Recommendation Matrix

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RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SUPPLEMENTAL ISSUE CATEGORY	EXPLANATORY DETAIL FOR IMPEDIMENT/SIGNIFICANT ISSUE	RECOMMENDATION STATUS	JURISDICTION ACTION CATEGORY	STAFF ANALYSIS OF RECOMMENDATION FEASIBILITY
Zoning Code regulations: The Central City plan district regulations (in the Zoning Code) include floor area bonuses (more building bulk) for providing large units in certain districts. They are the: Large dwelling unit bonus in the West End (larger than 750 square feet) and large household dwelling unit bonus and; Large household dwelling unit bonus for units with two or more bedrooms in South Waterfront. Residential buildings in these districts are likely to be high rise with elevators which are conducive to being accessible.	Impediment #1 Discrimination-Disability	There is a shortage of accessible units with 2 or more bedrooms. This makes it particularly difficult for families that include a person in a wheelchair to find housing.	Existing	Staff time/planning	Moderately Achievable
Work with landlord and property management industry to adopt lower income to ratios.	Sig Issue #4 Screening Criteria	Landlord screening criteria that require a high income to rent ratio puts housing out of reach of many low-income households.	New	Advocacy	Difficult to Achieve
Work to allow renters to access multiple credit reports for a reduced fee (look more into model used in San Franciso Bay area)	Sig Issue #4 Screening Criteria	The practice of requiring prospective tenants to pay for a separate credit report at each property they apply at, limits the ability of low-income households to seek out their choice of housing.	New	Advocacy	Difficult to Achieve
Urban renewal efforts target the acquisition and rehabilitation of existing affordable housing. PDC is currently developing a loan program that will help private property owners make necessary repairs to rental units that serve low income households. PDC administers lead-based paint grants for homeowners and Section 8 rental property owners to provide lead based paint remediation for low income households. PDC also administers home repair loans for low income homeowners in urban renewal areas. There are not enough resources to meets all of the housing repair needs.	Sig Issue #1 Location of Housing	Housing units that have “housing unit problems” as defined by the Census (including physical condition, affordability or overcrowding issues) are clustered in areas with higher concentrations of low and moderate-income households.	Existing	Funded activity	Moderately Achievable
Urban renewal efforts target the acquisition and rehabilitation of existing affordable housing. PDC is currently developing a loan program that will help private property owners make necessary repairs to rental units that serve low income households. PDC administers lead-based paint grants for homeowners and Section 8 rental property owners to provide lead based paint remediation for low income households. PDC also administers home repair loans for low income homeowners in urban renewal areas. There are not enough resources to meets all of the housing repair needs.	Sig Issue #3 Poor Quality Housing	Healthy Housing for Renters” Project Overview: A collaborative project of the American Lung Association of Oregon and CAT.	Existing	Funded activity	Moderately Achievable
Unlimited Choices - The Planning Jurisdictions should continue to support Unlimited Choices’ Adapt-a-Home, to provide low-cost accessibility accommodations.	Impediment #1 Discrimination-Disabilty	There are insufficient numbers of accessible units to meet demand.	Existing	Funded activity	Readily Achievable

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Unlimited Choices	Impediment #1 Discrimination-Disabilty	Many units described as “accessible” do not have wheelchair accessible showers. The tenants must bear all costs of making a unit accessible. Note that 22% of disability related fair housing complaints are based on design-construction issues.	Existing	Funded activity	Readily Achievable
Tie development bonuses to number of bedrooms rather than square footage.	Impediment #1 Discrimination-Disability	There is a shortage of accessible units with 2 or more bedrooms. This makes it particularly difficult for families that include a person in a wheelchair to find housing.	New	Staff time/planning	Difficult to Achieve
The Single Family Tax Abatement program applies to new single-family homes and condos in "homebuyer opportunity" areas. After a brief hiatus due to legislative inaction, this program is once again available. The 10-year exemption on the improvement value of a home has the effect of lowering house payments for the first 10 years of ownership. Most of the homes with this tax exemption have had at least 3 bedrooms. The program is mapped for low to moderate income areas of North, Northeast and East Portland.	Impediment #3 Discrimination-Familial Status	There is a shortage of affordable family-sized (3+ bedrooms) housing. As a consequence, many families live in over-crowded conditions.	Existing	Staff time/planning	Moderately Achievable
The multifamily tax exemption programs have public benefit requirements that can be partially satisfied by ensuring that 20% of a project's housing units have three or more bedrooms. These programs are available to transit supportive development near light rail stations and other transit oriented areas (outside the Central City), and to new multifamily housing in the Central City and urban renewal areas	Impediment #3 Discrimination-Familial Status	There is a shortage of affordable family-sized (3+ bedrooms) housing. As a consequence, many families live in over-crowded conditions.	Existing	Staff time/planning	Moderately Achievable
The Mayor and Commission recruit from minority community to fill vacancies on the Commission, representation on urban renewal advisory committees, and membership on project selection committees.	Sig Issue #6 Board Composition	The composition of the Boards and Commissions that establish policies, make funding decisions, and oversee practices that relate to housing does not, with some exceptions, reflect the diversity of the community.	Existing	Staff time/planning	Moderately Achievable
The jurisdictions should participate in the Smoke-free Multifamily Housing Committee.	Sig Issue #3 Poor Quality Housing	There are currently no designated smoke- free units in any publicly funded affordable housing. Second hand smoke compromises the overall health of other building tenants. The adverse impact is particularly strong for children, tenants with respiratory problems and/or compromised immune systems.	New	Staff time/planning	Readily Achievable

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The County should provide a more systematic way to clear out-of-date infractions from the criminal records of people with good records for long periods.	Sig Issue #4 Screening Criteria	People with any contacts with law enforcement will face significant barriers to housing. Some landlords use outdated or irrelevant criminal history information to screen out tenant applications. The use of "police contacts" may also be being used for screening. We believe that some of these criteria have a disparate impact on people of color.	New	Advocacy	Difficult to Achieve
The City of Portland uses its RFP criteria to encourage development of units affordable to households with incomes at or below 30% MFI.	Sig Issue #5 Unavailablity of Housing	There is a lack of affordable housing units for tenants with incomes below 30% Median Family Income.	Existing	Funded activity, Staff time/planning	Moderately Achievable
The City of Portland uses its RFP criteria to encourage development of permanent supportive housing for people with special needs. The current focus is on people who have experienced chronic homelessness.	Sig Issue #5 Unavailablity of Housing	There is an insufficient supply of permanent supportive housing affordable to people with special needs.	Existing	Funded activity, Staff time/planning	Moderately Achievable
The City of Portland has used its Tax Exemption Programs to stimulate development of new family-sized housing	Impediment #3 Discrimination-Familial Status	There is a shortage of affordable family-sized (3+ bedrooms) housing. As a consequence, many families live in over-crowded conditions.	Existing	Funded activity, Staff time/planning	Moderately Achievable
The City of Portland and Multnomah County have education and outreach programs for lead paint hazards for renters and landlords, unit assessments, lead blood level testing and relocation services.	Sig Issue #3 Poor Quality Housing	A large proportion of affordable units in Multnomah County were constructed before 1978 and are contaminated with lead-based paint. Unless this hazard is remediated, lead paint chips pose a health hazard, particularly to young children. Many affordable units have interior mold. This poses a health hazard, particularly to people with respiratory impairments.	Existing	Funded activity, Staff time/planning	Moderately Achievable
The City of Portland also has a preservation strategy to preserve existing affordable housing by placing it into non-profit ownership.	Sig Issue #5 Unavailablity of Housing	There is a lack of affordable housing units for tenants with incomes below 30% Median Family Income.	Existing	Funded activity, Staff time/planning	Difficult to Achieve
The City and PDC Affordable Housing Spring RFP has established funding priorities for housing that serves tenants with incomes below 30% MFI. PDC has developed housing strategies is urban renewal areas to ensure there is a range of housing available in urban renewal areas. The strategies identify the gaps in housing availability in terms of income affordability and housing type and establish development priorities to fill those gaps. There continue to be challenges related to the level of funding available, availability of land for development and neighborhood siting issues.	Sig Issue #5 Unavailablity of Housing	The general unavailability of affordable housing units across the county continues to limit housing choice.	Existing	Funded activity, Staff time/planning	Difficult to Achieve

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Support Metro in finding ways to fund and enforce Title 7 of the Regional Affordable Housing Strategy	Sig Issue #1 Location of Housing	The City of Portland's Location Policy, adopted in 1996 in conjunction with the Shelter Reconfiguration Plan, sought to regulate the concentration of affordable housing developed with City-controlled funds in areas of the City where poverty was concentrated. The policy provides exceptions that balance the policy objective of poverty de-concentration against other policy goals that include: responding to localized housing needs, the desire to prevent residential displacement and deference to community-based decision-making about housing development.	New	Staff time/planning	Difficult to Achieve
Support Metro in finding ways to fund and enforce Title 7 of the Regional Affordable Housing Strategy	Sig Issue #1 Location of Housing	The lack of enforcement of Metro's Affordable Housing Production Goals allows non-participating jurisdictions in the metropolitan area to passively limit housing choices for lower income households.	New	Staff time/planning	Difficult to Achieve
Siting Program - The City of Portland should continue to fund the Office of Neighborhood Involvement to a administer a siting assistance program that promotes the siting of special needs housing by providing the community education, dispute resolution services and tools such as Good Neighbor Agreements.	Sig Issue #5 Unavailablity of Housing	There have been instances where local residents, and /or neighborhood associations, have opposed the development of new affordable housing in their area. In some cases, low-income communities have resisted development of new affordable housing, claiming that the area is saturated. (e.g. Lents Town Center Urban Renewal Area).	Existing	Funded activity	Difficult to Achieve
Siting Program	Impediment #1 Discrimination-Disabilty	There have been instances of neighborhood opposition to the development of special needs housing.	Existing	Funded activity	Difficult to Achieve
Siting Program	Sig Issue #5 Unavailablity of Housing	There have been instances of neighborhood opposition to the development of special needs housing.	Existing	Funded activity	Difficult to Achieve
Set goal to increase number of roll in showers in newly constructed locally funded units.	Impediment #1 Discrimination-Disability	Many units described as "accessible" do not have wheelchair accessible showers. The tenants must bear all costs of making a unit accessible. Note that 22% of disability related fair housing complaints are based on design-construction issues.	New	Staff time/planning	Moderately Achievable

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Require newly developed locally funded properties to hold accessible units available for persons with disabilities for some designated time period.	Impediment #1 Discrimination-Disability	Even when an accessible unit is available and advertised, it will often have been leased to non-disabled tenants before a disabled person has had the chance to apply. There is no requirement that public or private property owners reserve or hold open accessible units, or seek referrals from agencies that provide services to people with disabilities.	New	Staff time/planning	Moderately Achievable
Require landlords to refund two-months rent to tenants for failure to meet habitability standards (change state law first).	Sig Issue #1 Location of Housing	Housing units that have “housing unit problems” as defined by the Census (including physical condition, affordability or overcrowding issues) are clustered in areas with higher concentrations of low and moderate-income households.	New	Advocacy	Difficult to Achieve
Relocation Program - The City of Portland has a relocation program for low-income renters who live in units that have received a vacate order from city inspectors, a moldy unit and related health issues, or a unit with lead paint and a child 6 or under, or a pregnant woman with high blood lead levels.	Sig Issue #1 Location of Housing	Housing units that have “housing unit problems” as defined by the Census (including physical condition, affordability or overcrowding issues) are clustered in areas with higher concentrations of low and moderate-income households.	Existing	Funded activity	Readily Achievable
Relocation Program	Sig Issue #3 Poor Quality Housing	Healthy Housing for Renters” Project Overview: A collaborative project of the American Lung Association of Oregon and CAT.	Existing	Funded activity	Readily Achievable
Ready to Rent, Fresh Start and Risk Mitigation Pool - Fresh Start, Ready to Rent, and the Risk Mitigation pool offer landlords an incentive to relax their screening criteria by reducing the risk. These programs are underutilized. Increase usage of Fresh Start and Ready to Rent, programs that assist renters who do not meet traditional screening criteria.	Sig Issue #4 Screening Criteria	Screening criteria commonly used by the industry (e.g. rent to income ratio, history of eviction, credit history, criminal history) creates a barrier to housing for many.	Enhanced	Funded activity	Moderately Achievable
Ready to Rent - Work to offer Ready to Rent in other languages.	Impediment #2 Discrimination-Race, Color, National Origin	Cultural differences, including the lack of a common language, can impede landlord/tenant communication. The tenant may not receive clear instruction about the application process, or property rules. The landlord ‘s ability resolve differences, and facilitate tenant disputes is diminished.	Enhanced	Staff time/planning	Difficult to Achieve
Ready to Rent - Additional rental training either through Ready to Rent or another training source	Sig Issue #4 Screening Criteria	Many low-income people lack knowledge about the rental process, rental/lease agreements, landlord and tenant rights and responsibilities.	New	funded activity, staff time/planning	Moderately Achievable
Ready to Rent	Sig Issue #4 Screening Criteria	Many low-income people lack knowledge about the rental process, rental/lease agreements, landlord and tenant rights and responsibilities.	Existing	Funded activity	Moderately Achievable
Provide education and outreach to landlords to encourage them to rent to Section 8 participants.	Sig Issue #4 Screening Criteria	Many landlords do not accept tenants with Section 8.	Existing	Funded activity	Moderately Achievable

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Proposed Zoning Code Amendments: The City of Portland has no preference for town house development over other kinds of developments. Townhouses and row houses can be accessible if parking does not occupy the ground floor of the units. The Portland Planning Bureau's Infill Design Code Amendment Project is aimed at fostering alternative development types to the standard row house with ground floor parking. These amendments facilitate rear parking arrangements and courtyard oriented housing that lends itself to handicapped accessibility.	Impediment #1 Discrimination-Disabilty	The Fair Housing Act exempts new town home construction from accessibility requirements, and this is reflected in the local building code. Developers have been building a greater proportion of town homes due to lower cost and high demand. These new homes are not accessible.	Existing	staff time/planning	Moderately Achievable
Promote the allocation of smoke free units in newly constructed process.	Sig Issue #3 Poor Quality Housing	There are currently no designated smoke- free units in any publicly funded affordable housing. Second hand smoke compromises the overall health of other building tenants. The adverse impact is particularly strong for children, tenants with respiratory problems and/or compromised immune systems.	New	Staff time/planning	Moderately Achievable
Portland City Council has adopted a goal of closing the Minority Homeownership Gap by 2015. City Council adopted a set of short-term strategies proposed by HOAC. However, limited funds are available for implementation. PDC is partnering with the City in this campaign.	Impediment #2 Discrimination-Race, Color, National Origin	There is a significant minority homeownership gap, as documented in two reports issued in 2004 by the Housing and Community Development Commission's Home Ownership Advisory Committee (HOAC). The homeownership rate for whites in 2000 was 59%, while the rate for African Americans, Native Americans, and Hispanics averaged 34%. A key factor is the loan denial rate. Among white and	Existing	funded activity, staff time/planning	Difficult to Achieve
PDC is requiring in some of the urban renewal development projects that one or more town home units are accessible. Challenges include ensuring neighborhood compatibility in design and limited funding in some of the older URAs.	Impediment #1 Discrimination-Disabilty	The Fair Housing Act exempts new town home construction from accessibility requirements, and this is reflected in the local building code. Developers have been building a greater proportion of town homes due to lower cost and high demand. These new homes are not accessible.	Existing	funded activity, staff time/planning	Moderately Achievable
PDC has developed housing strategies in most of the City's urban renewal areas establishing a priority of maintaining the stock of affordable housing in urban renewal areas and increasing the amount of low income housing with long-term affordability agreements (60-year affordability agreements). PDC funding affordable housing development in all of the non-industrial urban renewal areas. Challenges: In many URAs, the funding availability is lower than what would be needed to keep up with market dynamics resulting in the loss of affordable housing. Also, NIMBY-ism in Portland neighborhoods often results in project compromises that reduces the number of deeply affordable units in a project.	Sig Issue #5 Unavailablity of Housing	The general unavailability of affordable housing units across the county continues to limit housing choice.	Existing	funded activity, staff time/planning	Difficult to Achieve

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OAR 839-006-0206 provides that, while there is no duty to make reasonable accommodation to an individual based on his/her gender identity in employment settings. Advocate for extension of policy to fair housing.	Impediment #1 Discrimination-Disabilty	Claims of discrimination based on gender identity are sometimes brought under the “disability” provisions of the fair housing law, because the plaintiffs are perceived as disabled, and because there is no protection available under federal law for transgender individuals.	New	Advocacy	Difficult to Achieve
Non-English Forms - Work with Metro Multifamily Housing Association and other property management trade association to translate rental forms into other languages.	Impediment #2 Discrimination-Race, Color, National Origin	People who do not have strong English language skills face barriers to housing, because key documents, including leases, policies, disclosures, statements of rules, and/or compliance forms are not typically available in languages other than English.	Enhanced	Advocacy	Difficult to Achieve
Non-English Forms - The Metro Multifamily Housing Association provides rental forms in Spanish. Any landlord or property manager may purchase these forms.	Impediment #2 Discrimination-Race, Color, National Origin	People who do not have strong English language skills face barriers to housing, because key documents, including leases, policies, disclosures, statements of rules, and/or compliance forms are not typically available in languages other than English.	Existing	Advocacy	Readily Achievable
Non-English Forms	Impediment #2 Discrimination-Race, Color, National Origin	Cultural differences, including the lack of a common language, can impede landlord/tenant communication. The tenant may not receive clear instruction about the application process, or property rules. The landlord ‘s ability resolve differences, and facilitate tenant disputes is diminished.	Enhanced	Advocacy	Difficult to Achieve
New grant at FHCO will focus on providing technical assistance to non-profit housing providers including shelter providers to improve accessibility. (Confirm this with Pegge)	Impediment #1 Discrimination-Disabilty	Many of the homeless shelters run by the City and County are not accessible to people with motor disabilities, due to structural limitations affecting access, lack of accessible bathroom facilities, and failure to provide reasonable accommodation to homeless persons with disabilities.	Existing	Funded activity	Moderately Achievable
New Funding - Pursue statewide (e.g. real estate transfer fee or document recording fee) and local funding options (e.g. linkage fee, conversion fees) for the development of affordable housing.	Sig Issue #5 Unavailability of Housing	The general unavailability of affordable housing units across the county continues to limit housing choice.	New	Staff time/planning, advocacy	Difficult to Achieve
New Funding	Sig Issue #5 Unavailability of Housing	There is a lack of affordable housing units for tenants with incomes below 30% Median Family Income.	New	Staff time/planning, advocacy	Difficult to Achieve
New Conversion Ordinance - Develop new ordinance for all jurisdictions that provides appropriate protections to low-income households impacted by conversions.	Sig Issue #2 Conversions	Due to the rapid increase in housing prices, many private owners are converting affordable rental properties to saleable assets, e.g. converting apartments to condominiums, selling off single family rental properties, selling mobile home parks, converting residential properties to commercial use.	New	Staff time/planning	Difficult to Achieve
New Conversion Ordinance	Sig Issue #2 Conversions	Tenants in converting private properties typically lack legal protection and have no right to compensation.	New	Staff time/planning	Difficult to Achieve

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New Conversion Ordinance	Sig Issue #2 Conversions	Mobile home owners may lose both their home and their investment in the unit when mobile home park owners sell the property the mobile home rests upon. A mobile home may not be in moveable condition, or it may be prohibitively expensive to relocate it.	New	Staff time/planning	Difficult to Achieve
Multnomah County Environmental Health Department has received a two year, two million dollar Healthy Homes grant from HUD for outreach and education to address these issues.	Sig Issue #3 Poor Quality Housing	A large proportion of affordable units in Multnomah County were constructed before 1978 and are contaminated with lead-based paint. Unless this hazard is remediated, lead paint chips pose a health hazard, particularly to young children. Many affordable units have interior mold. This poses a health hazard, particularly to people with respiratory impairments.	Existing	Funded activity	Moderately Achievable
Location Policy - Revisit City of Portland Location Policy, make revisions if needed to ensure it strikes a balance between competing City Housing Goals. This may include working to locate new affordable housing in the attendance areas of highly performing schools.	Sig Issue #1 Location of Housing	The City of Portland's Location Policy, adopted in 1996 in conjunction with the Shelter Reconfiguration Plan, sought to regulate the concentration of affordable housing developed with City-controlled funds in areas of the City where poverty was concentrated. The policy provides exceptions that balance the policy objective of poverty de-concentration against other policy goals that include: responding to localized housing needs, the desire to prevent residential displacement and deference to community-based decision-making about housing development.	Enhanced	Staff time/planning	Difficult to Achieve
Location Policy	Sig Issue #1 Location of Housing	Subsidized affordable housing units are clustered in locations throughout the County: Downtown, Inner NE, North, Inner SE, and Outer SE Portland, and central Gresham area. This clustering of affordable housing has the effect of limiting housing choice for lower income households in other areas. Subsidized housing tends to be located (with some exceptions), in areas with higher crime rates, lower performing schools, and greater number of hazard waste generators.	Enhanced	Staff time/planning	Difficult to Achieve
Landlord Licensing - Implement a landlord-property management licensing program which would allow the requirement of fair housing training to rent properties and the ability to revoke the licenses of landlords who do not comply with fair housing and related laws.	Impediment #1 Discrimination-Disability	Discrimination on the basis of mental or physical disability.	New	Advocacy	Difficult to Achieve

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Landlord Licensing	Impediment #1 Discrimination-Disability	Tenants with disabilities are vulnerable to 30-day "no-cause" evictions. Note that 21% of disability related fair housing complaints are based on eviction issues. This tool may be abused to remove disabled tenants whose appearance or behaviors are perceived to be offensive to other tenants or prospective tenants. This tool may also be abused to remove tenants who complain about unsafe or unhealthy conditions or asset their rights under federal, state, or local fair housing laws.	New	Advocacy	Difficult to Achieve
Landlord Licensing	Impediment #2 Discrimination-Race, Color, National Origin	Refusal to rent. Note that 27% of race related fair housing complaints and 24% of national origin related complaints are based on refusal to rent.	New	Advocacy	Difficult to Achieve
Landlord Licensing	Impediment #3 Discrimination-Familial Status	Landlords refuse to rent to families. Note that 43% of familial status related fair housing complaints are based on refusal to rent.	New	Advocacy	Difficult to Achieve
Landlord Licensing	Impediment #4 Discrimination-Other Protected Classes	While the number of complaints for other protected classes was small, complaints suggest discrimination against members of these classes continues to occur.	New	Advocacy	Difficult to Achieve
Landlord Licensing	Sig Issue #1 Location of Housing	Housing units that have "housing unit problems" as defined by the Census (including physical condition, affordability or overcrowding issues) are clustered in areas with higher concentrations of low and moderate-income households.	New	Advocacy	Difficult to Achieve
Landlord Licensing	Sig Issue #3 Poor Quality Housing	Healthy Housing for Renters" Project Overview: A collaborative project of the American Lung Association of Oregon and CAT.	New	Advocacy	Difficult to Achieve
Landlord and property management associations undertake continuing efforts to educate members about Oregon Landlord Tenant law	Sig Issue #3 Poor Quality Housing	"No Cause Eviction" may be abused to retaliate against renters who request repairs.	Existing	Advocacy	Readily Achievable
Jurisdictions should consider implementing a housing location policy across Multnomah County.	Sig Issue #1 Location of Housing	The City of Portland's Location Policy, adopted in 1996 in conjunction with the Shelter Reconfiguration Plan, sought to regulate the concentration of affordable housing developed with City-controlled funds in areas of the City where poverty was concentrated. The policy provides exceptions that balance the policy objective of poverty de-concentration against other policy goals that include:	New	Staff time/planning	Difficult to Achieve

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Jurisdictions outside of City of Portland add a interior habitability code and provide adequate inspection and enforcement.	Sig Issue #3 Poor Quality Housing	Outside of Portland, no jurisdiction has a habitability code that applies to the interior of dwellings. Accordingly, there is no ability to compel owners of properties with serious habitability issues to address unsafe housing conditions.	New	?	?
Increase recruitment efforts from protected classes.	Sig Issue #6 Board Composition	The composition of the Boards and Commissions that establish policies, make funding decisions, and oversee practices that relate to housing does not, with some exceptions, reflect the diversity of the community.	Enhanced	Staff time/planning	Moderately Achievable
Increase housing opportunities for survivors of domestic violence.	Sig Issue #5 Unavailablity of Housing	There is an inadequate supply of housing opportunities for survivors of domestic violence.	Existing	Staff time/planning, funded activity	Difficult to Achieve
Impose a fine to landlords equaling two-months rent for failure to meet habitability standards (change state law first).	Sig Issue #3 Poor Quality Housing	Healthy Housing for Renters" Project Overview: A collaborative project of the American Lung Association of Oregon and CAT.	New	Staff time/planning	Difficult to Achieve
HousingConnections.org - HousingConnections.org lists accessible units to assist people with disabilities to find available accessible units. We are working now to enhance how accessible units are listed in Housing Connections to provide more accurate detail of accessibility features and work to increase number of accessible listings in the site.	Impediment #1 Discrimination-Disability	There are insufficient numbers of accessible units to meet demand.	Enhanced	Staff time/planning	Moderately Achievable
HousingConnections.org - FHCO work with landlords as part of their outreach contract to education landlords about need for accessible units and how to advertise them to renters with accessibility needs.	Impediment #1 Discrimination-Disability	Even when an accessible unit is available and advertised, it will often have been leased to non-disabled tenants before a disabled person has had the chance to apply. There is no requirement that public or private property owners reserve or hold open accessible units, or seek referrals from agencies that provide services to people with disabilities.	Enhanced	Funded activity	Moderately Achievable
HousingConnections.org - allows voucher holders to search for units that accept Section 8.	Sig Issue #4 Screening Criteria	Many landlords do not accept tenants with Section 8.	Existing	Funded activity	Readily Achievable
HousingConnections.org	Sig Issue #5 Unavailablity of Housing	Senior households with limited incomes have limited housing choice.	Existing	Funded activity	Readily Achievable
HousingConnections.org	Sig Issue #5 Unavailablity of Housing	People with disabilities and limited incomes have limited housing choice.	Existing	Funded activity	Readily Achievable

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Fair Housing Services - The jurisdictions should continue to fund several organizations to provide a wide variety of fair housing services. This includes actively pursuing enforcement. Total funding for fair housing services is insufficient to meet the demand. Recent federal funding cuts has further reduced funding available to these services.This recommendation includes restoring fair housing services to funding levels before federal cuts.	Impediment #1 Discrimination-Disabilty	Discrimination on the basis of mental or physical disability.	Existing	Funded activity	Readily Achievable
Fair Housing Services - Oregon Law Center specifically can assist undocumented people	Impediment #2 Discrimination-Race, Color, National Origin	Lack of documentation of citizenship creates a host of issues for immigrants who would be entitled to protection under the fair housing act from discrimination based on national origin. In Multnomah County, Latinos make up the majority of undocumented people. A person who lacks documentation may be reluctant to complain about violations of fair housing law and/or unsafe conditions, because of fear that they will come to the attention of the INS. People who lack documentation are protected by the Oregon Landlord Tenant Law, but may be unwilling to seek to asset their rights in court, for fear that they will come to the attention of the INS. In addition, people who lack documentation may be very cautious about approaching any government agency for information, education, or referrals.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #1 Discrimination-Disabilty	Landlords are not always willing to modify policies or practices as “reasonable accommodation” to persons with disabilities. Note that 30% of disability related fair housing complaints are based on reasonable accommodation denials.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #1 Discrimination-Disabilty	Tenants with disabilities are vulnerable to 30-day “no-cause” evictions. Note that 21% of disability related fair housing complaints are based on eviction issues. This tool may be abused to remove disabled tenants whose appearance or behaviors are perceived to be offensive to other tenants or prospective tenants. This tool may also be abused to remove tenants who complain about unsafe or unhealthy conditions or asset their rights under federal, state, or local fair housing laws.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #2 Discrimination-Race, Color, National Origin	Refusal to rent. Note that 27% of race related fair housing complaints and 24% of national origin related complaints are based on refusal to rent.	Existing	Funded activity	Readily Achievable

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Fair Housing Services	Impediment #2 Discrimination-Race, Color, National Origin	Tenants are subjected to different terms and conditions based on race or national origin. Note that 35% of race related fair housing complaints and 48% of national origin related complaints are based on refusal to rent.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #2 Discrimination-Race, Color, National Origin	Undocumented tenants are vulnerable to “no cause” evictions. This tool may be abused to remove undocumented tenants who complain about unsafe or unhealthy conditions, or assert their rights under federal, state, or local fair housing laws.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #3 Discrimination-Familial Status	Landlords refuse to rent to families. Note that 43% of familial status related fair housing complaints are based on refusal to rent.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #3 Discrimination-Familial Status	Families are subjected to different terms and conditions than other tenants. Note that 38% of familial status related fair housing complaints are based on terms and conditions.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #3 Discrimination-Familial Status	Families are vulnerable to “no cause” evictions. This tool may be abused to remove families who complain about unsafe or unhealthy conditions, or assert their rights under federal, state, or local fair housing laws.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Impediment #4 Discrimination-Other Protected Classes	While the number of complaints for other protected classes was small, complaints suggest discrimination against members of these classes continues to occur.	Existing	Funded activity	Readily Achievable
Fair Housing Services	Sig Issue #3 Poor Quality Housing	“No Cause Eviction” may be abused to retaliate against renters who request repairs.	Existing	Funded activity	Readily Achievable
Encourage additional marketing of accessible units to agencies that have contacts with disabled renters as they come available, especially at initial lease up of new properties.	Impediment #1 Discrimination-Disability	Even when an accessible unit is available and advertised, it will often have been leased to non-disabled tenants before a disabled person has had the chance to apply. There is no requirement that public or private property owners reserve or hold open accessible units, or seek referrals from agencies that provide services to people with disabilities.	New	funded activity, staff time/planning	Difficult to Achieve

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Eliminate No Cause Eviction - Eliminate “no cause” evictions with certain exceptions. E.g. eviction may take place if owner needs to vacate tenants so he/she can move in.	Impediment #1 Discrimination-Disability	Tenants with disabilities are vulnerable to 30-day “no-cause” evictions. Note that 21% of disability related fair housing complaints are based on eviction issues. This tool may be abused to remove disabled tenants whose appearance or behaviors are perceived to be offensive to other tenants or prospective tenants. This tool may also be abused to remove tenants who complain about unsafe or unhealthy conditions or asset their rights under federal, state, or local fair housing laws.	New	Advocacy	Difficult to Achieve
Eliminate No Cause Eviction	Impediment #2 Discrimination-Race, Color, National Origin	Undocumented tenants are vulnerable to “no cause” evictions. This tool may be abused to remove undocumented tenants who complain about unsafe or unhealthy conditions, or assert their rights under federal, state, or local fair housing laws.	New	Advocacy	Difficult to Achieve
Eliminate No Cause Eviction	Impediment #3 Discrimination-Familial Status	Families are vulnerable to “no cause” evictions. This tool may be abused to remove families who complain about unsafe or unhealthy conditions, or assert their rights under federal, state, or local fair housing laws.	New	Advocacy	Difficult to Achieve
Eliminate No Cause Eviction	Sig Issue #3 Poor Quality Housing	“No Cause Eviction” may be abused to retaliate against renters who request repairs.	New	Advocacy	Difficult to Achieve
Eliminate eviction for non-payment or no-cause while there are outstanding code-violations cited by local jurisdiction	Sig Issue #3 Poor Quality Housing	Healthy Housing for Renters” Project Overview: A collaborative project of the American Lung Association of Oregon and CAT.	New	Staff time/planning	Difficult to Achieve
Education about reasonable accommodation - Work with FHCO to increase training and informational materials available **for renters** with disabilities, and **agencies** who assist them, regarding working with landlords to meet their needs and the reasonable accommodation process.	Impediment #1 Discrimination-Disability	Landlords are not always willing to modify policies or practices as “reasonable accommodation” to persons with disabilities. Note that 30% of disability related fair housing complaints are based on reasonable accommodation denials.	Enhanced	Funded activity	Moderately Achievable
Education about reasonable accommodation - Work with FHCO and the property management industry to increase training and informational materials available **for landlords** regarding renting to people with disabilities and the reasonable accommodation process.	Impediment #1 Discrimination-Disability	Landlords are not always willing to modify policies or practices as “reasonable accommodation” to persons with disabilities. Note that 30% of disability related fair housing complaints are based on reasonable accommodation denials.	Enhanced	Funded activity	Moderately Achievable
Development Incentives for 3+ Units - In RFP processes to select new development projects, Portland gives a preference for larger (2+ bedroom) units. However, many of Portland’s development dollars are spent preserving or rehabilitating older complexes, typically studio and one-bedroom units.	Impediment #1 Discrimination-Disabilty	There is a shortage of accessible units with 2 or more bedrooms. This makes it particularly difficult for families that include a person in a wheelchair to find housing.	Existing	Staff time/planning	Readily Achievable

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Development Incentives for 3+ bedroom Units	Impediment #3 Discrimination-Familial Status	There is a shortage of affordable family-sized (3+ bedrooms) housing. As a consequence, many families live in over-crowded conditions.	Existing	Staff time/planning	Readily Achievable
Development Incentives for 3+ bedroom Units	Sig Issue #5 Unavailablity of Housing	The need for family-sized (3+ bedrooms) affordable housing is greater than the supply.	Existing	Staff time/planning	Readily Achievable
Define large units as 3+ bedroom rather than 2+ bedroom	Impediment #3 Discrimination-Familial Status	There is a shortage of affordable family-sized (3+ bedrooms) housing. As a consequence, many families live in over-crowded conditions.	New	funded activity, staff time/planning	Moderately Achievable
Dedicate a Gresham housing inspector to enforce its exterior habitability code.	Sig Issue #3 Poor Quality Housing	Gresham recently adopted an exterior habitability code. However, Gresham has not dedicated any housing inspector to enforce this code.	New	staff time/planning	?
Create education campaign regarding benefits of non-smoking units targeted at existing affordable housing.	Sig Issue #3 Poor Quality Housing	There are currently no designated smoke- free units in any publicly funded affordable housing. Second hand smoke compromises the overall health of other building tenants. The adverse impact is particularly strong for children, tenants with respiratory problems and/or compromised immune systems.	New	funded activity, staff time/planning	Moderately Achievable
Continue funding the Ready-to-Rent program, a renter education training program in English and Spanish	Impediment #2 Discrimination-Race, Color, National Origin	Cultural differences, including the lack of a common language, can impede landlord/tenant communication. The tenant may not receive clear instruction about the application process, or property rules. The landlord 's ability resolve differences, and facilitate tenant disputes is diminished.	Existing	Funded activity	Readily Achievable
Continue effort to find a way for renters to apply for multiple units for one fee through Housing Connections.	Sig Issue #4 Screening Criteria	The practice of requiring prospective tenants to pay for a separate credit report at each property they apply at, limits the ability of low-income households to seek out their choice of housing.	Existing	Staff time/planning	Difficult to Achieve
Community Energy Project and City and County Weatherization Programs.	Sig Issue #3 Poor Quality Housing	Unweatherized units can lead to high heat bills. Households that cannot afford to heat their units may suffer exposure, creating or exacerbating numerous health problems.	Existing	Funded activity	Moderately Achievable
City of Portland, BHCD staff are currently working with City of Portland ONI inspections staff to increase enforcement.	Sig Issue #3 Poor Quality Housing	Building code enforcement is inadequate. Units are not repaired in a timely way, or repairs may not be adequate.	Existing	Staff time/planning	Moderately Achievable
City of Portland increase code violation fines to landlords.	Sig Issue #1 Location of Housing	Housing units that have “housing unit problems” as defined by the Census (including physical condition, affordability or overcrowding issues) are clustered in areas with higher concentrations of low and moderate-income households.	New	Staff time/planning	Difficult to Achieve

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City of Portland increase code violation fines to landlords.	Sig Issue #3 Poor Quality Housing	Healthy Housing for Renters" Project Overview: A collaborative project of the American Lung Association of Oregon and CAT.	New	Staff time/planning	Difficult to Achieve
City of Portland funds the Portland Community Land Trust and a number of non-profit community development corporations to create affordable homeownership and rental opportunities that withstand swings in the private housing market.	Sig Issue #1 Location of Housing	Over the last 10-year period, Inner NE, North, and Inner SE Portland neighborhoods have gone through a gentrification process. Public investment in light rail, storefront improvements, and community policing played a role in supporting the gentrification, but the primary impetus came from the private market. Now, housing in most close-in neighborhoods is priced at a level that is not affordable to lower income households, limiting there housing choices. These areas also show declining poverty rates, emerging commercial amenities, and noted school improvement (with some exceptions).	Existing	Funded activity	Readily Achievable
City and PDC policy requires publicly subsidized housing to accept Section 8 vouchers.	Sig Issue #4 Screening Criteria	Many landlords do not accept tenants with Section 8.	Existing	Staff time/planning	Readily Achievable
Challenge No Cause Eviction in Court - A tenant who is a member of a protected class may choose to ignore the "no cause" eviction and remain in the property beyond the 30-day notice period. When served with a Forcible Entry and Detainer (FED), the tenant may fight the eviction by asserting as a defense that the eviction resulted from bias. This defense would shift the burden to the owner to show that the initial "no cause" eviction was not merely a pretext for discrimination. However, as a practical matter, few protected class members have the resources to obtain the assistance of counsel to challenge the eviction, or the sophistication to assert the defense pro se. Moreover, an unsuccessful defense can result in liability for court costs, attorney fees, as well as putting an eviction on one's rental history. This is a significant risk, and many people who suffer discrimination decide that it is not worth the effort to challenge the initial 30 day 'no cause' notice.	Impediment #1 Discrimination-Disabilty	Tenants with disabilities are vulnerable to 30-day "no-cause" evictions. Note that 21% of disability related fair housing complaints are based on eviction issues. This tool may be abused to remove disabled tenants whose appearance or behaviors are perceived to be offensive to other tenants or prospective tenants. This tool may also be abused to remove tenants who complain about unsafe or unhealthy conditions or asset their rights under federal, state, or local fair housing laws.	Existing	Tenant initiates agency assistance	Difficult to Achieve
Challenge No Cause Eviction in Court	Impediment #2 Discrimination-Race, Color, National Origin	Undocumented tenants are vulnerable to "no cause" evictions. This tool may be abused to remove undocumented tenants who complain about unsafe or unhealthy conditions, or assert their rights under federal, state, or local fair housing laws.	Existing	Tenant initiates agency assistance	Difficult to Achieve
Challenge No Cause Eviction in Court	Impediment #3 Discrimination-Familial Status	Families are vulnerable to "no cause" evictions. This tool may be abused to remove families who complain about unsafe or unhealthy conditions, or assert their rights under federal, state, or local fair housing laws.	Existing	Tenant initiates agency assistance	Difficult to Achieve

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Challenge No Cause Eviction in Court	Sig Issue #3 Poor Quality Housing	"No Cause Eviction" may be abused to retaliate against renters who request repairs.	Existing	Tenant initiates agency assistance	Difficult to Achieve
All Planning Jurisdictions have building codes that comply with the design and construction requirements of the Fair Housing Act. Housing inspectors enforce compliance with these codes.	Impediment #1 Discrimination-Disabilty	There are insufficient numbers of accessible units to meet demand.	Existing	Staff time/planning	Readily Achievable
Agencies Pursue Enforcement - Work with FHCO to educate and encourage agencies that serve protected class populations to pursue fair housing enforcement, filing claims instead of asking clients to do so.	Impediment #1 Discrimination-Disability	Discrimination on the basis of mental or physical disability.	Enhanced	Funded activity	Moderately Achievable
Agencies Pursue Enforcement	Impediment #2 Discrimination-Race, Color, National Origin	Refusal to rent. Note that 27% of race related fair housing complaints and 24% of national origin related complaints are based on refusal to rent.	Enhanced	Funded activity	Difficult to Achieve
Affordable housing development policy also implements applicable FHA, ADA and 504 standards in all new construction projects using public funding.	Impediment #1 Discrimination-Disabilty	There are insufficient numbers of accessible units to meet demand.	Existing	Staff time/planning	Readily Achievable
Advocacy	Impediment #1 Discrimination-Disability	Some persons with disabilities who want to live in the community are forced to live in more restrictive settings than they would prefer, due to the lack of adequate funding for services to support independent living. Federal, state, and county budget cuts to independent living services have stranded people with disabilities in nursing homes, assisted living facilities, adult foster care, and other institutional settings.	New	Advocacy	Difficult to Achieve
Advocacy	Sig Issue #4 Screening Criteria	High health care costs require lower income households to make choices between paying their medical bills or paying rent/mortgage.	New	Advocacy	Difficult to Achieve
Adopt ordinance prohibiting discrimination based on receipt of federal subsidy payments.	Sig Issue #4 Screening Criteria	Many landlords do not accept tenants with Section 8.	New	Staff time/planning	Difficult to Achieve
Add a preference for large accessible units in selection of new developments.	Impediment #1 Discrimination-Disability	There is a shortage of accessible units with 2 or more bedrooms. This makes it particularly difficult for families that include a person in a wheelchair to find housing.	Enhanced	Staff time/planning	Readily Achievable
Accessible Unit Inventory - Ask all jurisdictions to complete an inventory of all locally funded accessible units including details about accessibility features such as roll in showers. List this information in Housing Connections.	Impediment #1 Discrimination-Disability	Even when an accessible unit is available and advertised, it will often have been leased to non-disabled tenants before a disabled person has had the chance to apply. There is no requirement that public or private property owners reserve or hold open accessible units, or seek referrals from agencies that provide services to people with disabilities.	New	Staff time/planning	Moderately Achievable

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Accessible Unit Inventory	Impediment #1 Discrimination-Disability	Many units described as “accessible” do not have wheelchair accessible showers. The tenants must bear all costs of making a unit accessible. Note that 22% of disability related fair housing complaints are based on design-construction issues.	New	Staff time/planning	Moderately Achievable
3, 6, 9 Public Housing Concentration Policy -A proposal that would have the city of Portland establish as its primary public housing client goal in each Portland neighborhood a target of six (6) percent of that neighborhood’s population. Goals for minimum and maximum would be established so that no neighborhood would have fewer than three (3) percent and no neighborhood would have more than nine (9) percent of its population as public housing clients.	Sig Issue #1 Location of Housing	The City of Portland’s Location Policy, adopted in 1996 in conjunction with the Shelter Reconfiguration Plan, sought to regulate the concentration of affordable housing developed with City-controlled funds in areas of the City where poverty was concentrated. The policy provides exceptions that balance the policy objective of poverty de-concentration against other policy goals that include: responding to localized housing needs, the desire to prevent residential displacement and deference to community-based decision-making about housing development.	New	Advocacy	Difficult to Achieve
“Clean Slate” events where people can clear out-of-date infractions from the criminal records of if they have good records for long periods.	Sig Issue #4 Screening Criteria	People with any contacts with law enforcement will face significant barriers to housing. Some landlords use outdated or irrelevant criminal history information to screen out tenant applications. The use of “police contacts” may also be being used for screening. We believe that some of these criteria have a disparate impact on people of color.	Existing	Funded activity	Moderately Achievable