



# Equitable Housing in the Southwest Corridor

Planning and Sustainability Commission  
May 23, 2017

“To ensure the SW Corridor is a place of opportunity for all, we need to bring public and private partners together to achieve our common goals around housing affordability and choice.”

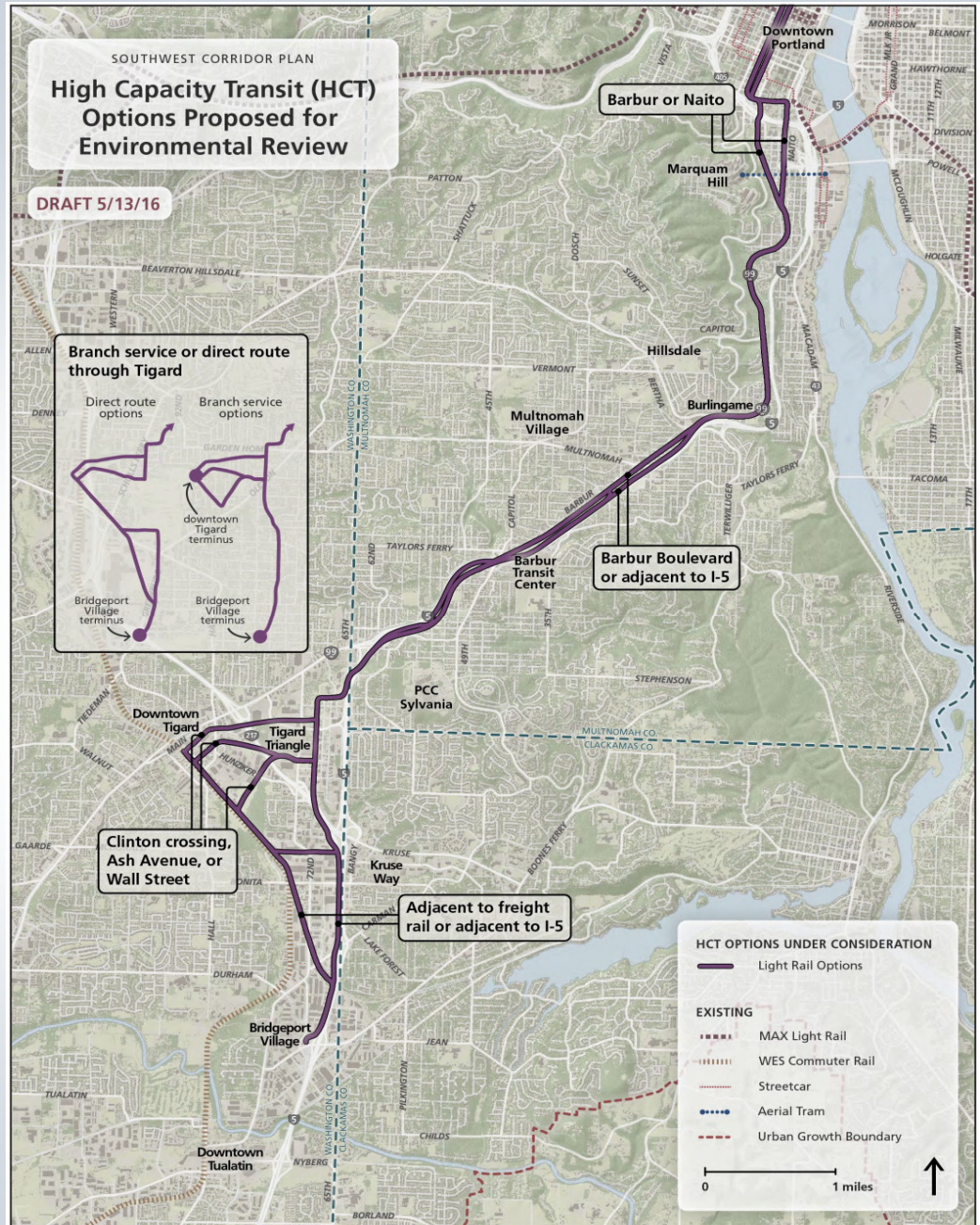
—Mayor Ted Wheeler



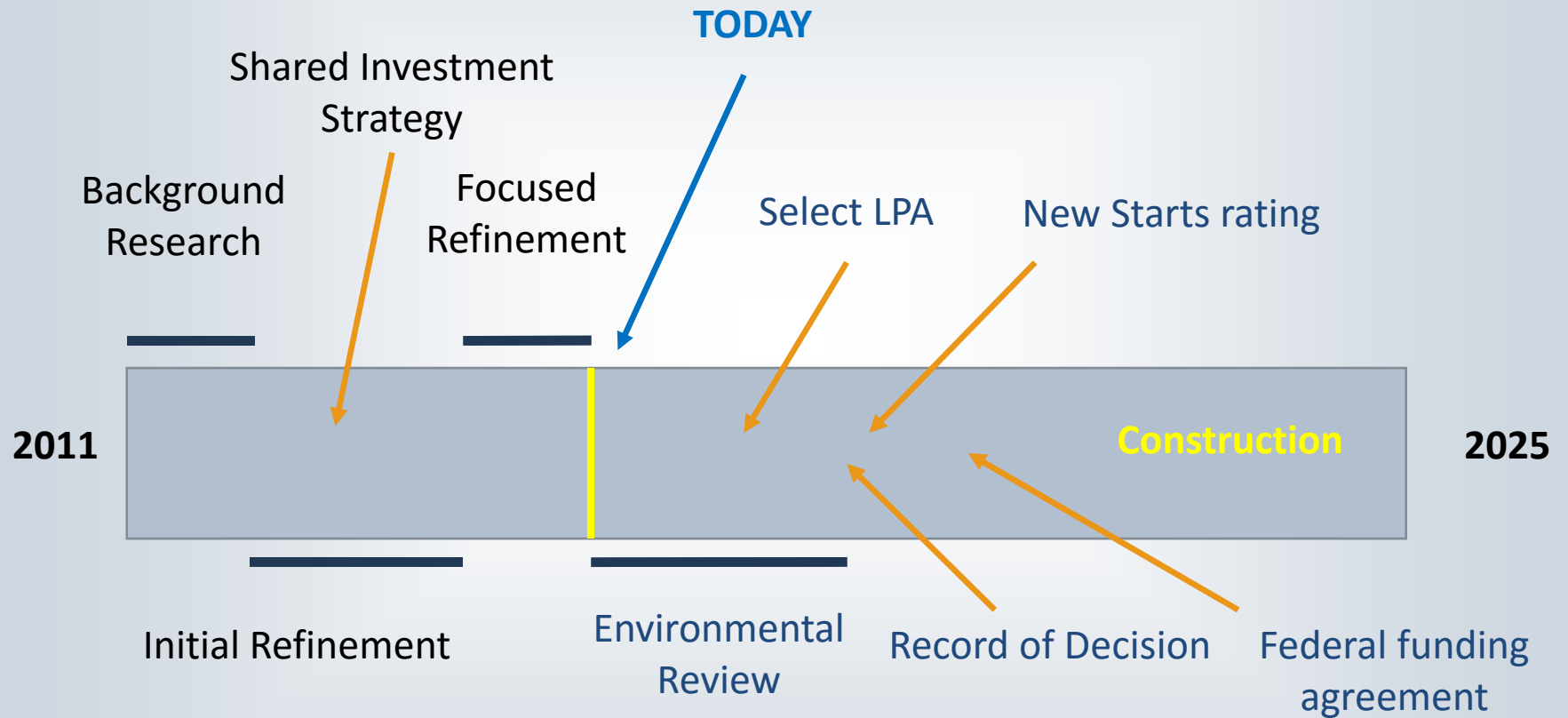
# Briefing Purpose

Provide an understanding of the scope of the SW Equitable Housing Strategy and solicit early guidance on housing priorities.

- Downtown Portland
- OHSU
- Hillsdale / Burlingame
- Barbur Transit Center
- PCC Sylvania
- Tigard Triangle + Downtown
- Bridgeport Village



# Overall Schedule

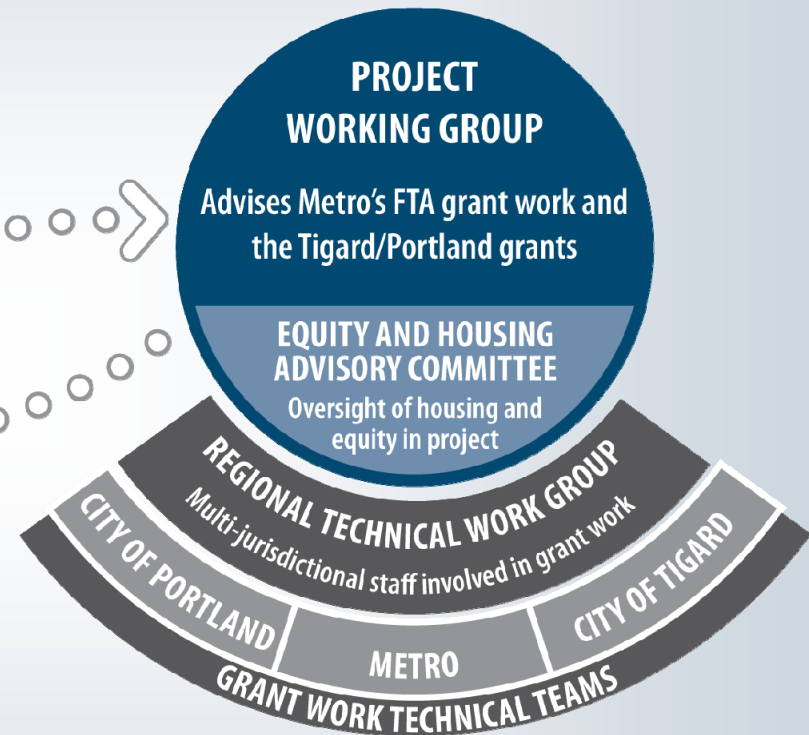


# SOUTHWEST CORRIDOR REGIONAL PLANNING PROCESS OVERVIEW

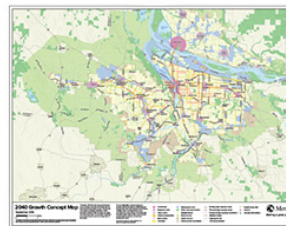
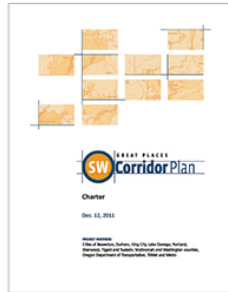
## TRANSIT PROJECT



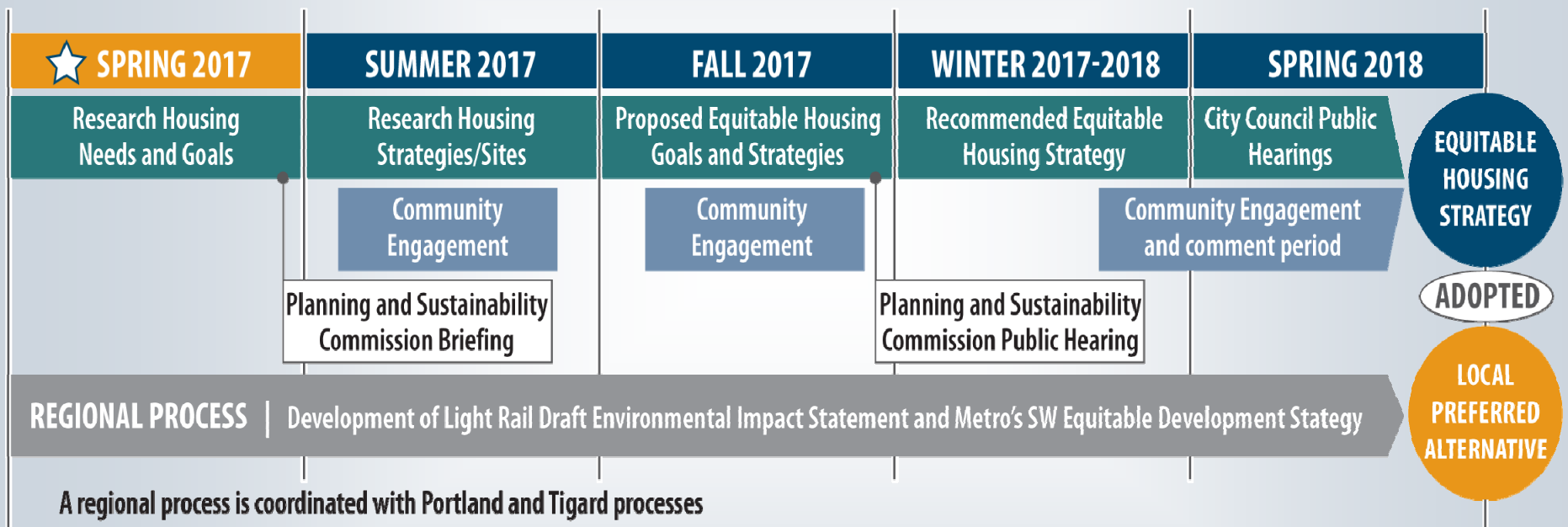
## EQUITABLE DEVELOPMENT AND HOUSING PROJECT



\* Project Team Leads participants: Metro, Oregon Department of Transportation, Portland, Sherwood, Tigard, Tri-Met, Tualatin and Washington County



# Project Timeline



Housing targets to guide action and track progress

Proposals for financing sources, development tools, and supportive land use policies

## COMPONENTS OF THE EQUITABLE HOUSING STRATEGY

Recommendations for supporting community and housing organizations to work together to champion and implement the strategy

Prioritized early opportunity sites for housing



# Equity and Housing Advisory Group

## Group Members:

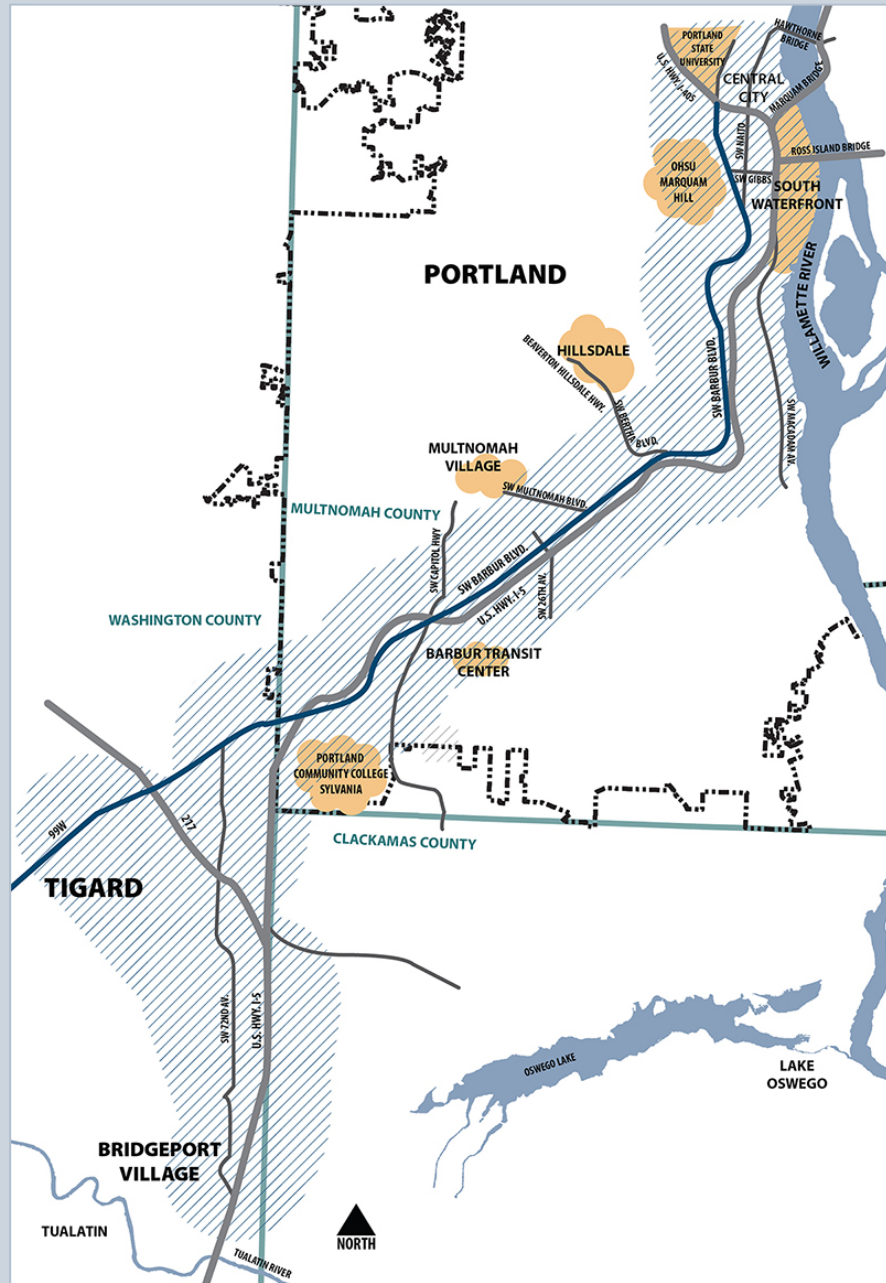
- 1,000 Friends of Oregon
- Community Alliance of Tenants
- Community Housing Fund
- Community Partners for Affordable Housing
- Enterprise Community Partners
- HomeForward
- Meyer Memorial Trust
- Muslim Education Trust
- Network of Oregon Affordable Housing
- OPAL Environmental Justice Oregon
- Trimet
- Turtle Island Development
- Unite Oregon
- Winkler Companies

## Institutional Support:

- City of Portland (BPS, PHB)
- City of Tigard
- Metro
- Portland State University

# Major Issues

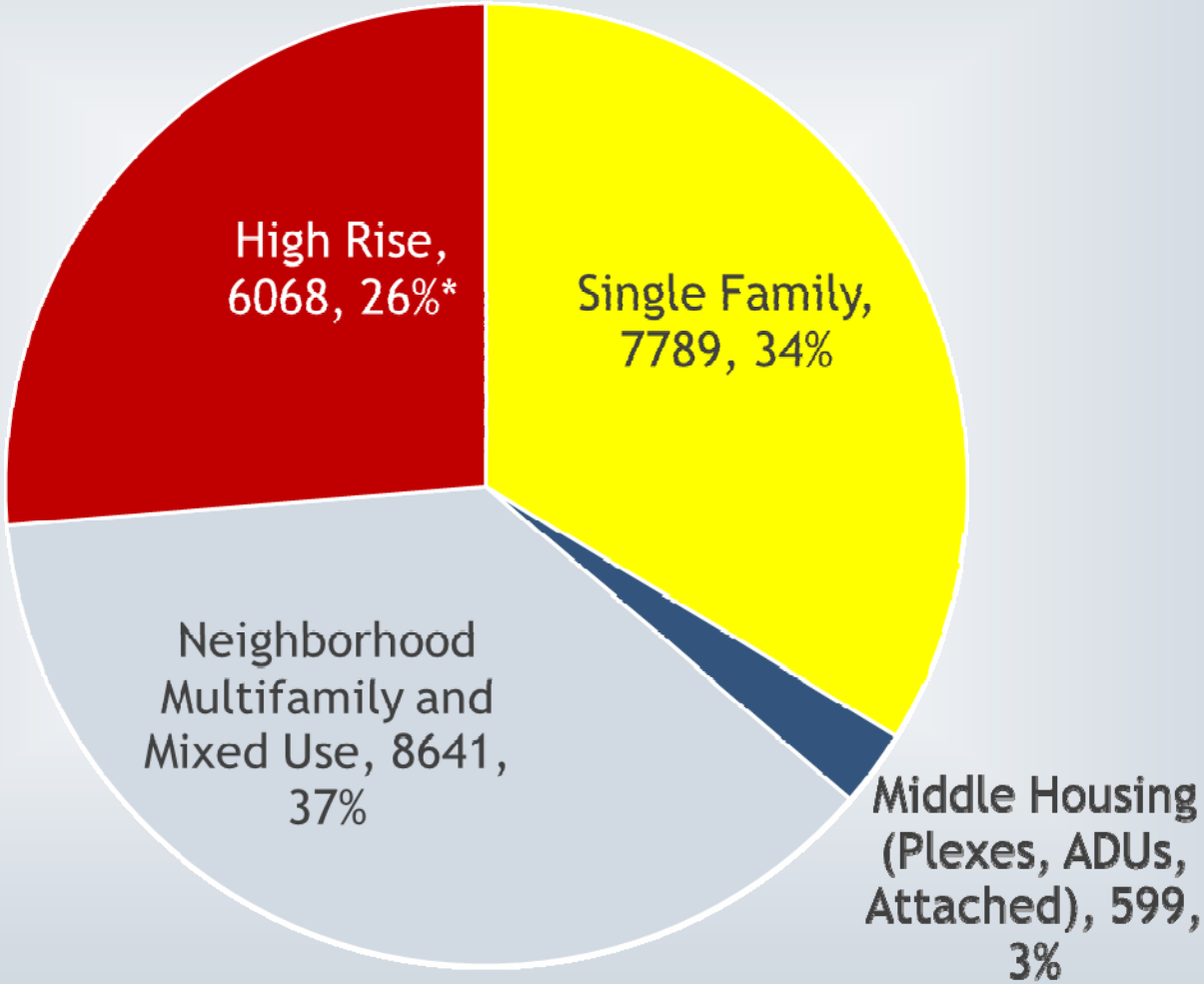
- New funding for housing
- Displacement
- Equitable housing choice
- Engaging low-income tenants and communities of color
- Place making and connection to transit



# Initial Data

- Current and future supply
- Demographic trends
- Market trend
- Population needs

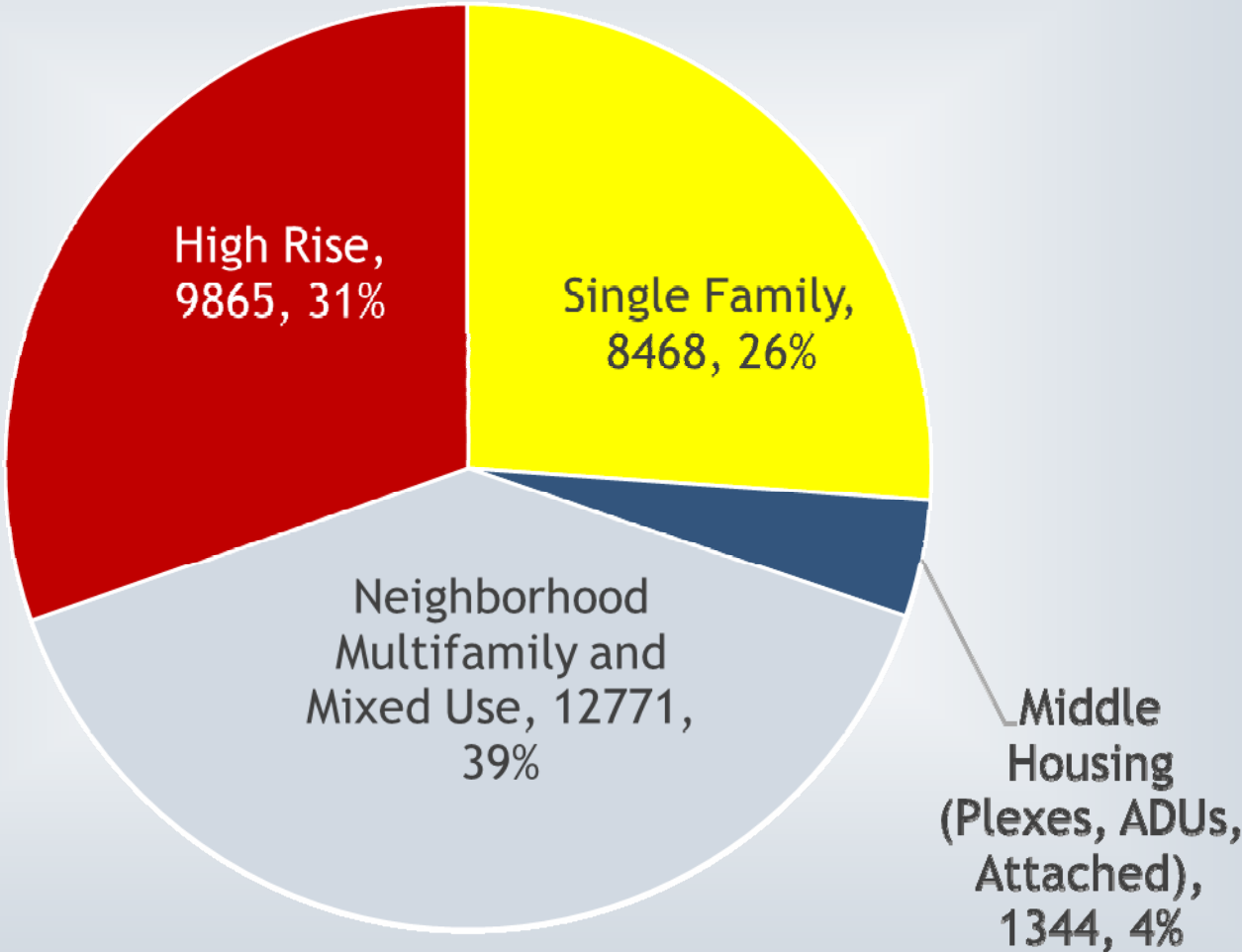
# SW Corridor - Existing Housing Supply by Type (Portland Only)



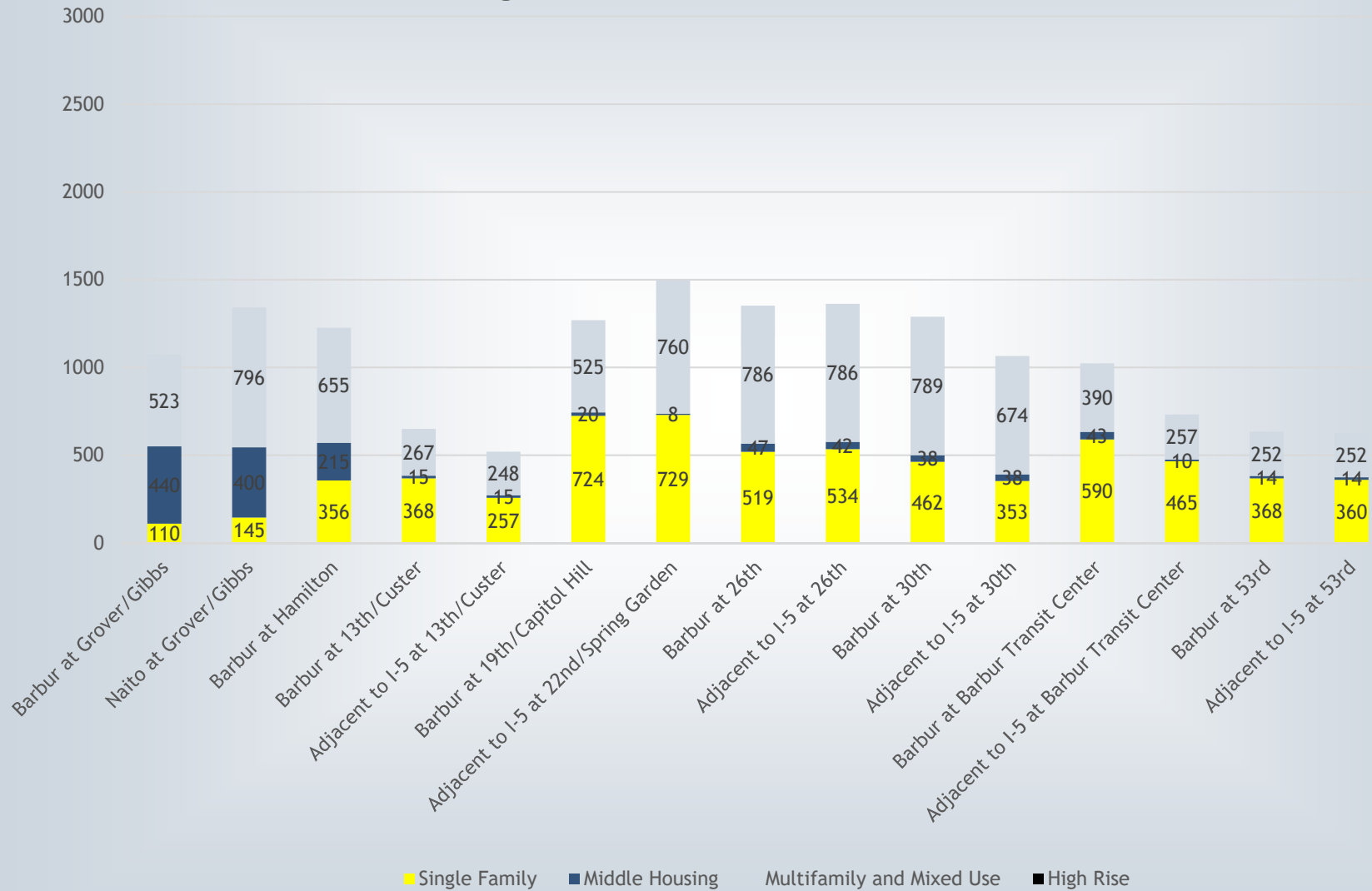
\* This is primarily buildings in South Waterfront, and at the southern edge of the Central City.

Source - City of Portland building footprint GIS layer (2017). Middle housing estimate from City of Portland building permit data 1995-2015. High rise Buildings Individually Identified in Google Maps.

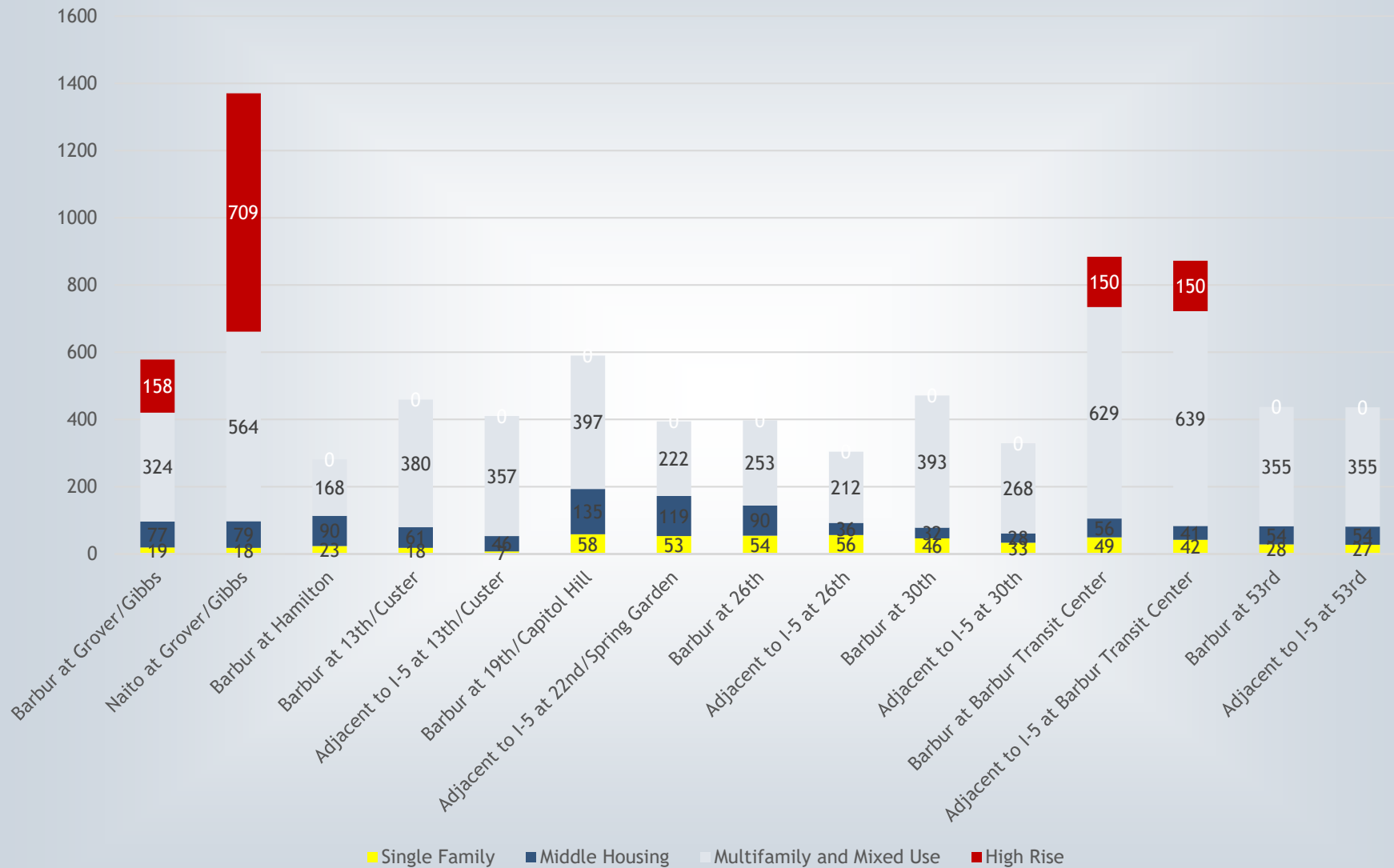
# SW Corridor - 2035 Forecast Housing Supply by Type (Portland Only)



# SW Corridor - Existing Housing by Type, by Station Walkshed

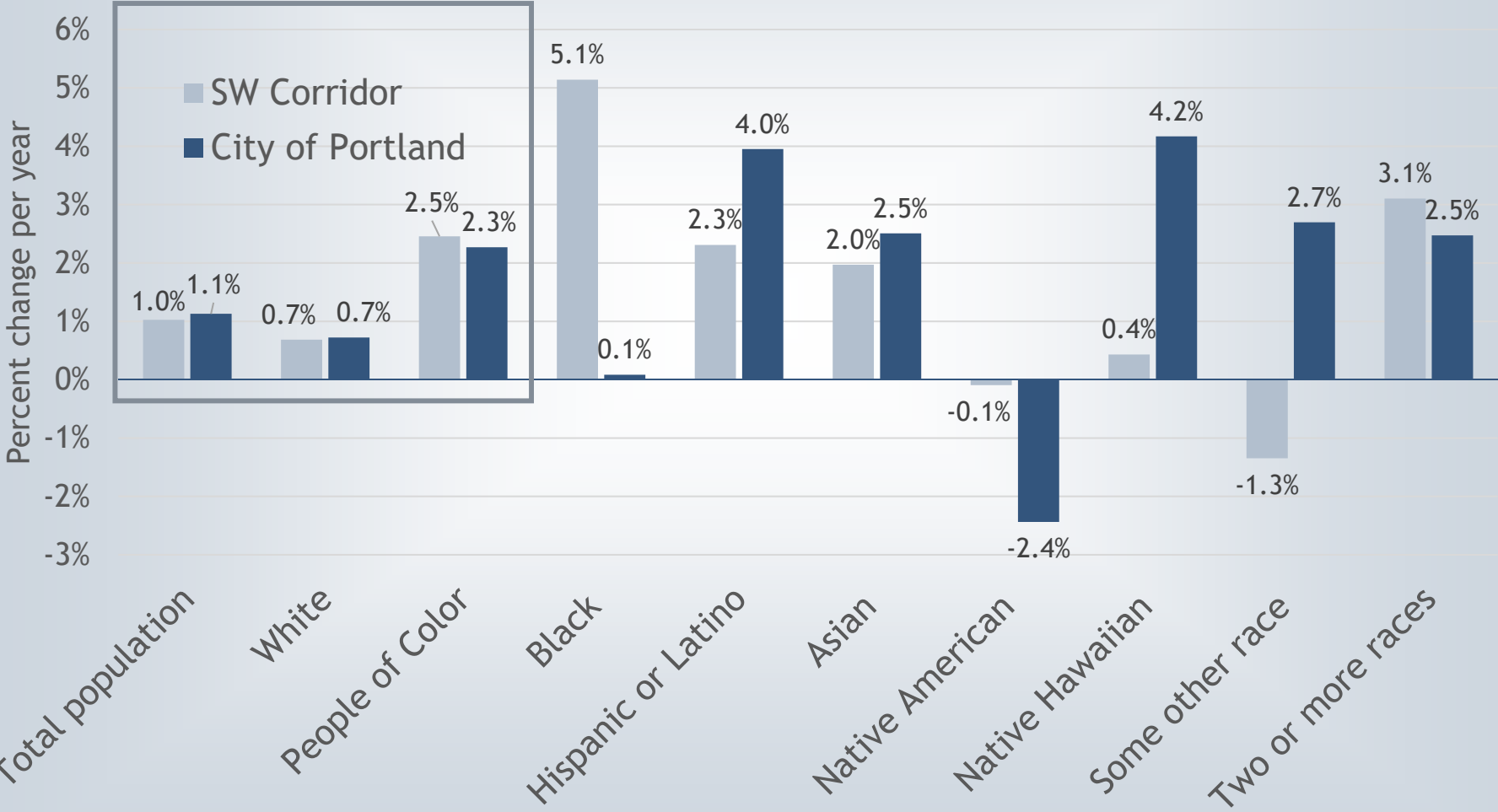


# SW Corridor - Forecast New Housing by Type, by Station Walkshed (2016-2035)



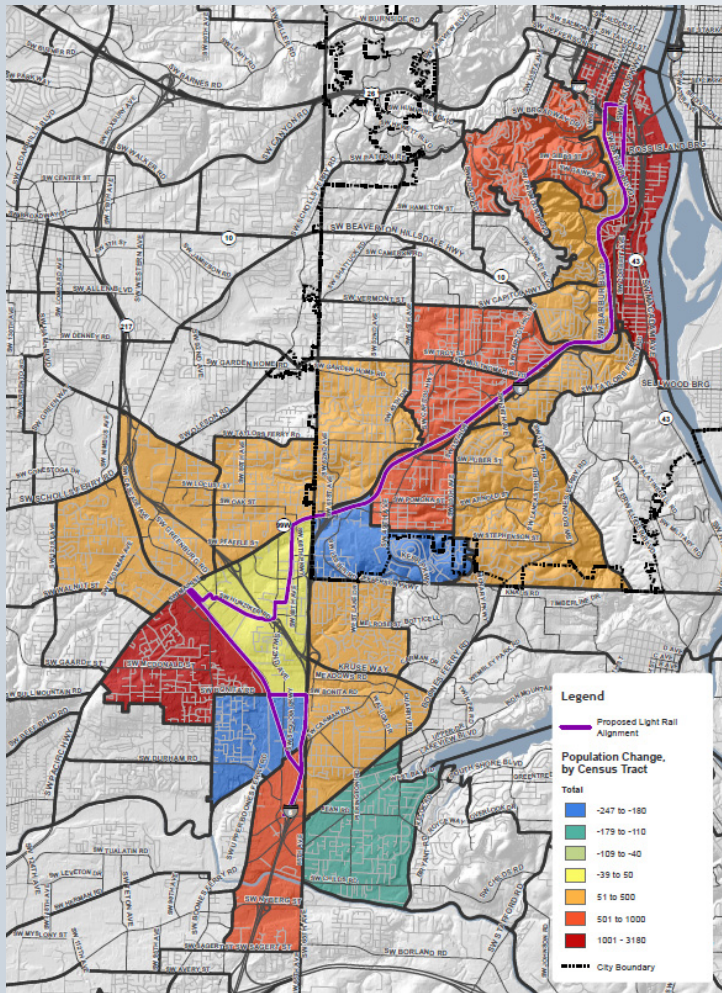
# Annual population growth by race

## Southwest Corridor, 2000 to 2011-2015



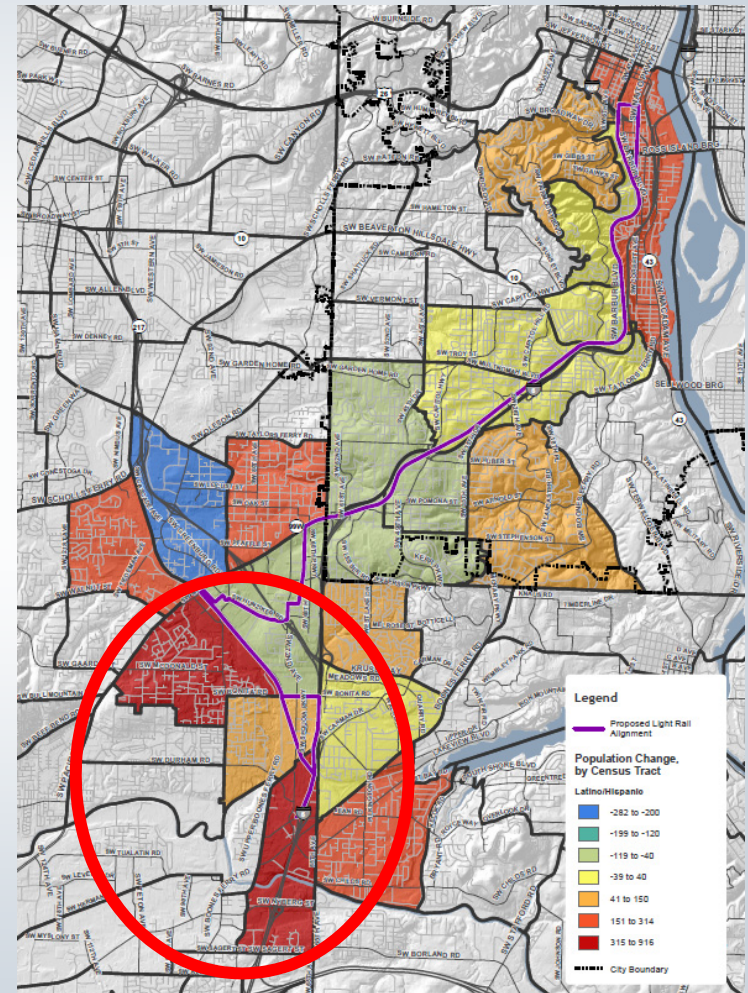


# Total population growth Southwest Corridor, 2000 to 2011-2015

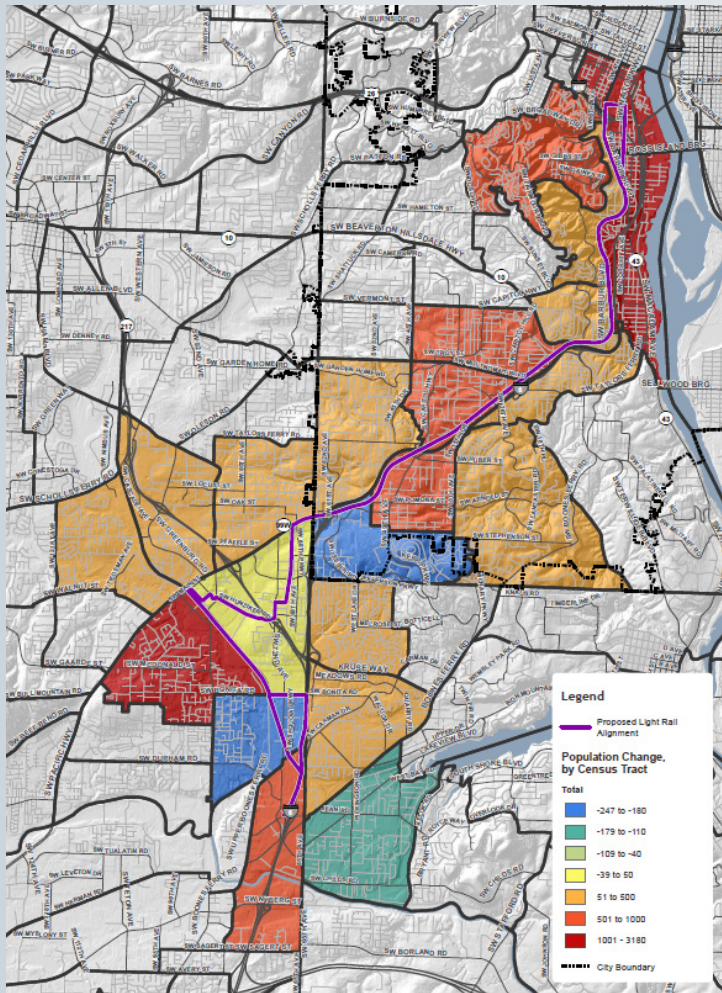


← Total

Latino →

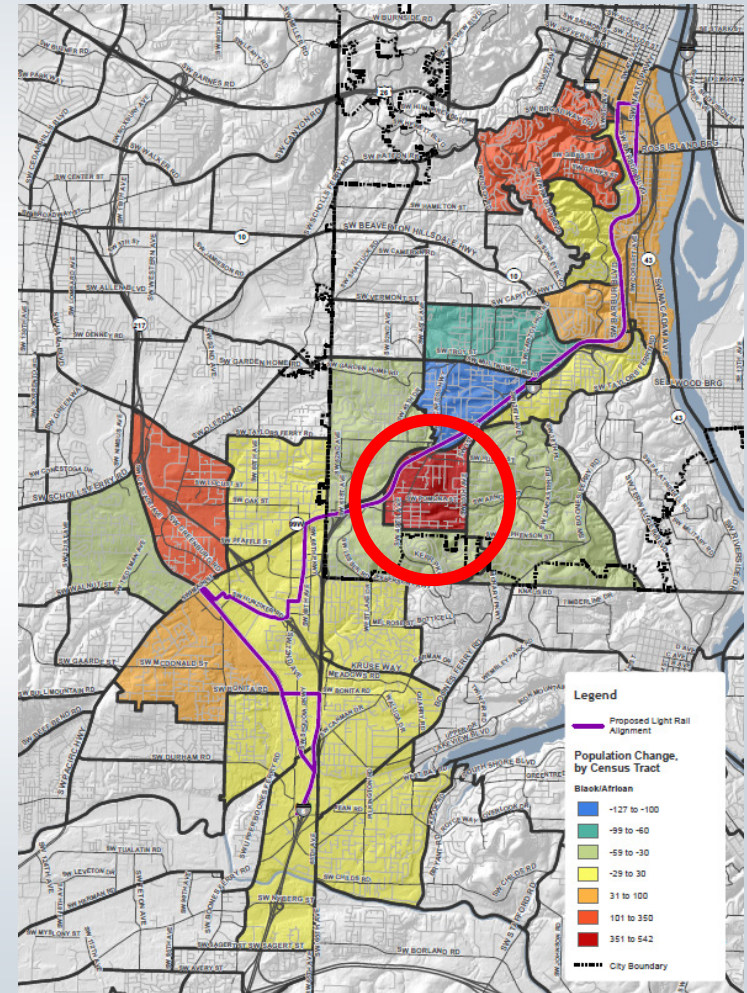


# Total population growth Southwest Corridor, 2000 to 2011-2015

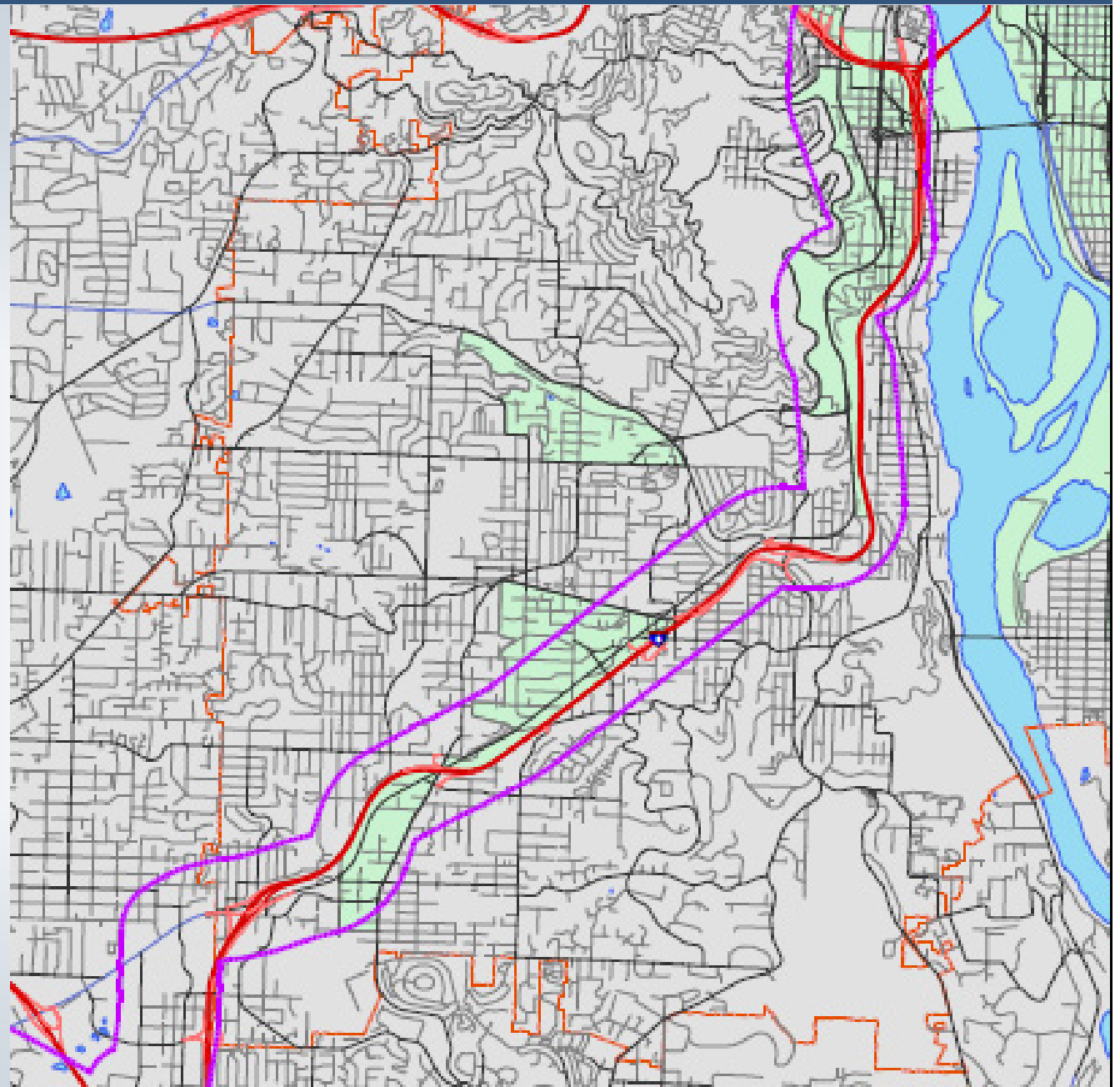


← Total

Black →



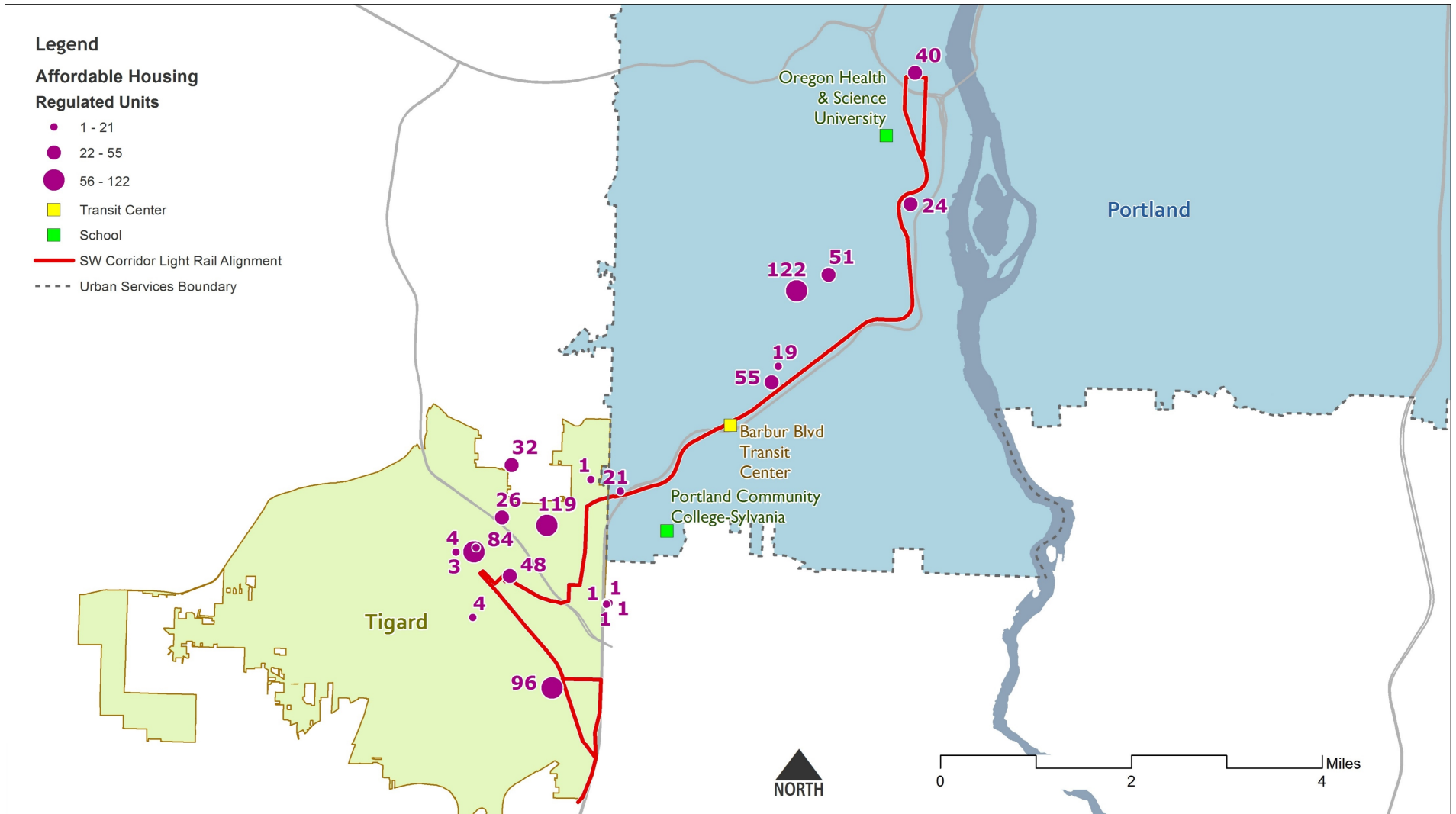
**Block  
Groups  
where at  
least 51% of  
residents are  
low –  
moderate  
income**



# PHB Services in Southwest

Measure	Southwest Portland		Citywide	
	Number	Dollars Spent	Number	Dollars Spent
Short term rent assistance	15	\$10,100	868	\$603,198
Rental investments (units)	0	\$-	126	\$7,089,986
HUD grants for lead abatement	0	\$-	38	\$92,460
Home repair funds (major)	1	\$9,146	16	\$192,738
Home repair program (minor)	17	\$59,500	1,030	\$1,169,000
Down payment assistance	0	\$-	35	\$882,376
Limited tax exemptions	0	\$-	109	\$199,579
System development credits	0	\$-	138	\$1,999,997
Mortgage tax certificates	5	\$41,803	80	\$607,672
Average rent	\$1,139	NA	\$1,060	NA
Homelessness count * (1)	139	NA	1,895	NA

# Regulated affordable housing



# HUD Housing Choice Vouchers (HCV)

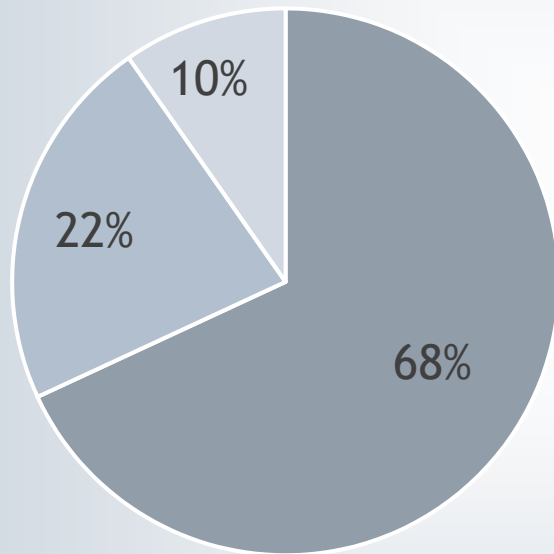
## Southwest Corridor Census tracts, 2011-2015

	Number of renter-occupied units	Number of public Housing Choice Vouchers	Share of renter-occupied units
Multnomah County	143,559	8,579	6.0%
Washington County	81,736	2,475	3.0%
SW Corridor	41,958	526	1.3%

# MF Property Inventory

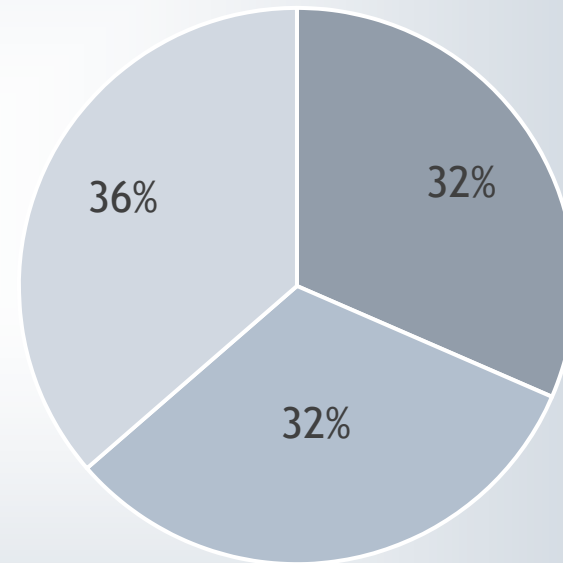
## Multifamily Properties in 2016

■ 2 star ■ 3 star ■ 4&5 stars



## Units in 2016

■ 2 star ■ 3 star ■ 4&5 stars



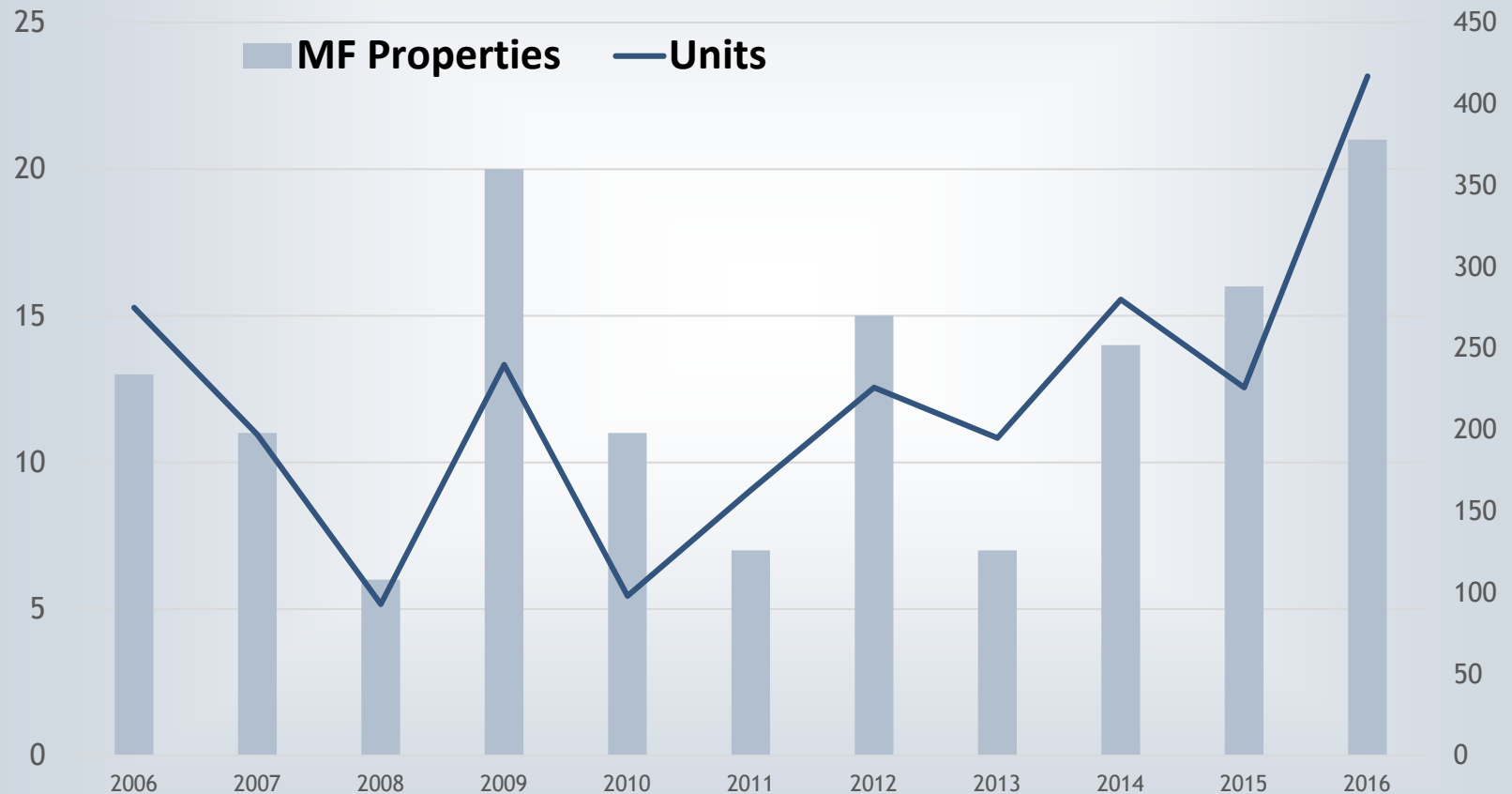
**Total number of MF properties: 329**

**Total number of units: 16,581**

**No 1 star MF property in the study area**

# Sales in 2 Star MF Properties

2 Star MF properties and units sold per year



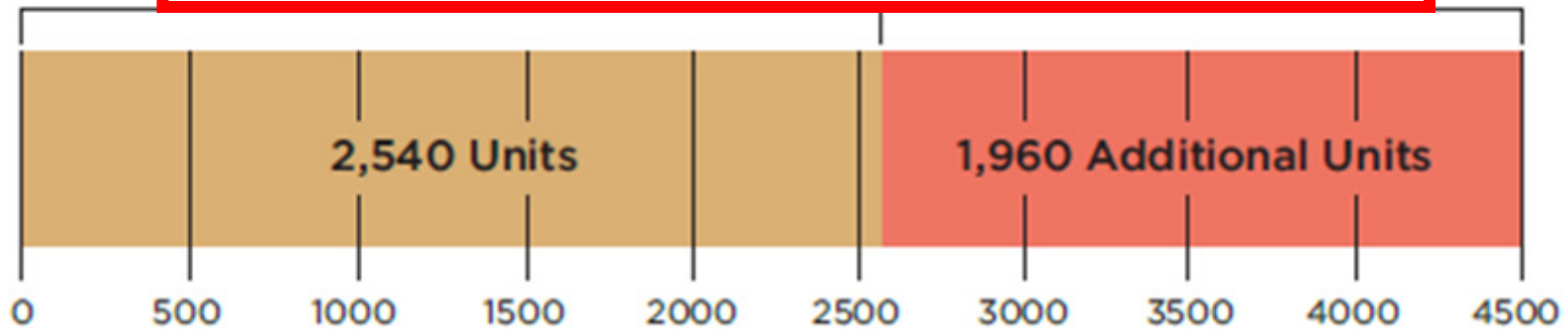


# Minneapolis/St. Paul Central Corridor

Multiple strategies will be needed to achieve our goals



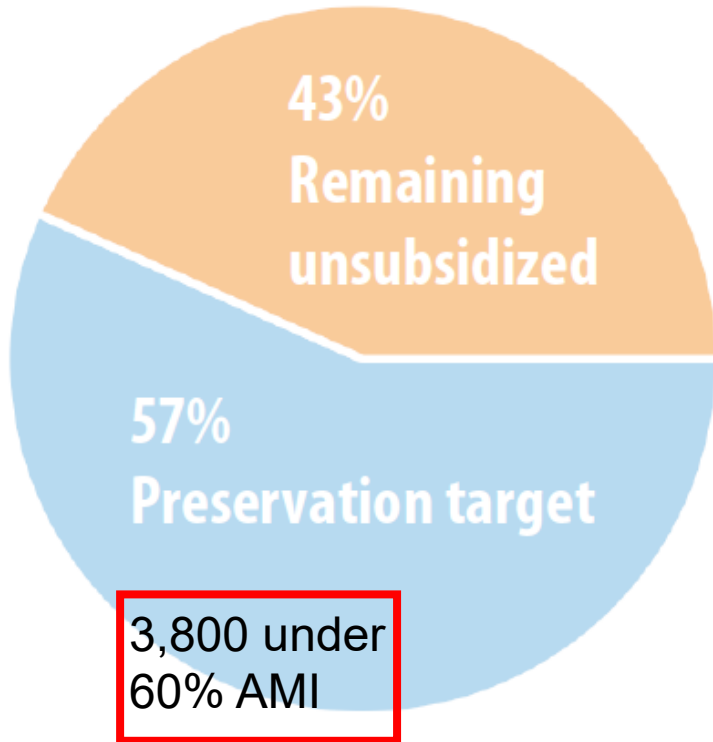
**4,500 TOTAL UNITS 2011-2020 (with expanded goal)**



# Minneapolis SW Corridor

## Corridor Preservation Target

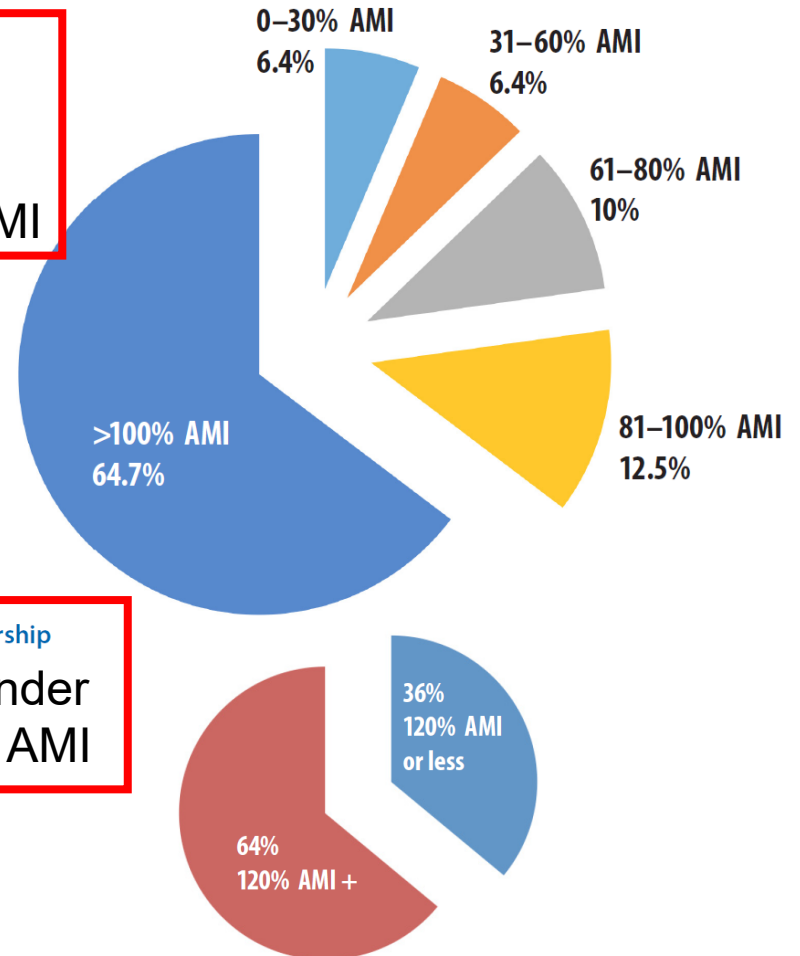
Unsubsidized affordable rental = 6700 units



## Affordability targets for new construction:

**Rental**  
2,265 under 60% AMI

**Homeownership**  
950 under 120% AMI



# Guidance on Targets

- Preservation
- New units
- Rental and homeownership
- By income (60%MFI, or 80%?)
- 10 year timeframe (2018-2028)

# Guidance on Strategy

- Land acquisition
- Joint development of key opportunity sites – PCC, Barbur TC, Ross Island Bridgehead, other construction staging sites
- Purchase existing units
- Fair housing, tenant resources and support
- New regional funding source
- Inclusionary housing coordination
- Land use/regulatory fine tuning
- Equitable development compact
- Facilitate emergence of accountable place based organizations

What about early acquisition action to get ahead of the market?