

## **STAFF REPORT FOR WORK SESSION**

### **FY19-20 BUDGET NOTE REPORT BACK: COUNCILOR LEWIS BUDGET NOTE 1**

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Date: December 30, 2019  
Department: Planning & Development  
Meeting Date: January 7, 2020

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Length:

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#### **ISSUE STATEMENT**

As part of the 2019-2020 budget process, Metro Councilors provided budget notes articulating policy issues and ideas that departments could consider how best to address and respond to Council direction. The material included here is intended to respond to this budget note from Councilor Lewis:

“Capitalizing on the work of the Growth Management Plan and Equitable Housing Initiative, as well as the preparation for a 2040 Growth Concept update, Planning Department staff will convene a conversation about what tools and policies may benefit from annual housing needs and pipeline analysis, and what shape an annual housing report might take to be most relevant for meeting housing needs across the region and at all income levels.”

#### **ACTION REQUESTED**

Does Council direct staff to move forward with the proposal as described? Does Council recommend changes to what is being proposed? Does Council have any additional questions about the proposal?

#### **IDENTIFIED POLICY OUTCOMES**

This budget note is intended to align with Metro’s policy goals adopted as part of our Urban Growth Management and Equitable Housing Initiative programs. The proposed additional reporting about housing needs and development is intended to provide a wider range of useful and relevant information that can inform future Council policy and investment decisions relating to land use, affordable housing, economic development and transportation.

#### **POLICY QUESTION(S)**

The intent of the budget note and of the staff proposal is to seek ways that Metro can play a role in facilitating development that meets housing needs across the region and at all income levels. Metro has a range of initiatives and programs where encouraging affordable housing production is a central goal. This budget note asked staff to consider ways to provide new, improved, and enhanced ways of collecting, analyzing, and reporting on data about housing needs in the region so that future policy

questions that affect affordable housing will be informed by the best data and analysis of needs and opportunities possible.

The policy questions before Council today are: Does the proposal for enhanced reporting and communications meet the Council's goal of understanding which tools and policies might benefit from additional analysis? Will this additional analysis be useful to help inform future Council policy decisions? Will this additional information help Council work with partners more effectively to create more affordable housing?

## **POLICY OPTIONS FOR COUNCIL TO CONSIDER**

Council may decide to move forward with the recommendations as proposed, with changes, or not at all.

## **STAFF RECOMMENDATIONS**

Staff recommendations are contained in the attached budget note response document.

## **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

The question Council asked staff to report back on was: "What shape might an annual housing report take to be most relevant for meeting housing needs across the region and at all income levels"?

Linking our analytical work with our policy and development goals has been a fundamental strength of how Metro accomplishes its work. Reporting is most relevant when it helps Metro and our partners take concrete, measurable action. Similarly, Metro has been a leader in communicating complex technical data to a wide range of audiences to help make the information useful, meaningful, and actionable. The attached proposal links together policy, reporting, communication and implementation elements to ensure that new reporting work can help lead to more housing development across the region.

The greater Portland region has a long history of discussing housing affordability and choice as well as the appropriate balance of regulations, incentives, voluntary actions, local control vs. regional control, and market forces. In the past, Metro has concluded that additional affordability regulations won't necessarily result in more housing being built. Efforts to exert more regulatory control tend to elicit mistrust from the private sector and local jurisdictions. Efforts to rely on voluntary or incentive-based approaches tend to elicit mistrust from affordable housing advocates.

Success in producing additional housing for low-to-middle income households will depend on effective political leadership at multiple levels and supportive market conditions. Housing development will not occur purely as a consequence of additional information being reported more regularly.

## **ATTACHMENTS**

Budget Note Staff Report Form

[For work session:]

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

- What other materials are you presenting today? none