



Portland Housing Bureau

Rental Services Office

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Rental Services Helpdesk Hours

MON, WED, FRI 9–11am and 1–4pm

2011 Analysis of Impediments to Fair Housing Choice: Recommendation Table

Fair Housing Advocacy Committee

April 2021

The following table pulls recommendations made from the [2011 Analysis of Impediments to Fair Housing Choice study](#) (pg 147-152) and provides brief notes on actions taken to address the recommendations made.

A. DISCRIMINATION IN HOUSING	
Recommendation	Recommendation Status
1. Commit to county-wide funding and support to continue and enhance the education of fair housing laws.	Entered into contract with Fair Housing Council of Oregon (FHCO) to enhance education on fair housing laws.
2. Commit to county-wide funding and support to continue and enhance enforcement of fair housing laws.	Entered into contract with collaborative (Urban League, El Programa Hispano Católico, Legal Aid Services of Oregon and FHCO) to identify potential fair housing issues and provide culturally-specific support in connecting households to enforcement mechanisms.
3. Conduct audit testing to document discrimination against Protected Classes seeking housing, with special focus on homeownership and affordable rental units.	Entered into contract with FHCO to conduct audit market testing on a variety of protected classes.
4. Partner with housing providers to modify screening and credit criteria (such as requiring Social Security Numbers) that have an inadvertent impact on protected classes, especially persons of differing national origin and women experiencing domestic violence.	FAIR Ordinances (PCC 30.01.086) passed for rentals within the City of Portland. This City action was not supported by all industry actors. This legislation impacts requirements of a social security number and identification documents as well as proposes an optional, but encouraged, low-barrier screening criteria. PCC 30.01.086 also requires priority access of mobility-disabled tenants to accessible units.

<p>5. Strengthen inter-jurisdictional communication and decision-making to improve coordination of the Housing Authority of Portland, Multnomah County, City of Gresham, City of Portland, nonprofits, the State and other partners to improve services and programs.</p>	<p>Establishment of the Joint Office of Homeless Services in 2016, Metro Bond approved in 2018 and most recently the coordination with inter-jurisdictional partners in delivery of COVID relief funds.</p>
<p>6. Develop and promote policies that remove negative housing information and low level law enforcement contacts, including 911 calls from records of persons who report domestic violence and other protected classes, to prevent use of this information as a basis of eviction or refusal to rent.</p>	<p>PCC 30.01.086 application and screening criteria that encourages low-barrier screening criteria and opportunities for supplement evidence on negative factors.</p>
<p>B. FAIR HOUSING UNDERSTANDING</p>	
<p>Recommendation</p>	<p>Recommendation Status</p>
<p>1. Create a fair housing advocacy committee that meets on an at least quarterly basis to focus on fair housing issues and to be a strong advocate voice in Multnomah County. Committee needs a clear, focused champion in a strong leadership and decision making position, as well as a diverse, representative membership.</p>	<p>Fair Housing Advocacy Committee was formed after this recommendation, recently reconstituted.</p>
<p>2. Partner with landlord trade associations and other community organizations to ensure frequent and accurate trainings for property managers, owners, regulators and social service providers to understand Fair Housing law and reasonable accommodations and modifications.</p>	<p>Current Rental Services Office contracts include educational offerings for case managers in social service agencies and landlords.</p>
<p>3. Commit resources for a public information campaign about Fair Housing Rights and current issues to change attitudes, practices and public policies, using culturally and linguistically appropriate methods to reach all members of the public.</p>	<p>Resources and trainings provided through mentioned RSO contracts, but we do not have a public information campaign.</p>

4. Increase overall outreach and education to the general public about Fair Housing law; provide easily accessible and culturally and linguistically appropriate information regarding rights and resources.	Previously mentioned contracts with FHCO and collaborative to address access to Fair Housing resources for the public generally and through a culturally appropriate community partner.
5. Fund homeownership education for communities of color and immigrant and refugee communities by partnering with organizations that provide homebuyer education, encouraging use of materials in multiple languages	Bureau's Neighborhood Housing Program (PHB) contracts with organizations to provide homebuyer education in multiple languages and culturally-specific financial wellness courses.
6. Fund education services for workers in assisted living and nursing facilities to better understand the varying needs of the aging population.	Unaware of any City action to address this recommendation, other jurisdictions may be more appropriate for creating this connection
C. AREAS OF REDUCED ACCESS TO OPPORTUNITY	
Recommendation	Recommendation Status
1. Develop opportunity mapping as a foundation of housing policy development to illustrate areas of Multnomah County where there is limited access to opportunity. Advocate for prioritizing resources, including transportation resources, to these areas to increase opportunity and equity, and tie the mapping into the update of Portland's <i>Comprehensive Plan and Location Policy</i>.	PHB Opportunity Mapping
Partner with Tri-Met and other local agencies, the State, major employers and school districts to encourage development and rehabilitation of affordable/accessible housing close to jobs, transportation, groceries, schools, employment and other amenities.	PHB Opportunity Mapping drives where we finance affordable housing development in partnership with partner organizations and jurisdictions.
3. Partner with regional housing organizations and City and County partners to emphasize the development of Healthy Connected Neighborhoods. Based on mapping, advocate for	PHB Opportunity Mapping drives where we finance affordable housing development in partnership with partner organizations and jurisdictions.

prioritizing investments in East Multnomah County and areas concentrations of low-income households.	
4. Continue programs that improve employment outcomes and increase incomes, including development and availability of jobs close to affordable/accessible housing, transportation and other services.	Programs available under Work Systems, Inc. and Prosper Portland.
5. Where housing is already affordable/accessible focus on creating quality jobs and linking residents to quality jobs through education and other supports.	
6. Work with neighborhoods to increase understanding of the need for affordable/accessible units for people with highneeds to reduce NIMBY (not in my backyard) reactions.	Adopted 'visitable' unit requirement with Residential Infill Project and Better Housing by Design. Neighborhood-specific engagement with newly identified shelter sites.
7. Use local political leadership to support national efforts to change the loan modification process, which will help homeowners prevent foreclosure.	
D. FAIR HOUSING DATA	
Recommendation	Recommendation Status
1. Fund audit testing for all areas of the County using the most inclusive list of Protected Classes to document discrimination.	FHCO contracts for audit testing.
2. Conduct data research and analysis to determine the shortage of various housing types especially accessible units for people with disabilities.	State of Housing and federal data reports.
3. Encourage partners currently serving people vulnerable to discrimination to capture and document discrimination, by encouraging use of the current reporting portals and by using a	Development of Fair Housing collaborative.

variety of low-barrier intake techniques.	
4. Jurisdictional partners should conduct a regular review of data and recommendations to respond quickly to changing Fair Housing needs.	FHCO Audit Testing Report, State of Housing and federal data reports.
E. ACCESSIBLE, AFFORDABLE HOUSING STOCK	
1. Increase the number of affordable/accessible housing choices for all household sizes, especially family-sized housing with three or more bedrooms.	PHB has continued to fund affordable housing and increased focus on development of family-sized units. Maps and property profiles available here.
2. Increase housing choice for people with disabilities by creating a database of available accessible units, linking it to those who need it, and partnering with property owners and managers to better market accessible units to people with disabilities.	No database available at this time, but units are now required to be registered (effective 2018). At this time, RSO is exploring databases and potential data points for collection on registered units. PCC 30.01.086, as previously mentioned, does leverage the application and screening process to better link accessible units with those who need them. All public notices of available units within the City must note whether or not they are accessible.
3. Continue to fund home repair and modification programs.	Programs have continued to be funded.
4. Develop strong building guidelines to ensure consistent standards of what features an “accessible” unit includes.	
5. Develop a range of housing and supportive services to better match the needs of different populations living with mental illness; one size does not fit all.	Permanently Supportive Housing (PSH) unit goals and Metro Supportive Housing initiative
6. Research feasibility of a county-wide ordinance that requires newly constructed housing units to be built in a way that would make them easily accessible or “visitable” by people with	Adopted 'visitable' unit requirement with Residential Infill Project and Better Housing by Design.

disabilities, as well as easily modified for future accessibility needs.	
7. Improve the quality and safety of existing affordable/accessible housing through home repair loans, partnering with housing providers, and rental housing inspections.	Home repair and retention programs through the NHP team.
8. Require annual training for staff and partners of government entities, pseudo-government entities and contract recipients to review accessible development and construction standards.	
9. Link housing and supportive services for residents through inter-jurisdictional partnerships and streamlining of services and increased funding.	Permanently Supportive Housing (PSH) unit goals and Metro Supportive Housing initiative
10. Work with housing providers to provide two weeks' notice to advocacy groups and interest lists for when an accessible unit becomes available.	
F. UNINTENDED GENTRIFICATION THROUGH POLICIES	
Recommendation	Recommendation Status
1. Make public investments that mitigate the effects of displacement and that encourage diversity through mechanisms including, but not limited to, “community agreements,” housing development linked to schools/ transportation/employment, mixed income housing, and rental assistance tiered to market rate rents.	Various initiatives with various success.
2. Encourage the renewal of Portland’s 30% Tax Increment Funding affordable housing set-aside; encourage other cities in Multnomah County to devote Urban Renewal funds to housing	Increased to 45%

<p>programs and projects that can further fair housing goals.</p>	
<p>3. Focus on resource development to acquire funding outside of Urban Renewal Areas to develop and preserve affordable/accessible housing in all areas of the County.</p>	<p>Portland Bond, Metro Bond, Construction Excise Tax, Supportive Housing measure, short-term rental tax/fee</p>
<p>4. Over the next five years, fund a representative advisory group, such as this Report’s proposed fair housing advisory committee, to work with the Housing Authority of Portland to understand the various data sets HAP evaluates to determine how much housing choice Section 8 participants have. Work with rental housing owners associations to understand more precisely where Section 8 is and is not accepted and the denial rates of Section 8 voucher holders from owners that accept Section 8. Compare this information with information available from jurisdictions that do include Section 8 under the protected class “source of income.”</p>	
<p>5. Collaborate with the Housing Authority of Portland, housing providers and community advocates to ensure Section 8 vouchers are used as a tool to increase housing choice throughout the county, especially areas of high opportunity.</p>	<p>Continued collaboration.</p>
<p>6. Continue partnering with housing providers to increase participation in the Section 8 voucher program.</p>	<p>Continued collaboration.</p>
<p>7. Meaningfully involve community members in the redevelopment of their neighborhoods, especially communities of color and others historically not invited to participate in the development and decision-making regarding redevelopment, especially around URAs.</p>	<p>N/NE Housing Strategy seeks to address some of this recommendation.</p>
<p>8. Continue funding homeownership programs, including but not limited to Down Payment Assistance, to continue efforts to close the minority homeownership gap</p>	<p>Continued funding through NHP contracts</p>

9. Research the feasibility of developing subsidies to help current low income residents remain in URAs as rental prices increase	
G. LOW-INCOME AND VULNERABLE POPULATIONS	
1. Continue, and consider increasing funding for, Rent Assistance for low-income residents.	Various programs
2. Increase funding for social services known to assist in stabilizing households, including but not limited to addiction services, childcare, employment assistance, and other support services.	Various programs
3. Continue funding development of subsidized, accessible housing units for individuals and families below 30%MFI, working to increase the number of units available to meet the demand. Develop subsidies to encourage private landlords to rent to low-income individuals at little to no risk to them.	Various programs
4. Partner with advocacy groups who provide human assistance to help households navigate the benefits process to increase the income of extremely low-income households.	Programs within the Joint Office of Homeless Services
5. Adopt new household income measurements regarding housing cost burden to take into account, transportation, childcare, food, energy, and other household costs.	
6. Work with partners to increase employment and income outcomes for households through education, training of workers, and enforcement of employment law.	Work Systems Inc and Prosper Portland programs
7. Enforce existing housing and safety laws where health and human safety is endangered, including but not limited to pest control, heating/cooling, and lead and mold removal.	Bureau of Development Services residential inspection services
8. Work with partners to increase understanding and enforcement of retaliation laws to avoid illegal “end of tenancy” notices for vulnerable populations, especially people with disabilities.	
9. Increase outreach about available affordable/accessible housing and social services for all needy populations.	
10. Increase efforts to prevent predatory reverse mortgages targeted to seniors.	