

Portland City Council Agenda
 Written Testimony - Item 931/917

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
1 917	Anonymous		I am writing to ensure the City Council maintains or increases the 45% affordable housing set-aside in all new TIFs. Now is not the time to shift scarce resources away from housing. We know achieving true equity, opportunity, and stability in our community requires dedicated funds for homeownership and affordable housing options. Community displacement has been historically fueled by non-housing TIF investments. Early investments in Affordable Housing, specifically Homeownership, help stabilize communities and insulate against displacement. With local funding for affordable housing development drying up, now is the time for our City to leverage its TIF district funding to ensure everyone can afford to live in Portland.	No	10/21/24 4:53 PM
2 911	Sarah Radcliffe, Habitat for Humanity Portland Region	Support	This testimony applies to Items 911, 912, 913, and 917	Yes	10/22/24 5:03 PM
3 917	Molly Hogan, Welcome Home Coalition			Yes	10/23/24 1:57 PM
4 917	Anonymous	Oppose	The TIFs do not support the best interests of Portland residents currently living in the East Portland. In fact, the TIF will probably lead to gentrification and displacement of current residents. Portland has a horribly racist past and present. We need to protect our BIPOC community, especially those in lower income brackets, from more white supremacy, white capitalism and white profits. Listen to the current community. Serve the current community. Don't create more TIFs	No	10/24/24 9:50 AM



October 22, 2024

RE: Agenda Items 911, 912, 913, 917

Dear Mayor Wheeler and City Commissioners,

My name is Sarah Radcliffe and I am the Director of Government Relations for Habitat for Humanity Portland Region ("Habitat").

First, thank you to the staff and leadership who led a thoughtful and robust process to engage with communities and to incorporate those on-the-ground perspectives into the new TIF plans. Consistent with that input, it's imperative that the new TIF districts prioritize housing for households who are struggling to maintain a foothold and who have been closed out of homeownership. Especially in East Portland, an anti-displacement strategy must include adequate TIF funds for affordable housing, including new homeownership opportunities.

Early investments in Affordable Housing, and specifically Homeownership, help to stabilize communities and insulate against displacement, which has historically been fueled by non-housing TIF investments.

We trust that City Council shares our strong objections to the urban renewal strategies of the past; it was a vehicle to strip families, disproportionately Black households and other households of color, of their most critical asset; homes were bulldozed, and communities displaced. Those harms live on today; Portland faces a vast gulf between Black and White homeownership rates and on a national level, homeownership disparities have not improved since passage of the Fair Housing Act in 1968. Moving forward, TIF dollars should address that harmful history by investing in BIPOC homeownership and stabilizing housing for communities of color.

Stakeholder engagement during the East Portland TIF exploration established homeownership as a strong priority for local communities. Residents know that there is no better protection against displacement than a 30-year fixed affordable mortgage. To that end, we appreciate that homeownership is called out as a priority in all three plans.

More, not less, affordable housing funds are needed.

Portland communities continue to face a housing crisis, but local funding for affordable housing development has dried up. The Portland Housing Bond and Metro Regional Housing Bond have been fully allocated, with no plans to seek a new bond in the foreseeable future. Meanwhile, Portland needs

63,000 new homes for households below 80% AMI by 2035 according to the City's Housing Needs Analysis. These homes will simply not be built without public funding.

I am here today to reiterate a request that you have heard from Habitat and a strong coalition of other housing and homeownership organizations. We are proposing that the new East Portland TIFs:

- a. **Preserve or increase TIF funds for affordable housing;**
- b. **Dedicate a minimum of 20% of the total TIF funding to investments in affordable homeownership.**
We appreciate that Item 917 promises more clarity going forward around how TIF housing dollars are allocated (homeownership, home repair, affordable rental development, capital expenses for homeless services, etc). At the same time, we encourage Council to take action now to ensure a modest commitment to homeownership.
- c. **Require that the housing set-aside requirement be spent within each new TIF** (vs. an aggregate city-wide target). We've been informed that the new plans are intended to require TIF-specific housing set-asides. If that's the case, Council should make a record of its intent.)

Thank you for your consideration and your service.

Sarah Radcliffe, Director of Government Relations
Habitat for Humanity Portland Region

Commented [SR1]: @Erika Kennel and @Steve Messinetti how's this?

Commented [EK2R1]: good, but bold the key statement

Commented [SR3R1]: I had a long conversation with Helmi this morning too. Basically, she wants all the housing \$ she can get, but feels that requesting a increased (or decreased) % now would be a bait + switch because the whole TIF creation process was premised on the 45%.

Public Comment on Portland City Council Agenda Item 917, 10/23/2024

Dear Mayor and City Councilors,

Thank you for the opportunity to make comments today regarding agenda item 917. For the record I am Molly Hogan, director of Welcome Home Coalition, an alliance of dozens of organizations and individuals with a shared vision of a Portland Metro region where everyone has access to safe and stable housing they can afford.

I hope that when the city examines the TIF district plans and set aside policies, an authentic effort is made to acknowledge how vital focusing on housing affordability is in any effort made to improve the quality of life of an area. We all know that urban renewal policies have been weaponized against communities of color in cities around the country, including Portland. The skyrocketing cost of housing is in the news every week nationally, but Portland has seen obscene increases. KOIN news reported that between 2021 and 2022, Portland saw the highest increase in rental prices of all U.S. metro areas- an increase of 39%, double the national average. You have before you today policies that have tangible opportunities to make improvements on this topic. Please ensure set aside policies include funds for programs to help create more homeownership opportunities for lower income households. This should include programs that help keep homeowners living on fixed incomes in their homes, as we know gentrification often displaces long-time homeowners in areas set for urban renewal. It is also essential that all TIF districts prioritize creating more housing that people can actually afford. It has not served our city to continue to subsidize development of thousands of apartments that cost \$2-3,000/month. In fact, a quick visit to Zillow will show you so many of these apartments remain vacant while thousands of our neighbors survive living outside, in shelters or doubled up sleeping on couches.

Please be responsible with taxpayers' money and ensure that these TIF districts do not become yet another painful example of racist urban renewal. Please include more robust required allocations to create quality affordable housing opportunities- both rental and ownership- in these areas of our city.

Thank you,

A handwritten signature in cursive script that reads "Molly Hogan".

Molly Hogan, Director, Welcome Home Coalition

Portland City Council Meeting
Wednesday, October 23, 2024 - 2:00 p.m.
Verbal Testimony

	Agenda Item	Name
1	917	Saurav Palla
2	917	Molly Hogan