

**NORTH/NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY
OVERSIGHT COMMITTEE
CITY COUNCIL PRESENTATION
MARCH 16, 2017**

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
**NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY**



PORTLAND HOUSING BUREAU

Mayor Ted Wheeler
Kurt Creager, Director

1. History, Scope and Present Membership
2. N/NE Strategy - Investments
3. Community Involvement and Engagement
4. Preference Policy
5. Check in on last year's Next Steps
6. Committee Evaluation
7. Next Steps

Committee Membership:

- Dr. Steven Holt, Chair
- Dr. Lisa Bates, Portland State University
- Dr. T. Allen Bethel, Maranatha Church/Albina Ministerial Alliance
- Marlon Holmes, Community Member – North Portland representative
- Virgie Ruiz, Community Member – Northeast Portland representative
- Jilian Saurage, Pacific Continental Bank
- Felicia Tripp, Portland Housing Center

\$20 million from Mayor Charlie Hales

Strategy 1: Preventing Displacement	\$3.2 million for home repair loans \$.8 million for home repair grants
Strategy 2: Creating New Homeowners	\$2.4 million for DPAL \$2.6 million for development
Strategy 3: Creating Rental Homes	\$4.5 million plus land (Grant Warehouse) \$3.5 million
Strategy 4: Land Acquisition	\$3 million

“TIF LIFT”

Strategy 1: Preventing Displacement	\$4.1-4.4 million home repair loans \$.6-.9 million home repair grants
Strategy 2: Creating New Homeowners	\$7 million
Strategy 3: Creating Rental Homes	\$19.2 million

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Community Involvement and Engagement

- Six public meetings held at New Song Community Church
 - Meetings were recorded and broadcast on Channel 30 by Portland Community media
- Monthly Email blasts and newsletters sent out to over 1000 community members
- Community Forum held in St. John's to discuss prioritization of "TIF Lift" dollars

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Background: N/NE preference policy

- **City urban renewal** has **marginalized** and **displaced historic residents** of North and Northeast Portland
- **Future city actions** should **mitigate marginalizing** or **displacing** community members
- Designed to give **preference** to **marginalized families** with **historic roots** in North and Northeast Portland
- Preference for families **currently** in the community as well as those who have **already been displaced**

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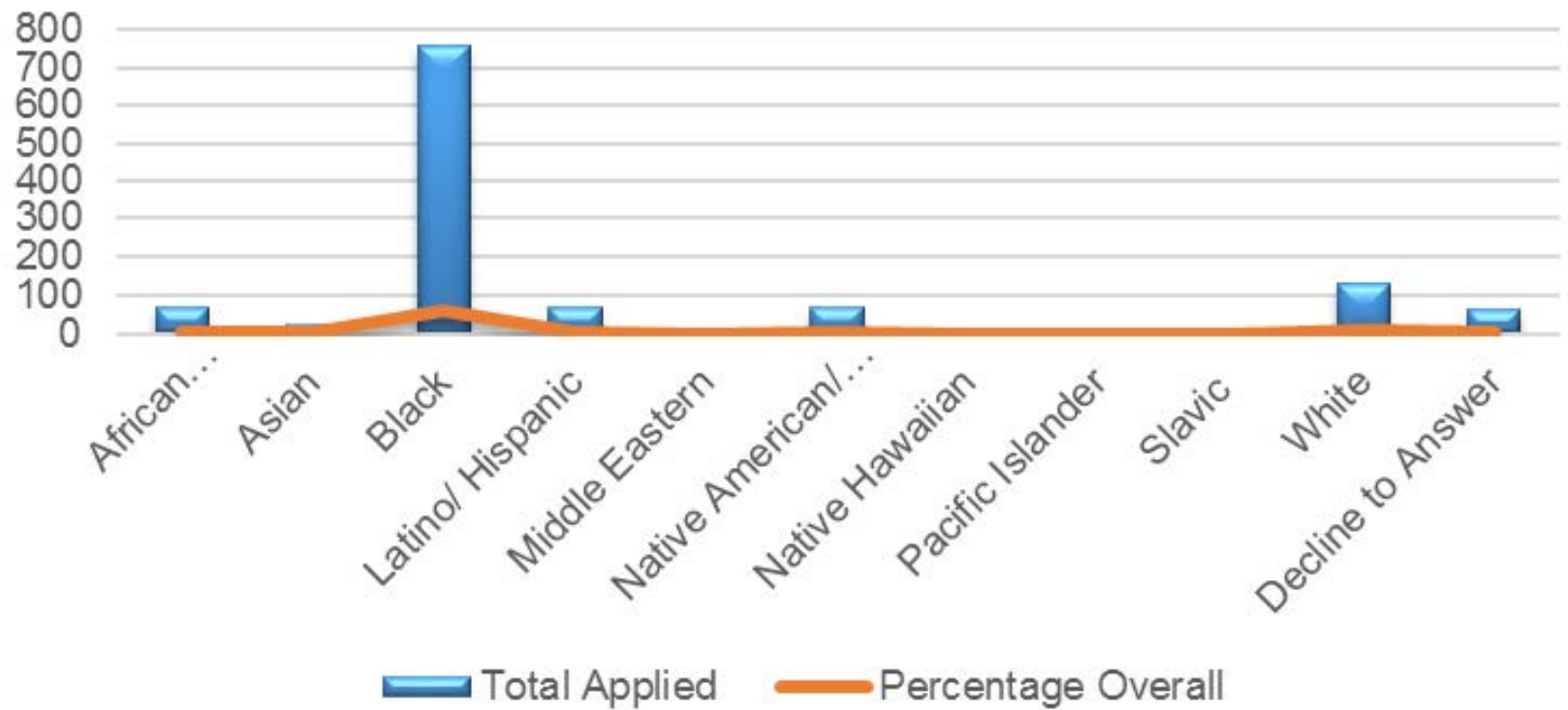
Background: N/NE preference policy

- Would apply to **rental housing (both direct funded and MULTE program)** and **homeownership programs** in North and Northeast Portland
- Preference policies **affect the order** of the list for services, **not program eligibility**
- Housing Bureau programming is **for low and moderate income** households

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First Round Applicants of the Preference Policy



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Preference Policy

Rental Projects	# of Regulated Units	Home Ownership Projects	# of Units
King/Parks	69	PCRI	21-22
Beatrice Morrow (Grant Warehouse)	79	AAAH	42-43
Interstate/Argyle	150	Winter NOFA – 5020 N. Interstate	30-50
Williams/Port City	61	Winter NOFA	TBD
Vancouver Avenue	27		
Church Apartments	5		
5905 N. Interstate	50		
Winter NOFA	40		

481 Units of Rental Housing
115+ Home Ownership Units

Subject to the Preference Policy

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2016 Overview – Progress on Next Steps

- Land Banking
- Preference Policy
- PDC Collaboration
- TIF LIFT

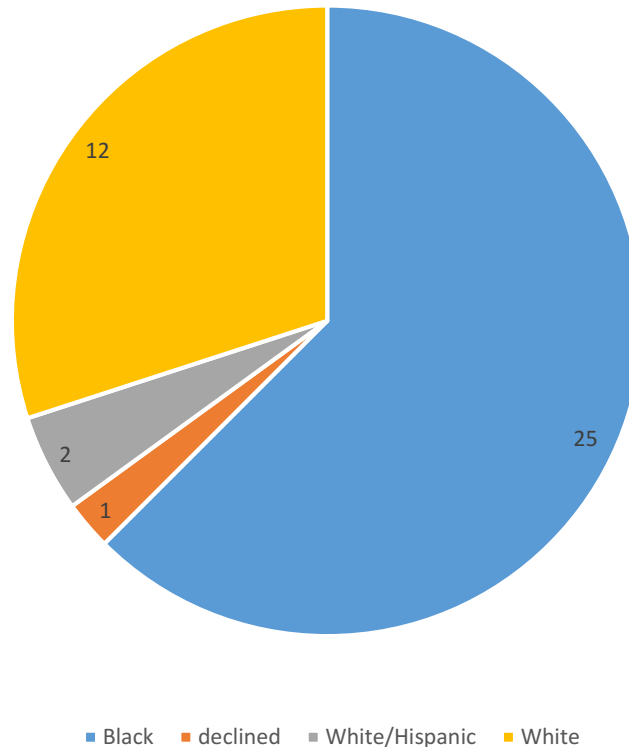
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261-2017

STRATEGY 1: PREVENTING DISPLACEMENT

Race/Ethnicity of Single Family Home Repair Loans



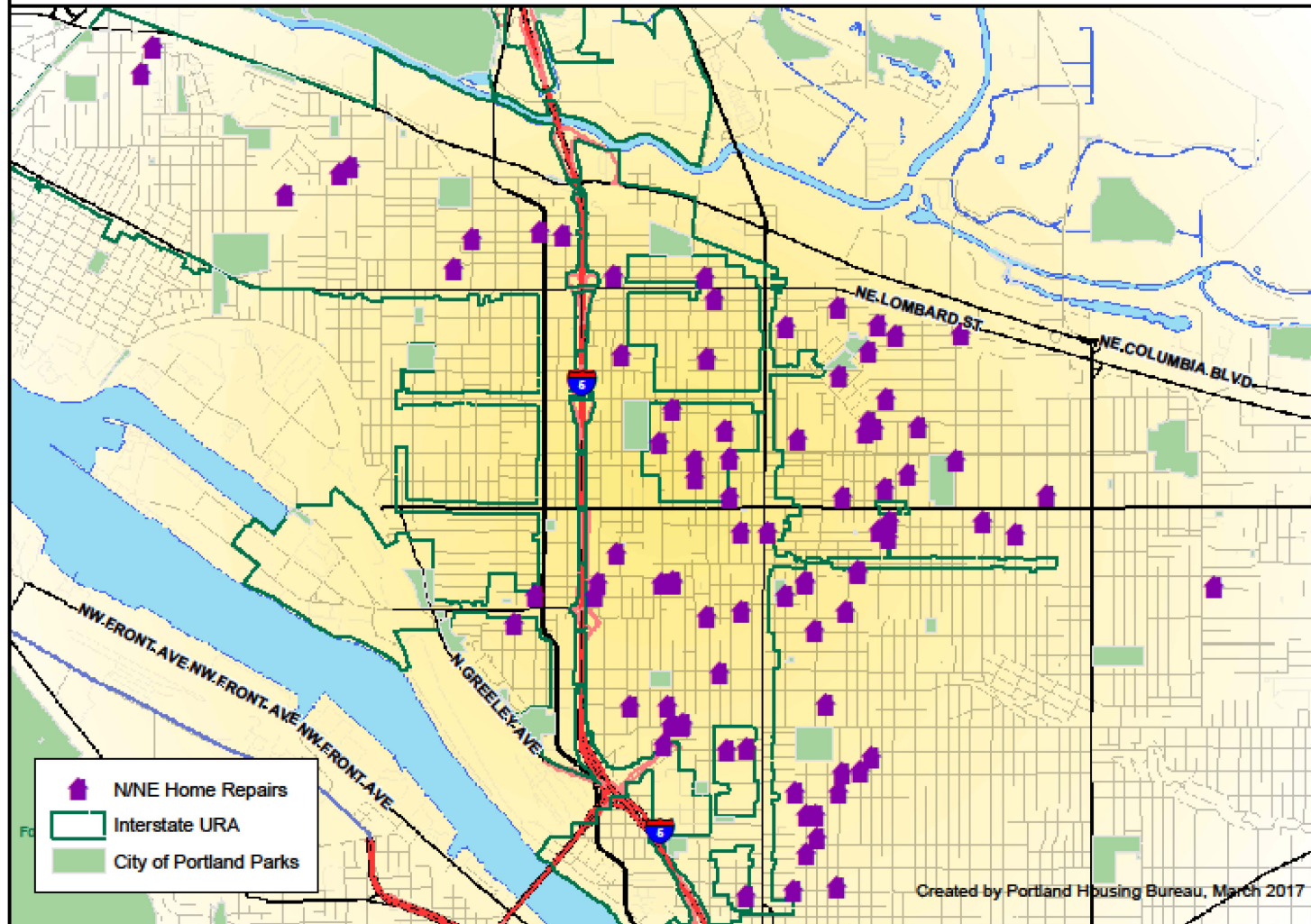
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Portland
Housing
Bureau

North/Northeast Neighborhood Home Repair Loans and Grants 2017



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Committee Evaluation

1. Updated Charter
2. Communication with the City
3. Issues with the Fall 2015 NOFA

Next Steps

1. Conversations with community partners regarding implementation of the Preference Policy
2. Land banking opportunities
3. Education and Support for individuals returning the N/NE

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