

# RECOMMENDATIONS REGARDING CITY OF PORTLAND'S LOCAL IMPLEMENTATION STRATEGY

## RECOMMENDATION TO METRO COUNCIL REGARDING APPROVAL OF CITY OF PORTLAND'S LOCAL IMPLEMENTATION STRATEGY

The Oversight Committee recommends that Metro Council approve the City of Portland's Local Implementation Strategy (LIS). The Committee has identified the following considerations for the City's ongoing implementation and monitoring of outcomes:

- The City of Portland should further define strategies and outcomes that will be measured to demonstrate the advancement of racial equity, including low-barrier screening criteria, affirmative marketing, universal design, voucher prioritization, wraparound services, and contract and workforce diversity.
- The City should make a good faith effort to identify opportunities to accelerate the implementation timeline to commit funding to projects within the 5-7 year timeline committed to voters in 2018.

The Oversight Committee has requested an early response from the City of Portland regarding the considerations above, as well as ongoing updates as part of the City's annual LIS 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:

- When describing strategies to advance racial equity, be specific about prioritization among various strategies.
- Expand the impact of the affordable housing bond program by seeking ways to achieve more than the minimum housing unit production targets.
- Work with your own jurisdiction and overlapping jurisdictions to identify local regulatory tools and financial incentives that could be implemented to support affordable housing. Example could include property tax abatements or exemptions, SDC and fee waivers, local construction excise tax, reduced parking requirements, etc.
- 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.
- 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.