Metro Housing Bond
Portland's Local Implementation Strategy

The Metro Housing Bond is a voter-backed initiative to create permanently affordable homes across the greater Portland region for communities in need. Metro's Housing Bond Framework and Portland's Local Implementation Strategy state the goals, priorities and strategies to guide bond investments. The strategy was developed with feedback from housing stakeholders, culturally-specific providers, advocates and other partners. It provides a plan to ensure bond investments reflect our community's values to help Portlanders most in need of affordable housing.

METRO'S GUIDING PRINCIPALS

Lead with Racial Equity

Ensure that racial equity considerations guide and are integrated throughout all aspects of program implementation.

Create Opportunity for Those in Need

Create housing for Communities of Color, families, people living with disabilities, seniors, Veterans, and households experiencing or at risk of homelessness.

Opportunity throughout the Region

Ensure investments are distributed across Washington, Clackamas and Multnomah counties.

Make Good Use of Public Dollars

Provide for community oversight to ensure transparency and accountability in program activities and outcomes.

PORTLAND'S PRODUCTION TARGETS

The Portland Housing Bureau is the local jurisdiction responsible for implementing $188 million of the $211 million[1] in bond funds intended to create affordable homes in the City of Portland. All new homes will be for households earning at or below 60% area median income (AMI) and include the following production targets:

- Total new units: **1,315**
- Family sized units (2+ bedrooms): **657**
- Deeply affordable units (30% AMI rents): **539**
- Supportive housing units: **300**[2]

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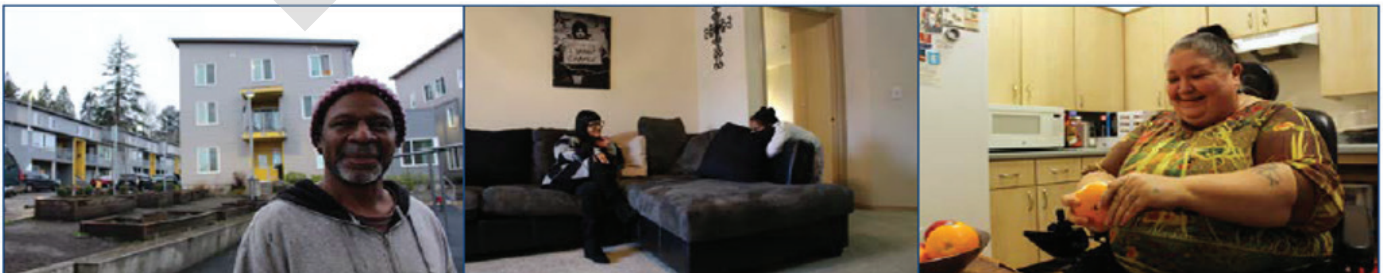
1   Metro allocated $211 million for the development of affordable housing within the City of Portland. In May 2019, Metro selected an early Phase I project to proceed utilizing $23 million of the City's total allocation that will produce 160 total units.
2   Dependent on committed services funds from non-bond sources.

STRATEGIES TO LEAD WITH RACIAL EQUITY

1. Incorporate racial equity goals and measures in all aspects of implementation: outreach, project selection, development and construction, service partnerships, marketing and lease-up, reporting and ongoing engagement.

2. Allow funds to be used for homeownership, with a focus on serving African American, Latinx and Native American households to address historic and current discrimination and inequities in homeownership opportunities.

3. All newly constructed units will use best design practices, such as the Universal Federal Accessibility Standards, which exceed Oregon state's minimum standards for accessibility.

4. Conduct ongoing outreach and engagement with communities on bond progress, prioritizing reaching Communities of Color, immigrant and refugee communities, and persons living with disabilities.

PRIORITY COMMUNITIES

- Communities of Color
- Families with children and multiple generations
- People living with disabilities
- Seniors
- Veterans
- Households experiencing homelessness
- Households facing imminent displacement

PRIORITY LOCATIONS

- Little or no existing affordable housing or housing resources
- Areas with high amenities
- Diverse neighborhood demographics
- Prevent displacement in rapidly gentrifying neighborhoods
- Proximity to services and cultural resources

OVERSIGHT AND ACCOUNTABILITY

The Portland Housing Bureau and Metro are committed to investing bond funds transparently, accountably and informed by input from the people of Portland. Metro's Community Oversight Committee, a 13-member independent oversight committee, will review Portland's proposed investments and progress to ensure alignment with the goals and priorities set forth in the local implementation strategy. All committee meetings are open to the public. Additionally, the committee will provide annual reports on progress to Metro Council.

Conceptual drawings of proposed Dekum Court redevelopment. Rendering by Holst Architecture.