

DRAFT Preliminary List of Priority Actions

This is a draft list of actions under consideration for inclusion in the draft regional housing coordination strategy. This list will be further refined and narrowed with input from Metro Council and other key stakeholders.

Actions are listed in order of their ranking based on the evaluation criteria.

- Impact on housing stock
- Advancement of fair housing principles
- Operational considerations

high scoring items

Based on rankings using evaluation criteria

low score but with support

Based on rankings + feedback

low scoring items

Evaluated Actions

| # | Action | Description |
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| 1 | Housing pre-development and technical assistance | <p>Explore expanding eligible uses of 2040 Planning and Development Grants to:</p> <ul style="list-style-type: none"> • Fund pre-development and technical assistance, including planning, due diligence, and title clearing • Include faith-based and culturally specific or other community-based organizations as eligible applicants |
| 2 | Local HPS implementation funding and support | <p>Provide ongoing funding to support implementation of local Housing Production Strategies (HPS). Share effective housing strategies with cities and counties that have not yet completed an HPS, identifying where Metro can offer funding or implementation support.</p> <p>Plan for Metro Councilors to meet annually with cities and counties to learn about their top two to three housing actions, understand where they are facing challenges, and identify resource gaps—helping to build urgency around solutions and promote local transparency.</p> |
| 3 | New affordable housing bond | <p>Develop a framework for a potential regional bond measure to fund affordable housing development and preservation.</p> <p>The framework should be informed by analysis of housing needs and trends and stakeholder engagement to define policy priorities; analysis of lessons learned from the 2018 regional housing bond; and public opinion research, including evaluating opportunities to strengthen racial equity and community resilience outcomes and alignment/integration with homeless and supportive housing services.</p> <p>The framework should evaluate production potential and policy outcomes for a range of funding models, including but not limited to a LIHTC gap</p> |



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| | | funding model, as well as alternative ownership models, such as a community land trust model. It should also include consideration of preservation needs and acquisition/conversion opportunities. |
| 4 | Expand funding for the brownfield grant program | Assess where brownfield grants have been effective and where additional funding is needed. Identify funding source to expand support where needed (potentially CET and/or 2040 Planning and Development Grants). |
| 5 | Regionally available pool of housing professionals for technical assistance | <p>Use 2040 Planning and Development Grant funding to establish a centralized, regionally accessible pool of housing professionals that can help cities and counties fill staff capacity gaps to meet OHNA program obligations (like HPS and HNA related work).</p> <p>Explore hiring on-call development services planners and building inspectors to support smaller jurisdictions with limited staff capacity.</p> <p>Use 2040 Planning and Development Grant funding to provide training, education, and technical assistance to improve local planning and implementation around fair housing. Identify opportunities to address gaps in fair housing compliance and education due to federal cuts.</p> |
| 6 | Community research for fair housing planning | Fund community-led research and engagement as part of fair housing planning. |
| 7 | Regional affordable housing listing service | Procure a third-party provider to create a regional listing service for affordable housing units that includes information like rent cost, availability, unit accessibility, supportive services, and property management. Convene jurisdictional partners and stakeholders to support design of the tool to support a range of program needs and policy goals, with a focus on improving equitable housing access and housing choice. |
| 8 | Voucher portability | Work with county partners to improve regional portability of tenant-based long term rental assistance (including but not limited to Metro funded rental assistance). |
| 9 | Convene public funders and philanthropy | <p>Convene affordable housing funders to develop a coordinated investment strategy for affordable housing development and preservation. Strategy to include ideas for aligning capital funding with ongoing funding for rental assistance, services, and operations.</p> <p>In coordination with GAPD/Council office, engage philanthropic organizations to identify and advance opportunities for funders collaboratives partnerships to support housing production, fair housing, and equitable access.</p> |
| 10 | Coordinated housing legislative agenda | Convene jurisdictional and industry partners to develop a coordinated advocacy agenda for state and federal policy and resources. This work could be guided by Metro policy advisory committees for land use, housing and homelessness, as well as through engagement and coordination with coalition partners such as Oregon Housing Alliance, Housing Oregon, and Oregon Smart Growth. |
| 11 | Evaluate alternative affordable housing models | Evaluate existing models and develop recommendations for alternative affordable housing financing and ownership approaches that can |

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| | | complement LIHTC and gap funding approaches (e.g. social housing, mixed income, community land trust, resident owned cooperatives, etc.). |
| 12 | Community collaboration and co-design | Require or incentivize community co-design in practices in housing development projects receiving Metro public funds. Build capacity infrastructure for community-developer collaboration (e.g. shared planning tables, facilitation, technical assistance) and identify opportunities for Metro to support capacity building for community based and culturally specific organizations to participate in housing development. |
| 13 | Density minimums in new urban areas | Develop proposed amendments to Title 11 of Metro's Urban Growth Management Functional Plan to require minimum densities in new urban areas (concept planning requirement). |
| 14 | Regional land bank plan | Develop a regional land bank plan that outlines the necessary legal framework, governance procedures, and operational guidelines. Define clear policy priorities and identify market conditions and funding opportunities to support its implementation. Explore a variety of ideas for land bank application, including: <ul style="list-style-type: none"> • Land banking in urban reserves • Social housing or community land trusts • Transit Oriented Development program • Land banking for a group of smaller infill parcels rather than one contiguous plot of land |
| 15 | Prevailing wage exemption | Support legislation that exempts affordable housing projects from prevailing wage requirements. |
| 16 | Displacement impact report | Explore potential Metro use of displacement impact reports when expending Metro funds (e.g. parks, trails, transportation, venues). |
| 17 | Alternative home ownership opportunities | Develop a work program to explore alternative affordable home ownership opportunities; align with future affordable housing funding; align buyer assistance programs with middle housing development strategies; Research barriers and identify strategies to support multifamily home ownership strategies; Technical assistance for HOA structures. Support community ownership and stewardship models that ensure affordability over time. |
| 18 | Eviction prevention funding | Expand and sustain eviction prevention funding. |
| 19 | Messaging and storytelling | Present housing data with the stories and lived experiences of people in the region to provide a more complete picture. Elevate positive storytelling about affordable housing through media, public education, and partnerships with local jurisdictions and nonprofits. Share successes of the Metro Affordable Housing Bond, TOD Program, etc. |
| 20 | Metro Urban Growth Management Functional Plan housing audit | Audit housing-related titles in the Urban Growth Management Functional Plan to identify possible amendments that would provide more clarity, consistency, and flexibility: potentially Titles 1, 6, 7, 10, 11, 12, 13, 14. Focus would be on removing regulatory barriers to multi-unit and middle housing. |

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| 21 | Mapping parcels for development | Map parcels that may provide housing development opportunities including public ownership, non-profit or faith-based ownership, locations for use of SB8. |
| 22 | Best practices guides, innovation, research; opportunities to accelerate innovative building techniques | <p>Convene partners to identify knowledge gaps and needs that hinder the adoption of innovative building practices that lower housing production and maintenance costs—such as mass timber, modular construction, and green building features. Based on feedback, conduct additional research/analysis or identify specific actions Metro could take to accelerate innovative approaches; these could take the form of policy research & analysis, funding & investment, pilot programs, advocacy, and more.</p> <p>Collect and share best practices/toolkits/model code resources (including ones currently in development at DLCD) for local jurisdictions to meet their housing needs. Metro work to clarify what would result in a coherent outcome and usable tools in the regional context.</p> |
| 23 | Convene implementers and subject matter experts | Be a regional convener for implementers and subject matter experts by hosting regular communities of practice. These forums could include topics like how to align implementing codes to streamline expectations for developers and reduce permitting burden. |
| 24 | UGM process review | Explore existing UGB processes to identify ways to make the process more efficient and flexible. |
| 25 | Proposal for consortium for buying housing materials and services | Develop a proposal for a regional consortium that creates opportunities to purchase building materials and services at scale, supporting more cost-effective housing production. Metro could sponsor a collaborative purchasing pool and also lower the costs of insurance and financing risks. |
| 26 | Recruitment of developers and capital | With state and local partners, identify opportunities for Metro to support efforts to recruit housing developers and investors that are not currently working in the greater Portland region by highlighting local development opportunities and incentives. Look into podcasts with nationwide reach where local specialists speak as a way to spark interest into the region and improve Portland's image/reputation. Advance narratives that demonstrate that the Metro region is pro housing. Assemble data and/or jurisdictional profiles highlighting development opportunities and incentives. |
| 27 | SDC assistance fund | Explore the feasibility of creating an SDC assistance fund for affordable housing units, ADA units, units near frequent transit corridors, and units under 1000 SF. |
| 28 | Convene partners to understand opportunities for Metro to advance 'naturally occurring affordable housing' preservation | Convene or participate in partner conversations to develop a coordinated strategy to support preservation of "naturally occurring affordable housing." Through conversations with partners, identify specific actions Metro could take to advance this work through research and analysis, funding and investment, pilot programs, advocacy, and more. |
| 29 | Risk pool for maintenance | Create a risk pool that all project managers can access for maintenance needs. |
| 30 | Landlord liaison program | Support landlord liaison programs that connect tenants with landlords willing to waive barriers such as credit score issues or criminal background checks. |



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| 31 | Tech support on capacity analysis | Develop a proposed work program for Metro to become a centralized location for the data that is required for local jurisdiction's housing capacity analysis. |
| 32 | ADU informational program for homeowners | Enhance informational programs for homeowners on how they can utilize their properties for small scale development, such as ADUs. |
| 33 | Construction workforce | Develop a work program to identify how Metro could help find solutions to housing construction labor shortages, building on existing efforts through the Construction Career Pathways Program. |
| 34 | Incentives for strong HPS performance | Develop a proposal for how to offer incentives related to Metro's transportation and parks funding based on HPS performance. |
| 35 | Next generation of housing expertise | Develop Metro Housing Department internship program. |
| 36 | Permitting and production dashboard | Explore the creation of an online public dashboard for jurisdictional development services operations - average permitting times, housing production numbers, etc. Highlight jurisdictions who are hitting benchmarks or outperforming; use social media to celebrate good stories. |

Actions not evaluated yet

| # | Action | Description |
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| 37 | Regional middle housing code audit | Conduct a review of middle housing codes in the Metro area to identify similarities and differences between jurisdictions and with the State model codes/requirements. Conduct interviews with local developers for additional information. Identify impediments to the middle housing production to find opportunities to increase distribution across the region. |
| 38 | Regional past harms research | Provide regional level analysis of past discriminatory actions or practices related to land and housing access to assist jurisdictions in completing that required part of the Contextualized Housing Need. |
| 39 | Housing accessibility data | Analyze the options for beginning to collect data on housing accessibility in the region and pick at least one method to implement in the six-year implementation period. It could be as simple as collecting accessibility information through the regional affordable housing listing service—or it could be a study, or it could be working with county assessors to implement protocols to start to collect that data routinely, or something else. |



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| 40 | Affirmative marketing protocols for affordable housing | <p>Review or evaluate the success of the Housing Bond protocols currently in place for affirmative marketing and consider refinements, using the State ARA based on the Seattle model as a potential jumping off spot.</p> <p>(State ARA: Affirmative Marketing Requirement for Metro-funded units—review existing requirements and compare to the Seattle model profiled in the ARA packet, and choose something.)</p> |
| 41 | Affordable housing operational stabilization strategy | Develop a strategy for Metro to advance affordable housing stabilization efforts in response to industry challenges due to rising operation costs (caused by staffing shortages, skyrocketing insurance, and other factors), increased resident needs, and lack of coordination/alignment with homeless and supportive services. |
| 42 | Coordinate with OHCS on funding | Continue to work with OHCS to coordinate, align, and streamline state and local funding. |
| 43 | Align vouchers with nonprofit housing providers | Develop a strategy to better align vouchers with nonprofit housing providers. |

