

IMPACT STATEMENT

Legislation title: Accept Portland's Housing Bond Policy Framework to guide investment of bond funding based on community needs. (Report)

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Purpose of proposed legislation and background information:

This action instructs the Portland Housing Bureau (PHB) to adopt Portland's Housing Bond Policy Framework. This framework will be used by the Portland Housing Bureau (PHB) and the Housing Commissioner to guide decision-making and investment of bond funding, and by the Bond Oversight Committee as one basis to evaluate expenditures of bond proceeds to ensure the intent of City Council is fulfilled.

Financial and Budget Impacts:

There is no direct impact to PHB's budget for Council's acceptance of the report or PHB's adoption of Portland's Housing Bond Policy Framework.

Community impacts and community involvement:

This framework document was created by the Bond Stakeholder Advisory Group, comprised of 18 community stakeholders appointed by the Mayor. The group had nine meetings from April to September, 2017. They were charged with identifying the policy priorities and guidelines for how bond funds should be spent, responsive to the immense needs we see in our community.

In addition to the Stakeholder Advisory Group meetings, PHB and community partners conducted robust outreach and engagement over the last five weeks to gather comments on the draft policy framework prior to finalization. Through these efforts, we engaged nearly 1,000 community members, including:

- 25 groups, reaching over 300 people as members of agencies, networks and/or coalitions
- 300 community members from 16 linguistically-specific immigrant and refugee groups
- 370 community members completing an online Community Survey.

PHB will continue to collaborate and engage with housing stakeholders and community partners in the development and implementation of policies, primarily through the Bond Oversight Committee. The bureau will continue ongoing engagement with community partners and members to ensure the vast amount of our local expertise is harnessed and used to inform investment of these valuable bond funds to make the greatest impact possible. This will include, but not be limited to, engaging with stakeholder bodies and housing partners, potential re-convening of the Stakeholder Advisory Group, and/or assembling ad-hoc committees of the group and/or other community partners.

Renewable Energy Goal:

Approval of the framework plan does not impact the City's total renewable energy use.

Budgetary Impact Worksheet

Does this action change appropriations?

☐ YES

Please complete the information below.

☒ NO

You can skip this section

SALTZMAN AMENDMENT

Adapted 10/11/2017

6. Priority Communities

Portland's Housing Bond is a valuable new resource for increasing affordable housing in our community. While we can't meet the total housing need with this resource alone, and we acknowledge there will be significant financial constraints, we commit to focus where we will have the greatest impact for our most vulnerable neighbors:

- Invest in displacement prevention strategies, prioritizing buildings in high risk census tracts and/or at risk of being redeveloped for private market conversion;
- Prevent and mitigate the impacts of systemic racism and discrimination towards Communities of Color through alignment with culturally specific organizations and other organizations for outreach, referrals, and services (target of 850 units);
- Make a visible impact on homelessness through alignment with homeless service system resources and A Home for Everyone partnerships (minimum target of 400 of the 600 units at 0-30% AMI will be aligned with the homeless service system; of which 300 units will be prioritized for permanent supportive housing (PSH) or other housing with support services contingent upon committed services funding);
- Leverage to the maximum extent possible other development, operating and service resources from public, culturally specific and other community partners.

Priority Communities:³

- **Communities of Color:**
 - African American/Black
 - Asian American
 - Hawaiian/Pacific Islander
 - Latino
 - Native American/Alaskan Native
- **Families, including:**
 - Families with children
 - Immigrants and Refugees
 - Intergenerational households, including those supporting youth in foster care
- **Households experiencing homelessness or at imminent risk of becoming homeless:**
 - Seniors
 - Persons with disabilities
 - Households who have been homeless for long periods of time,
 - Persons with criminal backgrounds
 - Survivors of sexual assault or domestic violence
- **Households facing imminent displacement due to significant rent increases or risk of private market conversion:**
 - Seniors
 - Persons with disabilities
 - Households on fixed incomes

See "Appendix A: Priority Communities: Definitions and Data" for more information.

• Youth Ages 18-24 from the Foster Care System
up to

³ The communities are not exclusive, as people possess multiple identities and are part of multiple groups.

7. Location Priorities

The bond provides a new resource for creating and acquiring new long-term affordable housing throughout the City. PHB will use a racial equity lens and analysis at the forefront of all building and land acquisition decisions.

The following priorities will guide selection:

- ✓ Invest in areas with little or no existing affordable housing or housing resources (areas with existing high concentrations of poverty and very low income housing should be of lower priority);
- ✓ Strive to balance investments throughout the City;
- ✓ Consideration should be given to school catchment areas and areas with planned transit and infrastructure investments;
- ✓ For building acquisitions, prevent displacement by focusing on neighborhoods at high risk of displacement and gentrification, especially in areas with a high concentration of residents from Communities of Color; and
- ✓ For land acquisitions, prioritize new housing opportunities in high opportunity areas with access to education, food, transportation, health services, economic opportunities and greenspaces. A secondary factor which will also be considered is if the area is at high risk of displacement and gentrification.

PHB should use Vulnerability and Opportunity analysis⁴, informed by community voice and neighborhood-identified needs, to identify areas and neighborhoods to prioritize. All efforts will be made to strategically align prospective bond investments with existing or planned infrastructure and system investments of the City and community.

Minimum Requirements and Due Diligence

PHB and the Housing Commissioner will evaluate acquisition opportunities based on the following minimum requirements:

- Be available for purchase and located in the City of Portland.
- Allow for a minimum of 20 housing units.
- Be appropriately zoned to allow for affordable housing development.

PHB will conduct a due diligence process, which includes conducting a project survey, title report, environmental assessment, inspections and appraisal. The bureau will proceed with acquisition opportunities deemed prudent through the due diligence process.

Deviation from Location Priorities

If PHB and the Housing Commissioner recommend an acquisition that deviates from the location priorities, PHB will describe and explain the reason for the deviation. It is requested the Bond Oversight Committee works with City Council to uphold the location priorities and approves deviations only sparingly. Explanations for deviating from the location priorities will be clearly articulated in documentation submitted to City Council for its consideration of an acquisition. The documentation should be publicly available and submitted in advance to the Bond Oversight Committee.

⁴ See Appendix D: 2035 Comprehensive Plan: Vulnerability and Displacement Impact Analysis