

## Draft summary of SAG Priorities<sup>1</sup> - 6/13/17

Comments echoing existing Guiding Principles:

- Strategically deploy funds for “added impact;” not just build more units. Investments should positively impact significant issues like gentrification/ involuntary displacement, homelessness, and school mobility. (*Collaboration, Community Benefits, Equity, Opportunity*)
- 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 (*Collaboration*)
- Emphasize equity in decisions to maximize units – do the most social good as possible; use strategies that advance equity and counter historic housing inequities (*Equity*)
- Create housing opportunities for households who are not well-served by existing resources and initiatives in the affordable housing development system. (*Equity*)
- Promote housing as an essential part of building healthy communities. (*Opportunity*)
- Honor the public commitment to equity and fiscal stewardship. (*Stewardship*)
- Meet, and exceed if possible, the commitment of 1,300 new units of affordable housing; development of both 0-30% MFI units (which will be more expensive and service-intensive) and 30-60% MFI units. (*Resourcefulness, Stewardship*)

## POPULATIONS

Suggested policy priorities:

- Focus on creating housing opportunities for the most vulnerable populations in our communities who are least served by current housing system resources.
- Focus resources to prevent displacement of low-income communities of color and immigrant and refugee communities who have limited alternative housing options and are most at risk; this should be done to the extent fair housing allows.
- Make a visible impact on homelessness in Portland by aligning 0-30% units with the homeless service system, particularly street outreach and shelter. Will require alignment of bond resources with operating and services funding from other public partners. (e.g. Home Forward, Joint Office of Homeless Services)

Suggested communities to prioritize:

- **Communities of color**, who are over-represented as renters, in the population experiencing homelessness and who are at higher risk for displacement:
  - Includes, but is not limited to: African Americans, Native Americans, Latinos, and Hawaiian/Pacific Islanders.
  - Immigrant and refugee households
- **Families**, including households experiencing homelessness and/or at imminent risk of losing housing or becoming displaced
- **Households experiencing homelessness**, particularly chronically homeless families and individuals who have a disability and who need support services

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<sup>1</sup> Collected from SAG Meeting 1 (4/17/17), Meeting 2 (5/4/17), Meeting 3 (5/30/17) and additional submitted comments from SAG participants via email up through 6/8/17.

- **Households facing imminent displacement**, particularly those who reside in “high risk” census tracts, and/or reside in buildings that are at risk of being redevelopment by private developers.

Suggested objectives or strategies:

- Must use disaggregated race/ethnicity data to have more accurate picture of need and inform more focused outreach efforts. (E.g. Housing needs and context for Burmese refugees is different from Chinese immigrants, though they are often lumped together under “Asian”)
- Utilize school demographic data to identify areas which are majority communities of color; build/acquire land in these areas and ensure access to amenities
- Prioritize partnerships with culturally specific and other CBO's, which is important for identifying needs and having effective recruitment and outreach efforts to reach communities of color and other communities
- Award preference points based on history, cultural context and risk
- Designate portion of bond-funded units to house households directly from streets or shelter who have experience of long-term homelessness; should plan and program units as Permanent Supportive Housing (PSH) with aligned resources.
- Acquire currently affordable, unregulated multifamily properties that are at high risk of acquisition and repurposing (to market rate) by private purchasers.

## LOCATION

Suggested policy priorities:

- **Focus in high opportunity areas**, with access to education, food, transportation, health services, economic opportunities and greenspaces.
- **Invest in economically-diverse neighborhoods/areas**, with opportunities for mixed-income housing. Don't focus in areas with existing high concentrations of poverty and very low-income housing.
- **Focus in areas with high risk of gentrification and/or risk for displacement.** Be responsive to community voice, and build housing in neighborhoods which are already transitioning and/or in the process of being gentrified. Broader historic displacement and prospective displacement contexts need to be recognized and valued.
- **Building strong, stable neighborhoods**, defined by local residents and aligned to existing community plans and initiatives to support those neighborhoods.
- **Geographic priorities:**
  - Allocation distribution by population
  - Balance investments in inner (city) core and outer areas
  - 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
  - Limit to having one (new) large housing development for each elementary catchment area.
- **Invest in areas where we can leverage existing housing programs:**
  - Allow for funds to be invested in places that have TIF fund investments

Suggested objectives or strategies:

- Focus in areas with high access to transportation; current and future transit oriented development corridors (e.g. Powell/Division, SW Corridor)
- Assess areas based on “low opportunity” to “high opportunity”
- Use census tract data to identify “high risk” areas
- Use school catchment areas with high poverty and high school mobility
- Prioritize opportunities to place housing in areas close to transit and elementary schools; balance placement of new affordable housing with existing affordable housing, utilizing free/reduced lunch data
- New construction should provide preference for community projects developed in conjunction with existing or emerging neighborhood initiatives or efforts aimed at increasing the supply of affordable housing.
- City should look to invest and align bond resources in areas where there are existing efforts to improve neighborhood infrastructures (parks, roads, community space).