

## Bond SAG 5/30/17 Discussion:

### Establish Bond SAG Priorities: Policy, Population, and Location

#### POPULATIONS

##### A. Guiding Principles

**Equity.** Advance racial equity for communities most disproportionately impacted by the shortage of affordable housing options, housing discrimination, gentrification, and involuntary displacement.

##### B. Policy Goals

1.

2.

3.

##### C. Objectives

1.

2.

3.

## LOCATION

### A. Guiding Principles

**Collaboration.** Align with other public and private resources, policies, programs, and systems to maximize efficiency, effectiveness, and investment potential.

**Equity.** Advance racial equity for communities most disproportionately impacted by the shortage of affordable housing options, housing discrimination, gentrification, and involuntary displacement.

**Opportunity.** Support economic diversity through city-wide investments that offer broad access to public amenities (transportation, schools, food, green space), economic opportunity, and mixed-income housing.

### B. Policy Goals

1.

2.

3.

### C. Objectives

1.

2.

3.

## Summary of feedback previously collected from SAG members

### Policy Goals:

- Create housing for households not well-served by existing resources and initiatives in the affordable housing development system.
- Strategic deployment of funds to create “added impact,” and more than just building more units. The bond should show impact on significant issues like gentrification/involuntary displacement, homelessness and school mobility.
- Promote housing as an essential part of building healthy communities
- Honor the public commitment to equity and fiscal stewardship
- Meet, and exceed if possible, the commitment of 1,300 new units of affordable housing
- Emphasize equity in decisions to maximize units – do the most social good as possible; use strategies that advance equity and counter historic housing inequities
- Prioritize strong collaboration and coordination with public and private partners to maximize leverage of existing resources and services to support peoples' housing needs and long-term stability

### Population:

- Serve the most vulnerable populations in our current housing crisis
- Communities of color, who are over-represented as renters and at higher risk for displacement, including African Americans, Native Americans, Latinos, and Hawaiian/Pacific Islanders.
- Families, with support for school stability and access and economic opportunities
- Chronically homeless families and individuals
- Families and individuals experiencing homelessness
- People with special needs, including those with mental and/or physical disabilities and substance addictions
- Households who are over-represented in Home Forward's Housing Choice Voucher (HCV) waiting list data

### Location:

- Areas with high access to transportation; transit oriented development around planned corridors (e.g. Powell/Division, SW Corridor)
- Invest in high opportunity areas, with access to education, food, transportation, health services, economic opportunities and greenspaces.
- Economically-diverse areas, with opportunities for mixed-income housing
- Focus on census tracts with high risk of gentrification and/or displacement
- School catchment areas with high poverty and high school mobility
- Don't focus in areas with existing high concentrations of poverty and very low-income housing
- Geographic distribution by population
- Avoid “even distribution” concepts or language, which waters down impact and defers to stale concepts that affordable housing is a neighborhood “burden” to be evenly distributed