

Fair Housing We can fight displacement

CONTRIBUTED STORY
FOR THE PORTLAND OBSERVER

Displacement is a social tragedy that doesn't have to happen. There are a number of tools, used here and in other communities, which successfully prevent or counteract displacement.

It's time to take a look at implementing some of these proven programs while we still have viable communities left:

Housing Unit Replacement Programs require that housing units which are demolished or converted to other units be replaced on a unit-for-unit basis. The City of Portland passed a limited housing preservation ordinance in 1998. **Community Land Trusts** are

programs which separate the ownership of the land from the ownership of the housing, thus making the housing unit more affordable.

In Portland, the Sabin Community Development Corporation is piloting such a program.

Employer Assisted Housing is identified broadly as any type of activity whereby an employer assists its employees in buying homes. Emanuel Hospital does this through their Neighborhood Home Ownership Program; Wacker Siltronics and Rejuvenation, Inc., have similar programs.

Housing Trust Funds provide flexible funding resources to help in meeting low and moderate-income housing needs. The Sante Fe County, New Mexico,

Affordable Housing Trust Fund, and the Vermont Housing and Conservation Trust Fund are two successful examples.

Jobs/Housing Linkage programs require that developers of commercial properties construct or provide financial assistance for the production of affordable housing as a condition of building permit approval.

Two California programs, one in Sacramento and one in San Francisco, are up and running.

Inclusionary Zoning requires that developers provide a percentage of affordable housing units as part of a proposed residential development project. Successful inclusionary zoning

programs have been in effect since the late seventies and early eighties in Irvine, California; Montgomery County, Maryland; and Burlington,

Vermont.

For more on Displacement and the 1999 study of it, call 503/294-2889 or email them at clf@friends.org.

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out all opportunities for accumulating wealth through the equity gained in home ownership. Community land trusts have been proposed as part of Portland's Affordable housing strategy. Community land trusts are a good strategy for providing some of the benefits of home ownership to people who would otherwise be unable to experience these benefits. The benefits to the individual and the community of this form of partial ownership or what some have called "shared equity," include:

- residential stability (respite from the unpredictability of rental housing)
- community/neighborhood

investment and involvement
 the effects of residential stability on school performance
 accumulation of some equity that would be unavailable through rental housing
 Mandatory Goals/Requirements
 Mandatory requirements are necessary to ensure that affordable housing will be developed and preserved, particularly in a hot housing market where there is little financial incentive to provide affordable housing.
 Implementation is important too, without enforcement mechanisms to ensure that affordable housing is preserved and built, a mandatory plan is not likely to be

implemented.

Property from page 2

acquire many properties since then. They began by simply buying a home and leveraging it to get the next and the next. By doing this, they are accomplishing two things, improving the community and creating additional income for themselves. Ben and Lisa are just a small part of a larger picture that could include you - the homeowner thinking about investing in real estate. Stocks, bonds and mutual


funds are all good ways to invest, but real estate can offer a quicker and larger return and should not be ignored by the serious investor. So, when you're ready to invest in property, give me a call so we can help improve the community and make some money in the process. *Chris Guinn III is a Real Estate agent with Millennium Properties. He can be reached by phone at 503/282-2551.*

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