

## SW Corridor Equity and Housing Advisory Group Meeting #1

May 24, 2017

**In Attendance:** Ryan Curren - BPS, Emily Lieb - Metro, Matthew Tschabold - PHB, Sean Farrelly – City of Tigard, Andrew Riley - 1,000 Friends of Oregon, Cassie Cohen - Unite Oregon, Dave Unsworth – TriMet, Dee Walsh - Network for Oregon Affordable Housing, Devin Culbertson - Enterprise Community Partners, Ed McNamara - Turtle Island Development, Elisa Harrigan - Meyer Memorial Trust, Jordan Winkler - Winkler Companies, Julie Livingston - Home Forward, Pamela Phan - Community Alliance of Tenants, Rachael Duke - Community Partners for Affordable Housing, Sheila Greenlaw-Fink - Community Housing Fund, Vivian Satterfield - OPAL Environmental Justice Oregon, Wajdi Said - Muslim Educational Trust

### Meeting Notes

Introductions – What are you hoping to get out of the meeting?

- A comprehensive and complete Equitable Housing Strategy, today
- Deeper connections with folks
- How other are thinking about this
- Interests and roles of partners
- Increased understanding of resources
- Broader development goals, charges as a group
- Better sense of partners on the ground
- Listen and learn
- The whole housing strategy
- How we can help
- How to connect housing to jobs
- Learn about the process

Group Purview (*refer to slideshow*):

- Metro SW Equitable Development Strategy
- Portland/Tigard Equitable Housing Strategy
- Tigard Affordable Housing Predevelopment Project
  - Received grant and then will start pre-development strategy and looking at sites for housing (depends on the exact alignment)

Questions from the group:

- Are we providing feedback to Council? Providing recommendations to policies?
  - Not on individual policies, but as a whole strategy. This group is advisory, but not a decision-making body
- Why is the term “mitigating displacement” used as opposed to “anti-displacement”?
  - No distinction was made
- Will money be used for planning or pilot projects?
  - Planning pilot projects (such as plans). Cannot be used to acquire land.

- How are you planning to engage the community?
  - Will develop a public engagement strategy in partnership with this group
- How much of housing funding hinges on the light rail transit project?
  - Funding is independent. This project is trying to get ahead of the transit project.
  - Matt: PHB receives much of funding through Urban Renewal for housing and preservation programs so it is not eligible to be used in the corridor. New funding is needed.
- Do we have a land inventory?
  - Not yet

#### Major Issues discussion:

- Timing, sequencing of projects and interventions – Develop a strategy that identifies what must happen first
- Engage beyond just racial equity (i.e. seniors and persons with disabilities)

#### Survey Discussion

- Data does not show that SWC has a lot of racial diversity currently, should focus on other marginalized groups such as seniors
  - Do we preserve what's currently there or attempt to increase diversity?
- Housing choices available to all (racial equity is a good focus in this case)
  - Intersectionality with aging in place

#### Tools and Strategies

- Tenant Protections
  - Relocation assistance, implementing more widely along corridor
    - Expensive, what are the funding sources?
  - No net loss policy
    - Some caveats- consider Central City
- New Funding
  - TIF
  - Density Bonus, money pool
  - Inclusionary Zoning
  - Early action: NOAH Acquisition Fund
  - OHCS LIFT bonds
- Land
  - NOAH Acquisition Fund
  - Preservation of existing affordable
    - Support at-risk communities
  - Land banking (brownfields)
  - Increase coordination with TriMet with land acquisition
- New Construction
  - CLT and cost reduction
  - Coordination with OHCS around LIFT to leverage land investment
  - Subsidies
  - Look into city codes for new opportunities
  - State funding – coordinate with local partners to sell story to State
- Homeownership
  - Need to set community priorities to prioritize limited resources (PHB programming money coordinated with tenant)
  - Beyond single-family homes – townhomes, duplex, condos, ADUs, tiny homes
    - Middle housing
  - What are the priorities? How much subsidy makes sense?

- Expensive
- Down payment assistance
- Land trusts, sending up CLT model, multi-family limited equity model

### Pre-Meeting Survey Responses

Q3: Select a number on a scale of 1-5 to indicate your opinion about each of the following measures of a successful equitable housing strategy for the SW corridor. 1 is Not Important, 5 is Very Important.

Measures of successful strategy	Average score
Racial equity is a central focus, specifically the reduction of direct or economic displacement and the increase in housing choices for households of color.	4.69
Existing affordable housing resources are prioritized for the corridor.	4.46
New dedicated funding for affordable housing is secured for the corridor.	4.54
All public sector agencies active in the corridor planning process prioritize equitable transit oriented development in their missions and programming.	4.64
Developers and funders have a clear understanding about the development goals of the corridor and confidence in the public sectors' support of their efforts to help achieve those goals.	3.92
Quantifiable indicators, including housing targets, are established and tracked over time.	4.31
An organizational structure exists to steward, champion and implement the strategy over the long term.	4.08

#### Are we missing anything?

- Community building and social infrastructure: support to local groups and organizations to keep people engaged during the project (pre-development through development). ALSO consideration of community needs and benefits as the development process continues.
- Creating Cultural and Historical context in certain stations how it was and how it is now. Then and now in certain neighborhoods
- Looking at equity beyond communities of color- seniors, disabilities, etc.
- all parties agree to priorities regarding preservation vs new construction
- Beyond merely tracking targets, I want to ensure that we're building legal and policy accountability into this process - metrics are excellent, but holding jurisdictions accountable for hitting or not hitting those targets is better still
- Not sure what you mean by "organizational structure" in the last item above. Don't want a new entity formed to do this work. Plenty of actors already. Just need to coordinate and have accountability.

Q4: Indicate your opinion about each of the following strategies for equitable TOD. 1 is Not Important, 5 is Very Important.

**Dedicate new funding for equitable transit oriented affordable housing.** Average score: 4.77

Comments:

- Preservation as a strategy - locate station development in ideal locations that include NOAHs. Stronger incentives for both affordable providers and market rate LL/PMs to develop affordable units (zoning tools, community development overlay, etc.)
- Use of funds early in process before displacement or land values increase.
- And funding for workforce housing at 80% - 120% of AMI. Current tools are only available to households below 80% AMI.
- Sound transit 3 in Seattle, Oakland Measure KK
- Adoption of local Construction Excise Tax and Inclusionary Zoning policy (outside of City of Portland boundaries for both policies)
- Affordable housing GO bond
- transfer tax
- Regional Equitable TOD Fund to purchase and develop affordable housing (like Denver, Atlanta, Seattle)
- no-interest resources available for land banking- foundations?
- Acquisition fund for property and land along the corridor supported by public and private partnership.

**Secure land early for affordable housing.** Average score: 4.62

*Comments:*

- Access to city, metro, and trimet owned sites (first rights) - community oversight of the land.
- Land banking
- Land banking & transparency in land acquisition by project partners (e.g. TriMet)
- land banking
- Land-banking and community land trusts
- SF has developed used starter funds along with non-profits to secure property
- land banking by public jurisdictions
- no- interest resources available for landbanking
- Acquisition fund for property and land along the corridor supported by public and private partnership.

**Preserve existing naturally occurring affordable rental housing.** Average score: 4.69

*Comments:*

- Tenant education and organizing as a critical role to preservation of the affordable market rate. Hotline services and regular education about tenant rights.
- Community agreements
- Please define "naturally occurring affordable rental housing". It may not meet our communities' expectations for safe, decent, durable housing.
- Adopt policy of 'No Net Loss' of affordable housing along the corridor; coordinated advocacy at statewide level; retain expiring-subsidy units
- Public ownership (acquisition and rehabilitation)
- Purchase existing section 8 housing before it is converted
- Create rehab fund and parameters for short term regulation
- create incentives for landlords to keep their housing affordable
- Acquisition fund for property and land along the corridor supported by public and private partnership.

**Enforce and strengthen fair housing and tenant protection laws.** Average score: 4.25

*Comments:*

- Coordination with BDS inspectors along the corridor. Coordination with Multnomah and Washington County resources for health and habitability programs for homes/units that need to be repaired.
- Just cause and rent increase limits
- given the current political discussion in our region, this will happen with or without the participation of stakeholders in the SW Corridor.

- Tenant protections in particular.
- Advocacy at state level
- Rent control and just-cause eviction policy
- it feels like more of the \$\$/regulatory control may be at state/federal levels for this?
- educate and empower current residents
- Not sure how much of an issue this is, so don't know if additional enforcement is needed.

**Construct new equitable transit-oriented affordable rental housing.** Average score: 4.54

*Comments:*

- Site planning and locations that provide convenient access to services, jobs, and community space.
- PHB Multi
- Inclusionary zoning (beyond City of Portland targets)
- We have done this with a combination of funding sources.
- We cannot rely on 9% tax credits.
- Gap funding from public sector.
- Create equitable transit-oriented homeownership opportunities.
- Down payment assistance and repair programs
- Community land trusts and community development corporations
- cottage and cluster - greater density residential infill
- Community Land Trust? Accessory Dwelling Units
- Gap funding from public sector

**Create equitable transit-oriented homeownership opportunities.** Average score: 3.92

*Comments:*

- Down payment assistance and repair programs
- Community land trusts and community development corporations
- cottage and cluster - greater density residential infill
- Community Land Trust? Accessory Dwelling Units
- Gap funding from public sector

**Land use regulations that support equitable transit-oriented affordable housing.** Average score: 4.23

*Comments:*

- Timing of housing policies implemented early in process
- Depends on the land use regulations proposed. Public policy should be equitable for all, not a two-track system for haves and have nots.
- inclusionary zoning; zoning code changes
- Minimum density standards in conjunction with a robust inclusionary zoning policy
- Residential in-fill strategies
- Affordability targets for publicly held land at transit stations

**Are we missing anything?**

- Please read the thriving city report for Portland by Tom Kratenmaker
- Political support
- Limit or prevent conversion of market rate affordable housing to condos; provide support for non-profit acquisition of affordable housing; ensure the quality of rental housing in the corridor is healthy and above standard (additional rental inspectors; property owner fines should go into a community controlled fund); develop funding package for Rental Assistance; First Right to Purchase; property owners to provide relocation fees if renters are displaced; institute rent control

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along the corridor; develop limited-equity cooperatives; create a real estate investment trust; establish a community land trust;

- rent regulation, if ban is removed at the state
- Publicly-constructed and owned housing (Home Forward); affordable mixed-use options including retail storefronts to support local entrepreneurs
- pilot projects: tiny house or container villages?

