

NORTH/NORTHEAST NEIGHBORHOOD HOUSING STRATEGY OVERSIGHT COMMITTEE



YOUR NEIGHBORHOOD, YOUR VOICE

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



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

Portland Housing Bureau N/NE Preference Policy

Tuesday, December 15, 2015

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

Background: N/NE preference policy

- 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**

Background: N/NE preference policy

- Would apply to **rental housing** 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

Goals of the Preference Policy

1. Give preference to families based on the amount of urban renewal activity that occurred where they lived
2. Address generational displacement of families by urban renewal
3. Give preference to families regardless of where they currently live
4. Give top priority to families with property taken by the city

Accomplishing Goal 1

Give preference to families based on the amount of urban renewal activity that occurred where they lived

What does this mean for the Preference Policy?

Mapping urban renewal activities in North and Northeast Portland shows areas of highest concentration

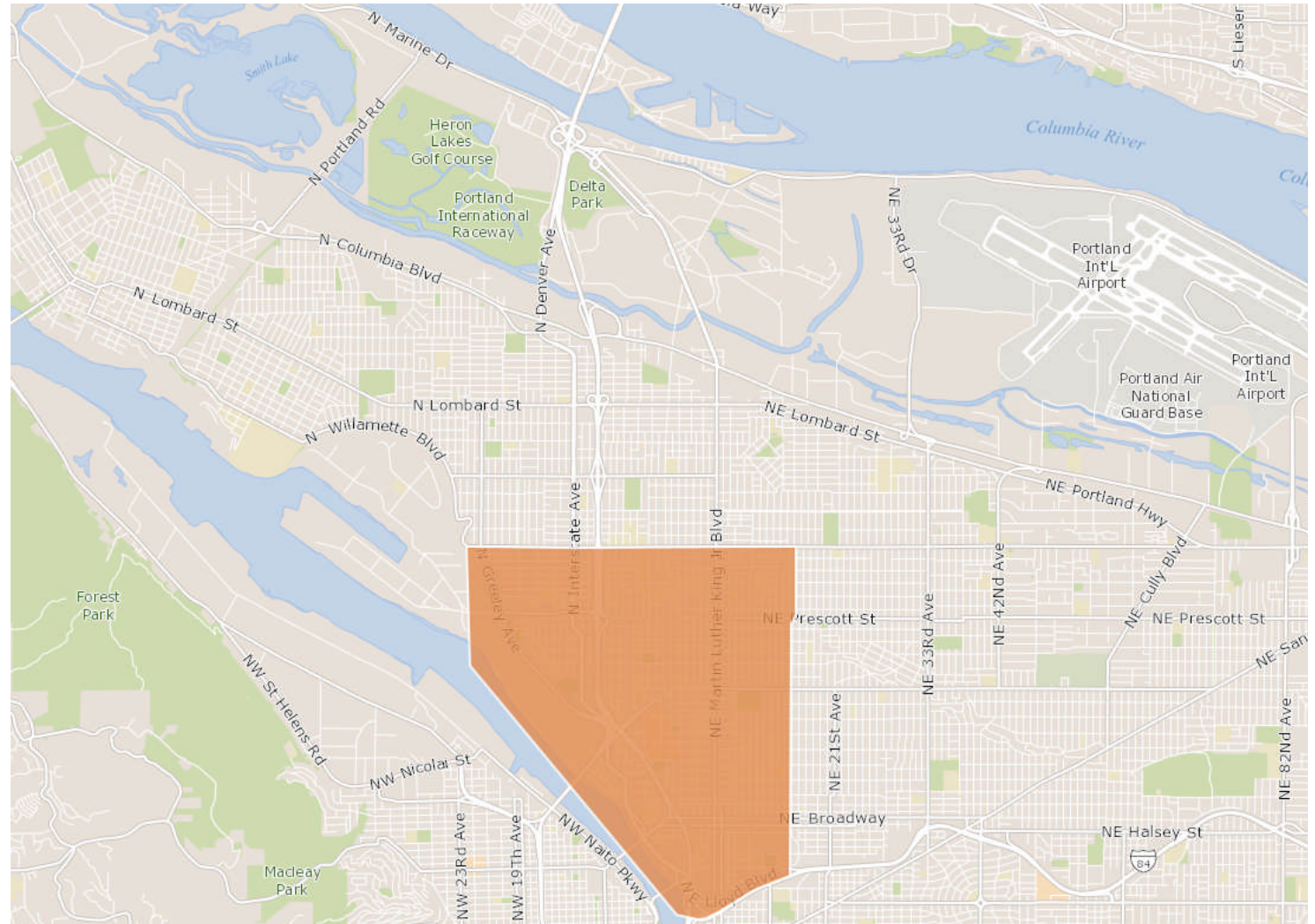
Offer more preference points if families have lived in areas with more urban renewal activity

Geography One:

Area of City Condemnation Actions

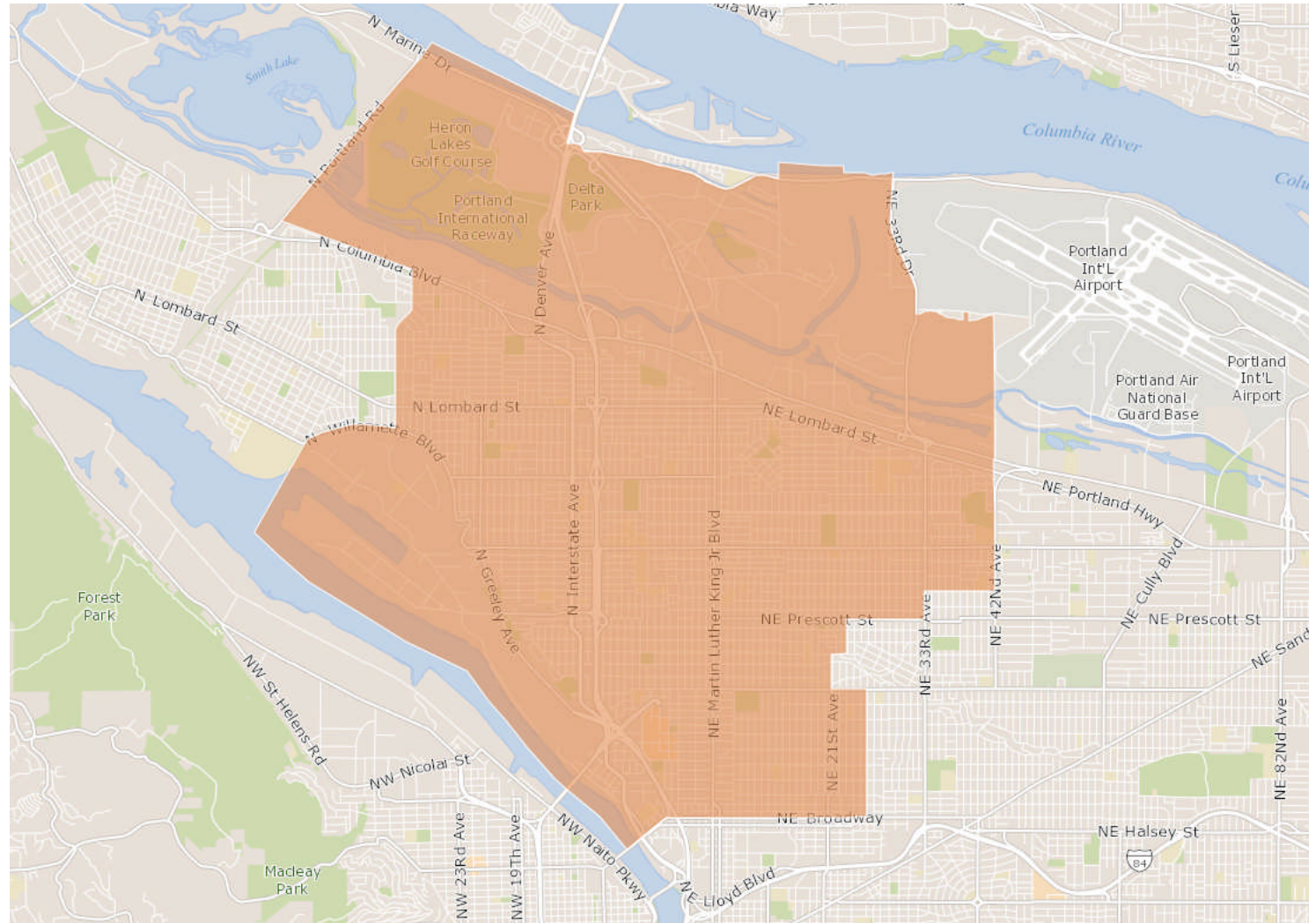
(1950s-1970s)

*Numerous city
condemnation actions
occurred associated with
Emanuel Hospital, Memorial
Coliseum, and Albina
Planning*



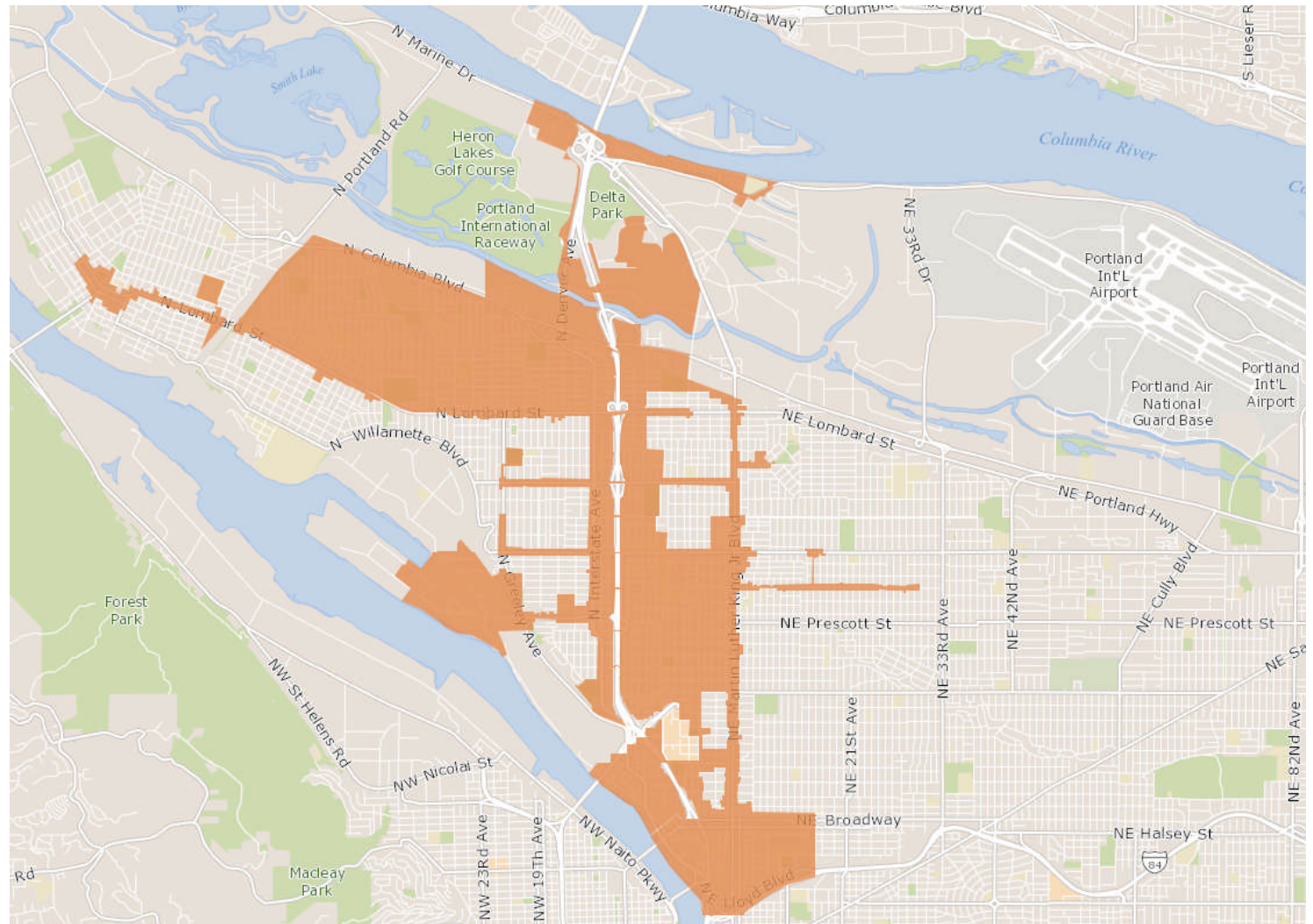
**Geography Two:
Albina Community
Plan Boundary
(1990s)**

*Numerous city actions
occurred as a part of the
Albina Community Plan that
marginalized and displaced
vulnerable households*



Geography Three:
Urban Renewal
Areas
(2000s-present)

Numerous city actions occurred as a part of urban renewal that marginalized and displaced vulnerable households



**Albina Community
Plan Boundary**

+

**Urban Renewal
Areas**

+

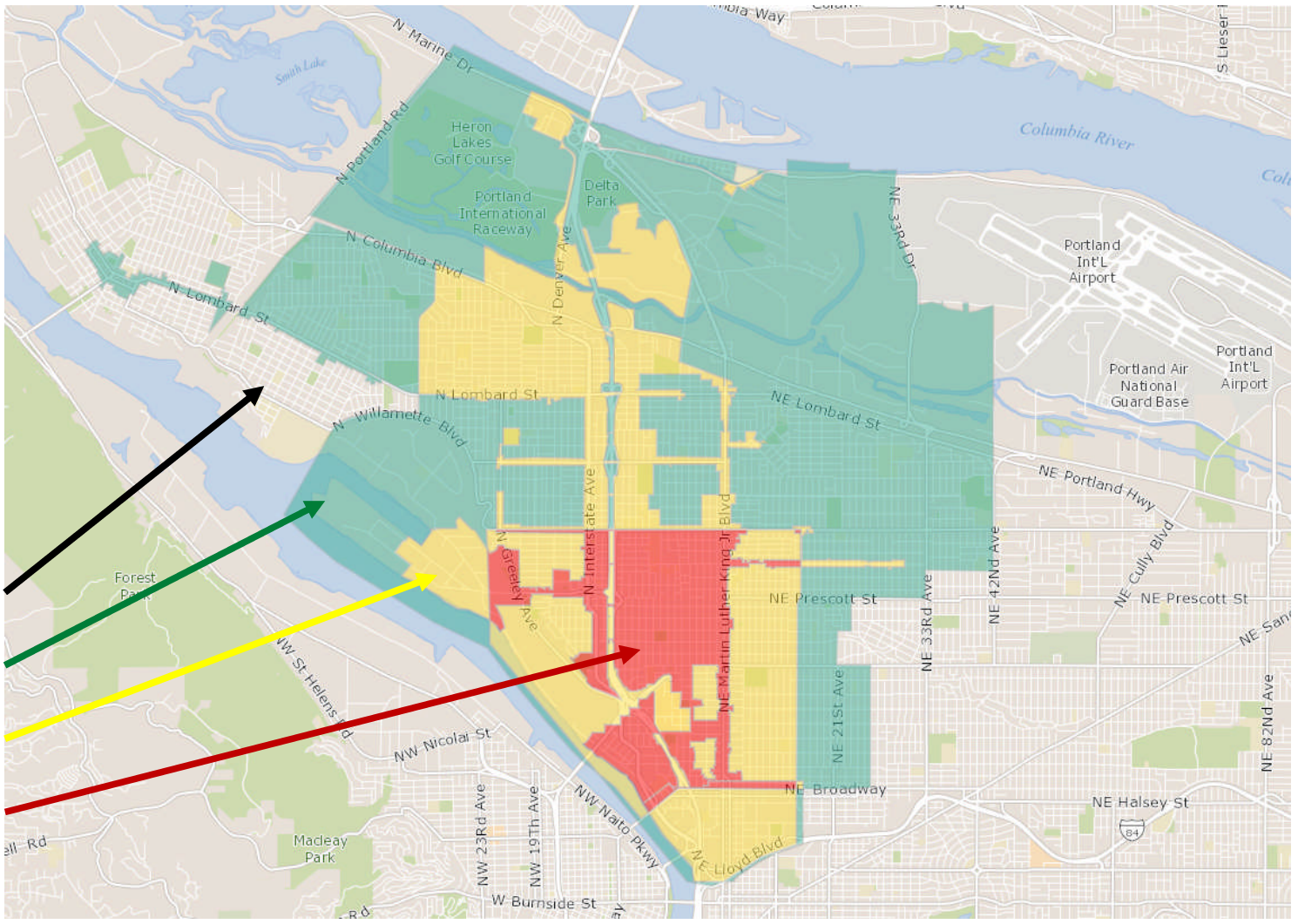
**Areas of City
Condemnation
Actions**

0 Point Area

1 Point Area

2 Point Area

3 Point Area



Accomplishing Goal 2

Addressing generational displacement of families by urban renewal

What does this mean for the Preference Policy?

Families whose ancestors resided in North and Northeast Portland are eligible for additional preference points

Accomplishing Goal 2

Households Applying



0 to 3
Preference
Points Possible

Household's Ancestors



0 to 3
Preference
Points Possible

+

Accomplishing Goal 3

Give preference to families regardless of where they currently live

What does this mean for the Preference Policy?

Families can use their current or former address

Accomplishing Goal 4

Give top priority to families with property taken by the city

What does this mean for the Preference Policy?

Families who have had property taken by the city in North and Northeast Portland move to the top of the list

Structure of the Policy

- Policy **orders the waitlist** by giving families points, those with the most points are given top priority
- Preference **points** are given **based on** where a family and their ancestors have lived in relation to **urban renewal** in North and Northeast Portland
- A family can get **0-6 points** total
- Families who have had **property taken** by the city move to the **top of the list**

Key Takeaways

- Preference policy applies to **rental housing** and **homeownership** programs in North and Northeast Portland
- Preference policy **affects the order** of lists, **not eligibility** for programs
- Households whose family **property** was **taken** by the city will **receive top priority**
- Households **ranked** based on **address history** for **themselves** and their **ancestors**

Next Steps for Preference Policy

- Housing Bureau to develop tools and **internal infrastructure** to implement policy
- Housing Bureau to work with **community providers** to implement policy
- Housing Bureau to work with other **community based organizations** to build awareness and understanding of policy
- Housing Bureau to **review program requirements**, including market and screening standards, to **improve access** to programs

Questions?

GRANT WAREHOUSE

Development Team Update

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Community Outreach

- Initial Outreach
 - FAQs on PCRI webpage, updates via PCRI, PHB news
 - Ads in Observer, Skanner to announce team
 - Preparing site sign with team info, web address
- Planning community outreach forums starting in the 1st quarter of 2016
 - Ongoing updates to N/NE Advisory Committee
 - Community forum at completion of schematic design (est. February 2016)
 - Commercial design/needs charrette
 - Forum with Eliot Neighborhood Association

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MWESB Professional Services

- Initiated Outreach
 - Conducted outreach to firms identified by OAME, MCIP, NAMC Oregon, TriMet, State MWESB directory and through existing relationships
 - Personal contact to identified firms
 - Shared via PCRI website and social media
 - Announcement/contact at OAME Meeting
- Have identified prospective MWESB firms in nearly every area we anticipate contracting
- Future outreach as needed for additional services

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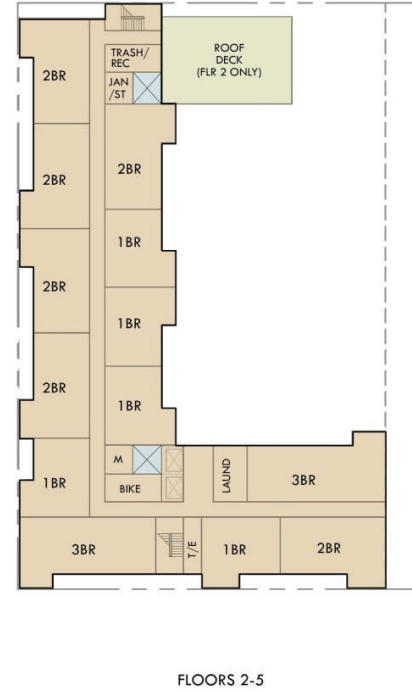
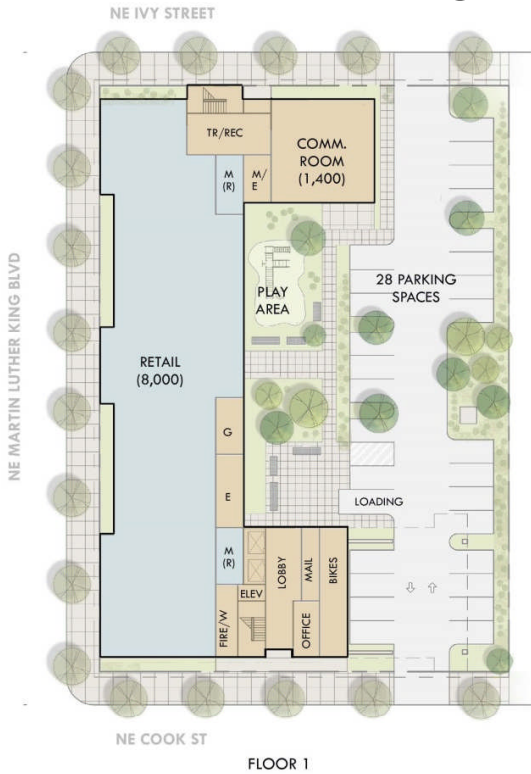
Pre-Development

- Carleton Hart Architects (CHA) conceptual designs
 - Testing site layouts and floor plans
 - Zoning and massing study
 - Unit count, mix and layout
 - Retail and community room programming
 - Parking
- Programming options: 52 units vs. 81 units

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52 UNIT SCHEME



COMMERCIAL SF	COMMUNITY ROOM SF	1-BR UNITS	2-BR UNITS	3-BR UNITS	UNIT TOTAL
8,000	1,400	20	24	8	52

10.28.2015

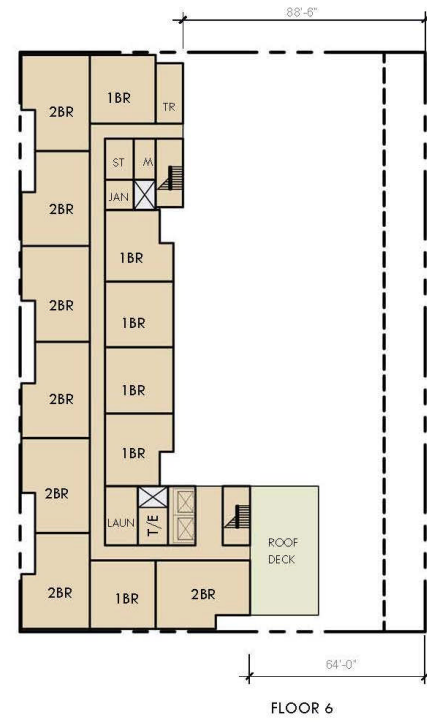
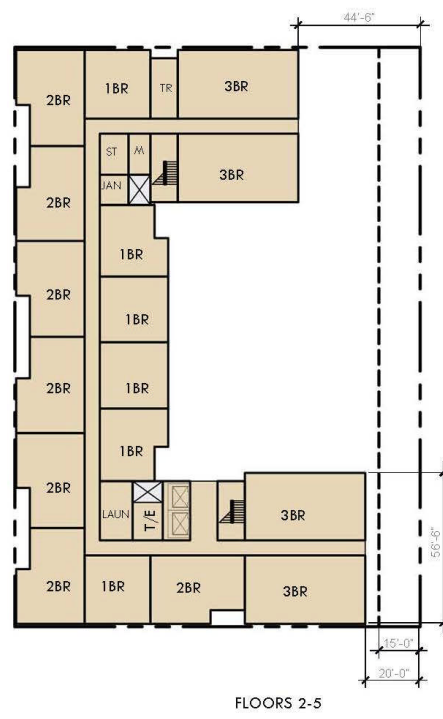
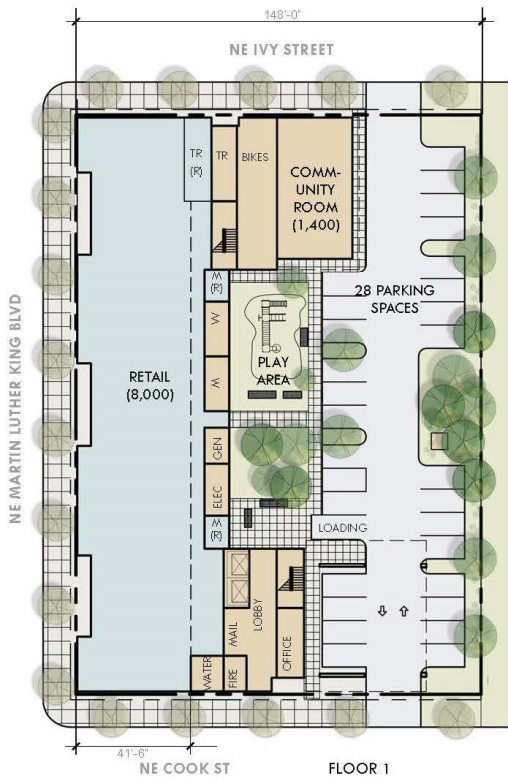
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CARLETON HART ARCHITECTURE 

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81 UNIT SCHEME



COMMERCIAL SF	COMMUNITY ROOM SF	1-BR UNITS	2-BR UNITS	3-BR UNITS	UNIT TOTAL
8,000	1,400	30	35	16	81

11.24.2015

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CARLETON HART ARCHITECTURE 

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Recommended Budget Change

- 52 unit program:
 - Fully utilizes subsidy offered: \$4.5M
 - “Under-builds” site
- 81 unit program:
 - Maximizes site density
 - Adds little soft or financing costs
 - Requires additional PHB subsidy: \$7M total (per unit subsidy is virtually identical)

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