

CIC Meeting 1/9/2023

Staff Present: Harmonee, Marco, Rheanna

Commission Members Present: Brian, Susan, Hannah, Jim, Calvin, Diana, Janette

Presentation: Housing Production Strategy

Presenters: Ariel, Tom, Julie

Committee Member: Can you give us the top 3 takes on the Needs analysis?

Tom: Yes! Every city in Oregon does a Housing Needs Analysis to determine urban growth boundary expansions. Evaluates how much future growth capacity we have in the city and how that matches up to the expected population growth. New requirements from the state include requirements on how we are promoting needed housing, to hold cities accountable for prospective growth plans.

CM: What is a unit comprised of?

Tom: Any housing unit. Studio, ADU, 4bd house, etc.

CM: What's the track record (of building low income housing) the past few years?

Tom: Doing pretty good despite issues with bonds issues.

CM: AMI?

Tom: Area Medium Income. 100% AMI right now is \$114k for a family of four.

CM: Does (AMI) include rent taxes, utilities, etc?

Tom: Yes, all of that is included

Harmonee: If we reached the housing target here would that mean we would not have a houseless population?

Ariel: Ideally yes, but this doesn't accommodate for any unforeseen events with homelessness in the city

Tom: And this does not count shelter beds as units.

Rheanna: How are the people with disabilities counted in Portland? Is it based on who is receiving disability benefits?

Ariel: No, it's self reported in the census.

CM: How will you select members of the (BIPOC) focus groups?

Tom: We'll be relying on the community organizations to select people for the focus groups.

CM: Do you have all the community organizations identified at this point?

Tom: We're not fully committed with all of them yet, that's what we're working on right now.

CM: Which community organizations are committed?

Ariel: A few are interested but none are solid yet.

Tom: We're working with Harmonee to reach the right community organizations.

CM: For folks that want to join the focus groups but can't in person, will they be able to comment and provide feedback?

Ariel: Yes, there will be a survey and a place for public comment

Rheanna: What does TIF stand for?

Ariel: Tax Increment Financing District

CM: What kind of feedback are you looking for exactly? The content, the wording...?

Tom: We're trying to ask people how we should go about this. Rental assistance, utility assistance, tenant protections, etc? And even then that might be too high level for folks to respond to. So getting feedback more like "Where do you want to live, near a grocery store, near your job, etc"? and we can potentially translate that into policies and priorities.

CM: You could write a story to introduce concepts such as TIF districts with real life examples to make these concepts more accessible.

CM: I think stability is just as if not more important than affordability of new housing, and I don't see this on the presentation. This is what you'll hear from people in the focus groups.

CM: These survey questions are much more relatable and accessible and on the ground.

CM: It will demonstrate credibility and knowledge and foresight if you can come to the table with ideas fully fleshed out, so that people will have confidence that you'll actually follow through on your strategic ideas. Use as much active language as possible, which will assist with accessibility as well in your educational content.

Harmonee: Asking people what types of housing meet their needs best might be calling in responses that won't be helpful, since most of the city's capacity will be for multi-family dwellings.

CM: What's an example of "Which housing strategies are the most important/highest priority in Portland?"

Tom: Yes, that list of 7 strategies will be there for example for people to choose from

CM: When you say things like "eco-friendly" its important to be specific, whether you're talking about housing units have AC or access to public transit or charging stations for electric cars etc

CM: I think the survey has too many options

CM: Making open-ended questions have a more specific target, like "Why did you select this option" rather than "Do you have anything else to add" would be more efficient.

CM: Will you be asking for demographic information on your survey? At the end?

Tom: Yes, unsure if it will be at the end

CM: In my experience it should be at the end and it should be optional

CM: Is it one survey for everyone or tailored to specific neighborhoods etc?

Ariel: I think it will be the same survey but we should be able to tell what neighborhood people live in

CM: As a middle-aged person who wants to move away from the responsibilities of home ownership of a big family home, what about options for small 1-2 person housing gathered around amenities like a dog park and garden etc?

CM: A question of 'do you see yourself living here in the next how many years' is crucial

CM: Adding on 'where do you see yourself in the next 5 years' in terms of how they'd answer any of these questions

CM: Questions need to be more focused on what the participants think is most important instead of what you as the team think is most important, nobody wants to answer questions when they're given multiple choices that they don't understand or don't like

CM: When can we see these strategies?

Tom: End of this month? We'll send you all the draft survey and the list of strategies

CM: Will you be able to predict where the most building of new units will be within the city? Can you ask people what neighborhoods they want to live in, and will that correlate to where new development happens?

Tom: Yes it is possible to predict where new construction will happen but it gets complicated depending on the neighborhood

Harmonee: Something that came up for me is thinking about asking \*why\* people want to live in certain neighborhoods, because if it's because of being close to a school or certain amenities, can we not bring those amenities to new neighborhoods to meet peoples needs?

Rheanna: If I were a participant in this it would be very important to me to know what was within your power to execute, because that would greatly change my answers. A lot of people have fatigue in answering the governments surveys and then not having their needs followed up with. Knowing if you're just able to control building new properties or also things like policies around tenants rights etc etc is something I think is very important.

Harmonee: It could be very prudent to include the option to give your email on the survey so that its possible to get in touch with people who had questions like "I want this service to exist" – if that service does actually exist, we want a way to make sure they know that.