

YOUR NEIGHBORHOOD, YOUR VOICE

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

North/Northeast Neighborhood Housing
Strategy Oversight Committee

Annual Report to Portland City Council

Wednesday March 31, 2021

Oversight Committee Members

- Dr. Steven Holt, Committee Chair, Sr. Pastor Kingdom Nation Church
- Dr. Lisa Bates PhD, Associate Professor, Portland State University
- Dr. T. Allen Bethel, Sr. Pastor Maranatha Church
- Gabrielle Mercedes Bolivar, Executive Director Mainspring
- Triston Dallas, Attorney, Landerholm Family Law
- Dr. Karin Edwards EdD, President, Clark College
- Jilian Saurage Felton, Director Housing Development, Community Partners for Affordable Housing
- Felicia Tripp Folsom, Executive Director, Empowering Leaders The Contingent
- Sheila Holden, Retired, Regional Community Manager Pacific Power
- Marlon Holmes, Teacher, POIC/Rosemary Anderson High School
- Virgie Ruiz-Houston, Retired Self Enhancement Inc
- Aquiles Montas, Family Resource Coordinator, Metropolitan Family Services
- John Washington, Owner/Editor Flossin Media and Executive Director SDBA

2020 Accomplishments



PORTLAND STATE
UNIVERSITY RECEIVED A
RWJ GRANT TO
CONTINUE EVALUATION
OF THE PREFERENCE
POLICY



THREE MULTI-FAMILY PROJECTS
COMPLETED CONSTRUCTION AND
BEGAN LEASE-UP

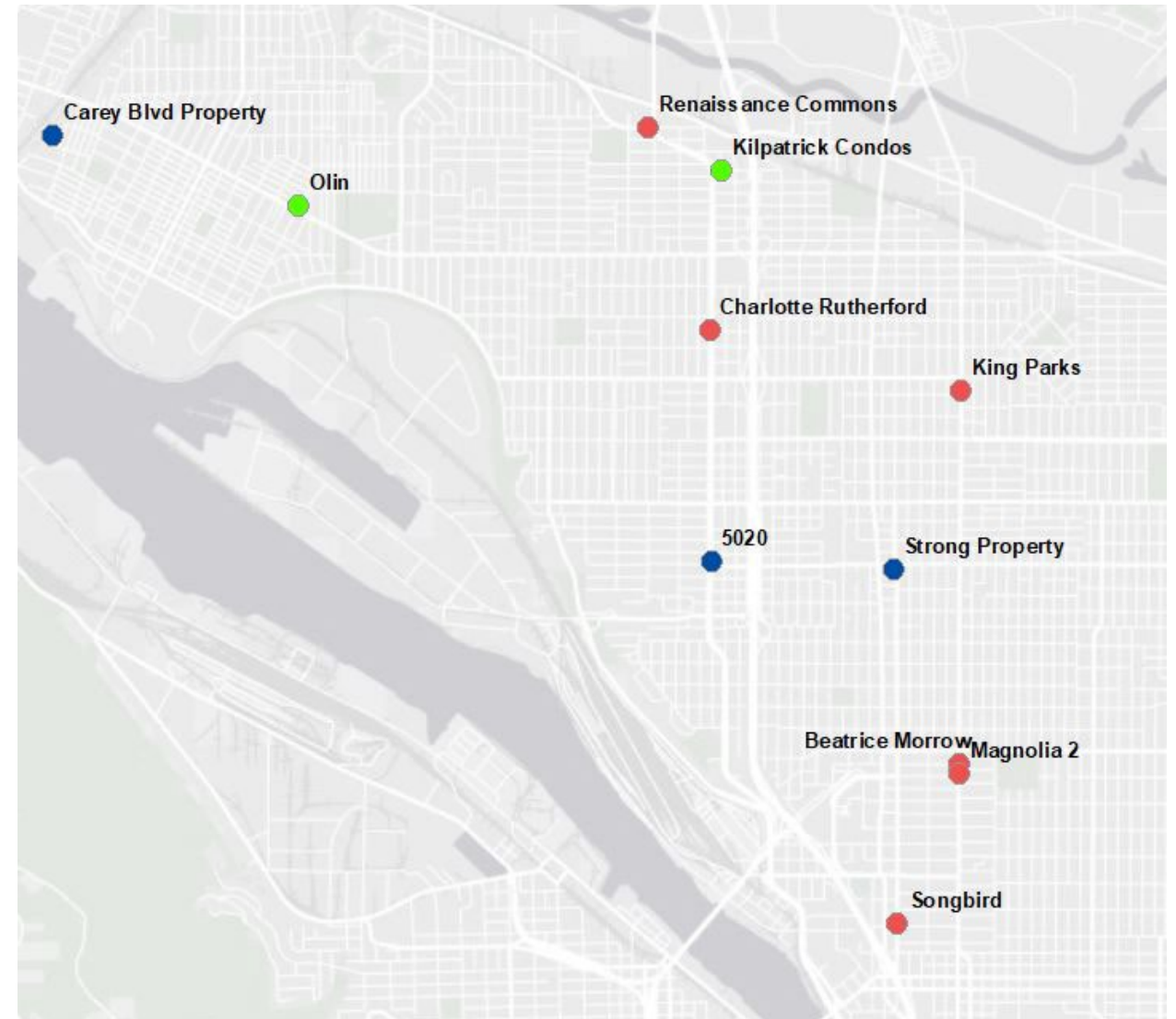


PHB ASSET PRESERVATION PILOT
PROGRAM SERVED 21
HOUSEHOLDS



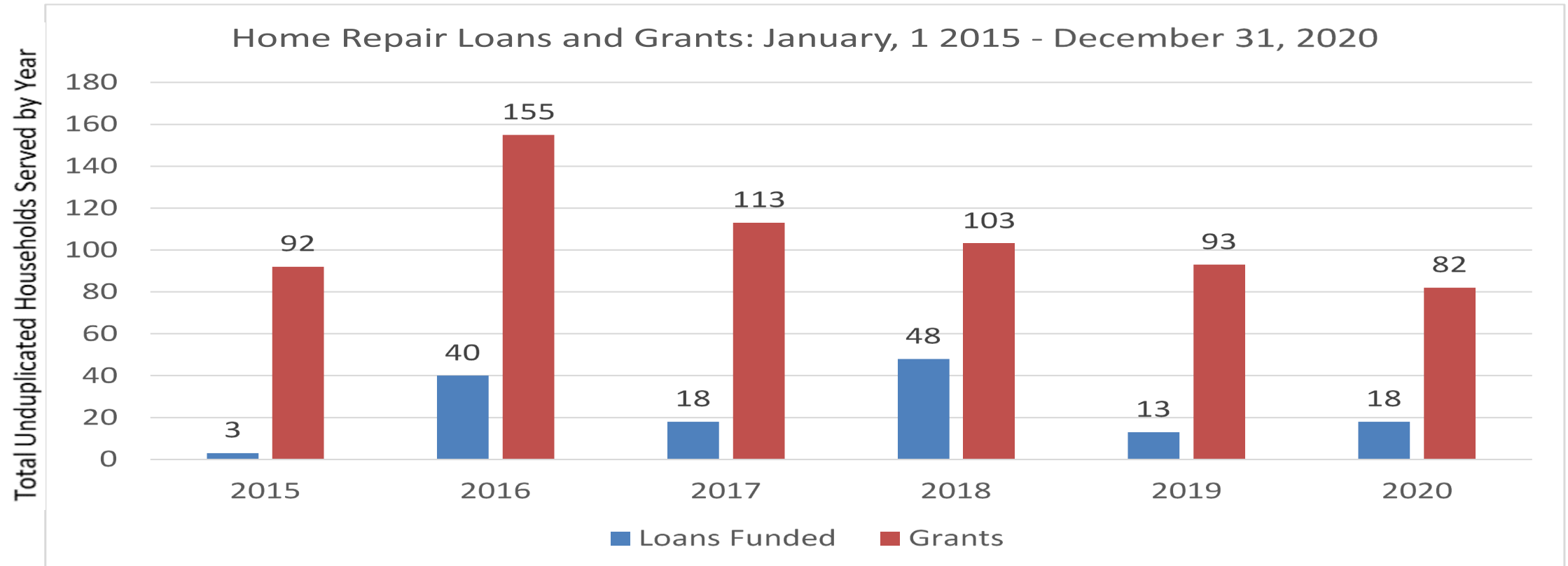
IN 2020 32 PREFERENCE
POLICY FAMILIES BECAME
HOMEOWNERS. INCREASING
THE TOTAL TOWARDS GOAL
FROM 33 TO 65

PHB N/NE Investments



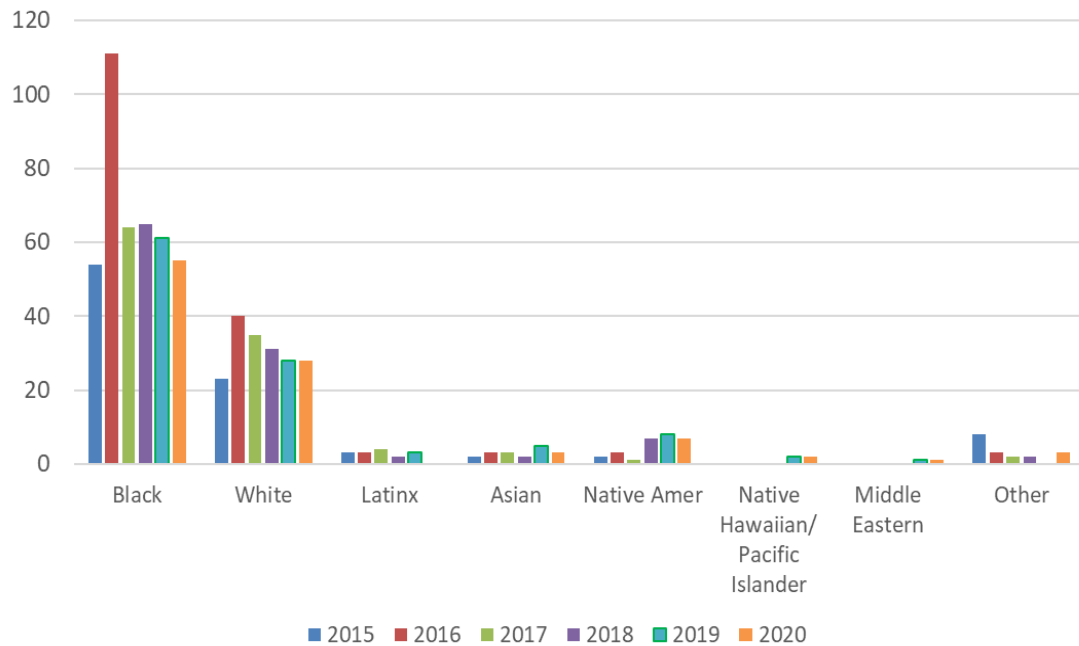
Strategy 1: Preventing Displacement

The Bureau contracted with community partners to provide home repair grants for a **total of 638 households in the Interstate URA from 2015 – 2020** using funds from the Interstate Base Tax Increment Financing Affordable Housing Set Aside, the N/NE allocation, General Fund, Tax Increment Financing Affordable Housing Set Aside Lift. The Bureau funded a **total of 140 home repair loans in the Interstate URA from 2015 – 2020**, using the Interstate funds listed above and funding from Prosper Portland.

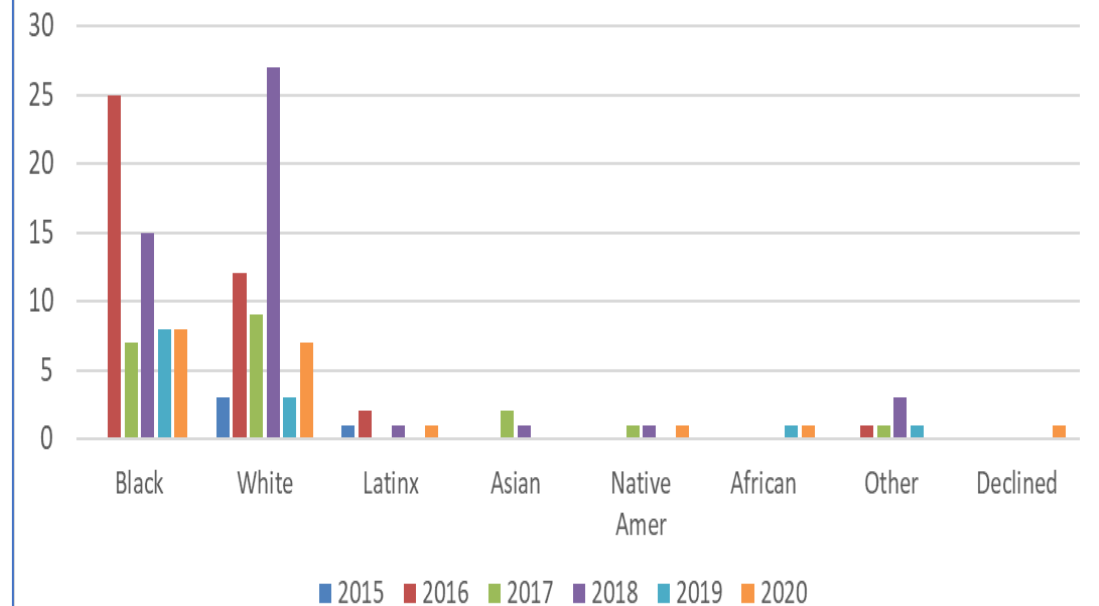


Strategy 1: Preventing Displacement

Home Repair **Grants** by Race: January 1, 2015 - December 31, 2020



Home Repair **Loans** by Race: January 1, 2015 - December 31, 2020



Strategy 1: Preventing Displacement – CARES Mortgage Assistance



17 Interstate URA funded Home Repair Loan households received CARES Financial Assistance



Average CARES mortgage financial assistance = \$4218/household



71% Black/African American



27 Interstate URA funded Down Payment Assistance (DPAL) Families received CARES Financial Assistance

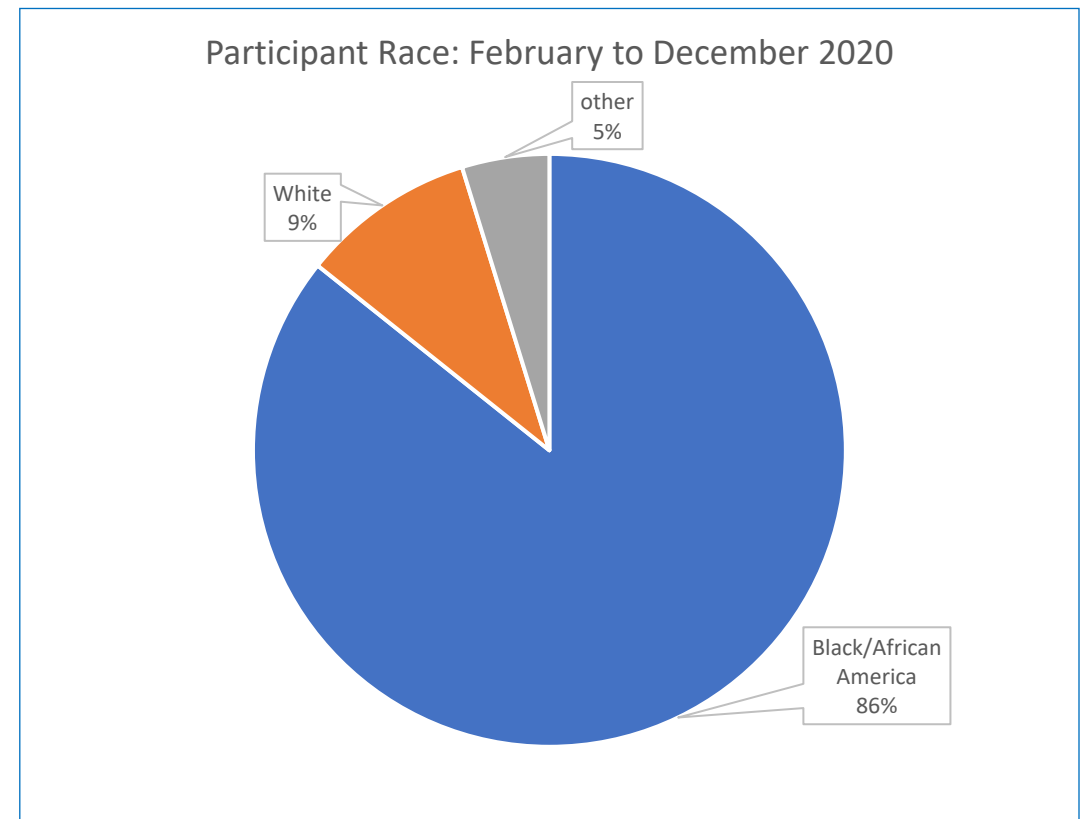
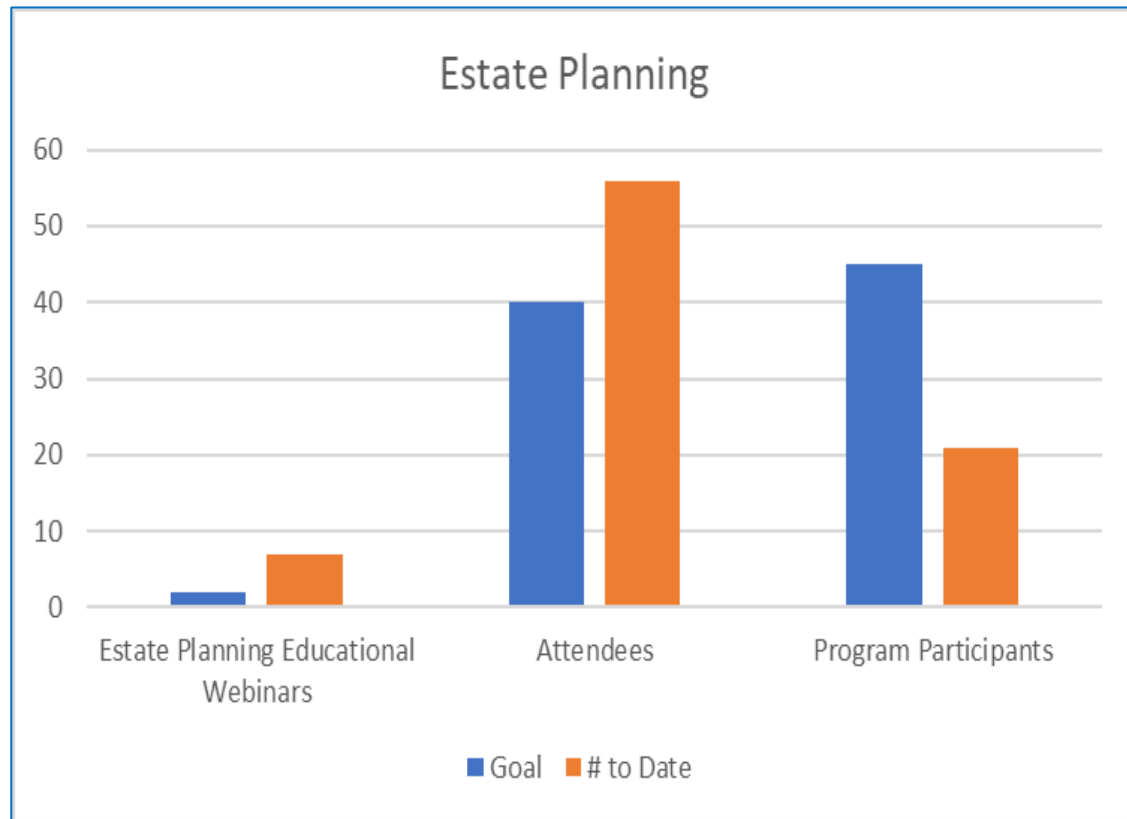


Average CARES mortgage financial assistance = \$4938/household

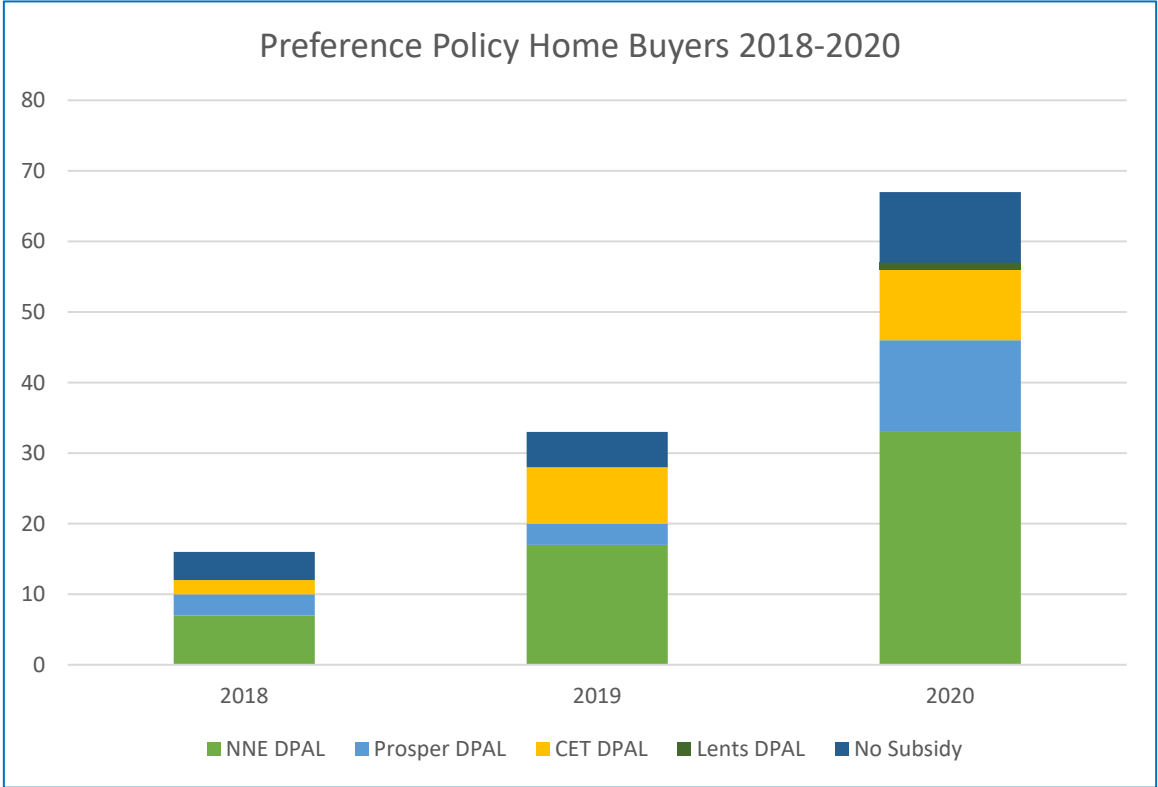
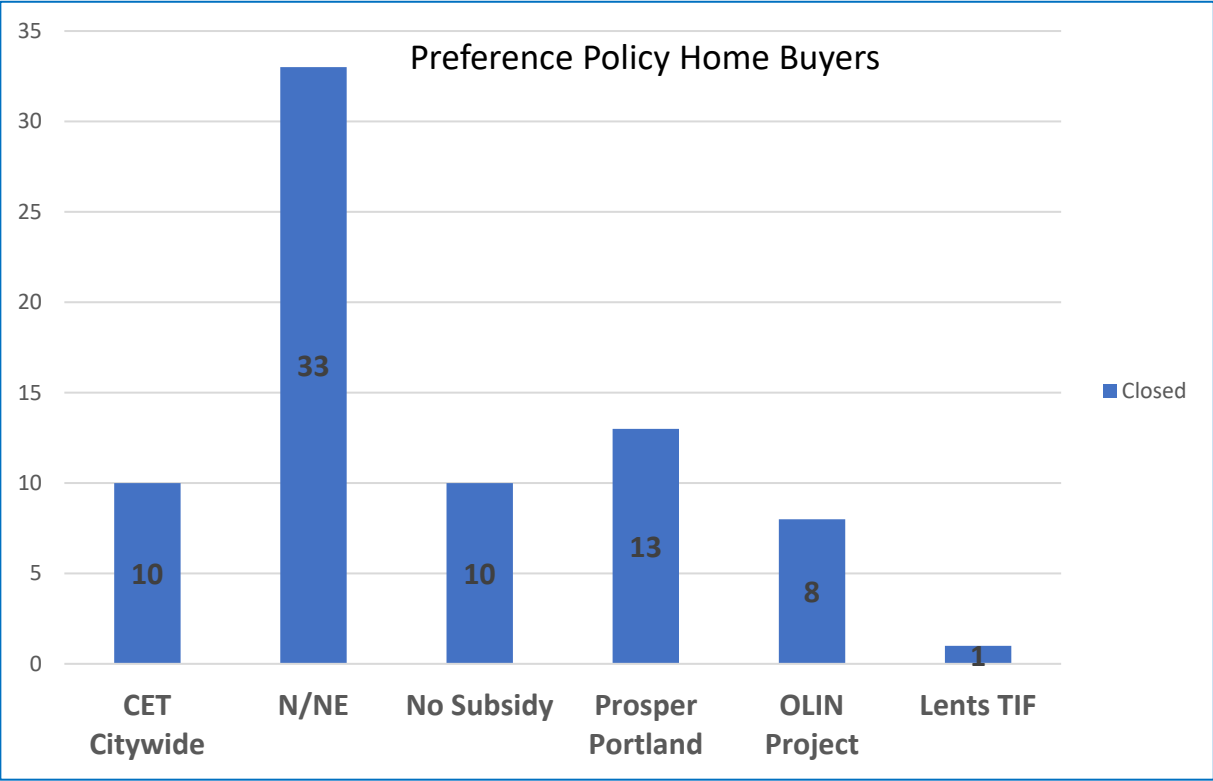


96% Black/African American

Strategy 1: Preventing Displacement – Asset Preservation Pilot

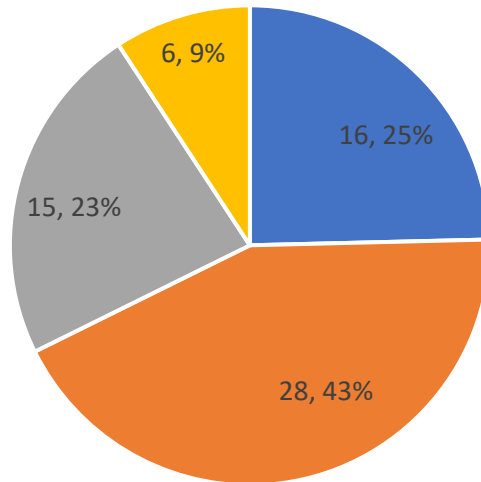


Strategy 2: Creating New Homeowners



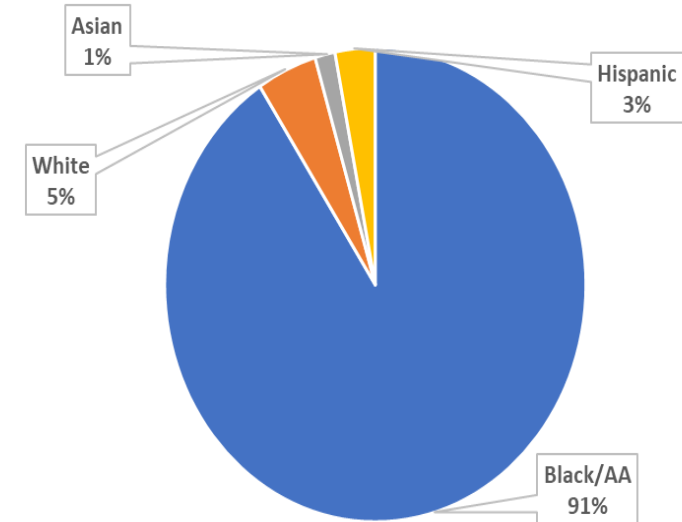
Strategy 2: Creating New Homeowners

Household Income



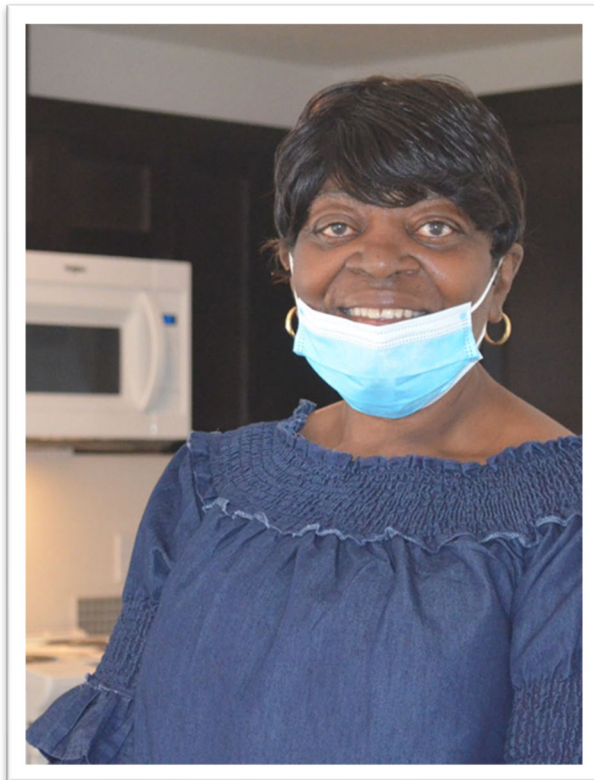
■ 0%-60% AMI ■ 61%-80% AMI ■ 81%-100% AMI ■ 101%-120% AMI

Race/Ethnicity of New Homeowners



■ Black/AA ■ White ■ Asian ■ Hispanic

Strategy 2: Creating New Homeowners



Purchased Olin from Habitat



Purchased Blandena Townhomes from PCRI





Strategy 3: Creating Rental Homes

- PCRI/King+Parks – Completed construction is 100% leased
- Bridge/Songbird – Completed construction 60% leased
- Reach/Renaissance Commons – Completed construction 50% leased

Strategy 3: Creating Rental Homes



PHB has exceeded the goal of 380 rental units, with a total of 501 units between 6 buildings. Leasing is complete in all but two buildings.



52% of the units are family sized with 2+ bedrooms



We are serving very low-income families through a combination of Project Based Section 8 vouchers and PSH.



Approximately 1254 people will be housed in these units

Strategy 4: Land Banking



STRONG FAMILY PROPERTY TO BE DEVELOPED AFTER A COMMUNITY ENGAGEMENT PROCESS UTILIZING THE NEW TIF FUNDS FROM INCREASING THE MAXIMUM INDEBTEDNESS



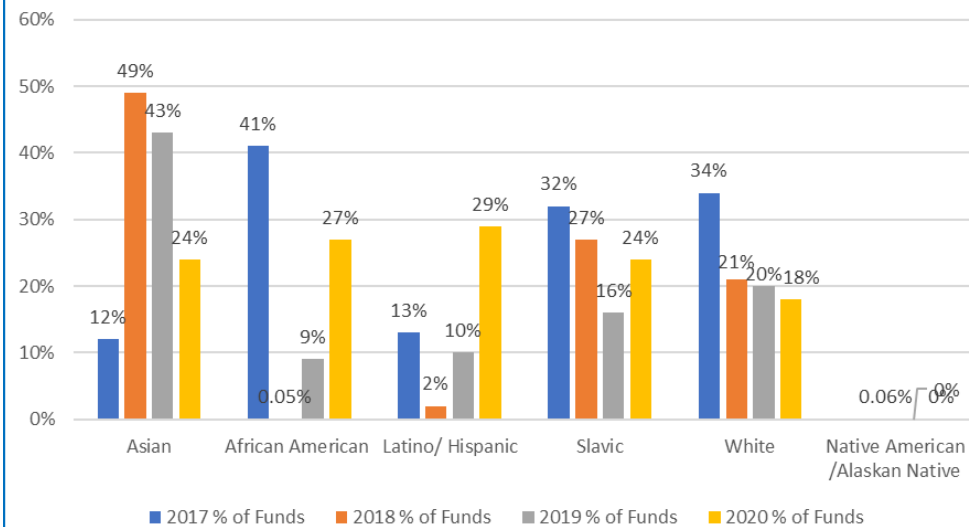
CAREY BLVD PROPERTY TO BE DEVELOPED AS HOME OWNERSHIP UNITS AFTER A COMMUNITY ENGAGEMENT PROCESS UTILIZING THE NEW TIF FUNDS FROM INCREASING THE MAXIMUM INDEBTEDNESS



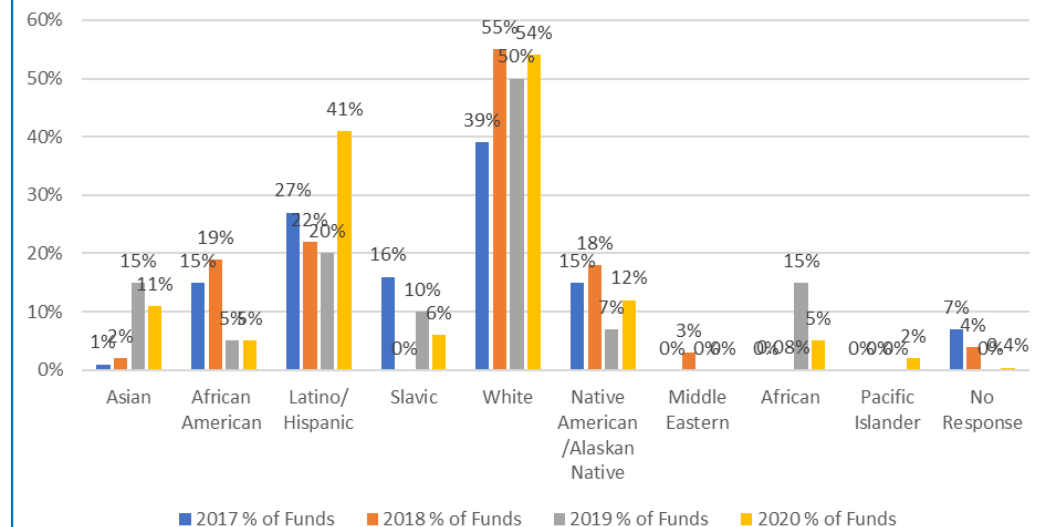
5020 N. INTERSTATE PHB PLANS TO RELEASE THIS PROPERTY IN THE METRO BOND SOLICITATION IN THE SPRING AS A RENTAL PROJECT

Policy Goal: DMWESB Participation Home Repair

% of Home Repair Loan Funds by Race/Ethnicity of Contractor

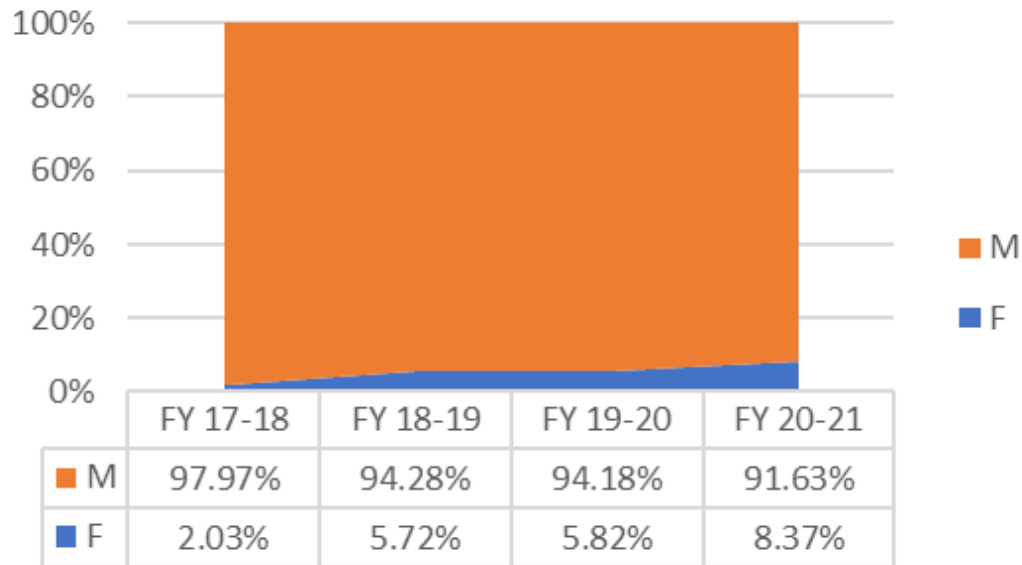


% of Home Repair Grant funds by Race/Ethnicity of Contractor

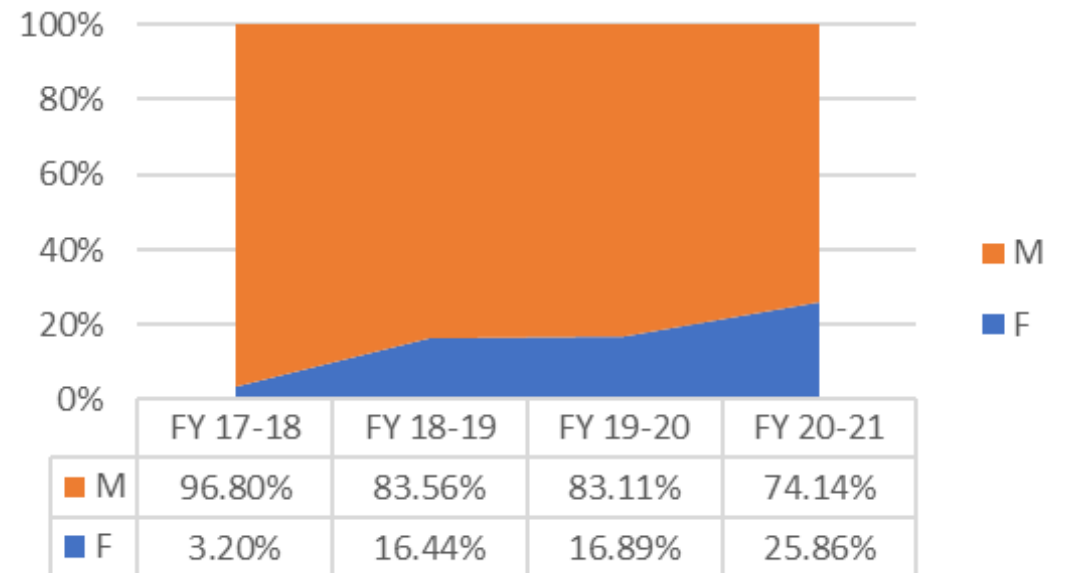


Policy Goal: DMWESB Participation Rental Construction

Workforce Hours by Gender

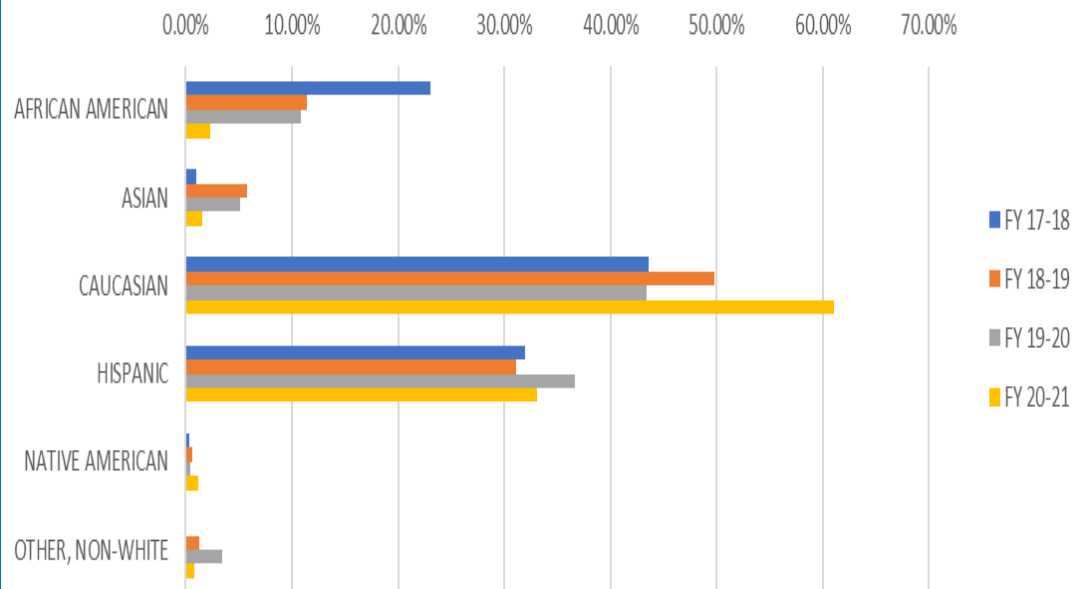


Apprentice Hours by Gender

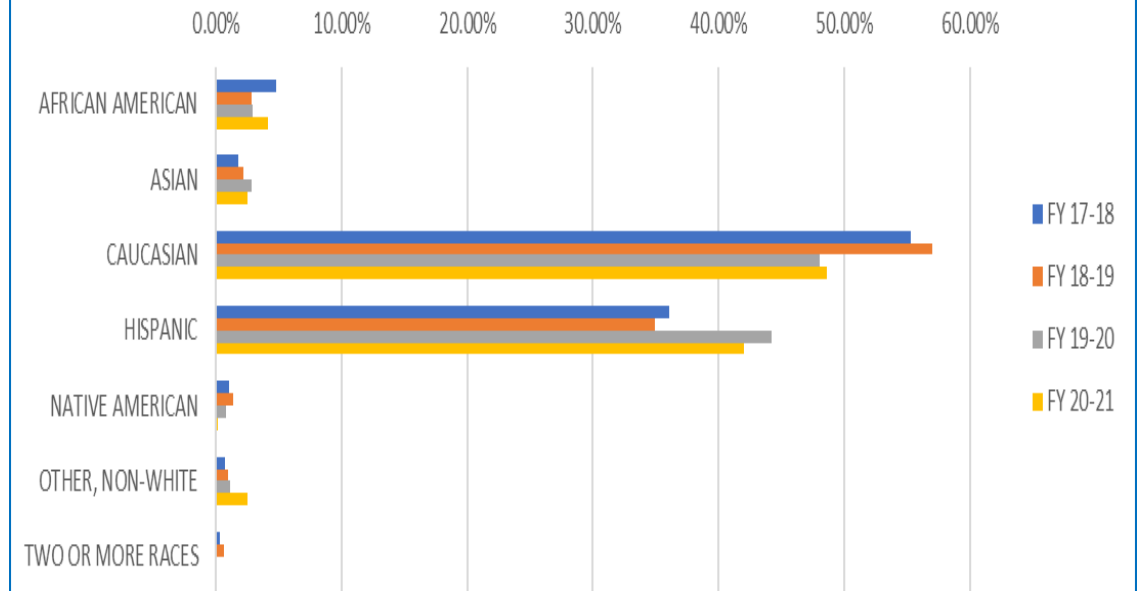


Policy Goal: DMWESB Participation Rental Construction

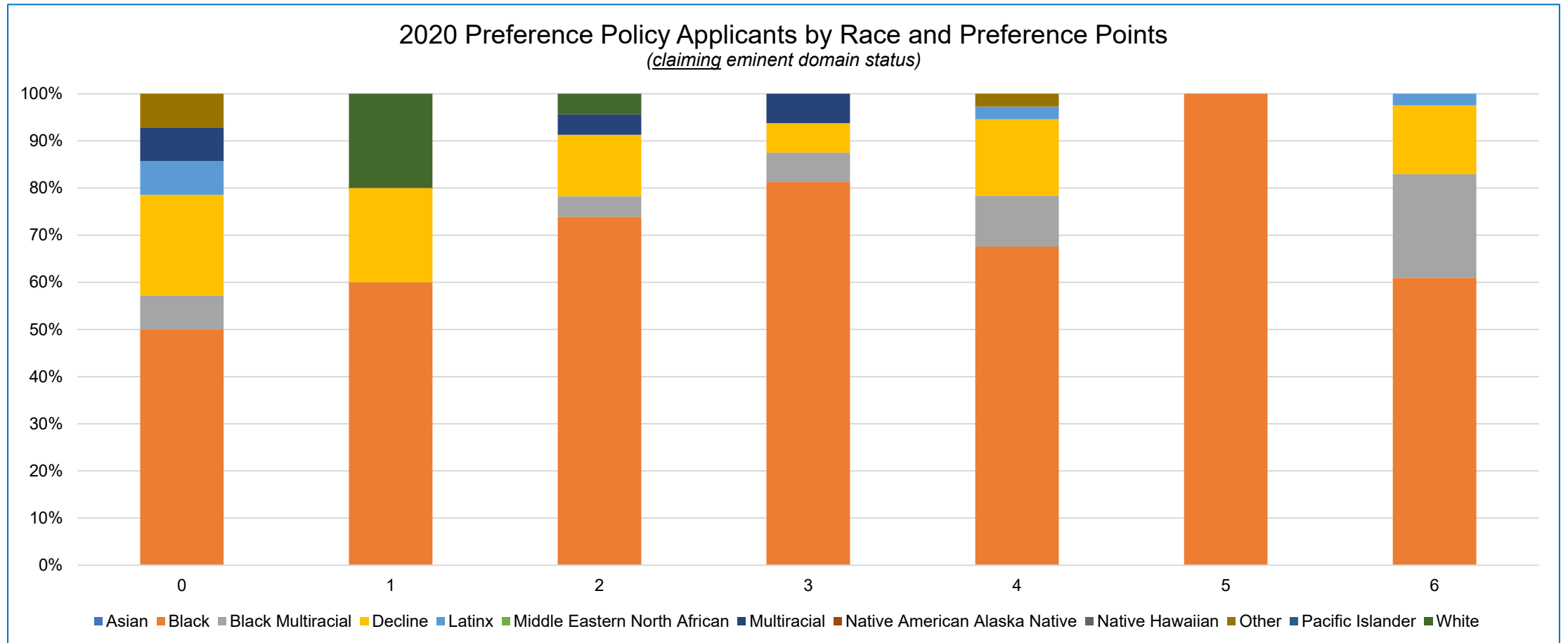
Apprentice Participation by Race/Ethnicity



Journey Level Participation by Ethnicity



Policy Goal: Preference Policy



Summary

- Maximum indebtedness – In Fall of 2017 the OC was made aware that all rental development funds had been allocated to projects, and additional funding could be available through the process of maximizing indebtedness for the district. The committee supported moving forward with the investigation of the possibility to increase available funds through this process. Prosper Portland and Portland Housing Bureau gave several briefings to the OC which led the committee to provide an official recommendation in support of maximizing indebtedness to Prosper Portland's Board in January 2020. The committee thanks all the jurisdictional partners who supported this effort, specifically Multnomah County, Portland Public Schools and Metro, and City Council approving this effort in January of this year.
- 5020 not going forward – A combination of mitigating elements that created the perfect storm that impacted the project's progress: financing, HOA fees, COVID, and lack of interest by preference policy purchasers. In September PHB and Proud Ground made the difficult decision to cancel the project. We want to thank Proud Ground and their project partners for all the work and effort that went into creating the project.
- There is an ongoing need and desire for affordable housing units in NE Portland, 1700+ people applied for the preference policy in 2020 to take advantage of the opportunity to live in North and Northeast Portland. This demonstrates strong desire for place and community. Necessity versus opportunity is the mitigating issue. When the opportunity is provided to move back or to stay in N/NE Portland, people will take it, and the preference policy provides that opportunity.
- We are aware of the need for broader geographical placement of projects, there is a concentration of affordable housing projects on MLK. Affordable housing should be woven into the entire fabric of the community, not just isolated to a specific street or zone.
- There have been leasing challenges of the two of the three new buildings utilizing the preference policy. The committee has concerns about the lack of culturally specific staff working in the leasing office, it should not have been surprising to them about what the committee were asking of them. Although, COVID did have some impact on the delays in lease up, there were many other issues that compounded their ability to move people in. Our expectation is that partners understand that this is a community that has been traumatized over decades, that staff are trained on the history of this community and that wherever possible the first point of contact is from the BIPOC community.

Opportunities

- Coordination of efforts - unlike any time in our history there is significant investment and concentration on what was the historic Albina neighborhood. The I-5 Rose Quarter expansion Project, the Williams and Russell Project, Albina Vision Trust, and the work of this Oversight Committee means that there are over One Billion dollars being released in this community. It is imperative to capture this incredible collaborative opportunity and to strategize for the generational advancement that this can leverage. It will require the coordination of many agencies and thoughtful leaders. But this moment cannot be missed. While we know that what was lost cannot be completely recovered, we must also acknowledge that we cannot miss this moment and cause further damage. My hope is to see each agency leader seize this responsibility and work for the legitimate good of the community that has been historically harmed.
- While the initial intent was to utilize the 5020 property for home ownership (as identified already), the hard work and preparation that went into the original plans now offer rental opportunity. The plans, renderings and time will not go wasted. 60 units of affordable rental housing will be developed at this location. Portland Housing Bureau staff have presented an initial plan for the funds that were allocated to the 5020-condo project. The committee supported the recommendation to utilize \$1.5 million for DPALs for families that are currently mortgage ready. We will continue to work with them on planning for the remaining dollars from that project.
- Dr. Lisa Bates and Dr. Ami Thurber received a \$250,000 grant from Robert Wood Johnson Foundation to continue and expand the evaluation of the North/Northeast Housing strategy's preference policy as a support to health and well-being, and racial justice. The funding includes resources to support community members both as participation incentives and for a group who will serve as project advisors. The importance of this work is that it creates opportunity to capture the significance of place for those who can take advantage of the preference policy.
- Community engagement and planning for the two land bank properties will be a focus of 2021 for the committee. The Strong family property on Alberta and the Carey Blvd property have the potential of creating community, creating new homeowners and potentially support for small business. We look forward to working with PHB on these planning processes.
- We, the Oversight Committee along with the housing bureau have requested a decision package of approximately \$300,000 to provide stable and ongoing funding for the administration of the preference policy. While we understand that the bureau has additional TIF resources at this time due to the increase approved through maximum indebtedness, TIF resources will be depleted with the completion of the three planned projects. The units will be regulated affordable for 99 years and require the preference policy to lease them. Additionally, we understand that the bureau has had to hire temps each year to administer the program, with permanent funding they could hire staff to work year-round on this effort to support a community that has been devastated by gentrification and displacement. We ask that City council include this ask in the FY 21/22 budget.

Conclusions

- There is much to be celebrated and many people to be thanked. The work that took place in a pandemic is outstanding. Thanks to each person who put themselves at the risk of harm to take care of others. Your investment does not go without notice.
- While it is appropriate to pause and praise, we cannot miss what remains in front of us. Maximized indebtedness offers the real and timely strategy to keep this work going. The number of families that have expressed desire to return to a space that has so much meaning is obvious. More affordable rental and ownership housing opportunities are necessary. Maximized indebtedness provides resources to continue to address this housing crisis, so that families are benefited for generations. Thank you, Portland City Council, Multnomah County Commissioners, Portland Housing Bureau, Prosper Portland, (any that I missed) for supporting Maximum Indebtedness of the Interstate TIF District.
- Thank you, N/NE Oversight Committee members, PHB, City Council and all our community partners for your relentless effort. Our time continues to be limited; this moment won't last forever. Let us continue to do our best and to ensure that the "promises made will be promises kept."