

Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods

December 11, 2014

Potential Displacement Mitigation Strategies

Strategies proposed for further discussion:

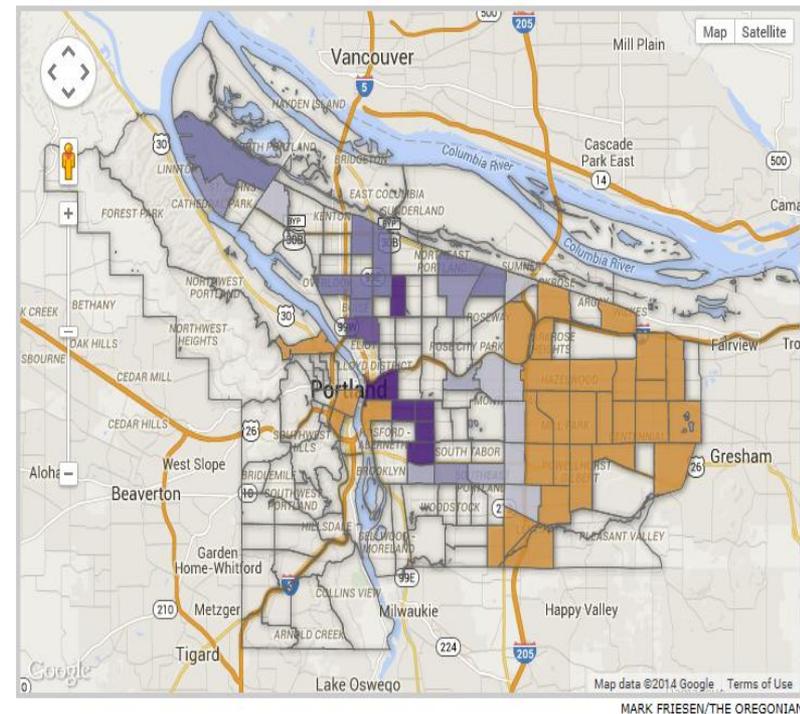
1. Gentrification Forecasting and Displacement Tracking
2. Relocation Assistance for Displaced Renters
3. Increasing Supply of Alternative Workforce Housing Types



1. Gentrification Forecasting

- Assess susceptibility of neighborhoods to future gentrification pressure
- Build on existing REnewSA market + urban form typologies
- <\$20,000 and 3-6 months to complete

SUSCEPTIBLE
Near gentrifying areas, but haven't yet seen values rise or dramatic demographic changes.
EARLY, TYPE 1
Prices rising but still low. No big demographic shift yet.
EARLY, TYPE 2
Prices still low, but demographic changes signal gentrification is coming.
DYNAMIC
Prices rising, dramatic demographic change underway.
LATE
Prices up. Vulnerable populations remain, but the overall demographic picture has changed.
CONTINUED LOSS
Property values are high, and vulnerable populations have been largely priced out.
LANDING ZONES
These neighborhoods are seeing an opposite trend: Rising numbers of poor Portlanders, ethnic minorities and people with lower education levels than the citywide average.



1. Displacement Tracking

Applicants could report number of households that will be voluntarily or involuntarily relocated as a result of project on platting, zoning and building permit applications



2. Relocation Assistance for Renters

EXISTING: Relocation Assistance for Tenants Displaced by Projects Receiving Federal Funds

PROPOSED: Add Relocation Assistance for Tenants Displaced by Projects Receiving Local Funds



2. Relocation Assistance: Federally Funded Projects

- Uniform Relocation Act established a program which includes the payment of moving and related expenses, to assist persons who are displaced because of **Federal or federally assisted** projects.
- Type of Assistance:
 - Advisory Services
 - Payment for Moving Expenses
 - Replacement Housing Assistance
- Federal Agency is responsible for payments and services provided.



2. Relocation Assistance: City Funded Projects

- Researched Tenant Relocation Policies for Other Cities
 - Texas Cities (Austin and Dallas)
 - Other Cities (Boston, Chicago, Los Angeles, State of Maryland, Seattle)
- Common Practices
 - Developer or property owner pay for assistance
 - City enforces policy and issues fines and penalties associated
 - Special circumstances stipends vary by state
 - Almost all cities provide additional technical assistance and counseling
 - Permit or relocation claim is required to receive assistance
 - Termination of lease notice requirements



DRAFT

	Uniform Relocation Assistance Act (Federal)*	Proposed COSA
Who Manages Program	Federal Agency	City
Who Pays Assistance	Federal Agency	Developer/Owner
What Triggers Assistance	Federal Funded Project	SAWS Fee Waivers, City Fee Waivers, Tax Abatements, Tax Rebates, TIF, Inner City Incentive Fund, ETC
Amount Per Tenant	Current Base Monthly Rent - New Base Monthly Rent X 42 = Assistance Amount	Current Base Monthly Rent - New Base Monthly Rent X 12 = Assistance Amount
Eligible Income Levels	Agency standards to qualify for housing grants, loans or contributions to include CDBG and Section 108	80% or below MFI
Extra Assistance for Special Circumstances	Special rules for mobile home owners who are non-occupants	Additional \$400 stipend for persons 65 or older
Other Types of Assistance	Advisory services related to housing financing, health, welfare, or legal assistance	Moving Cost and Relocation Technical Assistance
Eviction Notice Requirements	Minimum 90 Day Notice Required with specific milestones set in place	120 Days
Enforcement Tools Available for Non-Payment	Property liens, use of collection agency, and enforcement of fines	Property liens, use of collection agency, incentive recapture, and enforcement of fines

3. Increasing Supply of Alternative Workforce Housing Types

Accessory Dwelling Units (ADUs)

- Also known as backyard cottages
- Sometimes located above detached garage
- Cannot be sold separate from main house
- **Provides rental income for homeowners and increases supply of workforce housing**



3. Increasing Supply of Alternative Workforce Housing Types

- Revise ADU standards to provide additional flexibility
 - Relax existing requirements such as: shared utilities, maximum size, and parking location
 - Allow ADUs in additional zoning districts
- Facilitate construction of ADUs:
 - Pre-approved plans
 - Assistance with construction loans
 - Partnership with non-profit housing providers

