



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

N/NE Oversight Committee

November 8, 2018

Portland Housing Center Preference Policy List Presentation November 8, 2018



Program Process

PHB Invites Clients to Orientation with PHC

Client Attends Orientation, Registers for PHC

Client goes to initial Appointment, affordability/eligibility are assessed

Action Plan is created, client receives 30 day follow ups / ongoing support

When Client is “mortgage ready”, they are presented with Program choices (Habitat, Proud Ground, DPAL)

Ongoing support provided until Client is Closed

Current Program Status

- Currently have 34 households have been referred to PHC for Preference Policy participation and have registered
- 10 have been recommended for Rescindment/ Future Rounds
- 1 has purchased using Prosper Portland Resources
- 4 clients are currently “mortgage ready”
- 60 clients have been invited by PHB to an Orientation in November

Status of Preference Policy List Holders

Status	Number of Clients
Qualified/ Interested in Habitat	4
Transferred to Waitlist/ Referred for Rescindment	10
Mortgage Ready/ Seeking Pre-Approval	4
Purchased/ Closed	1
Slot Approved, Working Toward MR Status	14
Pending Initial Appointment	1

Household Finance Changes

22 households have Active Slots

13 Participating Households (59%) have given PHC an update on Financial Changes since registering

Of those 13 Household with Updates:



Have Increased their Loan Qualifying Income



Lowered their Overall Household Debt and/or Minimum Monthly Debt Payments

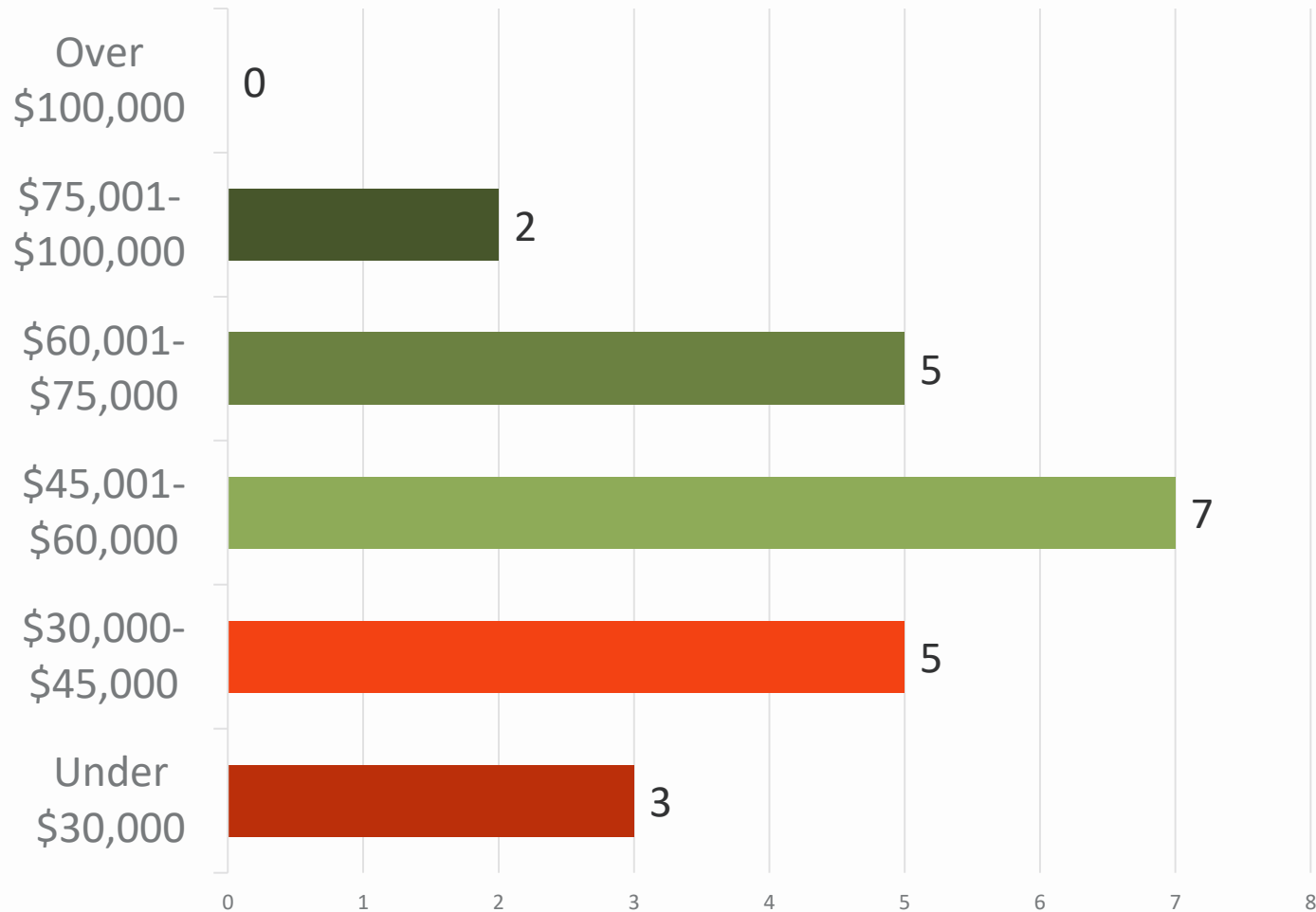


Increased Household Savings

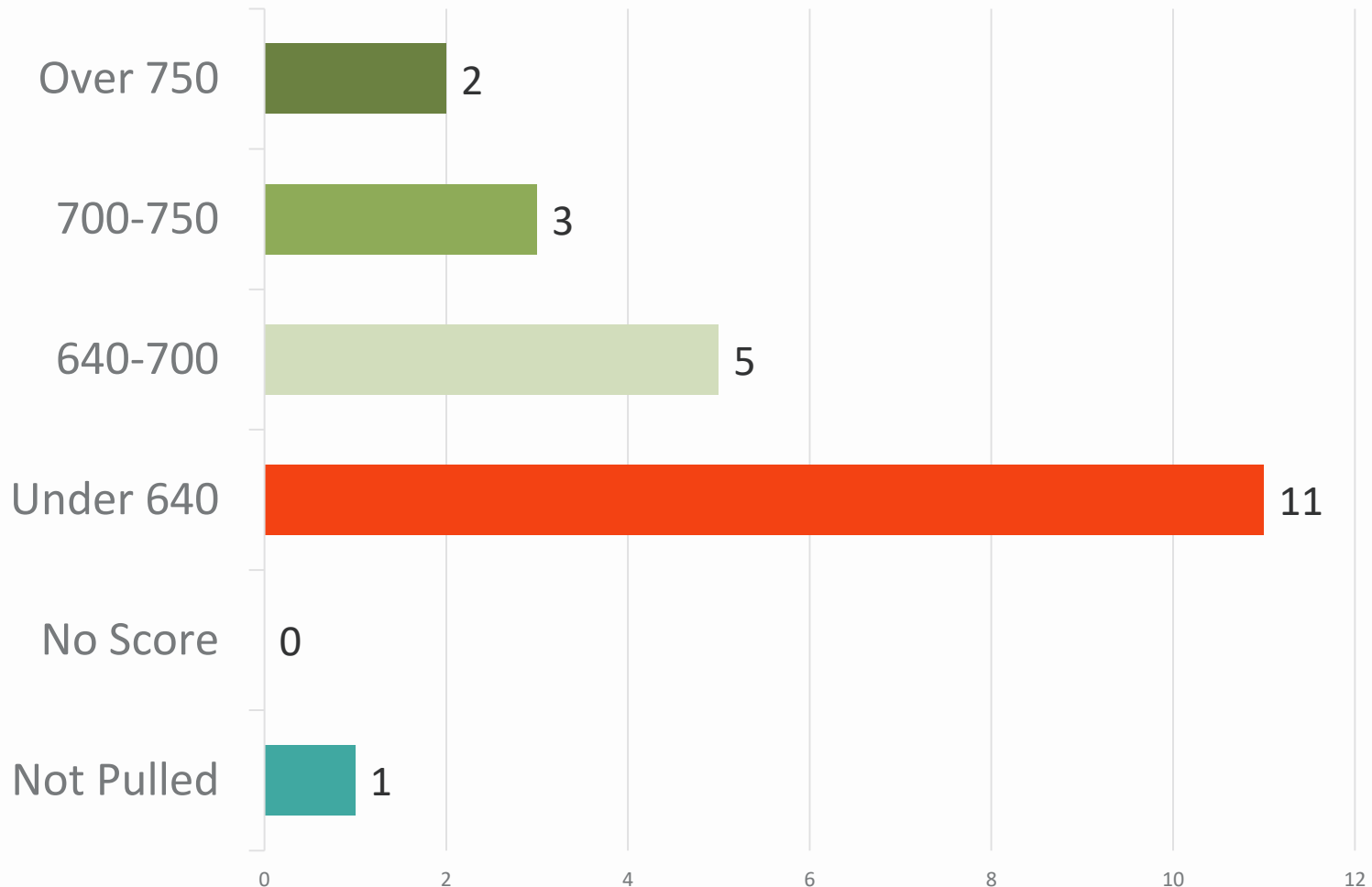


Moved up a Mortgage Readiness Factor (i.e. Long Term to Short Term)

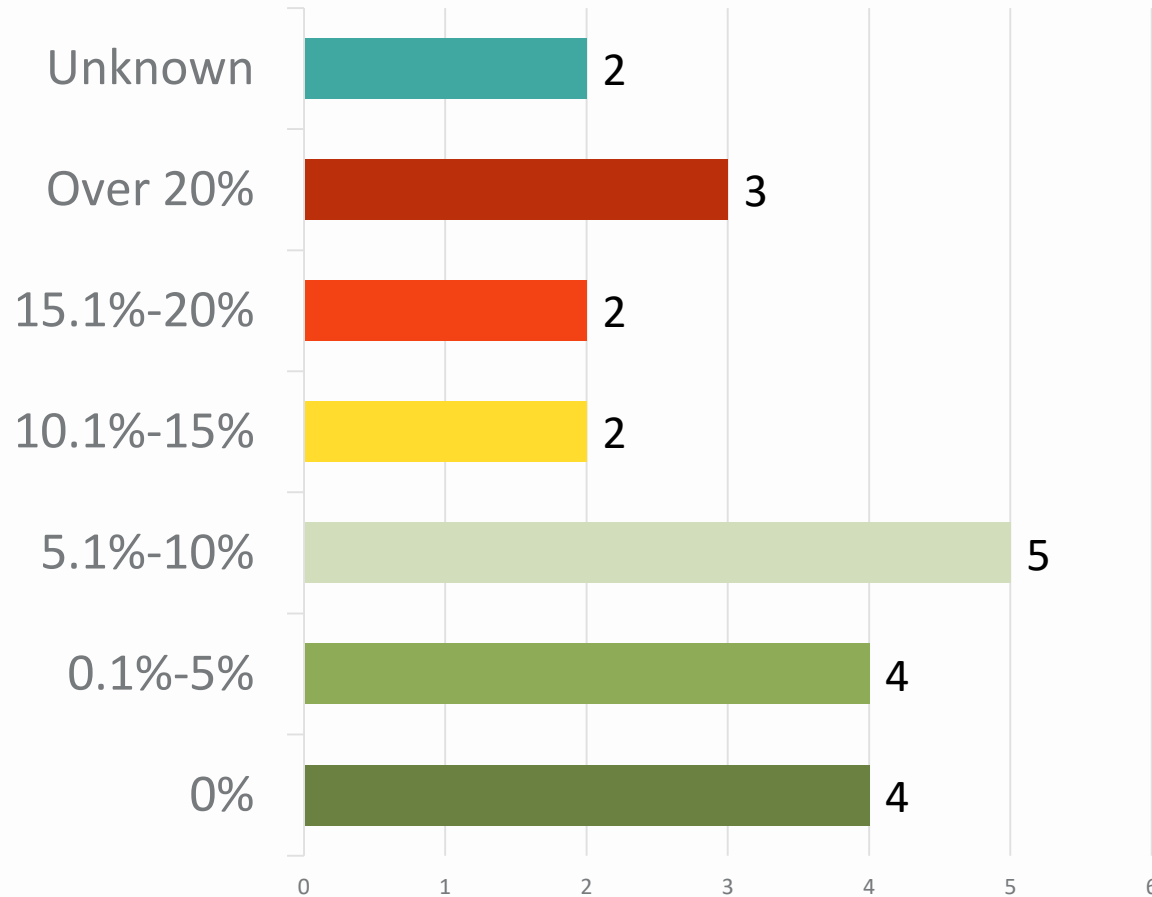
Preference Policy Demographics: Household Income Range



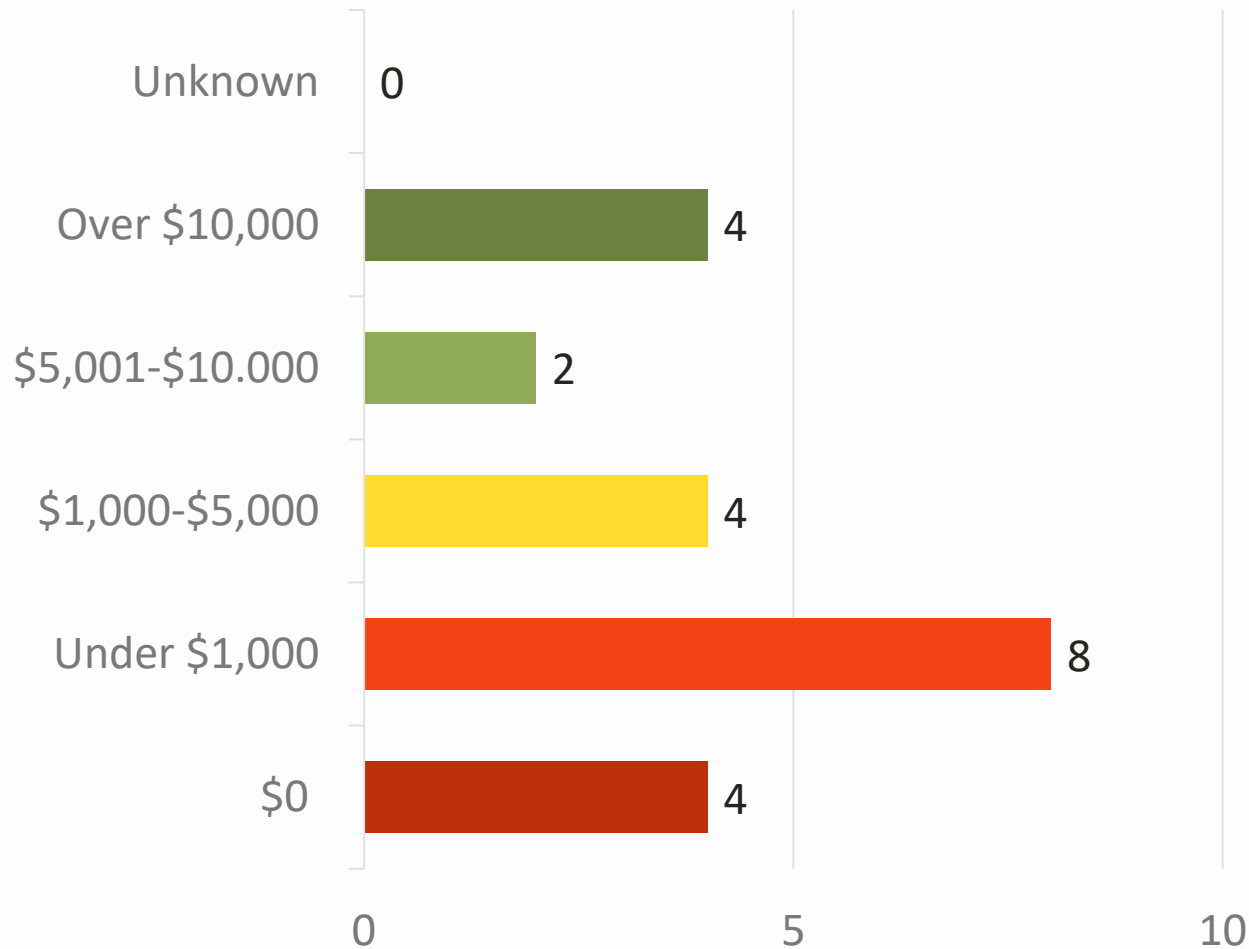
Preference Policy Demographics: Credit Scores



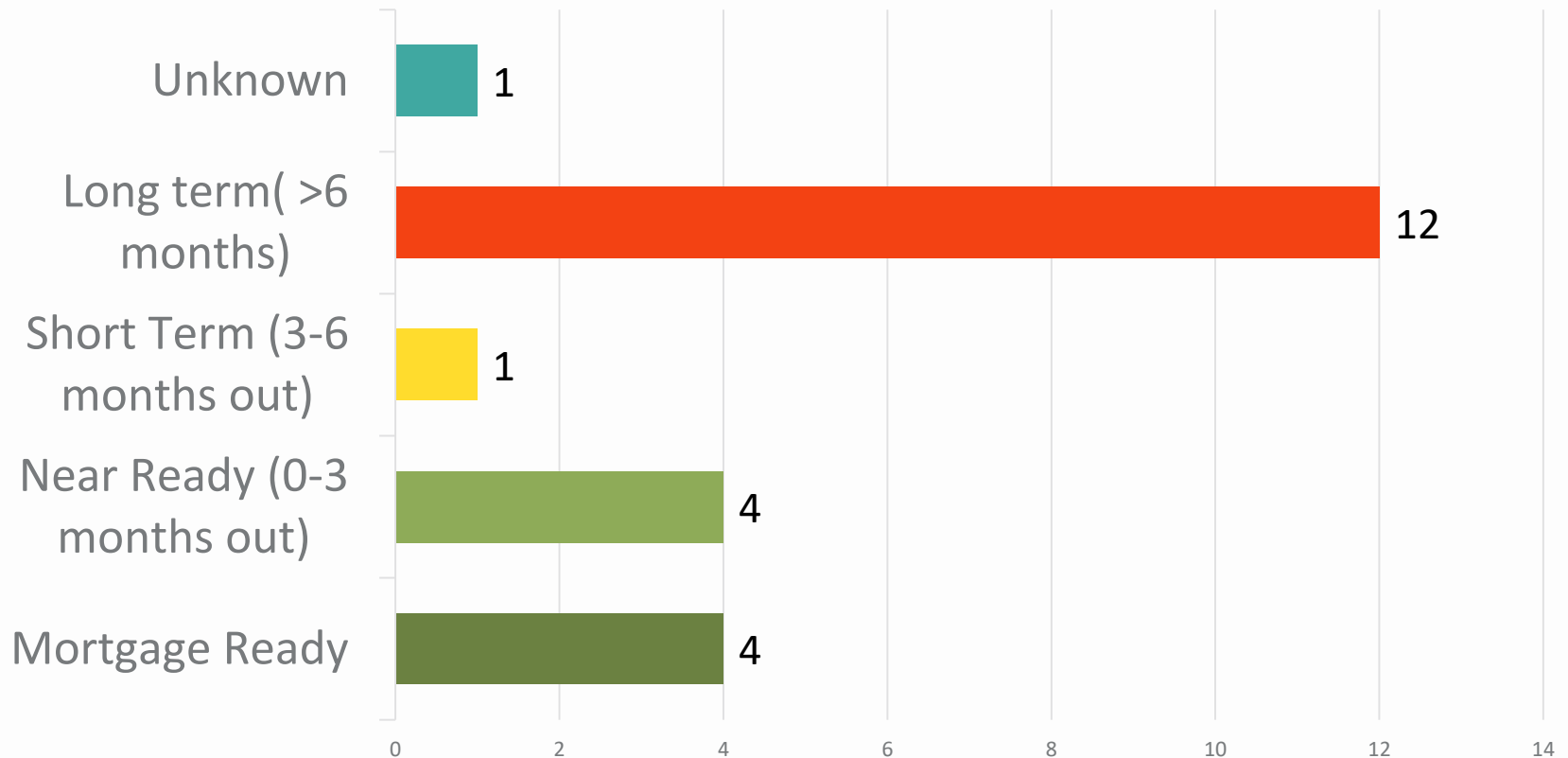
Preference Policy Demographics: Debt to Income Ratio



Preference Policy Demographics: Savings



Preference Policy Demographics: General Mortgage Readiness Timeline



Next Steps

- **Hold Orientation for additional List families referred by PHB on November 14th(60 invited)**
- **Continue to assess progress toward mortgage readiness for existing households, including repulling credit for households with credit challenges**
- **Continue to refine referral process with Proud Ground and Habitat**



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

MWESB & Workforce Training Progress

Charlotte Rutherford,
Beatrice Marrow &
New Meadows

Bobby Daniels, Capital Project Manager II
November 8, 2018

PHB Equity In Contracting

- Racial Equity Roadmap established in July 2016
- Create greater contracting opportunities for disadvantaged small business (MWESB's), and culturally specific organizations
- By 2021, 30% of annual multi-family construction financing will go to certified minority-owned businesses
- PHB will convene outreach events in the community to publicize PHB project opportunities and facilitate networking.
- Prioritize developers who have demonstrated success in hiring minority contractors and sub-contractors and utilize a 'good faith' effort in complying with this action.

PHB Equity in Contracting

- While the City has a 20% MWESB target for hard construction contracting, PHB's target is 24%
- Workforce participation goals: 18% Minority 9% Women
- Partner with COBID and City Bureaus on Outreach Events
- Facilitate Annual "Meet the Developers" Event
- NOFAs
 - detailed plan to achieve at least 30% MWESB subcontractor participation through the City of Portland Subcontractor Equity Program
 - detailed plan to achieve at least 20% MWESB professional services participation
- RFP for DMWESB Outreach and Technical Assistance

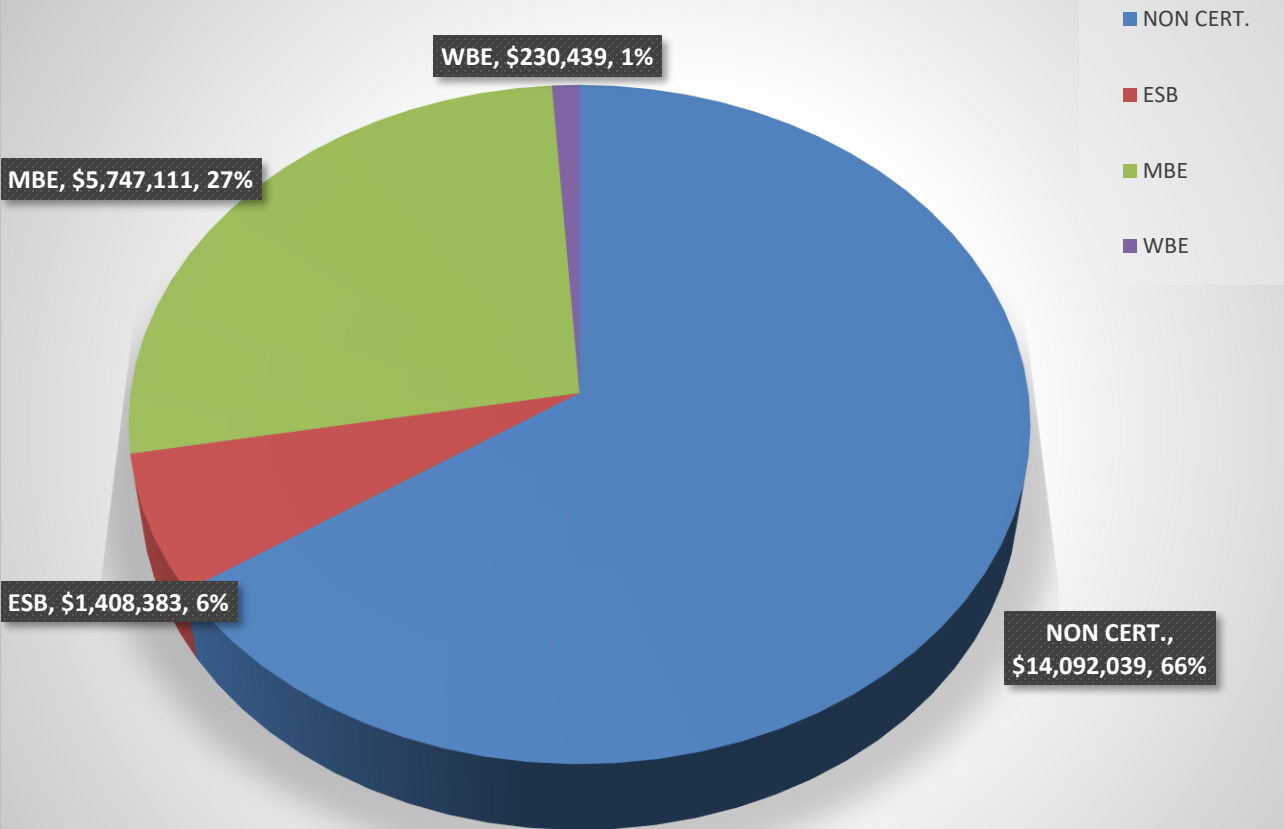
Beatrice Morrow
3368 NE Martin Luther King Jr Blvd
80 Units
\$15,412,093

Charlotte Rutherford
6905 N Interstate
51 Units
\$4,172,688

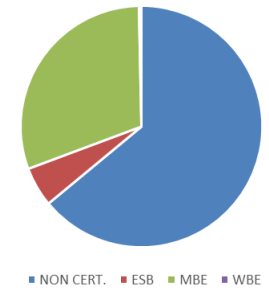
New Meadows
9710 N . Dana Ave.
15 Units
\$1,893,209.12



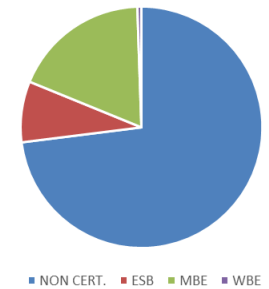
MWESB Participation (Dollars)



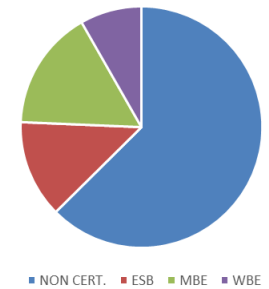
Beatrice Morrow



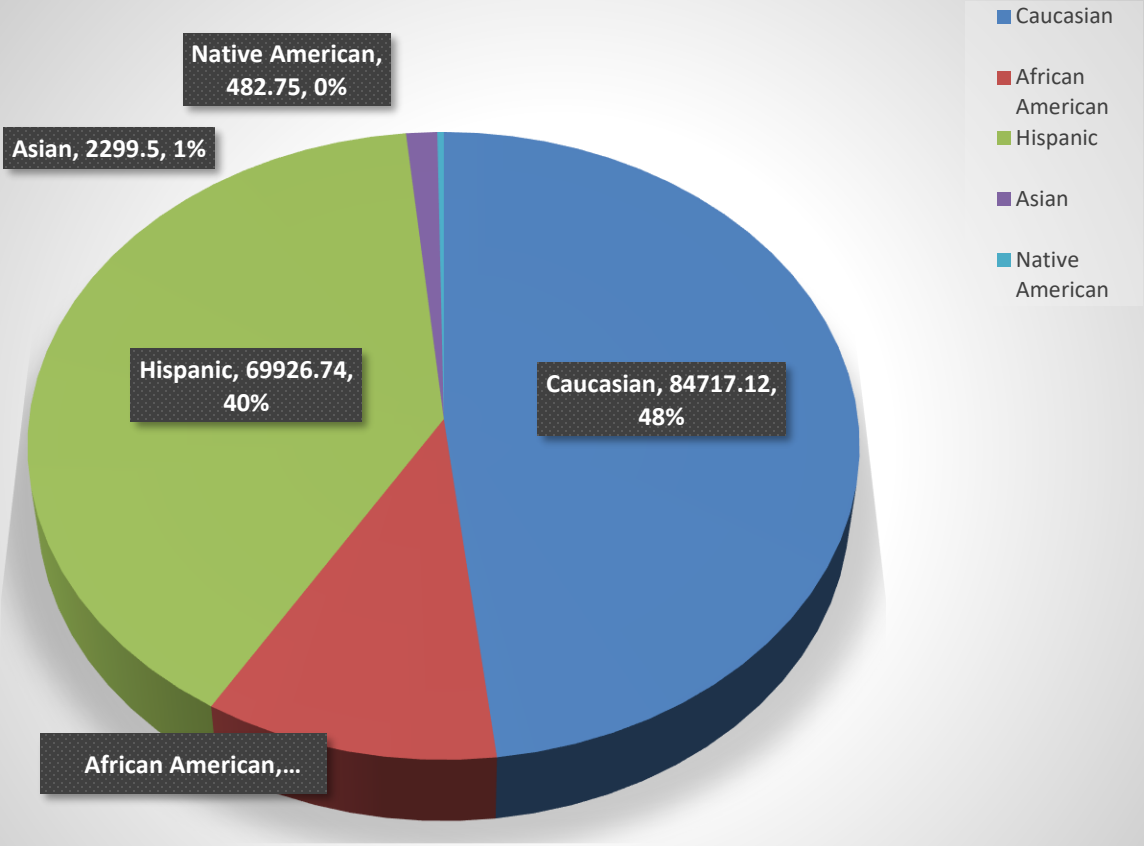
Charolette Rutherford



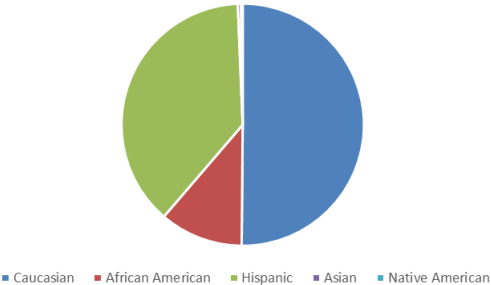
New Meadows



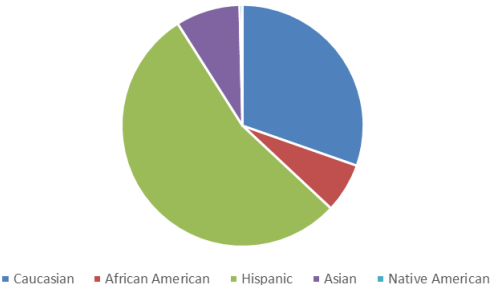
Workforce Diversity (Hours)



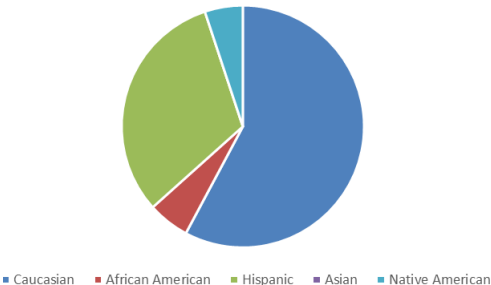
Beatrice Morrow



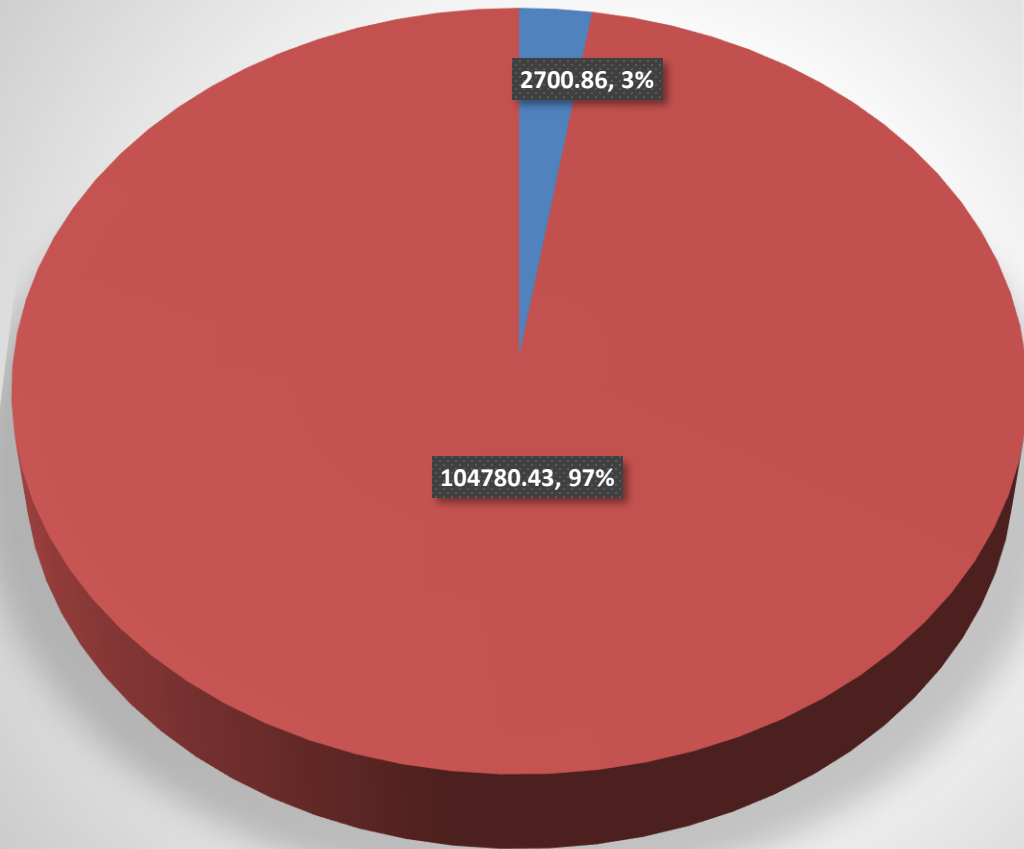
Charolette Rutherford



New Meadows



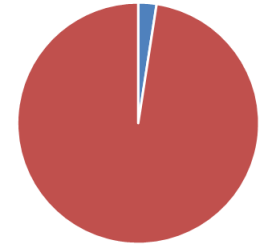
Workforce Gender (Hours)



Total Female

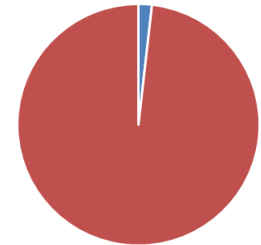
Total Male

Beatrice Morrow



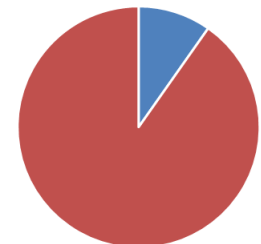
Total Female Total Male

Charolette Rutherford



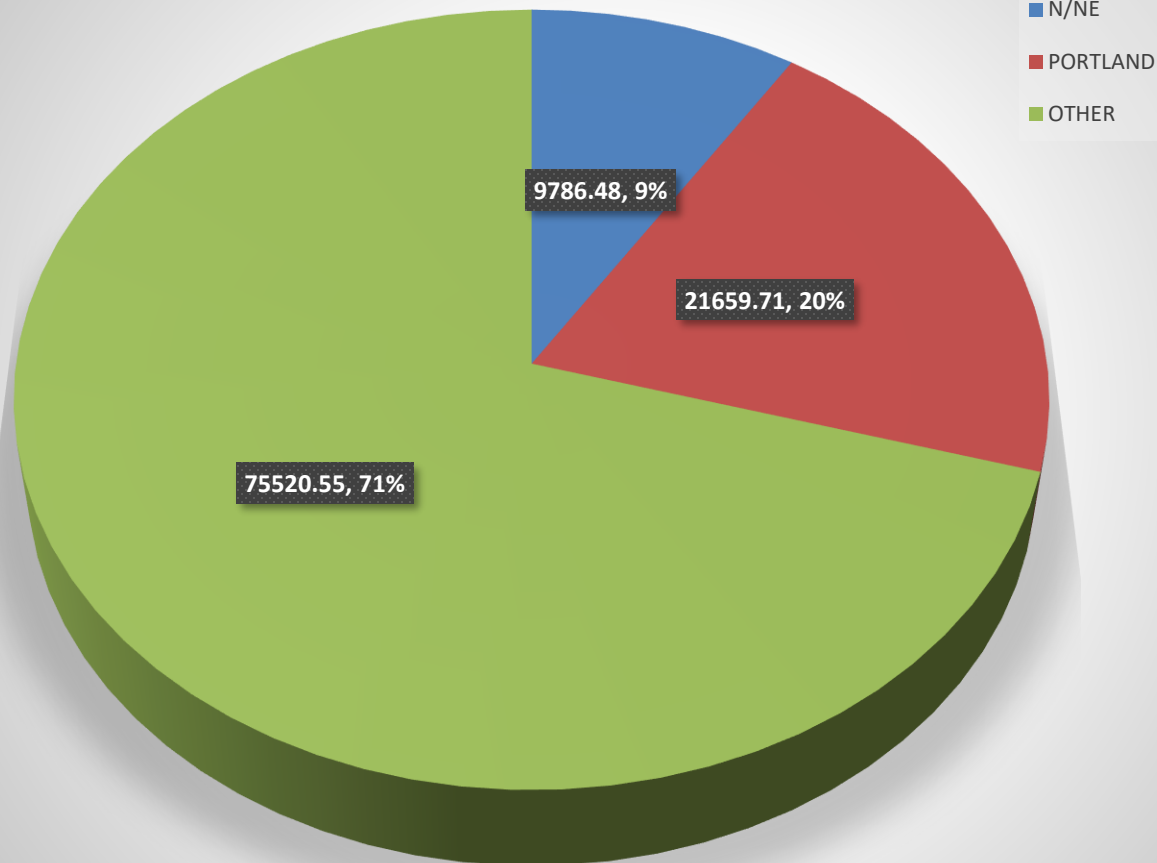
Total Female Total Male

New Meadows

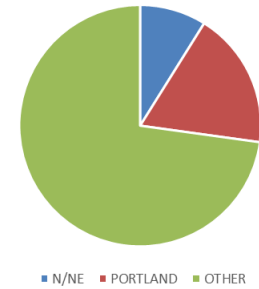


Total Female Total Male

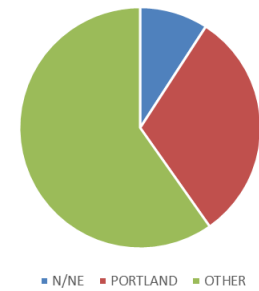
Workforce Location (Hours)



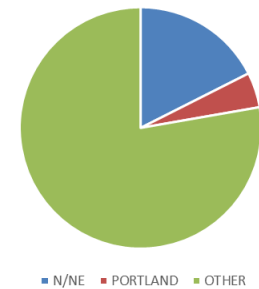
Beatrice Morrow



Charolette Rutherford



New Meadows





Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

Neighborhood Housing Program Updates

Dana Ingram
NHP Manager

Expansion of the N/NE Strategy Area boundary for Home Repair Loans

Homeownership goals

65 new homeowners identified through the PHB Homeownership Preference Policy with N/NE resources (TIF)

Preference Policy

Homeownership update

7 new homeowners w/ N/NE resources

2 new homeowners w/ Prosper Portland resources

4 additional Preference Policy households became homeowners w/o PHB subsidy

Organization	Funding Source	Count toward 65 goal?
AAAH Collaborative	N/NE	Yes
AAAH Collaborative	N/NE	Yes
AAAH Collaborative	N/NE	Yes
AAAH Collaborative	N/NE	Yes
AAAH Collaborative	No Subsidy	No
AAAH Collaborative	No Subsidy	No
AAAH Collaborative	N/NE	Yes
AAAH Collaborative	No Subsidy	No
PCRI	Prosper Portland	No
PCRI	N/NE	Yes
PCRI	No Subsidy	No
PCRI	N/NE	NA
PHC	Prosper Portland	No