

2C. Location Priorities

Introduction

The Portland Housing Bureau's primary resource for housing development comes from Tax Increment Financing (TIF) set-aside funds, which are restricted by law for use within the boundaries of the city's [Urban Renewal Areas](#). Consequently, investments in affordable housing using TIF funds are limited to less than 15 percent of the geographic area of the city.

Furthermore, as major URAs approach their expiration dates, the Bureau is facing an increasing scarcity of TIF funds. The Affordable Housing Bond provides a unique and flexible resource for preserving existing housing and creating new long-term affordable housing throughout the city.

In order to have the greatest impact with Bond resources, we therefore commit to the following:

- Increase affordable housing opportunities in locations that otherwise may not be served by URA investments;
- Build and support economically and racially diverse neighborhoods in areas of high opportunity (areas with existing concentrations of poverty and very low-income housing should be of lower priority);
- Recognize public school capacity issues in identified catchment areas;
- Balance Bond investments throughout the geographic area of the city;
- Discourage the use of “even distribution” concepts or language, which perpetuates a stigma surrounding affordable housing;
- Leverage existing housing resources within the legal constraints of Bond funds, and in alignment with the location priorities listed below.

For building and land acquisition, prioritize investments in:

1. **Areas with high risk of gentrification and/or displacement, especially neighborhoods that have a high concentration of Communities of Color.** Using a combination of data and community voices to identify neighborhoods and census tracts where rents are rising, gentrifying redevelopment is likely to occur, and in which existing communities are seeking stability through affordable housing. A strategy that combines acquisition with new construction will anchor families, individuals, and communities at risk of displacement in neighborhoods likely to redevelop. A majority of the units should be developed to meet this priority.
2. **School catchment areas with the highest mobility rates.** Acquire affordable units in the school catchment areas with the highest mobility rates to stem the tide of displacement.

In addition, for land acquisition, prioritize investments in:

3. **High opportunity areas¹**, with access to education, food, transportation, health services, economic opportunities, and greenspaces. This includes areas that have planned transit development occurring in the next 10 years.

¹ A high opportunity area is defined as an area that attains a score of 3 or higher (out of 5), based on the **Opportunity Map**: www.portlandoregon.gov/phb/article/622880