

IN CONSIDERATION OF RESOLUTION NO. 19-5011 FOR THE PURPOSE OF
APPROVING THE METRO AFFORDABLE HOUSING BOND SITE ACQUISITION
PROGRAM IMPLEMENTATION STRATEGY

Date: October 4, 2019
Department: Planning & Development
Meeting date: October 4, 2019

Prepared by: Emily Lieb
Presenter(s): Emily Lieb
Length: 5 minutes

ISSUE STATEMENT

As directed by the Program Work Plan, staff has developed Housing Bond Site Acquisition Program (SAP) Implementation Strategy (see Exhibit A to Resolution 19-5011). The Strategy was submitted to the Community Oversight Committee for review and discussion at their August 7th meeting. Committee members present voted unanimously to recommend the Strategy to Metro Council for approval. A copy of the Oversight Committee's recommendation and noted considerations is attached to this Staff Report (see Attachment 1).

The Implementation Strategy describes criteria that will guide the selection of sites to be acquired, the process for developing sites in partnership with local implementation partner jurisdictions, and strategies for advancing racial equity and incorporating ongoing community engagement throughout implementation. Key highlights include:

- Plan to acquire approximately 8-11 sites, averaging approximately 2-3 sites per year
- Commitment to prioritize acquisitions in locations that advance racial equity, prevent displacement, and provide access to affordable transportation, employment opportunities, services and nature
- Commitment to coordinate acquisition and development strategies to ensure alignment with Local Implementation Strategies
- Summary of anticipated investments in each implementing jurisdiction, anticipated to include both acquisitions and additional gap funding to be layered with Metro bond funding commitments from Local Implementation Partners
- Commitment to work with Local Implementation Partner jurisdictions to shape joint developer solicitations for properties acquired through the program
- Commitment to evaluate project proposals for fair housing strategies, diversity in contracting plans, and workforce development strategies
- Aspirational goal of 20% MWESB/COBID participation on all SAP funded sites
- Commitment to coordinate with Metro's C2P2 program to implement strategies related to construction workforce diversity goals

Following the Aug. 7th meeting, staff incorporated revised language on p. 12 of the Strategy to clarify the intention to prioritize racial equity considerations in the evaluation of potential sites – in response to feedback received from Oversight Committee members during the meeting.

ACTION REQUESTED

Adopt Resolution 19-5011 approving the Metro Site Acquisition Program Implementation Strategy.

IDENTIFIED POLICY OUTCOMES

By approving the SAP Implementation Strategy, staff will be authorized to begin purchasing sites for development into affordable housing, consistent with the policy direction provided by Metro Council in the Housing Bond Work Plan and in coordination with Local Implementation Partner agencies.

POLICY QUESTION(S)

- Does the Council believe Metro's SAP Implementation Strategy meets the requirements established by the Council in the Program Work Plan, as recommended by the Community Oversight Committee?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Approve the proposed implementation strategy by adopting Resolution No. 19-5011.
- Reject the proposed implementation strategy.

STAFF RECOMMENDATIONS

Staff recommends adoption of Resolution No. 19-5011.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

As described in Attachment 1, Metro's Implementation Strategy is informed by existing Metro policies, including the 2040 Growth Concept, Regional Transportation Plan, High Capacity Transit Planning, Transit Oriented Development, Equitable Housing Initiative, as well as agency-wide goals related to advancing racial equity and climate action.

The Strategy was further informed through community engagement efforts conducted between March-April 2019:

- 486 people participated in an online survey
- 140 people attended one of seven in-person events hosted in partnership with community-based organizations, including Native American Youth and Family Center (NAYA), the Asian Pacific American Network of Oregon (APANO), Centro Cultural, the Coalition of Communities of Color, and Unite Oregon.

Key engagement themes, which are reflected in the Implementation Strategy, include:

- Participants identified transit proximity as their number one priority for selecting locations for affordable housing.

- Participants said Metro should prioritize sites with convenient access to full service and culturally specific grocery stores, particularly those with affordable produce.
- For projects with family-size units, participants said the program should prioritize sites with access to schools and daycare.

Metro Council provided direction to the Implementation Strategy during the April 30, 2019 work session. Metro staff also met individually with each of the seven Local Implementation Partner jurisdictions to discuss how to ensure that the program could best support and align with local implementation efforts.

The proposed Resolution is based on policies previously adopted by the Metro Council, including but not limited to:

- Resolution No. 19-4956, approving the Metro Affordable Housing Bond Program Work Plan
- Resolution No. 18-4898, referring the Affordable Housing Bond Measure to Metro District voters

ATTACHMENTS

Attachment 1: Metro Housing Bond Oversight Committee Recommendations and Considerations Related to Metro Site Acquisition Program