



PHB Portland Housing Bureau

Mayor Ted Wheeler • Director Kurt Creager

421 SW 6th Avenue, Suite 500
Portland OR 97204
503-823-2375 PHONE
503-823-2387 FAX
portlandoregon.gov/phb

Portland Housing Bureau Accessory Dwelling Unit Pilot Program

Purpose

The Portland Housing Bureau (PHB) Accessory Dwelling Unit (ADU) Pilot Program will provide resources to build approximately 40 ADU units in the Interstate Corridor URA over 5 years. Assistance for the creation of these ADUs will be provided for the purposes of helping low and moderate income homeowners retain their homes by supporting multi-generational living opportunities or by generating additional income through rents charged on the ADU. PHB is proposing to leave rents in assisted ADUs unregulated—they can be rented on the private market, leased to caretakers for reduced rent, or provided to family members at no charge as long as they are not used as a short term rental unit.

Eligible Homeowners

- Prosper Portland TIF: Under 120% AMI
- PHB TIF: Under 80% AMI
- Owned home prior to establishment of Interstate Corridor Urban Renewal Area
- Liquid asset limit of \$10,000
- Code violations?

Eligible Properties

- Located in Interstate URA
- Must contain interior attic or basement space conducive to creating a fully permitted ADU
- Current on property taxes and mortgage
- PHB must be named as additional insured on homeowner insurance policy
- Accessibility requirements
- Minimum bedroom size?

Maximum Subsidy

- \$80,000
- Assistance can be split between ADU construction and home repair needs of main living space

Repayment of Subsidy

- Assistance will be repaid in 180 equal monthly payments for 15 years (\$80,000=\$444/month)
- Pro-rated repayment due upon sale of property
- Must be used as a long term rental (no short term rental use)
- Remedy within 30 days or loan is due in full with penalty

Contracting/Professional Services

- MWESB contracting outcomes

- 3rd party administrator
- RFQ for architectural services and interested contractors

Fair Housing/Tenant Protections

- Property owner must register as business in Portland and take the BDS landlord training class
- Landlord/tenant support services will be provided by EMO Shared Housing Program as necessary
- City relocation assistance would apply?

PHB ADU Advisory Committee

- PSU Institute for Sustainable Solutions
- Metro Small Build Communities
- Enhabit (Administrator of Multnomah County ADU Program)
- PHB N/NE Oversight Committee Member
- Prosper Portland N/NE EDI Oversight Committee Member
- BDS

Input/Approval Process

1. PHB leadership Team-June 1, 2017
2. Portland Housing Advisory Committee (PHAC)-June 6, 2017
3. Prosper Portland N/NE EDI Oversight Committee-June 27, 2017
4. PHB N/NE Oversight Committee-July 13, 2017
5. Portland City Council-late July 2017