

NORTH/NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY
OVERSIGHT COMMITTEE



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

PATHWAY 1000

Planning Grant Update

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Pathway 1000 Planning Grant

- Project Started June 2016
- Key Milestones:
 - Research & Community Involvement: Aug 2016
 - Economic Impact Analysis: September 2016
 - Opportunity Sites: December 2016
 - Business Opportunities & Community Benefits: December 2016
 - Funding and Development Plan: February 2017

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Pathway 1000 Status

- Research and Community Involvement
 - Completed in partnership with PSU Masters in Urban and Regional Planning Program
 - Identified potential development sites and scenarios for PCRI-owned and other property
 - Identified community preferences and needs
- Economic Impact Analysis
 - Completed by David Rosen & Associates
 - Identified economic benefit for participants and public entities, as well as economic multiplier

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Pathway 1000 Status

- Opportunity Sites
 - Currently confirming sites for immediate homeownership development
 - Other priority sites identified in December 2016
- Business Opportunities & Community Benefits
 - Executing contracts with NAMC-Oregon, MCIP and others to identify ways to target jobs, business opportunity for African Americans and other N/NE Portland residents & entrepreneurs
- Funding and Development Plan: February 2017

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HOUSING STRATEGY

PREFERENCE POLICY AND HOME OWNERSHIP UPDATE



PORTLAND HOUSING BUREAU

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CONTENTS

- Current Numbers
 - Allocations & Demographic info
 - Total transitions from inactive to active waitlist
- Update on waitlist movement
- Briefing information
- Survey Results

Top 65 Racial Demographics

Total Applicants: 65

African Immigrant or refugee: 2

Asian: 2

Black: 57

Decline to respond: 2

Latino/Hispanic: 1

Middle eastern: 1

Native American/ Alaska Native: 6

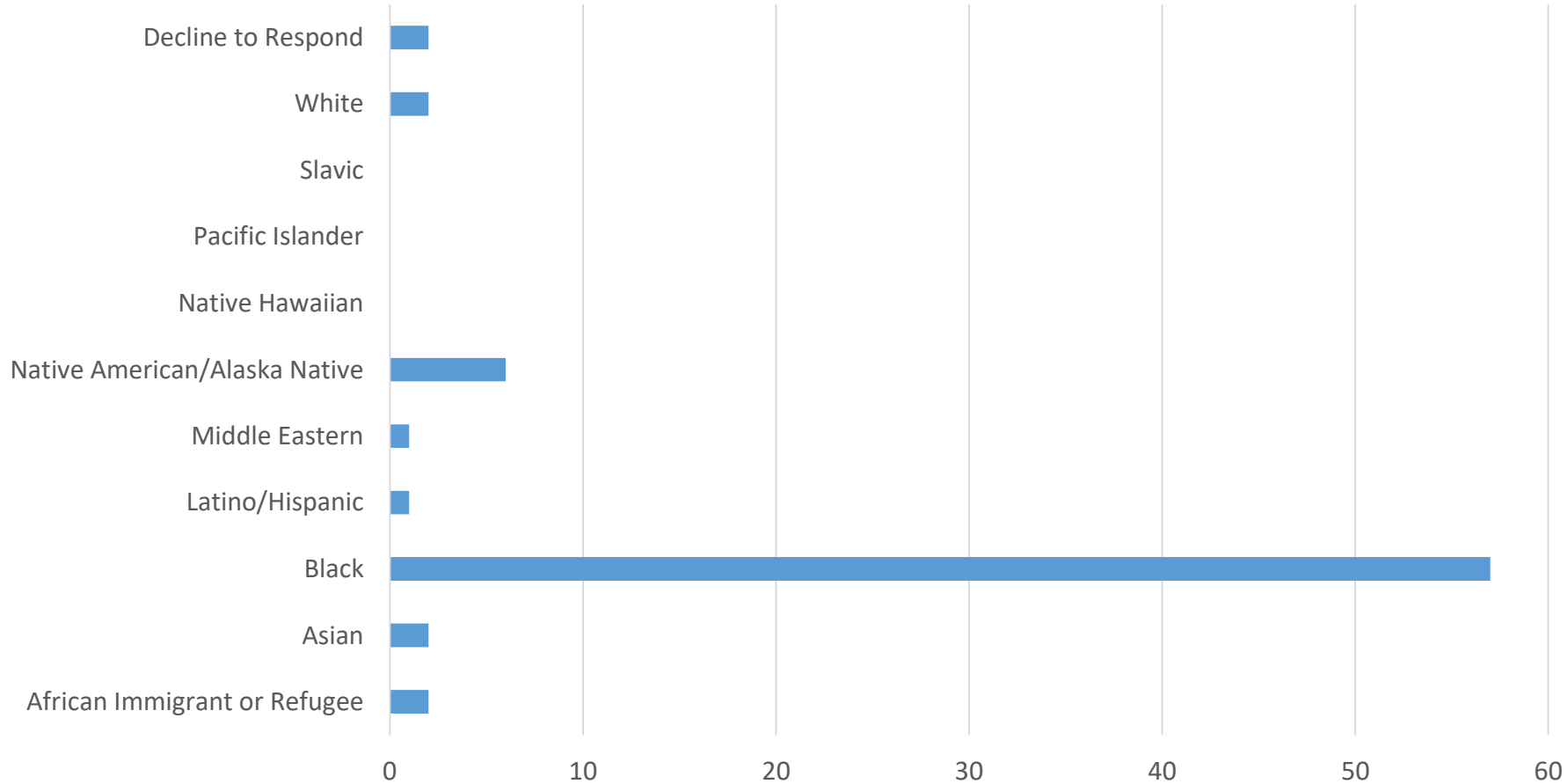
Native Hawaiian: 0

Pacific Islander: 0

Slavic: 0

White: 2

Race/Ethnicity of Top 65



Waitlist Movement

- 82 applicants moved to different point categories
 - Routinely because of non correlation with reported preference points, and verifiable preference points
- 7 applicants have opted out of the program
- 17 applicants have been terminated from the program
 - All because of non compliance; failed to turn in information, or did not respond to multiple emails, voicemails, and letters to confirm their participation after being selected to move forward in the process.

Briefing Information

- We have held three separate briefings
 - All of our partners sent representatives to each of the briefings
- From this point forward, we will be conducting individual briefings as applicants transition out of being eligible for homeownership opportunities
 - This will be facilitated through a video briefing and will happen within 2 weeks of applicant providing verification documents of preference (unless applicant requests different due to unforeseen circumstances)

Survey Results

- Surveys were sent to the 53 applicants that attended the first set of briefings and are in the process of case management by Partner Organizations
- 15 surveys were returned
- The survey consisted of 13 questions (9 multiple choice, 5 open answers) and aimed to check in with applicants about their understanding about the program offerings and how they were treated by PHB staff and Partner Organization staff
- Overall, respondents understood the program offerings and were pleased with PHB and Partner Organization's treatment
- We will continue to send out the survey after applicants turn in their program election form.
- Full question and results included in the handout

Next Steps

- Continue to provide immediate and direct assistance and contact with applicants
- Continue to assess program data and report accordingly
- Continue to increase efficiency
- Use survey data in developing rental preference policy to improve ease of access

Questions?

PREFERENCE POLICY EVALUATIONS / DATA

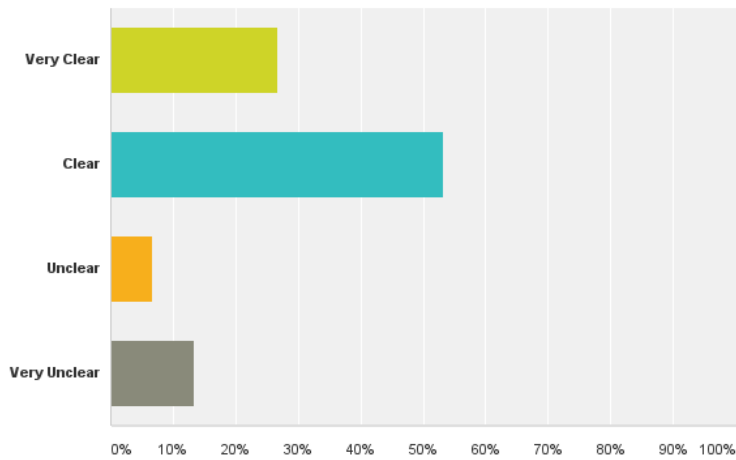


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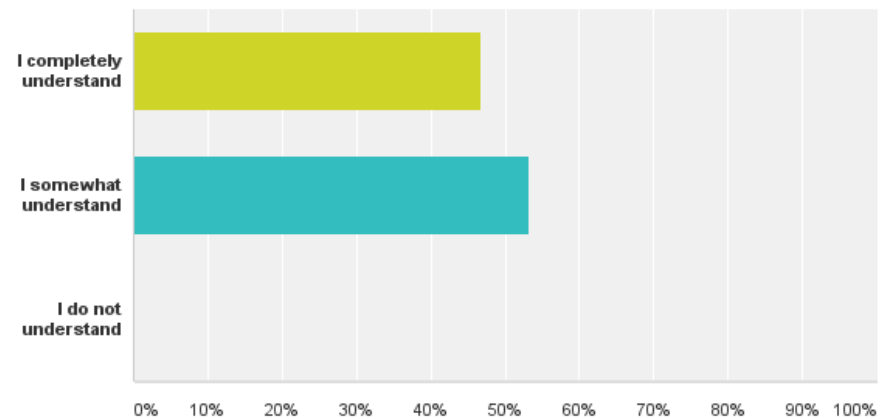
Q1 How would you rate the clarity of the information you have received from the Portland Housing Bureau?

Answered: 15 Skipped: 0



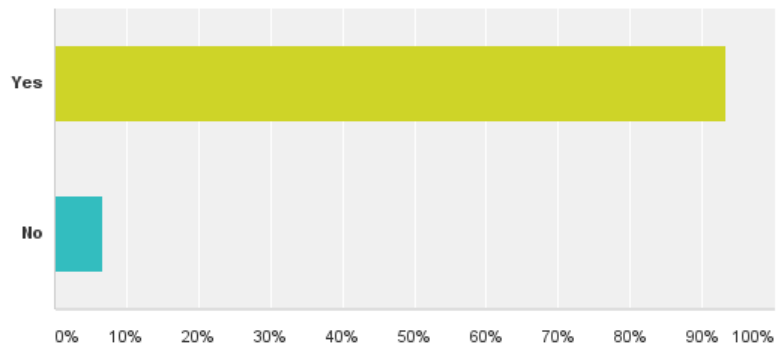
Q2 How would you rate your understanding of the N/NE Homeownership Preference process?

Answered: 15 Skipped: 0



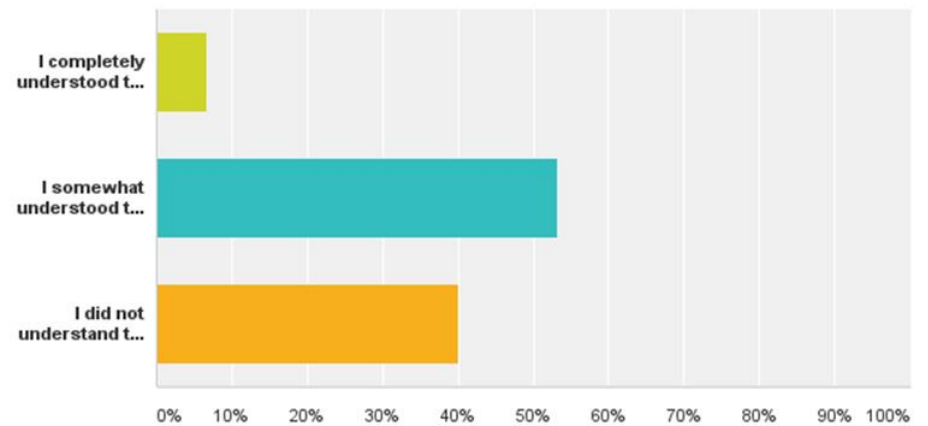
Q3 Do you know how to contact Portland Housing Bureau staff if you have questions about the N/NE Homeownership Preference process?

Answered: 15 Skipped: 0



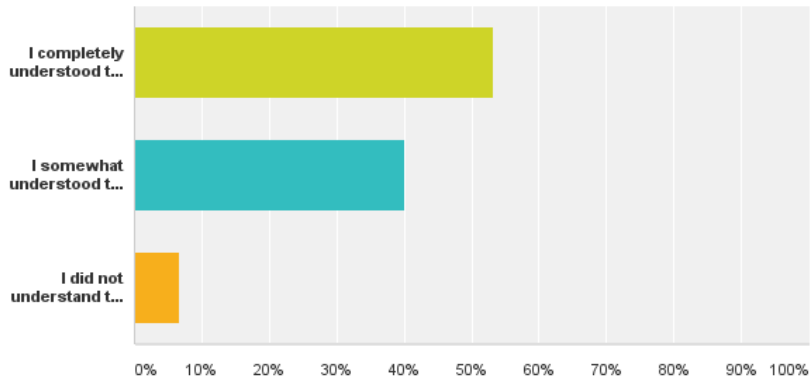
Q5 How would you rate your understanding of the homeownership options prior to the information session?

Answered: 15 Skipped: 0



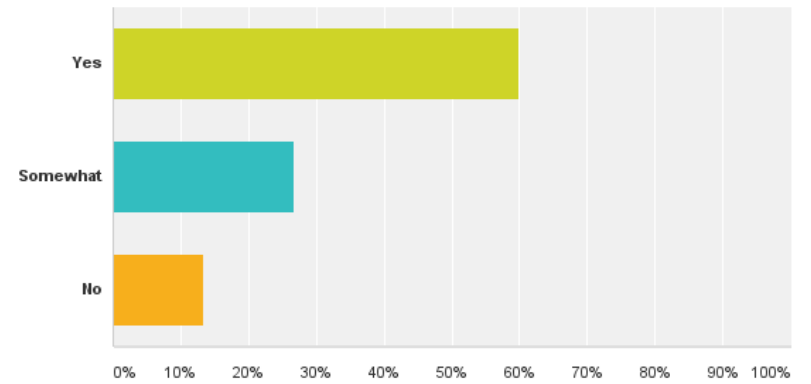
Q6 How would you rate your understanding of the homeownership options after the information session?

Answered: 15 Skipped: 0



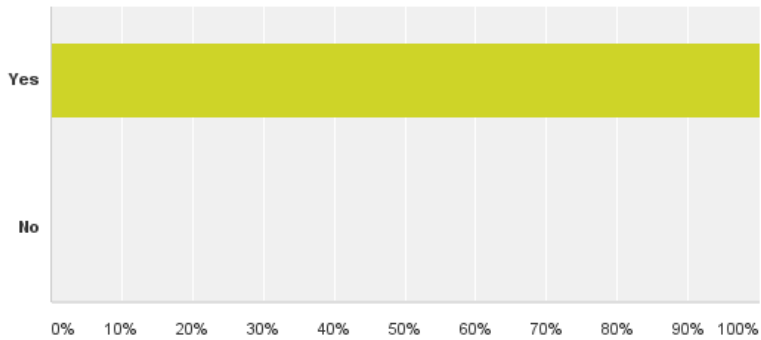
Q7 Did you feel like your questions were addressed and answered during the information session?

Answered: 15 Skipped: 0



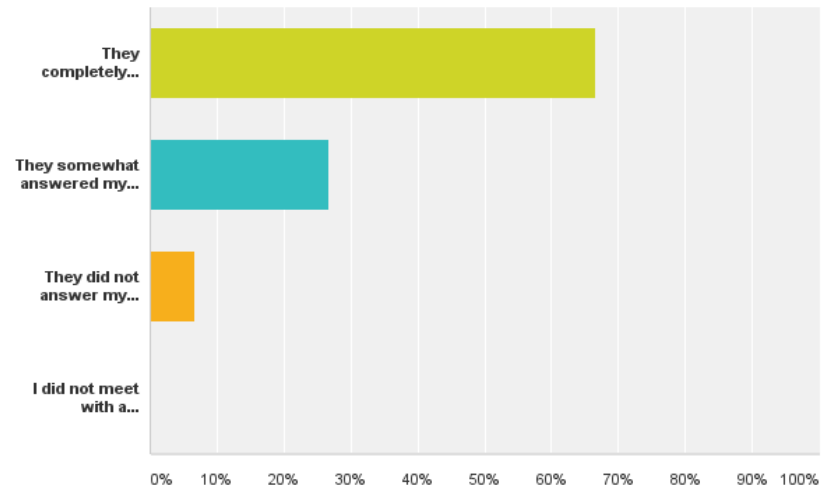
Q8 Did you meet with one or more of Portland Housing Bureau's non-profit partner after the information session? (Non-profit partners are African American Alliance for Homeownership [AAAH], Portland Community Reinvestment Initiative [PCRI], Proud Ground, Habitat for Humanity, and Native American Youth and Family Center [NAYA])

Answered: 15 Skipped: 0



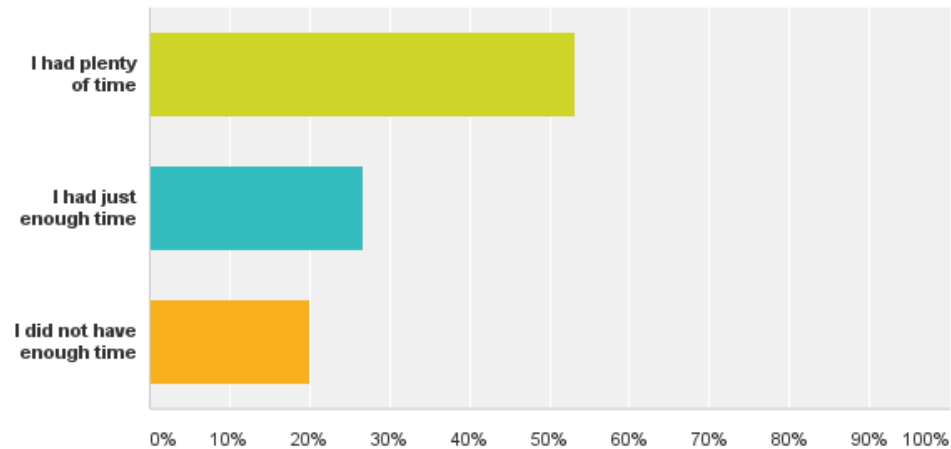
Q9 If you met with one or more non-profit homeownership provider, did they answer outstanding questions that you had about your homeownership options through this program? (Non-profit partners are African American Alliance for Homeownership [AAAH], Portland Community Reinvestment Initiative [PCRI], Proud Ground, Habitat for Humanity, and Native American Youth and Family Center [NAYA])

Answered: 15 Skipped: 0



Q11 How would you describe the amount of time you were given to gather and return information throughout this process?

Answered: 15 Skipped: 0



Q4: Have you had contact by phone or in-person with Portland Housing Bureau staff?
If so, how would you describe the experience? (If not applicable write N/A)

- N/A Except on the telephone and the knowledge and patience they showed was amazing, most encouraging. Have an appt set. I Hope
- Friendly, sincere
- The experience was very professional. The person was very helpful.
- My experience with the staff was friendly. The staff was helpful with information.
- They were nice
- Yes I was contacted by phone and face to face
- Not good.
- Yes I had contact with Victoria James and Cupid Alexander. Ms. James & Mr. Alexander were both extremely helpful and responded in a timely manner.
- Yes--We were called with a reminder about a deadline and we called with questions--both phone calls were positive.
- They were very helpful with reminders and helping me with locating information I needed and answer my question when I called.
- My experience has been good.
- Yes. The experience was fine. I appreciate PHB staff reaching out to make sure I meet deadlines.
- Cupid alexander is always so helpful and he really helped me push through and follow with the application process
- I have had 3 meetings with Portland Housing Bureau staff and they were very helpful, efficient and professional.

Q:10 If you met with one or more partners, how would you describe the experience?
(If not applicable write NA)

- Just one (perfect info, guidance very good)
- Helpful
- very informative
- When I met it was a scaring process for first time buyer. Then I felt comfortable while learning more.
- It was ok
- by phone contact
- I met with PCRI & AAAH after the initial information session. Ms. Debnam (PCRI) and the AAAH coordinator were both helpful & resourceful. My questions were answered during both sessions.
- Great
- Very enlightening to what the process will be like and very positive feedback to my questions.
- N/A
- The experience was fine, but there is a lot of uncertainty about when PCRI will have the construction completed for the homes, how much they will cost, and whether I would be able to afford it.
- Not very knowledgble about fine lines about the program
- Satisfactory

Q 12: If you have experienced any barriers during the application and intake process, or the process of learning about your homeownership options please describe them below. (If you have not experienced barriers, please write N/A)

- N/A
- Acquiring addresses of parents
- N/A
- N/A
- I have because I don't make a lot of money and that hurt me.
- N/A
- Poor communication
- N/A
- N/A
- There wasn't a lot of information when I look through old records.
- As mentioned, I did not have enough time to make a decision. Also, I was forced to make an uninformed decision. I have no idea if I will be able to afford the homes that PCRI will build and then sell. I do not know where they will be or what they will look like. I only qualify for two programs. If I were to chose to purchase a home on the open housing market, then I definitely could not afford a home in for sale within the interstate corridor. That is a small geographic area with some of the highest selling homes. I do not qualify for the DPAL loan. It appears PHB does not want to truly support sustainable Black homeowners. If I qualified for DPAL, then it would be unlikely that I could even afford a mortgage in the interstate corridor even with the loan. However, I don't qualify, and I still cannot afford the mortgage because I do not have any down-payment assistance like DPAL. It's as if the program was designed in a way that would make it very difficult to receive assistance.
- Finding the information of proof of the home i lived in the 80s
- N/A

Q13: Do you have suggestions on how to improve Preference Policy process?

- Keep up the good work--
- *Start the process earlier before minorities and lower incomes are pushed out of the communities.
- *Why wasn't the AAAH contracted to be in charge of this process? The red tape held this program up for years and in the meantime families have suffered.
- *Even though this policy is meant to help families and individuals stay in the community there will be push back from residents who do not want us to ""come back"" and there is a fear that once back in, all of us will not be able to afford to stay in our houses. Are there resources for us after our move in?"
- Treat everybody like they are like family no matter what color the person is."
- No I can wait from my staf
- 1. Explaining and confirming the applicant's position on the waitlist, after the informational session. I still don't know what my position is and its related, after being approved for this program. 2. Transparent deadlines for each program. Ex: applicants that select PCRI, are informed of the credit score and other requirement deadlines prior to selecting the programs.
- Give more time to gather information when it comes to old addresses and such
- "I have a lot of suggestions and mostly concerns. I question why the loan is a loan and not a grant. In addition, the income restrictions/limits should increase for those who make more than 80% of MFI. People in that group are most likely to not qualify for DPAL and unable to afford a home in the interstate corridor.
- Also, people may become ineligible if they receive raises. So, it's as if we are being penalized for PHB not having the homes ready for sale right now. Waiting almost a year to purchase a home that has inflexible income restrictions puts me at a disadvantage and ultimately I will have gone through this process only for PHB to say, ""we tried, but you don't fit our criteria anymore."" If I qualified for the DPAL loan when I applied for the preference program, which I did, then I should be able to continue with the support I was eligible for when I applied. Again, otherwise I am being penalized for PHB not having a concrete plan in place, which is not in my control.
- The process has been very frustrating. I am interested to see how many people this program actually helps."
- I believe there could be more leeway options for the homeownership program. There could be ways for us the owner to have the home forever in our family like our past grandparents once had
- Help me secure an affordable home in Northeast Portland to counteract the gentrification where I grew up in an initial Red Lined area that was the only option in Portland when the Original African population was displaced from Vanport after the tragic flood in 1948.

GRANT WAREHOUSE

Development Team Update



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Grant Warehouse Project Summary

- 80 apartments: 4 studio, 32 1-BR, 32 2-BR, 12 3-BR
 - Will serve incomes from 0-60% AMI
 - 20 units with Project Based Section 8 subsidy
 - Will utilize PHB Preference Policy
- Approximately 6,000sf commercial/retail
 - Concept: shared office + retail marketplace
 - Meeting with businesses, support organizations to refine details: rents, amenities, support
- Open courtyard with play area, parking
- Ground floor community room, residential lobby

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Development Status

- BDS Design Review complete 10/2016
 - 21-day comment period prior to final approval
- Building permit applications submitted 10/2016
- Construction bidding in process (pre-bid mtg 11/1)
 - Bidding information at: colasconstruction.com
 - Questions: Andrew Colas (503.292.4025)
 - Support: NAMC-Oregon and MCIP
 - Colas/PCRI leveraging involvement in other projects to increase outreach
- Construction estimated to begin January/February

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KING + PARKS

Development Team Update



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King + Parks Project Summary

- 70 apartments: 20 1-BR, 38 2-BR, 12 3-BR
 - 4 stories along MLK/Rosa Parks, steps down to residential neighborhood to the west
 - Will serve incomes from 0-60% AMI
 - 20 units with Project Based Section 8 subsidy
 - Will utilize PHB Preference Policy
- Enclosed courtyard with play area
 - All 3-BR units open directly to courtyard
- Ground floor community room, residential lobby
- Parking accessed from existing alley

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Development Status

- Design development in progress
 - Present to Piedmont neighborhood in Jan (est.)
 - Confirming site requirements to finalize design (ADA, utility locations, parking access, etc.)
 - Working with consultants, contractor for durable, cost-effective envelope design
- Submit for building permit: Est. May/June 2017
 - Previous meetings, ongoing communication with BDS since summer 2016
 - Anticipate using Community Design Standards
- Projected construction start: Summer 2017

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NORTH WILLIAMS – BRIDGE HOUSING



PORTLAND HOUSING BUREAU

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BRIDGE Housing



The Abigail

- Non-Profit, 34 years
- Affordable Housing Developer
- 13k new units, 100+ Properties, only 1 ever sold
- Property and Asset Management

Portland Office:

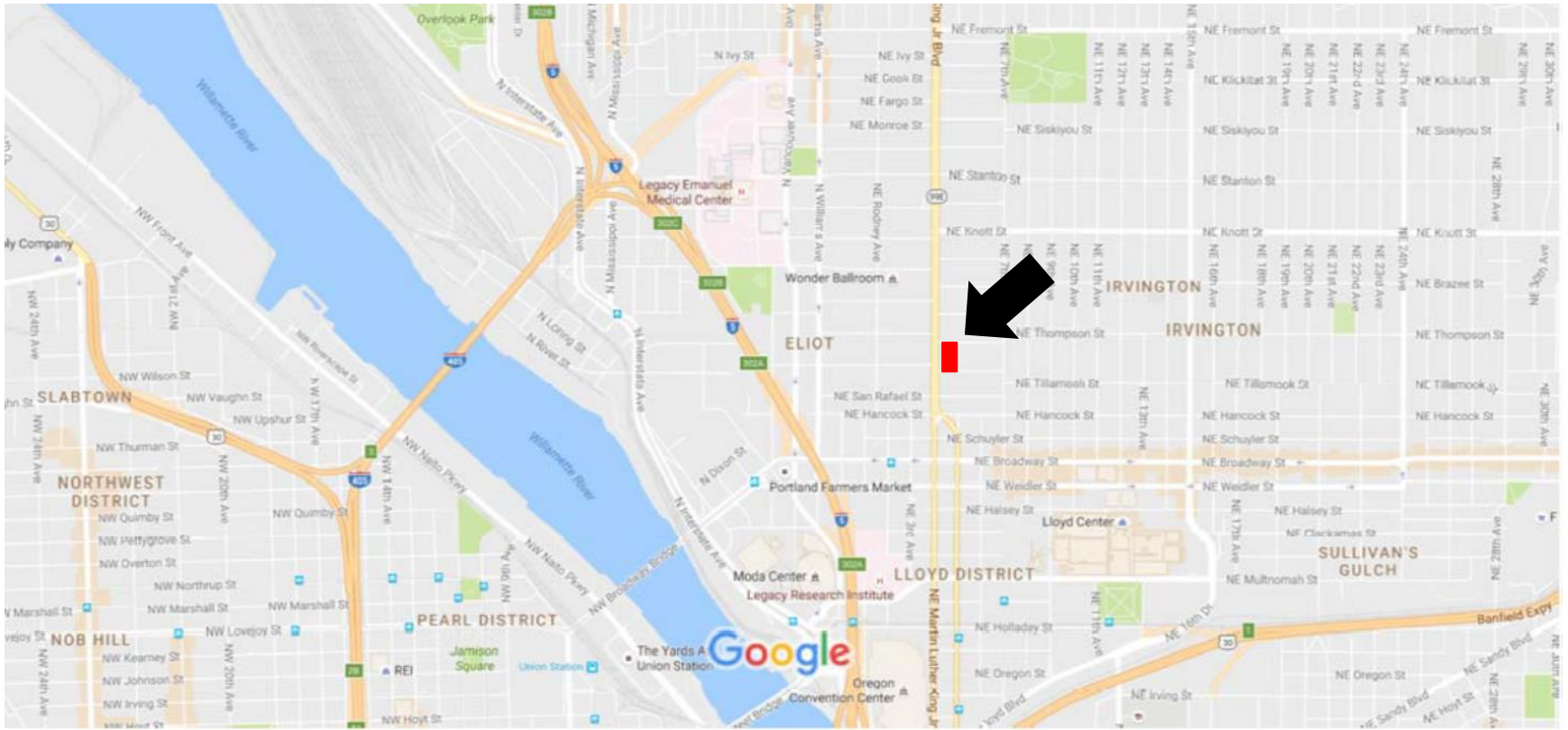
- Staffed by 4 local N/NE residents
- Experienced Project Managers
- 5 local projects (739 units)

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The logo for BRIDGE Housing, featuring a red curved line above the word "BRIDGE" in bold red letters, with "Housing" in a smaller, lighter red font to the right.

NORTH WILLIAMS VICINITY MAP



NORTH WILLIAMS LOCATION



NORTH WILLIAMS

RFP HIGHLIGHTS

- Property Owned by Multnomah County
- 40 units of Project Based Rental Assistance
- URA Funds - \$4.5 M
- 61 units
 - 50 units of 2 and 3 Bedrooms for Families
- Preference Policy
- DMWESB

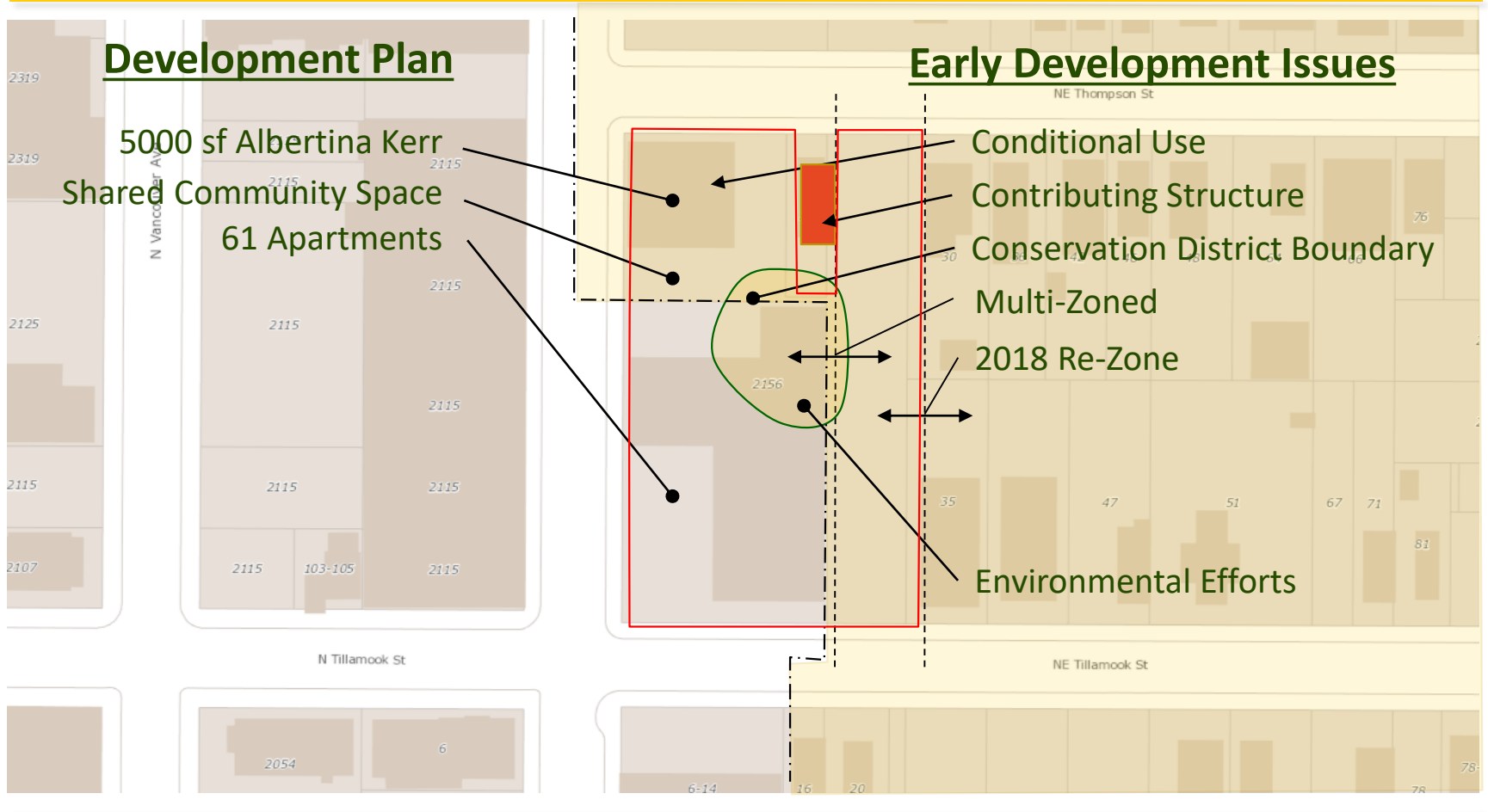
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 BRIDGE^{Housing}

NORTH WILLIAMS

STATUS UPDATE



Development Plan

5000 sf Albertina Kerr
Shared Community Space
61 Apartments

Early Development Issues

- Conditional Use
- Contributing Structure
- Conservation District Boundary
- Multi-Zoned
- 2018 Re-Zone
- Environmental Efforts

NORTH WILLIAMS - CONCEPT SKETCH



NORTH WILLIAMS

NEXT STEPS

- DEQ/Environmental Issues
- Conditional Use Process
- Outreach
- Design
- Preference Policy

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