



# Stakeholder Outreach

## Metro Equitable Housing Initiative

Report to Working Group

Aug. 26, 2015



# What we'll cover today

- Online survey results
- Roundtable discussion findings: key themes, differences by region
- Next steps





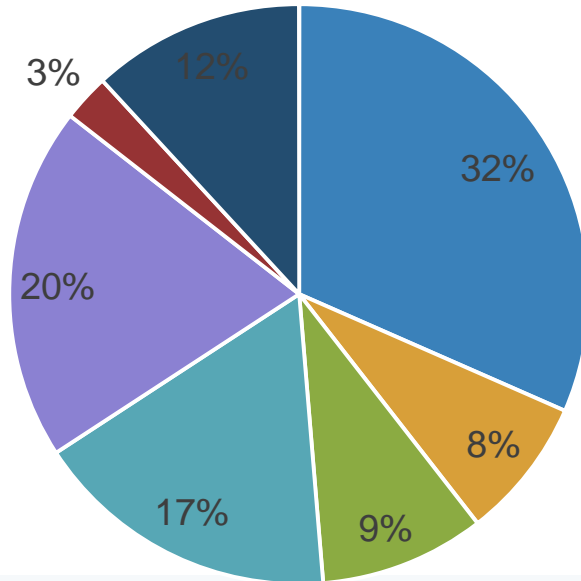
# Outreach to date

- Web-based survey: housing needs, barriers, Metro role
- 5 roundtable discussions with jurisdiction staff/partners
- Non-scientific snapshot of regional opinion, primarily among jurisdiction staff and nonprofits
- Follow-up survey of jurisdictions to confirm usage of specific tools





## Online survey respondents (n=76)

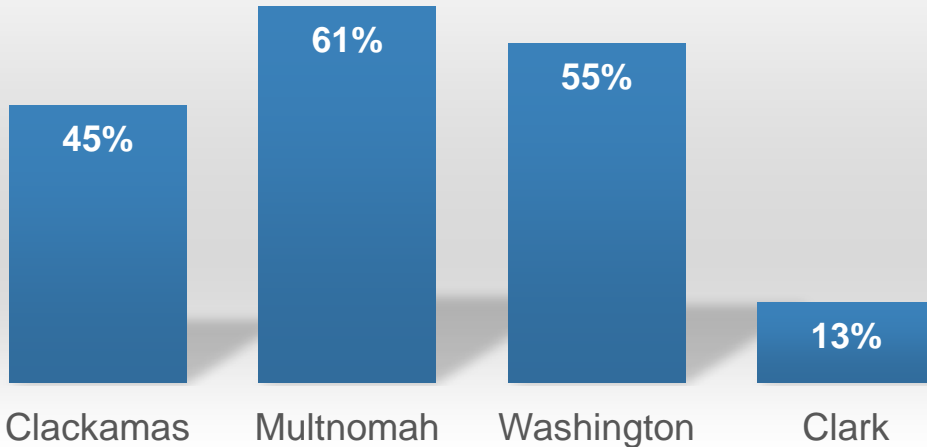


- Local jurisdiction staff (city or county)
- Other public agency staff
- For-profit housing developer
- Nonprofit housing developer
- Other nonprofit organization
- Funder/lender
- Other



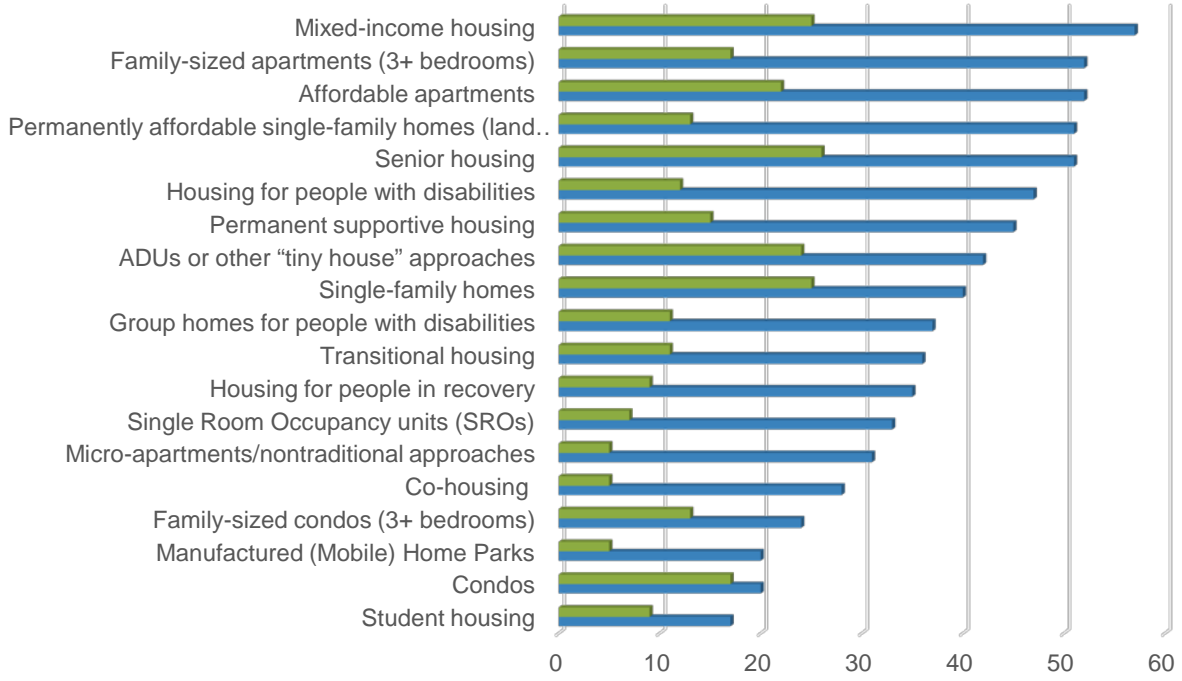


## In which county or counties is your organization active?

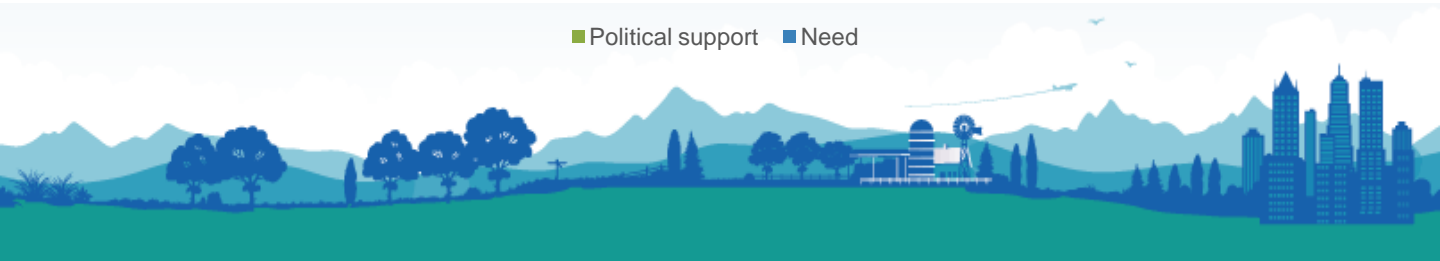




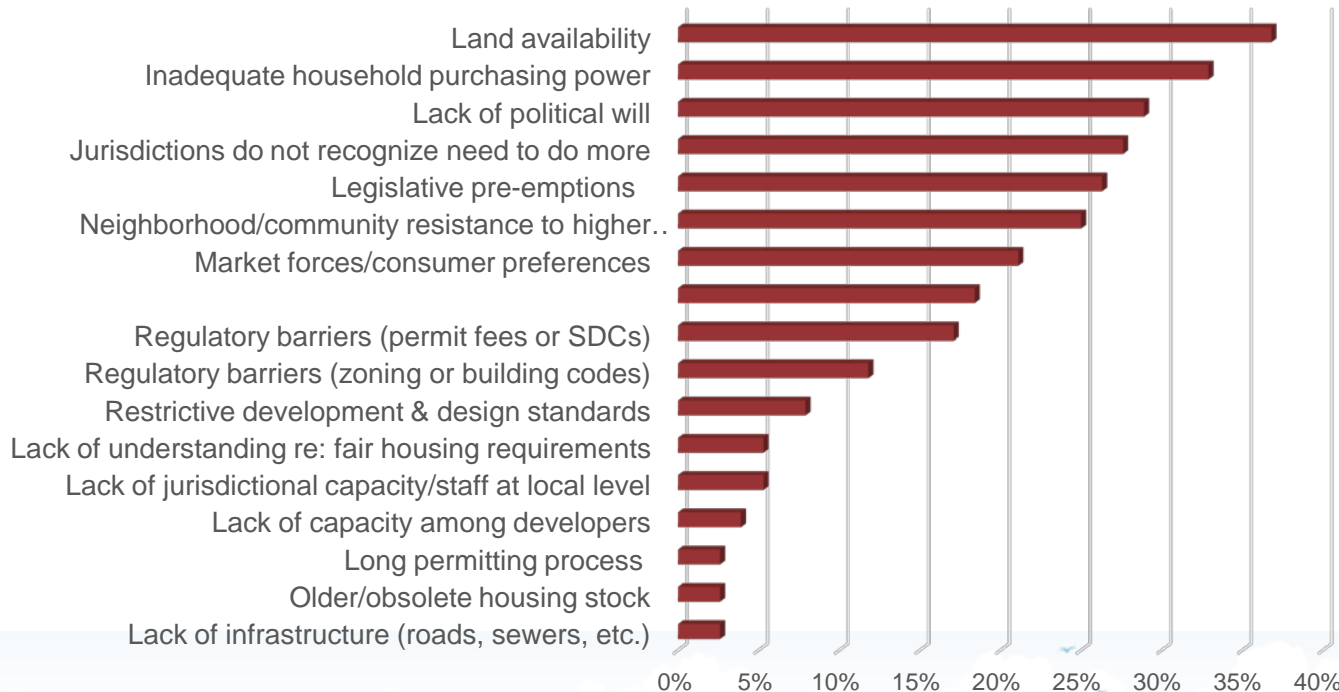
# Need versus support



■ Political support ■ Need

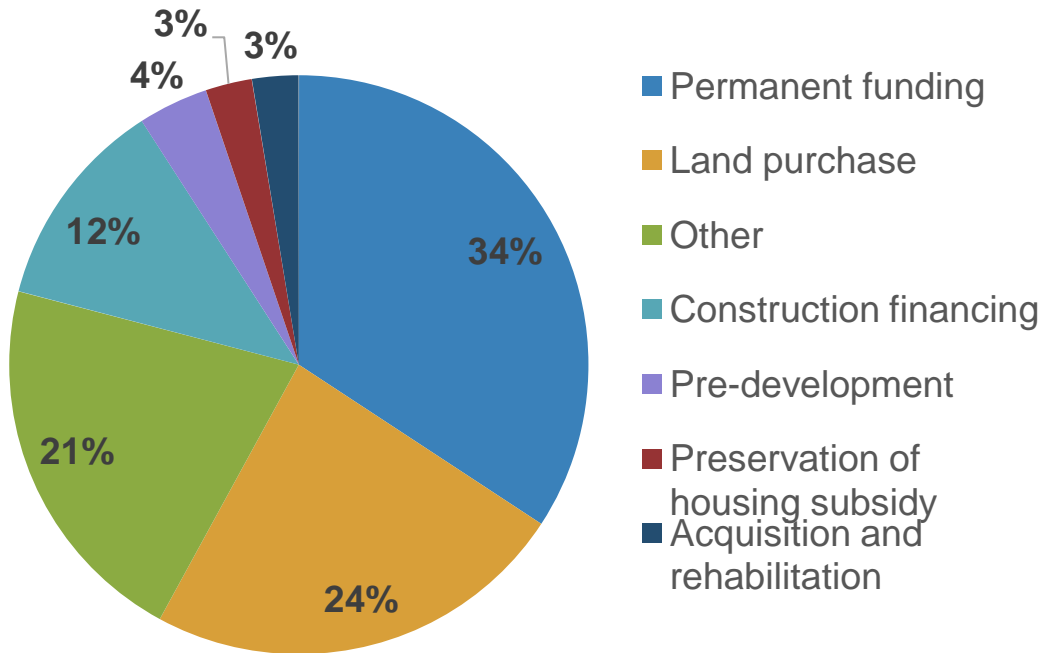


# Barriers to Equitable Housing Development/Preservation (other than lack of funding)



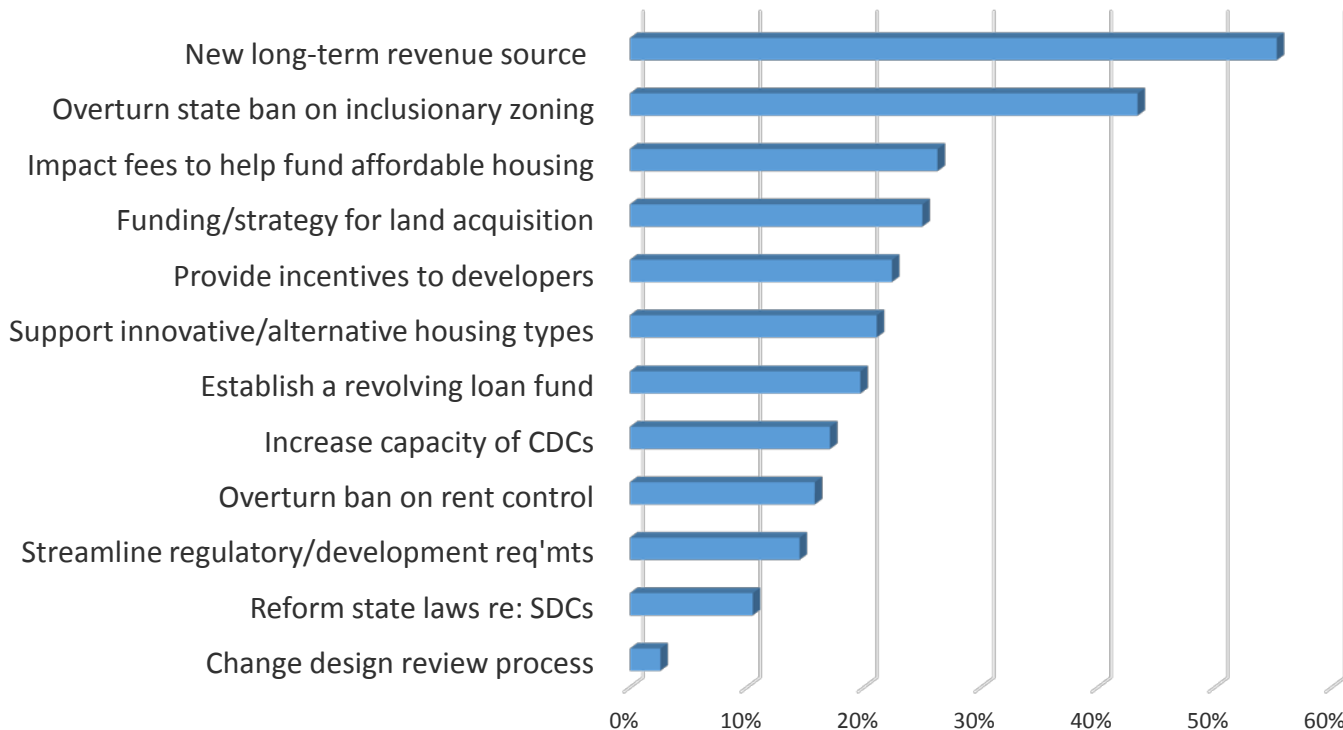


## Most significant funding gap





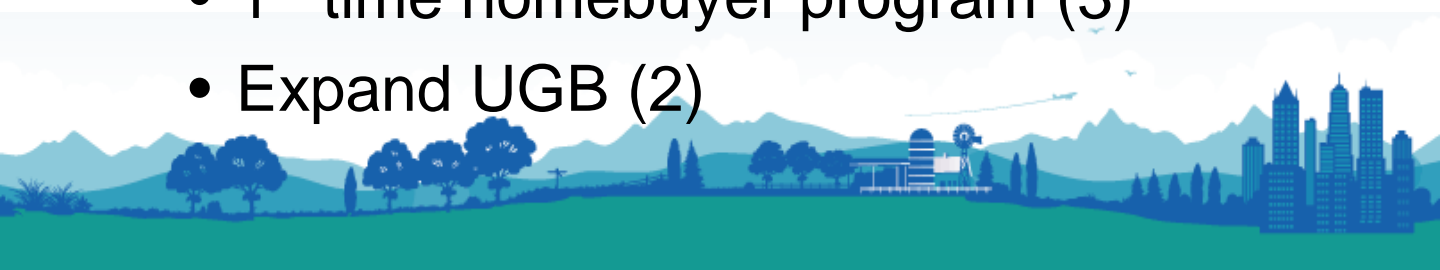
## Action Strategies – Top Priorities





# “Magic wand” for policy change

- Inclusionary Zoning (20 mentions)
- Other mentions:
  - Reduce regulatory barriers (7)
  - Waive SDCs (6)
  - Dedicated new funding source (6)
  - Rent control (4)
  - 1<sup>st</sup> time homebuyer program (3)
  - Expand UGB (2)





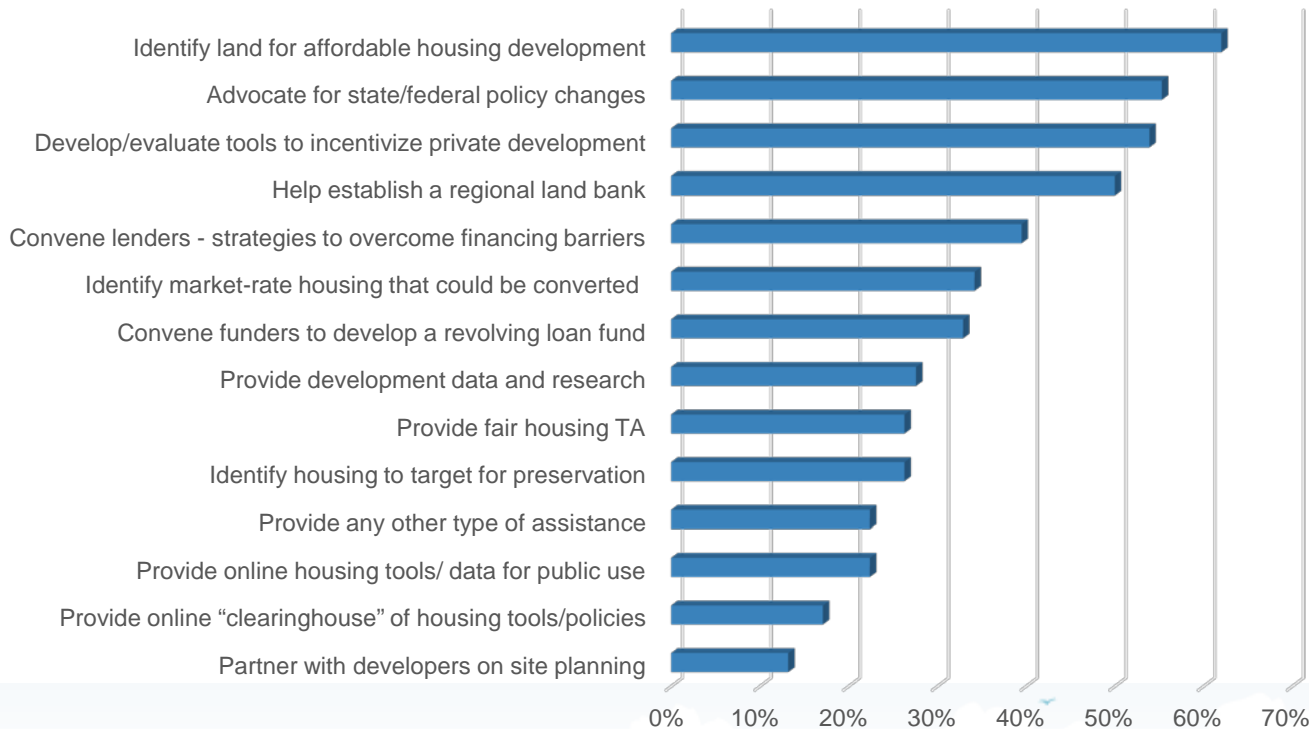
# Metro TA grant suggestions

- Open-ended question – varied responses fall into several categories:
  - Advocate/educate (electeds & public)
  - Help provide funding
  - Analysis/planning re: various tools
  - Support development of various types





# What would be helpful role(s) for Metro?



# Roundtable discussions

Date	Location	Jurisdictions Covered	Number of Participants	Group Makeup
6/26	Hillsboro	Washington County	15	12 jurisdiction staff and 3 nonprofit partners
6/30	Portland	Multnomah County	11	8 jurisdiction staff and 3 nonprofit partners
7/9	Tigard	Washington County	5	2 jurisdiction staff, 2 citizen advocates, 1 nonprofit partner
7/13	Gresham	East Multnomah County	20	12 jurisdiction staff, 6 nonprofits, 1 realtor, 1 city councilor
8/11	Oregon City	Clackamas County	28	22 jurisdiction staff, 4 nonprofits, 1 citizen, 1 county commissioner







# Roundtable discussions

- Space for stakeholders to have candid conversation
- Local context, barriers, tool usage and feasibility, and ways in which Metro could help further equitable housing
- Many common themes, with some differences by area, as expected



# Common themes

- Urgent need (homeless to workforce)
- Lack of funding
- Lack of land
- Need for better coordination, alignment
- Need for political will/leadership
- Eliminate statewide preemptions
- Interest in new/alternative housing types
- Metro should play a role





# Common themes: Need for housing

All participants see urgent need across continuum

- *“There just aren’t enough apartments...if a place does open up, it’s gone in two hours”*
- *“At Home Forward we have a waitlist of over 20,000 people needing a Section 8 voucher”*
- *“I don’t see how we will meet the housing needs for our forecasted growth in jobs and population”*



# Common themes: Need for housing

NIMBYism remains a challenge, particularly in suburbs; but housing stability is of broad concern

- *“Affordability is becoming a middle class problem: it is no longer the very low-income who are concerned about their own housing stability...this growing acceptance should be...treated as a window of opportunity”*
- *“People working in our community cannot afford to live there – that’s a huge problem for traffic congestion, climate change, you name it”*



# Common themes: Lack of funding

- Many consider this the biggest problem
- Jurisdictions don't have revenue to spare
  - *“Don't give us a toolkit with no money to go with it”*
  - *“Whatever flows from HUD is meager”*
  - *“We don't have any way of making up the cost of incentives like SDC waivers”*
- New source of revenue: strongest interest in Portland; seen as longshot elsewhere



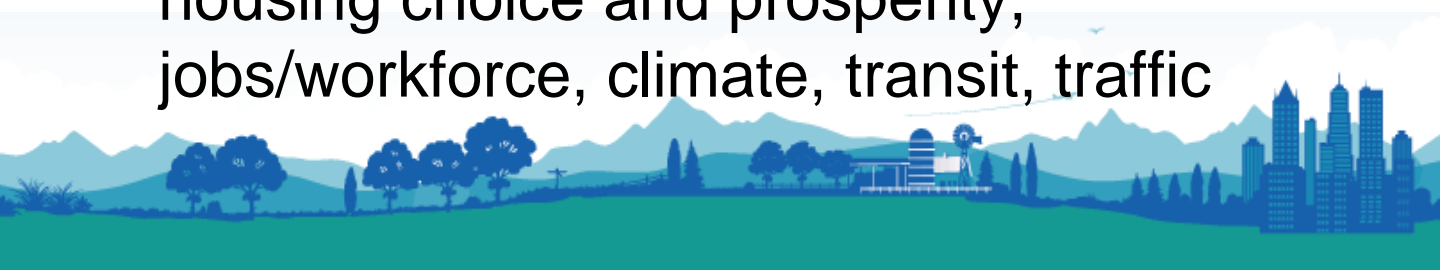
# Common themes: Lack of land

- Rising prices, scarcity are major barriers
- A few call for expanding UGB; most suggest coordinated effort to identify & secure available land
  - *“We know how to build great projects and we can find the money—we just need the land to build on”*
  - *“If Metro would expand the UGB there would be more land available to build affordable housing”*
  - *“There is land available within the UGB – but cities need to prioritize it for affordable housing”*



# Common themes: Need for regional coordination, alignment

- Develop regional focus and alignment, overarching goals and strategies
- Share/analyze data and best practices
- Partner with private sector/business community – build alliances around shared concerns and needs
- Make connections between equitable housing choice and prosperity, jobs/workforce, climate, transit, traffic



# Common themes: Need for political will and leadership

- *“We need leadership on policy higher than the local level. . .with better statewide policies and tools”*
- *[Our city] will not be the flag-bearer... not because council members do not believe in it, but it is a complex issue”*
- *“We need more than political will, we need true heroes”*



# Common themes: Interest in alternative housing types

- Every jurisdiction expressed interest in exploring/expanding use of innovative housing approaches, including:
  - ADUs – bringing to scale, ensuring affordability
  - Micro/cottage clusters – potentially as part of rehabbed/co-op mobile home parks
  - Incentive-based inclusionary models



## Common themes: Lift pre-emptions

- Nonprofits in particular are interested in lifting statewide bans on tools such as inclusionary zoning and rent control
- Seen as significant barrier to housing opportunity
- Interest in Metro advocating for changes





## **Common themes: Metro can play a role**

While stressing need for local control and flexibility, nearly all encouraged Metro to take a leadership role:

- Coordinate among jurisdictions, partners
- Provide data analysis, planning expertise
- Convene interested parties to share info/best practices, build momentum
- Advocate for state policy changes





# Washington County perspectives

- Need for better coordination, cooperation across multiple jurisdictions, sectors
- Include the business community
- General willingness to consider most tools, as long as local flexibility retained
- Strong interest in Metro helping with land inventory &/or banking
- Tigard: Triangle site has potential, but tools/political momentum are lacking



# Washington County perspectives

- *“We need an economic development strategy that focuses on housing and education”*
- Concern about meeting needs of middle class:
  - *“Affordable housing once was a side conversation, but it’s not just a low-income problem anymore”*



# Gresham/East County Perspectives

- Major concern in Gresham:  
“unintentional” affordability & substandard housing, concentration of poverty
- Perception of inequitable \$ allocation
- *“There’s a clear divide in terms of opportunities and resource allocation past 82nd Avenue”*



# Gresham/East County Perspectives

- “Workforce” housing seen as most viable, feasible approach; focus on jobs/transit
- Worried about ability to handle housing needs of projected growth
- Open to Metro assisting with data, convening, but want more than “just a toolkit”





# Clackamas perspectives

- Most attendees were County staff – need additional info from cities
- NIMBYism a “real problem”
- *“Everyone seems to think that affordable housing is public housing, and that public housing is the projects in Chicago and Philadelphia”*



# Clackamas perspectives

- Unique challenges – infrastructure/roads, transit, access to services
- Interest in Metro helping with land acquisition, veterans housing, manufactured home park rehab, etc.
- *“If you don’t require it, it won’t happen because of pushback”*
- *“We need Metro on our side”*



# Portland perspectives

- Need for dedicated resources – shared priority to pursue locally
- NIMBYism has shifted more toward anti-density
- Strong interest in regional approach, reaching out to “unexpected allies” in business, other sectors to build support







# Next steps for Oregon ON's engagement

- Compile written summary of surveys and focus group results – September
- Equity lens review – September
- Continue to refine tool matrix – Fall
- Outreach to private developers, elected officials – Fall
- Prepare for February Housing Summit

