



Appendix 4: Evaluation of RHCS actions

Metro, in collaboration with its consultant team and through an engagement process, developed an approach for evaluating potential actions for inclusion in the RHCS. This evaluation framework assisted Metro in identifying actions that fit best with Metro's roles and responsibilities, match available or possible resources, aid local jurisdictions, and promote housing production and affirmatively further fair housing (AFFH). The evaluation framework provides a means of scoring potential actions and ensuring attention to a variety of topics, including fair housing issue areas identified in Oregon Administrative Rules.¹

A weighted scoring system, summarized in Figure 1, places a high value (50 percent) on outcomes and was used to assess a refined list of actions. According to previous analysis in the 2024 UGR, the greatest needs are for affordable housing and middle-income housing. The two categories used in the evaluation process (housing production and AFFH) address affordability and middle-income housing.

The remaining 50 percent of scoring is focused on legal and political viability, technical and financial feasibility, and whether the action is appropriate for Metro to undertake as the regional government.

Figure 1: Weighted scoring approach for RHCS action evaluation

C. Operational considerations and impact	
15%	C.1 Legal and political viability is high
15%	C.2 Implementation is straightforward or manageable within existing resources (staff and funding)
5%	C.3 Feasible to implement within the 6-year timeframe
15%	C.4 Metro is in the best position to conduct this activity; few organizations are currently working in this space
50%	C.5 Improves regional outcomes around housing production, accessibility, affordability, and AFFH

Having scored each potential action, Metro and its consultant team then reviewed the list of higher-scoring actions to ensure that a variety of housing production, preservation, and fair housing interests were addressed. Several actions that otherwise had scored lower were highlighted because they addressed the topics depicted in Figure 2 and were not unreasonable to implement.

¹ These Fair Housing issue areas apply to city and county Housing Production Strategies. Though they do not, as a matter of law, apply to Metro's RHCS, they were referenced in the RHCS action evaluation process as a useful means of addressing the topic of fair housing.

Figure 2: Topic categories used in the process of evaluating potential RHCS actions

A. Impact on housing production			
Assists cities with housing work	Increases housing production	Preserves and maintains housing that is affordable	Supports development of a mix of housing types (e.g. multifamily, ADUs, middle housing)

B. Impact on Affirmatively Furthering Fair Housing			
Supports accessible and adaptable housing	Supports access to affordable rental housing	Supports access to affordable homeownership	Supports access to community assets and mitigation of exposure to harms
Addresses issues associated with historically underserved or marginalized communities and protected classes	Addresses and disrupts patterns of segregation and their correlation with concentrated areas of affluence and poverty	Supports housing stability, anti-displacement and displacement mitigation	Supports access to permanent housing to resolve homelessness

This evaluation reflects the list of actions as they appeared in the initial public comment draft. In some cases, evaluation related to impacts on housing production and impact on Affirmatively Furthering Fair Housing has evolved through final strategy refinement as details for each action were changed. The current estimated impacts of each proposed action can be found in the detailed action tables in the main document, beginning on page 61.

ID	Action	Description	Average score: operational considerations	Assists cities with housing work	Increases housing production	Preserves and maintains existing housing that is affordable	Supports development of a mix of housing types (e.g., multifamily, ADUs, middle housing)	Supports accessible and adaptable housing	Supports access to affordable rental housing	Supports access to affordable homeowner ship	Supports access to community assets and mitigation of exposure to harms	Addresses issues associated with historically underserved or marginalized communities and protected classes	Addresses and disrupts patterns of segregation, and their correlation with concentrated areas of affluence and poverty	Supports housing stability, anti- displacement and displacement mitigation	Supports access to permanent housing to resolve homelessness
			X: Primary focus of the action and within Metro’s control												

ID	Action	Description	Average score: operational considerations	Assists cities with housing work	Increases housing production	Preserves and maintains existing housing that is affordable	Supports development of a mix of housing types (e.g., multifamily, ADUs, middle housing)	Supports accessible and adaptable housing	Supports access to affordable rental housing	Supports access to affordable homeowner ship	Supports access to community assets and mitigation of exposure to harms	Addresses issues associated with historically underserved or marginalized communities and protected classes	Addresses and disrupts patterns of segregation, and their correlation with concentrated areas of affluence and poverty	Supports housing stability, anti- displacement and displacement mitigation	Supports access to permanent housing to resolve homelessness
7	Innovative approaches	Research, evaluate and identify opportunities to advance innovative and non-LIHTC approaches to housing development/construction, financing, and ownership, including: - Modular and manufactured housing and cross-laminated timber and smaller or expandable designs - Social housing and alternative homeownership models, including CLT and resident-owned multi-family housing models - Innovative financing approaches to support development of smaller scale (<20 unit) building types, including PSH Assess barriers and opportunities and identify opportunities to pilot or scale up innovative approaches; approach would include market analysis, best practice research and engagement with public, private, and philanthropic partners to support coordinated research, development and investment strategies.	3.4		X		X		X	X					
8	Middle housing assessment	Conduct an assessment of middle housing in the region to identify best practices and common barriers.	3.475	X	X	/	X	/	?	?	?	/	?	/	?
9	Affordable housing operational stabilization strategy	Develop an affordable housing stabilization strategy to respond to industry-wide challenges due to rising operational costs, increased resident needs, and lack of coordination/alignment with homeless and supportive services.	3.675			X			X					X	X

ID	Action	Description	Average score: operational considerations	Assists cities with housing work	Increases housing production	Preserves and maintains existing housing that is affordable	Supports development of a mix of housing types (e.g., multifamily, ADUs, middle housing)	Supports accessible and adaptable housing	Supports access to affordable rental housing	Supports access to affordable homeownership	Supports access to community assets and mitigation of exposure to harms	Addresses issues associated with historically underserved or marginalized communities and protected classes	Addresses and disrupts patterns of segregation, and their correlation with concentrated areas of affluence and poverty	Supports housing stability, anti-displacement and displacement mitigation	Supports access to permanent housing to resolve homelessness
10	Improvements to Metro SHS funded Regional Long-term Rental Assistance (RLRA) policies and implementation	Evaluate and improve Metro SHS funded Regional Long Term Rent Assistance (RLRA) policies and implementation to address portability and to connect available vouchers with vacant regulated affordable housing units.	4.275			X			X		X		/	X	X
11	Regional affordable housing listing service	Develop a centralized regional affordable housing listing service to support housing navigators and seekers in connecting with information about available units that meet their needs, with an initial focus on building out a portal to assist housing navigators working with households in the homeless services system.	3.85					X	X	?	X	/	X	/	X
12	Regional land bank plan	Develop a proposed plan for a regional land bank that outlines the necessary legal framework, governance structures, and operational guidelines. Define clear policy priorities, including considerations related to Affirmatively Furthering Fair Housing, market conditions and funding opportunities.	3.675	X	X	/	X	/	X	X	?	?	X	?	?
13	Permitting and production dashboard	Explore how to create a permitting and production dashboard to track production trends across the region.	2.5	X	?	/	X	?	?	?	?	?	/	?	
14	Urban Growth Management Functional Plan housing audit	Begin a Metro Urban Growth Management Functional Plan audit and cleanup of housing-related titles to align with new State requirements and regional priorities as identified in the 2027 Future Vision.	3.6	X	?	?	X	/	?	?	/	/	?	/	/

ID	Action	Description	Average score: operational considerations	Assists cities with housing work	Increases housing production	Preserves and maintains existing housing that is affordable	Supports development of a mix of housing types (e.g., multifamily, ADUs, middle housing)	Supports accessible and adaptable housing	Supports access to affordable rental housing	Supports access to affordable homeowner ship	Supports access to community assets and mitigation of exposure to harms	Addresses issues associated with historically underserved or marginalized communities and protected classes	Addresses and disrupts patterns of segregation, and their correlation with concentrated areas of affluence and poverty	Supports housing stability, anti- displacement and displacement mitigation	Supports access to permanent housing to resolve homelessness
15	Coordinated legislative agenda	Convene jurisdictional partners to develop a coordinated legislative agenda for state and federal housing/homelessness resources, including a regional priority to identify funding for infrastructure. The agenda would be updated as needed to meet changing regional needs (or every six years) and guided by appropriate Metro advisory committees for land use, housing and homelessness. Convene with Tribes that are interested in housing development to support urban Native populations to learn about their tribal priorities that can be addressed through Metro's work.	3.675	X	?	?	X	?	?	?	?	?	?	?	?
16	Affordable housing funding feasibility	Consider the viability and feasibility of new funding for affordable housing development and preservation. Ensure that any new funding framework is informed by public opinion research and engagement with public, private and nonprofit leaders as well as analysis of housing needs and market conditions, and lessons learned from the 2018 regional housing bond and best practices from other regions;, including evaluating opportunities to strengthen racial equity, fair housing and community resilience outcomes and alignment/integration with homeless and supportive housing services.	4.325	X	X	X	X	X	X	X	X	X	X	X	X

ID	Action	Description	Schedule for adoption	Schedule for implementation	Magnitude of impact on development of needed housing	Magnitude of impact on housing affordability or choice	Time frame over which it is expected to impact needed housing	Department(s)	Budget or staffing impact
1	Housing pre-development and technical assistance	Create new housing pre-development and technical assistance funding for site specific housing development	Not applicable	2026	Low	Low	3-5 years	PD&R, Housing	FTE may be needed
2	Expand funding for the brownfield grant program	Explore opportunities to expand resources available for brownfield cleanup	Not applicable	2026	Medium	Medium	2-5 years after funding is received	PD&R	FTE may be needed
3	Local HPS implementation funding and support	Funding and support for local Housing Production Strategy implementation	Not applicable	2026	Medium	Low	5-10 years	PD&R	FTE may be needed
4	Regionally available pool of housing professionals for technical assistance	Consider developing a regionally available pool of housing professionals for technical assistance to smaller jurisdictions to support planning and implementation related to housing production, affordability and choice	Not applicable	2026	Medium	Low	3-5 years	PD&R, Housing	FTE may be needed
5	Equitable access to regulated affordable housing	Evaluate lessons learned and effective practices from implementation of the 2018 Affordable Housing Bond; research models and best practices and develop and share recommendations to strengthen fair housing and equitable access to affordable housing.	TBD	2026	Low	Medium	TBD	Housing	M&S funding
6	Community co-design	Building upon lessons learned and best practices from the 2018 bond and TOD grant program, strengthen requirements and incentives for community participation and co-design in the development and operations of affordable housing. Identify opportunities for Metro to support capacity building for community based and culturally specific organizations to participate in affordable housing development and operations.	TBD	2026	Low to None	Medium	TBD	Housing, PD&R	M&S funding

ID	Action	Description	Schedule for adoption	Schedule for implementation	Magnitude of impact on development of needed housing	Magnitude of impact on housing affordability or choice	Time frame over which it is expected to impact needed housing	Department(s)	Budget or staffing impact
7	Innovative approaches	Research, evaluate and identify opportunities to advance innovative and non-LIHTC approaches to housing development/construction, financing, and ownership, including: - Modular and manufactured housing and cross-laminated timber and smaller or expandable designs - Social housing and alternative homeownership models, including CLT and resident-owned multi-family housing models - Innovative financing approaches to support development of smaller scale (<20 unit) building types, including PSH Assess barriers and opportunities and identify opportunities to pilot or scale up innovative approaches; approach would include market analysis, best practice research and engagement with public, private, and philanthropic partners to support coordinated research, development and investment strategies.	Not applicable	2026	Medium	Medium	TBD	Housing, PD&R	M&S funding
8	Middle housing assessment	Conduct an assessment of middle housing in the region to identify best practices and common barriers.	Not applicable	2026	Low	Low	TBD	Housing, PD&R	M&S funding
9	Affordable housing operational stabilization strategy	Develop an affordable housing stabilization strategy to respond to industry-wide challenges due to rising operational costs, increased resident needs, and lack of coordination/alignment with homeless and supportive services.	Not applicable	2026	Medium	Medium	TBD	Housing	M&S funding
10	Improvements to Metro SHS funded Regional Long-term Rental Assistance (RLRA) policies and implementation	Evaluate and improve Metro SHS funded Regional Long Term Rent Assistance (RLRA) policies and implementation to address portability and to connect available vouchers with vacant regulated affordable housing units.	TBD	2027	Low	Medium	TBD	Housing	Possible M&S
11	Regional affordable housing listing service	Develop a centralized regional affordable housing listing service to support housing navigators and seekers in connecting with information about available units that meet	Not applicable	2026	Low	Medium	1-2 years	Housing	FTE and M&S funding

ID	Action	Description	Schedule for adoption	Schedule for implementation	Magnitude of impact on development of needed housing	Magnitude of impact on housing affordability or choice	Time frame over which it is expected to impact needed housing	Department(s)	Budget or staffing impact
		their needs, with an initial focus on building out a portal to assist housing navigators working with households in the homeless services system.							
12	Regional land bank plan	Develop a proposed plan for a regional land bank that outlines the necessary legal framework, governance structures, and operational guidelines. Define clear policy priorities, including considerations related to Affirmatively Furthering Fair Housing, market conditions and funding opportunities.	Not applicable	2027	Low	Low	TBD	PD&R, Housing	M&S funding
13	Permitting and production dashboard	Explore how to create a permitting and production dashboard to track production trends across the region.	Not applicable	2027	Low	Low	TBD	PD&R	FTE and M&S funding
14	Urban Growth Management Functional Plan housing audit	Begin a Metro Urban Growth Management Functional Plan audit and cleanup of housing-related titles to align with new State requirements and regional priorities as identified in the 2027 Future Vision.	2029	2027	Low	Low	Long term	PD&R	Low to none
15	Coordinated legislative agenda	Convene jurisdictional partners to develop a coordinated legislative agenda for state and federal housing/homelessness resources, including a regional priority to identify funding for infrastructure. The agenda would be updated as needed to meet changing regional needs (or every six years) and guided by appropriate Metro advisory committees for land use, housing and homelessness. Convene with Tribes that are interested in housing development to support urban Native populations to learn about their tribal priorities that can be addressed through Metro's work	2028	2028	Medium	Medium	3 - 6 years	GAPD, Housing, PD&R	Low/medium
16	Affordable housing funding feasibility	Consider the viability and feasibility of new funding for affordable housing development and preservation. Ensure that any new funding framework is informed by public opinion research and engagement with public, private and nonprofit leaders as well as analysis of housing needs and market conditions, and lessons learned from the 2018 regional housing bond and best	As determined by Council	As determined by Council	High	High	TBD	Council Office, COO, GAPD, Housing, PD&R	FTE and M&S funding

ID	Action	Description	Schedule for adoption	Schedule for implementation	Magnitude of impact on development of needed housing	Magnitude of impact on housing affordability or choice	Time frame over which it is expected to impact needed housing	Department(s)	Budget or staffing impact
		practices from other regions,, including evaluating opportunities to strengthen racial equity, fair housing and community resilience outcomes and alignment/integration with homeless and supportive housing services.							