

EQUITABLE HOUSING STRATEGY

- Meeting:** Southwest Corridor Equity and Housing Advisory Group
- Date:** January 24, 2018
- Time:** 1:00-3:00 PM
- Place:** Metro, 600 NE Grand
- Purpose:** There is an opportunity to provide input on a few housing tools that could be used and how those would link to the organizational stewardship structures.
- Outcome(s):** Participants understand 1) what housing tools were used and how much funds were spent and 2) what tools could be taken to scale. Participants provide feedback and guidance.
- Participants understand 1) the organizational landscape and 2) the options for potential organizational structures. Participants provide feedback and guidance.
- Participants understand next steps for the Strategy.

In attendance: Ryan Curren - BPS, Emily Lieb - Metro, Matthew Tschabold - PHB, Sean Farrelly – City of Tigard, Dave Unsworth – TriMet, Jordan Winkler - Winkler Companies, Fatmah Worfeley- Momentum Alliance, Sheila Greenlaw-Fink - Community Housing Fund, Unite Oregon – Yanelly Rivas and Cristina Palacio, Melissa Dailey – Washington County Housing Services, Elisa Harrigan – Meyer Memorial Trust, Rachel Duke – CPAH, Pam Phan – CAT, Julie Livingston - Home Forward. **Not present:** Ed McNamara - Turtle Island Development, Bill Van Vliet - Network for Oregon Affordable Housing, Wajdi Said – Muslim Educational Trust, Vivian Satterfield - OPAL Environmental Justice Oregon, Gloria Pinzon – Momentum Alliance

Welcome and project updates

- **Regional housing funds.** In Fall the Metro council could move forward to refer a regional housing measure on the November ballot. They are working on a framework to outline size, mechanism, and definition of affordable housing, etc. Intention is to engage in community and partner conversations about goals and outcome. They will be convening 2 advisory tables
- **Transit project.** The Transit project light rail is going through a federal environmental review process. In late April or early May draft of impact study is to be released. Intention is to facilitate a process to engage people about how it effects community. Trimet is no longer raising portion for local match, Metro is. Will not likely start construction until 2022.
- **Draft housing strategy and opportunity sites.** Draft will be released March 2nd

Implementation Tools

Housing Strategy Elements:

- -Increase Housing Supply
- -Additional restricted units
- -Protect quality and habitability

- -Connect people to units

Locally controlled funding sources are limited and not enough to make a huge difference.

Weatherization and home repair funds are very valuable, because these repairs are very costly.

- Some places are not interested in weatherization funds, their investments can flip faster without it. If incentives aren't deep property owners won't go for it. -*Pam CAT*
- Also, some aren't income qualified. Explore who can qualify. -*Christina Unite*

Developer capacity and funding availability.

- There is pushback on lack of developer capacity in area, other developer organizations have ability to do it they just don't have the funds to do it. -*Rachael Duke and Sheila Greenlaw-Fink*
- There is plenty capacity, it's more about sources of financing. Meyer Trust provided capacity dollars for SEPA, there is more than just CDC's -*Elisa Meyer*

Land banking and MOU.

- Interagency MOU's can be a powerful strategy coordinating across agencies. What does MOU look like across four agencies? There is a good precedence on collaborating with affordable housing across cities. There are a lot of overlapping goals between agencies. There is also an opportunity to adjust zoning to enable TOD development
- People don't want to be the first in but like idea of a pipeline of public properties teed up for development

Capitalizing NOAH's acquisition fund

- Protecting affordability should be included in analysis. Rents are rising, Portland is hot. No question they will rise as investment comes in -*Pam CAT*
- Are there suggested strategies on how to get 10 million? NOAH fund is great, but there are limitations. -*Elisa Meyer*
- Are we assuming properties are good where they are? -*Rachel Duke*
- Calculations do account for rehab and maintenance but may require 5-10 years

Final consultant paper will show different sources of funding

Urban renewal in Portland and Tigard

In Portland they've been doing URA modeling for targeted geography, mostly in East Portland

- Portland has 45% set aside for urban renewal dollars for affordable housing, likely this will continue but not go above this.
- There are challenges to renewal, it accrues very slowly. Also there are political issues that surface.

Land Use and Zoning for Equitable TOD

- Look into other types of community development overlays? Other cities?. What's the potential when you change zoning. Instead of changing, there is an overlay. Non-traditional style of zoning -*Pam CAT*
- There are benefits to being right on transit, increased density means more access. Easier to do public private deal. *Jordan Winkler*

Anti-displacement services

Legal services and short term/emergency rental assistance

They are the first and most critical strategies

- Is there a way to add legal aid services to work on policies for state protection. Can't fix individual problems until policy happens-*Christina, Unite*
- Is there a way to start conversation about good neighbor agreement for services and protections across cities borders?-*Pam, CAT*
- Look into New York version of legal aid, ensure people can access legal aid if they don't have documented status-*Yanely, Unite*
- Address restrictions on who can use money or not? Cant access legal aid because of citizenship status-*Christina, Unite*
- Housing bureau has put in budget (1 mil) for cultural specific and language specific education and outreach and legal assistance. Request budget, may be finalized in 5 months. Intent is 10 orgs receive \$100,000 for outreach services and legal assistance. -*Matt Housing Bureau*
- Provide resources for low income homeowners, speculating on markets. Providing resources to preserve housing. -*Elisa Meyer*
- For future surveys, can there be more info to compare using best practices of anti-displacement tools. Don't know what tools are there tools so cant compare. If there's no information cant know what is going on. -*Christina Unite*

Lasting organizational structures

- Existing orgs and relationships
- Research, case studies, and local expertise
- Are these the right characteristics of successful structures
- If somebody decided to convene a body, entity, what's important to consider

Steven Holt

N/NE Housing Oversight Strategy. It is important to have a process put in place for oversight, ongoing engagement and communication that is very intentional and specific.

- There should be an enforcement mechanism in an oversight structure-*Christina Unite*
- Intentional outreach and representation and accessibility. Sometimes meetings are during the day. Also language is difficult for people who don't work there.-*Christina Unite*
- Make sure outcomes are happening for community members. Use some metric that we are showing that people are not being displaced-*Pam CAT*
- There should be accountability and measured impact, knowing what toolkit and what you're doing with it. They don't know what they are monitoring. Know if it is a project policy, or strategy. Being transparent about budget. Paying orgs of an oversight structure who are actually doing the work.-*Devin Enterprise*
- Homeless services and faith based organizations should be included-*Elisa Meyer*