

STAFF REPORT FOR USE FOR COMMITTEE ON RACIAL EQUITY MEETINGS

Regional Housing Coordination Strategy

Meeting Date: June 26, 2025
Department: Planning, Development and
Research & Housing

Presenters: Laura Combs (she/her),
Associate Regional Planner; Giovanni
Bautista (he/him), Associate Housing Policy
Analyst
Length: 60 minutes

ISSUE STATEMENT

As part of the Oregon Housing Needs Analysis legislation, the State of Oregon requires that Metro complete a Regional Housing Coordination Strategy (RHCS) by the end of 2025. A project team made of staff from both the Housing Department and Planning, Development and Research are collaborating to produce the RHCS, which will result in a list of actions that Metro will undertake to promote the development of needed housing. This strategy must be updated every six years, following the Urban Growth Management decision.

This strategy creates several opportunities for alignment within Metro's existing body of work and to collaborate on initiatives across the region to promote housing in greater Portland. The primary vision of the RHCS is to create a list of actions that Metro will advance to promote housing production, affordability, and choice by lifting up emerging best practices, coordinating and aligning local strategies, and addressing critical gaps that can be filled at the regional level.

COUNCIL ENGAGEMENT & KEY DATES

Council Work Session: Next session is planned for July 29, 2025. Additional Council meetings will be scheduled in late fall leading to the final strategy adoption.

Public comment period: *Planned for September-October 2025*

Council Adoption: By December 31, 2025

Prior CORE Engagement: February 20, 2025

The RHCS project team presented a project introduction, including the engagement approach and scope of work. Additionally, the results of the first application of the racial equity framework were shared with CORE for feedback. CORE members selected their preferred level of involvement with the project moving forward, selecting one additional meeting that was focused on engagement and the evaluation criteria.

Why are you coming to CORE?

- Background and familiarization to the project, especially for new CORE members
- Ask for CORE insights on the approach to evaluating the actions within categories with fair housing impact

- Provide space to discuss the application of the racial equity framework
- Share information about anticipated project decision making process

How will CORE feedback be used?

CORE feedback will help inform the draft action list and evaluation outcomes.

Perspectives can shape how actions are developed and shared with Council.

CORE perspectives will be shared with Council, MTAC, and MPAC at their July meetings.

IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Using the Public Participation spectrum, where is CORE's impact at this particular meeting?

Inform, consult

STRATEGIC PLAN Context

- At our last CORE meeting, we discussed that the primary connection of the SPARED1 to the Regional Housing Coordination Strategy is through Goal A. This project will convene many regional partners to devise the list of strategies and review the evaluation framework. The engagement plan is meant to determine alignment with

housing production work that is already happening at the local level and understand the gaps that Metro can help to fill on the regional scale.

- During our racial equity framework check-ins, the project team created our own vision, guiding principles, and goals document tailored to our project. Using the SPAREDI and our departmental equity plans as our guide, we decided it was important to create these project-specific statements as helpful guides as we deliver the project and useful tools for implementation and accountability.

VISION

Create a roadmap for actions Metro will advance to promote housing production, coordination, and equitable access. This will be achieved by lifting up emerging best practices, coordinating and aligning local strategies, and addressing critical gaps that can be filled at the regional level.

GUIDING PRINCIPLES

- **Promote the production and maintenance of housing that is of diverse types, high-quality, physically accessible, and affordable**
 - Support the development and preservation of affordable housing, including deeply affordable, permanent supportive housing
 - Identify local or regional barriers to developing housing, including financial, regulatory, or capacity-related constraints
- **Promote access to economic opportunities, services and amenities**
 - Promote community wealth-building opportunities by decreasing rent burden and removing financial barriers to home ownership
 - Expand contracting and workforce development opportunities in the housing production pipeline
 - Ensure policies, funding, and programs prioritize access to high quality, stable housing for historically marginalized communities
 - Coordinate strategies that help stabilize communities
- **Promote Fair Housing**
 - Address significant disparities in housing needs and access to opportunity
 - Promote integrated and balanced living patterns with access to opportunity and housing choice
 - Foster and maintain compliance with civil rights and fair housing laws

PROCESS GOALS

Overall project

- Apply a racial equity framework and principles to our research, technical analysis, engagement, and overall strategy development
- Ensure accountability to our racial equity goals by evaluating our progress throughout the project and following completion of the strategy

- Reflect on internal processes and identify improvements for the next Regional Housing Coordination Strategy
- Apply an equity lens to the decision-making process

Evaluation framework

- Measure fair housing and racial equity impacts through the evaluation criteria
- Assess potential impact towards closing racial disparities in housing access and stability

Data

- Apply an equity lens to data collection, analysis and presentation

Engagement

- Coordinate with jurisdictional partners, aligning strategies across agencies and ensuring a strong regional approach to equitable housing solutions
- Ensure the experiences, priorities and expertise of community of color shape strategy development and implementation

Community Input

A key component of the RHCS is understanding the wide array of barriers there are to producing and accessing housing. In understanding these barriers, we can learn what types of strategies and roles Metro can play to best support ongoing work and fill gaps. We have heard about barriers and ideas for actions from a variety of organizations that are working in housing in the region – developers, service providers, advocates, financiers, and local jurisdictions’ staff. Now, the team will take that list of ideas and begin to consider what actions can make the biggest difference and what Metro can realistically commit to doing over the next six years.

External input:

- Home Builders Association: Market rate developers, including developers of multifamily housing
- Housing Oregon: Organization that represents affordable housing developers, including culturally specific developers, and service providers
- Focus group with housing advocates, coalitions, and non-profit organizations
- Focus group with professionals working in housing development and financing
- *An additional meeting is being planned for July with developers and providers who work with urban native community members*
- Four Implementers Work Group meetings with relevant regional jurisdiction representatives
 - 18 cities
 - 3 counties and housing authorities

Internal input:

- Internal staff cross-departmental working meetings
- MTAC

- MPAC
- Previous CORE meeting on February 20, 2025
- Metro Council: Ultimately, the Metro Council will make policy decisions on the final package of actions included in the RHCS for adoption and implementation.