Staff Recommendations for the 2005 Analysis of Impediments to Fair Housing

Following are the proposed final recommendations for the 2005 Analysis of Impediments to Fair Housing (AI) for the Portland Consortium (Portland, Gresham, and Multnomah Couty). These recommendations have been developed to address the impediments and significant issues identified in the AI. Staff at BHCD assigned to lead the effort on this project are proposing the following recommendations based on priority recommendations developed by the AI Advisory Committee, feedback from the AI Technical Committee that includes staff from other jurisdictions, and comments from the general public. The recommendations will be presented to HCDC on January 4, 2006 for adoption. Public comment on the recommendations will be accepted at this meeting, held at 6:45pm at the Multnomah County Building, 501 SE Hawthorne Blvd, Portland, OR.

If you would like background about the AI or would like to view the AI report, please visit http://www.portlandonline.com/bhcd .

If you have questions or comments about these recommendations, please contact Beth Kaye at 503-823-2393 or bkaye@ci.portland.or.us.

The meeting is wheelchair accessible. If you need an accommodation to participate in this meeting, or require an interpreter, please call 503-823-2392 or 503-823-6868 (TDD) at least three days in advance.

Adopted recommendations that address impediments to fair housing will be added to the Consortium's Action Plans. Adopted recommendations that address significant issues limiting housing choice will typically not be added to the Consortium's Action Plans.

Guide to the Recommendations

Please review this guide for a better understanding of how the recommendations are organized and presented below.

Recommendations are first divided into the following four categories:

Funded Activities: Some or all of the jurisdictions will fund contracts with outside organizations to complete the work.

Staff Time or Planning: Some or all of the jurisdictions will dedicate staff time to organizing, planning, resource development, etc., to complete these activities.

Advocacy Issues: Some or all of the jurisdictions may dedicate limited staff time to support advocacy efforts led by another agency/organization on these issues.

Recommendations NOT Forwarded by Staff: Staff did not consider these actions to be appropriate or effective responses to the impediments or significant issues identified in the AI. The rationale for not forwarding each of these recommendations is provided.

Within the above four categories, recommendations are divided into the following categories:

Recommendations Related to Federal, State and Local Fair Housing Law: These are recommendations that address clear violations of federal, state or local fair housing laws, called "impediments" in the AI.

Recommendations Related to Housing Choices: These are recommendations that address issues that limit housing choice, called "significant issues" in the AI.

Within each of the recommendations tables you will find the following information:

Recommendations for Continuation of Current Efforts and/or Commencement of New Corrective Actions: A brief description of the recommendation, explaining how it will address the impediment or significant issue.

Impediment or Significant Issue: This is a brief summary of the impediment(s) or significant issue(s) that the recommendation is intended to address. If you would like more detailed information on the impediment or significant issue, review Section IV of the AI which can be found at http://www.portlandonline.com/bhcd.

Place in the FY 06-07 Action Plan: The Annual Consolidated Plan Action Plan, prepared by each jurisdiction for HUD, outlines the activities the jurisdiction will undertake in the fiscal year. This column indicates whether the activity will be included in the FY 2006-07 Action Plan. Activities that will not be included the FY 2006-07 Action Plan may be added in a future year, resources permitting, or may be undertaken by another agency without funding from the jurisdictions. Jurisdiction staff will review these recommendations for inclusion in future annual Action Plans.

Resource Allocation: A funding level is provided for all funded activities at the end of the document. Please see pages 14-15.

Responsible Jurisdiction or Entity: Where applicable, indicates the jurisdiction(s) responsible for implementing the activity, and accountable for achieving outcomes.

Funded Activities – Recommendations Related to Federal, State, and Local Fair Housing Law

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION OR ENTITY
Fair Housing Services – The jurisdictions should continue to fund the organizations listed below, that provide a range of fair housing services, including but not limited to actively pursing enforcement of the fair housing laws. Total funding for fair housing services is insufficient to meet the need for these services. Recent federal funding cuts have further reduced the amount of resources available to pay for these services. The jurisdictions should increase their support for fair housing services to back-fill the federal cuts. Funding for these services should be at FY 2004-2005 levels, at a minimum, which would require an additional $_____ from jurisdictions. Contracts for FY 06-07 will include an increased focus on education regarding the reasonable accommodation process for tenants with disabilities, and agencies who serve them, and landlords who may receive these requests. In order to stimulate the reporting of fair housing violations, and to avoid the potential for retaliation against individual complainants, contracts for FY 06-07 will also require contractors to educate and encourage the agencies serving protected class populations to pursue fair housing enforcement actions in their own name. Agencies have direct standing to sue if the alleged discriminatory activity drained its resources both by "diverting its resources and frustrating its mission." Clients are reluctant to file claims because of concerns about retaliation by the property owners/managers. Legal Aid Services of Oregon (LASO) provides advice and representation for people experiencing housing discrimination. Fair Housing Council of Oregon (FHCO) provides fair housing coordination, education, outreach, enforcement, testing services and a hotline. The Bureau of Labor and Industries (BOLI) provides administrative enforcement of discrimination complaints based on sexual orientation, source of income and gender identity. Community Alliance of Tenants operates the Renter Stability Education Program that includes a hotline and outreach program for low-income renters to provide education regarding local and state landlord-tenant law, and information and referral to assist with housing stabilization. (Note: The Oregon Law Center will continue to provide FHS. However, the OLC does not accept federal funding to avoid the prohibition on assisting undocumented people.)	**Impediment #1 Discrimination-Disability:** Landlords are not always willing to modify policies or practices as "reasonable accommodation" to persons with disabilities. Tenants with disabilities are vulnerable to 30-day "no-cause" evictions. **Impediment #2 Discrimination-Race, Color, National Origin:** Refusal to rent based on race, color, national origin. A person who lacks documentation may be reluctant to complain about violations of fair housing law, the Oregon Landlord Tenant Law, and/or unsafe conditions due 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. Tenants are subjected to different terms and conditions based on race or national origin. Undocumented tenants are vulnerable to "no cause" evictions. **Impediment #3 Discrimination-Familial Status:** Landlords refuse to rent to families. Families are subjected to different terms and conditions than other tenants. 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. **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 continue to occur. **Significant Issue #3 Poor Quality Housing:** "No Cause Eviction" may be abused to retaliate against renters who request repairs.	Yes	Current funding levels. Following are estimations based on FY 05-06 allocations. Request to Gresham to fund Fair Housing Council of Oregon. Portland will look for additional resources to fill funding gap created by loss of federal grant.	City of Portland, Multnomah County and City of Gresham

Funded Activities – Recommendations Related to Federal, State, and Local Fair Housing Law (cont.)

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION OR ENTITY
Unlimited Choices – The Planning Jurisdictions should continue to support Unlimited Choices' Adapt-a-Home, to provide low-cost accessibility accommodations.	**Impediment #1 Discrimination-Disability:** There are insufficient numbers of accessible units to meet demand. 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.	Yes	Current funding levels	City of Portland, Multnomah County and City of Gresham
Siting Program – The City of Portland should continue to fund its 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.	**Impediment #1 Discrimination-Disability:** There have been instances of neighborhood opposition to the development of special needs housing. **Significant Issue #5 Unavailability of Housing:** There have been instances where local residents, and /or neighborhood associations, have opposed the development of new affordable and special needs 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).	Yes	Current funding levels	City of Portland
Close the Minority Homeownership Gap - Portland City Council has adopted a goal of closing the Minority Homeownership Gap by 2015. The City of Portland should fund a set of short-term strategies to close the gap, as proposed by the Homeownership Advisory Committee (HOAC). Limited federal funds are available for implementation, but PDC will be making some non-federal resources available for 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 minority households with like incomes, the loan denial rate is as much as twice as high for minority applicants	Yes	Current funding levels	City of Portland

Funded Activities – Recommendations Related to Housing Choice

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
HousingConnections.org is a web site that lists a wide variety of affordable, accessible and special needs housing throughout Multnomah and surrounding counties. The site assists with housing choice by providing one simple location to find a wide variety of housing. The site specifically allows voucher holders to search for units that accept Section 8. Housing Connections lists accessible units to assist people with disabilities to find available accessible units. Planning is underway to enhance how accessible units are listed in Housing Connections to provide more accurate detail of accessibility features. There is also an effort to increase number of accessible listings in the site. FHCO is working with landlords as part of their outreach contract to educate landlords about need for accessible units and how to advertise units to renters with accessibility needs. In the FY 06-07 contract with FHCO, the City of Portland will ask FHCO to work with landlords to encourage them to make additional marketing efforts 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. **Significant Issue #4 Screening Criteria:** Many landlords do not accept tenants with Section 8. **Significant Issue #5 Unavailability of Housing:** Senior households with limited incomes have limited housing choice. **Significant Issue #5 Unavailability of Housing:** People with disabilities and limited incomes have limited housing choice. **Significant #1 Discrimination-Disability:** There are insufficient numbers of accessible units to meet demand. 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.	Yes	Current funding levels	City of Portland

Funded Activities – Recommendations Related to Housing Choice (cont.)

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Ready to Rent – Continue funding the Ready-to-Rent program, a renter education training program in English and Spanish**.** Research need for offering Ready to Rent classes in other languages and the need to translate class materials into other languages. **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.	**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. **Significant 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. Many low-income people lack knowledge about the rental process, rental/lease agreements, landlord and tenant rights and responsibilities.	Yes	Current funding levels	City of Portland
Removing Criminal Records - The City of Portland and Multnomah County should fund "Clean Slate" events and/or other on-going opportunities to clear out-of-date infractions from the criminal records of individuals with good records for a long time. Due to the cap on the percentage of federal funds that may be spent on public services, this activity should be funded with non-federal funds.	**Significant 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. "Police contacts" may also be used for screening. Some of these criteria have a disparate impact on people of color.	Yes	Current funding levels	City of Portland and Multnomah County
Land Trust - 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.	**Significant Issue #5 Unavailability 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 their housing choices. These areas also show declining poverty rates, emerging commercial amenities, and noted school improvement (with some exceptions) to which low-income people have limited access.	Yes	Current funding levels	City of Portland

Staff Time/Planning– Recommendations Related to Federal, State, and Local Fair Housing Law

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Accessible Unit Inventory – All jurisdictions 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:** Property managers are often not aware of what accessibility features their units have, or do not have that information available for disabled renters seeking housing. Many units described as "accessible" do not have wheelchair accessible showers. The tenants must bear all costs of making a unit accessible.	No (included in Admin)	Staff at jurisdictions and PDC	City of Portland, Multnomah County and City of Gresham
New RFP Selection Criteria for Affordable Units – Add the following preferences to RFP selection in the funding of new and rehabilitated affordable housing developments: • Large (2+ bedroom) accessible units • Roll in showers in accessible units • Smoke free housing (preferably entire buildings or floors) **Related Recommendations –** Determine need for roll in showers, based on need establish goal to increase number of roll in showers in new and rehabilitated affordable housing developments. Establish requirement in loan agreements that newly developed locally funded properties will hold accessible units available for persons with disabilities for some designated time period. The jurisdictions should participate in the Smoke-free Multifamily Housing Committee.	**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 with a physical disability to find housing. Many units described as "accessible" do not have wheelchair accessible showers. The tenants must bear all costs of making a unit accessible. 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. **Significant Issue #3 Poor Quality 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.	Yes (reflect criteria in Consolidated Plan)	Staff at jurisdictions and PDC	City of Portland, Multnomah County and City of Gresham

Staff Time/Planning– Recommendations Related to Federal, State, and Local Fair Housing Law (cont.)

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Landlord Tenant Issue Workgroup - Support the development of a workgroup of tenant advocates and property management industry representatives to explore strategies to address the following issues: abuse of no cause eviction for retaliatory purposes; underreporting of fair housing violations, code violations and violations of landlord/tenant law; educating non-English speakers about legal protections for tenants and members of protected classes; tools to remove tenants involved in drug dealing, prostitution and other criminal activity; expense of remediating hazardous property conditions; and technical assistance on reasonable accommodation requests and related issues. Potential mechanisms include landlord licensing, limiting "no cause" evictions, proactive unit inspections, increased police attention to illegal activity and expansion of landlord and tenant education programs. Landlord Licensing is a potential mechanism for review because it could be used to ensure that landlords and property managers receive training on fair housing, landlord tenant law, and maintenance codes. Licensing programs also are used to regulate compliance with these laws and regulations.	**Impediments #1-4 All Protected Classes:** Discrimination based on protected class. 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. 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. **Significant Issue #3 Poor Quality Housing:** “No Cause Eviction” may be abused to retaliate against renters who request repairs. **Significant 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	If staff does the work, it is considered an administrative function, not an Action Plan activity. If the work is contracted out an activity must be included in the Action Plan.	Staff at jurisdictions Note: If a similar effort to discuss issues and strategies with landlords and tenants emerges, jurisdictions will collaborate with that effort rather than creating a separate effort.	City of Portland, Multnomah County and City of Gresham

Staff Time/Planning – Recommendations Related to Housing Choice

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Increased Commission Recruitment - All jurisdictions should increase recruitment efforts from protected class communities and economically diverse groups to fill vacancies on the Planning Commission, Housing and Community Development Commission, HAP Board, urban renewal advisory committees, project selection committees and other advisory bodies that oversee housing policies.	**Significant 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.	No	Staff at jurisdictions, HAP and PDC	City of Portland, Multnomah County and City of Gresham
Require Acceptance of Section 8 - Explore adoption of ordinance prohibiting discrimination based on receipt of federal subsidy payments (e.g. Section 8 Housing Vouchers).	**Significant Issue #4 Screening Criteria:** Many landlords do not accept tenants with Section 8.	If staff does the work, it is considered an administrative function, not an Action Plan activity. If the work is contracted out an activity must be included in the Action Plan.	staff at jurisdictions	City of Portland, Multnomah County and City of Gresham
Interior Habitability Codes – Jurisdictions outside of City of Portland add a interior habitability code and provide adequate inspection and enforcement.	**Significant 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.	No	staff at jurisdictions	Jurisdictions outside of City of Portland
Code Enforcement - Dedicate a Gresham housing inspector to enforce its exterior habitability code.	**Significant Issue #3 Poor Quality Housing:** Gresham recently adopted an exterior habitability code. However, Gresham has not dedicated any housing inspector to enforce this code.	No	staff at jurisdictions	City of Gresham
Increased Code Enforcement and Fines – Work in the City of Portland to increase enforcement.	**Significant Issue #3 Poor Quality Housing:** Building code enforcement is inadequate. Units are not repaired in a timely way, or repairs may not be adequate. **Significant 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.	No (Admin)	staff at jurisdictions	City of Portland
New Conversion Ordinance - Research and explore the development of a new conversion ordinance to provide appropriate protections to low-income households impacted by conversions.	**Significant 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. Tenants in converting private properties typically lack legal protection and have no right to compensation.	No (Admin)	staff at jurisdictions	City of Portland, Multnomah County and City of Gresham

Staff Time/Planning – Recommendations Related to Housing Choice (cont.)

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Location Policy - Jurisdictions should consider implementing a housing location policy across Multnomah County. The City of Portland should revisit its 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. As part of this process, review the "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.	**Significant 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.	If staff does the work, it is considered an administrative function, not an Action Plan activity. If the work is contracted out an activity must be included in the Action Plan.	staff at jurisdictions	City of Portland, Multnomah County and City of Gresham
Reduce Multiple Application and Credit Report Fees - Continue effort to find a way for renters to apply for multiple units for one fee through Housing Connections.	**Significant 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.	If staff does the work, it is considered an administrative function, not an Action Plan activity. If the work is contracted out an activity must be included in the Action Plan.	staff at jurisdictions	City of Portland

Advocacy – Recommendations Related to Federal, State, and Local Fair Housing Law

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Extension of Reasonable Accommodation to Gender Identity – Advocate for extension of regulation prohibiting discrimination on the basis of gender identity into fair housing regulations. (See, OAR 839-006-0206) Seek out an appropriate case to assert this argument. Encourage an agency that serves transgender individuals to file a case.	**Impediment #1 Discrimination-Disability:** 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. However, there is currently no legal precedent for this.	no	limited staff involvement	N/A
Non-English Forms - Work with Metro Multifamily Housing Association and other property management trade association to translate rental forms into other languages and to make interpreters available to explain documents and translate communications related to reasonable accommodation, landlord tenant disputes, and disputes among tenants.	**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. 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. Language difficulties diminish the landlord's ability to resolve differences, and facilitate tenant disputes.	no	limited staff involvement	N/A
Limited Independent Living Options – Support advocates working to increase independent living options for persons with disabilities forced to live in institutional settings.	**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.	no	Limited staff involvement	N/A

Advocacy – Recommendations Related to Housing Choice

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE CATEGORIES	PLACE IN THE 06-07 ACTION PLAN	RESOURCE ALLOCATION	RESPONSIBLE JURISDICTION
Lower Income to Rent Ratios - Work with landlord and property management industry to adopt lower income to rent ratios.	**Significant 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.	No (similar activities, e.g. Risk Mitigation Pool are already included)	limited staff involvement	N/A
High Health Care Costs – Support work of advocates to address health care costs of low-income households.	**Significant Issue #4 Screening Criteria:** High health care costs require lower income households to make choices between paying their medical bills or paying rent/mortgage.	no	limited staff involvement	N/A

Recommendations NOT Forwarded by Staff

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	REASON FOR NOT FORWARDING RECOMMENDATION
DV Housing - Increase housing opportunities for survivors of domestic violence.	**Significant Issue #5 Unavailability of Housing:** There is an inadequate supply of housing opportunities for survivors of domestic violence.	This recommendation was proposed by DV advocates seeking more transitional housing units. Jurisdiction staff working on the Ten-Year Plan to End Homelessness are working on policy for the use of transitional supportive housing. This issue is beyond the scope of the AI.
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.	**Significant Issue #5 Unavailability of Housing:** The general unavailability of affordable housing units across the county continues to limit housing choice. There is a lack of affordable housing units for tenants with incomes below 30% Median Family Income.	While all acknowledge the need for a stable resource for affordable housing, this effort is beyond the scope of the AI.
Development Bonuses -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.	According to Portland Planning Bureau staff, this recommendation would not create family-sized accessible units. However, an other **Zoning Code Regulation** may address this shortage. The Central City plan district regulations (in the Zoning Code) include floor area bonuses (more building bulk) for providing large units with two or more bedrooms in South Waterfront. Buildings in this district are likely to be high rise with elevators, and therefore accessible.

Recommendations NOT Forwarded by Staff (cont.)

RECOMMENDATIONS FOR CONTINUATION OF CURRENT EFFORTS AND/OR COMMENCEMENT OF NEW CORRECTIVE ACTIONS	IMPEDIMENT OR SIGNIFICANT ISSUE	REASON FOR NOT FORWARDING RECOMMENDATION
Landlord fines - Impose a fine to landlords equaling two-months rent for failure to meet habitability standards (change state law first).	**Significant Issue #3 Poor Quality Housing**	Specific strategies to enhance code enforcement will be researched and evaluated in the Landlord Tenant Issues Workgroup.
Eliminate Eviction - Eliminate eviction for non-payment or no-cause while there are outstanding code-violations cited by local jurisdiction	**Significant Issue #3 Poor Quality Housing**	Specific strategies to enhance code enforcement will be researched and evaluated in the Landlord Tenant Issues Workgroup.
Tenant Compensation - Require landlords to refund two-months rent to tenants for failure to meet habitability standards (change state law first).	**Significant 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.	Specific strategies to enhance code enforcement will be researched and evaluated in the Landlord Tenant Issues Workgroup. In addition, this would require a change in State law.
Reduce Application Fees - Work to allow renters to access multiple credit reports for a reduced fee (look more into model used in San Francisco Bay area)	**Significant 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.	Federal law appears to present significant legal barriers to implementing this recommendation. Staff will continue to press this issue through the effort to allow renters to apply for multiple properties through Housing Connections.

Fair Housing Services – Contracted Activities in the City of Portland, City of Gresham and Multnomah County

Project	Contractor	Description	Funding Source	Funder	FY 2005-2006 amount
Fair Housing Services	Legal Aid Services of Oregon	This project provides advice and representation for people experiencing housing discrimination within the City of Portland.	CDBG	City of Portland	$43,870
Fair Housing Services	Fair Housing Council of Oregon	This project will provide fair housing services for people experiencing housing discrimination within the City of Portland; Provides outreach, education and the staffing of an I & R help line.	CDBG	City of Portland	$17,580
Fair Housing Services	Fair Housing Council of Oregon	Same as above.	General	City of Portland	$12,059
Renter Hotline	CAT	Hotline and outreach program for low-income renters to provide education, information and referral to assist with housing stabilization.	CDBG	City of Portland	$40,000
Civil Rights Enforcement	BOLI	Civil rights enforcement through the Bureau of Labor and Industries. Enforcement for gender identity and sexual orientation complaints.	General	City of Portland	$20,184
Special Needs Siting Assistance	ONI	Provides City staffing to administer a siting assistance program that promotes the siting of special needs housing by providing the community education and dispute resolution services that affirmatively furthers fair housing for people with disabilities and other special needs.	CDBG	City of Portland	$25,984
Fair Housing Services	Legal Aid Services of Oregon	Legal advice and counsel regarding landlord/tenant dispute for approximately 45 low-income residents in East County.	CDBG	Multnomah County	$4,600
Fair Housing Services	Legal Aid Services of Oregon	Paralegal advice and attorney assistance including community education and outreach in support of civil rights housing.	CDBG	Multnomah County	$8,000
Fair Housing Enforcement	Fair Housing Council of Oregon	Housing discrimination enforcement, outreach and training.	CDBG	Multnomah County	$3,162
Fair Housing Services	Legal Aid Services of Oregon	Provision of paralegal & attorney assistance to 30 low-income individuals with housing discrimination complaints.	CDBG	City of Gresham	$5,398

Housing Access and Stabilization Programs That Also Support Fair Housing Goals

Project	Contractor	Description	Funding Source	Funder	FY 2005-2006 amount
Ready to Rent	Housing Authority of Portland	Ready to Rent is an education based approach to rental access for persons with barriers to the traditional screening process. Portland Housing Center wrote the curriculum with input from various stake holders to prepare tenants for successful renting. PHC also trains, certifies and supports instructors at numerous agencies. The curriculum addresses items such as renters rights and responsibilities, budgeting, credit, etc. After tenants graduate from Ready to Rent (usually 4-6 weeks long) and can present their certificate to landlords who will take into account their participation in the program while screening them for a unit.	General	City of Portland	$14,001
Ready to Rent	Housing Authority of Portland	Same as above.	CDBG	City of Portland	$9,600
Landlord Outreach	Fair Housing Council of Oregon	The Landlord Outreach program will strive to increase landlord awareness and participation in several programs that increase access to appropriate, safe, and affordable housing to low-income populations. Programs included in outreach include Housing Connections, Ready to Rent, Fresh Start and lead hazard prevention.	CDBG	City of Portland	$25,000
Housing Connectons	211Info	211Info performs an outreach function for Housing Connections to renters and agencies; provides phone and email support to renters, agencies and landlords; and provides data quality review	CDBG	City of Portland	$75,000
Fresh Start and Ready to Rent Guarantee Administratio n		Administer the landlord guarantee funds of the Ready to Rent and Fresh Start programs, which increase access to housing for individuals who will not meet traditional rental screening criteria. Administration includes documenting new landlords and renters who sign up to be covered under the guarantees, and managing the process for accessing the guarantee fund, and dispersing funds.	CDBG	City of Portland	$25,000
Adapt-A-Home	Unlimited Choices	Removal of barriers to create accessible housing for approximately 45 low-income East County households with physical disabilities	CDBG	Multnomah County	$65,000
Adapt-A-Home	Unlimited Choices	Removal of barriers to create accessible housing for low-income Portland Households with physical disabilities.		City of Portland	$285,000
Adapt-A-Home	Unlimited Choices	Removal of barriers to create accessible housing for approximately 45 low-income Gresham Households with physical disabilities.	CDBG	City of Gresham	$90,000