

IN CONSIDERATION OF RESOLUTION NO. 19-5015 FOR THE PURPOSE OF
AMENDING THE METRO AFFORDABLE HOUSING BOND MEASURE PROGRAM
WORK PLAN

Date: October 3, 2019
Department: Planning & Development
Meeting date: October 17, 2019

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Presenter(s): n/a (consent agenda)
Length: n/a (consent agenda)

ISSUE STATEMENT

On Nov. 6, 2018, Metro-area voters approved a \$652.8 million regional general obligation bond to create affordable homes for thousands of people in our communities (the “Housing Bond Measure”). On January 17, 2019, Metro Council adopted the Housing Bond Measure Program Work Plan to ensure delivery of the outcomes described in the Housing Bond Measure and Initial Housing Bond Framework.

Staff have recommended a Work Plan amendment to incorporate revisions to two sections of the Work Plan: Section 6, describing Metro’s Regional Site Acquisition Program, and Section 9, describing Program Operations.

Metro Regional Site Acquisition Program

The Work Plan established a Regional Site Acquisition Program, reserving up to ten percent of Housing Bond Measure funds for use by Metro to acquire “regionally significant” sites and subsequently support the development of affordable housing on these sites. In developing the Regional Site Acquisition Program Implementation Strategy, staff have identified properties that have already been acquired by Metro’s Transit Oriented Development (TOD) Program that are highly suitable for affordable housing. Additionally, Metro Council has directed staff to seek opportunities to coordinate investments in affordable housing with other regional investments, including parks and transportation. Because the existing Work Plan does not contemplate utilizing Regional Site Acquisition Funds to support affordable housing on land acquired by Metro using sources other than the Housing Bond, staff proposes a Work Plan amendment to allow Regional Site Acquisition Program funds to be deployed to support affordable housing development on any suitable Metro owned site—not just those acquired with Housing Bond Measure funds.

Program Operations

The Work Plan includes sections describing a procedures manual to be created by staff and a description of eligible capital expenditures and the administrative cost cap. These items have been updated to align with operational clarity achieved as staff, in coordination with Local Implementation Partners, have continued building out the systems and structures needed for program implementation.

ACTION REQUESTED

Adopt Resolution 19-5015, approving Housing Bond Measure Work Plan Amendment

IDENTIFIED POLICY OUTCOMES

Metro Site Acquisition Program

The proposed Work Plan amendment will support the development of affordable housing on highly desirable properties owned by Metro, therefore leveraging additional Metro resources and programs. The ability to support affordable housing development on suitable sites already in Metro's portfolio is expected to:

- speed the development of needed housing;
- support the creation of housing in locations prioritized by Metro and implementation partners;
- create opportunities for coordinating housing investments with regional parks investments; and
- allow Metro to partner more effectively with other implementing jurisdictions in achieving their local share of housing unit production targets.

An immediate expected outcome of the proposed amendment will be for Metro to utilize Regional Site Acquisition Program funds to support the development of affordable housing on a 1.1 acre parcel located at 17030 SW Baseline Road. This site was acquired by Metro's TOD program in June 2018 and is located approximately 900 feet from TriMet's Elmonica/SW 170th Avenue MAX Station. The site has been identified as an anticipated affordable housing project in the City of Beaverton's Local Implementation Strategy. Staff has identified other properties either acquired or controlled by the TOD program that could also align with Metro's Regional Site Acquisition program. The proposed Work Plan Amendment will allow Metro to support affordable housing development on these already identified sites in Metro's TOD program portfolio, as well as other sites that may be owned or controlled by Metro now or in the future.

Program Operations

The changes to Section 9 of the Work Plan are intended to provide operational clarity for Metro staff and Local Implementation Partners, support efficient implementation systems, and ensure transparency and accountability for the outcomes committed to voters. They do not have significant anticipated policy outcomes beyond providing greater clarity.

POLICY QUESTION(S)

Is the authority to use Metro Regional Site Acquisition Program funds to support affordable housing development on all suitable Metro owned property consistent with the Metro Council's goals for the Regional Site Acquisition Program?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Approve the proposed work plan amendment by adopting Resolution No. 19-5015.
- Reject the proposed work plan amendment.

STAFF RECOMMENDATIONS

Staff recommends adoption of Resolution No. 19-5015.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The proposed Work Plan amendment responds to opportunities that have been identified in discussions with Local Implementation Partners and in outreach associated with preparation of the Regional Site Acquisition Program Implementation Strategy. This outreach identified the need to align Metro investments in affordable housing with other regionally significant investments in transit and parks, and to invest in affordable housing in locations that provide future residents with access to high quality transit.

ATTACHMENTS

Attachment 1 – Proposed Work Plan Changes