

CITY OF

PORTLAND, OREGON

BUREAU OF HOUSING AND COMMUNITY DEVELOPMENT

Commissioner Erik Sten
Will White, Director
421 SW 6th Avenue, Suite 1100
Portland OR 97204
(503) 823-2375
Fax (503) 823-2387
www.portlandonline.com/BHCD

Memorandum

To: HAP Board of Commissioners

From: Tracy Lehto, Program Coordinator

cc: Beth Kaye, Policy, BHCD, Planning and Communications Manager;

Trell Anderson, BHCD, Housing Program Manager

Rachael Duke, HAP

Date: 12-13-2005

Re: Analysis of Impediments – Overview of Process, Impediments and Draft Recommendations

Analysis of Impediments to Fair Housing

The Analysis of Impediments to Fair Housing (AI) is a review of impediments to fair housing and housing choice in the public and private sector. The AI will also include strategies to address identified impediments. The last AI for Multnomah County was completed in 1996. Updating the AI is part of HUD's requirement to affirmatively further fair housing, which jurisdictions must comply with to receive CDBG and HOME funding. The Housing and Community Development Commission (HCDC) is charged with overseeing the development of the AI for Multnomah County. The City of Portland Bureau of Housing and Community Development (BHCD) has taken the lead in staffing the project. An AI Advisory Committee comprised of community members and an AI Technical Committee comprised of jurisdiction staff has assisted with the process.

AI Process

A wide variety of data has been collected and analyzed for the Al. This includes: interviews with 50 community stakeholders; fair housing complaint data; the jurisdictions' laws, policies and administrative procedures that impact housing; demographic data about protected classes and related housing data; and data about the distribution of affordable housing. As an additional analysis tool, 70 maps were created based on the demographic and housing data collected.

AI Status

Based on data collected and analyzed as part of this process, a list of fair housing impediments and significant issues has been established. Impediments are tied to violations of fair housing law. Significant issues have a disparate impact on protected classes, but are not a clear violation of fair housing law. Currently the final step of the AI, developing recommendations to address impediments, is under way. BHCD staff are taking input from the Advisory and Technical Committees as well as public input to develop a draft set of final recommendations. BHCD will present the final AI and recommendations to HCDC on January 4, 2005 and ask for approval of the document. After HCDC approval, the AI will be submitted to HUD.

The draft AI can be found at: http://www.portlandonline.com/bhcd/

AI Findings and Recommendations that Impact HAP

While the AI as a whole is relevant to HAP's work, the following findings and recommendations have specific impacts for HAP.

- Family Sized Units: Families have a difficult time finding 3+ bedroom units, particularly at affordable rents. Recommendations include development incentives for affordable 3+ bedroom units.
- Accessibility: A number of issues regarding accessible units were identified in the AI.
 Recommendations include:
 - Better documentation of the accessibility features in existing accessible units;
 - An increased number of roll in showers in rehabilitated or new units;
 - Development of 2+ bedroom accessible units; and
 - Increased access to accessible units by disabled renters through increased advertising to agencies that work with disabled.
- Smoke Free Housing: Recommendations include encouraging the development of smoke free housing, with a preference for smoke free buildings or floors, but at minimum additional smoke free units.
- Renter Education: Many renters are unaware of their rights and responsibilities under fair housing and landlord tenant law. This is a more significant challenge for people with limited or no English. Recommendations include providing the Ready to Rent tenant education program additional languages (currently available in English and Spanish).
- Minority Homeownership Gap: Homebuyers, in addition to renters, are affected by fair housing issues. The AI supports the City of Portland's work to close the minority homeownership gap.
- Location Policy: The location of affordable housing impacts both housing choice and the
 concentration of poverty. The AI calls for the City of Portland to revisit its Location Policy and the
 other jurisdictions in Multnomah County to implement location policies. BHCD expects to begin
 review of the City's Location Policy in the Spring of 2006.

For more information about the AI, please visit: http://www.portlandonline.com/bhcd/

If you any questions about the AI, please contact Tracy Lehto at 503-823-2355 or tlehto@ci.portland.or.us