

Council work session agenda

Tuesday, July 29, 2025 **10:30 AM** **Metro Regional Center, Council chamber,**
<https://zoom.us/j/615079992> (Webinar ID:
615079992) or 253-205-0468 (toll free),
www.youtube.com/live/cLD51MD_1UA

Work session will begin at 10:30 a.m. Agenda item times are estimated and the order of items may be subject to change.

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber. You can join the meeting on your computer or other device by using this link:
<https://zoom.us/j/615079992> (Webinar ID: 615 079 992). Stream on YouTube:
www.youtube.com/live/cLD51MD_1UA

10:30 Call to Order and Roll Call

10:30 Work Session Topics:

10:30 Metro's State-Mandated Regional Housing Coordination [25-6309](https://www.youtube.com/watch?v=25-6309)
Strategy

Presenter(s): Emily Lieb (she/her), Housing Department Policy Director
 Eryn Kehe (she/her), Urban Policy and Development
 Manager

Attachments: [Staff Report](#)
 [Attachment 1 - Refined List of Actions](#)
 [Attachment 2 - Engagement Approach](#)

11:30 Chief Operating Officer Communication

11:35 Councilor Communication

11:40 Adjourn

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

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600 NE Grand Ave.
Portland, OR 97232-2736
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Agenda #: 10:30

File #: 25-6309

Agenda Date: 7/29/2025

Metro's State-Mandated Regional Housing Coordination Strategy

Emily Lieb (she/her), Housing Department Policy Director
Eryn Kehe (she/her), Urban Policy and Development Manager

METRO'S STATE-MANDATED REGIONAL HOUSING COORDINATION STRATEGY

Date: July 10, 2025
Departments: Planning, Development and
Research; Housing
Meeting Date: July 29, 2025

Prepared by: Laura Combs, Associate
Regional Planner,
laura.combs@oregonmetro.gov
Presenter(s): Eryn Kehe (she, her); Emily
Lieb (she/her)
Length: 60 minutes

ISSUE STATEMENT

As a part of the Oregon Housing Needs Analysis legislation, the State of Oregon requires that Metro complete a Regional Housing Coordination Strategy (RHCS) by the end of 2025. A project team made of staff from both the Housing and Planning, Development and Research departments are collaborating to produce the RHCS, which will result in a list of actions that Metro will undertake to promote housing production, affordability, and choice. The project leads will present an update on recent engagement, an overview of the evaluation process, and the refined list of actions. Councilors can ask questions and provide direction on prioritizing and further refining the actions.

The goal of the RHCS is to create a roadmap of actions Metro will advance to promote housing production, coordination, and access by lifting up best practices, coordinating and aligning local strategies and addressing critical gaps that can be filled at the regional level. By statute, the list of actions in the RHCS must address the following:

- The development and maintenance of diverse housing types that are high-quality, physically accessible and affordable
- Housing with access to economic opportunities, services and amenities
- Strategies, policies, or actions that are coordinated among the local governments within the Metro region
- Actions that affirmatively further fair housing

The strategies and actions are informed by engagement with jurisdictional partners and other interested groups. This RHCS creates opportunities for alignment within Metro's existing body of work and builds on initiatives already underway that promote housing production in greater Portland.

ACTION REQUESTED

Metro Council will receive updates from recent engagement efforts, hear key takeaways from the evaluation process, and review a refined list of actions.

IDENTIFIED POLICY OUTCOMES

The Metro Council may provide feedback to staff regarding the refined list of actions and prioritization.

POLICY QUESTION(S)

- Does the Council have feedback about the refined list of actions?
- Does the Council have feedback about any actions to prioritize?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

The Council may provide staff with direction on:

- Prioritizing the refined list of strategies

STAFF RECOMMENDATIONS

Staff recommends that the Council review the refined list of strategies related to Metro's roles in housing production, coordination and access. Council feedback and prioritization will help to determine a feasible package of actions to incorporate in the final draft RHCS.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The Oregon Housing Needs Analysis (OHNA) articulates new responsibilities for state agencies and local governments to reorient the implementation of Statewide Land Use Planning Goals 10 (Housing) and 14 (Urbanization) to produce more housing, increase equitable access to housing and ensure that state and local governments take action to address need. It affects the way all communities plan housing and urban lands, and cities and unincorporated counties with populations of 10,000 or greater are now required to regularly plan and take action to address needs. These cities and counties in the Metro area will develop and implement a Housing Production Strategy every six years to promote needed housing and affirmatively further fair housing.

As the regional government, Metro will produce a Regional Housing Coordination Strategy (RHCS) by the end of 2025 which focuses on coordination amongst the area's jurisdictions instead of direct production.

BACKGROUND

The RHCS project team discussed Metro's roles in housing and preliminary action ideas at a Council work session on May 20, 2025. A previous work session in February covered the project scope of work and engagement plan.

ATTACHMENTS

1. Refined List of Actions
2. Engagement Summary

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
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>



		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



		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.



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.



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
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.



40	Affirmative marketing protocols for affordable housing	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. (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.)
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.





Metro's Regional Housing Coordination Strategy: Engagement approach

The engagement approach for developing Metro's state-mandated Regional Housing Coordination Strategy (RHCS) focuses on outreach and coordination with many individuals, governments and organizations from across the region. These efforts have centered on understanding barriers to housing production and equitable access, and collecting ideas from a variety of perspectives about what Metro can do to fill regional gaps and support local work. A goal of this outreach is to foster stronger relationships with our partners and to create an impactful strategy that can be feasibly implemented over the next six years.

Implementers Work Group jurisdictions represented

- | | |
|----------------|--|
| - Beaverton | - Tigard |
| - Cornelius | - Troutdale |
| - Fairview | - Tualatin |
| - Forest Grove | - West Linn |
| - Gladstone | - Wilsonville |
| - Gresham | - Clackamas County |
| - Happy Valley | - Multnomah County |
| - Hillsboro | - Washington County |
| - Lake Oswego | - Clackamas Housing Authority |
| - Milwaukie | - Washington County Housing Authority |
| - Oregon City | - Oregon Department of Land Conservation and Development |
| - Portland | |
| - Sherwood | |

Coalition engagement and focus groups

Affordable housing developers

- Housing Oregon – policy committee meeting and follow-up survey (27 responses from representatives of public, private, and nonprofit affordable housing development and finance organizations)

Market rate developers

- Home Builders Association – government affairs meeting and follow-up survey
- Oregon Smart Growth

Development and financial professionals with experience in innovative approaches to affordable housing outside of Low-Income Housing Tax Credits (LIHTC):

- Related NW
- Edlen & Co
- Community Development Partners
- Central Bethany Development
- Network for Oregon Affordable Housing (NOAH)
- ECONorthwest

Housing advocacy and provider coalitions

- Fair Housing Council of Oregon
- Welcome Home Coalition
- Here Together
- Coalition of Communities of Color
- Unite Oregon
- AARP
- *Additional outreach planned in August/September to provide an update and seek feedback*

Urban Native community-based organizations

- NAYA
- NARA
- Future Generations Collaborative
- Native Wellness Institute

Regional committees

- Washington County Planning Directors
- 1000 Friends Land Use Leadership Initiative (LULI)
- Clackamas County Coordinating Committee (C4 Metro Subcommittee)
- Washington County Coordinating Committee (WCCC and WCCC TAC)

Metro committees

- Metro Council – Two work sessions completed, third work session scheduled for July 29, 2025
- Metro Technical Advisory Committee (MTAC) – four meetings completed, two remaining
- Metro Policy Advisory Committee (MPAC) – two meetings completed, two remaining
- Metro Committee on Racial Equity (CORE) – two meetings completed