



**REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN**

**Metro Regional Solutions
Advisory Committee Meeting**

Representing Clackamas, Multnomah and Washington Counties

**Friday, June 15, 2018
9:00 AM – 12:00 PM**

**Portland State University
College of Urban & Public Affairs
506 SW Mill Street
Suite 710 (Meyer Memorial Trust Boardroom)**

Call-in is available at: 866-390-1828, participant code: 6358875 #

- 9:00 am Welcome / Introductions – Catherine Ciarlo, Metro Regional Solutions Advisory Committee Convener.
- 9:05 am Public Comment
- 9:15 am Final Approval of Metro Regional Solutions Priorities – Raihana Ansary, Metro Regional Solutions Coordinator.
- 9:20 am State of Housing & Anti-Displacement Strategies –
- a. Regional Housing Trends – Emily Lieb, Equitable Housing Program Manager, Metro
 - b. Regional Housing Bond – Metro President Tom Hughes
 - c. Oregon Housing & Community Services (OHCS) Programs and Priorities – Margaret Salazar, OHCS Director.
- 10:20 am Break
- 10:30 am Regional Infrastructure Fund (RIF) Submissions – presentations, public comment, committee discussion, review and approval.
- 11:50 am Roundtable Updates – committee members.
- 12:00 pm Adjourn

The meeting location is accessible to persons with disabilities. To request an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please make requests at least 48 hours before the meeting to Lisa Howard at 503-378-6502 or lisa.howard@oregon.gov, or by TTY: Oregon Relay Services at 1-800-735-2900.

**METRO REGIONAL SOLUTIONS CENTER
PORTLAND STATE UNIVERSITY – MARKET CENTER BUILDING
1600 SW FOURTH AVE., SUITE 109, PORTLAND, OREGON 97201**

Portland Metro Regional Solutions Center
Regional Priorities

DRAFT 2-5-2018

The Governor's Regional Solutions Centers (RSCs) are places for state agencies to collaborate with each other, local governments, and with other public, private, and civic interests to solve problems and seize opportunities.

Regional Advisory Committees, made up of Oregonians appointed by the Governor from business, civic organizations, government, foundations, and higher education, identify priorities to guide the work. The committees also help connect resources from the community to expand the state's collective capacity to solve problems and seize opportunities.

RSCs are staffed by Regional Solutions Teams composed of a representative from each of five state agencies: the Department of Environmental Quality (DEQ), the Department of Land Conservation and Development (DLCD), the Department of Transportation (ODOT), the Department of Housing and Community Services (OHCS), and the Business Development Department (OBDD). Other state agencies are added to the teams as needed for regional priorities.

Vision

The Portland-Metro region (Clackamas, Multnomah and Washington Counties) is livable and prosperous for all residents.

Mission

Advance community and economic development priorities for the metro region by solving complex problems, developing innovative solutions and leveraging resources.

Priorities

Inclusive Economic Development: Grow and retain businesses and quality jobs to help ensure that all Oregonians have the opportunity to reach their full potential and thrive.

Strategies and Actions:

- *Support growth and expansion of middle-income and traded-sector jobs and industries, including established and emerging clusters.*
- *Prioritize projects that advance inclusive economic development and incorporate anti-displacement measures.*
- *Prioritize projects (rural and urban) that address inequity in the region (i.e. include Minority, Women, Emerging Small Business (MWESB) contractors, benefit underserved populations, etc.)*
- *Evaluate loans and grants to ensure financial resources address disparities.*

Workforce Development: Bolster efforts to train and employ Oregonians for current and emerging markets.

Strategies and Actions:

- *Encourage local hiring and the procurement of minority-owned, women-owned and emerging small businesses in projects.*
- *Look for job skill training and career pathway opportunities associated with projects.*

Housing: Promote affordable and workforce housing development.

Strategies and Actions:

- *Provide regulatory certainty and streamline state permitting processes for affordable and workforce housing development.*
- *Provide technical assistance and resources to help increase the supply of affordable and workforce housing.*

Infrastructure: Modernize the region's key transportation and infrastructure systems.

Strategies and Actions:

- *Provide technical assistance and resources to promote a strong multimodal transportation network for the safe and efficient movement of goods and people.*
- *Provide technical assistance and resources for infrastructure systems including sewer and clean air and water.*

Brownfield Redevelopment: Expedite the cleanup and reuse of brownfields to promote the growth and development of limited industrial land supply.

Strategies and Actions:

- *Provide regulatory certainty and streamline permitting processes for employment and industrial land redevelopment.*
- *Pursue "shovel readiness" for the region's priority employment and industrial lands (i.e. adequate water and sewer lines and road access).*

Clean Energy and Climate Resiliency: Support clean energy initiatives and greenhouse gas reduction efforts.

Strategies and Actions:

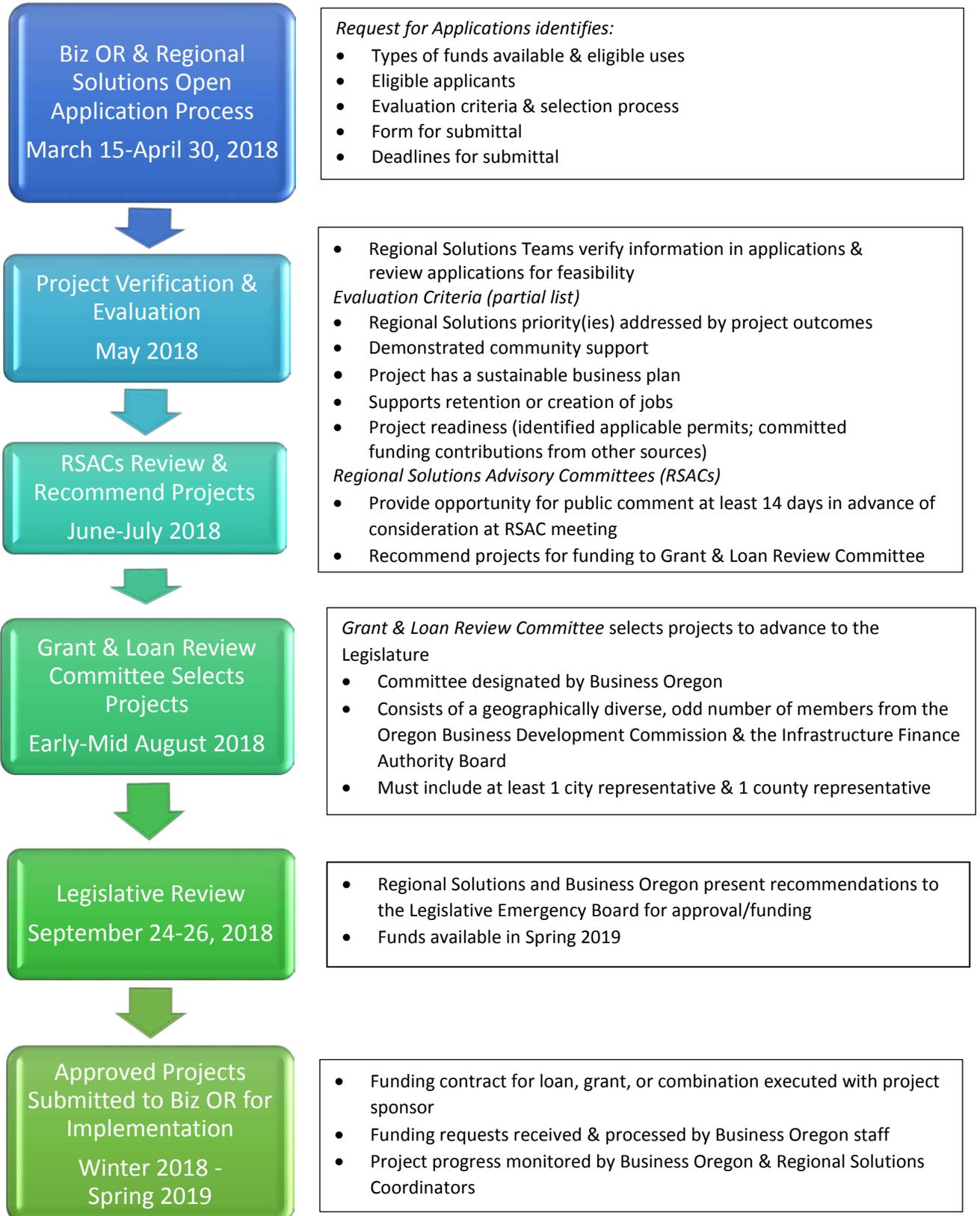
- *Prioritize the efficient use of energy and natural resources.*
- *Promote cost-effective renewable energy production.*

REGIONAL SOLUTIONS PROGRAM

Regional Infrastructure Fund | 2017-19

Request for Applications

Minimum of 5% of funds allotted per region



Metro Regional Infrastructure Fund (RIF) Submission Summary (2018)

	Project Name and Description	Funding Request	Metro Regional Solutions Priorities	Business Oregon Strategic Plan Priorities	Sustainable Community Objectives	Community Support	Initiative/ Plan/Strategy	Project Readiness/Timeliness	Job Retention/Creation	Other Potential Resources
1	Beaverton Western Avenue Improvement Project (applicant: city of Beaverton) - the project includes reconstruction of the existing 4-lane undivided vehicle only road to a 2-lane divided road with separated multi-use pedestrian and bicycle pathways; landscaped median and pedestrian/bicyclist buffer; transit stops; and upgraded storm water facilities and lighting. The project also includes traffic signal modification and intersection reconstruction at SW Western Avenue/SW 5th Street and SW Western Avenue/SW Allen Boulevard to ensure safe and efficient access for pedestrians, bicyclists, freight trucks and passenger vehicles.	<ul style="list-style-type: none"> ●minimum: \$500,000 ●maximum: \$750,000 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure. 	<ul style="list-style-type: none"> ●grow small and middle-market companies. 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●West Five Strategy ●Letters of support: -Westside Transportation Alliance -Kaiser Permanente - Park Plaza Offices 	<ul style="list-style-type: none"> ●West Five Strategy 	<ul style="list-style-type: none"> ●Estimated Project Start Date: Jan. 1, 2018 ●Estimated Project Completion Date: Sept. 30, 2021. 	<ul style="list-style-type: none"> Yes - 250 jobs created. 	<ul style="list-style-type: none"> ●2020 Regional Transportation Bond ●STIP Enhancement Funds ●Metro Regional Flexible Funds Allocation ●Immediate Opportunity Fund (IOF) ●Special Public Works Fund (SPWF).
2	Gresham Rockwood Rising Redevelopment Project (applicant: city of Gresham) - urban renewal project that includes four buildings surrounding a public plaza that will focus on workforce development, job training, healthcare, education, healthy food, small business development and housing. The Gresham Redevelopment Commission requests \$500,000 to support the redevelopment of Building D (makers space) which will house the construction and manufacturing apprentice programs.	<ul style="list-style-type: none"> ●minimum: \$300,000 ●maximum: \$500,000 	<ul style="list-style-type: none"> ●inclusive economic development ●workforce development 	<ul style="list-style-type: none"> ●innovate; ●grow small and middle-market companies; ●equity 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●City of Gresham Urban Renewal Area ●Community Engagement Report ●Letters of support: - Micro Enterprise Services of Oregon - Portland Opportunities Industrialization Center - Port of Portland 	<ul style="list-style-type: none"> ●City of Gresham Urban Renewal Area 	<ul style="list-style-type: none"> ●Project Start Date: Jan. 1 2014 ●Estimated Project Completion Date: Sept. 30, 2019. 	<ul style="list-style-type: none"> Yes - 400 jobs created. 	<ul style="list-style-type: none"> ● Strategic Reserve Fund (SRF).
3	Lake Oswego Lakeview Blvd. Design Refinement & Reconstruction (applicant: city of Lake Oswego) - project includes the design, engineering and construction of major right-of-way improvements along the southern and western edges of the Southwest Employment Area. The reconstructed roadway would include two widened travel lanes, a continuous sidewalk along one side of the road, street trees and a vegetated buffer with storm water treatment. The project would also improve the narrow intersection of 65th and McEwan, which is critical for routing freight trucks to/from the south end of the districts.	<ul style="list-style-type: none"> ●minimum: \$968,805 ●maximum: \$1,000,000 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure. 	<ul style="list-style-type: none"> ●grow small and middle-market companies. 	<ul style="list-style-type: none"> ●economy ●environment 	<ul style="list-style-type: none"> ●Lake Oswego SW Employment Area Plan 	<ul style="list-style-type: none"> ●Lake Oswego SW Employment Area Plan 	<ul style="list-style-type: none"> ●Estimated project start date: July 1, 2019 ●Estimated project completion date: Jan. 1, 2023. 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> ●Special Public Works Fund (SPWF) ● Immediate Opportunity Fund (IOF)
4	Las Adelitas (applicant: Prosper Portland) - mixed-use project at the site of a former strip club that will provide housing for up to 130 workforce households earning less than 60% of AMI. The project will also include a community facility space, resident community room, classroom, small prep kitchen for use by residents and a plaza.	<ul style="list-style-type: none"> ●minimum: \$500,000 ●maximum: \$1,000,000 	<ul style="list-style-type: none"> ●inclusive economic development ●workforce development ●housing 	<ul style="list-style-type: none"> ●equity 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support: - Cully Boulevard Alliance - Cully Association of Neighbors - Port of Portland 	<ul style="list-style-type: none"> ●Comprehensive Plan ●Living Cully Initiative ●Portland Plan 	<ul style="list-style-type: none"> ●Estimated project start date: June 1, 2017 ●Estimated project completion date: Feb. 1, 2021 	<ul style="list-style-type: none"> Yes - 26 jobs retained. 	<ul style="list-style-type: none"> ●Oregon Housing & Community Services (OHCS) grant funding.
5	Let Us Build Cully Park (applicant: Portland Parks U& Recreation) - public/private partnership to design and construct a park on a former 25-acre landfill in Cully, a diverse neighborhood that is not well-served by parks or natural resources.	<ul style="list-style-type: none"> ●minimum: \$200,000 ●maximum: \$200,000 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure ●brownfield redevelopment ●workforce development. 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support from Verde, NAYA and Habitat for Humanity ●Other private and public sector funding partners. 	<ul style="list-style-type: none"> ●Let us Build Cully Park initiative 	<ul style="list-style-type: none"> ●Construction underway January 2014 ●Estimated Project Completion Date Phase I: June 2018. Phase II: summer 2019. 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> ●Department of Environmental Quality (DEQ) Solid Waste Orphan Fund.
6	Levee Ready Columbia (applicant: Columbia Corridor Drainage Districts Joint Contracting Authority) - multi-jurisdictional project to address flood management challenges along the 27-mile Columbia Corridor levee system.	<ul style="list-style-type: none"> ●minimum: \$167,314 ●maximum: \$167,314 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure ●climate resiliency 	<ul style="list-style-type: none"> ●grow small and middle market companies ●cultivate rural economic stability ●equity 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support: - Levee Ready Columbia Partnership - East Columbia Neighborhood Association - Port of Portland 	<ul style="list-style-type: none"> ●Working on a long-term governance structure. 	<ul style="list-style-type: none"> ●Ongoing - project started in January 2014 ●Estimated Project Completion Date: June 30, 2019. 	<ul style="list-style-type: none"> Yes - 58,854 jobs retained. 	<ul style="list-style-type: none"> ●Special Public Works Fund (SPWF)
7	Main Pavilion (applicant: Clackamas County Fairgrounds and Event Center) - roof/flooring repair/replacement and bathroom remodeling.	<ul style="list-style-type: none"> ●minimum: \$350,000 ●maximum: \$750,000 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure 	<ul style="list-style-type: none"> ●grow small and middle market companies ●cultivate rural economic stability 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support: - Clackamas Kennel Club - Former superintendent of Main Pavilion Entries - Clackamas County Fair Improvement Foundation. 	<ul style="list-style-type: none"> ●Main Pavilion, 4H Pavilion, Ely Area & Rodeo Arena Report (2014) 	<ul style="list-style-type: none"> ●Estimated Project Start Date: Jan. 2018 ●Estimated Project Completion Date: April 2019. 	<ul style="list-style-type: none"> Yes - 1 job created and 8 retained. 	<ul style="list-style-type: none"> ●Special Public Works Fund (SPWF) ● Oregon State Historic Preservation Office (SHPO) Grants.
8	Meyers Road Extension (applicant: Oregon City) - Expand Meyers Road by about 2,100 feet and make improvements to accommodate a new east leg of the intersection; the addition of a southbound left turn lane on HWY 213; and add 1,400 feet of new northbound through-lane on HWY 213. Would provide additional access (on the south end of the campus) to Clackamas Community College.	<ul style="list-style-type: none"> ●minimum: \$100,000 ●maximum: \$200,000 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure ●workforce development. 	<ul style="list-style-type: none"> ●grow small and middle market companies ●rural economic stability ●equity 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support: -Beavercreek Employment Area Blue Ribbon Committee - Clackamas Community College -Oregon City Business Alliance 	<ul style="list-style-type: none"> ●Transportation System Plan (2013) ●Meyers Road Concept Plan (2015) ●Beavercreek Employment Area Strategy (2017) 	<ul style="list-style-type: none"> ●Estimated Project Start Date: April 2017 ●Estimated Project Completion Date: July 2020. 	<ul style="list-style-type: none"> Yes - 1,600 jobs created. 	<ul style="list-style-type: none"> ●Special Public Works Fund (SPWF) ● Immediate Opportunity Fund (IOF)
9	OC Innovation Hub (applicant: Clackamas County Land Bank Authority) - Feasibility and conceptual planning for Oregon City Innovation Hub, a pilot project for the Clackamas County Land Bank Authority. Feasibility work entails completing market research for maker industrial incubator, financial modeling, conceptual planning, cost estimating and legal costs.	<ul style="list-style-type: none"> ●minimum: \$500,000 ●maximum: \$500,000 	<ul style="list-style-type: none"> ●inclusive economic development ●workforce development. 	<ul style="list-style-type: none"> ●innovate ●grow small and middle market companies ●rural economic stability ●equity 	<ul style="list-style-type: none"> ●economy ●community 	<ul style="list-style-type: none"> ●Letters of support: -Oregon City Economic Development - Clackamas Community College -Clackamas Workforce Partnership 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> ●Estimated Project Start Date: March 2019 ●Estimated Project Completion Date: April 2020. 	<ul style="list-style-type: none"> Yes - 125 jobs created; 30 jobs retained. 	<ul style="list-style-type: none"> ●Business Oregon Brownfield Grants. ● Immediate Opportunity Fund (IOF)
10	Otto Road Alternative (applicant: city of Canby) - ROW acquisition and preliminary design and engineering for a new Otto Road Alternative and First Avenue upgrade.	<ul style="list-style-type: none"> ●minimum: \$200,000 ●maximum: \$505,378 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure. 	<ul style="list-style-type: none"> ●grow small and middle-market companies; ●rural economic stability. 	<ul style="list-style-type: none"> ●economy ●community 	<ul style="list-style-type: none"> ●Letters of support: -Clackamas County -Canby Area Chamber of Commerce -Capacity Commercial 	<ul style="list-style-type: none"> ●Transportation System Plan 	<ul style="list-style-type: none"> ●Estimated Project Start Date: July 7, 2019 ●Estimated Project Completion Date: July 3, 2021. 	<ul style="list-style-type: none"> Yes - 410 jobs created; 90 jobs retained. 	<ul style="list-style-type: none"> ●Transportation Growth Management (TGM) grants ●Special Public Works Fund (SPWF) ●Immediate Opportunity Fund (IOF)
11	Tigard Outdoor Museum (applicant: city of Tigard) - The Tigard Outdoor Museum is a three-quarter mile rails-to-trails project that fills a local gap in the regional transportation system, enhancing overall access to transit, employment and commerce. Funding from the Regional Infrastructure Fund would fill a funding gap to provide for the installation of LED bollard lights along the completed trail.	<ul style="list-style-type: none"> ●minimum: \$100,000 ●maximum: \$131,400 	<ul style="list-style-type: none"> ●inclusive economic development ●workforce development ●infrastructure. 	<ul style="list-style-type: none"> ●grow small and middle-market companies; ●equity. 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support: -Tigard Chamber of Commerce -Tigard Downtown Alliance -Tualatin Valley Creates 	<ul style="list-style-type: none"> ●Parks Master Plan ●Trail System Master Plan ●Transportation System Plan ●Comprehensive Plan 	<ul style="list-style-type: none"> ●Estimated Project Start Date: July 1, 2017 ●Estimated Project Completion Date: May 31, 2019 	<ul style="list-style-type: none"> Yes - 10 jobs created. 	<ul style="list-style-type: none"> ●Oregon Parks & Recreation Trails Grant. ●Special Public Works Fund (SPWF)
12	Wilsonville Garden Acres Road (applicant: city of Wilsonville) - Upgrade Garden Acres Road to a 3/4 road section to allow planned industrial development to occur, including thicker pavement section, wider travel lanes, protected bike and pedestrian facilities, roadway lighting to provide safe and reliable access to the Coffee Creek Industrial Area.	<ul style="list-style-type: none"> ●minimum: \$1,000,000 ●maximum: \$1,000,000 	<ul style="list-style-type: none"> ●inclusive economic development ●infrastructure. 	<ul style="list-style-type: none"> ●grow small and middle market companies 	<ul style="list-style-type: none"> ●economy ●community ●environment 	<ul style="list-style-type: none"> ●Letters of support: - Wilsonville Chamber of Commerce - Precision Countertops - Republic Services 	<ul style="list-style-type: none"> ●Coffee Creek Industrial Area Master Plan ●Coffee Creek Regionally Significant Industrial Area (RSIA) ●Coffee Creek Urban Renewal Area. 	<ul style="list-style-type: none"> ●Estimated project start date June 2018. ●Estimated Completion date is November 2019. 	<ul style="list-style-type: none"> Yes - 1,500 jobs created. 	<ul style="list-style-type: none"> ●Special Public Works Fund (SPWF) ●Immediate Opportunity Fund (IOF)

Regional Solutions Program





DRAFT Metro *Regional Priorities*

Multnomah, Washington, Clackamas

- **Inclusive Economic Development:** Grow and retain businesses and quality jobs to help ensure that all Oregonians have the opportunity to reach their full potential and thrive.
- **Workforce Development:** Bolster efforts to train and employ Oregonians for current and emerging markets.
- **Housing:** Promote affordable and workforce housing development.
- **Infrastructure:** Modernize the region's key transportation and infrastructure systems.
- **Brownfield Redevelopment:** Expedite the cleanup and reuse of brownfields to promote the growth and development of industrial land and housing.
- **Clean Energy and Climate Resiliency:** Support clean energy initiatives and greenhouse gas reduction efforts.



Metro

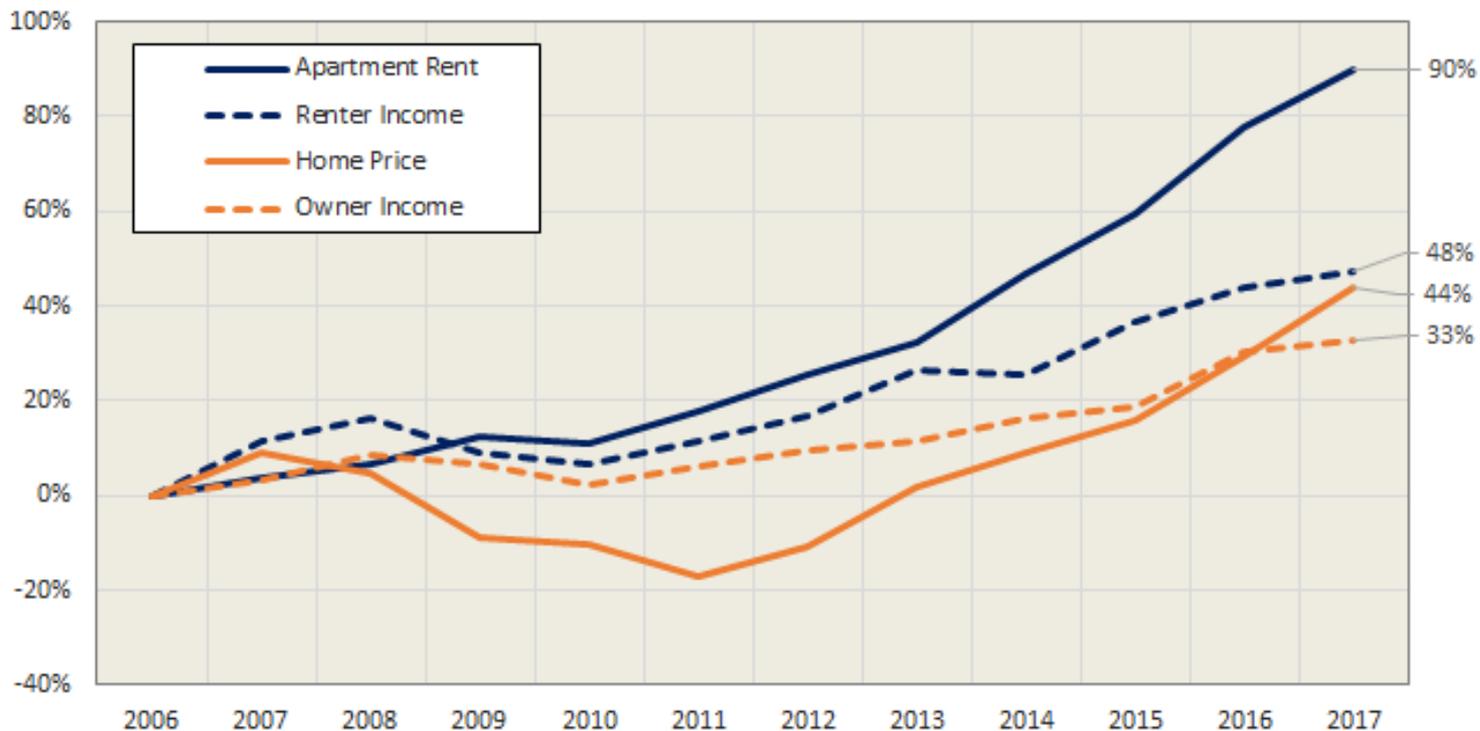
Metro Equitable Housing Trends and Efforts

June 15, 2018



Housing costs and incomes, 2006-2017

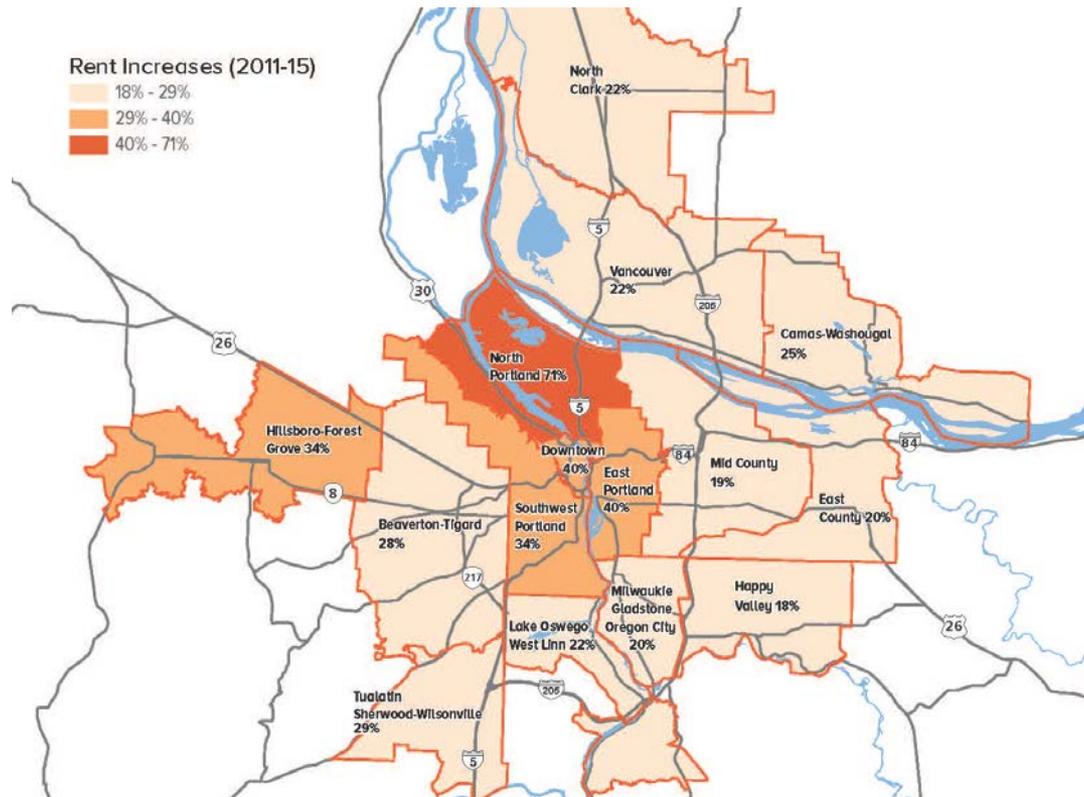
Since 2006, rents have increased almost twice as fast as renters' incomes.



Source: U.S. Census, Axiometrics, Multifamily NW, Johnson Economics

Rent increases, 2011-2015

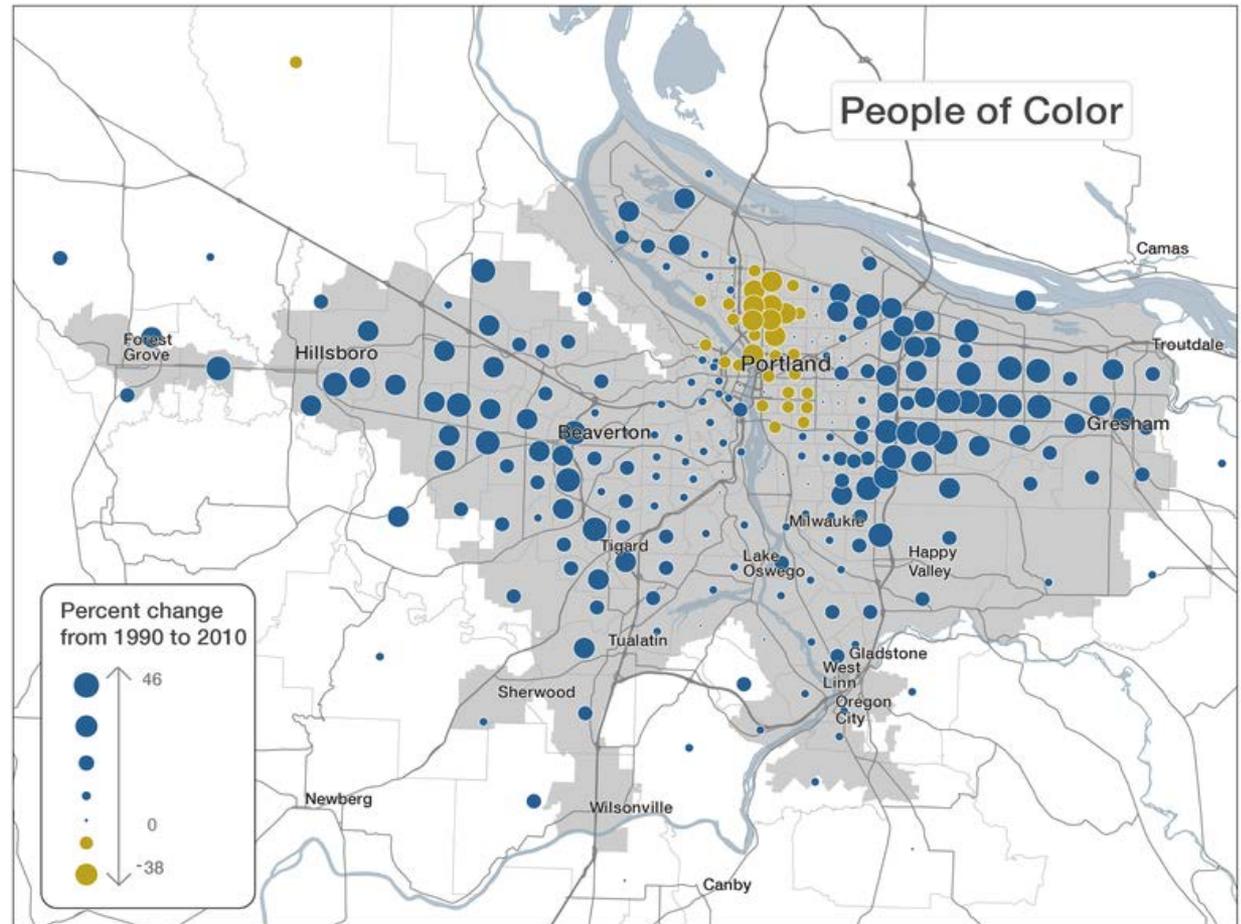
Every part of the Metro region experienced rent increases between 2011 and 2015.



Source: Axiometrics, Multifamily NW, Johnson Economics

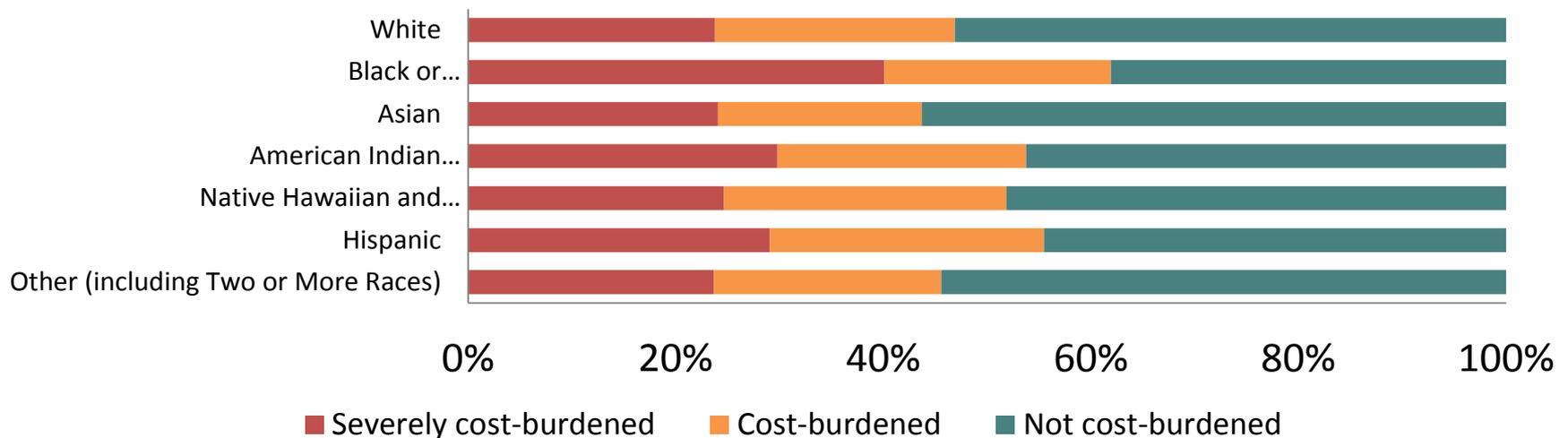
Evidence of Displacement: Change in population of color, 1990-2010

The change in population of color between 1990 and 2010 across our region provides clear evidence of displacement over time.



Renter cost burden by race, 2010-2014

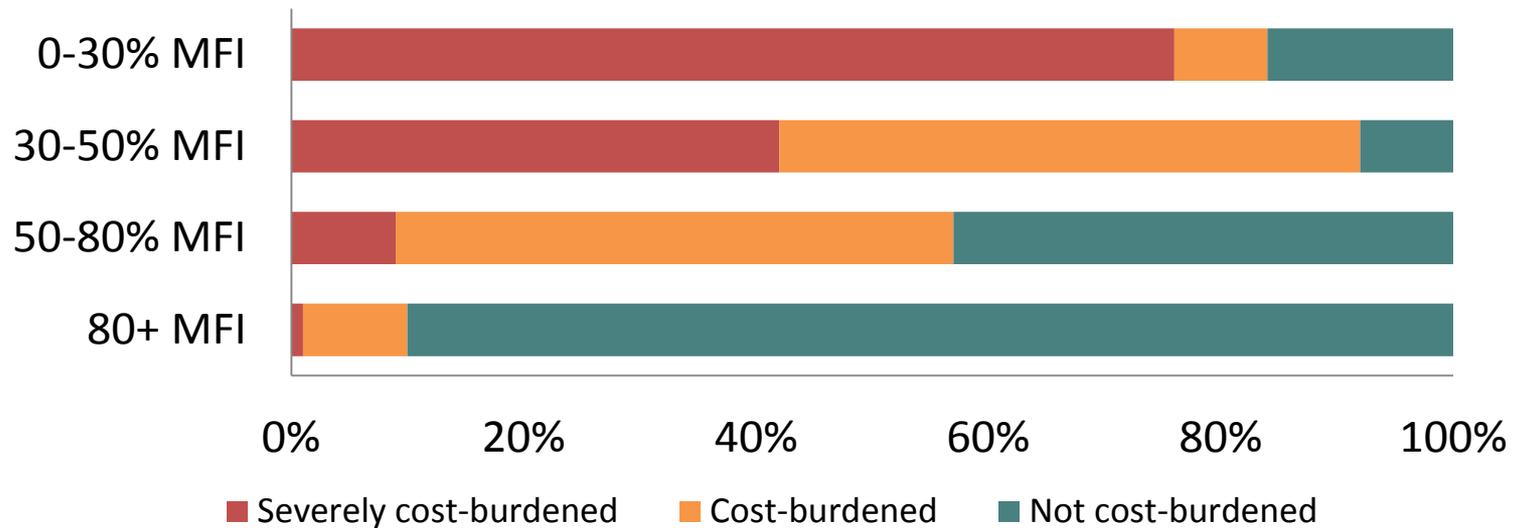
Within Metro's boundary, approximately 66,000 renter households are severely cost burdened, spending more than half their income toward housing cost. Black, Native American, and Hispanic renters disproportionately experience cost burden.



Data for percentage of renters who are cost burdened (paying more than 30% of their income toward rent), severely cost burdened (paying more than 50% of their income toward rent), and not cost burdened (paying less than 30% of their income toward rent) for the Metro region, defined as Census tracts intersecting the Metro jurisdictional boundary. Source: Comprehensive Housing Affordability Strategy, 2010-2014 (most recent data available as of 3/12/18). Numbers are rounded.

Renter cost burden by income level, 2010-2014

Three-quarters of the region's lowest-income renting households spend more than half their income on rent.



Data for percentage of renters who are cost burdened (paying more than 30% of their income toward rent), severely cost burdened (paying more than 50% of their income toward rent), and not cost burdened (paying less than 30% of their income toward rent) for the Metro region, defined as Census tracts intersecting the Metro jurisdictional boundary. Source: Comprehensive Housing Affordability Strategy, 2010-2014 (most recent data available as of 3/12/18). Numbers are rounded.

Low income renters by Area Median Income (AMI) group

HUD Area Median Income (AMI) Standards for 2018

	Extremely low income (0-30% AMI)	Very low income (30-50% AMI)	Low income (50-80% AMI)	Median Income (100% AMI)
1-Person household	\$0-\$17,000	\$17,000-\$29,000	\$29,000-\$45,000	\$57,000
4-Person household	\$0-\$24,000	\$24,000-\$40,000	\$40,000-\$65,000	\$81,000
Number of Metro renter households by AMI range	55,000	43,000	53,000	n/a



Social Security:
\$9,000



Preschool Teacher:
\$27,000

Minimum Wage
(full-time): \$21,000



Customer Service:
\$35,000



Construction
Worker: \$40,000



Police officer:
\$66,000

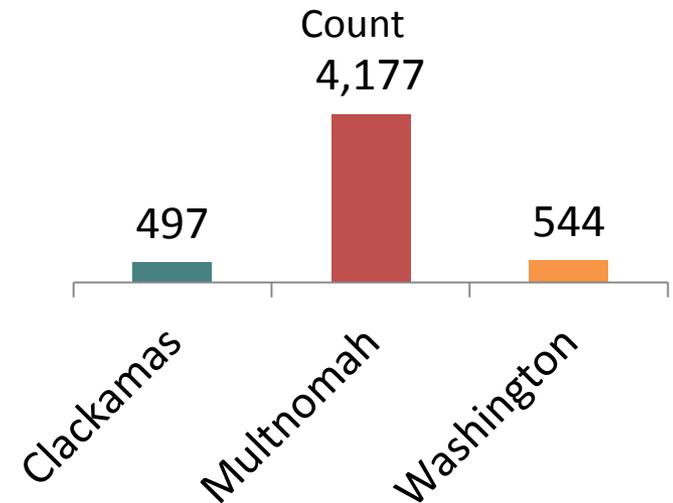
Every year, HUD publishes "Area Median Income" Standards. The above rates reflect 2018 AMI standards by household size for the Portland-Vancouver-Hillsboro metropolitan area. Data on average salaries is from Bureau of Labor Statistics, 2016.

Homelessness point-in-time counts 2017

In 2017, point-in-time counts in the three Metro counties identified over **5,200 people** experiencing homelessness.

- In Clackamas and Washington counties, **lack of money to afford rent** was the top cause surveyed individuals identified for why they were homeless.
- In Multnomah County, **people of color made up 37% of people experiencing homelessness**, compared to 29% of the county's population. **Native Americans were more than 400% more likely to experience homelessness** than people who are white and not Hispanic or Latino.

Number of People Experiencing Homelessness During the 2017 Point-in-Time Count



The point-in-time count is a snapshot of individuals and families experiencing homelessness on a single night in January. This tri-county summary data focuses on the segment of the homeless population that meets the federal definition of homelessness: people who are unsheltered or sleeping in emergency shelters or transitional housing for the homeless. It does not include people who are living doubled up with friends or family, staying in motels, staying in hospitals or jails, or sleeping out of sight. A recent study by the National Law Center on Homelessness and Poverty suggests that the actual number of people who are not stably housed could be between 2.5 to 10 times higher than the numbers in point-in-time counts. County staff believe the data for Clackamas and Washington counties particularly under-represents homelessness due to challenges implementing the point-in-time count methodology in rural and suburban areas.

Student homelessness, 2016-17

Students and homelessness in Greater Portland

7,600



students were homeless at some point during the 2016-17 school year

Hidden homelessness

Most students experiencing homelessness are not sleeping on the streets or in shelters.

80%

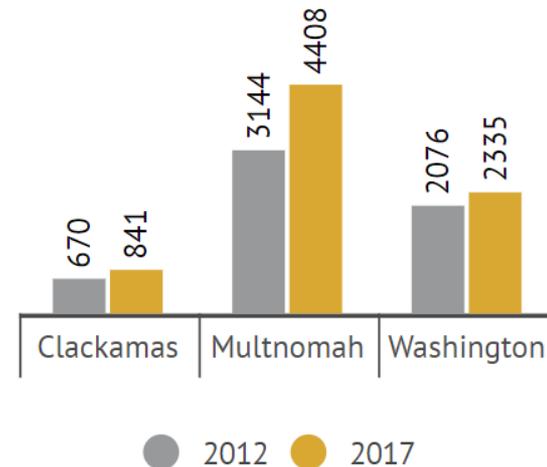


are "couch surfing" or living doubled-up with friends or family

Student homelessness has increased

29% since 2012

Homeless students 2012 vs 2017



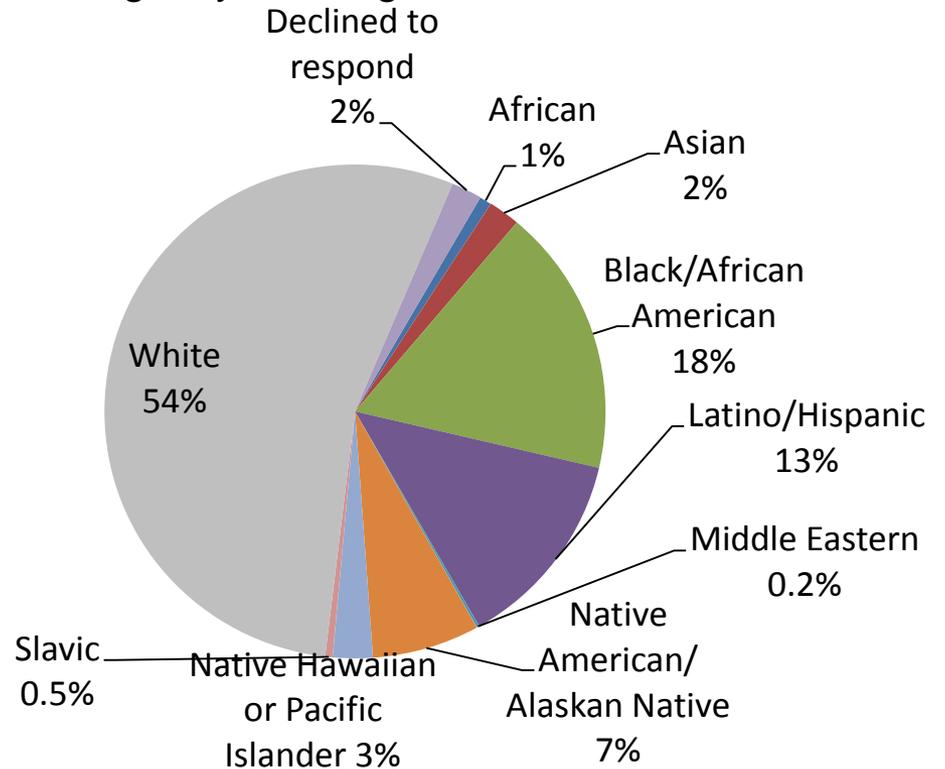
Households who accessed emergency housing and homeless services, 2017

In 2017, an estimated **26,000 people** accessed emergency housing and homeless services, and did not exit homelessness, across the three-county region.

This included **6,000 children** and **4,000 older adults (55+)**.

46% identified as members of **immigrant communities or communities of color**.

Race/ethnicity/origin of people accessing emergency housing & homeless services in 2017



Data reflects service transactions with unique (de-duplicated) individuals across the three counties who accessed services in 2017; excludes individuals who accessed were connected to permanent housing during 2017. Projects could include Day Services, Street Outreach, both Emergency Shelter and Transitional Housing, as well as clients who have connected with a permanent housing project but are not yet housed (still considered homeless). Source: Homeless Management Information System (HMIS) data, 2017.

Public housing waitlists

Of the region's 35,000+ regulated affordable homes, 2,074 are public housing units owned and operated by public housing authorities. The three housing authorities combined have 11,455 people on their waitlists for these homes.

County	Number of public housing units	Number of households on waitlists	Estimated wait time
Clackamas	545	3,252	1-7 years
Multnomah	1,286	6,883	14.5 years
Washington	243	1,320	2.8+ years
Tri-county region	2,074	11,455	

Data provided by staff at public housing authorities in April 2018.

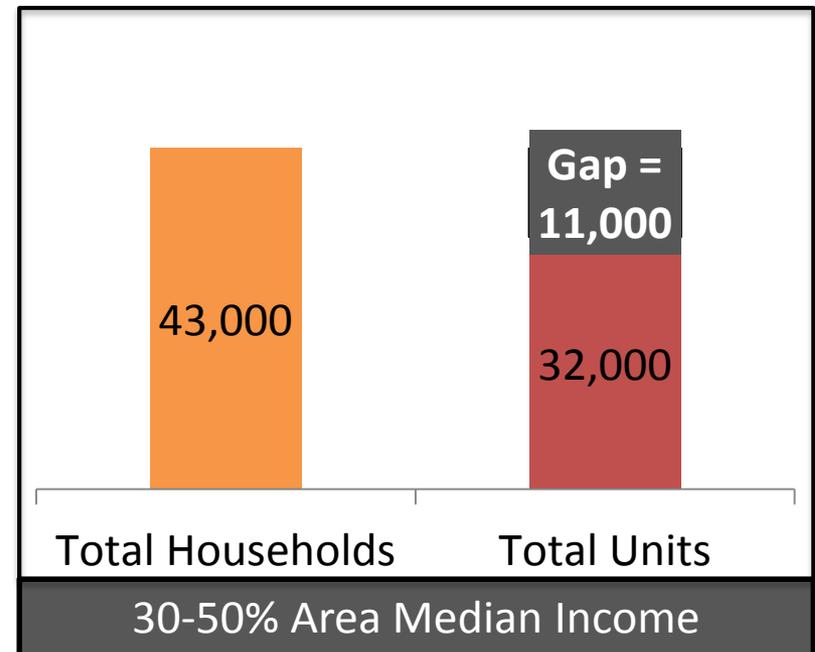
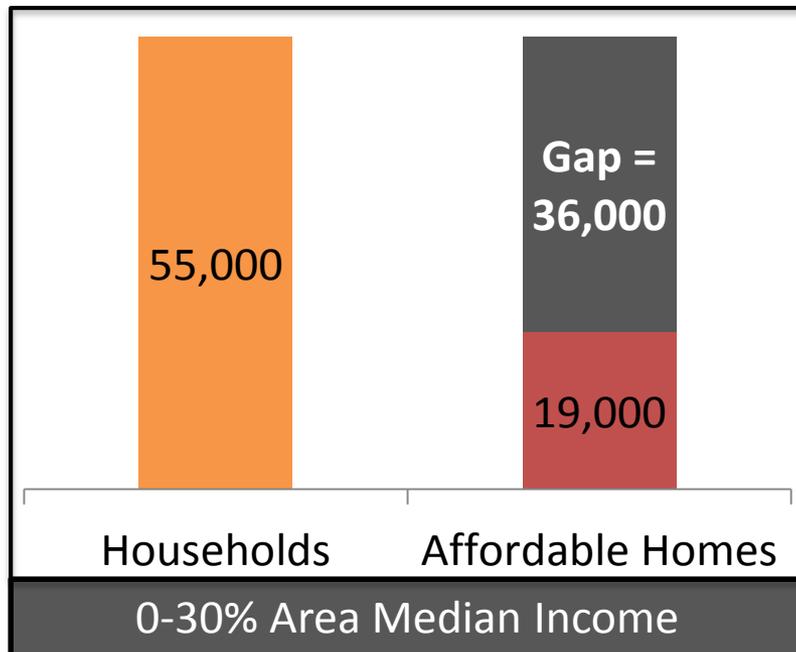
Rental assistance waitlists

There are more than 6,200 households on the waitlist for Housing Choice vouchers across the three counties. All three Metro area housing authorities have closed their voucher waitlists due to insufficient federal funding to meet the need.

County	Number of Housing Choice Vouchers	Number of households on waitlist	Number of households that applied the last time the waitlist was opened
Clackamas	1,656	880	2,848
Multnomah	9,975	3,035	16,324
Washington	2,803	2,354	4,187
Tri-county region	14,434	6,269	23,359

Need, supply, and shortfall of homes affordable for extremely and very low income levels

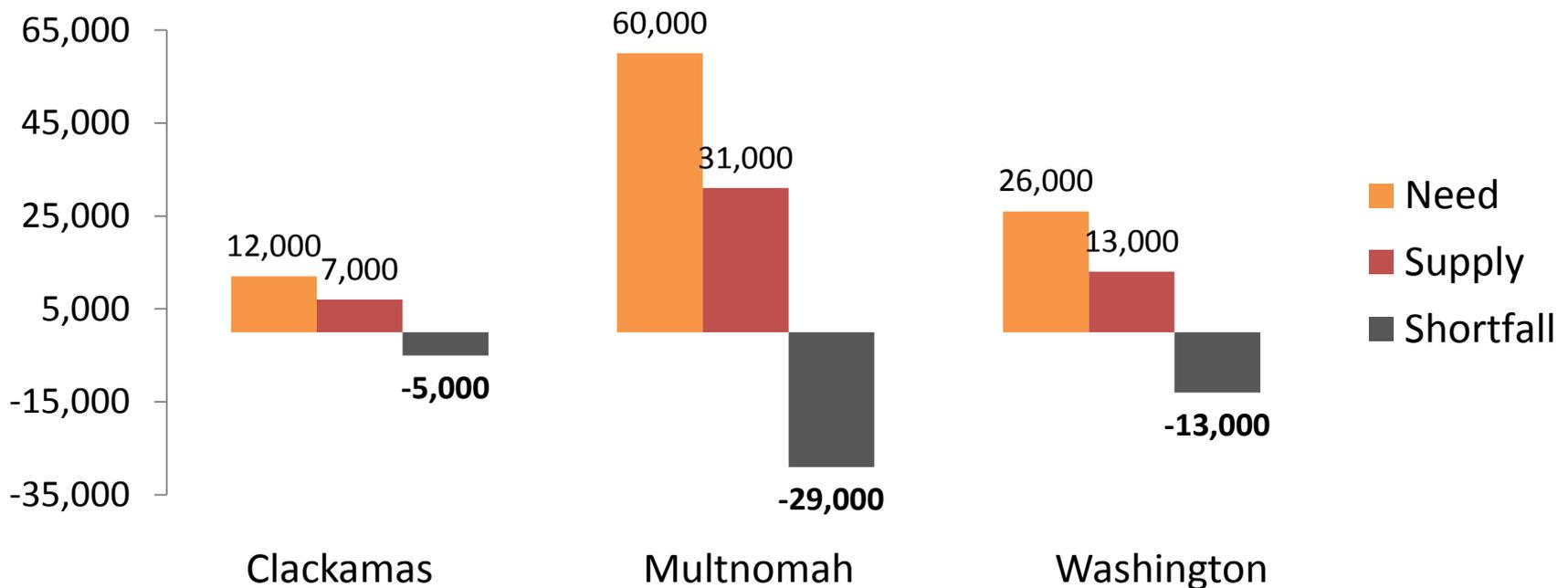
Within Metro's boundary, there is a gap of approximately 47,000 homes affordable to households making less than half of the median income.



In 2018, 30% AMI ranges from \$17,000 for a household of one to \$24,000 for a household of four. 50% AMI ranges from \$29,000 for a household of one to \$40,000 for a household of four. Data for Census tracts intersecting the Metro jurisdictional boundary. Source: Comprehensive Housing Affordability Strategy, 2010-2014 (data available as of 3/12/18). Numbers are rounded.

Need, supply, and shortfall of affordable homes by county

Within Metro's boundary, each county has about half the affordable homes it needs for households making less than 50% AMI.



In 2018, 50% AMI ranges from \$29,000 for a household of one to \$40,000 for a household of four. Census tracts intersecting the Metro jurisdictional boundary. Source: Comprehensive Housing Affordability Strategy, 2010-2014 (most recent data available as of 3/12/18). Numbers are rounded.

Estimated affordable housing supply

Only about 17% of the regions' supply of affordable homes are "protected." The remaining supply is vulnerable to rent increases that could lead to displacement.

Geography	Protected Affordable Rental Units (2015)	Market Rate Rental Units <80% MFI (2010-2014)	% of Affordable Rental Units that are Protected
3-county region	35,000	202,000	17%
Clackamas	3,000	29,000	10%
Multnomah	25,000	108,000	23%
Washington	7,000	64,000	11%

Data is for homes that are affordable to households earning 80 percent or less of AMI. Source: Comprehensive Housing Affordability Strategy, 2010-2014 (most recent data available as of 3/12/18); 2015 Regional Affordable Housing Inventory. Numbers are rounded

Federal resources for affordable housing are decreasing.

Change in discretionary federal funding for housing by program, 2010-2016



Federal funding and HOME grants have seen the deepest funding cuts in recent years.

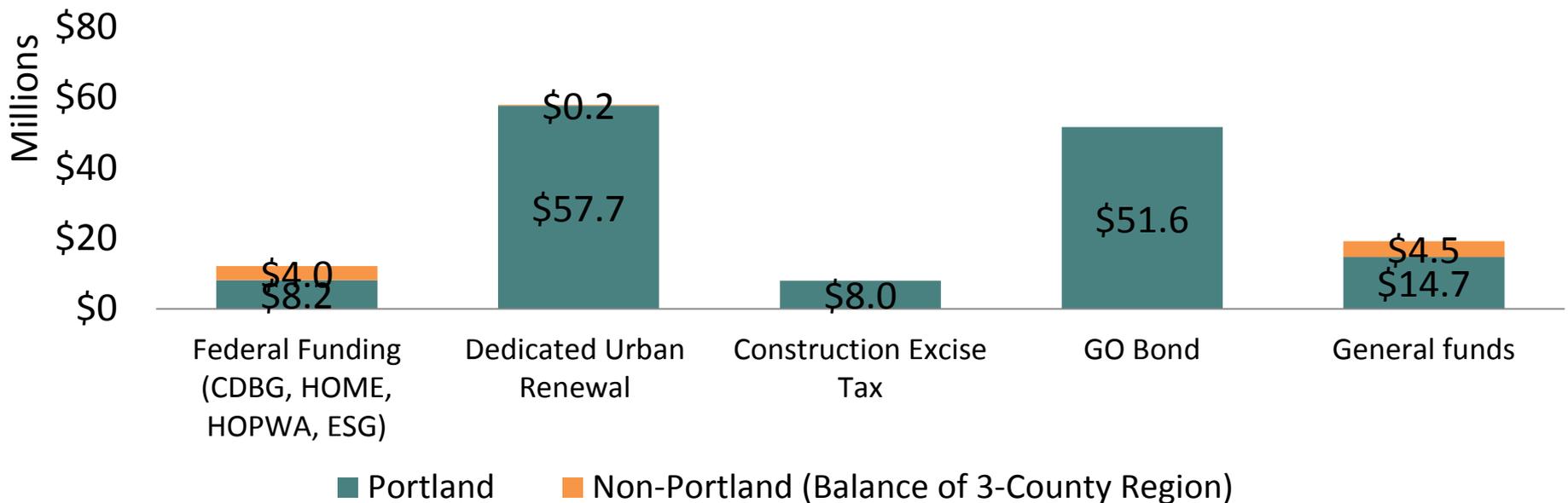
Change in funding, 2016 compared to 2010, adjusted for inflation. "Housing for elderly/disabled" refers to the Section 202 and 811 programs; Rural rental assistance refers to the Section 521 program.

Source: U.S. Office of Management and Budget. Analysis by Center on Budget and Policy Priorities

Local resources for affordable housing are not geographically distributed.

In 2016, 95% (\$140 million) of the region's \$148 million in annual funding for affordable housing was in the City of Portland.

Estimated Annual Regional Funding for Affordable Housing, 2016



Source: David Rosen & Associates, 2017 analysis of

Equitable Housing Framework

Mitigate **displacement**
and stabilize communities

Maximize and optimize
resources
for affordable housing

Leverage **growth**
for affordability

Increase and diversify
housing supply

Metro program and planning efforts

Regional housing measure framework

2040 Planning & Development Grants

Transit Oriented Development

SW Corridor Equitable Development Strategy

Growth Management

Build Small Coalition

oregonmetro.gov





Oregon Housing and Community Services: Programs and Priorities

Margaret Salazar, Director
Metro Regional Solutions
June 15, 2018



OHCS: Vision, Mission, Values & Goals

OREGON HOUSING AND COMMUNITY SERVICES 2018 STRATEGIC GOALS

- Build a more resilient OHCS that engages, supports, and challenges employees.**

We recognize the vital role our employees play in helping to meet the needs of Oregonians. We will work to ensure that our teams have the resources needed to thrive for excellence while fostering innovation and collaboration.
- Build a stronger OHCS that engages and serves our communities.**

Our partners and stakeholders are leaders in providing effective solutions to their communities. We will work closely with them to mobilize our resources in helping to address statewide community needs.
- Work to close the affordable rental housing gap for low income households.**

Rental housing that is affordable has become more out-of-reach than ever before. We will work to control our resources to increase the supply of affordable housing to Oregonians with very low incomes.
- Prevent and reduce statewide poverty and homelessness.**

Families, children, veterans, and seniors are among the many Oregonians who experience homelessness each year. We will help vulnerable Oregonians become stably housed by serving communities through technical assistance, best practice implementation, educating opinion leaders, advancing research, and improving policy.
- Leverage energy assistance and weatherization services to reduce energy costs and improve housing affordability.**

The combined costs of housing and utilities are stretching the budgets of Oregonians. This leaves little resources available for other household expenses like food, transportation, and childcare. We will work to improve household weatherization and energy efficiency so families can better utilize their resources to take care of basic needs.

Expand access to homeownership and increase household stability with an intentional focus on bridging the homeownership gap for communities of color.

Homeownership is becoming harder to achieve and maintain for many individuals, working families, and communities of color. We will work to re-engage the dream of homeownership by increasing the reach of our HomeBuyer Loan programs, homeownership counseling opportunities, and financial counseling programs.

Lead efforts to enhance OHCS and partner data systems to guide agency investment decisions.

Housing stability is pervasive and impacts communities across the state. Resources are limited and must be invested to produce the greatest outcomes for vulnerable Oregonians. OHCS is committed to maximizing our impact through systems development, integration, and ensuring decisions are grounded in data and research.

VISION: All Oregonians have the opportunity to pursue prosperity and live free from poverty.

MISSION: We provide stable and affordable housing and engage leaders to develop integrated statewide policy that addresses poverty and opportunity for Oregonians.

VALUES: Collaboration, Compassion, Dedication, Equity, Integrity, and Leadership.

Housing Stability Council

- Charles Wilhoite
- Anna Geller
- Val Valfre
- Zee Koza
- Gerardo F. Sandoval
- Latricia Tillman
- Mary Li
- Claire Hall
- Sarah DeVries



OHCS Programs and Resources



ROLES AND PARTNERSHIPS

Federal Funds (HOME, LIHEAP)

Federal Tax Credits (LIHTC)

State Tax Credits (OAHTC)

Bonding (LIFT, Lottery, Conduit)

General Fund (EHA, SHAP)

Fees (DRF, PPC)



OHCS



Lenders

Community Action Agencies

Developers

Housing Authorities

Non-profits

Home Ownership Centers



HOUSING STABILIZATION PROGRAMS

- Homeless Prevention and Energy & Weatherization programs delivered through local Community Action Agencies
- 2017-2018 Impacts:
 - Record \$40M investment in homeless assistance programs
 - Budget note focused on homeless delivery system
 - Document Recording Fee expansion in 2018 provides ongoing funding
 - \$5.2M in shelter funding



HOMELESSNESS PREVENTION

Total individuals served:

30,609

Homelessness Prevention

7,582 Individuals served

Rapid Re-Housing

2,750 Individuals served

Street Outreach

971 Individuals served

Shelter

13,001 Individuals served

Coordinated Entry

6,975 Individuals served

2017 Funding Sources

Emergency Housing Assistance
\$9,897,705

State Homeless Assistance Program
\$2,646,869

Low Income Rental Housing Fund
\$212,554

Emergency Solutions Grant
\$1,591,529

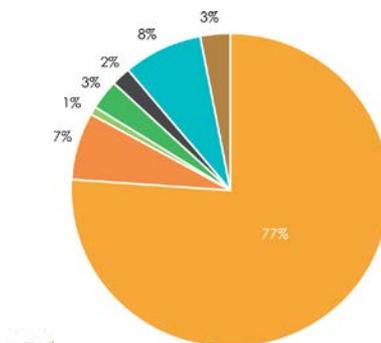
Housing Stabilization Program
\$479,707

9,708 Project Based Section 8 homes

\$63,599,685 Subsidy Paid to Owners

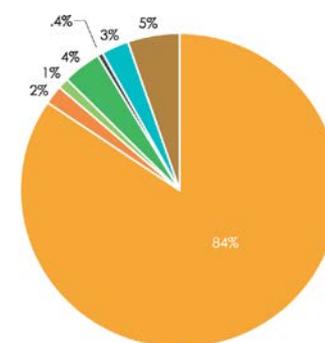
Individuals Served, by Race, 2017

- White
- Black or African-American
- Asian
- American Indian or Alaska Native
- Native Hawaiian or Other Pacific Islander
- Multiple Races
- Don't Know



Race of Oregon's Population, 2016

- White
- Black or African-American
- Asian
- American Indian or Alaska Native
- Native Hawaiian or Other Pacific Islander
- Some other race
- Two or more races



Key Metro Partnerships

- Community Action Agencies located at each County
 - Community Action in Washington County
 - Clackamas County Social Services Division
 - Multnomah County



AFFORDABLE RENTAL HOUSING PROGRAMS

- Multifamily Housing Programs delivered through competitive process to housing developers:
 - 9% Low Income Housing tax credit
 - 4% Low Income Housing tax credit (non-competitive)
 - Oregon Affordable Housing Tax Credit
 - Federal Funds
 - State Funds:
 - Lottery Bonds
 - Local Innovation and Fast Track (LIFT) program
 - Document Recording Fee, Public Purpose Charge
- OHCS has over 7,800 new affordable homes under development across the state
- Record activity in preservation of affordable homes



MULTIFAMILY HOUSING PROGRAMS

Funded and newly completed homes:

5,486

Total homes funded:
(New construction and preservation)

4,078

Newly completed homes:

1,439

Total homes preserved:

1,209

Manufactured homes preserved:

148

Local Innovation and Fast Track (LIFT)
homes funded:

897 Rural Communities - 276
Communities of Color - 621

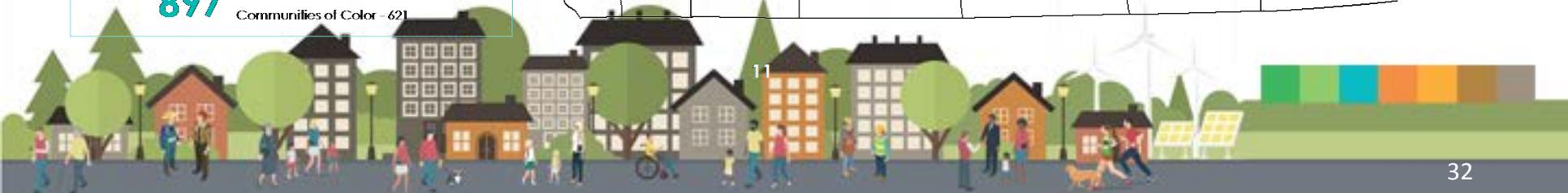
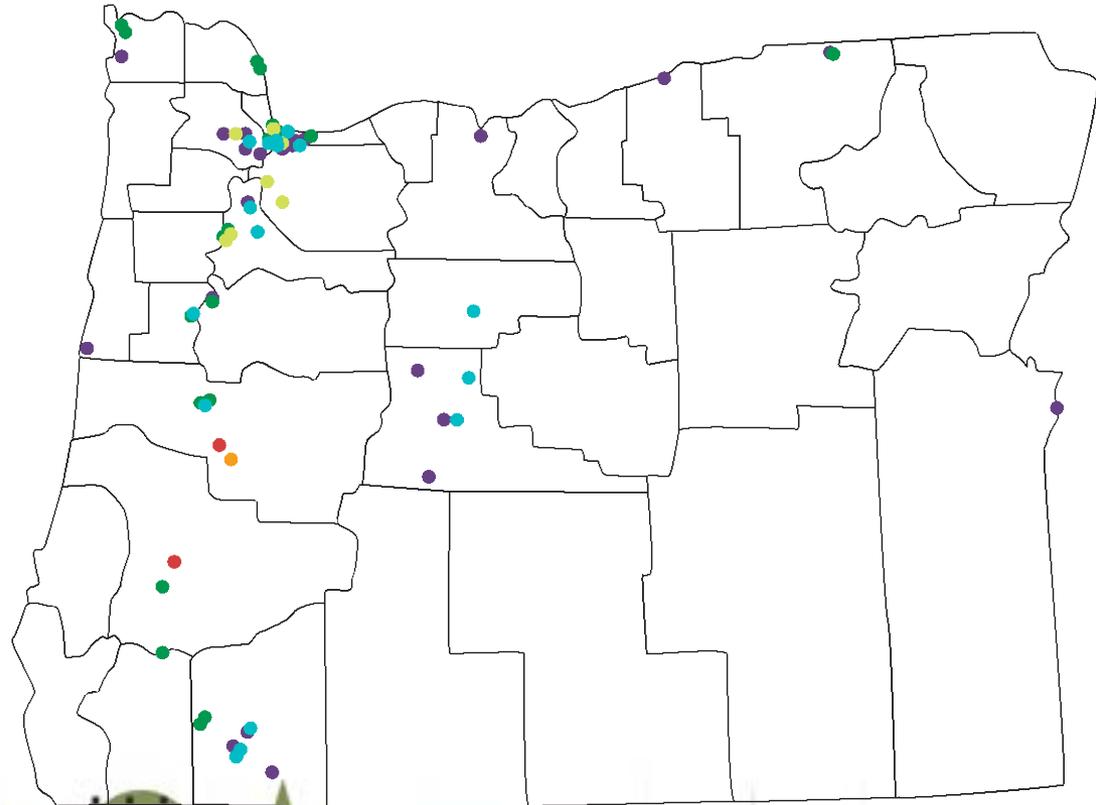
2017 OHCS Project Locations

Newly Completed Properties (1,439)

- New construction (754)
- Preservation (717)
- Manufactured home within parks (23)

Funding Approved (4,078)

- New construction (2,721)
- Preservation (1,209)
- Manufactured home parks (148)



Local Innovation and Fast Track (LIFT) Program

- OHCS recently awarded over \$53 million to fund the development of 837 new affordable homes for Oregon families through the LIFT program
- Metro Projects:
 - 104 units Gooseberry Apts 1 & 2 - Relay Resources
 - 61 units North Williams Apts - BRIDGE Housing Corp
 - 50 units Magnolia Apts Phase II - Innovative Housing
 - 48 units Red Rock Creek Commons – CPAH



Housing for Special Needs Populations

2017 Veterans Housing:

- 28 units in Portland
- 24 units in Oregon City

2016 & 2017 Mental Health Housing:

- Over 200 units in Metro



Key Metro Partnerships

- Housing Authorities:
 - Home Forward
 - Clackamas County Housing Authority
 - Washington County Housing Authority
- Nonprofit and For Profit Developers:
 - Reach CDC
 - NW Housing Alternatives
 - PCRI
 - Cascadia Behavioral Health



Individual Development Accounts



Key Metro Partnerships

- Community and Shelter Assistance Corporation (CASA)
- Immigrant and Refugee Community Organization (IRCO)
- Mercy Corps NW
- Micro Enterprise Services of Oregon (MESO)
- Native American Youth and Family Center (NAYA)
- Portland Housing Center



HOMEOWNERSHIP & FORECLOSURE PREVENTION

- Oregon Bond Residential Loan Program provided over \$130 million in home loans to create 640 new Oregon homeowners in 2017
- Down Payment Assistance grants to local agencies
- Recent Historic Investments
 - Document Recording Fee expansion creates increased Homeownership funding
 - Increase in the document recording fee led to the creation of a first-time home buyer savings account.
 - Racial Disparities in Homeownership task force



Key Metro Partnerships

- Homeownership:
 - Portland Housing Center
 - African American Alliance for Homeownership
 - Hacienda CDC
 - NAYA
 - PCRI



OHCS Priorities



Statewide Housing Plan Development

Fall 2017: Statewide listening tour

Spring-Summer 2018: Public input on the developed Policy Priorities

Fall 2018: Draft Plan out for Public Comment

Winter 2018: Final Plan completed for publishing beginning in 2019



Statewide Housing Plan Policy Priorities

1. Develop a coordinated statewide approach to prevent and end homelessness
2. Create an impactful multifamily housing strategy
3. Tackle historical and current inequities and eliminate disparities
4. Invest strategically in rural Oregon
5. Pursue income generating models



Statewide Housing Plan Policy Priorities

6. Target resources to specific populations to address disparities and unique needs
7. Create a Permanent Supportive Housing Strategy
8. Build emphasis on Health Homes
9. Establish OHCS agency, program-wide equity review



2019-21 Agency Request Budget Priorities

- **Rental Housing Supply**
 - LIFT
 - Preservation
 - Acquisition
- **Homelessness and Supportive Housing**
 - Homeless Kids
 - Permanent Supportive Housing
- **Rural Housing Accelerator**
 - Expand and build on Workforce Housing Pilot
- **Homeownership Access and Stability**
 - Down Payment Assistance Mortgage Program





Regional Infrastructure Fund (RIF) Timeline / Process

Project	Maximum Requested	Minimum Requested
Beaverton Western Avenue	\$750,000	\$500,000
Gresham Rockwood Rising Maker Space	\$500,000	\$300,000
Lake Oswego Lakeview Blvd.	\$1,000,000	\$968,805
Las Adelitas	\$1,000,000	\$500,000
Let Us Build Cully Park	\$200,000	\$200,000
Levee Ready Columbia	\$167,314	\$167,314
Main Pavilion	\$750,000	\$350,000
Meyers Road Extension	\$200,000	\$100,000
Oregon City Innovation Hub – ineligible	\$500,000	\$500,000
Otto Road Alternative	\$505,378	\$200,000
Tigard Outdoor Museum	\$131,400	\$100,000
Wilsonville Garden Acres Road	\$1,000,000	\$1,000,000

RST Funding Recommendation

Fund the following projects at maximum requested levels:

- Levee Ready Columbia - \$167,314
- Rockwood Rising Maker Space - \$500,000
- Meyers Road Extension - \$200,000

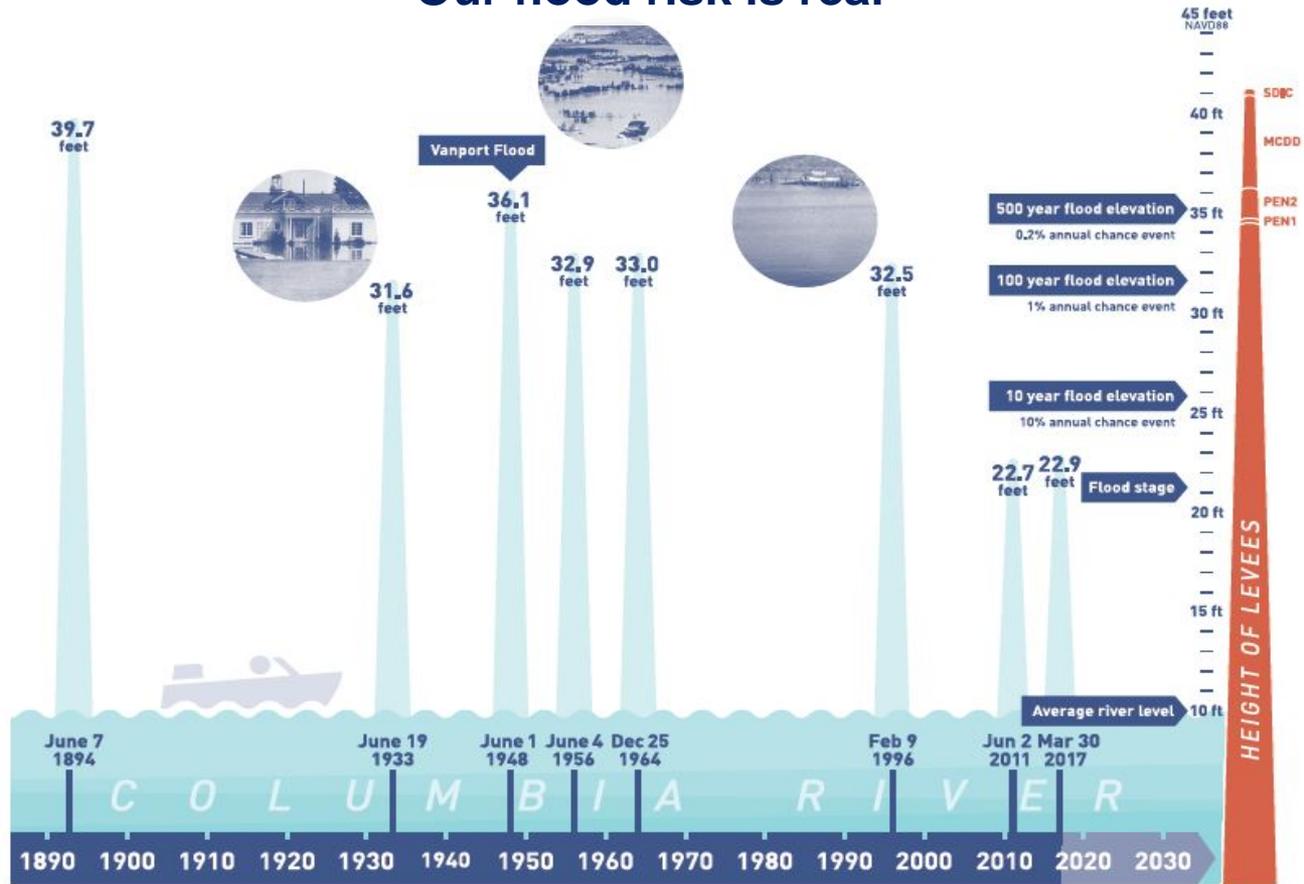
TOTAL: \$867,314

Levee Ready Columbia Project

Regional Infrastructure Fund Applicant
Regional Solutions Advisory Committee – June 2018



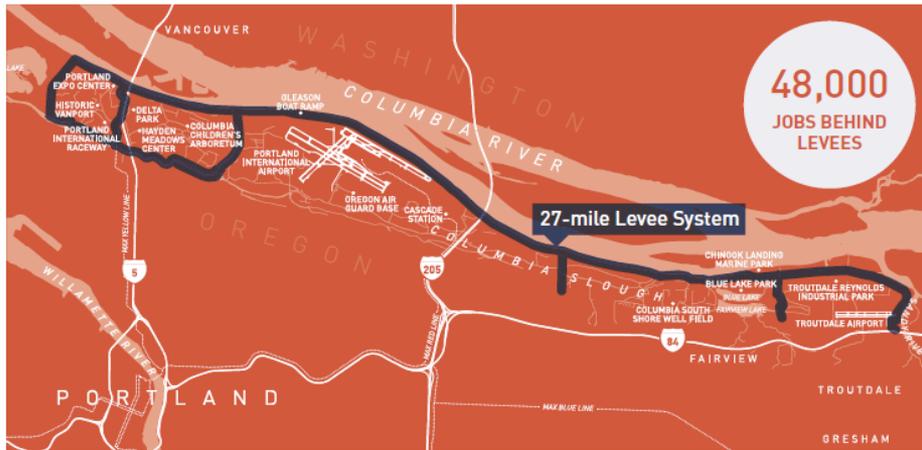
Our flood risk is real



Economic, environmental, and social risk of loss is great

WHAT'S AT RISK

The risk of flooding on the Lower Columbia River is real and the stakes are high. An uncontrolled 100-year flood in the leveed area would affect 7,400 people and 48,000 jobs. The costs of damages would be in the billions: \$6.2 billion in building damages and \$1.75 billion of wages lost in the first year. Recovery and reconstruction would take years.



Jobs & Economy

- \$16 billion** ECONOMIC ACTIVITY Annually
- 50%** Region's manufacturing & warehouse jobs
- 18.4 million** PASSENGERS Annually at PDX
- 3** INTERSTATES
- 2** RAILROADS
- 2** AIRPORTS
- One** NATURAL GAS PIPELINE
- \$7.3 billion** PROPERTY VALUE

Drinking Water

- #2** LARGEST SOURCE OF DRINKING WATER IN OREGON
- #1**- Bull Run Reservoir

Nature & Habitat

- Western Painted Turtle
- Western Pond Turtle
- Streaked Horned Lark
- 175** SPECIES Birds in the watershed
- 1.4 million** TREES AND SHRUBS Planted along entire slough by City of Portland and Partners

Recreation & Culture

- OVER 2,000** ACRES Parks, open spaces, and recreational areas
- 17** MILES Marine Drive multi-use path
- 7,400** Residents served
- 15** MILES Water trails for canoes and kayaks
- Ikea, Walmart, Target, Lowe's, HomeDepot

The Levee Ready Columbia Project serves the region, our state, and nation

Inclusive Economic Development: Grow and retain businesses and quality jobs to help ensure that all Oregonians have the opportunity to reach their full potential and thrive.

- 48,000 jobs behind the levees
- 50% of the region's manufacturing and warehousing jobs – family wage jobs
- 18% of the region's future buildable industrial land

Infrastructure: Modernize the region's key transportation and infrastructure systems.

- Levees are vital infrastructure that protect assets of local, regional, state, and national importance
- Earthen embankments require modernization and re-investment

Levee Ready Columbia meets our Region's Priorities

Levee Ready Columbia is consistent with Business Oregon's strategic plan priorities

- ✓ Innovate Oregon's Economy
- ✓ Grow Small- and Middle-market Companies
- ✓ Cultivate Rural Economic Stability
- ✓ Advance Economic Opportunity for Underrepresented People
- ✓ Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

Levee Ready Columbia supports Oregon's Sustainable Community Objectives

Economy:

- ✓ A resilient economy that provides a diversity of good economic opportunities for all citizens.

Community:

- ✓ Efficient development that saves infrastructure investments and natural resources

Environment:

- ✓ Clean and sufficient water for human and natural use.

Levee Ready Columbia Supports Prosperity for Our Region and All Oregonians



The Regional Infrastructure Fund will support the Project's transition to the construction phase

The RIF commitment will deliver:

- Complete the risk-informed decision-making process
- Complete the feasibility analysis and development of workplans
- Support completion of project management services
- Help ensure that partners are able to develop a plan for completion of
- Leverage the contributions of others to deliver needed levee modernization

The Regional Infrastructure Fund Support is Vital



Questions?

Colin Rowan

Program Manager

Levee Ready Columbia

crowan@mcdd.org

503-281-5675

Thank you!

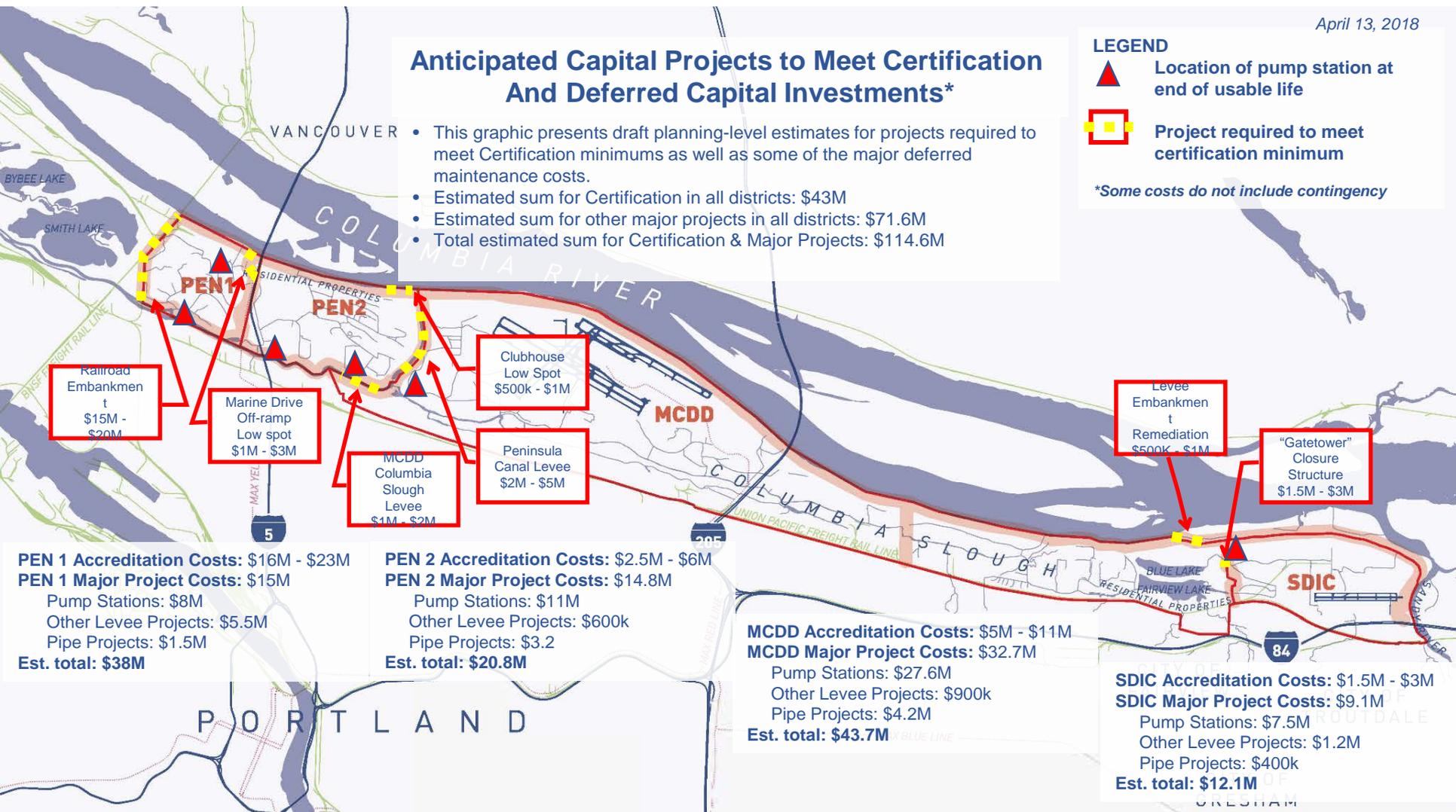
Anticipated Capital Projects to Meet Certification And Deferred Capital Investments*

- This graphic presents draft planning-level estimates for projects required to meet Certification minimums as well as some of the major deferred maintenance costs.
- Estimated sum for Certification in all districts: \$43M
- Estimated sum for other major projects in all districts: \$71.6M
- Total estimated sum for Certification & Major Projects: \$114.6M

LEGEND

-  Location of pump station at end of usable life
-  Project required to meet certification minimum

*Some costs do not include contingency



Railroad Embankment
\$15M - \$20M

Marine Drive Off-ramp Low spot
\$1M - \$3M

Clubhouse Low Spot
\$500k - \$1M

MCDD Columbia Slough Levee
\$1M - \$2M

Peninsula Canal Levee
\$2M - \$5M

Levee Embankment Remediation
\$500k - \$1M

"Gateway" Closure Structure
\$1.5M - \$3M

PEN 1 Accreditation Costs: \$16M - \$23M
PEN 1 Major Project Costs: \$15M
 Pump Stations: \$8M
 Other Levee Projects: \$5.5M
 Pipe Projects: \$1.5M
Est. total: \$38M

PEN 2 Accreditation Costs: \$2.5M - \$6M
PEN 2 Major Project Costs: \$14.8M
 Pump Stations: \$11M
 Other Levee Projects: \$600k
 Pipe Projects: \$3.2
Est. total: \$20.8M

MCDD Accreditation Costs: \$5M - \$11M
MCDD Major Project Costs: \$32.7M
 Pump Stations: \$27.6M
 Other Levee Projects: \$900k
 Pipe Projects: \$4.2M
Est. total: \$43.7M

SDIC Accreditation Costs: \$1.5M - \$3M
SDIC Major Project Costs: \$9.1M
 Pump Stations: \$7.5M
 Other Levee Projects: \$1.2M
 Pipe Projects: \$400k
Est. total: \$12.1M

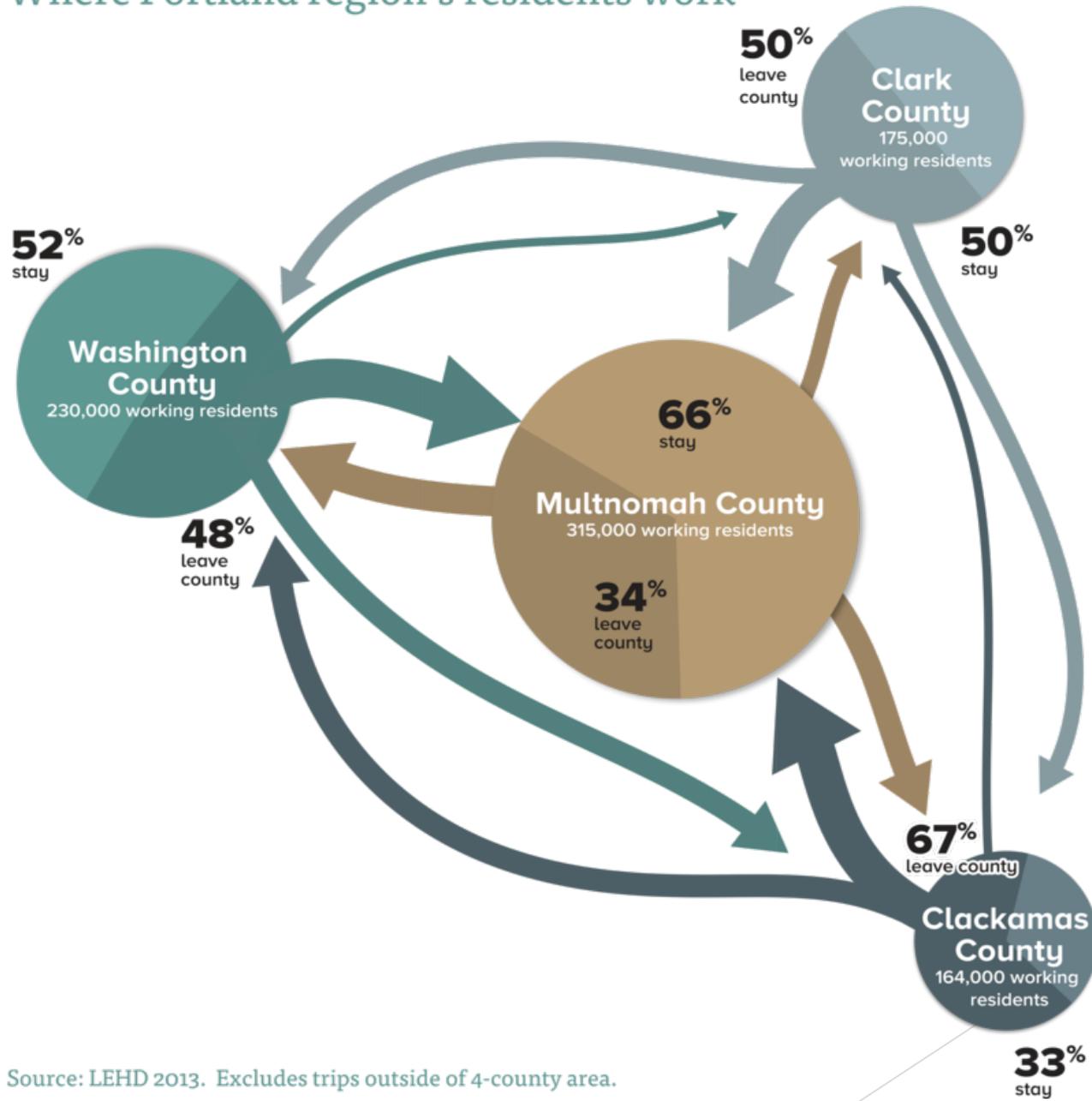
Rockwood Rising Maker Space



Meyers Road Extension Project

Metro Regional Solutions
Advisory Committee Meeting
June 15, 2018

Where Portland region's residents work



Source: LEHD 2013. Excludes trips outside of 4-county area.

Meyers Road Infrastructure



"Employment sites within this area of the City are challenged with the added complexity of the lack of necessary infrastructure."

-Michael Brand, Executive Director, Oregon City Chamber of Commerce

Inclusive Economic Development



- ▶ Beavercreek Employment Area
 - ▶ Growing business hub with more than 90 acres of industrial land well positioned for investment, growth, and development
 - ▶ Estimated payroll of over \$124M
- ▶ State of Oregon Enterprise Zone
- ▶ Oregon City Economic Development Incentive Program

"Future development of this area is expected to spur the creation of over 1,600 family wage jobs"

-Renate Mengelberg, Co-Chair, Oregon City Blue Ribbon Committee

Workforce Development



- ▶ Strategically located next to Clackamas Community College, where businesses can easily access available education and training resources
- ▶ Clackamas Community College Connections with Business and Industry
- ▶ Beaver Creek Employment Area "Putting Education to Work" Campaign

"The project will provide safe connections for various modes of travel along Meyers Road and improve the employment land site readiness."

-Lisa Davidson, Executive Director Connections with Business and Industry, Clackamas Community College



Thank you!

Dayna Webb, PE
Senior Project Engineer

John Lewis, PE
Public Works Director