

METRO HOUSING BOND OVERSIGHT COMMITTEE

September 2019

RECOMMENDATIONS AND CONSIDERATIONS RELATED TO METRO SITE ACQUISITION PROGRAM

The Oversight Committee recommends that Metro Council take action to approve Metro's Site Acquisition Program Implementation Strategy, subject to Metro's Site Acquisition Program's revision of language related to prioritization of racial equity regarding site acquisition criteria described on page 12 as discussed during the August 7th meeting. Metro submitted revised language in response to these concerns, which was provided to the Committee as part of their Sept. 4 meeting packet. The Committee has identified the following considerations for Metro's Site Acquisition Program's ongoing implementation and monitoring of outcomes:

- Metro's Site Acquisition Program should acknowledge that all developments will have units dedicated to serving households with incomes at 0-30% AMI, and that dedicated income streams are critical to provide ongoing supportive services to these households. Metro's Site Acquisition Program should commit to working with partners to identify ways to provide these services.

The Oversight Committee has requested an early response from Metro's Site Acquisition Program regarding the considerations above and ongoing updates as part of Metro's Site Acquisition Program annual progress report. The Oversight Committee expects to address these considerations in its annual program review.

ADDITIONAL GUIDANCE FOR ALL JURISDICTIONS

In addition to the above listed considerations, Committee members offered the following considerations for all jurisdictions participating in implementation of the Housing Bond. These considerations may be further refined as the Committee discusses Local Implementation Strategies from other jurisdictions in coming months:

- When describing strategies to advance racial equity, be specific about prioritization among various strategies.
- Use language that acknowledges intersectionality of populations; avoid differentiating between homelessness, disabling conditions including physical and mental health, and addiction.
- Identify screening criteria not relevant to likelihood of successful tenancy that should not be considered.
- Provide further information about jurisdiction commitments to fund supportive services as needed to meet the needs of certain tenants.
- Additional resources need to be identified to successfully serve tenants who need permanent supportive housing.
- Consider further specificity about family sized unit production that includes goals or requirements to ensure three bedroom and larger homes.
- Measuring outcomes regarding workforce equity should include all workers, not solely apprentices.
- Many minority owned businesses need additional support to successfully participate in the COBID certification program.

Attachment 1 to Staff Report

- Consider sustainability/durability and life cycle costs, and incorporate findings from the 2015 Meyer Memorial Trust study on cost efficiencies in affordable housing in evaluating project costs.

Attachment 1 to Staff Report