



# Portland Housing Bureau

**To:** Fair Housing Advocacy Committee (FHAC)

**From:** Niki Luneclair, PHB

**Date:** January 5, 2022

**RE:** Portland Fair Housing Plan

## OVERVIEW

The Portland Fair Housing Plan responds to the HUD's 2021 Interim Final Rule (IFR) "Restoring Affirmatively Furthering Fair Housing Definitions and Certifications". The IFR does not require program participants to undertake a specific type of fair housing planning to support their certifications but offers technical assistance and support to those that wish to undertake a variety of fair housing planning processes.

The Housing Bureau anticipates that future HUD rule revisions will restore the requirement of comprehensive fair housing planning. This, coupled with the last comprehensive jurisdictional fair housing planning being published in 2011, has led to the recommendation that the Housing Bureau participate in the voluntary, geographically focused analysis to both update the current Fair Housing Action Plan for Portland and utilize the technical assistance being offered by HUD.

The Portland Housing Bureau will be the lead agency in this work and supported by partner bureaus and community partners in addition to the Fair Housing Advocacy Committee.

## ROLES

The following outlines the different teams, team members and primary roles associated with the Portland Fair Housing Plan.

### **Fair Housing Advocacy Committee (FHAC)** – *quarterly meetings*

FHAC will serve as the stakeholder body providing guidance, feedback, review and policy recommendations of the analysis provided by the Project Core Team. Committee members include both jurisdictional appointments and at-large community members in accordance with FHAC bylaws.

FHAC may propose additional areas of analysis and provide perspective based on their professional expertise and lived experience. The committee will provide feedback on the Portland Fair Housing Plan's policy recommendations as well as progress on relevant policy recommendations from the 2011 Analysis of Impediments to Fair Housing. FHAC's final recommendations and feedback will be retained within public record and within the Portland Fair Housing Plan.

FHAC committee members will aid in developing a strategy and plan for community outreach and feedback on the Portland Fair Housing Plan.

**Project Sponsors** – *bimonthly meetings with project manager; or as needed*

- Matthew Tschabold, PHB
- Breonne DeDecker, PHB

*Project sponsor* – communicate overall vision for project, support all project team members, approve project plans, participate in internal and external meetings as needed, remove project obstacles, nurture relationships with key stakeholders and advisors, research and communicate positions/opinions of elected officials, communicate project budget

**Project Core Team** – *bi-weekly meeting; additional staff and sponsors invited as needed*

- Niki Gillespie, PHB – Project Manager
- Bimal RajBhandary, PHB – Data analysis
- Uma Krishnan, PHB – Data analysis
- Jessica Conner, PHB – Policy Lead
- *PHB NHP Team - TBD*
- *BDS representative - TBD*
- *BDS representative - TBD*
- *BPS representative - TBD*

*Project manager* – assign work and set expectations with project core team and partner team staff, complete and manage project plan, schedule, and strategies, update work tasks and project schedule, organize, schedule, and lead meetings, lead drafting of project documents, identify problems, barriers, roadblocks, and seek solutions, communicate with project staff and PHB staff generally, coordinate legal reviews with project sponsors

*Data analysis* – lead activities related to performance tracking and reporting, data analysis, mapping, and visualization

*Policy lead* – support Project Manager, policy assessment, identification of policy and program issues, liaison to cross-bureau policy collaboration paths

*City Staff* – provide feedback, review, data sources and insight to analysis in relation to their respective work areas

## ANALYSIS DESCRIPTION

<b>Demographic Summary</b>	
	Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990)
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<b>Dissimilarity and Displacement Analysis</b>	
	Describe and compare levels of displacement and dissimilarity, identify groups that experience highest levels
	Identify areas with relatively high/low dissimilarity and indicate the predominant groups living in each area
	Explain how displacement levels and patterns have changed (since 1990)
	Describe location of homeowners and renters in relation to dissimilarity
	Discuss whether there are any demographic trends, policies or practices that could lead to higher displacement in the jurisdiction in the future.
	Contributing Factors
<b>Low Income Household Analysis</b>	
	Identify any concentrated areas of low-income households or groupings of tracts within the jurisdiction and region.
	Which protected classes disproportionately reside in these tracts compared to jurisdiction?
	Describe how these concentrations have changed over time in the jurisdiction
	Contributing Factors
<b>Disparities in Access to Opportunity Analysis</b>	
	Education
	Employment
	Transportation
	Access to Low Poverty Neighborhoods
	Access to Environmentally Healthy Neighborhoods
	Patterns in Disparities in Access to Opportunity
	Contributing Factors

<b>Disproportionate Housing Needs</b>	
	Which groups experience highest rates of housing cost burden, overcrowding and substandard housing? Which groups experience higher rates of severe housing burdens?
	Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with areas of high/low dissimilarity?
	Compare needs of families with children for housing units with two and three or more bedrooms with the available existing housing stock.
	Describe the differences in rates of renter and owner-occupied housing by race/ethnicity in the jurisdiction
	Contributing Factors
<b>Affordability Analysis</b>	
	Housing Demographics
	Location and occupancy
	Disparities in Access to Opportunity
	Additional Information
	Contributing Factors
<b>Disability and Access Analysis</b>	
	Population profile
	Housing Accessibility Policy
	Disparities in Access to Opportunity
	Contributing Factors
<b>Fair Housing Enforcement, Outreach and Resource Analysis</b>	
	BOLI/LASO/FHCO complaint data
	Policy information
	Program information
<b>Community Feedback</b>	
	Individual interviews
	Community feedback sessions

“Contributing Factors” refers to a common list of factors to consider in each area of analysis:

- Community opposition
- Displacement of residents due to economic pressures

- Community Revitalization Programs
- Private Investment in neighborhoods
- Public Investment in neighborhoods
- Regional Cooperation
- Land use and zoning laws
- Lending discrimination
- Locally and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination

## TIMELINES

In accordance with FHAC’s current quarterly meeting, the following presentations of each section of analysis is scheduled to be available as follows:

<b>April 2022 Meeting</b>	Demographic Summary Analysis Low Income Household Analysis Disproportionate Housing Need Analysis
<b>July 2022 Meeting</b>	Affordability Analysis Dissimilarity and Displacement Analysis
<b>October 2022 Meeting</b>	Disparities in Access to Opportunity Analysis Disability and Access Analysis

Given the limited meeting capacity of the Committee and to allow time for meaningful feedback on recommendations, the Committee can schedule presentations over the course of a longer time period.