

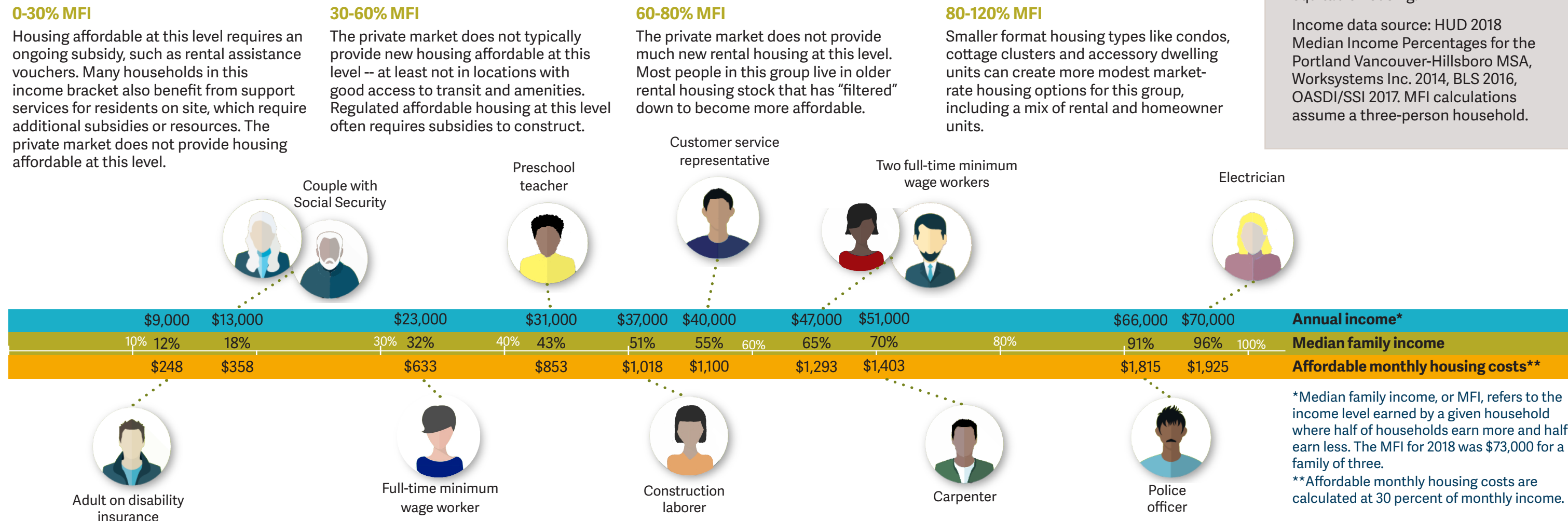
Regional affordable housing framework: Connecting equitable housing strategies to the needs of residents



What does the housing market currently provide? The private market typically provides new housing for households above 80 percent of median family income; public subsidies tend to be targeted at households earning less than 60 percent.

Learn more about Metro's Equitable Housing Initiative at oregonmetro.gov/equitable-housing.

Income data source: HUD 2018 Median Income Percentages for the Portland Vancouver-Hillsboro MSA, Worksystems Inc. 2014, BLS 2016, OASDI/SSI 2017. MFI calculations assume a three-person household.



Strategies: Regional partners are working with a variety of tools to serve families at different income levels.

Increase and optimize resources (helps families with 0-60% MFI)

Increase funding flexibility and pursue coordinated investment strategies to expand the region's supply of regulated affordable housing with tools such as:

- tax increment financing
- revolving loan funds
- donation of public/surplus land
- housing trust funds
- rental assistance vouchers
- dedicated public funding
- transit-oriented development grants.

Mitigate displacement (helps families with 0-80% MFI)

Support public and nonprofit partners to prevent rent increases and evictions that may accompany property improvements and infrastructure investments with tools such as:

- public/nonprofit acquisition/rehabilitation
- real estate investment trusts
- rental rehabilitation grants
- tenant protections (e.g. notifications for no-cause evictions, rent stabilization)
- short-term rental or utility assistance.

Leverage growth for affordability (helps families with 30-80% MFI)

Encourage for-profit developers to include some income-restricted units in market-rate projects or to pay into a fund for affordable housing with tools such as:

- tax exemptions
- density bonuses
- fast-tracked permitting
- linkage fees
- inclusionary zoning.

Increase and diversify market-rate housing (helps families with 60-120% MFI)

Eliminate regulatory barriers, deliver education, and create incentives for transit oriented development, missing middle housing and accessory dwelling units using tools such as:

- zoning/building code changes
- developer/homeowner education
- fast-tracked permitting
- innovative financing for accessory dwelling units
- scaled or waived system development charges
- reduced parking requirements
- vertical housing tax credits
- transit-oriented development grants.

Stabilize homeowners and expand access to homeownership (helps families with 60-120% MFI)

Pursue strategies that bridge the homeownership gap for lower income groups and communities of color and create stability for homeowners with diminishing or fixed incomes with tools such as:

- foreclosure prevention
- weatherization assistance
- community land trusts
- limited equity cooperatives and shared appreciation mortgages
- accessory dwelling unit financing tools
- down payment assistance.