

# **Finding Common Ground at the Intersection of Fair Housing and Affordable Housing, Cautionary Tales, and Our Way Forward Together**

Housing Land Advocates Annual Conference

March 1, 2019

*Allan Lazo, Executive Director*

*Fair Housing Council of Oregon*



# SHELTERFORCE

THE VOICE OF COMMUNITY DEVELOPMENT

[ABOUT](#) ▾

[TOPICS](#) ▾

[DEPARTMENTS](#) ▾

[JOBS](#) ▾

[MAGAZINE](#) ▾

[SUBSCRIBE](#) ▾

[DONATE](#)



[Housing](#) [Interviews](#)

## Closing the Divide Between Fair Housing and Affordable Housing

*The Regional Affordable & Fair Housing Roundtable pulled off something that has often been elusive—building enough trust between fair housing advocates and place-based community developers to lead to their signing on to a joint agenda.*

Miriam Axel-Lute · February 20, 2019



### Topics

[Arts & Culture](#)  
[Community Development Field](#)  
[Economic Development](#)  
[Equity](#)  
[Financial Well-Being](#)  
[Health](#)  
[Housing](#)  
[Neighborhood Change](#)  
[Organizing](#)  
[Policy](#)

### Sign Up for Shelterforce Weekly!

**Like what you're reading?** Join 10,000 of your colleagues and be among the first to know about new articles, jobs, events, opportunities, and resources. Get *Shelterforce Weekly* delivered to your inbox every Tuesday. It's free and easy to do!

Email \*

First Name \*

# Closing the Divide: Creating Equitable, Inclusive, and Affordable Communities



2019 | By **Enterprise Community Partners** 

Regional Affordable and Fair Housing Roundtable

## SUMMARY

A shared policy agenda developed by the Regional Affordable & Fair Housing Roundtable.

## DESCRIPTION

In October 2017, Enterprise in partnership with the [Fair Housing Justice Center](#) (FHJC) launched the Regional Affordable and Fair Housing Roundtable, a dynamic working group comprised of nearly 30 affordable housing, community development, fair housing, for- and nonprofit organizations. Over a year long process of deep discussions, immense trust building and cross sector education, the Roundtable developed Closing the Divide: Creating Equitable, Inclusive, and Affordable Communities, a shared policy agenda highlighting several recommendations to address issues faced by the affordable and fair housing industries, across the New York City region.

OPEN RESOURCE



An aerial photograph of a dense city skyline, likely New York City, featuring numerous skyscrapers and buildings. The image is overlaid with a semi-transparent blue filter. The text is positioned over the upper and lower portions of the image.

# Closing the Divide

*Creating Equitable, Inclusive, and  
Affordable Communities*

PREPARED BY

**Regional Affordable and  
Fair Housing Roundtable**

## Organization

Asian Americans for Equality (AAFE)

Association for Neighborhood & Housing Development (ANHD)

Banana Kelly

Bed Stuy Restoration Corp.

Brooklyn Legal Services Corporation A

Center for Independence of the Disabled

Community Housing Innovations

Community League of the Heights

Community Service Society

ERASE Racism

Housing Works

Legal Aid Society

Long Island Housing Partnership, Inc.

Long Island Housing Services

Mutual Housing Association of New York (MHANY)

Monadnock Development

New York Appleseed

New York City Alliance for School Integration and Desegregation (nycASID)

New York Communities for Change

New York Housing Conference (NYHC)

New York State Association for Affordable Housing (NYSAAH)

NYU Furman

Project Hospitality

Selfhelp Community Services

Services & Advocacy for GLBT Elders (SAGE)

Supportive Housing Network Of New York

University Neighborhood Housing Program (UNHP)

Westchester Residential Opportunities (WRO)



## Table of Contents

Glossary.....	4
Introduction.....	6
Improving Tenant Protections throughout the Metropolitan Region.....	9
Removing Exclusionary Zoning and Other Land Use Barriers to Promote Accessible, Integrated, and Affordable Housing.....	11
Maximizing Density to Address Affordable Multifamily Housing Development Needs throughout the Region.....	14
Expanding Statewide Source of Income Protections.....	16
Increasing Protections for Justice-Involved Individuals.....	17
Bolstering True Mobility Throughout the Region.....	19
Confronting School Segregation through Housing Policy.....	21
Siting Locally Unwanted Land Use (LULUs).....	23
Driving the Community/Residency Preferences Conversation to a Productive End.....	24
Conclusion.....	26
Citations/References.....	27
Suggested Resources.....	30

## Glossary

**Affirmatively Furthering Fair Housing (AFFH):** The AFFH is a provision of the Fair Housing Act. It includes a requirement for certain HUD grantees to examine whether there are any barriers to fair housing – housing patterns or practices that promote bias based on any protected class under the Fair Housing Act – and to create a plan to rectify such barriers to fair housing.

**Area Median Income (AMI):** The Area Median Income is the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income – such as 50% of the area median income – identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households.

**Community/Residency Preferences:** Under US Department of Housing and Urban Development (HUD) regulations, a Public Housing Agency (PHA) is permitted to adopt residency preferences that give priority to applicants living or working within the PHA's jurisdiction provided that such preferences do not discriminate or exclude populations based on race or national origin. However, residency requirements are strictly prohibited.

**Concerted Community Revitalization Plans (CCRPs):** CCRPs are deliberate, concerted, and locally approved plans or a documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a community or neighborhood.

**Rent Guidelines Board (RGB):** The Rent Guidelines Board is a nine-member entity in charge of determining yearly rent adjustments to the roughly 1 million rent-stabilized apartments in New York City. The RGB bases its decision on a yearly review of the economic condition of the residential real estate industry in New York City.

A Venn diagram with two overlapping circles on a light yellow background. The left circle is orange and contains text related to affordable housing. The right circle is grey and contains text related to fair housing. The intersection of the two circles is a darker shade of brown and is currently empty.

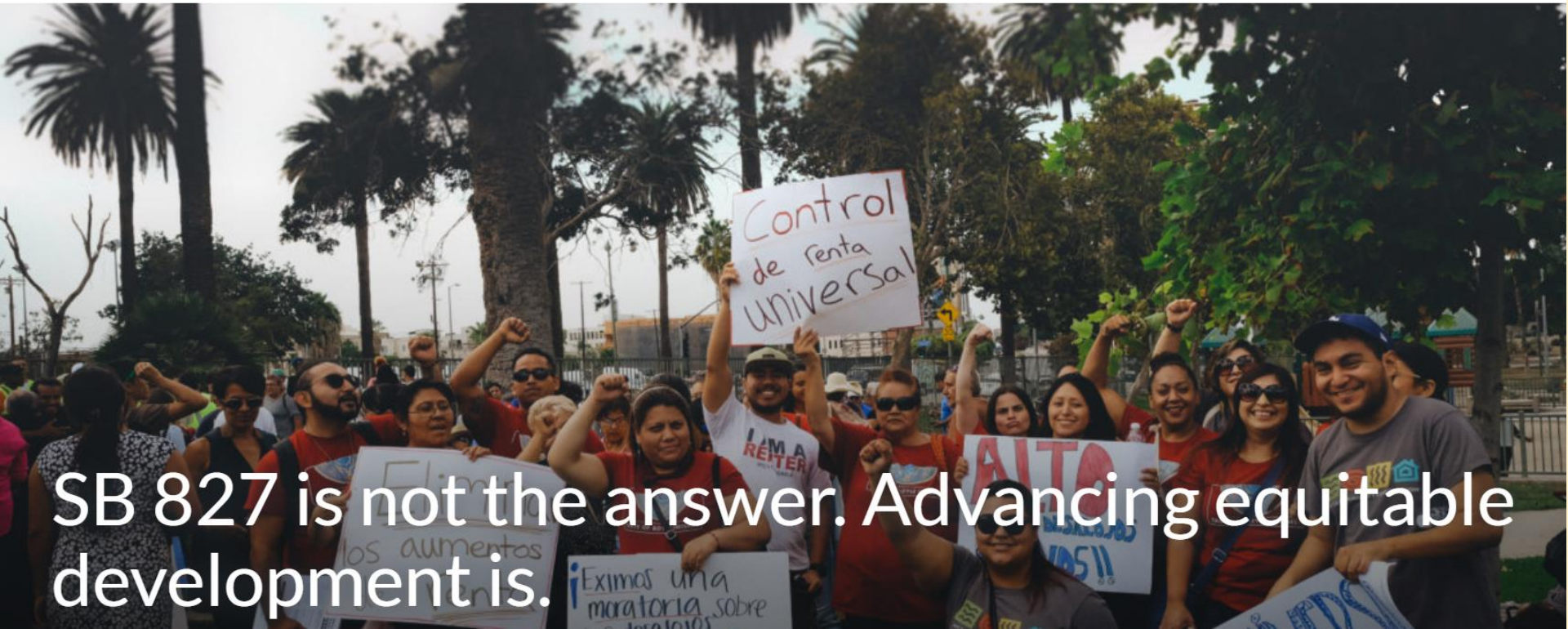
**Affordable Housing**  
**Affordability**  
**Affordable housing**  
**Housing Needs Analysis**  
**Comprehensive Plans**  
**Land-Use Zoning**  
**Urban Growth Boundary**

**Fair Housing**  
**Fair Housing Act**  
**Discrimination**  
**Civil Rights**  
**Affirmatively Furthering Fair Housing**  
**Segregation**  
**Assessment of Fair Housing**  
**Analysis of Impediments**  
**Fair Housing Action Plans**





**Open,  
Inclusive  
Communities**



SB 827 is not the answer. Advancing equitable development is.

**NIMBY**

**YIMBY**

**YICKMBY**



**Yes, If I Can  
Keep My  
BackYard**

# Unintended Consequences

# Intent of Our Consequences

## Appendix H

# Displacement Risk and Mitigation

### Table of Contents

Executive Summary.

Part I: Displacement

Summary of Findi

Introduction .....

Defining Displacer

Displacement in t

Technical Method

Part II: Potential Mit

Overview .....

Strategies for Vuln

Strategies for Vuln

## Part I: DISPLACEMENT RISK ANALYSIS

This analysis aims to estimate the number of households that may be at risk of displacement due to the proposals of the Residential Infill Project, when compared to the baseline zoning scenario adopted by the 2035 Comprehensive Plan, and to describe the characteristics of households that could be at risk as the result of these proposals.

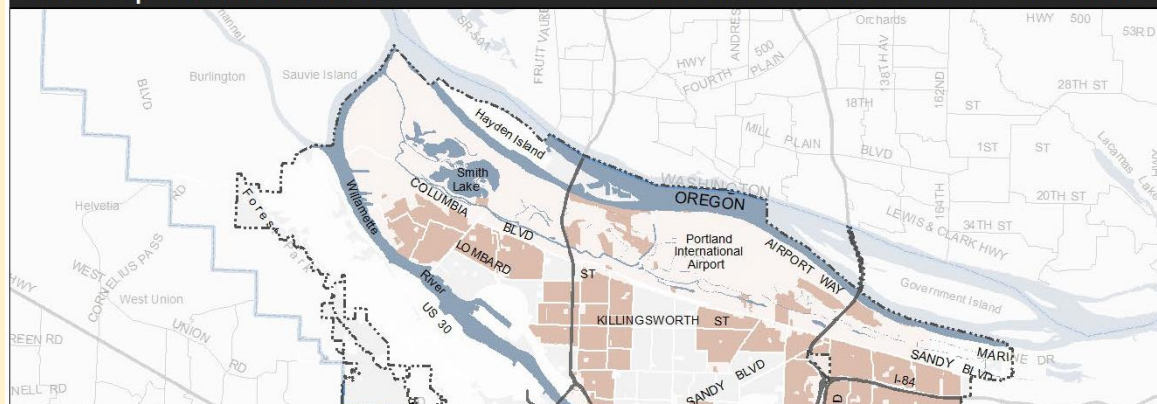
### SUMMARY OF FINDINGS

Key findings from this analysis of the Residential Infill Project proposals in comparison to the baseline zoning scenario include:

- There is a **net reduction in the frequency of demolition and redevelopment** across the city while at the same time a **net increase in the amount of housing units**.
- Housing units that are produced are likely to be **smaller** and **less expensive** than under the current single-family zoning allowances.
- **Citywide**, there is a **28 percent reduction of indirect displacement for low-income renters who live in single-family homes**. Through 2035, around **680** low-income renters in single-family homes are at risk of displacement, compared to **950** such renters under the current zoning regulations.
- In Portland neighborhoods that are identified as **Displacement Risk Areas**, there is a **21 percent reduction of indirect displacement risk for low-income renters who live in single-family homes**. In these neighborhoods, through 2035, around **480** low-income renters in single-family homes are at risk of displacement, compared to **610** such renters under the current zoning

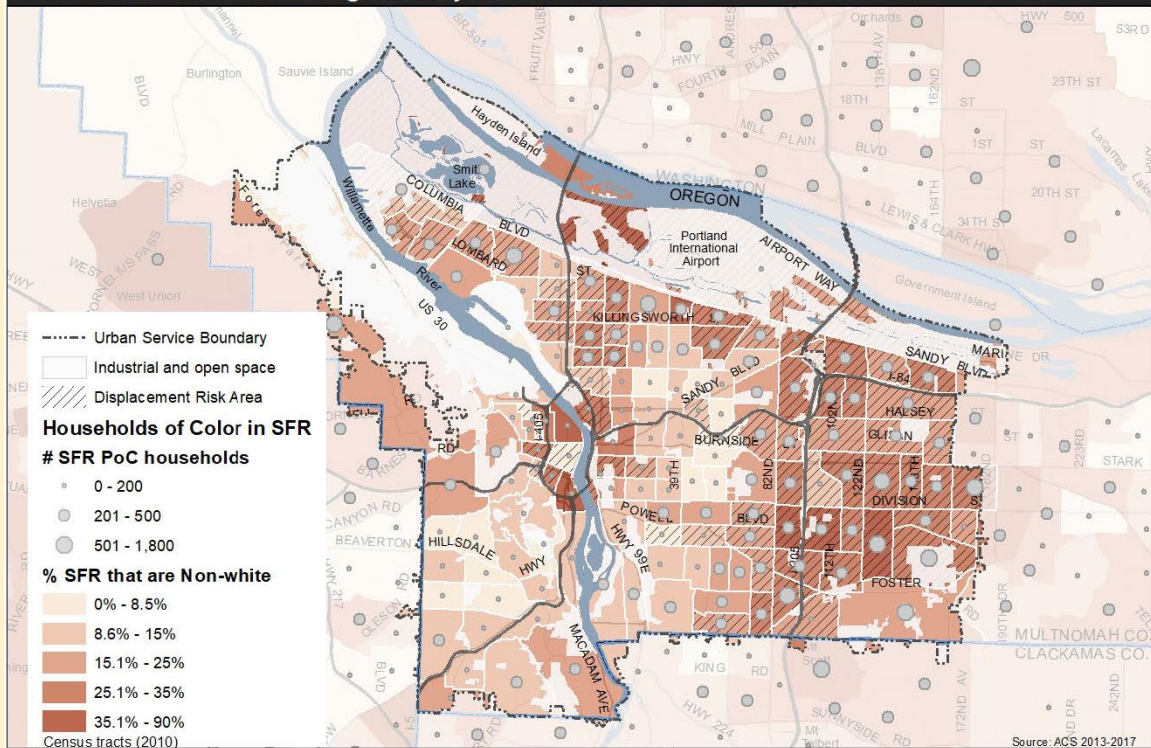
## 2018 Displacement Risk Areas

## Residential Infill Project Displacement Risk Analysis



## Households of Color in Single-family Residential

## Residential Infill Project Displacement Risk Analysis



January 2019

City of Portland, Oregon | Bureau of Planning and Sustainability | Housing and Economic Planning

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland does not accept any responsibility for errors, omissions or positional inaccuracies. The City of Portland ensures meaningful access to its programs, services and activities by complying with Civil Rights Title VI and ADA Title II laws and reasonably provides translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service 711.

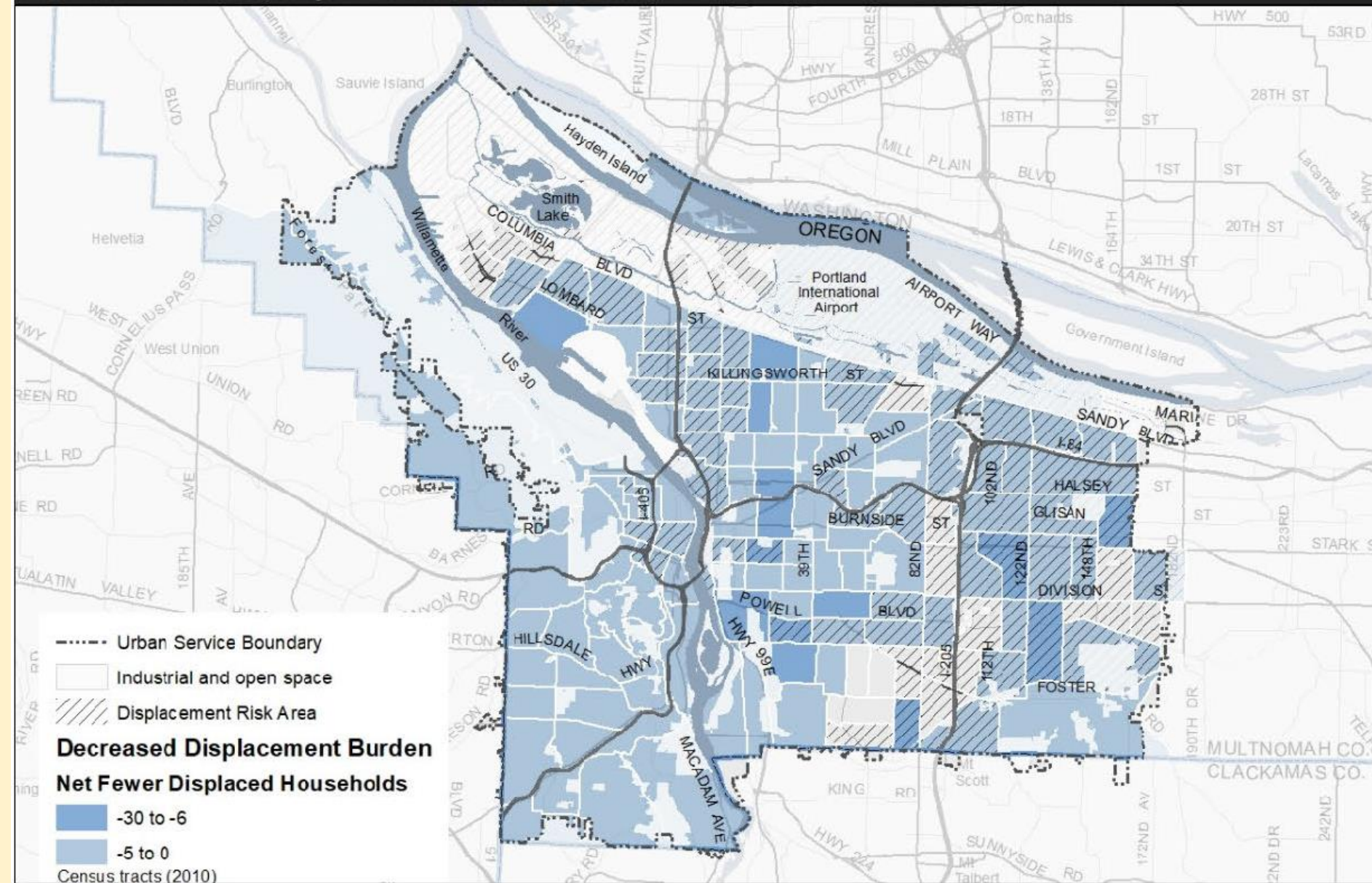


Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.  
City of Portland, Oregon  
and Winston Rogers - Justin Anderson, Director



www.template.background.com





January 2019

City of Portland, Oregon || Bureau of Planning and Sustainability || Housing and Economic Planning

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omission or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service 711.



0 1 2 Miles



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.

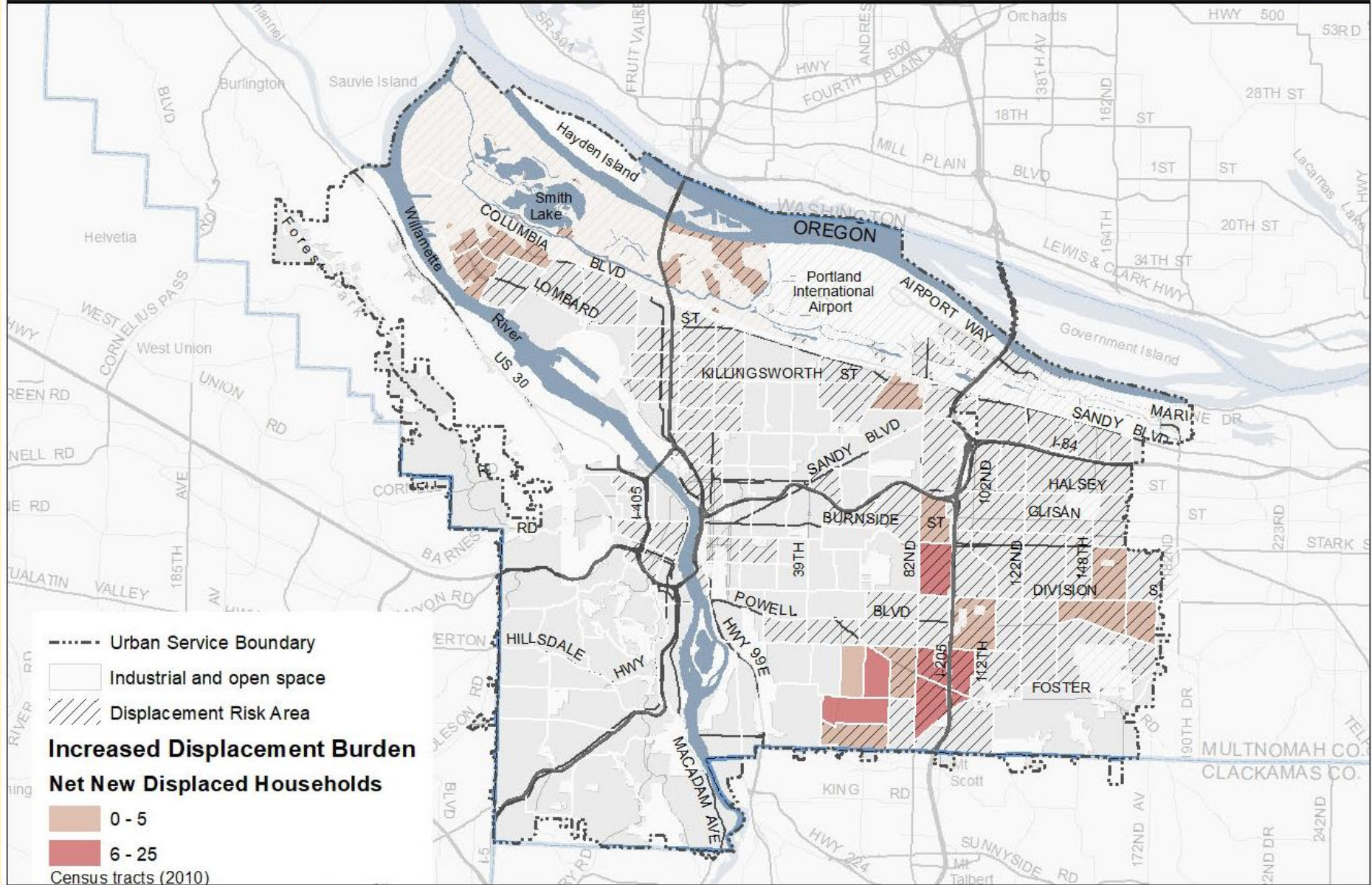
City of Portland, Oregon  
Ted Winkler, Mayor • Justin Anderson, Director



\\ps\template\landscape.mxd



## Residential Infill Project Displacement Risk Analysis



January 2019

City of Portland, Oregon | | Bureau of Planning and Sustainability | | Housing and Economic Planning

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service 711.



Bureau of Planning and Sustainability

City of Portland, Oregon  
Ted Wheeler, Mayor • Susan Anderson, Director



\8x11\_template\_landscape.mxd

	<i>Black</i>	<i>Hispanic</i>	<i>Poverty</i>
<b><i>Portland – All tracts</i></b>	<b><i>5.70%</i></b>	<b><i>9.71%</i></b>	<b><i>16.22%</i></b>
41051001602	6.71%	9.55%	25.52%
1702	1.30%	12.99%	20.29%
7600	3.05%	42.41%	26.42%
9701	6.28%	10.35%	27.48%
9101	5.20%	20.62%	37.28%
9804	5.01%	15.12%	22.81%
8302	3.60%	20.33%	25.54%
0601	2.19%	18.39%	23.50%
0502	2.32%	17.24%	9.80%
0501	0.00%	5.67%	17.99%
0402	1.33%	2.34%	7.75%
8700	1.54%	13.17%	11.15%
8800	1.13%	13.77%	13.85%
4200	5.46%	18.38%	16.50%
4101	8.27%	19.00%	16.41%

# Navigating at the Intersection of Our Many Tools, Cautionary Tales, and Our Way Forward together

Housing Land Advocates Annual Conference

March 1, 2019

*Allan Lazo, Executive Director*

*Fair Housing Council of Oregon*

