

Affordable homes for greater Portland

Metro Council
meeting
June 7, 2018



Metro's commitments

- Make the most of what we have.
- Create and protect special places.
- Focus investments through the lens of racial equity.



Regional Investment Strategy

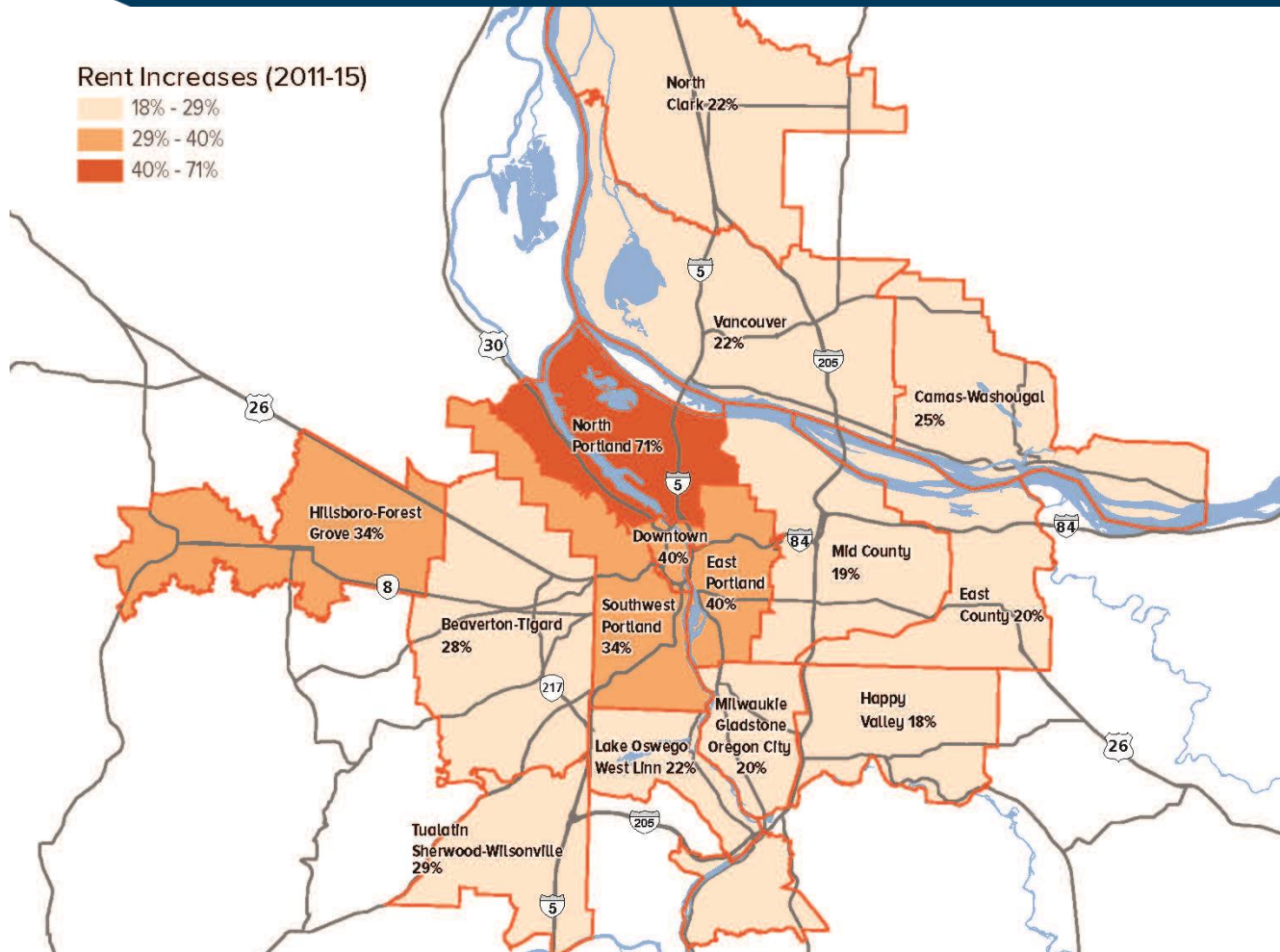
- Affordable homes for greater Portland
- Safe, reliable ways to get around
- Clean water, habitat and access to nature
- A coalition for livability



Beginning with homes



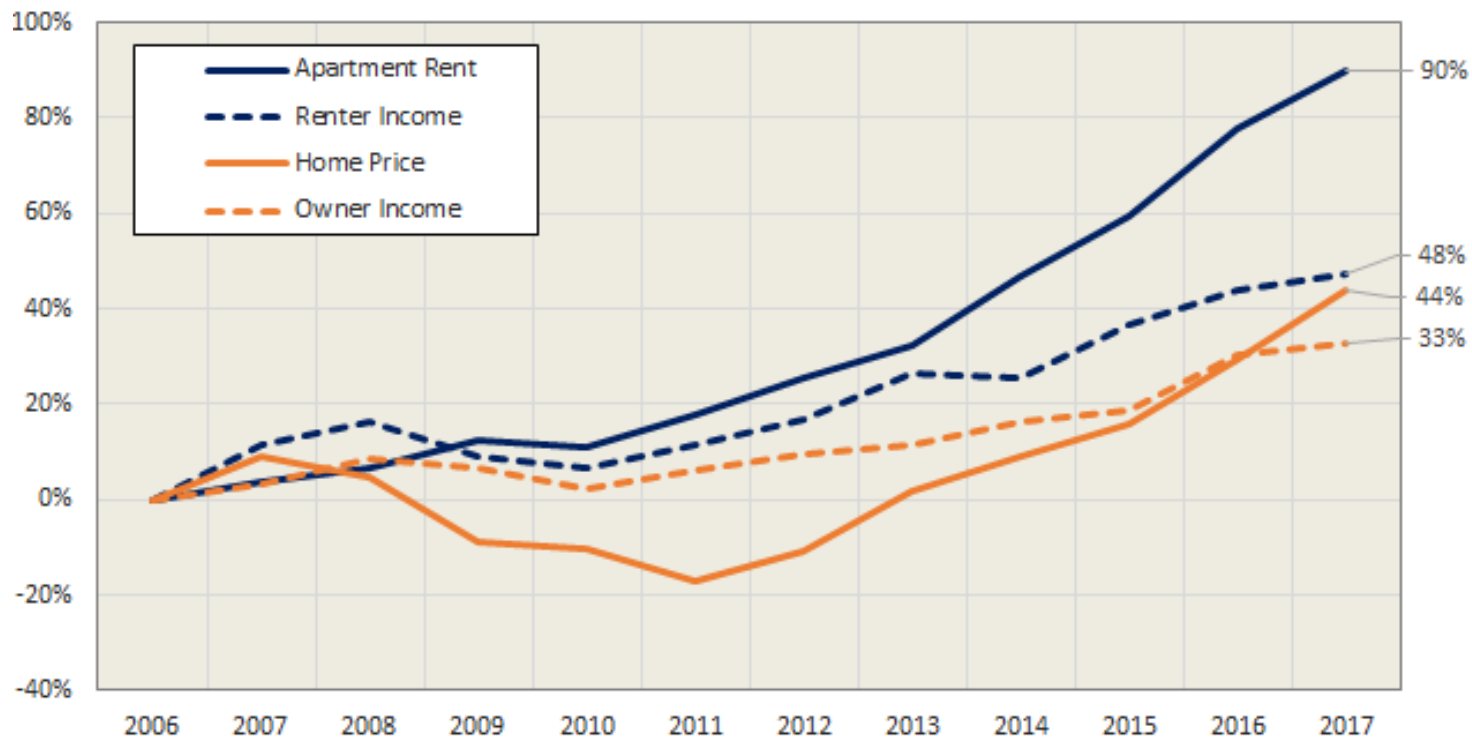
Regional need



Source: Axiometrics, Multifamily NW, Johnson Economics

Rents are rising faster than incomes.

Since 2006, rents have increased almost twice as fast as renters' incomes.



Source: U.S. Census, Axiometrics, Multifamily NW, Johnson Economics

Every community has homeless kids.

Students and homelessness in Greater Portland

7,600



students were homeless at some point during the 2016-17 school year

Hidden homelessness

Most students experiencing homelessness are not sleeping on the streets or in shelters.

80%

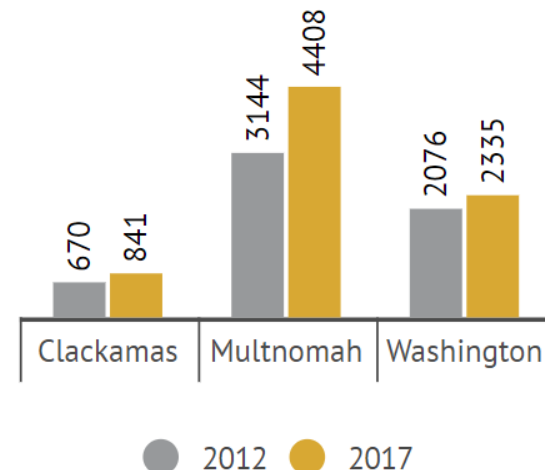


are "couch surfing" or living doubled-up with friends or family

Student homelessness has increased

29% since 2012

Homeless students 2012 vs 2017



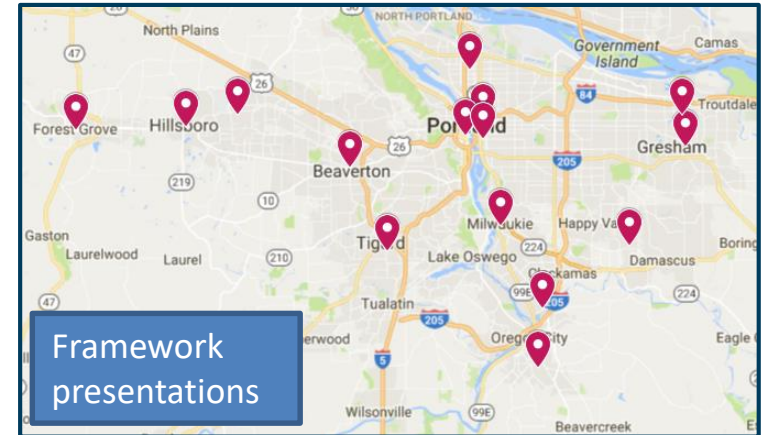
Families can wait years for affordable homes.

The three housing authorities combined have 11,455 people on waitlists for the affordable homes they own.

County	Number of public housing units	Number of households on waitlists	Estimated wait time
Clackamas	545	3,252	1-7 years
Multnomah	1,286	6,883	14.5 years
Washington	243	1,320	2.8+ years
Tri-county region	2,074	11,455	

Data provided by staff at public housing authorities in April 2018.

Creating the Recommendation



Recommendation: Core values

- Lead with racial equity
- Prioritize people not served by the market
- Opportunities throughout region
- Long term benefit, good use of public dollars



Framework recommendation

As many as **12,000 people** in **3,900 affordable homes**

Focus on **families & highest-need households**

Local **implementation**, regional **impact** and community **oversight**

Approx. \$60 annual cost for average Portland-area home

Action for homes

Council resolutions today:

No. 18-4895: Adopt Recommendation's goals and outcomes as guidepost for implementation

No. 18-4898: Refer general obligation bond measure to region's voters



This is worth it.



oregonmetro.gov

