

IMPACT STATEMENT

Legislation title: *Further extend the housing emergency declared by Ordinance 187371 and previously extended by Ordinance 187973 to address a continued homelessness, identify Council powers, specify eighteen-month duration, and waive portions of the zoning code. (Ordinance)

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Purpose of proposed legislation and background information:

The purpose of this legislation is to extend the housing emergency declared by Ordinance 187371 and previously extended by Ordinance 187973 in the City of Portland, and waive the necessary provisions in Title 15 to increase the duration to eighteen months.

Portland has grown by more than 80,000 people in 29,000 households since 2000, but housing supply has not come close to meeting the demand. The resulting low vacancy rates and price increases have been severe. Between 2006 and 2015 the Oregon Office of Economic Analysis estimated that the Portland housing market was under-built by approximately 23,000 units of housing - insufficient just to keep up with population growth.

In fiscal year 2017, 8,532 people accessed emergency shelter, almost 2,000 more people than the record number helped the year before. Two years ago, that number was just 4,760. In the past year, partners in our community initiative to end homelessness have generated over 600 new permanent shelter beds, bringing the total up to 1,458.

In addition, housing placements are ahead of last year's pace. Providers helped place 3,535 people into housing between July 1, 2016 and March 31, 2016 – 338 more people than at the same point last year. Last year's housing placement numbers also set a record at 4,603. Both increases speak to the impact of the ongoing housing crisis that is pushing people into homelessness and keeping them there. Rents and housing costs continue to outpace income for our most vulnerable neighbors.

In November 2016, Portland voters approved a historic general obligation affordable housing bond of \$258.4 Million to fund the development, rehabilitation and preservation of a minimum of 1,300 units of affordable housing within 5-7 years. This is the largest general obligation bond in the history of Portland. All units will be affordable for households earning 60% Area Median Income (AMI) or below.

Tenant protections have been a top priority for the City demonstrated by additional policy initiatives like inclusionary zoning, mandatory relocation assistance, extension of a 30-day notice to a 90-day notice.

Despite these actions, an immediate need to provide adequate, safe, and habitable shelter to persons experiencing homelessness is necessary. Therefore, a housing emergency continues.

Financial and budgetary impacts:

There are no financial or budgetary impacts.

Community impacts and community involvement:

Through this extension, the city will continue to utilize tools and methods not available outside of the housing emergency to provide adequate, safe and habitable shelters for persons experiencing homelessness, many of whom are our community's most vulnerable people.

100% Renewable Goal Impacts:

This ordinance does not impact the City's 100% renewable goal.

Budgetary Impact Worksheet**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.
- ☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount