that its Auditor report documented that \$100 million of City resources have assisted over 11,700 housing units during the four-year period from FY1996/97 to FY 1999/00.

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals. Also, consideration of the portion of Multnomah County affordable housing production goal that Portland will assume through agreements with the County.
3. Ensuring that the comprehensive plan and implementing ordinances include measures to increase dispersion of affordable housing.
4. Clarification of how three land use strategies contained in Metro Code Section 3.07.730.B are addressed in the City's comprehensive plan and implementing ordinances. These strategies are: a) elderly and people with disabilities; b) local regulatory constraints; and c) parking.
5. Consideration of the amendment of comprehensive plan and implementing ordinances to include implementation of "replacement housing in urban renewal areas." This tool is one of the other affordable housing strategies in Metro Code Section 3.07.760

RIVERGROVE

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

SHERWOOD

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

TIGARD

The City's report was received by Metro in May 2002.

A. Metro Code 3.07.730. –Compliance Requirements

The report stated that the City Council approved the report.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

As stated in its report, the City "has twice debated the efficacy of setting a voluntary affordable housing goal" but has not taken any formal action regarding adoption.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City reported having two of the existing strategies existing in its comprehensive plan addressing diversity of affordable housing and affordable housing opportunities for household of all income levels prior to the adoption of Title 7 in January 2001. No new related strategies have been adopted since Title 7 became effective.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The report indicates that three of the seven strategies were in use by the City prior to the adoption of Title 7 of the Functional Plan (see the table below). Three other strategies were considered and not adopted since Title 7 was adopted while one strategy was not addressed in the report.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Discussed but no action taken
Replacement housing	Discussed but no action taken
Inclusionary housing	Not addressed in the report
Transfer development rights	Discussed but no action taken
Elderly and people with disabilities	In use prior to January 2001 (Title 7)
Local regulatory constraints	In use prior to January 2001 (Title 7) – (partial)
Parking	In use prior to January 2001 (Title 7)

- E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	In use prior to January 2001 (Title 7)
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	In use prior to January 2001 (Title 7)

F. Local initiatives.

Other tools implemented in the City to encourage the production of affordable housing include donation of tax foreclosed property, leveraging Community Development Block Grant funds, and providing free office space to a non-profit affordable housing provider (CPAH).

G. Other Information Provided

The City reported that it is continuing its consideration of the appropriateness of a policy of waiving fees such as system development charges to encourage affordable housing.

Outstanding Items:

1. Consideration of adoption of the voluntary affordable housing production goals
2. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing supply and to increase new dispersed affordable housing.
3. Consideration of the amendment of comprehensive plan and implementing ordinances with four of the seven land use strategies (density bonus, replacement housing, inclusionary

- housing and transfer of development rights), and also addressing fully local regulatory constraints. (Metro Code 3.07.730.B)
4. Consideration of other affordable housing strategies, including two of the five listed in Title 7 of the Functional Plan (replacement housing in urban renewal areas and inclusionary zoning in urban renewal areas). (Metro Code 3.07.760)

TROUTDALE

City report was received by Metro in June 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report stated that the City Council had approved the report.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The City discussed the regional goal of providing affordable housing, but declined to adopt the voluntary affordable housing production goal in Title 7. The report stated that "it appears that the free market is working to meet the affordable housing needs of low income in this area" because "a 228-unit low income apartment complex was constructed...and all of the units are being rented to households making 60% or less of Multnomah County' median household income."

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City highlighted some existing policies in its comprehensive plan and implementing ordinances addressing diversity of affordable housing as well as measures aimed at increasing affordable housing opportunities for household of all income levels. The report did not state which existing policies address the maintenance of the existing supply of affordable housing in the City or the encouragement of opportunities for new dispersed affordable housing within its boundaries.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

As stated in the report, the City discussed the seven strategies but declined to adopt the four shown in the table below. There are measures in place for meeting the locational needs for elderly and people with disabilities, measures addressing some portions of local regulatory constraints, and parking requirements that ensure the production of affordable housing.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Declined to adopt

Replacement housing	Declined to adopt
Inclusionary housing	Declined to adopt
Transfer development rights	Declined to adopt
Elderly and people with disabilities	In use prior to January 2001 (Title 7)
Local regulatory constraints	In use prior to January 2001 (Title 7) – (partial)
Parking	In use prior to January 2001 (Title 7)

E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.

The City's report states that fee waivers or funding incentives (through waiving of transportation SDC associated with use change, including change to affordable housing) have been implemented by the city to some extent. The report also stated that the City "has also demonstrated willingness to be flexible in how it applies SDCs to special needs housing projects, thereby making them affordable." However, the report stated that because it is not aware of any housing project proposed for construction that was rendered financially infeasible due to its permit fees, the City does not believe that waiving fees will necessarily attract more affordable housing projects.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Declined to adopt. (The City attempted to establish an urban renewal district that was overturned by voters in 2002)
Inclusionary housing in urban renewal districts	Declined to adopt. (The City attempted to establish an urban renewal district that was overturned by voters in 2002)
Fee waivers or funding incentives	Declined to adopt.
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	Not addressed in the report

F. Local initiatives.

Allowed an RV park originally intended as overnight campground for traveling public to become a de facto affordable housing project when the facility became popular among retired persons and lower income residents who reside in motor homes and other types of recreational vehicles.

G. Other information provided.

One of the new uses being considered by the City for its former sewage treatment plant site located in downtown includes a housing component. The report stated that "the City could specify in the sales agreement for the property that the development must include a certain number of affordable housing units."

Outstanding Items:

1. Although the City has declined to adopt its own voluntary affordable housing production goal, the City's report does not address Troutdale's portion of unincorporated Multnomah County's affordable housing goal. (See Multnomah County 2002 compliance section for further details.)
2. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing supply and increase dispersion of affordable housing.
3. Consideration of the amendment of comprehensive plan and implementing ordinances to address fully the impact of all components of local regulatory constraints on affordable housing. (No measures are in place to address review design and development review standards for impact on affordable housing or the use of cost-benefit analysis to determine impact of new regulations.)
4. Consideration of the implementation of the other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, and joint coordination activities).

TUALATIN

City report was received by Metro in May 2002.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by Tualatin staff, with no indication whether the report had been reviewed and approved by the City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report did not address affordable housing production goals.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City did not address the above three strategies in its report.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The report stated that density bonus, replacement housing, and inclusionary housing strategies are not currently implemented. The transfer of development rights (TDR) provision adopted in the City code is not tailored to encourage the production of affordable

housing. In addition, the report did not state that the strategy is addressed in the comprehensive plan. Local regulatory constraints have been partially addressed as explained in the table below.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Not addressed in the report
Replacement housing	Not addressed in the report
Inclusionary housing	Not addressed in the report
Transfer development rights	Unclear. Addressed in the report, but is not tailored to the production of affordable housing. Related zoning strategy is designed to concentrate development in a developable area of the parcel, and does not involve transfer between separate sites. There is also no indication that TDR is implemented in the town center and main streets.
Elderly and people with disabilities	In use prior to January 2001 (Title 7)
Local regulatory constraints	In use prior to January 2001 (Title 7) – (partial)
Parking	Unclear. This tool was described with insufficient detail to evaluate the City's effort to adjust parking regulations to increase affordable housing opportunities.

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	Not addressed in the report

- F. *Local initiatives.*

Some tools and strategies the City has used include: 1) changing the density of a trailer park; 2) townhouses allowed outright in certain zones; and 3) changes to the central urban renewal district to accommodate affordable housing.

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals.
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels.
4. Consideration of the amendment of comprehensive plan and implementing ordinances with four land use strategies (density bonus, replacement housing, inclusionary housing, transfer of development rights, and parking).
5. Consideration of the amendment of comprehensive plan and implementing ordinances to addresses fully the impact of all components of local regulatory constraints on affordable housing. Measures are in place addressing two components of the strategy (examine development and design standards for impact on affordable housing; consider using cost benefit analysis to determine impact of new regulation on housing production). The other four components of the strategy are not addressed by the existing measures.
6. Consideration of the implementation of other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, fee waivers or funding incentives and joint coordination efforts to increase affordable housing production).

WEST LINN

City report was received by Metro in February 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by the interim planning director. There is no indication that the report was reviewed and approved by the City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report stated that the City took no formal action regarding the adoption of their affordable housing production goal.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The report included excerpts from the City's comprehensive plan that address providing a supply of housing for all income levels. However, the City's report did not outline the City's

specific comprehensive plan strategies for maintaining housing diversity and maintaining the City's existing housing supply or increasing the dispersion of affordable housing.

- D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

The report stated clearly that two strategies (density bonus and parking requirements to ensure affordable housing) are being implemented in the City.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	In use prior to January 2001 (Title 7)
Replacement housing	Unclear explanation of City action
Inclusionary housing	Declined to adopt
Transfer development rights	Unclear explanation of City action
Elderly and people with disabilities	Unclear explanation of City action
Local regulatory constraints	Unclear explanation of City action
Parking	In use prior to January 2001 (Title 7)

- E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

One of these five other strategies in 3.07.760 (promotion of affordable housing for incomes 50% to 120% of the regional median household income) is currently implemented in the City.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	Not addressed in the report

F. Local initiatives.

The City has employed in the past and continues to utilize several local tools to contribute to housing affordability. These include a Community Development Block Grant that improved

streets in the Willamette Neighborhood, a qualifying low-income area of the City. The City also established 1- to 20- unit per acre residential land use districts that provide development opportunities ranging from detached single-family to high density multi-family units. The City also allows manufactured homes in all residential zoning districts.

G. Other information provided.

The City's report states that the City will be addressing a list of recommended actions on affordable housing in early to mid 2003. This list includes:

- a. Evaluate how West Linn can meet its share of the regional need for housing
- b. Identify constitutionally justifiable measures to encourage the provision of affordable housing.
- c. Determine the costs of providing or subsidizing affordable housing.

The report also states that amendments to the Community Development Code and/or the introduction of programs to assist in the provision of affordable housing may follow in 2003 or 2004.

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the adoption of the voluntary affordable housing production goal.
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply and to increase dispersion of affordable housing.
4. Consideration of the amendment of comprehensive plan and implementing ordinances to include four of the land use strategies (replacement housing, transfer of development rights, elderly and people with disabilities and local regulatory constraints).
5. Consideration of the implementation of some of the other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, and joint coordination or action to increase affordable housing production).

WILSONVILLE

- The City has not submitted the first progress report due on January 18, 2001 (Metro Code 3.07.740).

Outstanding Items:

All requirements have yet to be addressed.

WOOD VILLAGE

City report was received by Metro in March 2002.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by a staff, and there was no indication that the report was reviewed and approved by the City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals:

The City's report did not address the affordable housing production goal.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The City did not address the above three strategies in its report.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The City did not address the seven land use strategies in its report. However, the report stated that the City has been actively reviewing and updating its zoning, design and building standards in order to increase the development of mixed-use buildings and increase appropriate densities of housing."

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Not addressed in the report
Replacement housing	Not addressed in the report
Inclusionary housing	Not addressed in the report
Transfer development rights	Not addressed in the report
Elderly and people with disabilities	Not addressed in the report
Local regulatory constraints	Not addressed in the report
Parking	Not addressed in the report

E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Not addressed in the report
Efforts promoting affordable housing for other income groups (50% to 120% of the regional	Not addressed in the report

median household income)	
Joint coordination or action	Not addressed in the report

F. Local initiatives.

Allow zoning for trailer homes.

G. Other information provided.

The report stated that the City is "committed to the idea of providing affordable housing for the citizens of Multnomah County and the greater metro area." The report also stated "we feel we are currently carrying a much greater burden of affordable housing than any other community in metro."

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the adoption of the voluntary affordable housing production goal.
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels.
4. Consideration of the amendment of comprehensive plan and implementing ordinance to include the seven land use strategies in 3.07.730.B.
5. Consideration of the implementation of the other non-land use affordable housing strategies in Metro Code Section 3.07.760.

CLACKAMAS COUNTY

County report was received by Metro in March 2002.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by a staff, and there was no indication that the report was reviewed and approved by the County Commission.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The County reported that it will consider adoption of the voluntary affordable housing goal in 2003.

C. Metro Code 3.07.730.A: Ensure that comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels.

The County currently implements most elements of the three strategies. The report stated that the housing chapter of its comprehensive plan contains policies that encourage a diverse range of housing, including a diverse range of housing prices and rent ranges, measures to maintain existing supply of affordable housing through the preservation of housing as an important element of neighborhood quality, and the provision of housing for

all income groups of the County's population. The report did not outline the efforts the County has made to address the dispersal of affordable housing.

- D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

The county has adopted four of the strategies (density bonus, replacement housing, elderly and people with disabilities, parking) in its comprehensive plan. The county action on other tools is as follows:

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	In use prior to January 2001 (Title 7)
Replacement housing	In use prior to January 2001 (Title 7)
Inclusionary housing	Not addressed in the report
Transfer development rights	Unclear explanation of County action. Although the County zoning and development ordinances contain provisions for transfer development rights, the report did not state how the provisions apply to affordable housing.
Elderly and people with disabilities	In use prior to January 2001 (Title 7)
Local regulatory constraints	Unclear. Measures are in place addressing two components of the strategy (revise permitting approval process; regularly review existing codes). The impact of having a hearing officer on a number of land use appeals is unclear. The other four components of the strategy are not currently implemented.
Parking	In use prior to January 2001 (Title 7)

- E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	In use prior to January 2001 (Title 7)
Inclusionary housing in urban renewal districts	Not addressed in the report
Fee waivers or funding incentives	Unclear explanation of County action
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)

F. Local initiatives

Other tools and strategies currently in use or being considered by the County are: 1) Clackamas County Community Land Trust; 2) home buyer assistance programs; 3) County Home Repair Loan Program; and 4) cooperation with Metro's data collection process.

Outstanding Items:

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of adoption of the voluntary affordable housing production goals.
3. Ensuring that the comprehensive plan and implementing ordinances include measures to increase the dispersion of affordable housing.
4. Consideration of the amendment of comprehensive plan and implementing ordinances to include three strategies in *Metro Code 3.07.730.B*: inclusionary housing, transfer development rights, and local regulatory constraints.
5. Consideration of the amendment of comprehensive plan and implementing ordinances with two other affordable housing strategies in *Metro Code 3.07.760*: inclusionary housing in urban renewal districts, and fee waivers and funding incentives.

MULTNOMAH COUNTY

County report was received by Metro in April 2003.

A. Metro Code 3.07.730: Compliance Requirements

The report was signed by the County Chair and a County Commissioner.

The report stated that the County has transferred urban land use planning responsibilities to the cities of Portland and Troutdale for those unincorporated urban areas within its jurisdiction. Hence, the report states that compliance with the requirements for the unincorporated County areas is the same as those addressed in the reports submitted by the cities of Portland and Troutdale.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The Multnomah County report states that the County fully supports and promotes the affordable housing production goals, however, based on the agreement that exists between the County and the Cities of Portland and Troutdale, it is expected that these two cities will assume responsibility for considering the adoption of Multnomah County's affordable housing production goal of 134 units.

The City of Portland 2002 report did not fully address Portland's progress in considering their own voluntary affordable housing production goal, and the report made no mention of how Portland would address its share of Multnomah County's 134 unit goal. The 2002 City of Troutdale report indicated that Troutdale had declined to adopt their voluntary affordable

housing production goal. It is unclear if this means that Troutdale is also declining Multnomah County's portion of the goal.

The following table shows the voluntary affordable housing goals for Portland, Troutdale, and for the unincorporated urban portions of Multnomah County. According to the County's report, the agreement that is in place will require the County's share of affordable housing goals to be apportioned to either the City of Troutdale or Multnomah County.

Affordable Housing Production Goals: City of Portland, Troutdale, and Urban Unincorporated Multnomah County Title 7			
<i>Jurisdiction</i>	<i>New housing units needed for households earning less than 30% of median household income</i>	<i>New housing units needed for households earning less than 30- 50% of median household income</i>	<i>Total</i>
City of Portland	1,791	0	17,91
City of Troutdale	75	56	131
Multnomah County Unincorporated Urban Portion	81	53	134

C. Compliance with:

- ☐ *Metro Code 3.07.730.A (Consider comprehensive plan and implementing ordinances changes);*
- ☐ *Metro Code 3.07.730.B (Consider amendment of comprehensive plan and implementing ordinances with land use strategies); and*
- ☐ *Metro Code 3.07.760 (Recommendations to implement other affordable housing strategies)*

Due to the transfer of planning responsibilities for the urban unincorporated portions of Multnomah County to Portland and Troutdale, the County has adopted the comprehensive plans, zoning map designations, and zoning codes of these two jurisdictions. Therefore, it is Portland and Troutdale that have assumed the responsibility for considering the range of Title 7 affordable housing tools to be employed in the unincorporated portions of Multnomah County.

Please reference the Portland and Troutdale 2002 and 2003 analysis in this report for a detailed analysis of these jurisdiction's progress in considering and adopting these tools.

D. Local initiatives

Other tools and strategies currently in use or being considered by the County are: 1) Donating tax foreclosed property to nonprofits affordable housing production organizations; 2) Strategic investment program community housing fund; 3) New housing opportunities for the community corrections population; 4) Library mixed use housing; 5) Emergency rental assistance to homeless disabled singles and families, and those at risk of eviction; 6) Leveraging federal HOME and CBDG funds for affordable housing; and 7) Federal weatherization program for low-income households.

Outstanding Items:

The County's report indicated support for the voluntary affordable housing production goal of 134 units but stated that an agreement between the City of Portland and the City of Troutdale meant these two cities would be responsible for planning the area where the units would be located.

- It is important to note that the City of Troutdale has declined to adopt their affordable housing production goal.
- Also, the City of Portland has not formerly considered their affordable housing production goal.

WASHINGTON COUNTY

The Washington County report was received by Metro in April 2002.

A. Metro Code 3.07.730: Compliance Requirements

The report stated that the County Board of Commissioners directed, reviewed and approved the report.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report stated that staff recommended that the Board consider inclusion of the Metro voluntary affordable housing production goal as a target for the County.

C. Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.

The County reported two strategies existing in its comprehensive plan addressing diversity of affordable housing and affordable housing opportunities for household of all income levels. The report did not state the County's efforts and actions to maintain the existing supply and dispersal of affordable housing.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

The report stated the existence of policies in the County comprehensive plan to implement affordable housing strategies for the elderly and people with disabilities. The report also stated that staff recommended additional affordable housing strategies for the elderly and people with disabilities through development of "corridor overlay districts." There are some measures in place to minimize the impact of local regulatory constraints on housing development. However, these measures do not take into account other elements of the strategy that the County is required to consider such as review development and design standards for impact on affordable housing, the use of cost-benefit analysis, and a reduction in the number of land use appeal opportunities.

The County's report stated that the staff had recommended the Board further explore three of the seven strategies (density bonus, inclusionary housing and parking) in Metro Code 3.07.730.B. The report also stated that County staff had recommended that no action be taken on one of the seven strategies (replacement housing). Other than adopting the staff report, there is no indication of the progress the Board has made in considering the staff recommendations in the report.

Although staff recommendations to the Board on transfer development rights are unclear, the report also includes a proposed amendment to the County Comprehensive Plan Policy #21 to review the feasibility of this strategy. The Board's action on this proposed amendment is unknown.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Discussed but no action taken
Replacement housing	Discussed but no action taken
Inclusionary housing	Discussed but no action taken
Transfer development rights	Discussed but no action taken
Elderly and people with disabilities	In use prior to January 2001 (Title 7)
Local regulatory constraints	In use prior to January 2001 (Title 7) - partial
Parking	Discussed but no action taken

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Discussed but no action taken
Inclusionary housing in urban renewal districts	Discussed with no action taken
Fee waivers or funding incentives	Discussed with no action taken
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001 (Title 7)
Joint coordination or action	In use prior to January 2001 (Title 7)

The County's report recommended to the Board that no action be taken regarding urban renewal inclusionary or replacement housing, or to consider waving or deferring fees. Similarly, County staff recommended the board take no action to promote housing affordable to households with incomes 50% to 80% and 80% to 120% of the regional median household income. However, the County currently has sufficient strategies in place to satisfy this requirement and also the requirement related to joint coordination.

F. *Local initiatives.*

Another tool/strategy currently in use is zoning that allows mobile homes and manufactured home parks.

G. Other information provided.

As stated earlier, the report includes the proposed amendment to the County Comprehensive Plan Policy #21 with two additional affordable housing policies (encouraging the housing industry and both public and private housing agencies to build a sufficient number of new affordable housing; periodically assess the feasibility of establishing a voluntary inclusionary housing program and a transfer development right program). However, the County has not updated Metro on the action of the Board of County Commission on these two policies.

Outstanding Items:

The County's report contains a number of staff recommendations and states that the staff report has been approved by the Board. It is unclear if by adopting this report the Board has agreed with each and every staff recommendation. Clarification of this point is needed in order to evaluate the County's compliance with Title 7. Additional items include:

1. Clarification of the action of the County Board on staff recommendation (stated in the report) that the voluntary affordable housing production goals be considered as a target for the County.
2. Ensuring that the comprehensive plan and implementing ordinances include strategies to maintain the existing supply and increase dispersion of affordable housing.
3. Clarification from the County Board on whether they accept staff recommendations to end consideration of replacement housing and to continue consideration of density bonus, inclusionary housing, transfer of development rights and parking.
4. Clarification from the County Board on whether they accept staff recommendations to end consideration of replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, and fee waivers or funding incentives. (Metro Code Section 3.07.760)

2002 Title 7 Annual Compliance: Voluntary Goals and Strategies

Jurisdiction	Progress Reports Completed (3.07.740)	Voluntary Goals Adopted (3.07.720)	Ensure including strategies for the following in the Comprehensive Plan and Implementing Ordinances (Title 7:3.07.730.A)			Consider including in the Comprehensive Plan and Implementing Ordinances Land Use Strategies (Seven) – (Title 7: 3.07.730.B)						
			Diversity (3.07.730.A.1)	Maintain Supply and Increase Dispersion (3.07.730.A.2)	Supply for All Income Levels (3.07.730.A.3)	Density Bonus (3.07.730.B.1)	Replacement Housing (3.07.730.B.2)	Inclusionary Housing (3.07.730.B.3)	Transfer Development Rights (3.07.730.B.4)	Elderly & Disabled People (3.07.730.B.5)	Local Regulatory Constraints (3.07.730.B.6)	Parking (3.07.730.B.7)
Beaverton	Yes	New	NM	NM	NM	Discussed	Discussed	Discussed	Discussed	Discussed	Discussed	Discussed
Cornelius												
Durham	Yes	Discussed	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Fairview												
Forest Grove	Yes ✓	Declined	Existing	Existing (p)	Existing	Discussed	Declined	Discussed	Declined	Existing	Discussed	NM
Gladstone												
Gresham	Yes ✓	Declined	NM	NM	NM	Declined	Declined	Existing	Discussed	New	Existing (p)	Existing
Happy Valley	Yes ✓	Discussed	Existing	NM	NM	Declined	Discussed	Declined	Discussed	NM	Discussed	Unclear
Hillsboro	Yes	Discussed*	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Johnson City												
King City												
Lake Oswego												
Maywood Park												
Milwaukie	Requested Extension 08/03											
Oregon City												
Portland	Yes	NM	Existing	Existing (p)	Existing	Existing	Existing	Existing	Existing	Unclear	Unclear	Unclear
Rivergrove												
Sherwood												
Tigard	Yes ✓	Discussed	Existing	NM	Existing	Discussed	Discussed	NM	Discussed	Existing	Existing (p)	Existing
Troutdale	Yes ✓	Declined	Existing	NM	Existing	Declined	Declined	Declined	Declined	Existing	Existing (p)	Existing
Tualatin	Yes	NM	NM	NM	NM	NM	NM	NM	Unclear	Existing	Existing (p)	Unclear
West Linn	Yes	Discussed	NM	NM	Existing	Existing	Unclear	Declined	Unclear	Unclear	Unclear	Existing
Wilsonville												
Wood Village	Yes	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Clackamas County	Yes	Consider	Existing	Existing (p)	Existing	Existing	Existing	NM	Unclear	Existing	Unclear	Existing
Multnomah County	Yes	**	**	**	**	**	**	**	**	**	**	**
Washington County	Yes ✓	Discussed	Existing	NM	Existing	Discussed	Discussed	Discussed	Discussed	Existing	Existing (p)	Discussed

Definitions:

✓ Report approved by an elected body

NM = Not mentioned in compliance report or mentioned without an explanation of any action being taken

Existing = Adopted prior to January 2001.

After Jan. 2001: Unclear = Policy/tools are noted with insufficient details to evaluate

Discussed = Addressed at a local elected officials meeting after January 2001 with the jurisdiction taking no action.

(P) = Partial implementation of the strategy.

Declined = Addressed at a local elected officials meeting after January 2001, with the jurisdiction declining to adopt the affordable housing tool or strategy.

New = Adopted after January 2001

* Hillsboro discussed the goals prior to January 2001 (i.e., in November 2000, when HTAC was still developing the regional affordable housing production goals)

** Multnomah County signed an IGA with the cities of Portland and Troutdale to carry out land use planning responsibilities in unincorporated county areas. The cities of Portland and Troutdale are expected to detail the matter in which affordable housing strategies in the unincorporated areas have been addressed.

2002 Title 7 Annual Compliance: Strategies – (continued)

Consider implementation of the following tools and strategies – (Title 7: 3.07.760)						
	Replacement housing in urban renewal areas (3.07.760.A.1)	Inclusionary housing in urban renewal areas (3.07.760.A.2)	Fee waivers or funding incentives (3.07.760.B)	Efforts promoting affordable housing for other income groups (50% to 80% and 80%- 120% of RMHI ¹) (3.07.760.C)	Joint coordination (3.07.760.D)	Local Initiative
Beaverton	NM	NM	Existing	Existing	Existing	Housing rehabilitation program, assistance to community housing organizations, etc.
Cornellius						
Durham	NM	NM	NM	NM	NM	
Fairview	NM	NM	Unclear	NM	NM	
Forest Grove	NM	NM	NM	Existing	Existing	Affordable housing friendly zoning, leveraging CDBG funds.
Gladstone						
Gresham	NM	NM	NM	Existing	Existing	"Housing Mix Plan", leveraging CDBG funds, neighborhood revitalization
Happy Valley	DNQ	NM	Discussed	NM	Existing	
Hillsboro	NM	NM	NM	NM	Existing	Light rail zones (SCPA), first time homebuyer program
Johnson City						
King City						
Lake Oswego						
Maywood Park						
Milwaukie						
Oregon City						
Portland	NM	Existing	Existing	Existing	Existing	Housing preservation program, homebuyer opp. areas, Portland Community Land Trust, etc.
Rivergrove						
Sherwood						
Tigard	NM	NM	Existing	Existing	Existing	Donation of tax foreclosed property, leveraging CDBG funds, free office space to (CPAH), etc
Troutdale	Declined	Declined	Declined	Existing	NM	Zoning code allows manufactured homes and congregate care facilities, transportation SDC exemption for building built prior to 1995 converted to affordable housing.
Tualatin	NM	NM	NM	Existing	NM	Zoning code allows trailer park and townhouses; Urban renewal district
West Linn	NM	NM	NM	Existing	NM	Leveraging CDBG funds, provide high-density multi family zoning opportunities
Wilsonville						
Wood Village	NM	NM	NM	NM	NM	Allow zoning for trailer homes
Clackamas County	Existing	NM	Unclear	Existing	Existing	Clackamas County Community Land Trust, home buyer assistance programs, etc.
Multnomah County	**	**	**	**	**	Donating tax foreclosed property, strategic investment program housing fund, etc.
Washington County	Discussed	Discussed	Discussed	Existing	Existing	Zoning allows mobile home parks, design review cuts down on unnecessary housing cost.

Definitions:

NM = Not mentioned in compliance report or mentioned without an explanation of any action being taken
Existing = Adopted prior to January 2001.
Unclear = Policy/tools are noted with insufficient details to evaluate
Discussed = Addressed at a local elected officials meeting after January 2001 with the jurisdiction taking no action.
(P) = Partial implementation of the strategy.
Declined = Addressed at a local elected officials meeting after January 2001, with the jurisdiction declining to adopt the affordable housing tool or strategy.
New = Adopted after January 2001
DNQ = Jurisdiction does not qualify for urban renewal.
****** Multnomah County signed an IGA with the cities of Portland and Troutdale to carry out land use planning responsibilities in unincorporated county areas.

¹ Regional median household income

SUMMARY OF SECOND YEAR (2003) COMPLIANCE BY JURISDICTIONS

Following is a summary of compliance for each jurisdiction in alphabetical order organized by the requirements shown in *italic*. The deadline for the second year progress report is December 31, 2003.

BEAVERTON

Metro received the City of Beaverton second year report at the time this document was being mailed to local jurisdictions. The report met the deadline (December 31, 2003).

Outstanding Items (carried over from 2002):

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels. (Metro Code 3.07.730.A)
3. Consideration of the amendment of comprehensive plan and implementing ordinances with the seven land use strategies in Metro Code 3.07.730.B.
4. Consideration of the implementation of two of the other affordable housing strategies in Metro Code Section 3.07.760 (inclusionary housing, in urban renewal areas, and replacement housing in urban renewal areas).

CORNELIUS

The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

DURHAM

The City's 2002 report was received by Metro in January 2003. A 2003 report was not received. The evaluation of the information submitted is located in the Summary of First Year (2002) compliance section.

Outstanding Items (carried over from 2002 report):

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels.
4. Consideration of the amendment of comprehensive plan and implementing ordinances with the seven land use strategies in Metro Code 3.07.730.B..

5. Consideration of the implementation of other affordable housing strategies in Metro Code Section 3.07.760.

FAIRVIEW

The City's report was received in July of 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by the mayor and stated that the attached report reflects the views of the Fairview City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The City states that their current affordable housing stock is adequate to address their community's affordable housing needs. The report states, "the City does not believe additional incentives to attract more affordable housing is necessary or appropriate."

C. Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.

The report includes excerpts from the City's comprehensive plan which address maintaining the City's existing housing supply, increasing dispersion of housing, and maintaining housing diversity. The City's report did not mention the existence of a dispersion of housing policy or a policy for providing a housing supply for all income levels.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	In use prior to January 2001
Replacement housing	Unclear what action the City has taken
Inclusionary housing	Declined to adopt
Transfer development rights	Declined to adopt
Elderly and people with disabilities	In use prior to January 2001
Local regulatory constraints	Streamlining the local permitting process with the intent of encouraging more affordable housing was not specifically mentioned
Parking	Unclear what action the City has taken

E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of

affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Not addressed in the report
Inclusionary housing in urban renewal districts	Declined as a land use strategy (see previous section), no mention of its use in urban renewal districts
Fee waivers or funding incentives	Unclear what action the City has taken
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	Not addressed in the report
Joint coordination or action	Not addressed in the report

F. Local initiatives.

The City has several local tools that contribute to housing affordability. These include encouraging multi-family housing development along Sandy Blvd., Halsey St, 201st Ave., and Fairview Ave., south of Halsey St. The City also participates in the Housing Opportunities Plan (HOP) for the Portland region and permits manufactured homes on individual lots in designated residential zones subject to site development standards. Manufactured homes are also a permitted use in designated residential zones.

G. Other information provided.

The City reports that 59% of their current housing stock consists of manufactured homes, apartments, duplexes and townhouses. Their report states, "The City Council believes it is counterproductive and unnecessary to modify current housing policies that already provide for a wide range of housing types and tenures."

Outstanding Items:

1. Ensuring that the comprehensive plan and implementing ordinances include measures to increase affordable housing opportunities for households of all income levels and dispersion of housing policy.
2. Consideration of the amendment of comprehensive plan and implementing ordinances to address replacement housing, streamlining the local regulatory process to encourage affordable housing, and to enact changes to parking requirements that encourage affordable housing opportunities.
3. Consideration of the implementation of the other affordable housing strategies in Metro Code Section 3.07.760. Consideration of the feasibility of the City of Fairview to working with the City of Troutdale to implement fee waivers for affordable housing dwellings.

FOREST GROVE

The City's 2002 report was received by Metro in March 2003. A 2003 report was not received. The evaluation of the information submitted is located in the Summary of First Year (2002) compliance section.

Outstanding items (carried over from 2002 report)

1. Ensuring that the comprehensive plan and implementing ordinances include measures to increase dispersion of affordable housing.
2. Consideration of the amendment of comprehensive plan and implementing ordinances to include four of the land use strategies in Metro Code Section 3.07.730.B (density bonus, inclusionary housing, local regulatory constraints, and parking).
3. Consideration of the implementation of three other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, and fee waivers).

GLADSTONE

The City submitted a progress letter to Metro in May 2003 stating that work on affordable housing had not yet begun due to the efforts of the City to meet the requirements of Metro's Title 5. The letter also stated that City staff will analyze its comprehensive plan and zoning ordinance provisions, and prepare affordable housing strategies for the City Council consideration. It expects the work to conclude by January 15, 2004.

GRESHAM

The City's report was received in February of 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report was sent to Metro with a cover letter signed by the mayor that states that the housing report was recommended by the City of Gresham Community Development and Housing Committee, reviewed by the City of Gresham Planning Commission, and approved by the Gresham City Council on January 21, 2003.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report states that Gresham considered but declined to adopt Metro voluntary affordable housing production goals. The reason given is that "regional funding was not put in place to assist with affordable housing production."

C. Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.

The report includes excerpts from the City's comprehensive plan that adequately address maintaining the City's existing housing supply, increasing the dispersion of housing and maintaining housing diversity, and providing a housing supply for all income levels.

- D. *Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Declined in 2002 report
Replacement housing	Declined in 2002 report
Inclusionary housing	In use prior to January 2001
Transfer development rights	Declined in 2003 report
Elderly and people with disabilities	In use prior to January 2001
Local regulatory constraints	In use prior to January 2001
Parking	In use prior to January 2001

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	The City declined replacement housing as a land use strategy (see previous section), no mention of its use in urban renewal districts
Inclusionary housing in urban renewal districts	Inclusionary housing exists as a land use strategy. There is no mention of its use in urban renewal districts.
Fee waivers or funding incentives	No mention of these tools
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001
Joint coordination or action	In use prior to January 2001

F. *Local initiatives.*

The City has several local tools that contribute to housing affordability. These include newly developed Infill Development Standards to “facilitate infill development while promoting neighborhood compatibility and to reduce the overall cost of housing while meeting community objectives.” The City also adopted the West Gresham Housing Mix Plan which “focuses on preserving affordable single family detached housing in West Gresham while permitting the development of new attached housing on single parcels in areas zoned for that purpose.”

G. Other information provided.

The City's report states that "Gresham has one of the region's largest inventories of lower-cost non-subsidized rental housing." According to the City, "in Spring 2001, the average cost of this Gresham housing was affordable to households earning about 52%-57% MFI." In developing a methodology for estimating the supply and expected demand for affordable units in the region, the Metro Housing Technical Advisory Committee emphasized the importance of housing affordable to populations below 50% of MFI. Gresham is interested in adjusting this emphasis in order to receive credit for their existing housing stock.

Additionally, the Gresham report also states, "the formula used to generate the Regional Affordable Housing Production Goals does not take into account the difficulties faced by communities that have a jobs/housing ratio that is atypical. Gresham's jobs/housing ratio of 1 to 1.17 is the lowest in the region, and is significantly worse than the regional average of 1 to 1.7." Gresham states, "the jobs/housing balance issue is one of great significance for lower-income residents and jurisdictions. It is not addressed adequately in the formula used to set the regional affordable housing production goals."

The Gresham report states that additional regional resources are needed to increase the region's supply of affordable housing.

Outstanding Items:

- Consideration of the amendment of the comprehensive plan and implementing ordinances to include implementation of fee waivers or funding incentives as a strategy for creating affordable housing as outlined in Metro Code Section 3.07.760. Also, the City declined replacement housing but did not mention its potential use in urban renewal areas. Also, inclusionary housing is an adopted tool in place in Gresham and it was not mentioned if this policy is used in urban renewal areas.

HAPPY VALLEY

The City's 2002 report was received by Metro in April 2003. A 2003 report was not received. The evaluation of the information submitted is located in the Summary of First Year (2002) compliance section.

Outstanding items (carried over from 2002 report)

1. Consideration of the voluntary affordable housing production goals.
2. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels in the comprehensive plan and implementing ordinances.
3. Consideration of the amendment of comprehensive plan and implementing ordinances to include five land use strategies (replacement housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking).
4. Consideration of the amendment of comprehensive plan and implementing ordinances to include two of the other affordable housing strategies in Metro Code Section 3.07.760 (fee waivers or funding incentives, and promotion of affordable housing for incomes 50% to 120% of the regional median household income).

HILLSBORO

The City's 2002 report was received by Metro in February 2002. A 2003 report was not received. The evaluation of the information submitted is located in the Summary of First Year (2002) compliance section.

Outstanding items (carried over from 2002 report)

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals.
3. Consideration of the amendment of comprehensive plan and implementing ordinances to include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels (Metro Code 3.07.730.A).
4. Consideration of the amendment of comprehensive plan and implementing ordinance with the seven land use strategies in Metro Code 3.07.730.B.
5. Consideration of the implementation of four of the other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, fee waivers and funding incentives, and the promotion of affordable housing for incomes 50% to 120% of the regional median household income).

JOHNSON CITY

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

KING CITY

The City's report was received in January 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report states that the content of the report was "reviewed and discussed" by the King City Council in January, 2003. The City did not submit a 2002 report.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report stated "the City Council has determined that setting an affordable housing goal is unnecessary". The report states that the voluntary goal of 5 units is declined "due to the small size of the City, the wide selection of affordable housing in the city and adjacent unincorporated area, and residential zoning that is conducive to provide additional affordable housing."

C. Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing

opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.

The report includes excerpts from the City's comprehensive plan that address maintaining housing diversity. However, there is no mention of comprehensive plan language that outlines the City's approach to maintaining the existing housing supply, increasing dispersion of housing, and providing a housing supply for all income levels.

- D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Declined to adopt
Replacement housing	Declined to adopt
Inclusionary housing	Declined to adopt
Transfer development rights	Declined to adopt
Elderly and people with disabilities	In use prior to January 2001
Local regulatory constraints	In use prior to January 2001
Parking	Not addressed in the report

- E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	No mention of this tool
Inclusionary housing in urban renewal districts	No mention of this tool
Fee waivers or funding incentives	No mention of this tool
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	No mention of this tool
Joint coordination or action	No mention of this tool

F. Local initiatives.

The City's report did not detail any additional local approaches being taken to support affordable housing. However, the report does mention that King City was originally conceived as a retirement community in order to provide affordable housing for elderly persons on fixed incomes. Despite this, the report notes that the City's housing supply has diversified to include "affordable single family, duplex, and multi family residences".

Outstanding Items:

1. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing housing supply, increase dispersion of housing, and provide a supply of housing for all income levels.
2. Consideration of the amendment of comprehensive plan and implementing ordinance amendments to enact changes to parking requirements that encourage affordable housing opportunities.
3. Consideration of the implementation of the five other affordable housing strategies in Metro Code Section 3.07.760.

LAKE OSWEGO

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

MAYWOOD PARK

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

MILWAUKIE

Requested Extension

The City's letter (signed by the Planning Director) to Metro dated January 8, 2002 stated that "Milwaukie will be able to complete the 2000 report within five months, and that its staff will seek the City Council's direction on February 18, 2002 to proceed with an affordable housing work program.

A second letter dated March 11, 2003, stated that the City Council authorized the staff to commence work to prepare a report in accordance with title 7. The letter also stated that staff intends to submit the report to the City Council for review and approval in August 2003. To date, this work has not been received.

Outstanding Items

All requirements are yet to be addressed.

OREGON CITY

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

PORTLAND

The City's 2002 report was received by Metro in July 2002. A 2003 report was not received. The evaluation of the information submitted is located in the Summary of First Year (2002) compliance section.

Outstanding items (carried over from 2002 report)

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals. Also, consideration of the portion of Multnomah County affordable housing production goal that Portland will assume through agreements with the County.
3. Ensuring that the comprehensive plan and implementing ordinances include measures to increase dispersion of affordable housing.
4. Clarification of how three land use strategies contained in Metro Code Section 3.07.730.B are addressed in the City's comprehensive plan and implementing ordinances. These strategies are: a) elderly and people with disabilities; b) local regulatory constraints; and c) parking.
5. Consideration of the amendment of comprehensive plan and implementing ordinances to include implementation of "replacement housing in urban renewal areas." This tool is one of the other affordable housing strategies in Metro Code Section 3.07.760

RIVERGROVE

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

SHERWOOD

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

TIGARD

The City's report was received in February of 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report indicated that the Tigard City Council had adopted the report in September 2002, "as a complete and official statement of the City of Tigard's Affordable Housing Program."

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report states that the City Council has considered adopting the voluntary affordable housing goal but has taken no formal action. The Council feels that the adoption of the goal might "help highlight the need for more affordable housing", but "would not in and of itself result in the production of additional units."

C. Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.

The report includes excerpts from the City's comprehensive plan that address maintaining housing diversity and a housing supply for all income levels. However, the City's report did not outline specific comprehensive plan strategies for maintaining the City's existing housing supply and increasing the dispersion of affordable housing.

D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Discussed but no action taken
Replacement housing	Declined to adopt
Inclusionary housing	Declined to adopt
Transfer development rights	Discussed but no action taken
Elderly and people with disabilities	In use prior to January 2001
Local regulatory constraints	In use prior to January 2001
Parking	In use prior to January 2001

E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
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Replacement housing in urban renewal areas	Declined replacement housing as a land use strategy (see previous section), no mention of its use in urban renewal districts
Inclusionary housing in urban renewal districts	Declined inclusionary housing as a land use strategy (see previous section), no mention of its use in urban renewal districts
Fee waivers or funding incentives	In use prior to January 2001
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001
Joint coordination or action	In use prior to January 2001

F. Local initiatives.

The City has several local tools that contribute to housing affordability. These include providing rent-free space to Community Partners for Affordable Housing from 1997 to 2002 and supporting the Good Neighbor (homeless) Center. Other initiatives include establishing a Housing Emergency Fund to assist occupants of housing declared to be unsafe or uninhabitable and supporting the sale or donation of tax foreclosed and surplus County and City-owned properties to non-profit housing providers.

G. Other information provided.

The City of Tigard adopted their Affordable Housing Program in September 2002. This program outlines the City's approach to supporting affordable housing in their community. The City has also adopted a community-visioning document called Tigard Beyond Tomorrow that defines the City's long-term goals. Included among these goals are strategies to educate citizens about the importance of affordable housing, to make incentive programs available to providers of affordable housing units, and to review the City's zoning code and comprehensive plan policies to provide maximum opportunities for affordable housing.

Outstanding Items:

1. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the City's existing housing supply and increase the dispersion of affordable housing.
2. Consideration of the amendment of comprehensive plan and implementing ordinance amendments to include density bonus and the transfer of development rights in Metro Code 3.07.730.B.
3. Consideration of the amendment of comprehensive plan and implementing ordinance amendments to include the implementation of replacement housing and inclusionary housing in urban renewal areas as outlined in Metro Code Section 3.07.760.

TROUTDALE

The City's report was received by Metro in June 2003 and was intended to serve as the first (2002) and second (2003) year reports. The evaluation of the information submitted is in the Summary of First Year (2002) compliance section.

Outstanding Items (carried over from 2002):

1. Although the City has declined to adopt its own voluntary affordable housing production goal, the City's report does not address Troutdale's portion of unincorporated Multnomah County's affordable housing goal. (See Multnomah County 2002 compliance section for further details.)
2. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing supply and increase dispersion of affordable housing.
3. Consideration of the amendment of the comprehensive plan and implementing ordinances to address fully the impact of all components of local regulatory constraints on affordable housing. (No measures are in place to address review design and development review standards for impact on affordable housing or the use of cost-benefit analysis to determine impact of new regulations.)
4. Consideration of the implementation of three of the other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, and joint coordination activities).

TUALATIN

The City's 2002 report was received by Metro in May 2002. A 2003 report was not received. The evaluation of the information submitted is located in the Summary of First Year (2002) compliance section.

Outstanding items (carried over from 2002 report)

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the voluntary affordable housing production goals.
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, measures to maintain the existing supply and increase dispersion of affordable housing, and measures to increase affordable housing opportunities for household of all income levels.
4. Consideration of the amendment of comprehensive plan and implementing ordinances with four land use strategies (density bonus, replacement housing, inclusionary housing, transfer of development rights, and parking).
5. Consideration of the amendment of comprehensive plan and implementing ordinances to addresses fully the impact of all components of local regulatory constraints on affordable housing. Measures are in place addressing two components of the strategy (examine development and design standards for impact on affordable housing; consider using cost benefit analysis to determine impact of new regulation on housing production). The other four components of the strategy are not addressed by the existing measures.
6. Consideration of the implementation of other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing in urban renewal areas, inclusionary

housing in urban renewal areas, fee waivers or funding incentives and joint coordination efforts to increase affordable housing production).

WEST LINN

The City's report was received by Metro in February 2003 and was intended to serve as the first (2002) and second (2003) year reports. The evaluation of the information submitted is in the Summary of First Year (2002) compliance section.

Outstanding Items (carried over from 2002):

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of the adoption of the voluntary affordable housing production goal.
3. Ensuring that the comprehensive plan and implementing ordinances include diversity strategies, and measures to maintain the existing supply and to increase dispersion of affordable housing.
4. Consideration of the amendment of comprehensive plan and implementing ordinances to include four of the land use strategies (replacement housing, transfer of development rights, elderly and people with disabilities and local regulatory constraints).
5. Consideration of the implementation of some of the other affordable housing strategies in Metro Code Section 3.07.760 (replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, and joint coordination or action to increase affordable housing production).

WILSONVILLE

- The City has not submitted the 2002 or 2003 reports (Metro Code 3.07.740).

Outstanding Items:

All requirements are yet to be addressed.

WOOD VILLAGE

The City's report was received in January 2003.

A. Metro Code 3.07.730. –Compliance Requirements

The report contains a copy of Resolution 2-2003, which acknowledges the adoption of the affordable housing report by the Wood Village City Council.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report states that Wood Village has considered adopting the voluntary affordable housing goal but has taken no formal action.

- C. *Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.*

The report includes excerpts from the City's comprehensive plan that address maintaining housing diversity. However, there is no mention of comprehensive plan language that outlines the City's approach to maintaining the existing housing supply, increasing dispersion of housing, or providing a housing supply for all income levels.

- D. *Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Declined to adopt
Replacement housing	Discussed but no action taken
Inclusionary housing	Declined to adopt
Transfer development rights	Declined to adopt
Elderly and people with disabilities	Unclear what action has been taken
Local regulatory constraints	Unclear what action has been taken
Parking	Unclear what action has been taken

- E. *Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Discussed replacement housing as a land use strategy (see previous section), no mention of its use in urban renewal districts
Inclusionary housing in urban renewal districts	Declined inclusionary housing as a land use tool (see previous section), no mention of its use in urban renewal districts
Fee waivers or funding incentives	Unclear. Mentioned in the City's discussion of inclusionary housing as a difficult tool for the City to implement.
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	No mention of this tool.
Joint coordination or action	No mention of this tool.

F. Local initiatives.

The report has several local tools that contribute to housing affordability. These include exploring the possibility of a public-private partnership with Mt. Hood Habitat for Humanity to develop more affordable housing in the City.

G. Other information provided.

The report states that Wood Village already carries an "excessive burden of affordable housing" and that 48% of the City's housing stock is composed of manufactured homes, apartments or duplexes. The cover letter attached to the City's report indicated that the City has modified existing zoning codes and adopted design standards for the Neighborhood Commercial (NC) zone. The City states that the mix of uses that this zone promotes will encourage affordable housing and a diverse range of housing types.

Outstanding Items:

1. Consideration of the adoption of the voluntary affordable housing production goal
2. Ensuring that the comprehensive plan and implementing ordinances include measures to maintain the existing housing supply, increase dispersion of housing, and provide a supply of housing for all income levels.
3. Consideration of the amendment to comprehensive plan and implementing ordinances to include replacement housing, and to address the removal of regulatory constraints acting as impediments to affordable housing. Also, further information is needed to explain how the City's current policies provide housing for the elderly and for people with disabilities and whether the City's innovations in parking requirements are increasing opportunities for affordable housing.
4. Consideration of the amendment to comprehensive plan and implementing ordinances to include the five other affordable housing strategies outlined in Metro Code Section 3.07.760.

CLACKAMAS COUNTY

The County's first year report was received by Metro in March 2002. A 2003 report was not received. The evaluation of the information submitted is in the Summary of First Year (2002) compliance section.

Outstanding Items (carried over from 2002):

1. Clarification if the elected body had reviewed and approved the annual compliance report prior to submitting it to Metro.
2. Consideration of adoption of the voluntary affordable housing production goals.
3. Ensuring that the comprehensive plan and implementing ordinances include measures to increase the dispersion of affordable housing.
4. Consideration of the amendment of comprehensive plan and implementing ordinances to include three strategies in *Metro Code 3.07.730.B*: inclusionary housing, transfer development rights, and local regulatory constraints.

5. Consideration of the amendment of comprehensive plan and implementing ordinances with two other affordable housing strategies in Metro Code 3.07.760: inclusionary housing in urban renewal districts, and fee waivers and funding incentives.

MULTNOMAH COUNTY

Please see refer to the analysis of Multnomah County's 2002 Title 7 compliance report in the previous section.

Outstanding Items (carried over from 2002):

The County's report indicated support for the voluntary affordable housing production goal of 134 units but stated that an agreement between the City of Portland and the City of Troutdale meant these two cities would be responsible for planning the area where the units would be located.

- It is important to note that the City of Troutdale has declined to adopt their affordable housing production goal.
- Also, the City of Portland has not formerly considered their affordable housing production goal.

WASHINGTON COUNTY

The County report was received in January 2003.

A. Metro Code 3.07.730. –Compliance Requirements

A cover letter attached to the report, as well as attached ordinances adopted by the Board, indicated that the Board of County Commissioners had considered and adopted the 2003 report.

B. Metro Code 3.07.720: Adoption of Voluntary Affordable Housing Production Goals.

The report states that on April 2, 2002, the Washington County Board authorized the Planning and Land Development Work Program for the 2002 season and made amendments related to affordable housing. The County amended Policy 21, Housing Affordability (A-Engrossed Ordinance No. 590) to include a new strategy: "Encourage the housing industry and both public and private housing agencies to build a sufficient number of new affordable housing units within unincorporated Washington County to meet Metro's voluntary affordable housing production goal."

C. Metro Code 3.07.730.A: Including diversity strategies, and measures to maintain the existing supply, increase new dispersed affordable housing and increase affordable housing opportunities for household of all income levels in the Comprehensive Plan and Implementing Ordinances.

The report includes excerpts from the City's comprehensive plan that adequately address maintaining the City's existing housing supply and increasing the dispersion of housing. These strategies had not been addressed in the 2002 report.

- D. Metro Code 3.07.730.B: Amendment of comprehensive plan and implementing ordinances with density bonus, replacement housing, inclusionary housing, transfer of development rights, elderly and people with disabilities, local regulatory constraints, and parking tools and strategies.*

The County's 2002 compliance report states that the staff recommended to the Board to consider the feasibility of establishing an inclusionary housing program and a transfer of development rights program. The County's 2003 report states that the County has adopted a new implementing strategy its new affordable housing policy 21.i. that calls for the periodic assessment of the feasibility of establishing these programs.

The 2002 report also states that the staff recommended to the Board to consider implementing density bonus in the future. However, this strategy was not addressed in the County's 2003 report.

The 2002 report states that there are some measures in place to minimize the impact of local regulatory constraints on housing development. However, these measures do not take into account all of the elements of this strategy (Metro Code 3.07.730.B.6.) that the County is required to consider. The elements include review of development and design standards for impact on affordable housing, the use of cost-benefit analysis, and a reduction in the number of land use appeal opportunities.

In addition, the 2002 report states that the staff recommendation is that "no action be taken" on Replacement Housing. It is unclear if this strategy would be considered further by the Board.

<i>Land use strategy (Metro Code)</i>	<i>Jurisdiction Action</i>
Density bonus	Discussed but no action taken (2002)
Replacement housing	Discussed but no action taken (2002)
Inclusionary housing	Discussed with no action taken
Transfer development rights	Discussed with no action taken
Elderly and people with disabilities	In use prior to January 2001
Local regulatory constraints	In use prior to January 2001 (Title 7) – partial (2002)
Parking	Discussed but no action taken (2002)

- E. Metro Code 3.07.760: Implementation of other affordable housing strategies, including replacement housing resulting from urban renewal, inclusionary housing in urban renewal districts, non-land use tools such as fee waivers or funding incentives, promotion of affordable housing for incomes 50% to 120% of the regional median household income, joint coordination or action to meet the affordable housing production goals.*

<i>Other affordable housing strategies (Metro Code)</i>	<i>Jurisdiction Action</i>
Replacement housing in urban renewal areas	Discussed but no action taken (2002)
Inclusionary housing in urban renewal districts	Discussed but no action taken (2002)

Fee waivers or funding incentives	Discussed but no action taken (2002).
Efforts promoting affordable housing for other income groups (50% to 120% of the regional median household income)	In use prior to January 2001
Joint coordination or action	In use prior to January 2001

F. Local initiatives.

The County's report states that they have recently completed a community visioning process known as Vision West. A result of this process is an issue paper addressing affordable housing in unincorporated Washington County. This issue paper contains strategies and recommendations, including a recommendation that an affordable housing trust fund be established to support the production of affordable housing.

Outstanding Items:

1. Ensuring that the comprehensive plan and implementing ordinances include strategies to maintain the existing supply and increase dispersion of affordable housing.
2. Clarification from the County Board on whether they accept staff recommendations to end consideration of replacement housing
3. Consideration of the amendment to comprehensive plan and implementing ordinances to include density bonus, inclusionary housing, transfer of development rights and parking.
4. Clarification from the County Board on whether they accept staff recommendations to end consideration of replacement housing in urban renewal areas, inclusionary housing in urban renewal areas, and fee waivers or funding incentives. (Metro Code Section 3.07.760)

2003 Title 7 Annual Compliance: Voluntary Goals and Strategies

Title 7: Affordable Housing												
Jurisdiction	Progress Reports Completed (3.07.740)	Voluntary Goals Adopted (3.07.720)	Ensure including strategies for the following in the Comprehensive Plan and Implementing Ordinances (Title 7:3.07.730.A)			Consider including in the Comprehensive Plan and Implementing Ordinances Land Use Strategies (Seven) – (Title 7: 3.07.730.B)						
			Diversity Strategy (3.07.730.A.1)	Maintain Supply and Increase Dispersion (3.07.730.A.2)	Supply for All Income Levels (3.07.730.A.3)	Density Bonus (3.07.730.B.1)	Replacement Housing (3.07.730.B.2)	Inclusionary Housing (3.07.730.B.3)	Transfer Development Rights (3.07.730.B.4)	Elderly & Disabled People (3.07.730.B.5)	Local Regulatory Constraints (3.07.730.B.6)	Parking (3.07.730.B.7)
Beaverton		New (02)										
Cornelius												
Durham												
Fairview	Yes ✓	Declined (03)	Existing	Existing (p)	NM	Existing	Unclear (03)	Declined (03)	Declined (03)	Existing	NM	Unclear (03)
Forest Grove			Existing	Existing	Existing	Discussed (02)	Discussed (02)	Discussed (02)	Discussed (02)	Existing	Discussed (02)	
Gladstone												
Gresham	Yes ✓	Declined (02/03)	Existing	Existing	Existing	Declined (02)	Declined (02)	Existing	Declined (03)	Existing	Existing (p)	Existing
Happy Valley		Discussed (02)	Existing			Declined (02)	Discussed (02)	Declined (02)	Discussed (02)		Discussed (02)	
Hillsboro												
Johnson City												
King City	Yes ✓	Declined (03)	Existing	NM	NM	Declined (03)	Declined (03)	Declined (03)	Declined (03)	Existing	Existing	NM
Lake Oswego												
Maywood Park												
Milwaukie												
Oregon City												
Portland			Existing	Existing	Existing	Existing	Existing	Existing	Existing			
Rivergrove												
Sherwood												
Tigard	Yes ✓	Discussed (02/03)	Existing	NM	Existing	Discussed (02/03)	Declined (02/03)	Declined (02/03)	Discussed (02/03)	Existing	Existing (p)	Existing
Troutdale	Yes ✓	Declined (03)	Existing	Existing	Existing	Declined (02/03)	Declined (02/03)	Declined (02/03)	Declined (02/03)	Existing	Existing (p)	Existing
Tualatin												
West Linn	Yes	Discussed (02)	NM	NM	Existing	Existing	NM	Declined (02)	NM	Existing	Existing (p)	
Wilsonville												
Wood Village	Yes ✓	Discussed (03)	Existing	NM	NM	Declined (03)	Discussed (03)	Declined (03)	Declined (03)	NM	NM	NM
Clackamas County			Existing	Existing	Existing	Existing	Existing			Existing		Existing
Multnomah County	Yes	NM	*	*	*	*	*	*	*	*	*	*
Washington County	Yes	Discussed (02/03)	Existing	NM	Existing	Discussed (02)	Discussed (02)	Discussed (02/03)	Discussed (02/03)	Existing	Existing (p)	Discussed (02)

Definitions:

✓ Report approved by an elected body

NM = Not mentioned in compliance report or mentioned without an explanation of any action being taken

Existing = Adopted prior to January 2001.

Unclear = Policy/tools are noted with insufficient details to evaluate

Discussed (year) = Addressed at a local elected officials meeting with the jurisdiction taking no action.

(P) = Partial implementation of the strategy.

Declined (year) = Addressed at a local elected officials meeting with the jurisdiction declining to adopt the affordable housing tool or strategy.

New (year) = Adopted

* Multnomah County signed an IGA with the cities of Portland and Troutdale to carry out land use planning responsibilities in unincorporated county areas. The cities of Portland and Troutdale are expected to detail the matter in which affordable housing strategies in the unincorporated areas have been addressed

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2003 Title 7 Annual Compliance: Strategies – (Continued)

Consider implementation of the following tools and strategies – (Title 7: 3.07.760)

	Replacement housing in urban renewal areas (3.07.760.A.1)	Inclusionary housing in urban renewal areas (3.07.760.A.2)	Fee waivers or funding incentives (3.07.760.B)	Efforts targeted at households 50% to 80% and 80%-120% of RMHI ² (3.07.760.C)	Joint coordination (3.07.760.D)	Local Initiative
Beaverton			Existing	Existing	Existing	(02) Housing rehabilitation program, assistance to community housing organizations, etc.
Cornelius						
Durham						
Fairview	NM	NM	Unclear	NM	NM	Participate in Housing Opportunities Plan (HOP), Permit man. homes on individual lots in designated res. zones
Forest Grove				Existing	Existing	(02) Affordable housing friendly zoning, leveraging CDBG funds.
Gladstone						
Gresham	NM	NM	NM	Existing	Existing	* New infill development standards, West Gresham Housing Mix Plan,
Happy Valley						
Hillsboro					Existing	
Johnson City						
King City	NM	NM	NM	NM	NM	
Lake Oswego						
Maywood Park						
Milwaukie						
Oregon City						
Portland		Existing	Existing	Existing	Existing	Housing preservation program, homebuyer opportunity areas, Portland Community Land Trust, etc.
Rivergrove						
Sherwood						
Tigard	NM	NM	Existing	Existing	Existing	* Initiatives included in 2002 matrix
Troutdale	Declined (02)	Declined (02)	Declined (02)	Existing	NM	* City-approved urban renewal district inc. \$300K of low-interest rehab. loans (voters rejected), 112-unit RV park allowed to accommodate long-term affordable housing
Tualatin				Existing		
West Linn	NM	NM	NM	Existing	NM	* Initiatives included in 2002 matrix
Wilsonville						
Wood Village	NM	NM	Unclear (03)	NM	NM	* The city allows manufactured homes in all residential zones, began discussions with Habitat for Humanity
Clackamas County	Existing			Existing	Existing	
Multnomah County	**	**	**	**	**	* Initiatives included in 2002 matrix
Washington County	Discussed (02)	Discussed (02)	Discussed (02)	Existing	Existing	* Vision West Program developed key recommendations on affordable housing

Definitions:

* See the 2002 report for additional local initiatives

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** Multnomah County signed an IGA with the cities of Portland and Troutdale to carry out land use planning responsibilities in unincorporated county areas. The cities of Portland and Troutdale are expected to detail the matter in which affordable housing strategies in the unincorporated areas have been addressed.

² Regional median household income

NEXT STEPS

Current Action:

1. Send this report, with a separate cover letter, along with the 2003 Urban Growth Management Functional Plan Reports to local jurisdictions.

Future Action:

1. Staff continues to evaluate annual progress reports submitted by local governments, including the final (2004) report.
2. In July 2004, staff will initiate the assessment of the region's progress as stated in Title 7. The assessment will include estimation of the 2000 baseline affordable housing units using the 2002 Census data, estimation of the region's affordable housing need, assessment of the region's effort to achieve the region's affordable housing production goals through the implementation of affordable housing tools and strategies by public and private entities, review of federal and state legislative changes and review of the availability of a regional affordable housing funding source.
3. In the fall of 2004, Metro Council will create an affordable housing advisory committee that will use the aforementioned products to recommend appropriate changes to existing process and strategies to provide more affordable housing units.
4. By December 2005, the affordable housing advisory committee will submit its recommendations to the Metro Council.

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