

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: December 11, 2018 **LENGTH:** 45 min.

PRESENTATION TITLE: Regional Affordable Housing Bond: Work Plan

DEPARTMENTS: Planning and Development, GAPD

PRESENTER(S): Elissa Gertler, Planning and Development
Emily Lieb, Planning and Development
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WORK SESSION PURPOSE & DESIRED OUTCOMES

- Purpose: Provide Council an update on Affordable Housing Bond work plan development
- Outcome: Policy direction from Council to inform continued development of the draft Housing Bond Program work plan, scheduled to be finalized mid-January.

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

On Nov. 6, 2018, voters across greater Portland approved a \$652.8 million bond to create affordable homes for families, seniors, people with disabilities, communities of color and others who need affordable homes in our communities. Voters statewide also passed Measure 102, a constitutional amendment to allow affordable housing bond dollars to be implemented in partnership with nonprofit and private housing providers. Together, the passage of these two measures will allow Metro and local partners to create affordable homes for 12,000 people across the region through the bond.

Creating these homes and fulfilling our commitment to the region's voters will depend on considerable collaboration between Metro and eligible implementation jurisdictions, including the three county housing authorities, the four cities that receive federal housing funds, and an array of nonprofits, community organizations, and development partners around the region.

On June 7, 2018, the Metro Council adopted the Metro chief operating officer's recommended framework to guide bond implementation. This framework, informed by stakeholder and partner input, defines core values, targets and expectations for Metro and local partners to create homes for those who need them throughout the region, while advancing racial equity and making good use of public dollars.

Through November and December, Metro staff are working closely with jurisdictional and community partners to advance the Metro Council's adopted framework, as a work plan is developed for Metro Council adoption in late January 2019.

Since the election, staff have engaged implementation jurisdictions, community partners, the stakeholder and technical advisory tables that informed the bond framework's creation and MPAC. These engagements will help Metro's draft work plan best meet the needs of our communities and partners while advancing Council's priorities and fulfilling commitments made to voters.

The work plan will include a governance structure, including a community oversight committee; expectations for local implementation strategies; criteria and technical requirements for projects; compliance and monitoring requirements; and guidelines for program operations. Informed by community partners and stakeholders, Metro staff are also developing expectations for community engagement and advancing racial equity throughout bond implementation. These guidelines will be included in the work plan adopted by Metro Council.

At the Metro Council's work session on Dec. 11, staff will provide an overview of the bond work plan's elements, share themes from stakeholder discussions, present a timeline for adoption by the Metro Council and subsequent implementation activities, and receive Councilors' feedback and questions.

QUESTIONS FOR COUNCIL CONSIDERATION

- What policy direction does Council have for staff as we continue to draft the work plan, and finalize for Council's adoption?

PACKET MATERIALS

- Would legislation be required for Council action? ☒ Yes ☐ No
- If yes, is draft legislation attached? Yes ☒ No