

**SECTION 2**  
**2020 State of Housing in Portland**

# City of Portland Policies & Programs

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## Section 1

# City Plans & Policies

The Portland Housing Bureau is responsible for leading housing policy for the City of Portland and administering programs to produce affordable rental housing, increase and stabilize homeownership, end homelessness, and regulate and assist landlords and tenants in the rental housing market. These functions have been assigned to the Bureau through various city plans, policies, and budget notes. Outlined below are the most significant active city plans and policies that direct the Bureau's work. Included in the descriptions are the major goals identified in each of the plans, and the status of the progress toward each goal.

### Progress Indicators

✓ Completed   ● On Track   ● In Process   ✗ Not Completed

## 2035 Comprehensive Plan

Established 2016

Completion 2035








Adopted in 2016, the 2035 Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. The plan guides land use and investment decisions through 2035. Major policy goals and progress to date are outlined in the table below.

Goal	
○	▶ Build 10,000 new units at 0-80% AMI by 2035
○	▶ Affirmatively Further Fair Housing
○	▶ Mitigate and prevent displacement
○	▶ Land bank for affordable housing <i>The Housing Bureau and its community partners land bank for affordable housing.</i>
○	▶ Site affordable housing in high opportunity areas <i>The Housing Bureau worked with the Bureau of Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Portland and Metro Housing Bonds, in these areas.</i>
○	▶ Preserve and produce affordable housing
○	▶ Fund affordable housing
○	▶ Increase affordable rentals and homeownership opportunities
✓	▶ Create and implement an inclusionary housing program <i>The Portland Inclusionary Housing Program has been in effect since February 2017.</i>
○	▶ Preserve mobile home parks
○	▶ Create homeowners
○	▶ Support homeowner retention services
○	▶ Offer a variety of homeownership paths (such as condos, land trust, etc.)
○	▶ Prevent and reduce homelessness
✓	▶ Require safe and healthy housing <i>The Housing Bureau currently offers a lead hazard control program.</i>
○	▶ Increase renter protections

## Portland Plan

Established 2012

Adopted in 2012, the Portland Plan presents a strategic roadmap for the City of Portland. The plan has three integrated strategies—*Thriving Educated Youth*, *Economic Prosperity*, and *Healthy Connected City*—and provides a framework for advancing equity, designed to help realize the vision of a prosperous, educated, healthy and equitable Portland. Major policy goals and progress to date are outlined in the table below.

Goal	
	▶ Remove discriminatory barriers to Portlanders trying to secure housing
	▶ Prevent evictions and foreclosure
	▶ Move households from homelessness into transitional housing such as permanent supportive housing
	▶ Create more homeowners
	▶ Implement the Fair Housing Action Plan
	▶ Create more minority homeowners
	▶ Update 10-Year Plan to End Homelessness <i>The Home for Everyone Plan was established in 2014.</i>

## Central City No Net Loss Policy

Established 2001

Adopted in 2001, the Central City No Net Loss Policy mandates that the City will maintain the number of units that were affordable at 60 percent AMI and below in 2002 in the Central City. According to the baseline established in a 2002 Central City housing inventory, 8,286 rental units were affordable at 60 percent AMI and below.

In 2020, there was a total of 9,054 total units in the Central City of which 8,036 units are regulated and 1,018 units are market rate. Compared to 2019, the Central City gained 74 regulated units and gained 195 market rate units.

Policy goals and progress to date are outlined in the table below.

No Net Loss Rental Housing Units, 0-60% AMI	Regulated Units		Market Units		Total Units	
	2002	2020	2002	2020	2002	2020
Central Eastside	160	464	464	290	624	745
Downtown	3,197	3,264	1,048	460	4,245	3,724
Goose Hollow	548	551	785	192	1,333	743
Lloyd District	-	278	97	64	97	342
River District	1,485	3,251	502	-	1,987	3,251
South Waterfront	-	209	-	-	-	209
Lower Albina	-	19	-	12	-	31
<b>Total</b>	<b>5,390</b>	<b>8,036</b>	<b>2,896</b>	<b>1,018</b>	<b>8,286</b>	<b>9,054</b>

While the number of regulated units has increased by 2,646 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units increased by 24 percent from 823 in 2019 to 1018 in 2020. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

## East Portland Action Plan | A Guide for Improving Livability in Outer East Portland

Adopted in 2009, The East Portland Action Plan contains strategies and actions to provide guidance and direction to public agencies, nonprofit organizations, businesses and individuals to address the broad array of opportunities and challenges facing East Portland. Major housing policy goals and progress to date are outlined in the table below.

Goal	
✘	▶ Create a housing rehabilitation program
○	▶ Expand nonprofit home repair and rehab programs
○	▶ Review/assess housing development tax abatement benefits and their impacts in East Portland

## Broadway Corridor Project

The Broadway Corridor project is an opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods, with the goal to maximize community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

Goal	
○	▶ 30% of Residential Development Rights for Affordable Housing at 0%-60% AMI and 0%-80% AMI brackets, creating approximately 720 units

## Division Corridor Transit Project

The Division Transit Project will improve travel between Downtown Portland, Southeast and East Portland and Gresham with easier, faster and more reliable bus service. As a part of the planning process the Housing Bureau worked with community stakeholders, to outline specific affordable housing goals. Affordable housing production targets are outlined below.

Goal	
✓	▶ Support the production of more and a variety of housing types of affordable housing: secure funding for 300-600 new affordable rental housing units for households earning up to 60% of AMI through 2021
✓	▶ Secure approximately 20-25% of the above affordable housing investment in East Portland.

## Southwest Corridor Project

Adopted by Portland City Council in 2018, the SW Corridor Equitable Housing Strategy will guide the distribution of affordable housing choices equitably throughout the corridor, while also addressing the displacement of low-income households and communities of color. A diverse array of community stakeholders is working together with city staff to create new housing policies and funding sources in advance of a major light rail project from downtown Portland to Tualatin so all Portlanders—regardless of race, ethnicity, family status, income, or disability—have a range of affordable choices near high quality affordable transit. Affordable housing goals and production targets are outlined below.

Goal	
○	▶ Commit financial resources early and grow new resources for the long-term
○	▶ Prevent residential and cultural displacement: acquire, convert, or develop 150-200 homes serving households earning up to 60% AMI through 2027
○	▶ Increase choices for new homes for all household types and incomes: through Inclusionary Housing production, create 150 homes affordable to households earning up to 60% AMI

## Section 2

# Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas to implement policies, programs, and services necessary to achieve the City's housing goals and objectives.



### Production & Preservation

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB's housing is required to remain affordable at targeted incomes for up to 99 years.

- ▶ Direct financing using local and federal resources
- ▶ Indirect subsidies, such as tax exemptions and fee waivers



### Home Ownership

The Housing Bureau funds programs to increase homeownership for vulnerable communities, directly and with community partners.

- ▶ Homebuyer education
- ▶ Down-payment assistance
- ▶ Tax exemptions
- ▶ Mortgage tax credits
- ▶ Construction



### Preventing Displacement

The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.

- ▶ New tenant protections
- ▶ Rental Services Office
- ▶ Legal services funding
- ▶ Home repair grants and loans



### Ending Homelessness

Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:

- ▶ Short-term rent assistance
- ▶ Permanent supportive housing
- ▶ Transitional housing
- ▶ Emergency shelter and winter shelter

Together with partners, the Housing Bureau is working to achieve Portland City Council's goal of creating 2,000 new supportive housing units by 2028.



## Section 3

# Bureau Plans

### Portland's Housing Bond

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland. A Policy Framework establishes goals for Portland's Housing Bond and outlines the community priorities to guide Bond investments. The Framework to identify, purchase, build, and renovate units was finalized following a six-month public process and with the input of nearly 1,000 community members. For a detailed look at the budget, programming goals, and performance to date, please turn to page 116.

### N/NE Neighborhood Housing Strategy

The N/NE Neighborhood Housing Strategy is an initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime residents of the area. Since 2015, the Housing Bureau has used all Interstate Corridor Urban Renewal Area resources to implement and expand the housing strategy. For a detailed look at the budget, programming goals, and performance to date, please turn to page 118.

### Supportive Housing Plan

In late 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of this plan to guide the production of at least 2,000 new units of supportive housing in Multnomah County by 2028. The resolutions required that the plan include the actual need for supportive housing, the total cost of meeting the 2,000 unit goal, an assessment of resources currently and prospectively available to meet the goal, and the necessary next steps for implementation. For a detailed look at the budget, programming goals, and performance to date, please turn to page 122.

### A Home for Everyone | Joint Office of Homeless Services

In 2012, a committee was convened by the City of Portland, Multnomah County, and Home Forward to bring together diverse stakeholders to review data, listen to the community, and learn effective local and national practices to develop a plan to end homelessness. This plan was adopted and put into effect with the creation of the Joint City-County Office of Homeless Services tasked with implementing the plan. For a detailed look at the budget, programming goals, and performance to date, please turn to page 126.

### Tax Increment Financing Strategies

Adopted in 2006, the City of Portland's Tax Increment Financing Set-Aside Policy allocates an average of 45 percent of urban renewal resources to affordable housing programs. Each urban renewal area developed a separate housing strategy to be implemented with the tax increment resources. The Housing Bureau is responsible for meeting the affordable housing programming goals in each strategy. For a detailed look at the set-aside financial data, programming goals, and performance to date, please turn to Part 5, page 161.

## Section 4

# Rental Portfolio & Programs

Through the Portland Housing Bureau, the City of Portland works to increase affordable rental housing by subsidizing the construction of new buildings and rehabilitation of existing buildings (“preservation”) to provide long-term affordability for households at targeted income levels.

The Portland Housing Bureau supports affordable housing development throughout the city by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

<b>City Regulated Rental Units by Financing Structure*</b>	<b>30% AMI</b>	<b>40% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>80% AMI</b>	<b>100% AMI</b>	<b>Total</b>
<b>Total Units</b>	<b>2,692</b>	<b>1,110</b>	<b>3,800</b>	<b>7,410</b>	<b>945</b>	<b>79</b>	<b>16,036</b>
Basic Financing	746	230	1,414	2,350	250	30	5,020
+ Section 8 Project	541	365	580	1,008	23	-	2,517
+ Tax Abatement	20	-	135	777	571	44	1,547
+ 4% Tax Credits	380	74	558	1,258	45	-	2,315
+ 9% Tax Credits	97	11	266	658	-	-	1,032
+ 4% Tax Credits and Section 8	446	418	492	851	37	-	2,244
+ 9% Tax Credits and Section 8	386	12	274	230	-	5	907
+ 4% Tax Credits and Tax Abatement	-	-	-	150	-	-	150
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	-	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-	-

\*Expressed as a percentage of area median income

AMI=Area Median Income

<b>City Regulated Rental Unit Production</b>	<b>30% AMI</b>		<b>40% AMI</b>		<b>50% AMI</b>		<b>60% AMI</b>		<b>80% AMI</b>		<b>Total</b>	
	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>
2020	32	9	-	-	393	162	229	1	654	172	-	-
2019	56	19	-	-	73	100	675	55	72	2	876	176
2018	62	31	-	-	89	-	539	152	113	-	803	183
2017	54	54	-	-	-	29	350	62	107	-	511	145
2016	9	49	-	-	57	-	241	-	-	-	362	49

Note: Regulated affordable units added to asset portfolio totals when construction is complete

NC=New Construction P=Preservation & Rehabilitation

## Housing Programs

# Resident Demographics

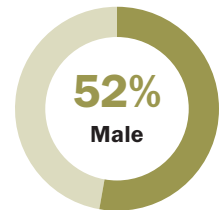
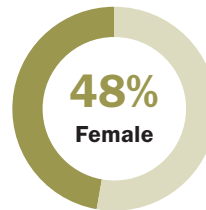
Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy received.

**22,577**  
Total Residents

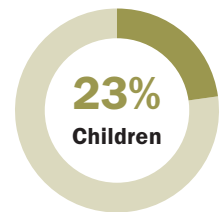
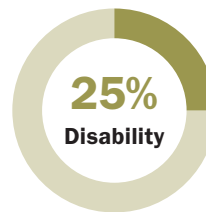
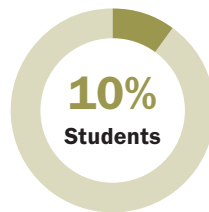
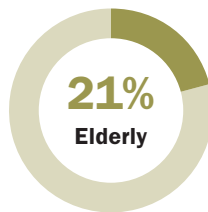
**5.0 years**  
Average Residency

**\$19,598** Average Annual Income  
**\$605** Average Gross Rent

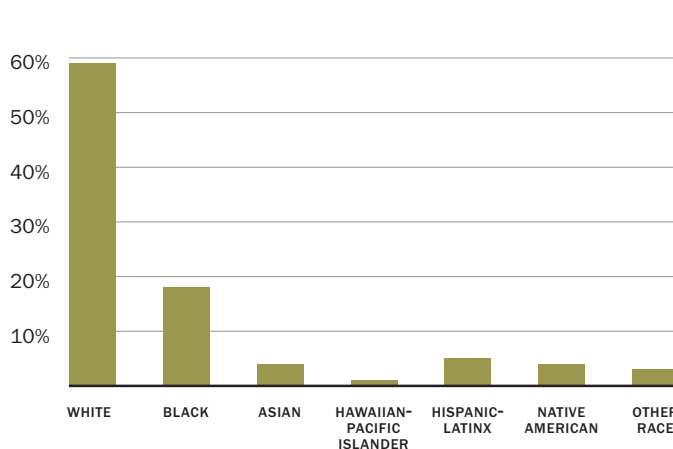
Heads of Household



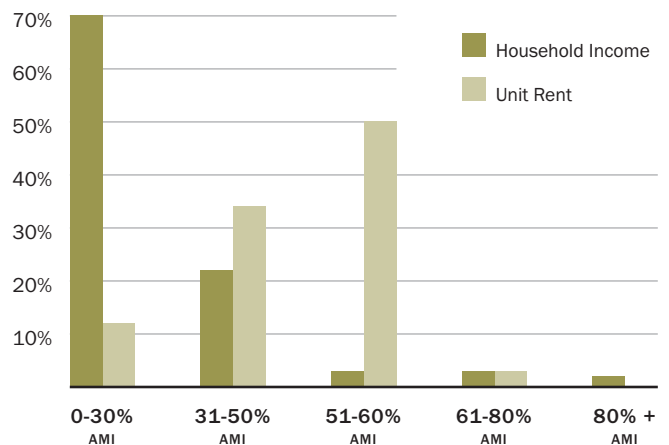
Demographic of Residents



### Head of Household by Race & Ethnicity



### Household Income vs. Rent Levels



▲ For example, 69% of households in the Bureau's rental housing earn at a level of 0-30% of the area median income (AMI), and 13% of households pay rent that is considered affordable for earners at the same level.

# Ending Homelessness

The City is a key partner of *A Home for Everyone*, the local collaboration to end homelessness. A Home for Everyone is comprised of community members and leaders from Multnomah County, the Cities of Portland and Gresham, Home Forward, nonprofit service organizations, and many other community partners.

The City funds programs designed to prevent and end homelessness for families and individuals through the Joint Office of Homeless Services. Services are delivered through contracts with various nongovernmental and other public entities, who provide a range of programming to address the diverse needs of people experiencing homelessness. Program areas include rent assistance and eviction prevention (collectively referred to below as “homelessness prevention”), permanent supportive housing and rapid rehousing (collectively referred to below as “permanent housing”), and emergency shelter.

Numbers Served by Race/Ethnicity, FY 2017-19	Homelessness Prevention			Permanent Housing			Emergency / Winter Shelter		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
TOTAL	7,460	7,220	7,310	11,490	11,900	12,240	8,310	6,200	5,850
White*	-	-	-	-	-	-	-	-	-
Non-Hispanic White	1,660	1,570	1,490	3,950	3,890	4,210	3,710	2,990	2,970
Black	2,470	2,570	2,570	4,520	4,500	4,770	1,720	1,510	1,240
Asian	310	380	280	370	300	280	200	190	140
Hispanic-Latinx	1,620	2,000	2,060	1,720	2,030	1,970	1,050	840	760
Hawaiian-Pacific Islander	190	240	190	570	630	540	150	220	90
Native American	570	530	470	1,330	1,440	1,380	350	320	320
Other Race/Ethnicity	390	120	210	330	240	320	970	180	280

Source: ServicePoint Homeless Management Information System (HMIS): Accessed July 2020

\*Emergency Shelter reporting follows HUD’s APR and does not allow for differentiating Non-Hispanic White from Hispanic White at this point in time.

Notes: Notes: Data above are from reports retrieved from HMIS approximately 15 days after the end of each period, which are the newest available for FY 20 as of this writing. Any alternate numbers from the Joint Office of Homeless Services are from reports pulled more than 15 days after the end of the period, and may be higher than the numbers above. HMIS data are subject to change due to data entry lags and administrative changes. See Data Dictionary of the FY 20 AHFE year-end report for reporting methodologies. AHFE reports are available at <http://ahomeforeveryone.net/outcome-reports>. Numbers reflect all people receiving services in the indicated project types for the respective time periods, regardless of when they enrolled. Numbers are rounded to the nearest ten.

# Homeownership & Stabilization

Through programs and investments to increase access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

The City funds education and counseling programs to support first-time homebuyers and prevent foreclosure, as well as grants to improve the health and livability of owned homes. These programs are administered through community-serving organizations to reach underserved populations.

The City directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include the System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

<b>Homeownership Loans by Financing Instrument</b>	<b>Below 50% AMI</b>	<b>51-80% AMI</b>	<b>81%+ AMI</b>	<b>Total</b>
<b>Total Homeownership Loans</b>	<b>473</b>	<b>332</b>	<b>51</b>	<b>856</b>
Home Buyer Assistance Loan	78	209	43	330
Home Repair Loan	395	123	8	526

AMI=Area Median Income

<b>Homeownership Production by Program</b>	<b>Below 50% AMI</b>				<b>51-80% AMI</b>				<b>81%+ AMI</b>				<b>Total</b>			
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Home Buyer Assistance Loan	3	5	5	6	10	15	26	37	5	10	7	9	18	30	38	52
Home Repair Loan	13	26	10	13	12	29	13	12	-	-	4	7	25	55	27	32
Home Repair Grant	541	551	585	441	43	62	62	62	-	-	-	-	561	613	647	503
Lead Hazard Reduction	30	1	14	62	23	1	10	40	-	-	-	2	53	2	24	104
SDC Exemption & Homeownership Tax Exemption	15	14	16	15	30	29	33	36	40	15	38	79	85	58	87	130

AMI=Area Median Income

# Homeownership & Stabilization cont.

Racial Composition	Home Buyer Assistance Loan				Home Repair Loan				Home Repair Grant			
	2016	2017	2018	2019	2016	2017	2018	2019	2016	2017	2018	2019
White	33%	22%	32%	17%	48%	47%	48%	44%	54%	53%	49%	49%
Black	50%	59%	50%	71%	48%	42%	33%	38%	24%	24%	24%	28%
Asian	-	4%	8%	8%	8%	5%	-	-	4%	4%	5%	4%
Hispanic-Latinx	11%	11%	8%	6%	-	-	7%	9%	6%	7%	8%	5%
Hawaiian-Pacific Islander	-	-	-	-	-	-	-	-	1%	1%	1%	2%
Native American	6%	15%	3%	-	4%	-	7%	6%	10%	2%	11%	11%
African, Middle Eastern or Slavic	-	-	-	-	-	-	4%	3%	1%	-	2%	2%

Racial Composition	Lead Hazard Reduction				SDC Exemption & Homeowner Tax Exemption			
	2016	2017	2018	2019	2016	2017	2018	2019
White	40%	100%	58%	13%	36%	20%	32%	39%
Black	32%	-	21%	27%	5%	3%	6%	10%
Asian	2%	-	4%	-	51%	65%	57%	41%
Hispanic-Latinx	6%	-	13%	53%	11%	3%	2%	9%
Hawaiian-Pacific Islander	-	-	-	-	1%	-	1%	2%
Native American	-	-	4%	2%	4%	-	-	3%
African, Middle Eastern or Slavic	-	-	-	-	2%	11%	10%	5%

Source: Homeless Management Information System (HMIS): Accessed November 2020

# Rental Services Office

The Portland Housing Bureau Rental Services Office provides information on local landlord-tenant laws, state landlord-tenant laws and Fair Housing laws through a Technical Assistance line and works on tenant protections. Through the Office, the Bureau also funds programs designed to protect the rights of renters and to protect rental households vulnerable to the negative impacts of displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability. Funded services include a renters’ rights hotline, a Fair Housing hotline, training and education to both landlords and tenants on topics such as Fair Housing laws, local landlord-tenant laws, and recent changes to state landlord-tenant law, Fair Housing testing, legal services for renter, renter advocacy support, and emergency housing placement. For all rental service programs, most clients served are below 50 percent area median income (AMI). Compliance, policy, and program development are also done by the Rental Services Office. The Bureau links these rental service programs to its funded rental housing, supportive housing, and regulatory agreements.

Numbers Served, FY 2019-20	Fair Housing Advocacy	Renter Advocacy & Education	Rental Legal Services	Renter Habitability
<b>Racial Composition: Total</b>	<b>612</b>	<b>2,033</b>	<b>508</b>	<b>92</b>
White	164	1,226	235	38
Black	93	267	154	37
Asian	9	85	10	1
Hispanic-Latino	112	195	35	12
Hawaiian-Pacific Islander	10	38	2	-
Native American	40	169	14	-
African, Middle Eastern or Slavic	6	9	9	4
Other Race/Multiracial	-	-	48*	-
Other (including <i>Declined to Answer</i> )	178	44	1	-
<b>Gender Composition: Total</b>	<b>544</b>	<b>1,862</b>	<b>508</b>	<b>67</b>
Female	301	1,238	295	44
Male	128	624	201	23
Other (including <i>Declined to Answer</i> )	115	-	12	-

Source: Homeless Management Information System (HMIS): Accessed October 2020

\*Reported by LASO and MPD

Section 5  
**Strategic Initiatives**

<b>Portland’s Housing Bond</b>	<b>116</b>
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<b>Joint Office of Homeless Services</b>	<b>126</b>















# Portland's Housing Bond

**Passed** November 2016

**Completion** 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing \$258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing within seven years. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

## Current Projects

 <p><b>1</b> <b>OPEN</b></p> <p><b>The Ellington</b> 263 units <i>Acquisition</i></p>	 <p><b>2</b></p> <p><b>3000 SE Powell</b> 206 units <i>New Construction</i></p>	 <p><b>3</b> <b>OPEN</b></p> <p><b>East Burnside</b> 51 units <i>New Construction</i></p>	 <p><b>4</b></p> <p><b>Cathedral Village</b> 110 units <i>New Construction</i></p>	 <p><b>5</b></p> <p><b>The Susan Emmons</b> 144 units <i>New/Rehab</i></p>	 <p><b>6</b></p> <p><b>The Joyce</b> 66 units <i>Rehab</i></p>
 <p><b>7</b></p> <p><b>The Westwind</b> 100 units <i>New Construction</i></p>	 <p><b>8</b></p> <p><b>Anna Mann House</b> 128 units <i>New/Rehab</i></p>	 <p><b>9</b></p> <p><b>Hayu Tilixam</b> 50 units <i>New Construction</i></p>	 <p><b>10</b></p> <p><b>Las Adelitas</b> 141 units <i>New Construction</i></p>	 <p><b>11</b></p> <p><b>Crescent Court</b> 138 units <i>New Construction</i></p>	 <p><b>12</b></p> <p><b>Stark Street Housing</b> 93 units <i>New Construction</i></p>

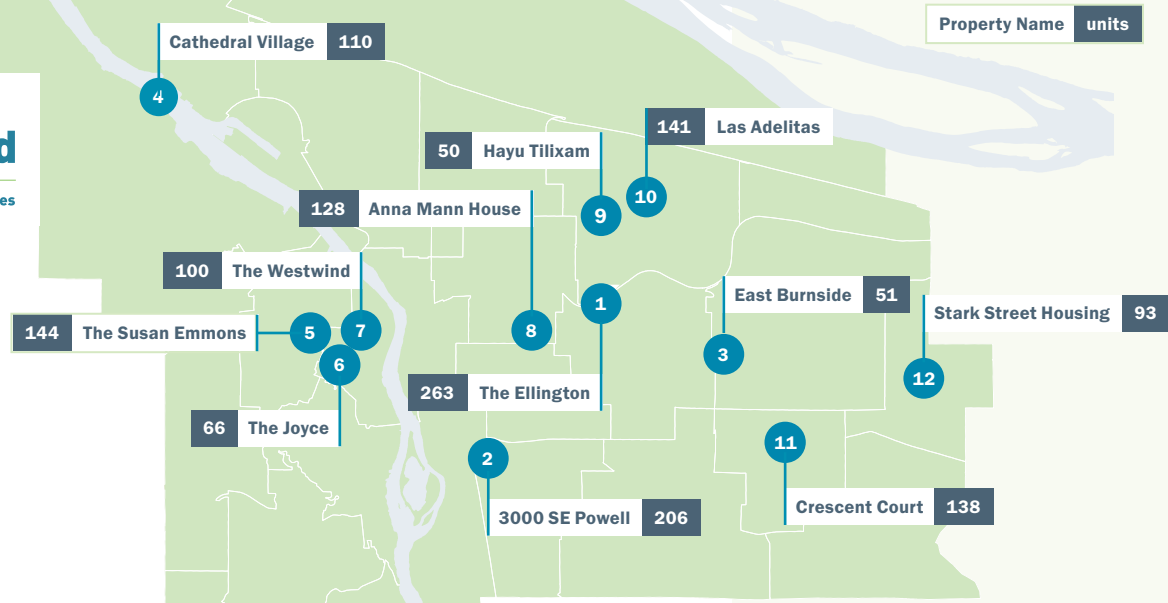
## 2020 Outcomes to Date



For more information:  
[portlandhousingbond.com](http://portlandhousingbond.com)

# Portland's Housing Bond

Investing Together in Affordable Homes



## Key Actions

- ▶ **November 2016** Bond Measure passes
- ▶ **February 2017** City acquires the Ellington Apartments
- ▶ **April–September 2017** A stakeholder advisory group is convened to create a community-driven policy framework to guide Bond expenditures; an independent oversight committee is appointed to review expenditures and monitor implementation
- ▶ **February 2018** City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects
- ▶ **June 2018** City acquires a parcel at 5827 NE Prescott for future development and a new building at 10506 E Burnside, leased in partnership with homeless family service providers and other community partners
- ▶ **November 2018** Oregon voters pass Measure 102 amending the State constitution regarding how general obligation bonds may be used. The amendment gives new authority to public entities to explore private partnerships and leverage additional sources of financing in developing bond projects. Oregon law previously required public ownership of bond-funded projects.
- ▶ **April 2019** Under new authority from Measure 102, the Portland Housing Bureau releases the Bond Opportunity Solicitation, marking the first time private and non-profit entities had the opportunity to bid for project funding from Portland's Housing Bond.
- ▶ **May 2019** Home Forward is selected as the developer for 3000 SE Powell, continuing the work accomplished under their role as a Development Services Consultant
- ▶ **September 2019** The Portland Housing Bureau awards \$115.3 million in Bond funding to nine projects selected through the Bond Opportunity Solicitation, adding another 930 units of affordable housing to the pipeline, including 443 at 30% AMI, 329 units of family-size housing, and 254 units of PSH
- ▶ **April–July 2020** Two Bond projects add additional units. 3000 Powell adds 26 additional units after acquiring an adjacent property. The project is now expected to provide 206 units of affordable housing, including 65 with two or more bedrooms for families, 68 units of deeply affordable housing (at or below 30% AMI), and 30 units of PSH. The Anna Mann House adds an additional 40 units, increasing the total number of units with two or more bedrooms for families. Total units for the project are now 128.
- ▶ **October 2020** Crescent Court, formerly known as 115th at Division, is the first Portland Housing Bond project to begin construction receiving City Council approval for \$15,658,807 in Bond funds. The project is expected to finish construction and begin leasing in early 2022.
- ▶ **November 2020–Spring 2021** Seven Bond projects are anticipated to seek City Council approval for financial closing and start of construction.

# N/NE Housing Strategy

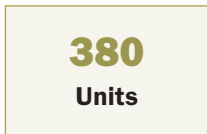
Established January 2015

Completion 2022

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, in particular, the historic and ongoing displacement of long-time community members in North and Northeast Portland. The strategy creates new homeowners through down payment assistance and the development of affordable ownership units, creates new affordable rental housing, and land banks in the Interstate Corridor Urban Renewal Area—investments that respond to and attempt to prevent displacement of current residents.

## Program Goals

### Rental Development



### Home Repair Loans



### Home Repair Grants



### Homeownership



## 2020 Outcomes to Date

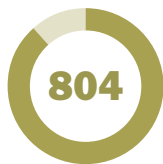
Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original \$20 million housing plan to a budget of more than \$60 million in recognition of the continued community need and the inflating cost of housing in the area. During fiscal year 2018/19, the Housing Bureau purchased property from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, the property purchased from the Water Bureau was included in the Interstate URA for future home ownership development.

### Progress Measures

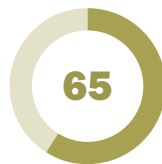
■ Complete or Met ■ Remaining



Home Repair  
Loans Provided



Home Repair  
Grants Provided



Homeowners  
Created

### Current Rental Projects



**Charlotte B Rutherford**  
51 units  
Now Open



**Beatrice Morrow**  
80 units  
Now Open



**King+ Parks**  
69 units  
Now Open



**Magnolia II**  
50 units  
Now Open

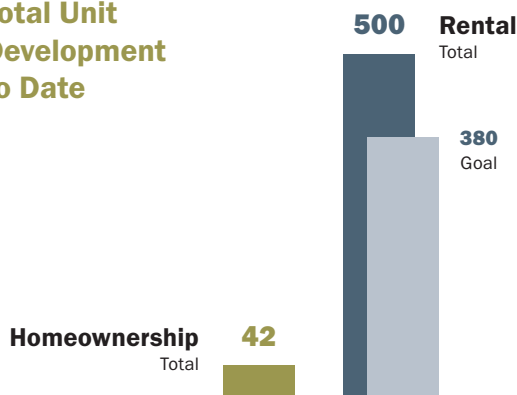


**Renaissance**  
189 units  
Now Open

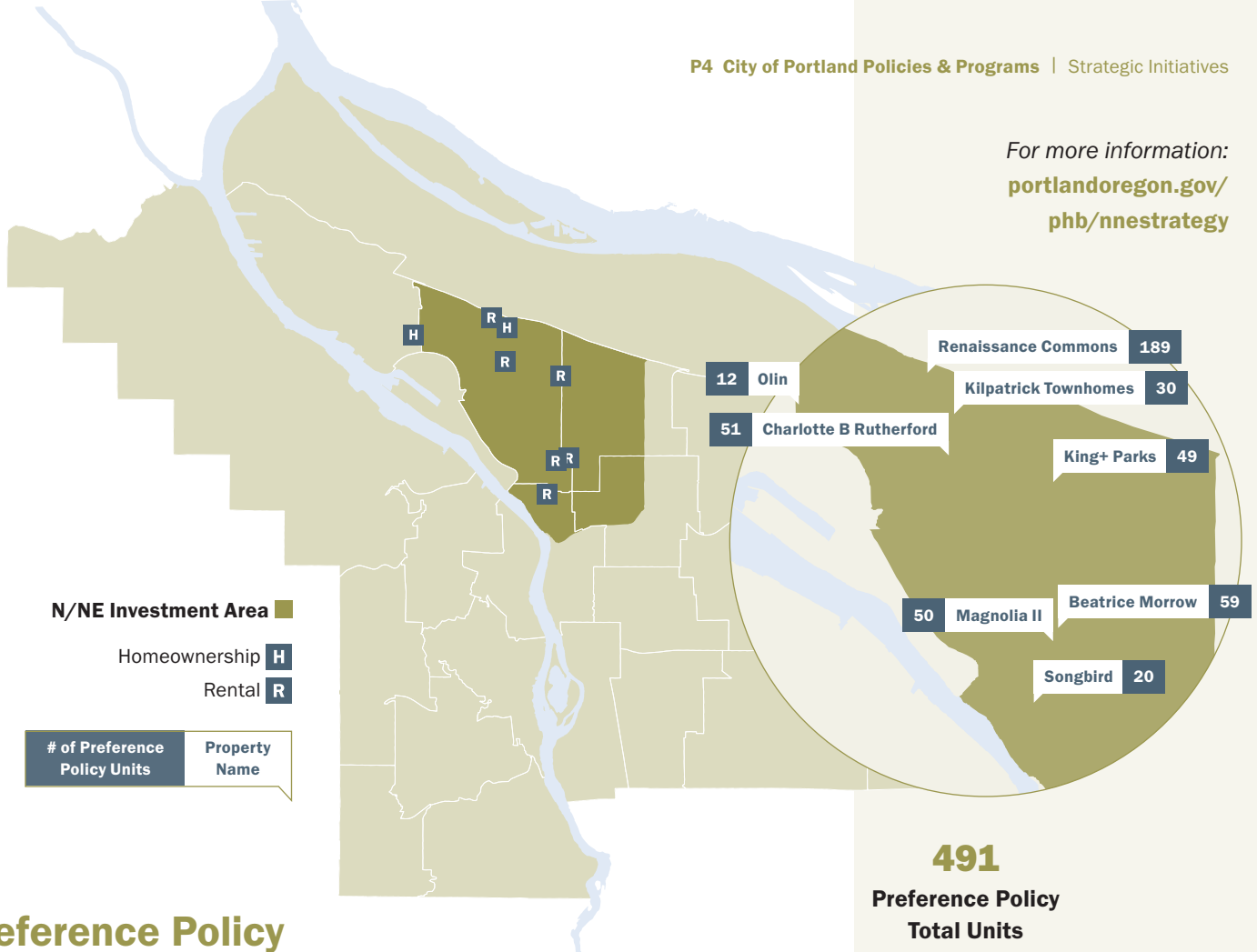


**Songbird**  
61 units  
Now Open

### Total Unit Development to Date



For more information:  
[portlandoregon.gov/  
 phb/nnestrategy](http://portlandoregon.gov/phb/nnestrategy)



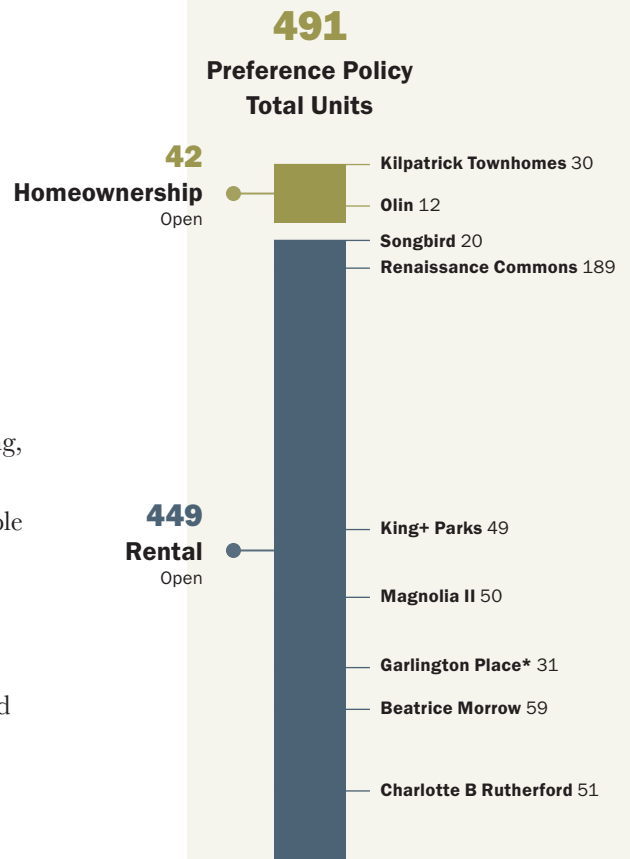
## Preference Policy

A central feature of the N/NE Housing Strategy is the **Preference Policy**. The preference policy prioritizes applicants for the City’s investments in affordable housing opportunities in the Interstate Corridor Urban Renewal Area who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

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 the Interstate Corridor Urban Renewal Area, the Housing Bureau will open a waitlist for those interested in the housing opportunity.

The waitlist is open to all interested parties; however, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor’s live or have lived in N/NE Portland. Applications documenting a greater impact of urban renewal activity will be placed higher on the list and applications with little or no impact of urban renewal activity will be placed lower on the list.

To date, the program has received over 5,155 applications from households interested in affordable housing opportunities in three homeownership and seven rental multifamily developments.



\*Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily leased up a portion of the building using Preference Policy households.

# Inclusionary Housing

**Established** February 2017 **Completion** ongoing

The City of Portland has identified the need for a minimum of 22,000 affordable housing units to serve low and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage of the units at rents affordable to households earning up to 80 percent of the area median income (AMI), with a program emphasis on units at 60 percent AMI or less.

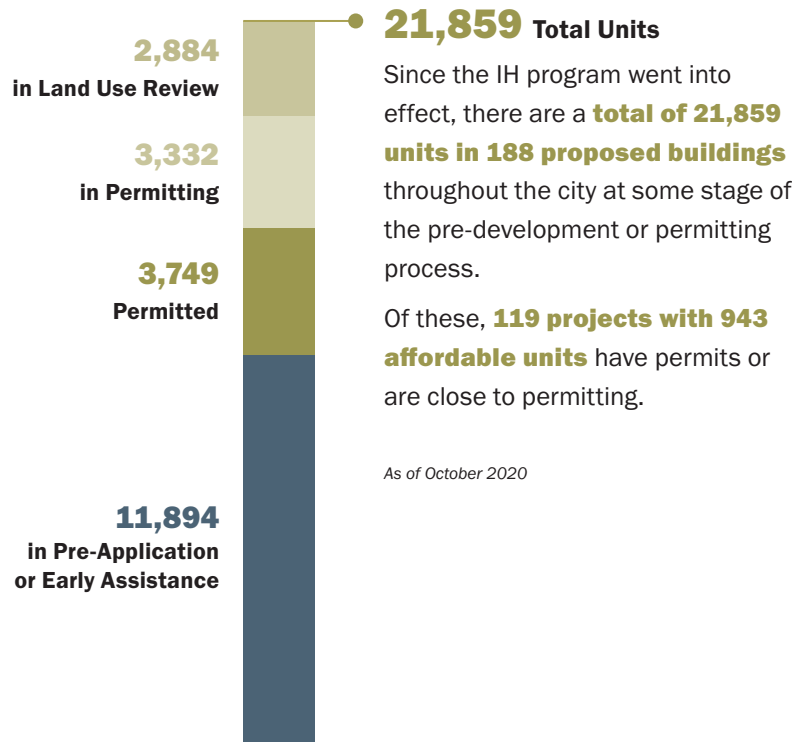
## Program Goals

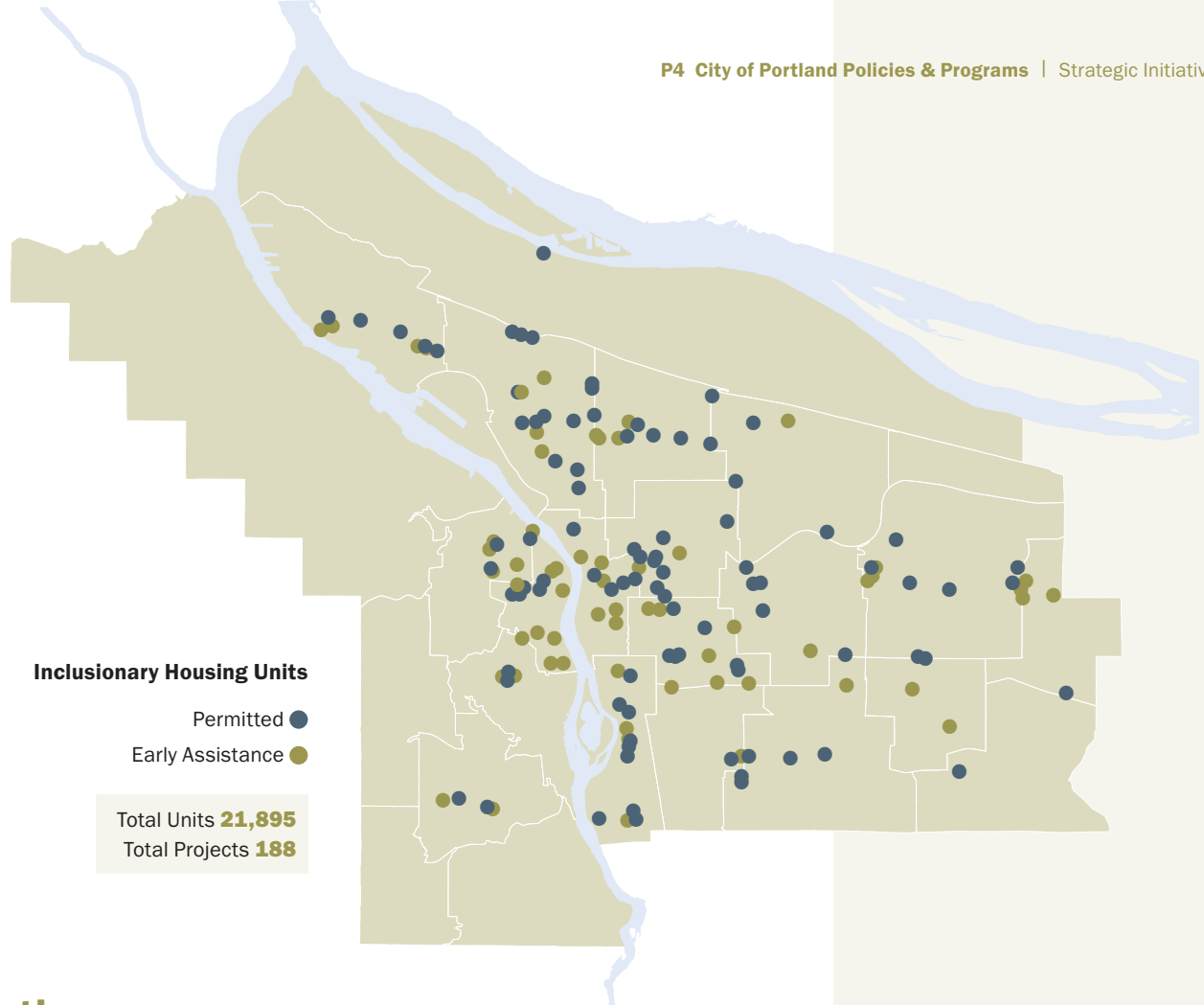


## 2020 Outcomes to Date

### Multifamily & Inclusionary Housing Permitting Pipeline

20+ Unit Buildings





## Key Actions

- ▶ **June 2018** City Council approved technical changes to the IH program’s fee-in-lieu option
- ▶ **August 2018** Adopted administrative rules for IH homeownership requirements
- ▶ **October 2018** Inclusionary housing development 18-month review memo published
- ▶ **October 2018** City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR
- ▶ **July 2019** City Council approved funding for a market analysis to recalibrate the IH Build Off-Site and Designate Off-Site program options to increase flexibility and utilization
- ▶ **July 2019** Adopted technical changes to the IH program administrative rules
- ▶ **May 2020** Council redistributes market study funding for COVID-19 emergency rent assistance program
- ▶ **July 2020** Council extends lower inclusion rate outside the Central City as part of a COVID-19 development response package

For more information:  
[portlandoregon.gov/  
 phb/inclusionary-housing](https://portlandoregon.gov/phb/inclusionary-housing)



# Supportive Housing Plan

Passed October 2017

Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions stating the goal to create 2,000 new supportive housing units by 2028. The resolution was passed in response to one of our community’s most urgent needs.

Supportive housing is an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care.

An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicated Multnomah County had a gap of at least 2,400 units of supportive housing.

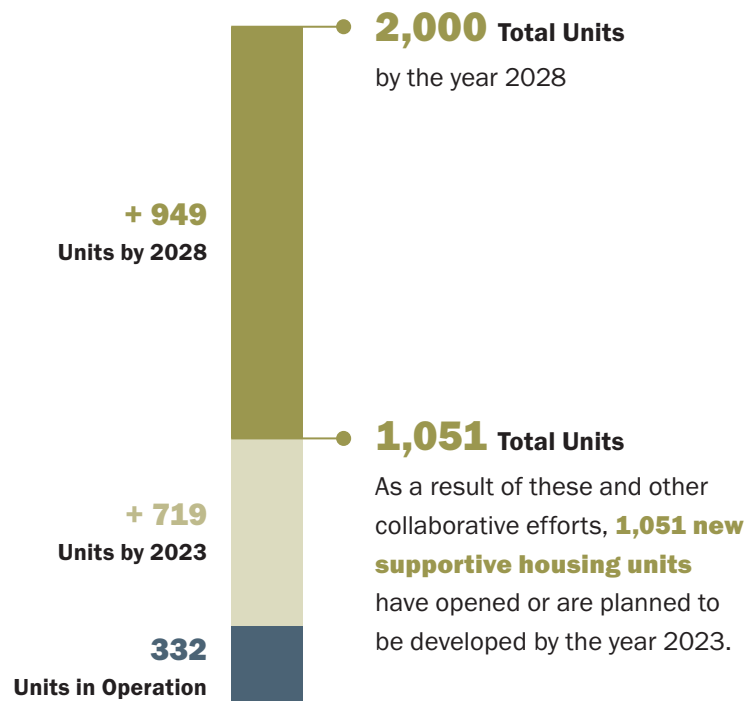
## Budget & Goals

The estimated investment of \$592 million to \$640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at \$43 million to \$47 million a year. The report from CSH includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

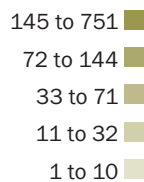
## 2020 Outcomes to Date

### New Supportive Housing Units since 2018

Over the last two fiscal years, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating and services funding to create new supportive housing units.



### Location of Supportive Housing Units



## Key Actions

- ▶ **September 2019** Nine new housing projects were awarded funding through the 2019 Bond Opportunity Solicitation (BOS), which combined resources from Portland's Housing Bond, Multnomah County and Home Forward. The projects in total will deliver 254 new units of Supportive Housing over the next several years to serve individuals experiencing chronic homelessness, families and Communities of Color.
- ▶ **January-September 2020** Several new housing projects with supportive housing reach development milestones, including financial closing, start of construction, and/or project completion. Some of these projects include Findley Commons, Songbird, Nesika Illahee, Renaissance Commons. The projects will provide supportive housing for families and individuals experiencing chronic homelessness, including Veterans, Communities of Color and families.
- ▶ **October-December 2020** Jurisdictional leaders at the Joint Office of Homeless Services, PHB, Home Forward and community partners engage in strategic planning on how to align Metro's Supportive Housing Services measure funds with affordable housing development resources to create additional supportive housing for our communities.



# Rental Services Office

Established 2017

The Rental Services Office (RSO) at the Housing Bureau provides information and referrals for landlords and renters including general information on state landlord-tenant laws and specializes in technical assistance for local renter protections. RSO’s main functions include:

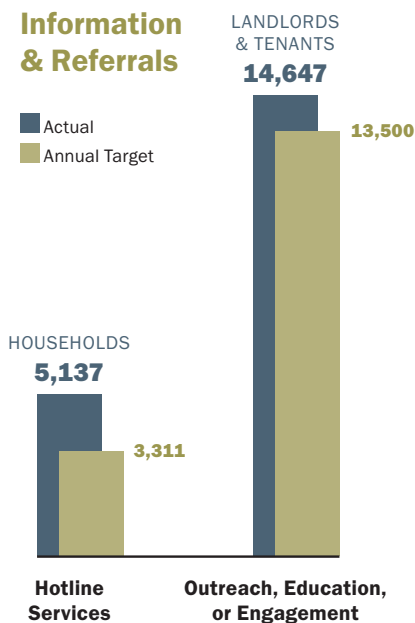
- ▶ Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission
- ▶ Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others
- ▶ Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, rental unit screening criteria, and rental unit security deposits.
- ▶ Provision of information and technical assistance to the public through a call line, email, and walk-in office hours

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent 2019 estimates, 46.6 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (+10 percent) and the state (+9 percent). The housing cost disparity is even more pronounced for Black, Indigenous, Latinx, and other people of color in addition to other protected classes.

## 2020 Outcomes

As the city council continues to plan additional tenant protection policies, the work of RSO also continues to expand.

### Information & Referrals

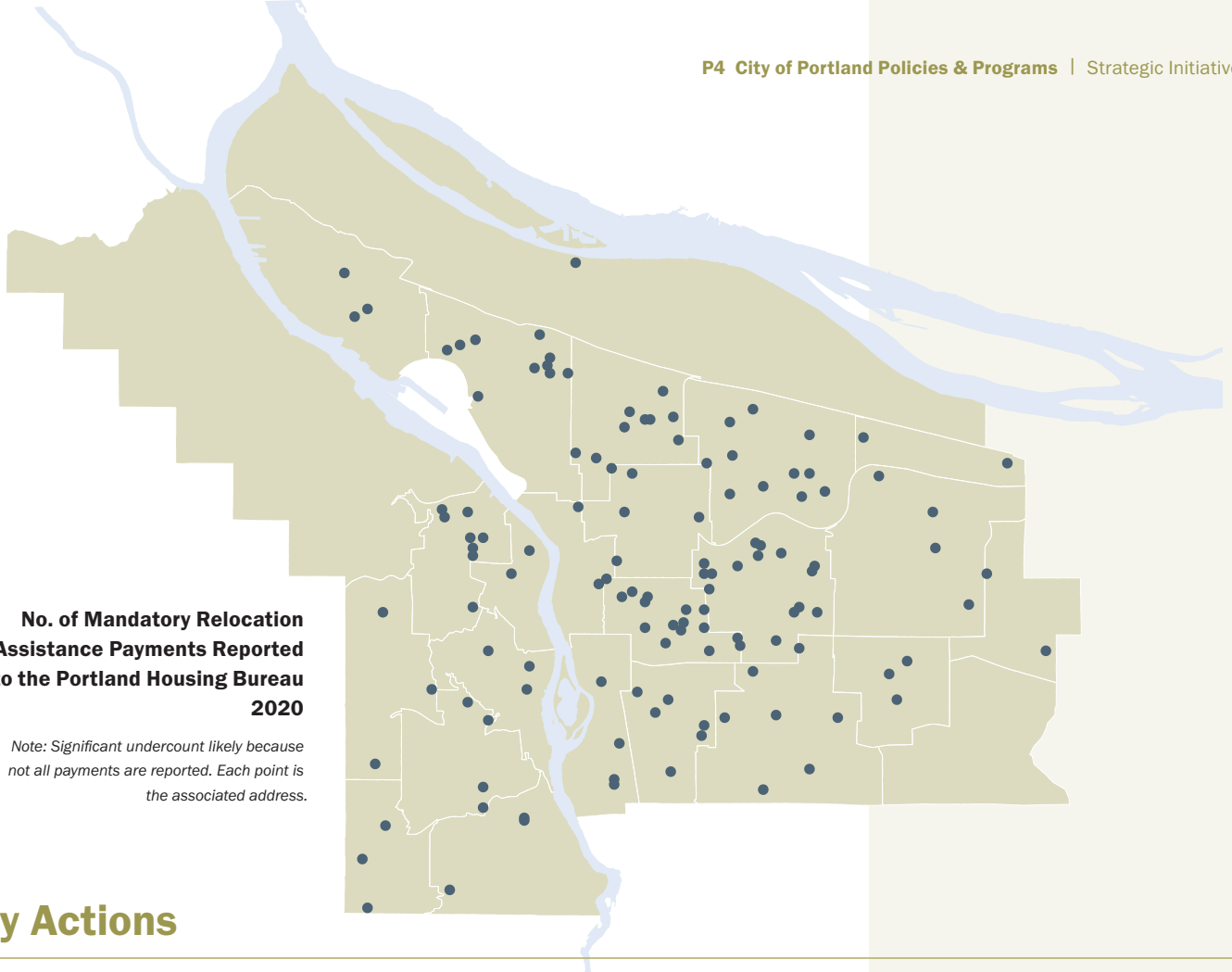


## Focus Areas

- ▶ **Implementation of Renter Protection Policies** RSO staff provide technical assistance to landlords and tenants on relevant policies such as those related to fair housing, state and local landlord tenant laws, and temporary policy changes in response to emergency declarations.
- ▶ **Landlord-Tenant and Fair Housing** RSO funds a network of community partners to provide a range of services for the benefit of landlords and tenants. These services include educational programming for landlords and tenants as well as legal enforcement and fair housing services for tenants.
- ▶ **Research & Evaluation Pilot Programs** RSO researches and evaluates pilot programs with demonstrable benefits. Systematic evaluation can help plan for scaling up beneficial programs for renters. An eviction pilot and expungement pilot are examples of such efforts.
- ▶ **Invitation & Evaluating Proposals to Fund** RSO uses competitive solicitations to request for innovative proposals to contribute to enhancing renter well-being. These efforts are tied to disbursing a portion of annual federal funds.
- ▶ **Landlord Training Workshops** RSO staff continuously work with partner agencies to plan and organize landlord-tenant law and fair housing training workshops.
- ▶ **Mandatory Rental Registration** RSO works in coordination with the Revenue Division in planning, implementation, and technical assistance required for the rental unit registry and fee.

**No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau 2020**

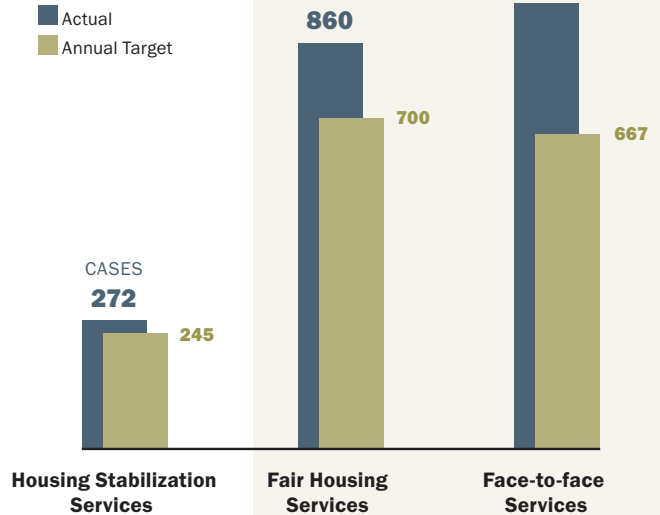
*Note: Significant undercount likely because not all payments are reported. Each point is the associated address.*



## Key Actions

- ▶ **2017** Mandatory relocation assistance policy adopted
- ▶ **2017** City Council creates the Rental Services Commission
- ▶ **2017/2018** City Council supported expansions of Housing Bureau renter services to support new tenant-landlord initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a Landlord-Tenant training focused on new landlord tenant laws.
- ▶ **2019** Adopted administrative rules for the mandatory renter relocation assistance policy.
- ▶ **2019** State of Oregon passed Senate Bill 608 renter protections. The provisions of this law are in addition to Portland renter protection laws.
- ▶ **2019** City Council adopts ordinance on rental housing applications, screening criteria, and security deposits, known collectively as FAIR.
- ▶ **January 2020** Adopted administrative rules for rental housing application, screening criteria, and security deposit legislation.

### Direct Services



# Joint Office of Homeless Services | A Home for Everyone

*A Home for Everyone* Established July 2014  
**Joint Office of Homeless Services** Established July 2016

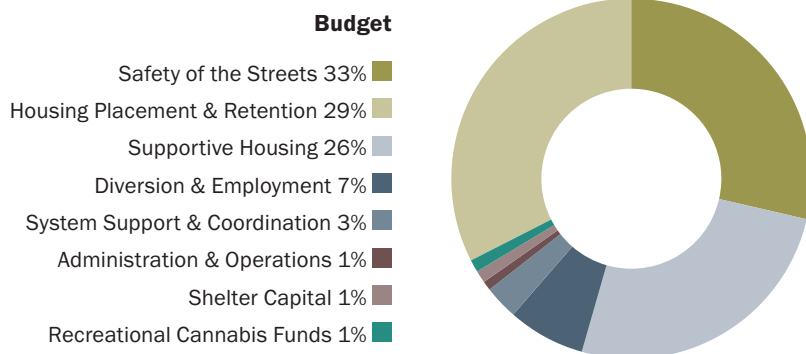
Ending homelessness has been a major priority for the City of Portland and Multnomah County for more than 30 years. Like other West Coast cities, housing costs in Portland have risen faster than incomes, resulting in growing inequalities which push thousands of people into homelessness each year. The most recent *Point in Time Count* found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, a 4 percent decrease from 2017. People of color continue to be over-represented among the population experiencing homelessness and the number of individuals who report being chronically homeless or having a disabling condition continues to rise.

The City and County have made unprecedented investments in homeless services over the last several years. The Joint Office of Homeless Services administers homeless services funding, including investments in Supportive Housing to provide affordable housing and supportive services for people experiencing chronic homelessness. Every year, these vital services respond to the housing needs of individuals and families through housing placement, prevention and other investments to ensure people find housing stability and a safe place off the streets.

The Joint Office of Homeless Services leads our local *A Home for Everyone* collaboration to respond to the crisis of homelessness in Multnomah County. *A Home for Everyone* brings together people who experience homelessness; elected officials from Portland, Gresham, and Multnomah County; our local housing authority, Home Forward; and leaders from the faith, philanthropy, business and non-profit sectors in the effort to end homelessness.

## Budget & Goals

City general fund investments in homeless services in FY2018-2019 were more than \$32 million. The total funding of the Joint Office of Homeless Services supports a range of effective programs, including housing placement, diversion services, supportive housing, and shelter.



For more information:  
[ahomeforeveryone.net](http://ahomeforeveryone.net)

### Looking Ahead

The City and Multnomah County have committed to creating 2,000 new supportive housing units by 2028. Supportive housing is an evidence-based solution offering affordable housing with wrap-around services for individuals and families who have experienced long-term (chronic) homelessness. The PHB and the JOHS will continue to work alongside partners from government, housing development, philanthropic, health care, and nonprofit sectors to advance this goal.

## Section 6

# Housing Production & Pipeline

### State of Housing Emergency

On October 7, 2015, the Portland City Council declared a housing emergency to help address the city’s growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past five years many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. In 2018, the Housing Bureau opened 800 newly affordable housing units, the largest number ever produced in a single year. This record-breaking number was surpassed in 2019 with the opening of 878 newly affordable housing units. The newly affordable units opened in 2019 will provide homes for approximately 1,500 people. In 2020, given the unusual year affected by the COVID-19 pandemic, the production of newly affordable showed a slight decrease. This year still saw the opening of 654 newly affordable units with capacity to house an estimated 1,200 people. The Housing Bureau tracks and reports on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers. The tables below list housing projects approved by City Council during the housing emergency with a count of total units, rent designation, estimate of total people housed, and project type.



### City Regulated Units by the Numbers Since 2015

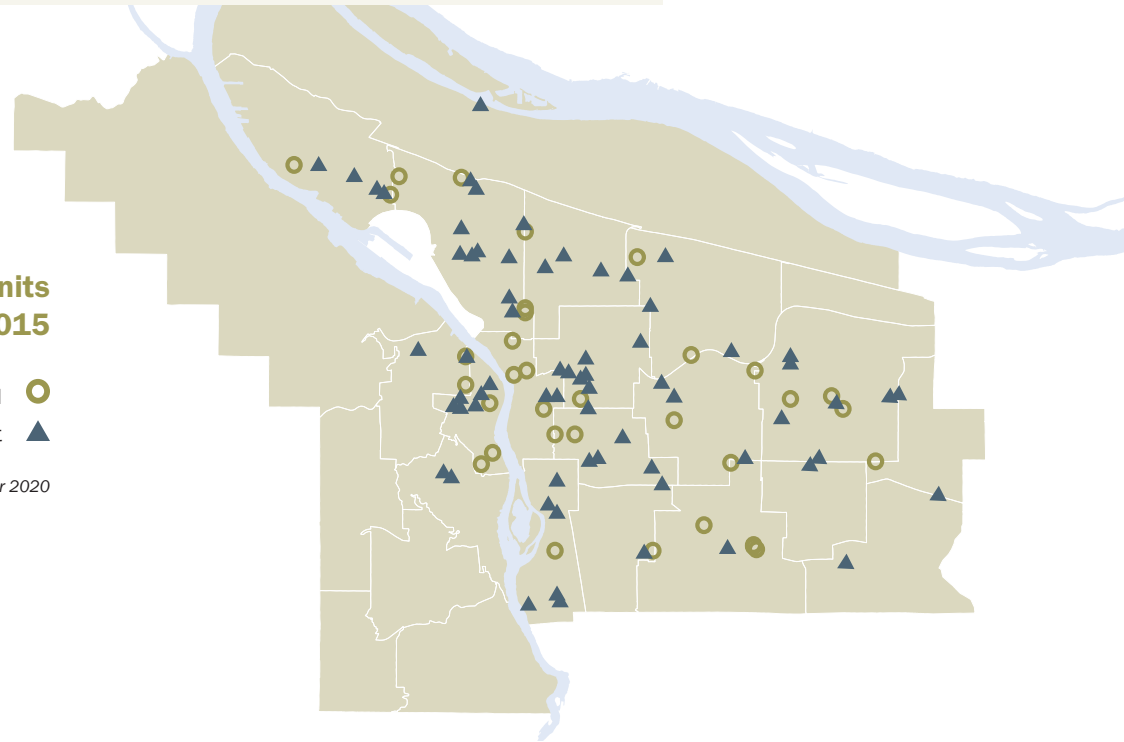
**5,858**  
Affordable  
Units

**7,309**  
Affordable  
Bedrooms

**11,038**  
Est. People  
Housed

### City Regulated Units by Location Since 2015

Recently Opened   
Construction / Pre-Development   
*Through December 2020*



# City Funded Production: Open Since 2015

**2,512**

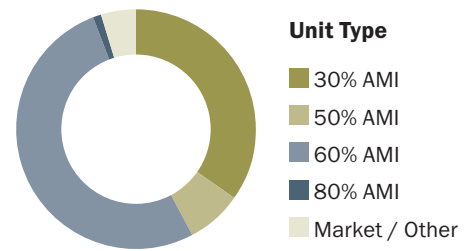
**Affordable  
Units**

**3,244**

**Affordable  
Bedrooms**

**5,128**

**Est. People  
Housed**



## City Unit Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
10506 East Burnside	51	51	109	16	-	35	-	-	51	NC
72 Foster	101	101	168	20	-	81	-	-	101	NC
Beatrice Morrow	79	79	207	24	7	48	-	1	80	NC
Carolyn Gardens	12	12	76	12	-	-	-	-	12	P
Charlotte Rutherford	51	51	102	3	28	20	-	-	51	NC
Cully Commons	15	-	-	-	-	11	4	-	15	NC
Ellington Apartments	262	549	841	80	-	183	-	-	263	P
Gladstone Square/Multnomah Manor	101	108	168	68	14	19	-	-	101	P
Hawthorne East	70	70	105	70	-	-	-	1	71	P
Hazel Heights	153	214	321	8	30	115	-	-	153	NC
Hill Park	39	39	43	14	-	25	-	-	39	P
King Parks	70	131	206	24	-	45	-	1	70	NC
Lents Commons	16	16	37	-	-	16	-	38	54	NC
Magnolia II	50	93	145	6	16	28	-	-	50	NC
New Meadows	14	14	16	14	-	-	-	1	15	NC
Oak Leaf	22	39	59	-	-	22	-	-	22	P
Olin Townhomes	12	36	60	-	-	6	4	2	12	NC
Oliver Station	125	125	303	6	-	120	-	16	142	NC
Renaissance Commons	189	242	342	10	-	179	-	-	189	NC
St. Francis Park	105	105	119	10	66	29	-	1	106	NC
Songbird	60	111	167	40	4	16	-	1	61	NC
The Blackburn	124	124	124	124	-	-	-	27	151	NC
The Henry	172	172	172	172	-	-	-	1	173	P
The Louisa Flowers	240	279	381	20	3	217	-	-	240	NC
The Orchards	48	66	101	12	30	5	-	1	48	NC
The Vera Apartments	201	263	365	90	-	111	-	2	203	NC
Vibrant!	93	93	298	59	-	33	-	1	93	NC
Woody Guthrie	37	61	95	16	-	-	21	27	64	NC
<b>Total Opened</b>	<b>2,512</b>	<b>3,244</b>	<b>5,128</b>	<b>918</b>	<b>198</b>	<b>1,364</b>	<b>29</b>	<b>121</b>	<b>2,630</b>	

\* In affordable housing

\*\* Market rate rental units receive no public subsidy

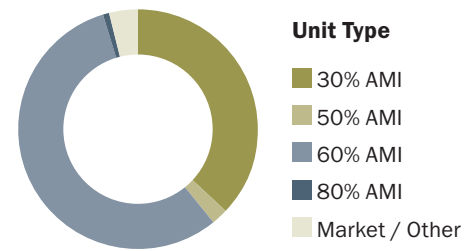
NC=New Construction P=Preservation

# City Funded Production: Pipeline Since 2015

**1,892**  
Affordable  
Units

**2,402**  
Affordable  
Bedrooms

**3,671**  
Est. People  
Housed



## City Unit Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
<b>Construction</b>										
Cedar Commons	60	60	60	40	20	-	-	-	60	NC
Crescent Court	138	230	343	46	-	92	-	-	138	NC
Cully Commons	15	-	-	-	-	11	4	-	15	NC/H
DePaul Treatment Center	10	10	10	10	-	-	-	60	70	NC
Findley Commons	35	35	45	35	-	-	-	-	35	NC
Kenton Townhomes	30	75	120	-	-	11	14	5	30	NC/H
The Nick Fish	52	68	98	6	2	44	-	-	52	NC
Medford	60	60	60	60	-	-	-	1	61	P
<i>Total Construction</i>	400	538	736	197	22	158	18	66	461	
<b>Pre-Development</b>										
3000 Powell	206	277	357	68	-	138	-	-	206	NC
Anna Mann House	128	205	315	42	-	86	-	-	128	NC/P
Arbor Glen	97	-	-	-	-	97	-	1	98	P
Cathedral Village	110	169	263	37	-	73	-	-	110	NC
Garden Park	117	223	340	13	-	104	-	-	117	NC/P
Hayu Tilixam (NE Prescott)	50	75	119	17	11	22	-	-	50	NC
Joyce Hotel	66	66	66	66	-	-	-	-	66	NC/P
Las Adelitas	141	257	402	55	-	86	-	1	142	NC
Parcel 3 Phase Two	176	212	423	20	-	156	-	2	178	NC
Powellhurst Place	64	115	173	13	-	51	-	1	65	NC
Stark Family Housing	93	152	235	31	-	62	-	-	93	NC
The Susan Emmons	144	72	144	78	-	66	-	2	146	NC
The Westwind	100	41	100	92	8	-	-	-	100	NC
<i>Total Pre-Development</i>	1,492	1,864	2,935	532	19	941	-	7	1,498	
<b>Total</b>	<b>1,892</b>	<b>2,402</b>	<b>3,671</b>	<b>729</b>	<b>41</b>	<b>1,099</b>	<b>18</b>	<b>73</b>	<b>1,959</b>	

\* In affordable housing

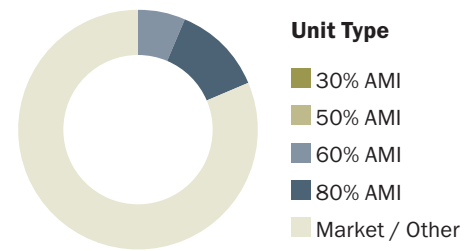
\*\* Market rate rental units received no public subsidy

† At 100% AMI

NC=New Construction P=Preservation H=Homeownership

# Inclusionary Housing/MULTE Production: Open Since 2015

<b>503</b> Affordable Units	<b>537</b> Affordable Bedrooms	<b>705</b> Est. People Housed
-----------------------------------	--------------------------------------	-------------------------------------



## Multiple Unit Limited Tax Exemption (MULTE) Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
14th & Glisan	46	54	76	-	-	-	46	184	230	NC
28th Street Lofts	18	18	25	-	-	-	18	101	119	NC
38 Davis	18	18	24	-	-	-	18	47	65	NC
3rd & Ash	27	27	34	-	-	-	27	106	133	NC
54 Woodstock	3	3	3	-	-	3	-	35	38	NC
Argyle Gardens	3	3	3	-	-	3	-	69	72	NC
Arris PDX	1	-	-	-	-	1	-	38	39	NC
Artisan	2	4	6	-	-	-	2	52	54	NC
BD52 Apartments	5	5	6	-	-	-	5	27	32	NC
Buri Building	16	17	21	-	-	5	-	143	159	NC
Cathedral Flats	2	7	12	-	-	-	2	13	15	NC
Cully Place	2	7	12	-	-	-	2	-	2	NC
Derby Slabtown Apts	28	28	28	-	-	28	-	-	28	NC
Studio Pointe (Ellis Apartments)	30	30	30	-	-	30	-	-	30	NC
Enclave 54	28	28	28	-	-	28	-	-	28	NC
Everett Apartments	46	46	77	-	-	-	46	184	230	NC
Halsey 28	8	8	8	-	-	-	8	44	52	NC
Ivan-4	1	4	7	-	-	-	1	18	19	NC
Juniper Apartments	4	5	9	-	-	4	-	-	4	NC
Kaya Camilla	3	3	3	-	-	3	3	36	39	NC
Koz on Thirteenth	13	13	13	-	-	-	13	74	87	NC
Koz on Yamhill	21	21	26	-	-	21	-	87	108	NC
Multnomah Station Apartments	1	1	5	-	-	1	-	38	39	NC
Nesika Illahee Apartments	5	8	16	-	-	5	-	54	59	NC
North Hollow Apts	9	9	10	-	-	9	-	36	45	NC
NW 17th & Kearney	25	29	39	-	-	-	25	99	124	NC
NW 17th & Pettygrove	39	46	65	-	-	-	39	157	196	NC
Pettygrove Apartments	6	6	8	-	-	6	-	24	30	NC
Powell Apartments	10	10	10	-	-	10	-	40	50	NC
Robert J. Breitung Veteran Building	2	2	3	-	-	2	-	26	28	NC
Ryder	15	15	21	-	-	-	15	81	96	NC
Solace PDX	11	-	-	-	-	-	-	-	43	NC
St J's Apartments	7	7	8	-	-	-	7	69	76	NC
Tabor Commons Apartments	7	7	7	-	-	-	7	55	62	NC
The Marilyn	30	36	49	-	-	-	30	122	152	NC
Yukon Flats	11	12	17	-	-	11	-	43	54	NC
<b>Total</b>	<b>503</b>	<b>537</b>	<b>705</b>	-	-	<b>170</b>	<b>314</b>	<b>2,102</b>	<b>2,637</b>	

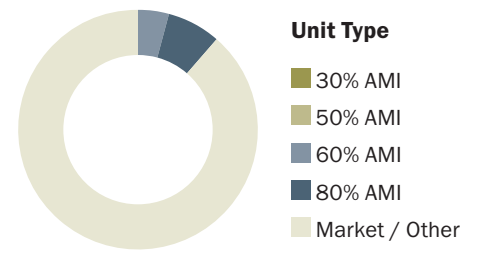
\* In affordable housing

\*\* Market rate rental units received no public subsidy

NC=New Construction P=Preservation

# MULTE / Inclusionary Housing Production: Pipeline Since 2015

<b>951</b> Affordable Units	<b>1,126</b> Affordable Bedrooms	<b>1,533</b> Est. People Housed
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## MULTE & Inclusionary Housing Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units
All Properties	951	1,126	1,533	-	-	584	336	6,820	7,771

*A snapshot is provided here as there are hundreds of individual projects in the MULTE & Inclusionary Housing Production Pipeline and during this phase of development, permitting data for each project changes often.*



## Section 6

# Building Profiles

### PRE-DEVELOPMENT

**3000 Powell** *BOND*  
**Anna Mann House** *BOND*  
**Cathedral Village** *BOND*  
**Hayu Tilixam** *BOND*  
**Joyce Hotel** *BOND*  
**Las Adelitas** *BOND*  
**Stark Family Housing** *BOND*  
**The Susan Emmons** *BOND*  
**The Westwind** *BOND*

### UNDER CONSTRUCTION

**Cedar Commons**  
**Crescent Court Apartments** *BOND*  
**DePaul Treatment Center**  
**Kenton Townhomes** *PP*  
**Medford**  
**The Nick Fish**

### OPEN

**King+ Parks Apartments** *PP*  
**Olin Townhomes** *PP*  
**Renaissance Commons** *PP*  
**Songbird Apartments** *PP*  
**The Henry**

# Building Profile

## 3000 SE Powell

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Creston-Kenilworth
<b>Regulated Units</b>	206
<b>Total Units</b>	206
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	123	30% AMI	68
1-Bedroom	18	40% AMI	-
2-Bedroom	59	50% AMI	-
3-Bedroom	6	60% AMI	138
		80% AMI	-
		Unrestricted	-

*AMI = Area Median Income*

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$68,160,000</b>
Portland Housing Bureau	\$33,705,000

### Development Team

Home Forward, *Sponsor*  
 Holst Architects, *Architect*  
 Colas Construction, *General Contractor*



3000 Powell, a new multifamily construction project from Home Forward, will create 206 affordable rental units in Creston-Kenilworth.

New affordable housing is coming to Southeast Portland thanks to Portland’s Housing Bond. Home Forward is developing the 3000 Powell project on the site of the former Safari Club in the Creston-Kenilworth neighborhood—where residents are at risk from rising rents—and will provide a mix of studios and larger units for Portland individuals and families in need of stable housing. The location is a short walk from Powell Park and provides easy access to the frequent-service bus line along Powell Boulevard. Since securing Portland Bond funds in 2018, Home Forward was able to acquire an adjacent parcel of land, expanding the project by 1.3 acres and increasing the total units to 206.

# Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Anna Mann House

### Building Profile

<b>Project Type</b>	New Construction & Rehabilitation
<b>Location</b>	Kerns
<b>Regulated Units</b>	128
<b>Total Units</b>	128
<b>Status</b>	Pre-Development

### Units

By Type	By Income Level	
Studio	-	30% AMI 42
1-Bedroom	66	40% AMI -
2-Bedroom	48	50% AMI -
3-Bedroom	13	60% AMI 86
4-Bedroom	1	80% AMI -
		Unrestricted -

AMI = Area Median Income



Innovative Housing, Inc. is redeveloping the Anna Mann property to provide 128 affordable rental units in Kerns neighborhood, adjacent to Laurelhurst.

The Anna Mann House is a historic Portland property located in the amenity-rich Kerns neighborhood, adjacent to Laurelhurst. Redevelopment of the Anna Mann House will provide low-income households, including immigrants and refugees and other communities of color, with the opportunity to live in a location packed with supportive amenities offered by the Kerns/Laurelhurst area, including grocery stores, highly rated public schools, three city parks (Oregon, Laurelhurst and Grant) and the Northeast Community Center. The site is steps away from the Sandy high-frequency bus line and three-quarters of a mile from the 42nd Avenue MAX station. In addition to bringing much needed affordable housing to the neighborhood, the project will also drastically increase density and ease the impacts of gentrification. Luke-Dorf, Inc., a community based mental health provider, will provide supportive services on site and Immigrant and Refugee Community Organization (IRCO) will provide outreach and referral services.

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$37,700,000</b>
Portland Housing Bureau	\$16,980,200

### Development Team

Innovative Housing Inc., *Sponsor*  
 Silco, *General Contractor*  
 IRCO, *Service Partner*  
 Luke-Dorf, Inc., *Service Partner*

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Cathedral Village

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	St. Johns
<b>Regulated Units</b>	110
<b>Total Units</b>	110
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	17	30% AMI	37
1-Bedroom	37	40% AMI	-
2-Bedroom	45	50% AMI	-
3-Bedroom	11	60% AMI	73
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$37,700,000</b>
Portland Housing Bureau	\$17,454,900

### Development Team

Related Northwest, *Sponsor*  
 Catholic Charities, *Sponsor*  
 MWA, *Architect*  
 LMC, *General Contractor*



Related Northwest and Catholic Charities are developing Cathedral Village, a new multifamily construction project consisting of 110 affordable rental units in St. Johns.

Cathedral Village Apartments will offer a new 110-unit family housing community in the St. Johns neighborhood. The collaboration between Catholic Charities and Related Northwest represents a thoughtful response to the housing needs of the North Portland community and will provide equitable access to affordable housing for families, communities of color, immigrants and refugees, and households experiencing or at risk of homelessness. Cathedral Village’s location is well supported by parks and public amenities and its resident services will be complemented by an enriched after-school music program for children and teens. Thirty-seven units will be affordable to households with incomes at or below 30% area median income, eight of which will provide Permanent Supportive Housing (PSH) with additional services for individuals and families impacted by homelessness.

# Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Hayu Tilixam

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Cully
<b>Regulated Units</b>	50
<b>Total Units</b>	50
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	8	30% AMI	17
1-Bedroom	22	40% AMI	-
2-Bedroom	11	50% AMI	11
3-Bedroom	9	60% AMI	22
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$18,625,000</b>
Portland Housing Bureau	\$8,025,000

### Development Team

Community Development Partners, *Sponsor*  
 Native American Youth & Family Center,  
*Sponsor / Service Partner*  
 Carleton Hart, *Architect*  
 LMC, *General Contractor*  
 Native American Rehabilitation Association,  
*Service Partner*



Hayu Tilixam is Community Development Partners' new 50-unit, affordable multifamily construction project in Cully.

The Hayu Tilixam project will create 50 new apartment units in Cully, in an area of growing density and pedestrian activity near the intersection of NE Prescott Street and NE Cully Boulevard. Community Development Partners and Native American Youth and Family Center (NAYA) will jointly develop and own the project, which will replace the site's existing single-family home. The location is blocks from Rigler Elementary and across from a grocery store and pharmacy. Active ground floor uses will include a street-facing community space, a community room, a residential lobby and support spaces. An elevated second-floor courtyard will provide the tenant community with dedicated outdoor gathering space. NAYA and the Native American Rehabilitation Association (NARA) will partner to provide services to all residents, including nine units of Permanent Supportive Housing (PSH) and culturally specific programming for American Indian/Alaska Native households.

## Portland's Housing Bond

Investing Together in Affordable Homes



# Building Profile

## Joyce Hotel

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Downtown
<b>Regulated Units</b>	66
<b>Total Units</b>	66
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	66	30% AMI	66
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$16,700,000</b>
Portland Housing Bureau	\$5,704,700

### Development Team

Community Partners for Affordable Housing, *Sponsor*  
 Carleton Hart, *Architect*  
 Bremik Construction, *General Contractor*  
 Cascadia Behavioral Healthcare, *Service Partner*  
 Native American Rehabilitation Association,  
*Service Partner*  
 Cascade AIDS Project, *Service Partner*



Community Partners for Affordable Housing’s Joyce Hotel is a redevelopment project in Downtown Portland providing 66 units for people exiting homelessness.

A complete renovation of the Joyce Hotel will provide Permanent Supportive Housing (PSH) for people who have been homeless, who are vulnerable, and who need both subsidized housing and services to be successful. The Joyce Hotel will be dedicated fully to residents who need this combination of intensive services and deeply affordable rents. A rich array of voluntary supportive services will be offered onsite through a collaboration of supportive service providers: Cascadia Behavioral Healthcare, Native American Rehabilitation Association (NARA), and Cascade AIDS Project. The renovated building will also include ground-floor commercial space designed for local women-owned, minority-owned, and emerging small businesses supported through Prosper Portland.

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Las Adelitas

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Cully
<b>Regulated Units</b>	141
<b>Total Units</b>	142
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	15	30% AMI	55
1-Bedroom	29	40% AMI	-
2-Bedroom	72	50% AMI	-
3-Bedroom	26	60% AMI	86
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$56,624,000</b>
Portland Housing Bureau	\$17,350,050

### Development Team

Hacienda CDC, *Sponsor*

Salazar, *Architect*

LMC, *General Contractor*

Cascadia Behavioral Healthcare, *Service Partner*

Families in Acción, *Service Partner*



Hacienda CDC is constructing Las Adelitas, a new 142-unit multifamily project, in NE Portland’s Cully neighborhood.

Las Adelitas is a community-based development which attempts to mitigate the effects of rising rents on families, and the inevitable displacement and gentrification within the Cully neighborhood. The four-story project will transform the former “Sugar Shack” site into a 141-unit, place-based affordable housing development with unit sizes ranging from studios to three bedrooms for homeless individuals, working families, and people of color in Cully. One-third of the units will serve those earning below 30% of area median income (AMI), including 18 units of Permanent Supportive Housing (PSH) supported by Cascadia Behavioral Healthcare. Hacienda CDC will offer resident services focused on youth/family support and housing and economic stability. Among other community amenities, Las Adelitas will provide an event hall, a classroom space dedicated to Hacienda’s Portland Niños program for children 0-5 years of age, a central plaza, and open space for people to gather and play.

# Portland’s Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Riverplace Parcel 3, Phase 2

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	South Waterfront
<b>Regulated Units</b>	176
<b>Total Units</b>	178
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	61	30% AMI	20
1-Bedroom	67	40% AMI	-
2-Bedroom	32	50% AMI	-
3-Bedroom	18	60% AMI	156
		80% AMI	-
		Unrestricted Mgr. Unit	2

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$80,268,000</b>
Portland Housing Bureau	\$26,739,219

### Development Team

BRIDGE Housing, *Sponsor*  
 Ankrom Moisan, *Architect*  
 Walsh Construction, *General Contractor*



Riverplace Parcel 3 Phase 2 project is the second building in a new development by BRIDGE Housing, bringing 176 new affordable housing units to the South Waterfront area.

BRIDGE Housing’s Riverplace Parcel 3 Phase 2 project is the second building in a new development located in the amenity-rich South Waterfront area. The project will add 178 new units (of which 176 are affordable) on a site directly next to the Portland Streetcar station and close to the MAX light rail. Unique to the immediate area are the new Tillikum Crossing, a pedestrian/public transit bridge providing access to the close-in east side, as well as convenient access to the Oregon Health and Sciences University (OHSU) Waterfront and Marquam Hill campuses. Approximately one block away are the Waterfront trail and Poet’s Beach. The completed six-story Riverplace Parcel 3 Phase 2 development will provide ground-floor commercial space and common areas including a community room with a television lounge, two communal laundry areas, an outdoor courtyard and a playground. A bike hub and 75 existing underground residential automobile parking spaces will connect to the project, with another 67 parking spaces added during this second phase of the development.



# Building Profile

## Stark Family Housing

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Glenfair
<b>Regulated Units</b>	93
<b>Total Units</b>	93
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	-	30% AMI	31
1-Bedroom	47	40% AMI	-
2-Bedroom	33	50% AMI	-
3-Bedroom	13	60% AMI	62
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$30,900,000</b>
Portland Housing Bureau	\$14,926,500

### Development Team

Human Solutions, *Sponsor*  
 Gerding Edlen, *Consultant*  
 Colas Construction, *General Contractor*  
 Lifeworks NW, *Service Partner*



Stark Family Housing is a new construction, 93-unit affordable multifamily project being developed by Human Solutions in the Glenfair neighborhood.

The 93-unit Stark Family Housing project will be constructed in the Glenfair neighborhood of outer East Portland. The project will use a Housing First model providing permanent housing for people experiencing homelessness with intensive on-site support and clinical services. Stark Family Housing will contribute to the Rosewood Initiative’s Purpose Built Communities plan and will include family-sized units from one to three bedrooms with 16 Permanent Supportive Housing (PSH) units in an area where families are experiencing extremely high rates of housing instability, school mobility, and displacement. The site is located across from a full-service grocery and within a quarter mile of a Blue Line MAX stop connecting residents to downtown Portland and Gresham. Human Solutions and LifeWorks Northwest will provide PSH residents with comprehensive case management and access to mental health, addiction, recovery and legal services, along with life skills and employment resources.

## Portland’s Housing Bond

Investing Together in Affordable Homes

# Building Profile

## The Susan Emmons

### Building Profile

<b>Project Type</b>	New Construction & Rehabilitation
<b>Location</b>	Northwest
<b>Regulated Units</b>	144
<b>Total Units</b>	146
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	144	30% AMI	78
1-Bedroom	2	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	66
		80% AMI	-
		Unrestricted	2

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$39,700,000</b>
Portland Housing Bureau	\$19,786,000

### Development Team

Northwest Housing Alternatives, *Sponsor*  
 Bremik Construction, *General Contractor*  
 Northwest Pilot Project, *Service Partner*  
 Native American Youth & Family Center,  
*Service Partner*



The Susan Emmons is a new construction and redevelopment project by Northwest Housing Alternatives that will create 144 affordable units in Northwest Portland.

The Susan Emmons will create 144 new units of affordable housing in a high opportunity area greatly impacted by gentrification and represents a rare new construction opportunity in inner Northwest Portland’s Historic Alphabet District. The project will serve priority populations identified under the Portland Housing Bond, including seniors, veterans, communities of color, and individuals with disabilities, while providing deeply needed services and 48 units of Permanent Supportive Housing (PSH) for people impacted by homelessness. Community spaces include a community room, bike storage, community courtyard, resident services office, and lounge. All residents will be served by Northwest Housing Alternative’s onsite resident services coordinator, with additional services provided to seniors and PSH tenants by Northwest Pilot Project and Native American Youth and Family Center (NAYA).

# Portland’s Housing Bond

Investing Together in Affordable Homes

# Building Profile

## The Westwind

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Old Town/Chinatown
<b>Regulated Units</b>	100
<b>Total Units</b>	100
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	100	30% AMI	92
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	8
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	-

*AMI = Area Median Income*

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$28,500,000</b>
Portland Housing Bureau	\$11,770,000

### Development Team

Central City Concern, *Sponsor*  
 Works Progress Architecture, *Architect*  
 Walsh Construction, *General Contractor*  
 Native American Rehabilitation Association,  
*Service Partner*



The Westwind, Central City Concern’s new construction project in Old Town, will replace an existing building to create 100 deeply affordable units for people experiencing homelessness.

Central City Concern is developing the Westwind in Portland’s Old Town, replacing the existing building with 100 new units of deeply affordable single-room occupancy (SRO) and studio housing. Residents will benefit from extensive supportive services and amenities, including immediate access to Central City Concern’s (CCC) network of medical and social services throughout Old Town. Project features include community bike spaces, an art education/creative arts studio, conference rooms, education and lounge areas, and supportive services offices. These ample shared amenities and gathering spaces will elevate community interaction for residents and supportive services staff in the building. Most of the Westwind’s residents will be individuals transitioning from homelessness and experiencing a disabling condition, and the project further prioritizes communities who are over-represented in Portland’s homeless population through service partnerships and CCC’s culturally specific programming.

# Portland’s Housing Bond

Investing Together in Affordable Homes

Under Construction

# Building Profile

## Cedar Commons

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Powellhurst-Gilbert
<b>Regulated Units</b>	60
<b>Total Units</b>	60
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	60	30% AMI	40
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	20
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Cost</b>	<b>\$15,949,000</b>
Portland Housing Bureau	\$8,475,000

### Development Team

Related Northwest, *Sponsor*  
 Central City Concern, *Sponsor / Service Partner*  
 Ankrom Moisan, *Architect*  
 Walsh Construction, *General Contractor*



Cedar Commons, a new development by Related Northwest and Central City Concern in the Powellhurst-Gilbert neighborhood, will provide 60 affordable units targeted to people exiting homelessness.

Related Northwest and Central City Concern are developing Cedar Commons, a 60-unit new construction project in the Powellhurst-Gilbert neighborhood of Southeast Portland. Forty (40) Permanent Supportive Housing (PSH) units will house chronically homeless individuals and people at risk of homelessness with services provided by Central City Concern. Ten of the PSH units are anticipated to house individuals with severe mental health issues. Cedar Commons will have offices for counseling, group kitchens on each floor, community space, laundry, a planned community garden, and off-street parking spaces for staff and residents. The project is located one mile from Central City Concern's newly opened Blackburn Center providing services for substance use, primary care, behavioral health, and employment. Cedar Commons residents will also benefit from nearby public amenities including Midland Library, Ventura Park, the East Portland Community Center, and transit options.



Under Construction

# Building Profile

## Crescent Court Apartments

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Powellhurst-Gilbert
<b>Regulated Units</b>	138
<b>Total Units</b>	138
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	28	30% AMI	46
1-Bedroom	40	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	23	60% AMI	92
		80% AMI	-
		Unrestricted	-

*AMI = Area Median Income*

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$39,099,000</b>
<i>Portland Housing Bureau</i>	\$16,754,900

### Development Team

Related Northwest, *Sponsor*  
 Central City Concern, *Sponsor / Service Partner*  
 Ankrom Moisan, *Architect*  
 Walsh Construction, *General Contractor*



Crescent Court is a new 138-unit, affordable multifamily construction project from Related Northwest and Central City Concern in the Powellhurst-Gilbert neighborhood.

Crescent Court Apartments will be Phase II of the Division Street Apartments, consisting of Crescent Court and the adjacent Cedar Commons, a low-barrier Permanent Supportive Housing (PSH) project. The 138-unit Crescent Court project leverages services investments at Cedar Commons to create a housing continuum whereby residents moving out of PSH units can access housing at Crescent Court and remain in the immediate community. The project will serve households at 30% and 60% area median income (AMI) with seven units set aside for PSH. Fifty percent of the total units are family-sized, including units at 30% AMI, recognizing the needs of large families in outer Southeast Portland. Central City Concern will provide resident services plus additional case management for PSH families. Unique to this project, the Boys and Girls Club of Portland will offer on-site after-school programming at no charge. The project site is one mile from Central City Concern's newly opened Blackburn Center and offers convenient access to public amenities including Midland Library, Ventura Park, the East Portland Community Center, and transit options.

## Portland's Housing Bond

Investing Together in Affordable Homes

Under Construction

# Building Profile

## DePaul Treatment Center

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Hazelwood
<b>Regulated Units</b>	10
<b>Total Units</b>	70
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio (Beds)	70	30% AMI	10
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	60

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$29,117,000</b>
Portland Housing Bureau	\$2,177,000

### Development Team

DePaul Treatment Centers,  
 Sponsor / Service Provider  
 Gerding Edlen, Development Consultant  
 Holst Architects, Architect  
 R & H Construction, General Contractor



DePaul Treatment Centers is constructing a new 70-bed facility in outer Southeast Portland for its alcohol and drug use treatment programs.

DePaul Treatment Centers is constructing a new treatment facility in outer Southeast Portland to provide its alcohol and drug use education and treatment programs. The two-story project will contain 70 adult treatment beds, 24 medical withdrawal management beds, and an 80-person day treatment facility that expects to serve 920 outpatient clients a year. The facility will include space for administrative offices, medical and counseling offices, group meeting rooms, a commercial kitchen, and residential and outdoor gathering spaces. The property is located near Mall 205 and the Adventist Health campus. On-site parking is provided. Of the 70 beds, 10 will be regulated to serve people earning up to 30% of area median income (AMI).

Open

# Building Profile

## East Burnside

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Hazelwood
<b>Regulated Units</b>	51
<b>Total Units</b>	51
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio/SRO	7	30% AMI	16
1-Bedroom	20	40% AMI	-
2-Bedroom	24	50% AMI	-
3-Bedroom	-	60% AMI	35
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Acquisition

<b>Total Project Cost</b>	<b>\$14,383,900</b>
Portland Housing Bureau	\$12,887,522



The Portland Housing Bureau purchased the 51-unit East Burnside Apartments after completion and is operating the building, located in the Hazelwood neighborhood, as regulated affordable housing.

The Hazelwood neighborhood and David Douglas school district in East Portland are home to the city's most diverse populations, with communities of color and immigrants and refuge households representing half of all residents. The 51-unit East Burnside development provides affordable housing to individuals and formerly homeless families in an area highly vulnerable to gentrification and displacement. Located just two blocks from 102nd Avenue MAX station, residents have access to work, school and services, including resident services and supportive services onsite.

### Development Team

Human Solutions, *Service Provider*  
 JOIN, *Service Provider*

# Portland's Housing Bond

Investing Together in Affordable Homes

Under Construction

# Building Profile

## Findley Commons

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	South Tabor
<b>Regulated Units</b>	35
<b>Total Units</b>	35
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	15	30% AMI	35
1-Bedroom	20	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	-

*AMI = Area Median Income*

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$7,041,700</b>
<i>Portland Housing Bureau</i>	\$3,621,800

### Development Team

Home First Development, *Sponsor*  
 Do Good Multnomah, *Sponsor / Service Partner*  
 Doug Circosta Architect LLC, *Architect*  
 Beaudin Co., *General Contractor*



Home First Development and Do Good Multnomah are developing Findley Commons, a 35-unit new construction project in South Tabor for veterans and individuals experiencing homelessness.

Home First Development and Do Good Multnomah are partnering to develop Findley Commons, a new 35-unit affordable housing project in the South Tabor neighborhood. All 35 units are Permanent Supportive Housing (PSH) targeting veterans that are homeless and individuals at risk of homelessness. Twenty (20) units will serve veterans with severe mental health issues with rental subsidy from the HUD Veterans Affairs Support Housing (VASH) program. Do Good Multnomah will provide PSH services including social work, case management, art therapy, wellness programs, and substance abuse counseling. Findley Commons will have office space for counseling, kitchen and laundry on the first floor, lounges on each floor, a bike room, storage and an outdoor patio. The project includes surface parking and is located on a frequent-service bus line.



Under Construction

# Building Profile

## Kenton Townhomes

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	30
<b>Total Units</b>	30
<b>Status</b>	Under Construction

### Units

By Type	By Income Level		
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	15	50% AMI	-
3-Bedroom	15	60% AMI	11
		80% AMI	14
		Unrestricted	5

*AMI = Area Median Income*

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$10,806,890</b>
Portland Housing Bureau	\$3,300,000

### Development Team

Habitat for Humanity Portland/Metro East, *Sponsor*  
 Ankrom Moisan, *Architect*



Habitat for Humanity Portland/Metro East is constructing the 30-unit Kenton Townhomes to provide affordable homeownership opportunities for families in the Kenton neighborhood.

This new affordable condominium project, which will consist of 30 family-sized units at completion, is located at the intersection of N. Interstate Avenue and N. Kilpatrick Street in the Kenton neighborhood. Habitat for Humanity Portland/Metro East is completing the first phase of the project in Fall 2020. The sustainable and energy-efficient homes are targeting Earth Advantage Gold standards. The location is near Kenton’s business district and neighborhood parks, and offers convenient access to the MAX Yellow Line connecting residents to the Rose Quarter and downtown Portland. All units are subject to PHB’s N/NE Preference Policy for affordable homeownership. The project also utilizes a long-term affordability model, ensuring that the homes will remain affordable to the next buyers.

# Building Profile

## Medford

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Old Town
<b>Regulated Units</b>	60
<b>Total Units</b>	61
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	61	30% AMI	60
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	1

*AMI = Area Median Income*

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$2,800,000</b>
<i>Portland Housing Bureau</i>	\$2,800,000

### Development Team

Central City Concern, *Sponsor*  
 Studio Petretti, *Architect*  
 Walsh Construction, *General Contractor*



Central City Concern is rehabilitating its Medford building in Portland’s Old Town to continue providing 60 units of low-barrier affordable housing.

Central City Concern is renovating its Medford property, located in Old Town near Union Station and Bud Clark Commons, to continue providing 60 units of low-barrier, recovery-oriented affordable housing. The building was constructed in 1907 and converted to housing in 1989.

Improvements will focus on the Medford’s immediate needs to extend the life of the building. Thirty (30) of the units are transitional units targeted to people being released from the corrections system, with rent assistance provided by Multnomah County. These individuals work to meet parole requirements and receive employment services and permanent housing placement assistance. The other 30 units provide permanent housing for those who successfully complete the transitional program. Longer term services include employment support, permanent housing placement, self-sufficiency services, and reintegration assistance. All of the Medford’s affordable units serve individuals earning up to 30% of area median income (AMI).

Under Construction

# Building Profile

## The Nick Fish

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Gateway
<b>Regulated Units</b>	52
<b>Total Units</b>	52
<b>Status</b>	Under Construction

### Units

By Type		By Income Level	
Studio	11	30% AMI	6
1-Bedroom	31	40% AMI	-
2-Bedroom	10	50% AMI	2
3-Bedroom	-	60% AMI	44
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$17,423,822</b>
Portland Housing Bureau	\$7,350,000

### Development Team

Human Solutions Inc., *Sponsor*  
 Gerding Edlen, *Consultant*  
 Holst Architects, *Architect*  
 LMC Construction, *General Contractor*  
 Human Solutions, *Property Manager*

Spring 2021



The Nick Fish is a mixed-income, mixed-use development in the Gateway area providing 52 affordable units and commercial space for office and retail uses.

Human Solutions, Inc. is developing The Nick Fish, a new mixed-income, mixed-use project in Portland's Gateway area offering 52 units for households earning up to 60% of area median income (AMI). Including market-rate and workforce housing, the project will include a total of 75 units. The development consists of a six-story residential building containing mixed-income housing units and community and retail spaces, and a two-story commercial building containing office and retail space. Human Solutions will relocate its current office to the site. The property will have a computer room, community trash area, dog wash, resident lounge with kitchen facilities, vehicle and bicycle parking spaces, and a plaza for events staging. The Nick Fish is adjacent to the newly opened, 3.2-acre Gateway Discovery Park featuring green space, an inclusive playground, and skate and picnic areas. The location also provides access to Gateway's many amenities including a MAX station served by three light rail lines, full-service grocery stores, and other shopping and services.

*Note: Unit sizes noted are only for the 52 affordable units at 60% AMI or below.*

Open

# Building Profile

## King + Parks

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	69
<b>Total Units</b>	70
<b>Status</b>	Open

### Units

By Type	By Income Level	
Studio	-	30% AMI 24
1-Bedroom	20	40% AMI -
2-Bedroom	38	50% AMI -
3-Bedroom	12	60% AMI 45
		80% AMI -
		Unrestricted 1

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$27,828,398</b>
Portland Housing Bureau	\$5,700,000

### Development Team

PCRI, *Sponsor*  
 Merryman Barnes, *Architect*  
 Colas Construction, *General Contractor*  
 Cascade Management, *Property Manager*



King + Parks is a new construction, 70-unit multifamily rental project developed by PCRI in the Piedmont neighborhood.

King + Parks Apartments is a new construction, 70-unit multifamily rental project developed by PCRI in the Piedmont neighborhood of the Interstate Corridor Urban Renewal Area. Its location at the intersection of Martin Luther King Jr. Blvd. and Rosa Parks Way has historical significance to the Black/African American community. Most of the homes have two or three bedrooms, with all three-bedroom units designed townhome-style with direct access to the central courtyard and play area. Project amenities include a large community room and 24 on-site parking spaces. King + Parks is a half-mile from Woodlawn City Park and well located near public transit, services and other amenities. The project is subject to the City's N/NE Preference Policy. Project Based Section 8 Vouchers will support 20 units for homeless families and survivors of domestic violence.

The project is subject to the City's N/NE Preference Policy. All affordable units will be rented to households earning 60% area median income (AMI) or less. 24 units are rented to those earning 30% AMI or less with 20 being supported through Project Based Section 8 Vouchers. The project will provide housing to those at-risk of homelessness and survivors of domestic violence.

The project came about through the 2015 PHB NOFA (Notice of Funding Availability) and PHB is providing the land as well as \$5.7 million in subordinated loans. The City's funding leverages about \$17 million of other public and private financing contributed by Umpqua Bank, US Bank, Metro and Oregon Housing and Community Services.



Open

# Building Profile

## Olin Townhomes

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	12
<b>Total Units</b>	12
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	12	60% AMI	6
		80% AMI	4
		Unrestricted	2

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$3,000,000</b>
Portland Housing Bureau	\$1,500,000

### Development Team

Habitat for Humanity Portland/Metro East, *Sponsor*  
Ankrom Moisan, *Architect*



Habitat for Humanity Portland/Metro East’s Olin Townhomes development consists of 12 affordable homes for families in the Portsmouth neighborhood.

The Olin Townhomes are a pair of three-story buildings in the Portsmouth neighborhood of North Portland. Habitat for Humanity Portland/Metro East purchased the 0.21 acre site to redevelop the property. Each building consists of six family-sized, 3-bedroom, 2-bath condos, averaging 1,278 square feet per unit. The project’s energy-efficient features meet Earth Advantage Gold standards or higher. The Olin Townhomes are located a few blocks from Columbia Park and near several bus lines. All units are subject to PHB’s N/NE Preference Policy for affordable homeownership. Homes will be sold through a long-term affordability model, ensuring that they remain affordable to the next buyers.

Open

# Building Profile

## Renaissance Commons

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	189
<b>Total Units</b>	189
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	53	30% AMI	10
1-Bedroom	71	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	18	60% AMI	179
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$53,656,846</b>
Portland Housing Bureau	\$15,950,000

### Development Team

REACH CDC, *Sponsor*  
MWA Architect, *Architect*  
Walsh Construction, *General Contractor*



The Renaissance Commons project is a new construction, 189-unit multifamily rental project developed by REACH CDC in Kenton neighborhood in the Interstate Corridor Urban Renewal Area.

The Renaissance Commons is a new construction, 189-unit multifamily rental project developed by REACH CDC. The project consists of two buildings located in the Kenton neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of Argyle and Interstate Avenue. The Renaissance Commons includes units ranging from studios to three-bedroom units, with sizes varying from 375 to 1,055 square feet. It is located across from Kenton Park and within walking distance of the Kenton/N Denver MAX station. Amenities include ground floor community space, office spaces, a fitness room, community pantry, bike rooms, an outdoor play area and small lounge areas. All units will be rented to households earning 60% of area median income (AMI) or less, with ten units rented to those earning 30% AMI or less. The project is subject to the City's N/NE Preference Policy.

Open

# Building Profile

## Songbird Apartments

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	61
<b>Total Units</b>	61
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	40
1-Bedroom	9	40% AMI	-
2-Bedroom	34	50% AMI	4
3-Bedroom	18	60% AMI	16
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$19,045,302</b>
Portland Housing Bureau	\$4,500,000

### Development Team

BRIDGE Housing, *Sponsor / Owner / Developer*  
 Ankrom Moisan, *Architect*  
 Colas Construction, *General Contractor*



The Songbird Apartments is a new construction, 61-unit multifamily rental project developed by BRIDGE Housing Inc. in Eliot neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of NE Tillamook and N Williams Avenue.

The Songbird Apartments is a new construction, 61-unit multifamily rental project developed by BRIDGE Housing Inc. The project is in the Eliot neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of NE Tillamook and N Williams Avenue. Units range from one to three bedrooms and 700 to 1,278 square feet. Most of the units (85%) are family-sized, consisting of two- and three-bedroom units. Amenities include a first-floor community room with kitchen, common area laundry, on-site leasing and management office, mail area and resident services delivery area, outdoor children’s play area and gathering spaces, and an indoor trash and recycling space. Surface parking and long-term bike spaces are available. The project is served by TriMet buses and is walking distance to the Rose Quarter Transit Center. Subject to the City’s N/NE Preference Policy, all affordable units are rented to households earning 60% of area median income (AMI) or less, with a portion of the units subsidized for households at 30% AMI or less.

Open

# Building Profile

## The Ellington

### Building Profile

<b>Project Type</b>	Acquisition & Rehabilitation
<b>Location</b>	Madison-South
<b>Regulated Units</b>	263
<b>Total Units</b>	263
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	2	30% AMI	80
1-Bedroom	10	40% AMI	-
2-Bedroom	210	50% AMI	-
3-Bedroom	41	60% AMI	183
		80% AMI	-
		Unrestricted	-

*AMI = Area Median Income*

### Acquisition

<b>Total Project Cost</b>	<b>\$47,000,000</b>
Portland Housing Bureau	\$47,000,000

### Development Team

Home Forward, *Service Provider*  
 JOIN, *Service Provider*



The Portland Housing Bureau purchased and renovated the Ellington, converting its 263 market-rate units to dedicated affordable housing for families in the Madison South neighborhood.

The Portland Housing Bureau purchased the Ellington Apartments in February 2017. Before the acquisition, its 263 garden-style apartments and townhomes were being marketed to higher-income clientele, threatening to displace residents. Now, the City has renovated the development to preserve all units as affordable homes, welcoming at least 80 extremely low-income families and stabilizing hundreds who were previously at risk of losing their housing. Notably, 95% of the units in the Ellington are family-sized (two and three bedrooms). The property is located three-quarters of a mile from the 60th Avenue MAX station, providing access to three light rail lines connecting residents to downtown Portland and the city’s suburbs.

# Portland's Housing Bond

Investing Together in Affordable Homes



Open

# Building Profile

## The Henry

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Downtown
<b>Regulated Units</b>	172
<b>Total Units</b>	173
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	1	30% AMI	172
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
SRO*	172	80% AMI	-
*Single-Room Occupancy		Unrestricted	1

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$37,674,708</b>
Portland Housing Bureau	\$12,977,742

### Development Team

Central City Concern, *Sponsor*  
 KPFF, *Engineer*  
 Colas Construction, *General Contractor*



The Henry in Downtown Portland is a 172-unit development owned by Central City Concern that serves some of the city’s most vulnerable residents.

Originally designed as an office building in 1909, the Henry is now listed on the National Registry of Historical Places. Today, the Henry provides 172 zero-barrier single occupancy rooms in Portland’s Downtown to some of the city’s most vulnerable populations, including people transitioning from homelessness. Central City Concern (CCC) rehabilitated the project in 2020 to add 20 new residential units, complete a partial seismic upgrade, and make other capital improvements. CCC works with service partners including the Veteran’s Administration, Care Oregon, Dept. of Community Justice and Old Town Recovery Center. Tenants of The Henry benefit from wraparound services including access to healthcare and mental health, supported employment, recovery services, rent and food assistance, and case management.

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# City of Portland Program Funding

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# URA Policy & Program Targets

		0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Homebuyer / Home Repair Loans	Set-Aside
<b>Active Districts</b>							
<b>Central Eastside</b>	Set-Aside						22%
1986-2018	Targets	88	494	248	-	-	
	Production	77	87	230	20	-	
<b>Gateway</b>	Set-Aside						33%
2001-2022	Targets	800-1,000 total				-	
	Production	45	47	339	-	-	
<b>Interstate Corridor</b>	Set-Aside						55%
2000-2021	Targets A*	1,400 total			-	-	
	Production A*	1,000 total			-	-	
	Targets B**	2,000 total			-	-	
	Production B**	275	604	1,144	193	-	
<b>Lents Town Center</b>	Set-Aside						38%
1998-2020	Targets	225-371 total			-	230-420	
	Production	116	169	350	21	313	
<b>North Macadam</b>	Set-Aside						44%
1999-2020	Targets	166	211	102	103	-	
	Production	132	40	278	-	-	
<b>River District</b>	Set-Aside						36%
1998-2021	Targets	359	365	440 total		-	
	Production	430	286	575	65	-	

\*Maintaining existing regulated affordable units built before URA designation.

\*\*Adding new regulated affordable units during the lifespan of the URA.

## Inactive Districts

<b>Convention Center</b>	Set-Aside						26%
1989-2013	Targets	1,200 total			-	-	
	Production	20	206	235	-	-	
<b>Downtown Waterfront &amp; South Park Blocks</b>	Set-Aside						21% / 61%
1985-2008	Targets	25-50	175-200	75-100	50-100	-	
	Production	645	1,098	857	76	-	

Value indicates number of units.

# Tax Increment Revenue

		Actual FY 2019-20	Adopted FY 2020-21	Forecast FY 2021-22
<b>Central Eastside</b>	Cumulative Housing	\$8,856,123	\$8,967,528	\$10,028,442
	Cumulative Set-Aside Base	\$63,744,060	\$65,639,934	\$65,639,934
	<i>Percent of Set-Aside Base</i>	14%	14%	15%
<b>Downtown Waterfront</b>	Cumulative Housing	\$19,283,460	\$19,283,460	\$19,283,460
	Cumulative Set-Aside Base	\$91,402,338	\$91,402,338	\$91,402,338
	<i>Percent of Set-Aside Base</i>	21%	21%	21%
<b>Gateway</b>	Cumulative Housing	\$16,804,069	\$18,218,595	\$19,522,565
	Cumulative Set-Aside Base	\$47,838,733	\$57,190,069	\$73,055,845
	<i>Percent of Set-Aside Base</i>	35%	32%	27%
<b>Interstate</b>	Cumulative Housing	\$103,369,193	\$128,607,392	\$134,754,240
	Cumulative Set-Aside Base	\$211,521,451	\$237,415,531	\$252,649,801
	<i>Percent of Set-Aside Base</i>	49%	54%	53%
<b>Lents Town Center</b>	Cumulative Housing	\$58,391,749	\$61,434,000	\$63,871,006
	Cumulative Set-Aside Base	\$142,304,506	\$156,724,273	\$168,232,753
	<i>Percent of Set-Aside Base</i>	41%	39%	38%
<b>North Macadam</b>	Cumulative Housing	\$47,679,160	\$62,032,388	\$74,574,735
	Cumulative Set-Aside Base	\$131,208,970	\$147,787,554	\$170,507,406
	<i>Percent of Set-Aside Base</i>	36%	42%	44%
<b>Convention Center</b>	Cumulative Housing	\$20,181,627	\$20,181,627	\$20,181,627
	Cumulative Set-Aside Base	\$78,564,626	\$78,564,626	\$78,564,626
	<i>Percent of Set-Aside Base</i>	26%	26%	26%
<b>River District</b>	Cumulative Housing	\$104,585,212	\$106,102,426	\$122,165,956
	Cumulative Set-Aside Base	\$331,910,017	\$342,605,362	\$342,605,362
	<i>Percent of Set-Aside Base</i>	32%	31%	36%
<b>South Park Blocks</b>	Cumulative Housing	\$36,997,248	\$36,997,248	\$36,997,248
	Cumulative Set-Aside Base	\$61,090,678	\$61,090,678	\$61,090,678
	<i>Percent of Set-Aside Base</i>	61%	61%	61%
<b>Education</b>	Cumulative Housing	\$82,875	\$82,875	\$82,875
	Cumulative Set-Aside Base	\$978,808	\$978,808	\$978,808
	<i>Percent of Set-Aside Base</i>	8%	8%	8%
<b>TOTAL</b>	Cumulative Housing Expenditures	<b>\$416,230,715</b>	<b>\$461,907,538</b>	<b>\$501,462,153</b>
	Cumulative Set-Aside Base	<b>\$1,160,564,187</b>	<b>\$1,239,399,174</b>	<b>\$1,304,727,552</b>
	<i>Total Percent of Set-Aside Base</i>	<b>36%</b>	<b>37%</b>	<b>38%</b>
	Annual Housing Set-Aside Amount	<b>\$41,766,030</b>	<b>\$45,676,823</b>	<b>\$39,554,615</b>



# Methodology & Sources

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# Definition of Terms

**ACS.** American Community Survey

**Affordable Housing.** The term “affordable housing”, “affordable rental housing” or “housing affordable to rental households” means that the rent is structured so that the targeted tenant population pays no more than 30 percent of their gross household income for rent and utilities. The targeted tenant populations referred to in this section include households up to 80 percent of area median income.

**American Community Survey.** An ongoing Census Bureau survey that collects data on age, race, income, transportation, housing, and other characteristics.

**Area Median Income.** Area median income for the Portland Metropolitan Statistical Area as defined by HUD as adjusted for inflation and published periodically.

**AMI/MHI.** Area Median Income/Median Household Income

**Area Median Income/Median Household Income.** The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median.

**Average Asian Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Asian.

**Average Black Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Black or African American.

**Average Foreign-Born Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as being Foreign-Born.

**Average Latinx Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Hispanic-Latinx.

**Average Couple with Family.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as being married with children under the age of 18.

**Average Native American Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Native American or Alaska Native.

**Average Portland Household.** A household profile developed using data from the ACS to derive the median household income for a household in Portland.

**Average Senior Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as over 65 years of age.

**Average Single Mother Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as a female single head of household with children under the age of 18.

**Average White Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as White Non-Hispanic.

**BPS.** The City of Portland’s Bureau of Planning & Sustainability

**CARES Act.** The Coronavirus Aid, Relief, and Economic Security Act

**CDBG.** Community Development Block Grant

**Census Tract.** Census Tracts are small, relatively permanent statistical subdivisions of a county or equivalent entity that are updated by local participants prior to each decennial census as part of the Census Bureau's Participant Statistical Areas Program.

**City Subsidy.** Locally controlled public funds administered by the Portland Development Commission, the Portland Housing Bureau, or other City bureau or agency, allocated for the purpose of creating or preserving affordable rental housing to households below 80 percent of area median income. City subsidies may be provided to developers through direct financial assistance such as low interest or deferred loans, grants, equity gap investments, credit enhancements or loan guarantees, or other mechanisms.

**City Subsidy Project.** Privately owned properties of five or more units which receive a City subsidy after the effective date of Title 30.01 through programs designed to create or preserve rental housing affordable at or below 80 percent of area median income.

**Community Development Block Grant.** Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

**CoStar.** A private real estate research, survey, and data analysis firm.

**Decennial Census.** The Decennial Census, undertaken by the U.S. Census Bureau, occurs every 10 years, in years ending in

zero, to count the population and housing units for the entire United States. Its primary purpose is to provide the population counts that determine how seats in the U.S. House of Representatives are apportioned.

**Emergency Shelter.** Short-term, temporary assistance that provides overnight stays for adults, youth or families experiencing homelessness—emergency shelters are usually facility-based.

**Extremely Low Income.** Extremely low-income individuals, households or tenants with a gross household income at or below 30 percent of the area median income.

**HOME.** The Home Investment Partnerships Program provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people.

**Homeless.** People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided; people who are losing their primary nighttime residence within 14 days and lack resources or support to remain in housing; families with children or unaccompanied youth who are unstably housed and likely to continue in that state; people who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing; and households who are unsafely and precariously housed

**Homeless Management Information System (HMIS).** A locally implemented data system used to collect client-level data and data on the provision of housing and services to homeless individuals, families and persons at risk of homelessness.

**Housing Stock.** The total number of single-family and multifamily housing units.

**HUD.** The United States Department of Housing & Urban Development

**Inclusionary Housing.** Also known as inclusionary zoning, refers to Portland planning ordinances that require a given share of new construction to be affordable by people with low to moderate incomes.

**Land Bank.** Governmental or non-governmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging reuse or redevelopment of urban property.

**LIHTC.** Low-Income Housing Tax Credit

**Low Income.** Low-income individuals, households or tenants are those with a gross household income at or below 50 percent of the area median income.

**Low-Income Housing Tax Credit.** A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects.

**Moderate Income.** Moderate-income individuals, households or tenants are those with a gross household income at or below 80 percent of the area median income.

**Multifamily Unit.** Includes rental and ownership units in multifamily buildings containing at least two or more housing units with two or more families.

**Naturally Occurring Affordable Housing.** Privately-owned residential rental properties that command low rents, without subsidy, due to their age or physical condition.

**NOAH.** Naturally Occurring Affordable Housing.

**PDC.** See *Prosper Portland*.

**Permanent Supportive Housing.** Safe, affordable, community-based housing that provides tenants with the rights of tenancy and links to voluntary and on-going support services, including case management, mental health and substance abuse treatment, disability acquisition, healthcare, employment and job training.

**PHB.** The City of Portland's Housing Bureau

**Preference Policy.** The preference policy identifies areas in N/NE Portland that were subject to high levels of urban renewal and prioritizes housing opportunities to current or former residents of those areas, and their descendants.

**Preservation.** The recapitalization of affordable rental housing to improve, stabilize, and safeguard affordable housing units.

**Prosper Portland.** The City of Portland's Development Commission

**Regulated Affordable Unit.** A housing unit with a regulatory agreement tied to the deed that requires affordability for an established income level for a defined period of time.

**Rehabilitation.** The rehabilitation of an existing building into affordable rental housing.

**RMLS.** A privately owned real estate database of residential home sales in the region.

**Single-Family Unit.** Rental and ownership units, including single-family homes, duplexes, townhomes, row homes, and mobile homes.

**Short Term Rent Assistance (STRA).** Local program that provides limited housing assistance (up to 24 months) to households that are experiencing homelessness or at risk of homelessness.

**Short-Term Rental.** Rental of a shared room or private residence without a signed lease for less than 30 days; generally offered through AirBNB, VRBO, and other host sites.

**TIF.** Tax Increment Financing

**Tax Increment Financing.** Revenue generated by issuing various debt instruments which borrow against future growth in property taxes within a designated urban renewal boundary.

**Transitional Housing.** A housing program that provides a place to stay and supportive services for up to two years to assist individuals and families to move into permanent affordable housing.

**Unit Produced.** A housing unit completed and active in the housing stock.

**Unit Permitted.** A housing unit with a permit for construction issued.

**URA.** Urban Renewal Area

**Urban Renewal Area.** An area included in an urban renewal plan under ORS 457.160.

# Methodology

## Part 1.01 Population, Households, and Income

Population, household, income, homeownership, and racial composition data derived from the 2000 Decennial Census, the 2010 Decennial Census, 2009-13 5-year estimates, and the 2014-2018 5-year estimates from the American Community Survey—tables B01003, B02008, B02009, B02010, B02011, B02012, B03003, B05012, B11005, B11016, B17020, B19001, B19019, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, B19126, B25119, B25003, B25003A, B25003B, B25003C, B25003D, B25003E, B25003I, B25070, B25118, B25119, DP-1, DP02, DP03, DP05, H014, H016H, HCT012, P011, P015, P021, P053, P087, QT-H13, QT-P5, QT-P10, QT-P20, QT-P21, QT-P24, and S1901.

## Part 1.02 Housing Stock and Production

Multifamily and single-family data derived from Multnomah County Tax Lot data and Metro Portland's Multifamily Inventory database. Multifamily and single-family permitting data derived from the Bureau of Planning and Sustainability and Bureau of Development Services permitting data.

## Part 2.01 Rental Housing Market Affordability

Household profile data derived from the 2014-2018 American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market rent data. Market rent data derived from the CoStar Multifamily Residential Market data set. Rent data referenced the average 2nd quarter monthly asking rent for 2020.

## Part 2.02 Homeownership Market Affordability

Household profile data derived from the 2014-2018 American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market home sales data. Median home sales data derived from the Regional Multiple Listing Service data set. Home sales data reference the median home sales price in years 2000 through 2019.

## Part 2.03 COVID-19 Impacts on Housing and Homelessness

The COVID-19 case data from the Multnomah County—Regional COVID-19 Data Dashboard, 2020. The Unemployment claims data are derived from the Oregon Department of Employment, 2020.

## Part 3 Neighborhood Profiles

Neighborhood analysis areas derived from the Bureau of Planning and Sustainability and the Portland Plan 20-Minute Neighborhood areas. Boundary lines have been adjusted to align with the closest census tract/block group/block boundary to minimize margin of error in data analysis.

## Part 4.01 Citywide Policy Targets

Citywide policy targets derived from the 1980 Comprehensive Plan Goals and Policies November 2011 version. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were

utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

## Part 4.02 Central City Policy Targets

Central City policy targets derived from the Central City 2035 Concept Plan October 2012 version, the Central City Southeast Quadrant Plan July 2015 version, the Central City 2035 West Quadrant Plan March 2015 version, the Central City 2035 N/NE Quadrant Plan October 2012 version, City Council Resolution 36021, and the 1988 Central City Plan. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

## Part 4.03 Urban Renewal Area Policy Targets

Urban Renewal Area policy targets derived from the Central Eastside Urban Renewal Area Housing Strategy 2003 version, the Downtown Housing Inventory and Policy Analysis 2000 version, the Gateway Regional Center Housing Strategy 2003 version, the ICURA Housing Strategy 2002 version, the Lents Town Center Housing Strategy 2000 version, the North Macadam Housing Development Strategy 2003 version, the Lloyd District Housing Strategy 2002 version, and the River District Housing Implementation Strategy June 1999 version. Housing Bureau staff assessed the planning documents for unit production goals, policies, objectives, etc. that were associated with affordable housing and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

## Part 4.04 Rental Housing

Regulated affordable rental unit data derived from Portland Housing Bureau asset portfolio data sets. Regulated affordable rental unit counts are added to the production pipeline in various stages based on whether the project is under review, in pre-development, or under construction. Regulated affordable rental units shift from being reported in the production pipeline to being counted in the asset portfolio when construction is in final stages/complete and units become move-in ready.

## Part 4.05 Homeownership

Homeownership data derived from Portland Housing Bureau single-family loan portfolio data sets and program outcome data sets.

## Part 4.06 Homelessness

Homelessness data derived from program outcome data sets.

## Part 5 Funding

Historical budget data, current budget data, and forecasting data derived from point in time analyses by the finance and accounting staff at the Portland Housing Bureau.

## Citywide Data Sources

### **2000 Population**

US Census Bureau 2000 Decennial Census

### **2010 Population**

US Census Bureau 2010 Decennial Census

### **2000 Median Household Income**

US Census Bureau 2000 Decennial Census

### **2010 Median Household Income**

US Census Bureau 2010 Decennial Census

### **2013 Median Household Income**

US Census Bureau 2009-2013

ACS 5-Year Estimates

### **2018 Median Household Income**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Poverty Rate**

US Census Bureau 2000 Decennial Census

### **2010 Poverty Rate**

US Census Bureau 2010 Decennial Census

### **2013 Poverty Rate**

US Census Bureau 2009-2013

ACS 5-Year Estimates

### **2018 Poverty Rate**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Households**

US Census Bureau 2000 Decennial Census

### **2010 Households**

US Census Bureau 2010 Decennial Census

### **2012 Households**

US Census Bureau 2008-2012

ACS 5-Year Estimates

### **2018 Households**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Single-person Households**

US Census Bureau 2000 Decennial Census

### **2010 Single-person Households**

US Census Bureau 2010 Decennial Census

### **2018 Single-person Households**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Households with Children**

US Census Bureau 2000 Decennial Census

### **2010 Households with Children**

US Census Bureau 2010 Decennial Census

### **2013 Households with Children**

US Census Bureau 2009-2013

ACS 5-Year Estimates

### **2018 Households with Children**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Foreign-born Individuals**

US Census Bureau 2000 Decennial Census

### **2010 Foreign-born Individuals**

US Census Bureau 2010 Decennial Census

### **2018 Foreign-born Individuals**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Persons Experiencing Disabilities**

US Census Bureau 2000 Decennial Census

### **2010 Persons Experiencing Disabilities**

US Census Bureau 2010 Decennial Census

### **2018 Persons Experiencing Disabilities**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Persons 65 and Older**

US Census Bureau 2000 Decennial Census

### **2010 Persons 65 and Older**

US Census Bureau 2010 Decennial Census

### **2018 Persons 65 and Older**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2000 Homeownership Rate**

US Census Bureau 2000 Decennial Census

### **2010 Homeownership Rate**

US Census Bureau 2010 Decennial Census

### **2018 Homeownership Rate**

US Census Bureau 2014-2018

ACS 5-Year Estimates

### **2013 Homelessness**

2013 Point-in-time Count of Homelessness

### **2015 Homelessness**

2015 Point-in-time Count of Homelessness

### **2017 Homelessness**

2017 Point-in-time Count of Homelessness

### **2019 Homelessness**

2019 Point-in-time Count of Homelessness

### **Housing Units**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

### **Housing Units Single-Family**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

### **Housing Units Multifamily**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

### **Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

### **City Funded Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

### **New Residential Permits: Total Units**

Portland Bureau of Development Services,  
Portland Housing Bureau

### **New Residential Permits: Single-Family**

Portland Bureau of Development Services,  
Portland Housing Bureau

### **New Residential Permits: Multifamily**

Portland Bureau of Development Services,  
Portland Housing Bureau

### **Multifamily Rental Unit Survey**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Median Monthly Rent**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Rental Unit Vacancy Rate**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Rental Affordability Estimates**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Median Home Sales Price**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

### **Home Ownership Affordability Estimates**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

### **Short-Term Rental Unit Estimates**

Inside Airbnb Data



# Neighborhood Data Sources

## **2000 Population**

US Census Bureau 2000 Decennial Census

## **2010 Population**

US Census Bureau 2010 Decennial Census

## **2018 Population**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Median Household Income**

US Census Bureau 2000 Decennial Census

## **2010 Median Household Income**

US Census Bureau 2010 Decennial Census

## **2018 Median Household Income**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Poverty Rate**

US Census Bureau 2000 Decennial Census

## **2010 Poverty Rate**

US Census Bureau 2010 Decennial Census

## **2018 Poverty Rate**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Households**

US Census Bureau 2000 Decennial Census

## **2010 Households**

US Census Bureau 2010 Decennial Census

## **2018 Households**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Single-person Households**

US Census Bureau 2000 Decennial Census

## **2010 Single-person Households**

US Census Bureau 2010 Decennial Census

## **2018 Single-person Households**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Households with Children**

US Census Bureau 2000 Decennial Census

## **2010 Households with Children**

US Census Bureau 2010 Decennial Census

## **2018 Households with Children**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Foreign-born Individuals**

US Census Bureau 2000 Decennial Census

## **2010 Foreign-born Individuals**

US Census Bureau 2010 Decennial Census

## **2018 Foreign-born Individuals**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Persons Experiencing Disabilities**

US Census Bureau 2000 Decennial Census

## **2010 Persons Experiencing Disabilities**

US Census Bureau 2010 Decennial Census

## **2018 Persons Experiencing Disabilities**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Persons 65 and Older**

US Census Bureau 2000 Decennial Census

## **2010 Persons 65 and Older**

US Census Bureau 2010 Decennial Census

## **2018 Persons 65 and Older**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2000 Homeownership Rate**

US Census Bureau 2000 Decennial Census

## **2010 Homeownership Rate**

US Census Bureau 2010 Decennial Census

## **2018 Homeownership Rate**

US Census Bureau 2014-2018  
ACS 5-Year Estimates

## **2013 Homelessness**

2013 Point-in-time Count of Homelessness

## **2015 Homelessness**

2015 Point-in-time Count of Homelessness

## **2017 Homelessness**

2017 Point-in-time Count of Homelessness

## **2019 Homelessness**

2019 Point-in-time Count of Homelessness

## **Housing Units**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

## **Housing Units Single-family**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

## **Housing Units Multifamily**

Multnomah County Tax Lot Data, Portland  
Housing Bureau, and Portland Metro's  
Multifamily Housing Inventory

## **Housing Units Multifamily**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

## **Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

## **City Funded Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

## **New Residential Permits: Total Units**

Portland Bureau of Development Services,  
Portland Housing Bureau

## **New Residential Permits: Single-family**

Portland Bureau of Development Services,  
Portland Housing Bureau

## **New Residential Permits: Multifamily**

Portland Bureau of Development Services,  
Portland Housing Bureau

## **Multifamily Rental Unit Survey**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Median Monthly Rent**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Rental Unit Vacancy Rate**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Rental Affordability Estimates**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Median Home Sales Price**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

## **Home Ownership Affordability Estimates**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

## **Short-Term Rental Unit Estimates**

Inside Airbnb Data

## Neighborhood Area Geography

	Census Tracts (FIPS Code)
122nd-Division	41051008302, 41051008400, 41051008500, 41051009000
Belmont-Hawthorne-Wilkes	41051000801, 41051001202, 41051001301, 41051000901, 41051001302, 41051001201, 41051001400
Centennial-Glenfair-Wilkes	41051009301, 41051009804, 41051009101, 41051009701, 41051009702
Central City	41051005600, 41051002100, 41051010600, 41051002303, 41051001102, 41051005500, 41051005200, 41051005100, 41051005700, 41051001101
Forest Park-Northwest Hills	41051004300, 41051007000
Gateway	41051008002, 41051009400, 41051009302, 41051009202, 41051008100, 41051008201, 41051008202, 41051008001, 41051009201
Hayden Island-Bridgeton	41051007300, 41051007202, 41051007201
Hillsdale-Multnomah-Barbur	41051006602, 41051006702, 41051006502, 41051006200, 41051006100, 41051006002
Hollywood	41051001900, 41051002000, 41051002402, 41051002501, 41051002502, 41051002600, 41051002701, 41051002702
Interstate Corridor	41051003701, 41051003401, 41051003402, 41051003501, 41051003502, 41051002203, 41051003702, 41051003801, 41051003902, 41051003803, 41051003901, 41051003802
Lents-Foster	41051000702, 41051008600, 41051000402, 41051000501, 41051008902, 41051000502, 41051000601, 41051008301, 41051008700, 41051000602, 41051008800
MLK-Alberta	41051003000, 41051003603, 41051003602, 41051003601, 41051003302, 41051003301, 41051003100, 41051002401, 41051003200
Montavilla	41051001801, 41051001601, 41051001500, 41051001602, 41051001701, 41051001702, 41051000701, 41051001802
Northwest	41051004500, 41051005000, 41051004900, 41051004800, 41051004700, 41051004602, 41051004601
Parkrose-Argay	41051009501, 41051009502, 41051007900
Pleasant Valley	41051008901, 41051009102
Raleigh Hills	41051006601, 41051006701, 41051006802, 41051006801, 41051006900
Roseway-Cully	41051002802, 41051002901, 41051002902, 41051002903, 41051007600, 41051007700, 41051007500, 41051007400
Sellwood-Moreland-Brooklyn	41051000100, 41051001000, 41051000200
South Portland-Marquam Hill	41051006001, 41051005800, 41051005900
St. Johns	41051004200, 41051004102, 41051004101, 41051004002, 41051004001
Tryon Creek-Riverdale	41051006300, 41051006402
West Portland	41051006403, 41051006501, 41051006404
Woodstock	41051000301, 41051000902, 41051000802, 41051000302, 41051000401

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## **Portland Housing Bureau**

Commissioner Dan Ryan  
Director Shannon Callahan

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