## affordable housing

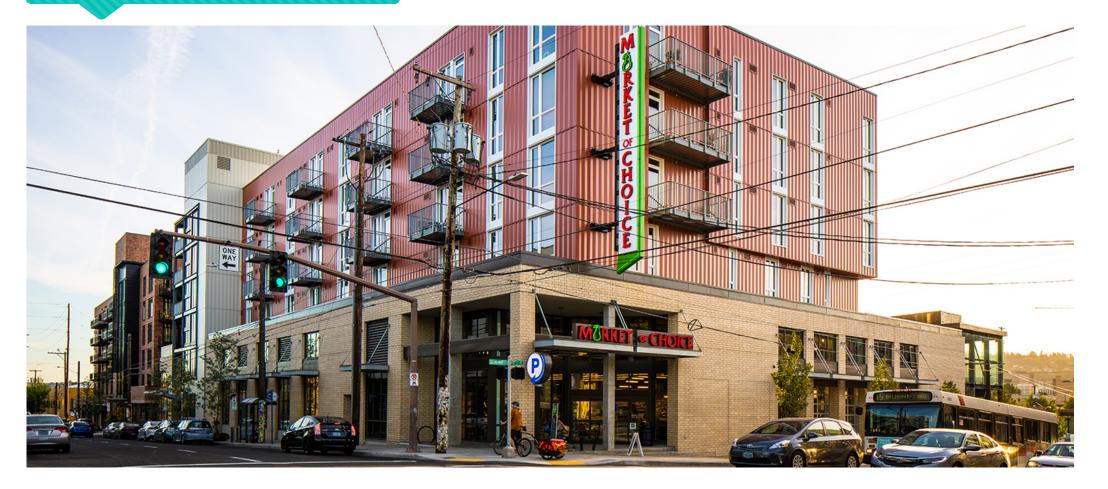
Housing Land Advocates 2020

Julia Metz, Community Development & Housing Manager

Caritas Housing Oregon

# transit oriented development?

Not just your dad's mixed-use development



## mixed use + proximity

Commercial / Mixed-Use with combination of

community businesses, office spaces and residential.

**Courtyard Townhouse** medium-density residential.

#### **Multi-Modal Transportation**

for all users, such as pedestrians, cyclists, transit riders, etc.; prioritize exclusive bus lane at rush hours.

Limited Access Point to major corridor to

avoid traffic back up.

Parking Garage

with active first floor to

facilitate transit-oriented development.

**Open Space** connected / multi-purpose. Mixed Housing Types

provide different options for diverse residents and opportunity to shared amenities nearby.

**Mixed-Use Apartments** 

active first floor for businesses & offices, and upstairs residential.

Source: Lexington Comprehensive Plan



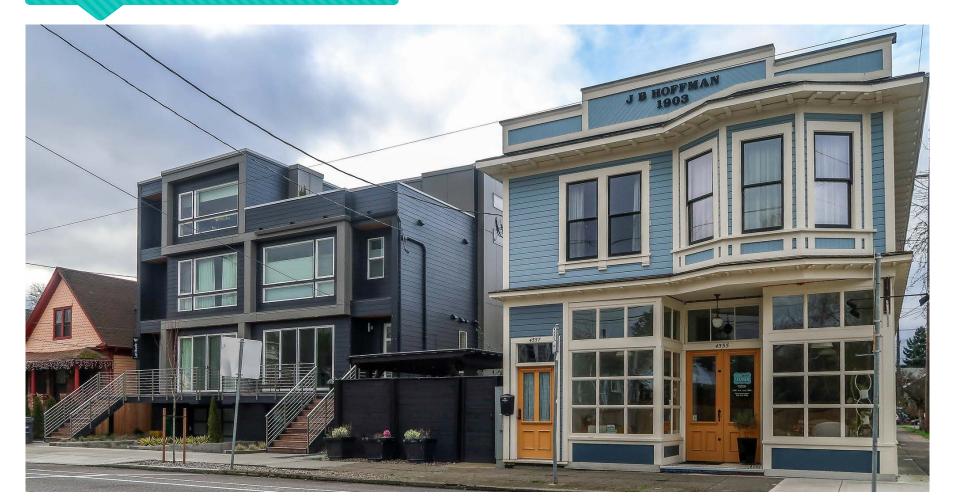
Major Corridor

Offices / Mixed-Use

Safe Crosswalk connect neighborhoods to diverse uses and employment.

Single Family Homes

## mixed use + types

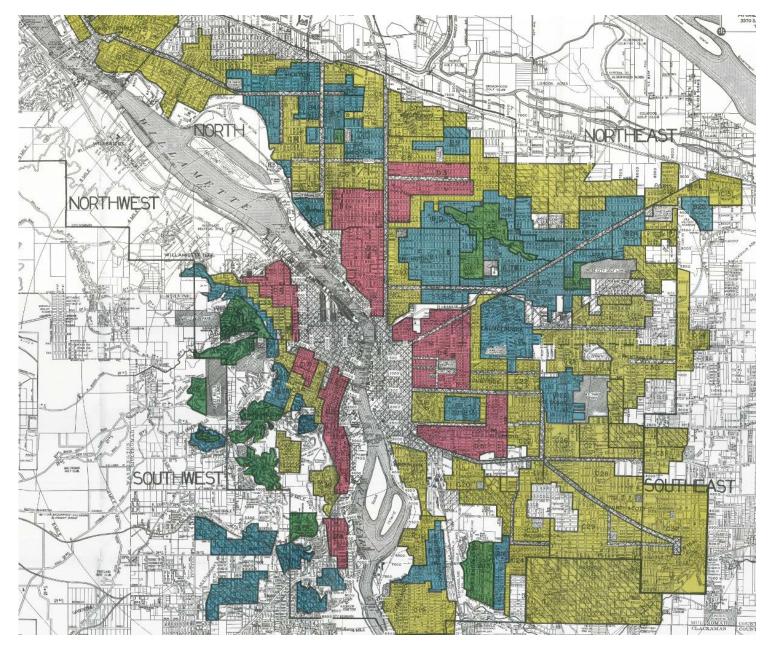




what is missing middle anyway?



## historical impacts



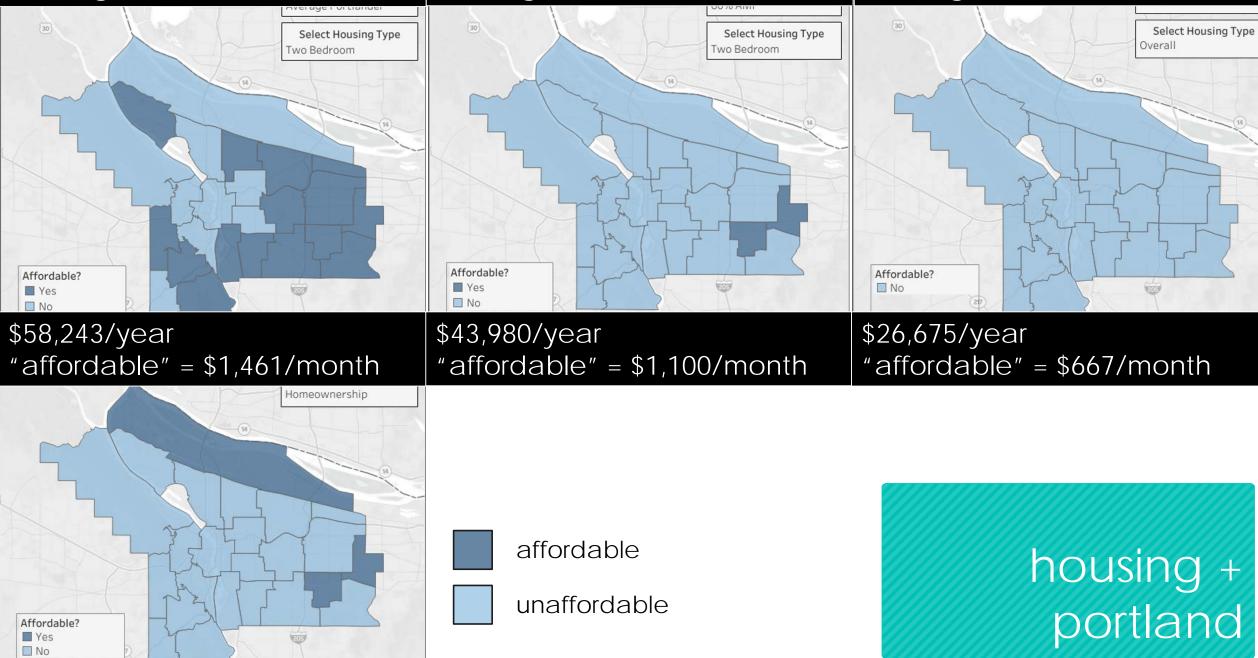
watch: www.segregatedbydesign.com/

Source: Mapping Inequality

#### Average Portlander

#### Average 60% AMI Household

### Average Black Household



## land use + portland



Single-family residential

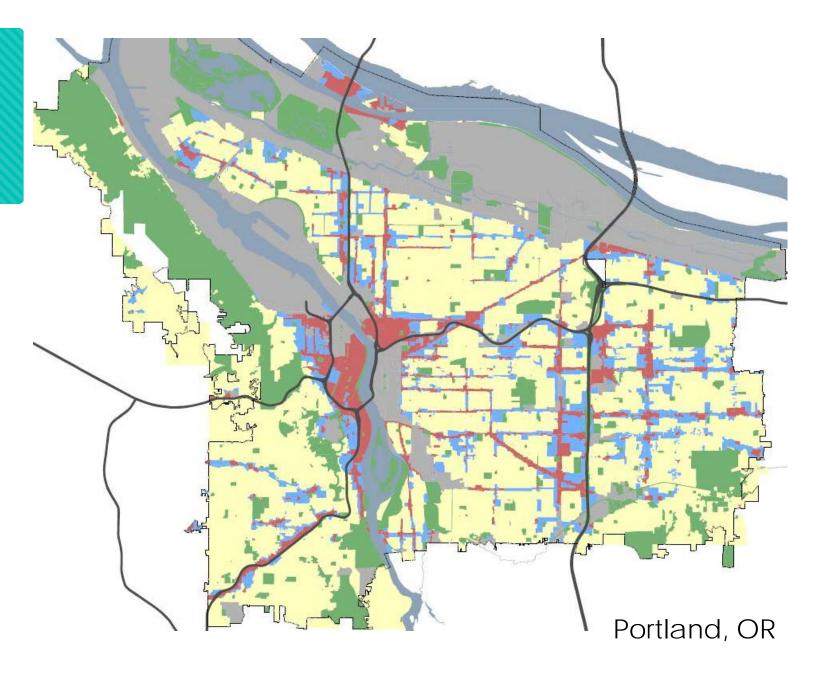


Multi-family residential

Commercial



Open Space



## affordable housing + transit

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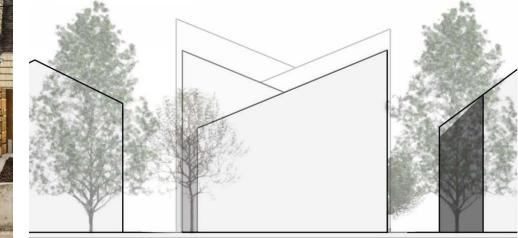
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Contextually-appropriate infill fits into neighborhood scale



## what can be done?

- Balance requirements vs opportunities to mix uses
- O Build in flexibility for solutions
- Coordinate income restrictions, policies, and processes
- Break out of bureau and agency silos
- Talk to affordable housing developers, funders, and designers

- Fee waivers / tax breaks (for developers + residents)
- Make the process predictable (as much as possible)
- Don't let perfect get in the way of good
- Consider what values are being communicated by your codes + policies

## thank you!

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