

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING THE METRO CHIEF)	RESOLUTION NO. 18-4895
OPERATING OFFICER RECOMMENDATION)	
REGARDING REGIONAL INVESTMENT STRATEGY:)	
AFFORDABLE HOMES FOR GREATER PORTLAND)	Introduced by the Metro Council

WHEREAS, a stable, affordable home is the foundation of opportunity and health for children, seniors and other vulnerable members of our community; and

WHEREAS, tens of thousands of people are struggling in the greater Portland region to find and keep a home they can afford; and

WHEREAS, this crisis has reached an unprecedented status due to rapid population growth and a virtual shutdown in housing construction during the Great Recession; and

WHEREAS, this crisis affects every community in the region, crossing city and county lines as people and families seek affordable homes and often travel longer distances to employment and education; and

WHEREAS, this crisis disproportionately affects people of color, due to historic housing discrimination, displacement and lower wage levels as a result of decades of discriminatory policies and actions nationally and in this region; and

WHEREAS, affordable homes are a critical piece of the greater Portland region's vision of livability, along with safe and reliable transportation, clean rivers and access to nearby nature; and

WHEREAS, the greater Portland region has a long history of working together to tackle key challenges such as this; and

WHEREAS, Metro has collaborated with partners for years in pursuit of strategies, plans and policies to foster the creation of more homes affordable to people of all incomes throughout the region, particularly through the Equitable Housing Initiative begun in 2015; and

WHEREAS, Metro has provided millions of dollars in grants to local governments to plan for new housing creation, and leveraged private investment through its Transit-Oriented Development Program to help create more than 1,600 affordable homes throughout the region; and

WHEREAS, Metro worked with partners to complete an equitable housing strategic framework in 2016 that identified a number of collaborative actions to create new homes in the region, including a need for additional public investments in affordable homes for lower-income families and individuals that the private housing market is largely unable to serve; and

WHEREAS, a strong majority of Portland-area residents see affordable homes as a top priority for regional investment, and a majority believes this is a crisis we can and should address together; and

WHEREAS, in late 2017 the Metro Council directed staff to work with jurisdictional partners, stakeholders, impacted communities and the general public to develop a potential regional housing bond program; and

WHEREAS, in January 2018 Metro convened two advisory tables to advance these efforts, including a stakeholder advisory table composed of more than 30 people representing a variety of perspectives on housing need and opportunity, and the communities most impacted by the housing crisis, and a technical advisory table composed of more than 20 people with extensive experience in housing creation, financing and operations; and

WHEREAS, the stakeholder advisory table focused on the key values that should guide the development of a housing investment framework and the technical advisory table focused on technical considerations for developing and assessing scenarios for potential investment; and

WHEREAS, during the spring of 2018 Metro staff also discussed the potential regional housing investment framework with dozens of local elected bodies, jurisdictional staff, housing providers, housing advocates, culturally specific organizations, and other key partners around the region; and

WHEREAS, in the spring of 2018 Metro funded eight community partners to conduct focused engagement on housing need and opportunity with impacted communities throughout greater Portland's three counties; and

WHEREAS, Metro staff released a draft housing bond framework in late April 2018 for further discussion with these advisory tables, public partners, communities, and the general public; and

WHEREAS, Metro staff updated the draft framework to reflect comments received from these partners, and released a refined framework in mid-May 2018 that called for increasing the beneficial impact of the housing measure by serving more families and individuals, while retaining a commitment to deep affordability, and creating family-size units; and

WHEREAS, after further conversation with partners this refined framework was further updated and included as a chapter in a recommendation from the Metro chief operating officer to the Metro Council discussed at the Council work session on May 29, 2018, which has been updated to reflect comments at that work session and is attached hereto as Exhibit A (Regional Investment Strategy: Affordable homes for greater Portland, Metro Chief Operating Officer Recommendation, June 7, 2018 [COO Recommendation]); and

WHEREAS, the COO Recommendation presents a vision of investments in affordable homes that will benefit our communities for years to come by improving our collective prosperity, helping kids succeed in school, providing support and stability for seniors, people with disabilities and those with health challenges, and helping keep people from becoming homeless; and

WHEREAS, the COO Recommendation presents a strategy for creating homes led by local jurisdictions' understanding of their own housing needs and opportunities, which allows for quick action and creation of homes while ensuring that progress is made on regional outcomes and goals, and is intended to be a living document that can be responsive to changing needs and opportunities; and

WHEREAS, the Metro Council supports the goals, outcomes, regional collaboration and nimble implementation strategy identified in the COO Recommendation; and

WHEREAS, together we can create thousands of affordable homes for families, seniors and others who desperately need them, and this is work worth doing for valued members of our community; now therefore

BE IT RESOLVED:

1. That the Metro Council adopts the goals and outcomes identified in the COO Recommendation, attached hereto as Exhibit A, to guide future regional collaboration to implement the general obligation bond that may be referred to regional voters by the Metro Council, should voters approve the bond in the November 2018 general election; and

2. That the Metro Council directs Metro staff to use the COO Recommendation as the foundation for further planning and implementation of a regional housing bond with jurisdictional partners and the community, and to report on a regular basis to the Metro Council on progress made toward the COO Recommendation's goals and outcomes.

ADOPTED by the Metro Council this ____ day of June 2018.

Tom Hughes, Council President

Approved as to Form:

Alison R. Kean, Metro Attorney