

IMPACT STATEMENT

Legislation title: Direct the Portland Housing Bureau to contract for an independent study on the nexus associated with the demand for housing affordable to low and moderate income households created as a result of jobs created by commercial development, and an assessment of the extent to which new market rate housing generates additional demand for affordable housing and the economic feasibility of an affordable housing linkage fee (Resolution)

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Purpose of proposed legislation and background information:

New residential and commercial development often creates jobs that compensate wages at levels in which a household may be moderate-to-low income, and unable to find housing that is affordable. A nexus study analyzes local markets to assess the impact and scale of this potential, and estimates the demand for affordable housing. In addition, nexus studies are able to provide recommendations on linkage fee levels associated with commercial and residential development that maintain the economic feasibility of development projects, as well as raise revenue to provide the affordable housing demanded by the jobs created.

Financial and budgetary impacts:

The Housing Bureau anticipates the nexus study will be completed with current available resources. Recommendations developed as a part of the nexus study process may have a financial or budgetary impact, but any recommendations would require adoption by City Council prior to implementation.

Community impacts and community involvement:

The nexus study itself will not have any direct community impacts. An extensive community involvement process will be a part of the nexus study as study is scoped, assumptions in the model are tested, and any recommendations made.

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

☐ **YES:** Please complete the information below.

☒ **NO:** Skip this section