

SW Corridor Equity and Housing Advisory Group meeting notes – 6/7/18

Endorsement of strategy

Yes:

1. Muslim Educational Trust (via email and survey)
2. HomeForward (via email and survey)
3. Community Partners for Affordable Housing (In person)
4. Network for Oregon Affordable Housing (In person)
5. UniteOregon (In person)
6. Community Housing Fund (In person)
7. Winkler Development (In person)
8. TriMet (In person)

No: Community Alliance of Tenants (In person)

Probably:

1. OPAL Environmental Justice Oregon (In person)
2. Housing Authority of Washington County (In person)
3. Momentum Alliance (vis email)

Abstain: Meyer Memorial Trust

Endorsement Discussion:

- CAT
 - Concerns about political will to follow through on housing commitments. Will should be shown from all government agencies – TriMet, Portland, Tigard, Washington Co., Metro
 - Concerns about if/which commitments will be made early. Need to see early action before endorsing.
 - Building code issues should be included for quality of life and stability.
- OPAL
 - We can endorse the strategy but have big concerns about what will happen next. Will government partners follow through?
 - A timeline of decision points and who is responsible will help.
- CPAH
 - Is there a financing plan for the next 1-3 years for electeds to follow and fund?
- Unite
 - We liked that a lot of what we heard tenants in Tigard saying about their needs and preferred solutions is reflected in the strategy.

- MMT
 - MMT cannot advocate for any policies or budget priorities but we can show up and testify at key public decision-making moments if invited.
 - Is there political champion for this strategy? Does there need to be one?
 - The capital strategy for buildings is great but the services and fair housing enforcement resources are usually funded through general fund budgets. That is a big lift.
- NOAH
 - We need to continue as a group to advocate for this work and support a politician to become the champion. It's part of all of our jobs to annually keep pushing on this together.
 - A financing plan is needed like the one for 11x13. The 11x13 strategy was compelling because it had addresses of buildings to preserve. Can Portland and Tigard create maps with each station investment area circled for new affordable TOD and the areas of displacement risk circled for building preservation?
- CHF
 - The 10x10 building strategy is great and memorable. Can you create a services target that is equally catchy and can be measured?
- PHB
 - A matrix of responsible jurisdictions and timelines for each strategy could help provide more transparency and accountability. This could start to look like an implementation plan.

Summary of Advisory Group priorities for early action

Source: June survey and letters to City leaders

Org	Priorities for early action
Housing Authority of Washington Co	<ul style="list-style-type: none"> • Support the Metro bond, it will make achieving stretch targets easier but there will still be a large need in Washington County • Develop a package for immediate needs of rental assistance, legal aid, and education and research
Community Alliance of Tenants	<ul style="list-style-type: none"> • Actions such as resource allocation and policy adoption by agencies up front • Direct influence by those most vulnerable to displacement - strategies for accountability that include low-income tenants and communities of color. An example is that tenants currently living on the corridor can work with BPS, BDS, and PHB to identify properties. • Housing Stability as guiding implementation principal: - there needs to be significant initial commitments from partnering agencies in both policy and resources up front. - examples: tenant protections on both sides of border (Tigard and Portland) that are congruent - such as notification period for no-cause evictions and relocation assistance. - example: Trimet

	<p>and Metro, and other agencies be open, transparent, and partner with community groups to understand and coordinate land commitments early, with continuous communication, not going dark for long periods of time.</p> <ul style="list-style-type: none"> • Reporting on fair housing indicators
OPAL	<ul style="list-style-type: none"> • Site acquisition for permanently affordable housing • Community preservation of currently affordable units (either through nonprofit ownership or homeownership) • Guarantees from Trimet about no future fare increases.
Community Partners for Affordable Housing	<ul style="list-style-type: none"> • Land banking • Outcome measures being established to track who is being served, including demographic information and household size. • Track what funding sources support different housing types with different outcomes in population.
Unite Oregon	<ul style="list-style-type: none"> • Sustainable long-term funding for non-profits to continues to do work in the SW corridor • A process for the community to learn as things are happening what is been implement or not and why
Community Housing Fund	<ul style="list-style-type: none"> • Funding committed for the data analysis that will help us stay ahead of "warning signs" - provide metrics on displacement • Support Metro Housing Bond, • Prioritize land acquisition in SW Corridor • Oregon Acquisition Housing Fund or Regional REIT
NOAH	<ul style="list-style-type: none"> • Early funding for acquisitions • Funding anti-displacement strategies • Ongoing reporting from the community based organizations at a more granular level with real data, not statistical analysis • Units acquired and developed. • Trace residents to existing corridor residents.

MET (from letter)	<ul style="list-style-type: none"> • fund partners' request for a Community Preservation Workgroup that can continue to engage vulnerable households as the housing strategy is implemented. • Services like rental assistance and legal aide are needed now to help our community stay in those apartment buildings near the mosque. A robust service package should be funded in the next budget along with some seed money to help nonprofits buy some of the buildings surrounding the mosque.
Winkler Development (letter)	<ul style="list-style-type: none"> • Increase development capacity though station area planning. • Capitalize the development of affordable housing through an Urban Renewal Area.