

TAX INCREMENT FINANCING SET ASIDE FOR AFFORDABLE HOUSINGIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

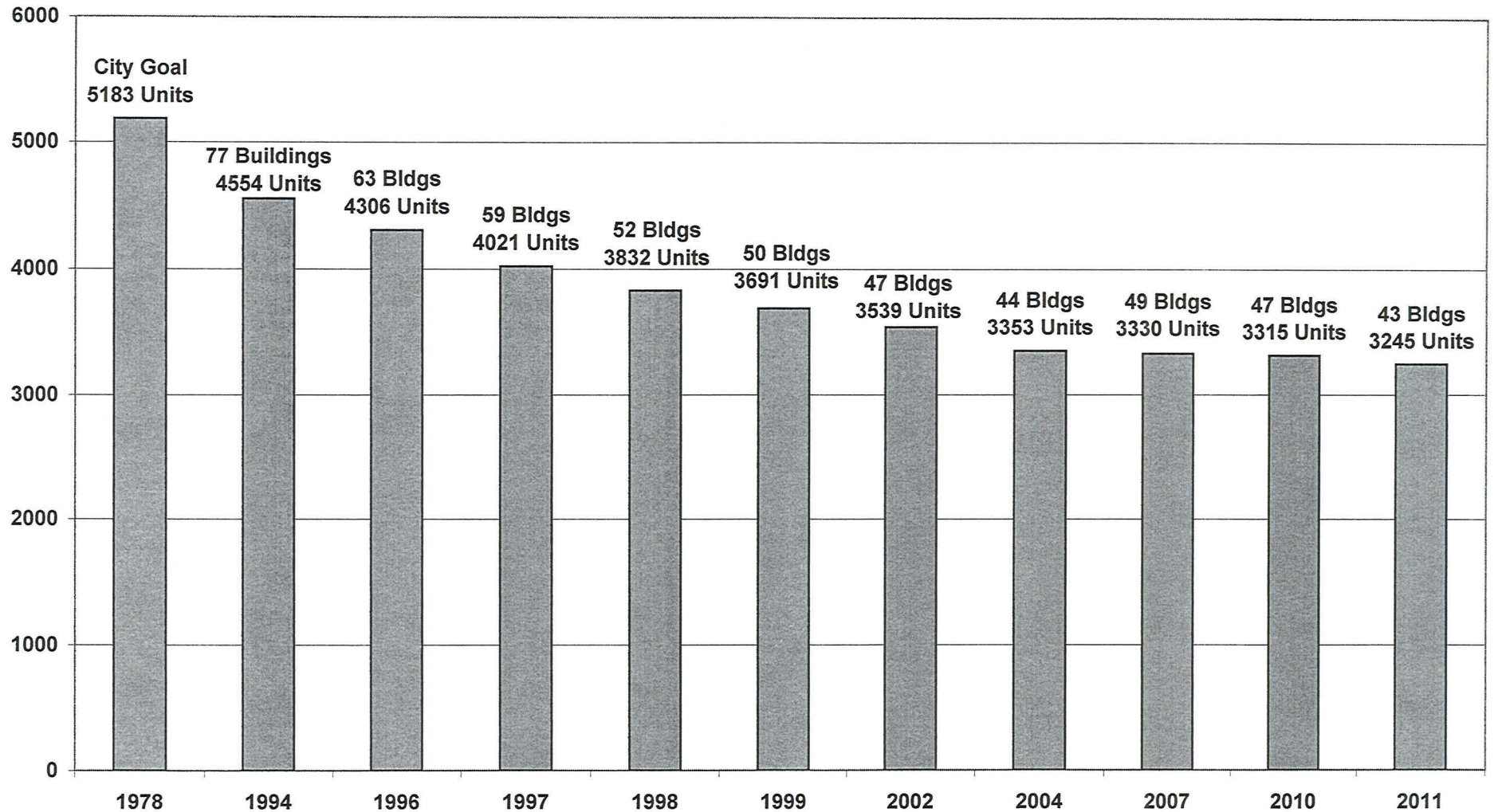
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# 2011 NORTHWEST PILOT PROJECT DOWNTOWN PORTLAND AFFORDABLE HOUSING INVENTORY



Total Units of Affordable Housing in Downtown Portland by Year

Units affordable to a single, full time, Oregon minimum wage earner

In 2011, 3,245 units exist which rent for under \$442/month and are affordable to a full-time worker paid \$8.50/hour

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Submitted by  
Susan Emmons  
11/9/2011



# **NORTHWEST PILOT PROJECT, INC.**

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## **2011 DOWNTOWN PORTLAND AFFORDABLE HOUSING INVENTORY**

UNITS RENTING FOR UNDER \$442 PER MONTH ARE AFFORDABLE TO A SINGLE,  
FULL TIME, OREGON MINIMUM WAGE EARNER (\$8.50/HOUR)

	BUILDING	UNITS UNDER UNIT		ADDRESS	PHONE # TO APPLY	OWNER	RENT SUBSIDY TYPE
		\$442	TYPE				
1	Admiral	37	Apt	910 SW Park	503.546.9191	REACH	HUD - 37
2	Alder House	132	SRO	523 SW 13th	503.222.1182	DePaul	
3	Biltmore	76	SRO	310 NW 6th	503.525.8483	CCC	HAP - 75
4	Blanchet House	18	SRO	340 NW Glisan	Special Need	Blanchet	
5	Bud Clark Apartments	130	Apt	655 NW Hoyt	Special Need	HAP	HAP - 130
6	Butte	37	SRO	610 NW Davis	503.525.8483	CCC	HAP - 37
7	Chaucer Court	82	Apt	1019 SW 10th	503.224.3559	UM	HUD - 82
8	Estate	154	SRO	225 NW Couch	503.525.8483	CCC	
9	Fairfield	82	SRO	1117 SW Stark	503.224.8036	PDC	HAP - 80
10	Fountain Place	30	Apt	929 SW Salmon	503.223.9300	HAP	HAP - 20
11	Golden West	68	SRO	707 NW Everett	Special Need	CCC	
12	Hamilton West	78	Apt	1511 SW 12th	503.525.0500	HAP	HAP - 5
13	Hatfield	102	SRO	204 SW 8th	503.525.8483	CCC	HAP - 100
14	Henry	153	SRO	309 SW 4th	503.525.8483	CCC	
15	Hotel Alder	99	SRO	415 SW Alder	503.525.8483	CCC	HAP - 35
16	James Hawthorne	48	SRO	1510 SW 13th	Special Need	HAP	HAP - 9
17	Jeffrey	50	Apt	1201 SW 11th	503.954.2228	HAP	HAP - 50
18	Kafoury Commons	11	Apt	1240 SW Columbia	503.226.0600	HAP	HAP - 11
19	Lexington	54	Apt	1125 SW 12th	503.224.9638	HARSCH	HUD - 54
20	Lincoln	30	SRO	1019 SW Morrison	503.242.0153	Private	
21	Lovejoy Station	27	Apt	1040 NW 10th	503.220.2500	HAP	
22	Martha Washington	70	Apt	1115 SW 11th	503.525.8483	HAP	HAP - 70
23	Maxwell Hall	39	SRO	919 SW 14th	None	Private	
24	Medford	60	SRO	506 NW 5th	Special Need	CCC	

25	Musolf Manor	95	Apt	216 NW 3rd	503.223.1547	IHI	HAP - 77
26	New Palace	15	SRO	306 NW Everett	503.222.3636	Private	
27	Oak	90	Apt	333 SW Oak	503.227.2358	NHA	HUD - 90
28	Pacific Tower	16	Apt	333 NW 4th	503.224.9393	Private	
29	Park Tower	162	Apt	731 SW Salmon	503.227.3367	HARSCH	HUD - 162
30	Portland Rescue Mission	20	SRO	111 W Burnside	Special Need	PRM	
31	Richard Harris Building	177	SRO	8 NW 8th	503.525.8483	CCC	HAP - 47
32	Rose Schnitzer Tower	235	Apt	1430 SW 12th	503.222.7467	Cedar Sinai	HUD - 235
33	Rosenbaum	76	Apt	1218 SW Washington	503.228.5355	HAP	HUD - 76
34	Royal Palm	30	SRO	310 NW Flanders	Special Need	Cascadia	
35	St. Francis	100	Apt	1024 SW Main	503.223.2161	HAP	
36	Sally McCracken	95	SRO	523 NW Everett	503.525.8483	CCC	HAP - 92
37	Shoreline	62	SRO	123 W Burnside	Special Need	CCC	
38	Sitka	10	Apt	1115 NW Northrup	503.306.3400	Private	
39	Station Place	76	Apt	1020 NW 9th	503.546.4646	REACH	HAP - 76
40	Swindells	105	SRO	10 NW Broadway	503.228.9474	HAP	
41	Twelfth Avenue Terrace	119	Apt	1515 SW 12th	503.226.9181	REACH	HAP - 118
42	Twelve Hundred Building	89	Apt	1220 SW 12th	503.248.0260	Private	HUD - 89
43	Westshore	6	Apt	222 SW Pine	503.827.7918	REACH	HAP - 6
<b>TOTAL UNDER \$442/MO</b>		<b>3245</b>					

**UNITS LOST SINCE 2010**

1	Grove	70	Redevelopment
2	Home	29	Rent Increase
3	Kafoury Commons	29	Rent Increase
4	Pearl Court	19	Rent Increase
5	West	25	Redevelopment
6	YWCA	32	Redevelopment

**UNITS GAINED SINCE 2010**

1	Bud Clark Apartments	130	New Construction
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**Comparison of Renter Households and Availability of Units,  
City of Portland, 2000**

Income Range	Renter Households (all sizes)	Rental units available	Percent of Occupants within Income Range	Percent of Need met by Existing Stock	Surplus / Shortage Units
0 - 30% of Median	23,337	11,760	62%	50%	-11,577
30 - 50% of Median	17,150	29,935	48%	175%	12,785
50 - 80% of Median	24,430	47,786	58%	196%	23,356
Greater than 80% of Median	33,887	9,493	Not Available	28%	-24,394
<b>Total</b>	<b>98,804</b>	<b>98,974</b>			<b>170</b>

Source: 2000 CHAS Data

**Comparison of Renter Households and Availability of Units,  
Multnomah County, 2000**

Income Range	Renter Households (all sizes)	Rental units available	Percent of Occupants within Income Range	Percent of Need met by Existing Stock	Surplus / Shortage Units
0 - 30% of Median	26,956	13,050	61%	48%	-13,906
30 - 50% of Median	20,443	34,470	48%	169%	14,027
50 - 80% of Median	29,201	59,070	59%	202%	29,869
Greater than 80% of Median	40,529	10,720	Not Available	26%	-29,809
<b>Total</b>	<b>117,129</b>	<b>117,310</b>			<b>181</b>

Source: 2000 CHAS Data

Bureau of Housing and Community Development



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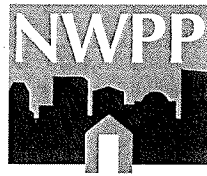
## INCOME LEVELS AND HOUSING AFFORDABILITY FOR NWPP CLIENTS IN 2011

<u>Income Source</u>	<u>Monthly Income</u>	<u>Annual Income</u>	<u>% of 2011 Median Family Income*</u>	<u>Affordable Monthly Rent**</u>
Supplemental Security Income (SSI)	\$ 674	\$ 8,088	16%	\$202
Employed half-time at minimum wage (\$8.50/hr)	\$ 737	\$ 8,840	18%	\$221
Social Security (average)	\$ 912	\$10,944	22%	\$274
Veteran's Pension	\$ 985	\$11,820	23%	\$296
Employed full-time at minimum wage (\$8.50/hr)	\$1,473	\$17,680	35%	\$442

\* \$50,400 annual income is the 2011 Median Family Income (MFI) for a single person in Multnomah County as determined by HUD (Department of Housing & Urban Development).

\*\* HUD defines *affordable rent* as paying no more than 30% of your income for housing.





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Spring Newsletter 2011

HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

## Affordable Housing Coming to South Waterfront

The city's newest urban neighborhood, South Waterfront, is located in the North Macadam urban renewal district. Eleven years old and covering 129 acres, the area has received more than \$125 million dollars in taxpayer support, and is expected to have 10,146 units of housing when it is completely built out. During the extensive planning for this new neighborhood the city billed South Waterfront as "the largest economic development project in Portland history."

NWPP staff, the League of Women Voters, and other housing advocates have been following development activities in the South Waterfront neighborhood for the past eleven years. While the aerial tram to Oregon Health Sciences University, the streetcar, streets, sidewalks, condo towers, and Elizabeth Caruthers Park have all been completed, not a single unit of affordable housing has been built.

The North Macadam Urban Renewal Area Housing Development strategy included specific goals for housing units to be produced, and that future development would match the city's income profile. Since 2005, 981 condominium units have been completed in South Waterfront: The Strand (RiverPlace), the Meriweather, Atwater Place, and the John Ross. In addition, 909 units of rental housing affordable to upper income individuals have been completed, or are under construction and close to completion: The Ardea (323 units), The Riva (314 units) and the Matisse (272 units). An additional 281 units of assisted living for upper income seniors are available at the Mirabella.

In 2005 we were very excited when headlines in *The Oregonian* indicated plans to break ground on the first building of affordable housing. Similar promises in 2006 fell through. Finally, in 2010, under the leadership of City Commissioner **Nick Fish**, and **Margaret Van Vliet**, the Director of Portland's Housing Bureau, a competitive process was established to build 209 units of affordable housing on Block 49 in South Waterfront. The site, immediately west of the Old Spaghetti Factory, is bordered by S.W. Moody and Bond streets. The project was awarded to **REACH Community Development**, and they expect to break ground this spring, with completion of the project scheduled for December 2012. REACH has a wonderful reputation, and will do a terrific job in developing this project. We hope to help them fill the building.



*Architectural rendering of Block 49.  
It will feature 209 affordable housing units  
as well as REACH's new headquarters.*

Of the 209 units to be built by REACH, 42 of the units will be affordable to people who have an income of 30% of Median Family Income (MFI) or less (\$15,000 per year for a single person) – the people that NWPP serves. Existing city policy calls for housing created in urban renewal areas to match the city's income profile. In 2011, 14% of the citizens of Portland have incomes of 0-30% of MFI. When the new REACH project is completed in December 2012, we'll have 2,380 units of housing in South Waterfront, with 2% of the units affordable to people at 30% of MFI or less.

In Mayor Sam Adams *State of the City Speech* presented to the City Club of Portland on February 18, 2011, the Mayor proposed a new urban renewal district focused on the area surrounding Portland State University (PSU). City policy has consistently stated that public investment in urban renewal areas will benefit Portlanders at all income levels. Mayor Adams also proposed creating a new "Office of Equity" to address "the inequities that impact too many in our community." At NWPP, we'll be watching the development of this new urban renewal district and the Office of Equity with great interest, and with the fervent hope that we can be true to Portland's stated principles that our urban renewal areas benefit all of our citizens.



## The League of Women Voters of Portland

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Claire

Corrin-Kardosky

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### **Tax Increment Financing Set Aside for Affordable Housing Policy City Council Testimony November 9, 2011**

The League of Women Voters of Portland has a long history of involvement in both urban renewal and affordable housing and actively participated in the 2006 set aside policy discussions. For the most part we are pleased with the draft under consideration today. We strongly support maintaining the 30 percent set aside as a minimum and continuing the annual reporting utilizing the established Income Guidelines.

State statute requires that urban renewal plans and Tax Increment Financing (TIF) expenditures for each district comply with the city's Comprehensive Plan. According to that plan, housing in redevelopment areas should be affordable to household incomes reflective of the city as a whole. The set aside resources are not sufficient to meet that standard, but they do insure that a credible effort is made in each district.

By abandoning the 30 percent set aside requirement for individual urban renewal areas, we are concerned that some will not comply with this provision. We fear pressure will be exerted to spend TIF resources on housing east of I-205 or in North Portland because it is challenging to develop low-cost housing in the Central City. By retaining the specific targets and creating housing for those most in need within each district, families and individuals of all incomes will have the opportunity to benefit from the increased attention and public investment that takes place within the boundaries of an urban renewal area.

In light of the fact that demand far outstrips supply for units affordable to households earning below 30 percent of median family income, we urge you to include a statement in the policy identifying development of those units as a priority. Unit targets at each level of affordability should be added to increase accountability.

Some have suggested that set aside resources be spent on student and middle-income "workforce" housing. TIF funds typically are combined with money from other sources that limits access to students. In light of the scarcity of low-income housing funds, the city must invest in a way that maximizes the use of outside resources. Furthermore, we acknowledge the



desire for middle-income households to have more housing options, particularly in the Central City. However, given the tremendous need among the lowest income families and workers for safe and decent housing we believe meeting their needs should come first.

Finally, we would like to thank Council for its strong commitment to affordable housing and Commissioner Fish for his leadership.