

DRAFT: Revised List of Actions

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

considering for **INCLUSION**
based on rankings using evaluation criteria

considering for **INCLUSION**
based on rankings + other criteria

considering for **REMOVAL**

ID	Actions	Description
A	Housing pre-development and technical assistance	Explore expanding eligible uses of 2040 Planning and Development Grants to: <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
C	Local HPS implementation funding and support	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. 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.
B	New affordable housing bond	Develop a framework for a potential regional bond measure to fund affordable housing development and preservation. 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. The framework should evaluate production potential and policy outcomes for a range of funding models, including but not limited to a LIHTC gap funding model, as well as alternative ownership models, such as a community land trust models. It should also include consideration of preservation needs and acquisition/conversion opportunities.
M	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).

I	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>
AH	Community research of fair housing planning	Fund community-led research and engagement as part of fair housing planning.
T	Regional affordable housing listing service	Create a regional listing service for affordable housing units that includes information on rent cost, availability, unit accessibility, supportive services, and property management.
N	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).
J	Convene public funders and philanthropy	<p>Convene affordable housing funders to create a coordinated investment strategy that supports both the development and preservation of affordable housing. This strategy should align capital funding with ongoing needs for rental assistance, supportive services, and operations.</p> <p>In coordination with GAPD/Council office, engage philanthropic organizations to explore partnership opportunities that advance housing production and equitable housing access, particularly in light of federal actions impacting funding stability and policies related to fair housing.</p>
G	Coordinated housing legislative agenda	<p>Convene jurisdictional and industry partners to develop a coordinated advocacy agenda for state and federal policy and resources. This work could be led by the Council's proposed new Housing and Homelessness Policy Advisory Committee (HHPAC) in coordination with Metro Policy Advisory Committee (MPAC).</p> <p>Conduct research, convene stakeholders, and advocate for state building code reforms to lower the cost of building accessible units.</p>
K	Evaluate alternative 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.).
L	Community collaboration	Require or incentivize community co-design in housing development projects receiving Metro public funds.

		Build infrastructure for community-developer collaboration (e.g. shared planning tables, facilitation, technical assistance).
P	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).
Q	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
AG	Prevailing wage exemption	Support legislation that exempts affordable housing projects from prevailing wage requirements.
AI	Displacement impact report	Explore potential Metro use of displacement impact reports when expending Metro funds (e.g. parks, trails, transportation, venues).
D	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.
S	Eviction prevention funding	Expand and sustain eviction prevention funding.
E	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.
X	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.
V	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.



F	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>
W	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.
O	UGM process review	Explore existing UGB processes to identify ways to make the process more efficient and flexible.
Y	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.
AJ	Recruitment of developers and capital	Develop a new work program to recruit middle and multi-unit 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 in the region and improve Portland's image/reputation. Share narratives that demonstrate that the Metro region is pro housing.
Z	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.
AK	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.
AB	Risk pool for maintenance	Create a risk pool that all project managers can access for maintenance needs.
U	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.



AC	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.
AD	ADU informational program for homeowners	Enhance informational programs for homeowners on how they can utilize their properties for small scale development, such as ADUs.
AE	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.
AL	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.
AF	Next generation of housing expertise	Develop Metro Housing Department internship program.
H	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.