

Dear Equitable Housing Initiative partners and interested parties:

I wanted to share a few updates on Metro's Equitable Housing Initiative and related Metro program activities.

Advancing 'in-placement': Lessons from Denver, Atlanta, and Tony Pickett

Brought to Portland by Metro's [Equitable Housing Initiative](#) and [Regional Snapshots](#) program, Tony Pickett shared lessons from decades of work trying to create and protect affordability amid rapid growth in two of the country's hot housing markets. Pickett is vice president of master site development at [Denver's Urban Land Conservancy](#) and a past executive director of the [Atlanta Land Trust Collaborative](#).

You can read about the key takeaways from the talk and also view the highlights video (4 minutes), full video (52 minutes) and presentation slides here: <http://www.oregonmetro.gov/news/advancing-placement-4-housing-and-development-lessons-denver-atlanta-and-tony-pickett>

Equitable Housing Planning and Development Grants

Metro is currently working with the recipients of seven equitable housing grants approved by the Metro Council in December 2016 to formalize project scopes and timelines. Projects include:

Grant	Jurisdiction	Project Description
\$100,000	Beaverton	Create an anti-displacement strategy, working with partners to develop incentives for new development and rehabilitation and securing agreements to convert at least two at-risk properties to regulated affordable housing
\$65,000	Milwaukie	Examine potential for cottage cluster development to meet needs for affordable housing, workforce housing, senior housing, and special needs housing; and work with interested property owner(s) to conduct feasibility analysis and conceptual design work on at least one site.
\$100,000	Oregon City	Review municipal code barriers to "missing middle" housing and produce educational materials that provide more clarity around the development review process for "missing middle" housing.
\$100,000	Portland	Develop an Equitable Housing Strategy for the Southwest Corridor transit project. Set affordable housing preservation and production targets, evaluate funding sources and gaps, identify opportunity sites, and work with nonprofit partners to build a community coalition to support inclusion of affordable housing as part of the transit investment.
\$50,000	Tigard	Identify and assess opportunity sites within the Southwest Corridor transit project proposed station areas, and pursue development strategies to ensure no net loss of affordable housing as a result of the transit project.
\$97,500	Washington County	Identify 3-5 affordable housing development sites, evaluate financial and code barriers, recommend community plan/code amendments, and support predevelopment work on at least one site.
\$62,500	Wilsonville	Research, develop, adopt, and begin implementation of an Equitable Housing Strategic Plan that identifies and prioritizes policies and programs to support equitable housing development, including multifamily infill development, regulated affordable housing, and "missing middle" housing options.

The grants are intended to help cities and counties – along with public, private and nonprofit partners – develop local strategies to eliminate barriers to equitable housing development.

This spring, Metro will kick off another round of local planning and development grants that will include a strong equity and equitable housing focus. Stay tuned for more information.

SW Corridor Equitable Development Strategy

In 2016, Metro applied for and received an [\\$895,000 grant from the Federal Transit Authority \(FTA\)](#) to create an equitable economic development and housing strategy for the Southwest Corridor, where the region's next MAX line could connect Portland State University to Bridgeport Village as soon as 2025. Metro is working with FTA and local partner to finalize the work plan for the project, which will be closely coordinated with the Equitable Housing Planning and Development grants awarded by Metro to Portland and Tigard.

Transit-Oriented Development Program

Metro's Transit-Oriented Development Program works with developers and communities to create more housing and job opportunities near high-quality transit. In January 2016, the program increased the funding eligibility for development projects that include affordable housing, particularly in areas with high land costs and good access to jobs and services.

The program's contributions to affordable projects are typically between \$250,000 and \$500,000, layered with Low Income Housing Tax Credits and support from local jurisdictions. The program is currently supporting several projects with affordable components:

- [Oliver Station](#), a 145-unit project with 126 regulated affordable units, is currently under construction in Portland's Lents neighborhood.
- Woody Guthrie Place, a 64-unit project with 39 regulated affordable units, is expected to break ground in Portland's Lents neighborhood early this summer.
- 72 Foster, a 101-unit project with 101 regulated affordable units, is expected to break ground in Portland's Foster-Powell neighborhood early this summer.
- Interstate-Willamette, a 140 unit project with 23 units regulated at 80% of Area Median Income for 10 years and 5 units regulated at 80% of Area Median Income for 30 years, is anticipated to break ground in Portland's Overlook neighborhood this summer.
- The Jade District '[Furniture Store' project](#), a 48-unit project with 47 regulated affordable units on property currently owned by Metro at SE 82nd Avenue and Division Street in Portland's South Tabor neighborhood, is expected to break ground in November 2017.
- Cornelius Place, a 45-unit project that includes housing for residents 55 and over earning 60 percent of Area Media Income or lower as well as a new public library facility, is expected to break ground in Downtown Cornelius in 2017.

Build Small Coalition: Reconvening the Space Efficient Housing Work Group

Smaller housing options are a key part of Metro's strategy to advance equitable housing, community livability and environmental goals. This spring, Metro will take over leadership of the Space Efficient Housing Work Group created by the Oregon Department of Environmental Quality in 2010.

Metro hopes to work with experts and practitioners to lead research, policy innovation, outreach and new partnerships to promote creation of and access to smaller housing— including accessory dwelling units, cottage clusters and other smaller housing options— in greater Portland and across Oregon.

If you are interested in receiving updates on the progress of the group, please contact Laura Dawson-Bodner (Laura.Dawson-Bodner@oregonmetro.gov) to be added to the interested parties list.

New Community Placemaking grant program

Metro's new [Community Placemaking grant program](#) will support community-driven projects that strengthen social fabric, foster connection to place, and involve and benefit historically marginalized communities. Grants will range from \$5,000 to \$25,000, and applications for the pilot round will be open April 1 to noon on May 26, 2017. Learn more about the [Spring 2017 pilot grant cycle](#).

Regional solutions and state policy for equitable housing

Metro continues to research best practices and explore partnership opportunities to expand resources to create and preserve housing affordability in neighborhoods with good access to transit, jobs and educational opportunities, services and amenities.

As a member of the [Oregon Housing Alliance](#), Metro participates in state policy development to ensure that local jurisdictions have the tools and resources they need to address housing challenges in their communities.

Questions? Comments? Ideas? Email me at emily.lieb@oregonmetro.gov.

Best,
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