

NORTH/NORTHEAST NEIGHBORHOOD HOUSING STRATEGY
OVERSIGHT COMMITTEE
CITY COUNCIL PRESENTATION
APRIL 4, 2018

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY



**Portland
Housing Bureau**

Mayor Ted Wheeler • Interim Director Shannon Callahan

OVERVIEW

1. Charge, Charter and Membership
2. Engagement
3. Preventing Displacement and Creating New Homeowners
 1. Home Repair Map
 2. ADU program
 3. ICURA Boundary Change
 4. Subsidy increase
4. Creating New Rental Units
5. Preference Policy
6. Next Steps - 2018

CHARGE OF THE OVERSIGHT COMMITTEE

The North and Northeast Portland Neighborhood Housing Strategy Community Oversight Committee is hereby created and tasked with the responsibility of reviewing and monitoring the development and implementation of policies and programming associated with the North/Northeast Neighborhood Housing Strategy and the accompanying dollars on progress.

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SCOPE OF THE OVERSIGHT COMMITTEE

This committee, working with the Portland Housing Bureau as well as its contractors, shall:

- ④ Advise on, and review, program proposals and plan development;
- ④ Monitor the implementation of policy and programming, and associated outcomes;
- ④ And advise the housing director and housing commissioner on progress, issues, and concerns associated with the North/Northeast Neighborhood Housing Strategy and Interstate Urban Renewal “TIF Lift” funds.
- ④ PHB will inform the oversight committee of decisions, plans, proposals prior to implementation.

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COMMITTEE MEMBERSHIP

- 🏠 Dr. Steven Holt, Committee Chair
- 🏠 Lisa K. Bates PhD, Associate Professor, Portland State University, Center for Urban Studies
- 🏠 Reverend T. Allen Bethel, Sr. Pastor, Maranatha Church
- 🏠 Triston Dallas, Attorney
- 🏠 Dr. Karin Edwards, President, Portland Community College Cascade Campus
- 🏠 Jilian Saurage Felton, Saurage Consulting
- 🏠 Sheila Holden, Regional Community Manager, Pacific Power
- 🏠 Marlon Holmes, Rosemary Anderson High School
- 🏠 Virgie Ruiz, Self Enhancement Inc.
- 🏠 Felicia Tripp, Deputy Director, Portland Housing Center

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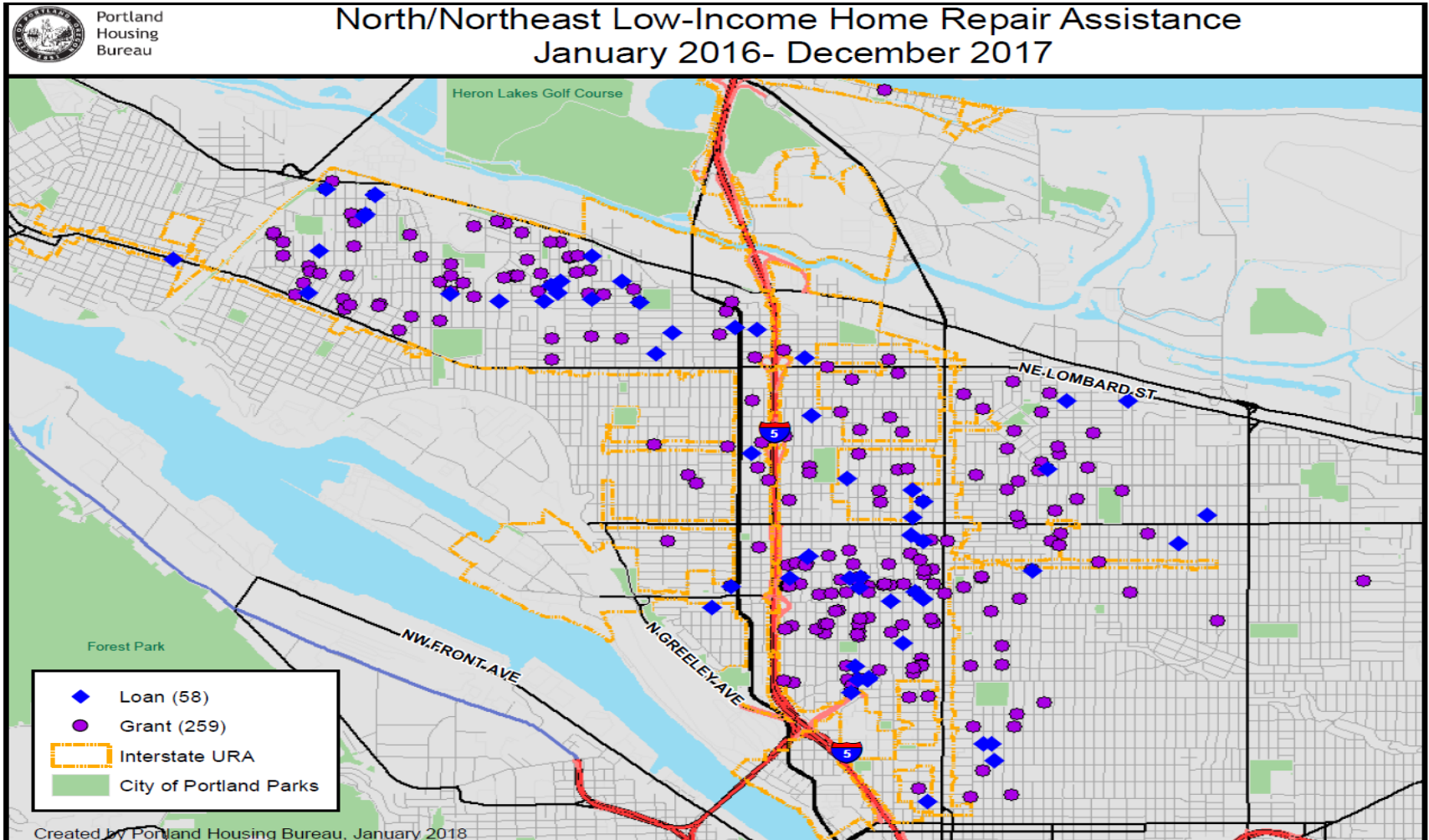
COMMUNITY ENGAGEMENT

- ④ 2017 held seven public meetings at New Song Community Church, 6:00-8:30 pm second Thursday, odd months
- ④ All meetings are recorded courtesy of Open Signal – community media Channel 30.
- ④ Dedicated email address: NNEStrategy@portlandoregon.gov
- ④ Dedicated phone number: 503-823-1190

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STRATEGY 1. PREVENTING DISPLACEMENT



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STRATEGY 1. PREVENTING DISPLACEMENT

Accessory Dwelling Unit program

- Program in conjunction with Prosper Portland
- Has not been implemented, still working through program details and impacts to home owners

STRATEGY 2. CREATING NEW HOME OWNERS

1. Changing Boundary for utilization of dollars outside the “study area” to include the entire Interstate URA.
2. Increase subsidy available for down payment assistance from \$80,000 to \$100,000 (as needed per buyer)
3. Increase subsidy for development of ownership units from \$100,000 to \$125,000

STRATEGY 3. CREATING RENTAL HOMES

Sponsor	Project	Location	Units
REACH	Argyle/TriMet	2133 N Argyle Street	198
PCRI	Beatrice Morrow	3368 NE MLK Blvd	80
CCC	Charlotte B. Rutherford	6905 N Interstate	51
PCRI	King Parks	6431-6435 NE MLK Blvd	60
IHI	Magnolia 2	NE MLK Blvd b/t Cook and Fargo	50
Bridge	N. Williams	2124 Williams	61

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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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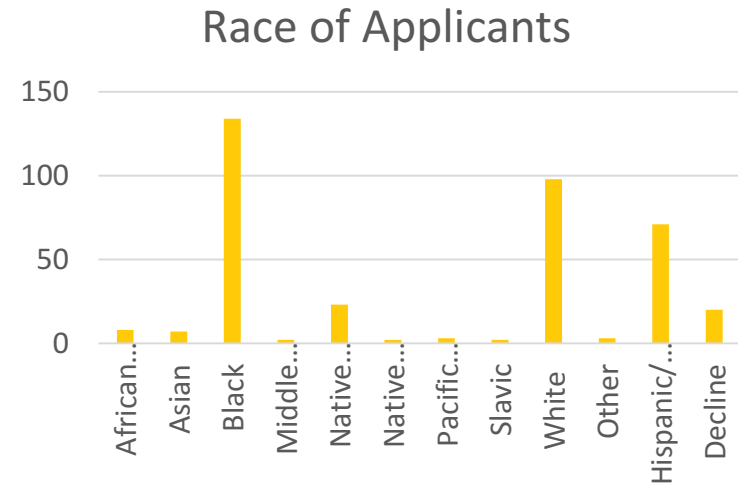
PREFERENCE POLICY

Home Ownership – first round

	AAAH	PCRI	Total
Available slots per award	43	22	65
PHB referred households to Partner agencies	77	33	110
Referred from one partner agency to another	0	1	1
Rescinded/ Opted out	45	12	57
Approved	32	20	52
Purchased homes	4	0	4
Number of households actively in pipeline	28	20	48
Number of available slots for new households	11	2	13

Rental Units – Garlington Place 31 units

- 736 applicants
- 15 Imminent Domain



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NEXT STEPS - 2018

- Community engagement on how to spend remaining ICURA funds as the district expires
- Two more rounds of preference policy in 2018
 - Home ownership units
 - Rental units
- Policy discussion with PHB regarding forgiveness of DPAL
- Continuing discussion regarding displacement mitigation
- Collaboration with the Prosper Portland on the “Legacy Hill Block” development and the \$5 million allocated for home ownership/home repair
- Education and support for those returning to the neighborhood

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