

North/Northeast Housing Strategy Preference Policy Waitlist

The Housing Bureau funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When any of these opportunities become available in North and Northeast Portland, the bureau will open a waitlist for those interested in the affordable housing opportunity.

The Preference Policy Waitlist is an effort to address the harmful impacts of urban renewal by giving preference in projects funded by the Portland Housing Bureau to housing applicants who were displaced, are at risk of displacement, or who are the descendants of families that were displaced due to urban renewal activity in North and Northeast Portland.

The Preference Policy Waitlist does not guarantee housing; it is only used to determine the order of applicants on waitlists for housing opportunities. Applicants must meet the eligibility requirements for the housing opportunity.

Structure of the Preference Policy

- The policy **orders the waitlist** by giving applicants points called *preference points*
- Applicants who had **property taken** in North/Northeast Portland by the city for public use is known as eminent domain; they are moved to the **top of the list**
- **Preference points** are given **based on** where the applicant and their ancestors **lived/s** in relation to **urban renewal activity** in North and Northeast Portland
- An applicant can earn between **0 to 6 points**
- Anyone who doesn't have historic ties to North and Northeast is welcome to apply

Preference Policy Points and Map

Preference points are based on current or historic residency in North/Northeast Portland with a maximum of six points possible. Up to three points are possible for an applicant's current or former address falls within one of the identified areas where City plans displaced and/or gentrified households in North/Northeast Portland. Up to three additional points are possible if a current or former address of an applicant's ancestor or guardian falls within one of the identified areas.

In the map below, areas in orange count for 3 points, areas in purple count for 2 points, areas in blue count for 1 point, and all other areas are 0 points.

Frequently Asked Questions

What is the North/Northeast Preference Policy?

The Preference Policy is an effort to address the harmful impacts of urban renewal by giving priority placement to applicants who were displaced, are at risk of displacement, or who are descendants of those displaced due to urban renewal in North and Northeast Portland.

How does it work?

PHB funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When these opportunities become available in North and Northeast Portland, PHB opens a waitlist for those interested.

What is priority status?

Priority status is given to households who owned property that was taken by Portland City government through eminent domain. Eminent domain is the action of a government agency to take private property for public use and relocates and/or compensates the owner of the property. Examples of eminent domain action include the construction of Memorial Coliseum and the expansion of Emanuel Hospital.

What are preference points?

Preference points are based on current or historic residency in North/Northeast Portland. Up to three points are possible if **your current or former address** falls within one of the identified areas where City plans displaced and/or gentrified households in North/Northeast Portland. Up to three additional points are possible if **the current or former address of your ancestor or guardian** falls within one of the identified areas, for a maximum possible of six points.

How do I apply?

Apply through the online portal, www.portlandmaps.com/bps/phb/preference/, or get in person assistance at a designated application site.

Who is eligible?

The application for the waitlist is open to anyone. Some PHB housing programs serve low and moderate-income households. Households must have an annual income between 30% - 60% of the Area Median Income (AMI) to be eligible for the rental housing opportunity.

What happens after applying?

Step 1: Wait for the Portland Housing Bureau to process application.

Once the application round has closed, PHB sorts the list of applicants in order of points received, from highest to lowest, with priority status households at the top of the list. It generally takes up to four (4) weeks to process applications.

Step 2: Verify your information

PHB will give you a predetermined amount of time to submit documents verifying the information you provided in your application. Documents like utility bills, pay stubs, vehicle registrations, mortgage documents, or lease agreements can be submitted as verification.

Step 3: Screening for tenancy

When your name gets closer to the top of the waiting list, the housing provider will contact you to check your landlord references, credit report, conduct a criminal background check, and verify your income for all household members 18+. Property managers are not required to contact you until your name reaches the top of the waiting list.

Step 4: Staying on the list

During the time you are on the waiting list, PHB will regularly send notices to all persons on the waiting list, asking if they would like to remain on the waiting list. You will be given a short time to respond to this notice. If you do not respond by the deadline, you may be removed from the waiting list.

For this reason, you are encouraged to check your mail regularly and respond quickly to any request. If your information changes (such as address, contact information, etc.), contact PHB immediately. If PHB sends a notice and the notice is returned, you may be removed from the waiting list.

If I am selected to move forward from the waiting list, am I now eligible for the housing opportunity?

No. Preference does not guarantee housing. Applicants must still meet the eligibility criteria for the housing opportunity. Factors such as gross household income, credit history, criminal history may be considered when determining whether you qualify for the housing opportunity. The property manager may ask for additional information to determine your eligibility for the housing opportunity. Please note that property managers are not required to contact you until your name reaches the top of the waiting list.