METRO COUNCIL

Work Session Worksheet

WORK SESSION PURPOSE & DESIRED OUTCOMES

- **Purpose:** Provide an update on Planning staff's research and evaluation of potential regional investment approaches for equitable housing
- **Outcome:** Staff receives clear Council direction to proceed with proposed next steps to further develop regional program options

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

In 2016, the Council requested more information from the Planning Department regarding potential programmatic and revenue options for regional equitable housing investment. A preliminary staff update on this topic was provided during the October 25, 2016 Council Work Session. Since then, Planning staff have completed the following efforts:

- Consulting study estimating the subsidy gap necessary to construct or preserve different types of affordable housing in different types of locations (i.e., high, medium, low land cost areas)
- Analysis and compilation of additional regional and local data regarding the need for affordable housing
- Inventory and analysis of existing federal, state and local resources for supporting affordable housing investment
- Identification of potential investment program options and analysis of their advantages and limitations
- Identification and description of potential revenue tools and their compatibility with identified investment program options
- Engagement of city, county, and housing authority staff to discuss their jurisdictions' most pressing housing concerns, current policy efforts, and perspectives on potential regional funding and investment solutions

The memo and table included in the packet outline the need for and advantages of a regional approach to address the challenge and lay out the policy and operational considerations that can inform the agency's next steps. They summarize the benefits and limitations of three potential investment strategies and two potential funding sources that have been informed by research and initial stakeholder input, including feedback from our local city/county staff partners as we've held meetings during the last several weeks to collaborate on these ideas.

If the Council is interested in continuing to explore this direction, staff proposes the following next steps:

- Work with internal and external partners to identify how efforts to advance regional affordable housing can best align with Metro's adopted racial equity strategy and provide maximum benefit to residents of color in our region
- Engage local planning, community development, and housing authority staff; funders and lenders; and for-profit and non-profit developers to better understand their perspectives on how a regional investment program could align with existing programs and support local needs and goals.
- Conduct targeted analysis to fully vet financial estimates and further refine programmatic options.
- Develop a draft regional investment program proposal for consideration by the Council in Fall/Winter 2017.

QUESTIONS FOR COUNCIL CONSIDERATION
- How would the Council like staff to move forward with the proposed analysis and engagement process to fully develop a regional investment program proposal?
- What are the best ways to align staff and Council work on next steps?

PACKET MATERIALS
- Would legislation be required for Council action ☐ Yes   X No
- If yes, is draft legislation attached? ☐ Yes   X No
- What other materials are you presenting today?
  Regional equitable housing investment opportunities memo
  Attachment A: Preliminary Analysis of Potential Regional Equitable Housing Investment Strategies and Program Options (narrative summary and table)