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Metro

# Metro's Regional Housing Coordination Strategy (RHCS)

C4 Metro Subcommittee

May 14, 2025

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## State requirements under OHNA

- HB 2003 established the Oregon Housing Needs Analysis (OHNA) framework
- Cities and unincorporated counties with populations over 10,000 are required to create Housing Production Strategies every six years
- Metro is required to create a Regional Housing Coordination Strategy (RHCS) within one year of UGB decision (by Dec 2025)

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## What is the Regional Housing Coordination Strategy?

List of actions Metro will take to promote housing development and access

- Coordinate with local production strategies
- Fill regional gaps (resources, capacity, tools)

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## Project vision statement

Create a roadmap for actions Metro will advance to promote housing production, coordination, and access.

This will be achieved by lifting up best practices, coordinating and aligning local strategies, and addressing critical gaps that can be filled at the regional level.

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## What outcomes are we trying to achieve?

### Development and maintenance of needed housing

- Diverse housing types
- High quality
- Physically accessible
- Affordable

Housing with access to economic opportunities, services and amenities

Affirmatively furthering fair housing

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## State role vs. Metro role

- Rulemaking
- Approve local housing strategies
- Housing target allocations
- Accountability Office

- Coordination at the regional level
- Align with local efforts and existing regional programs
- Update the RHCS every 6 years

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## Overview of the RHCS process

- Engagement
- Technical analysis
- Evaluation
- Adoption

Ideas and feedback compiled from a variety of engagement activities result in a preliminary list of potential strategies

An evaluation framework is developed, based on relevant technical analysis work

The potential list of strategies is assessed through the evaluation framework

**Final RHCS**

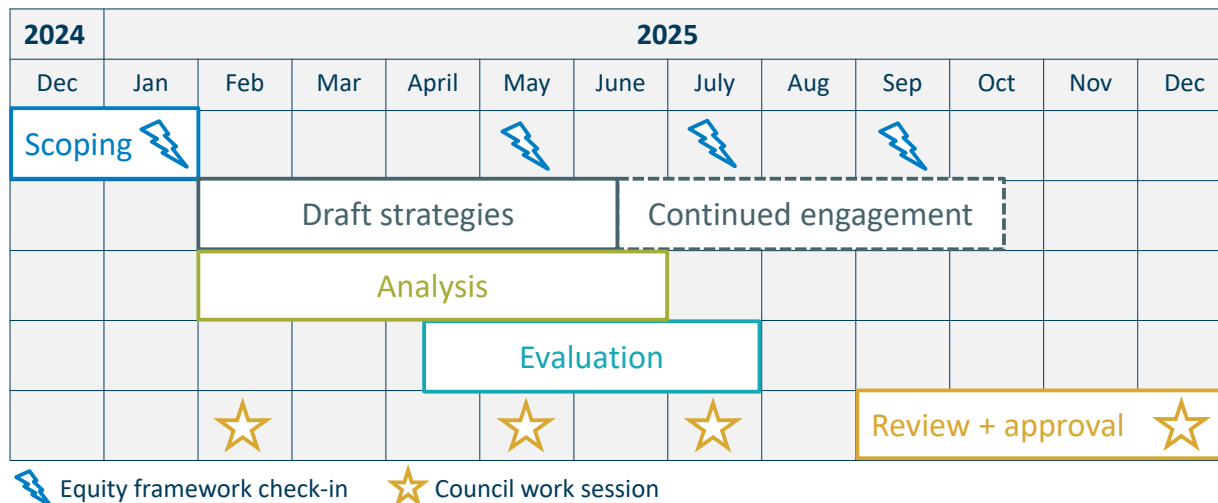
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## Engagement approach

- **Implementers Work Group**
  - 18 cities required to complete HPSs
  - Counties – planning and fair housing staff
  - Housing authorities/divisions
- **Member meetings and focus groups**
  - Market rate developers
  - Affordable housing developers
  - Housing advocacy organizations and service providers
  - Tribes

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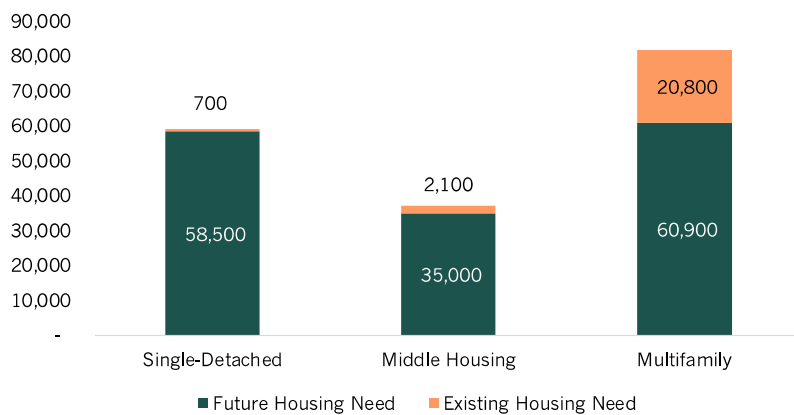
# Schedule



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# The region needs more housing

Current and Future Housing Needs for Metro UGB (2024-2044)



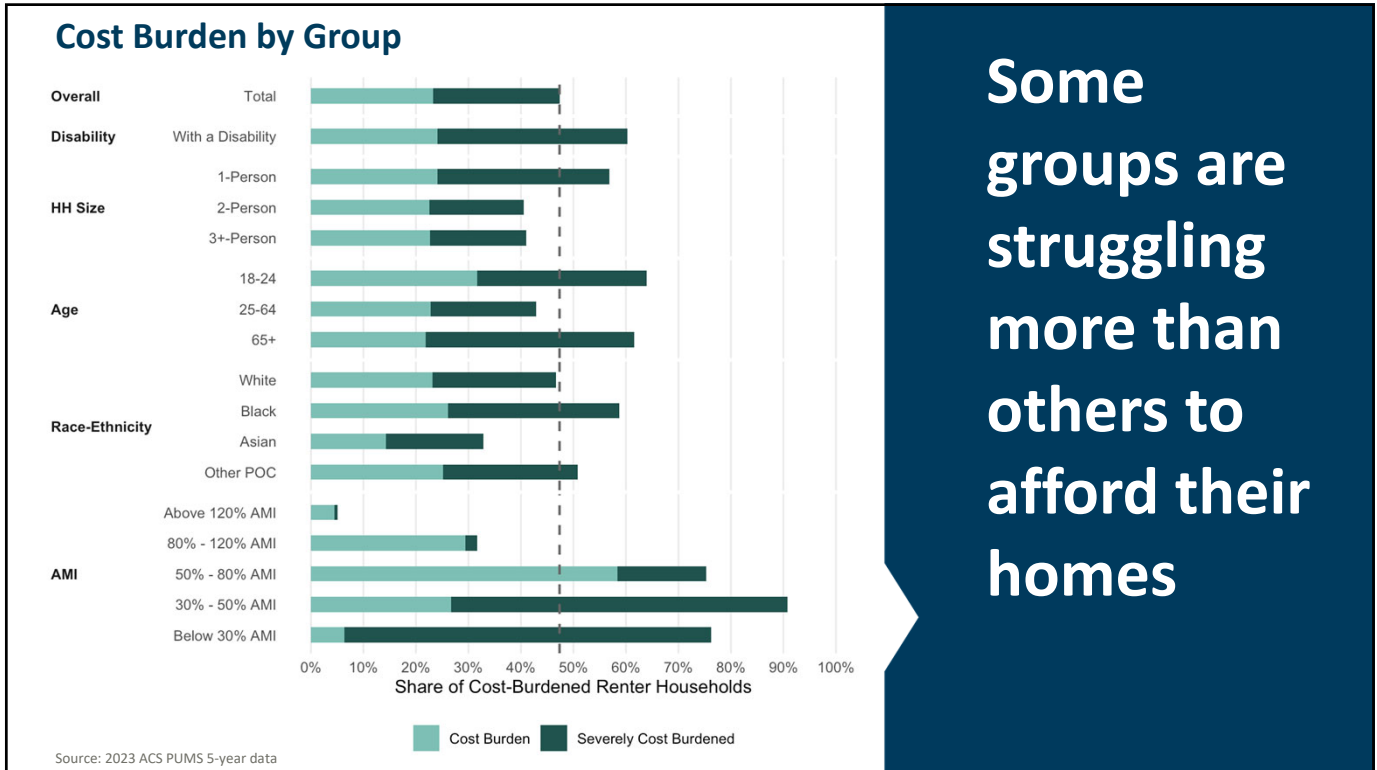
Source: Metro 2024 Urban Growth Report

The Region will need **178,000** new units by 2044

Existing Need: **23,600 units**

Future Need: **154,400 units**

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**Some groups are struggling more than others to afford their homes**

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## Market and financing barriers

- **Rising costs of land, materials, and financing** are straining project feasibility
- **Funding for income-restricted affordable housing is limited**
- **Limited funding sources for developing homes for moderate-income (80%-120% MFI) households**
- **Fragmented land ownership, absentee owners, and challenges assembling parcels** make it difficult to develop affordable housing

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## Regulatory and systems barriers

- **Some locations still have restrictive regulations** that add cost and limit housing types
- **Infrastructure gaps** make land harder to develop affordably
- **Lack of coordination across housing, health, and social services** makes it hard to deliver integrated support to residents and developers
- **Some cities have limited staff capacity and expertise** to implement housing programs
- **Public concerns** can delay or block projects

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## Equity and housing choice barriers

- **Limited housing types:** Few options for accessible, multigenerational, or culturally appropriate housing
- **Complex requirements:** Application rules, credit history, and ID requirements exclude households
- **Underserved groups:** Marginalized residents often lack stable, tailored housing support
- **Risk of displacement:** Rising costs push out low and middle-income households
- **Lack of amenities and services near housing:** Affordable housing built far from transit, jobs, schools, and community resources

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**Metro's Roles in Housing Coordination, Production and Access**

Role	Definition	What are some past or current examples of Metro work in this area?
Regulation and Regional Policies	Develop policies that establish requirements for local jurisdictions related to land use, planning, or housing outcomes. Can include regulatory frameworks and mandates. Create long-range plans and frameworks that set a shared vision for housing outcomes and guide local implementation. These plans shape priorities and align regional goals.	<ul style="list-style-type: none"> <li>• Urban Growth Management Functional Plan</li> <li>• Regional Framework Plan</li> <li>• 2040 Growth Concept</li> <li>• Strategic Plan to Advance Racial Equity, Diversity and Inclusion</li> </ul>
Legislative Advocacy	Advocate at the state or federal level for laws, funding, or policies that support housing and urban development goals.	<ul style="list-style-type: none"> <li>• Metro has participated in OHNA program, both on rulemaking advisory committees and several TACs</li> </ul>
Partnerships and Collaboration	Collaborate with local jurisdictions, housing providers, nonprofits, and others to implement housing strategies. Emphasizes shared implementation over information exchange.	<ul style="list-style-type: none"> <li>• Construction Career Pathways Program</li> <li>• Southwest Equitable Housing Strategy</li> </ul>
Convening	Facilitate spaces for dialogue, coordination, and shared problem-solving among jurisdictions and partners. Focuses on building alignment and momentum across sectors.	<ul style="list-style-type: none"> <li>• Brownfields Coalition</li> <li>• Build Small Coalition</li> </ul>
Communication and Public Engagement	Inform and engage the public and stakeholders about housing needs, solutions, and Metro's role. Can include public education, outreach campaigns, or regional messaging strategies.	<ul style="list-style-type: none"> <li>• Metro News stories</li> <li>• Social media</li> </ul>
Best Practices and Research	Identify, research, and share innovative practices and models related to housing development, finance, and equity.	<ul style="list-style-type: none"> <li>• Parcelization Study</li> <li>• Equitable Housing Framework</li> </ul>
Technical Assistance	Deliver training, tools, and implementation support to help jurisdictions address housing needs.	<ul style="list-style-type: none"> <li>• Supportive Housing Services Training &amp; Technical Assistance initiative</li> </ul>
Data and Analysis	Collect, compile, and analyze data to inform housing decisions. Share data in usable formats and address gaps in information for local jurisdictions.	<ul style="list-style-type: none"> <li>• Social Vulnerability Explorer</li> <li>• Distributed Forecasts</li> <li>• Residential Development Indicators</li> </ul>
Funding and Investment	Provide direct financial resources to support housing, including capital projects, planning activities, and services. Can include bonds, grants, or dedicated funding streams.	<ul style="list-style-type: none"> <li>• 2040 Planning and Development Grants</li> <li>• Transit-Oriented Development Program</li> <li>• Affordable Housing Bond</li> <li>• Supportive Housing Services fund</li> </ul>
Others?	Ideas from engagement: <ul style="list-style-type: none"> <li>- Industry partnerships</li> <li>- Recruitment of developers, capital</li> </ul>	

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# Questions and discussion

- Do you have questions about the RHCS?
- Are there additional barriers to housing production that we need to consider?
- What actions do you think we should include in the RHCS, considering Metro's roles in housing?

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