

affordable housing

Housing Land Advocates 2020

Julia Metz, Community Development & Housing Manager

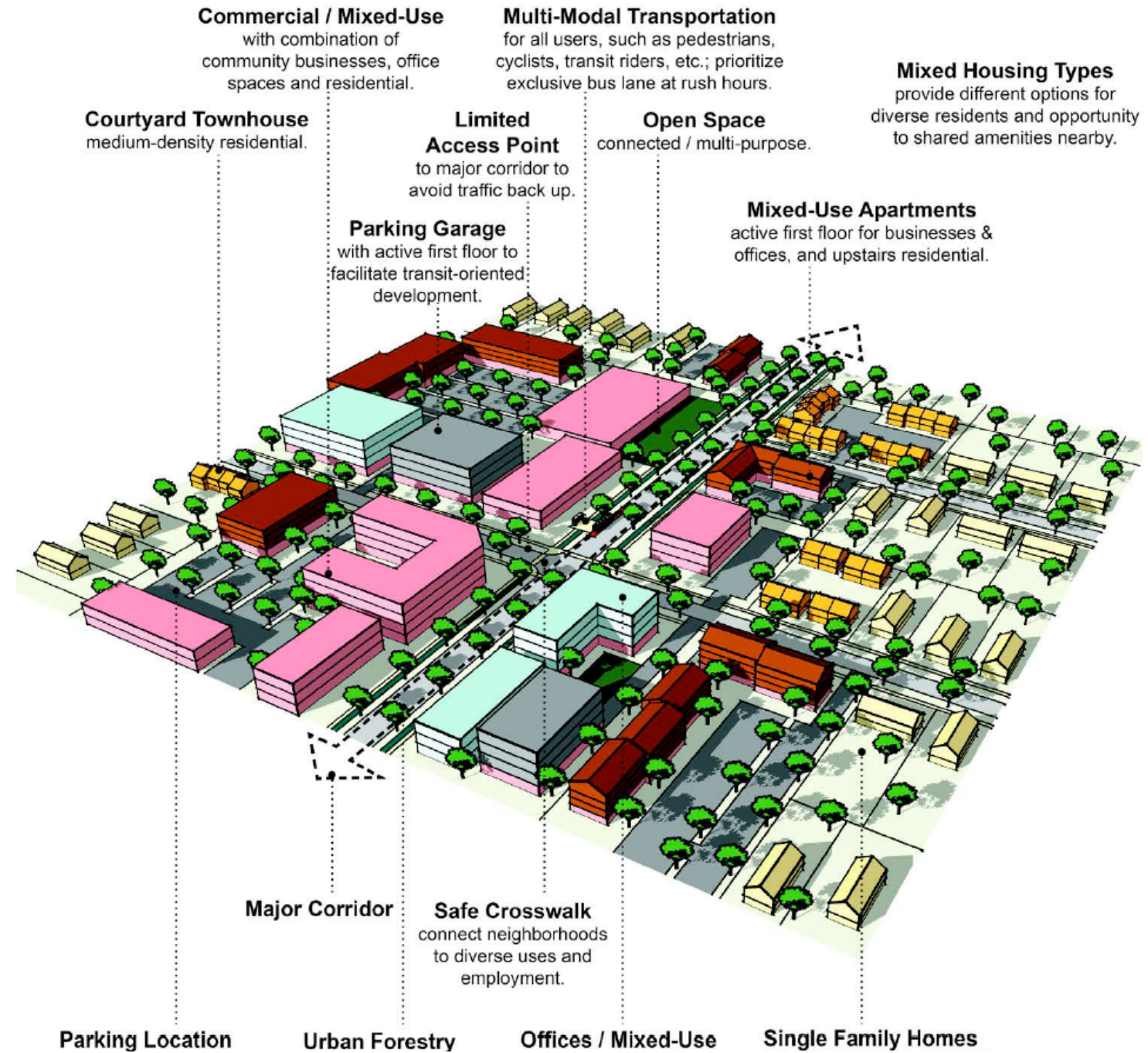
Caritas Housing Oregon

transit oriented development?

Not just your dad's mixed-use
development



mixed use + proximity



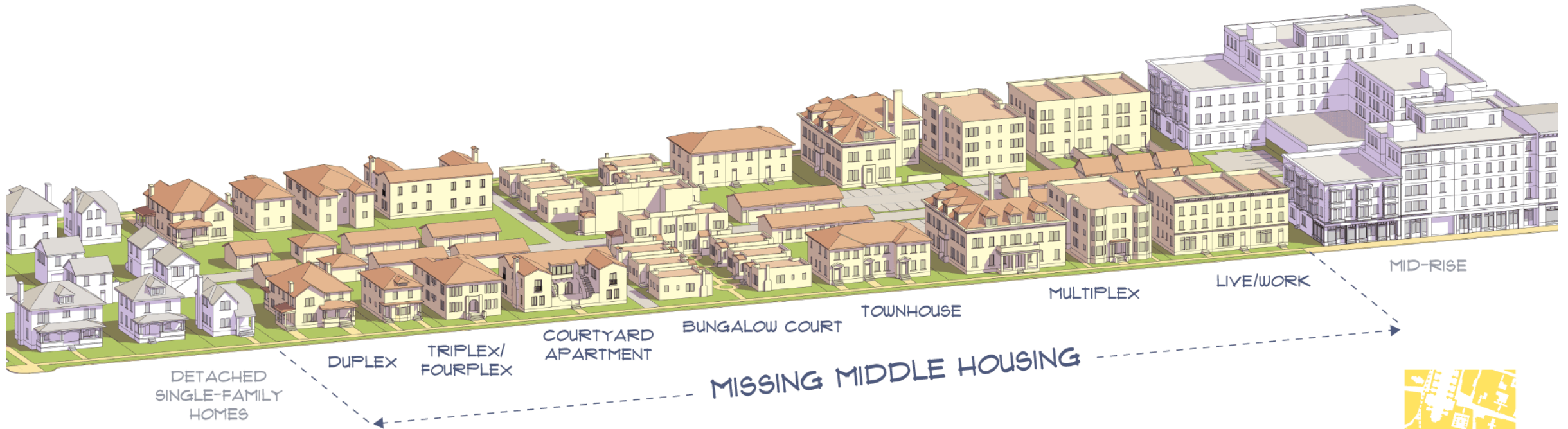
Source: Lexington Comprehensive Plan

mixed use +
types



missing middle + affordable housing

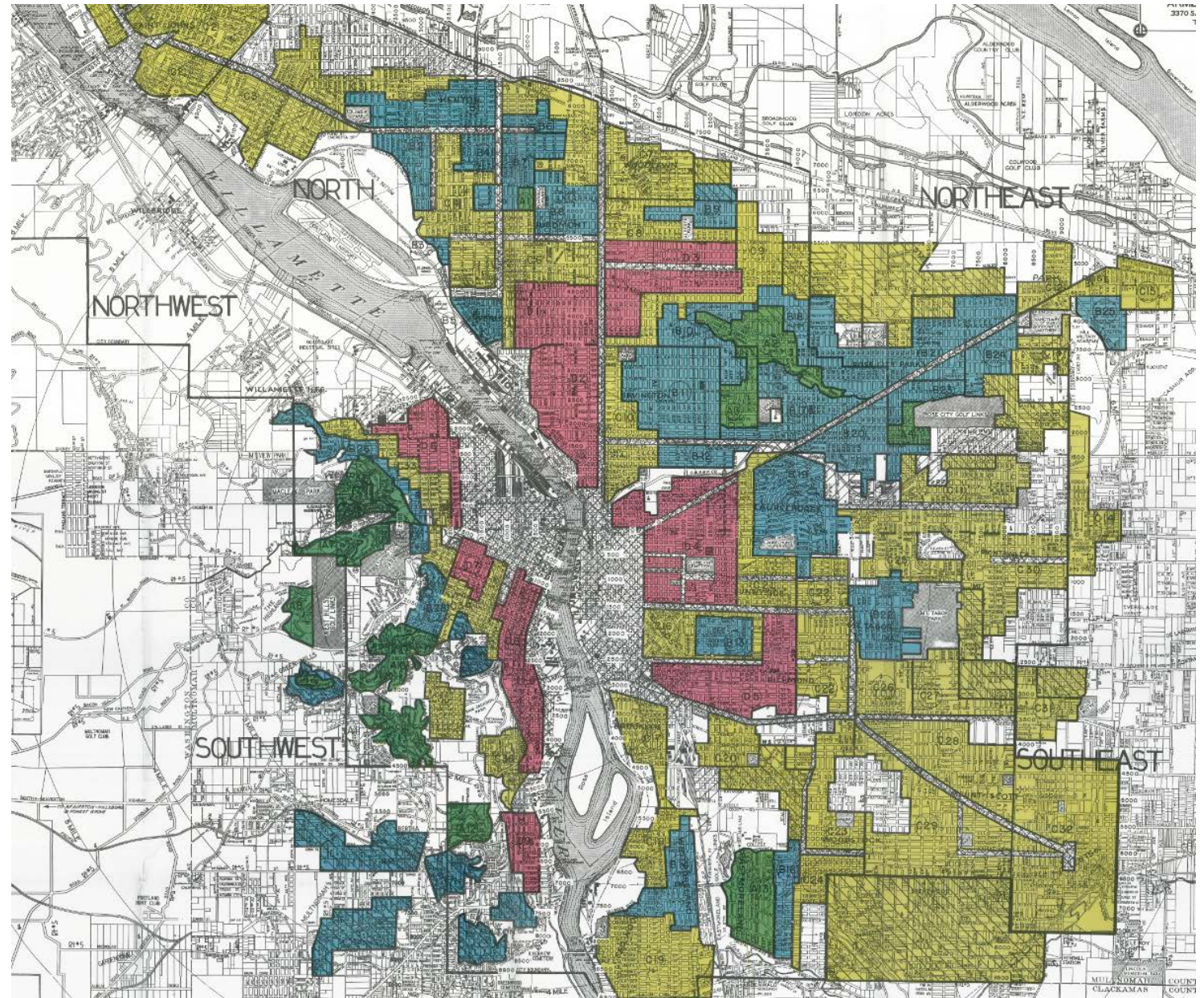
what is missing middle
anyway?



historical impacts

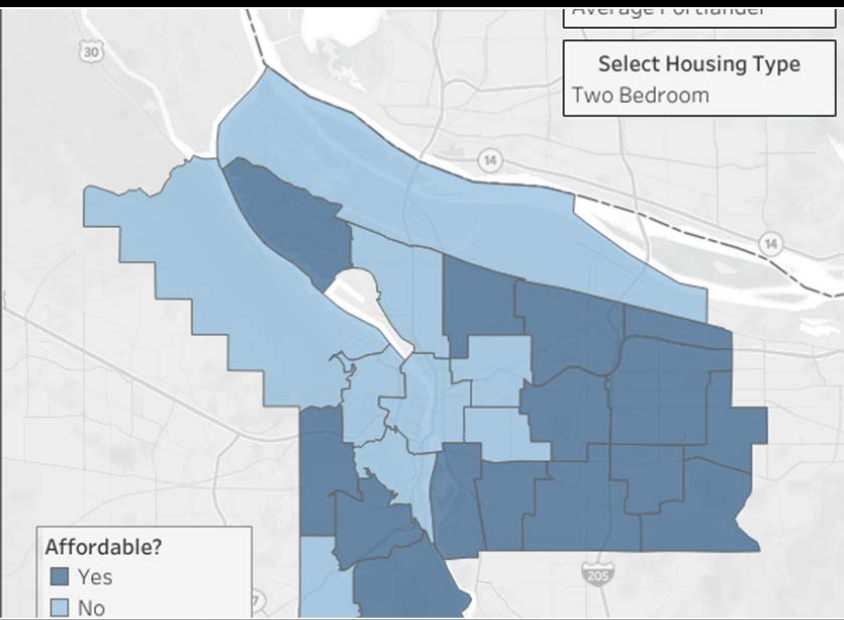
watch:

www.segregatedbydesign.com/



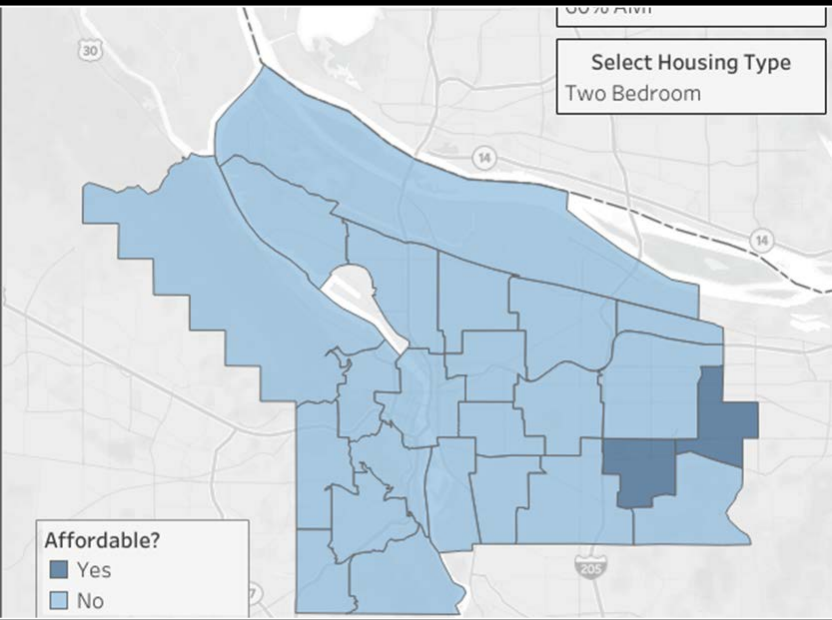
Source: Mapping Inequality

Average Portlander



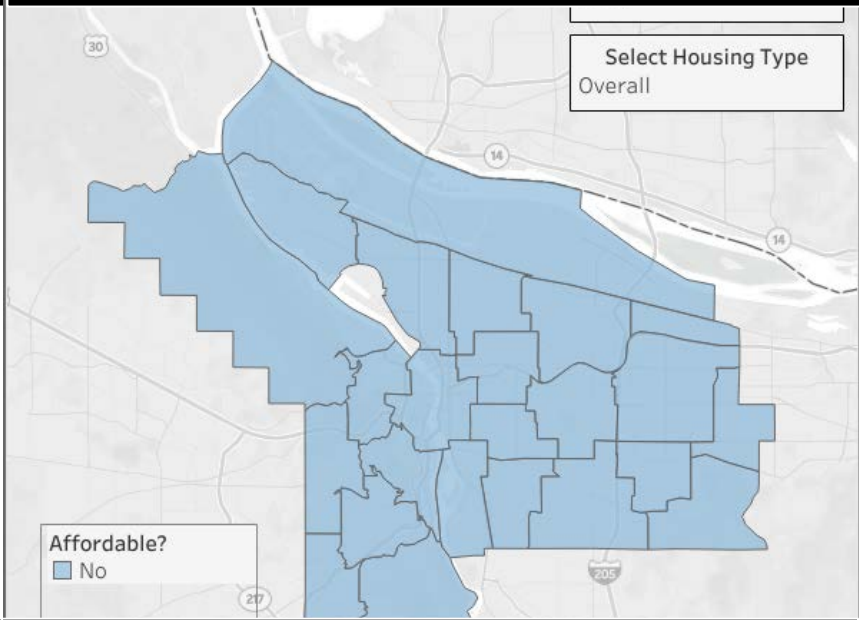
\$58,243/year
 "affordable" = \$1,461/month

Average 60% AMI Household

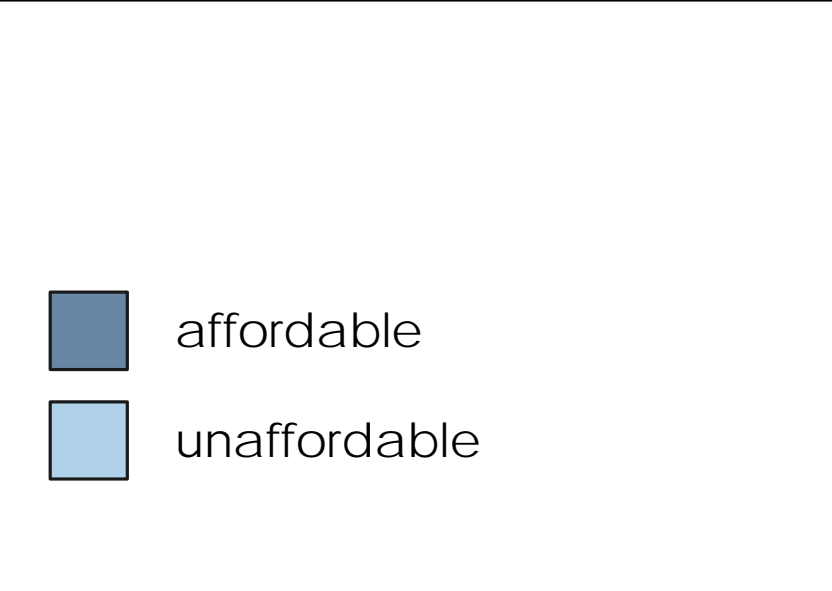
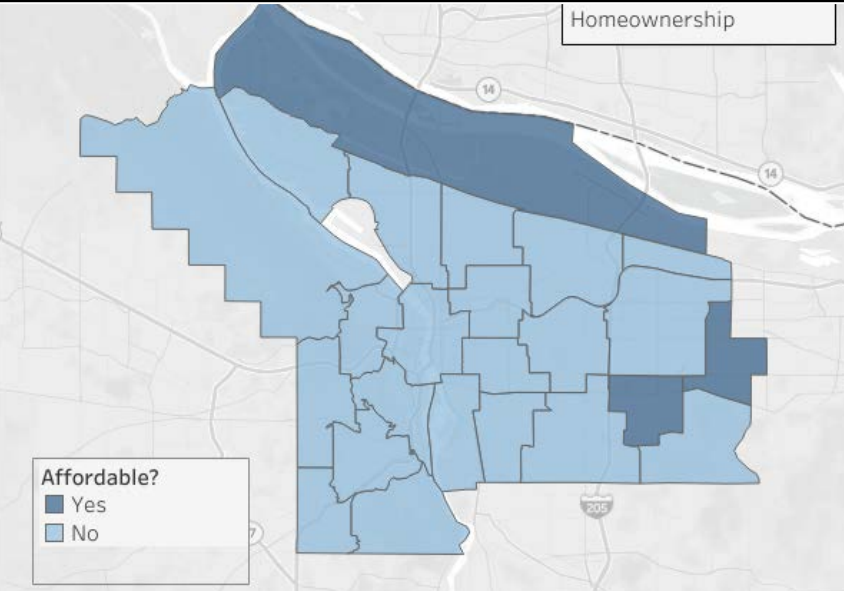


\$43,980/year
 "affordable" = \$1,100/month

Average Black Household

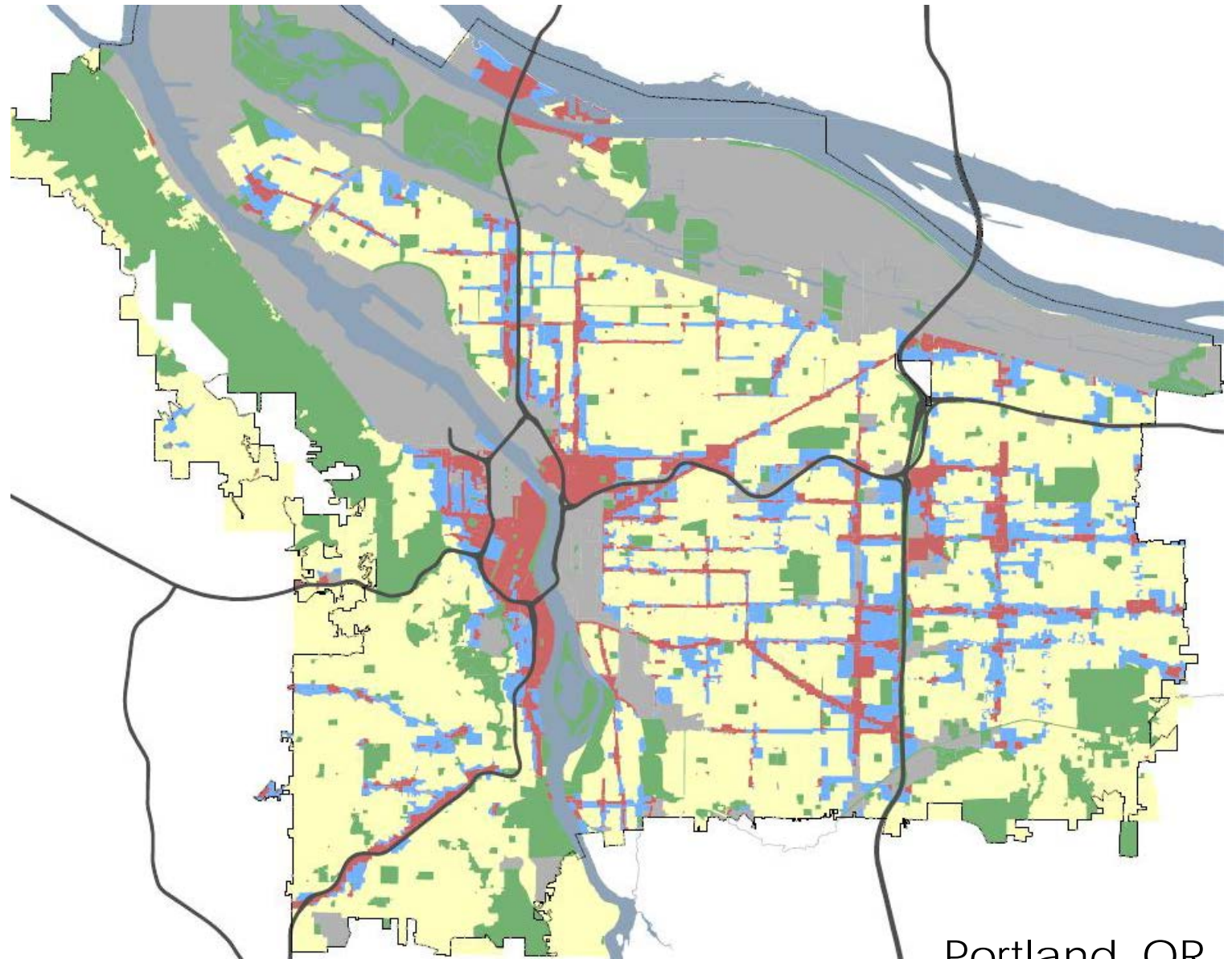


\$26,675/year
 "affordable" = \$667/month



land use + portland

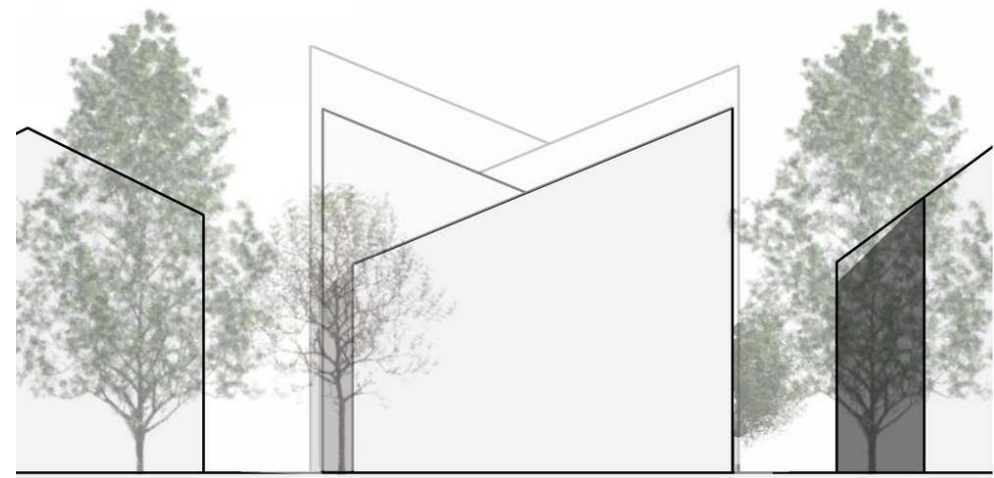
- Single-family residential
- Multi-family residential
- Commercial
- Industrial/Employment
- Open Space



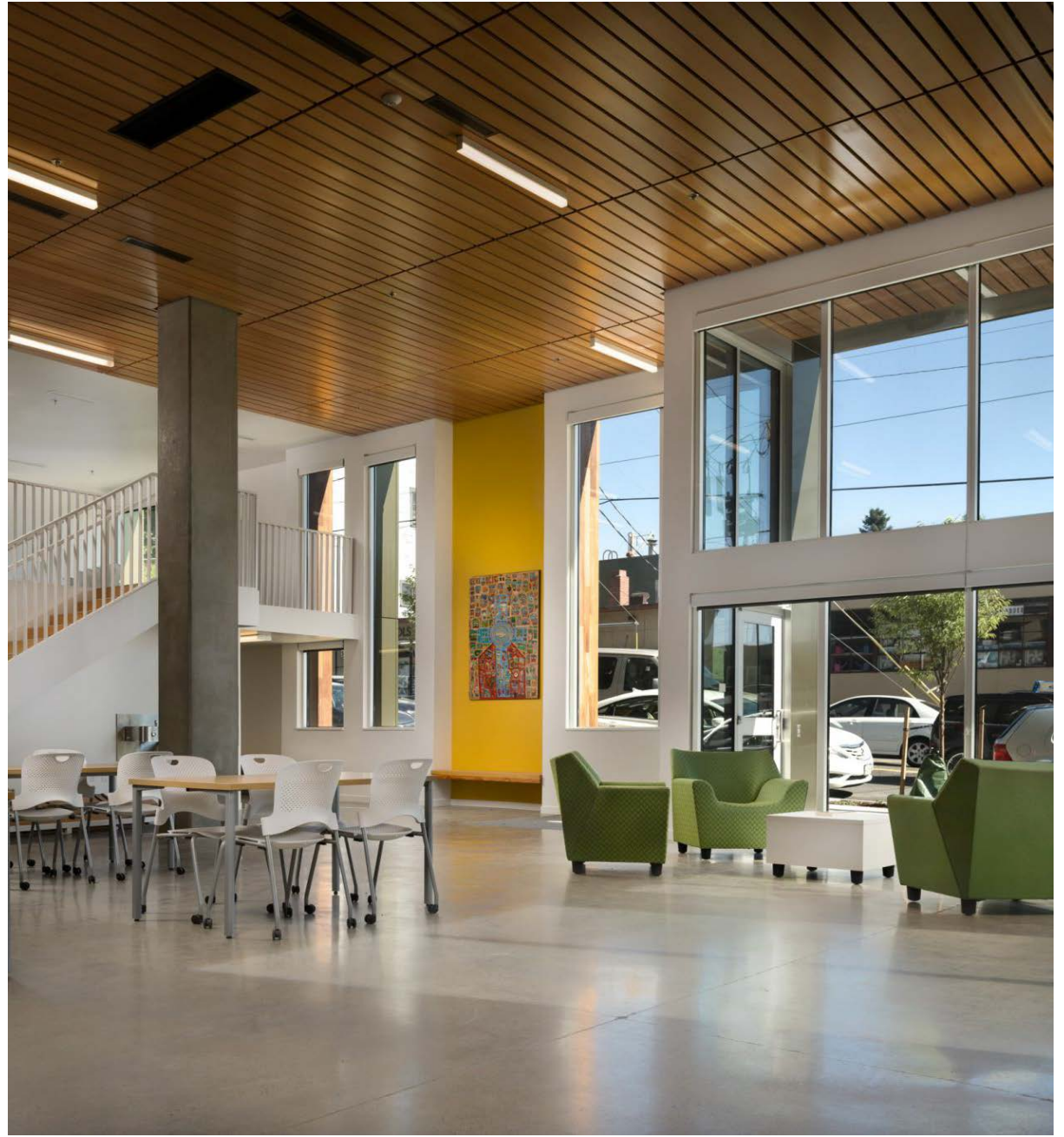
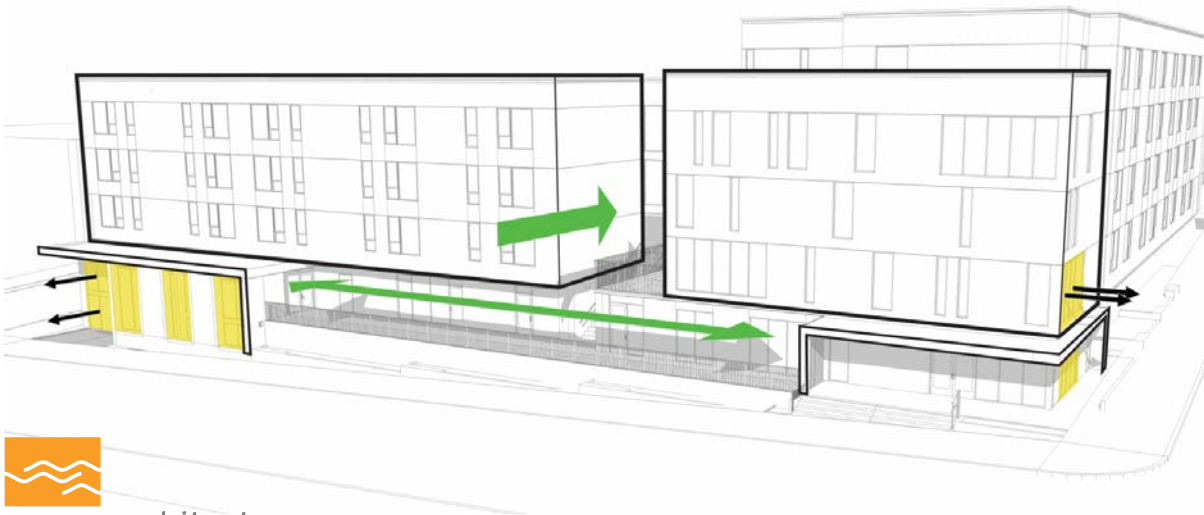
Portland, OR



affordable housing + transit



Contextually-appropriate infill
fits into neighborhood scale



what can be done?

- Balance requirements vs opportunities to mix uses
- 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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