



2009-10
PORTLAND HOUSING BUREAU
COMMUNITY REPORT



welcome

from Housing Commissioner Nick Fish

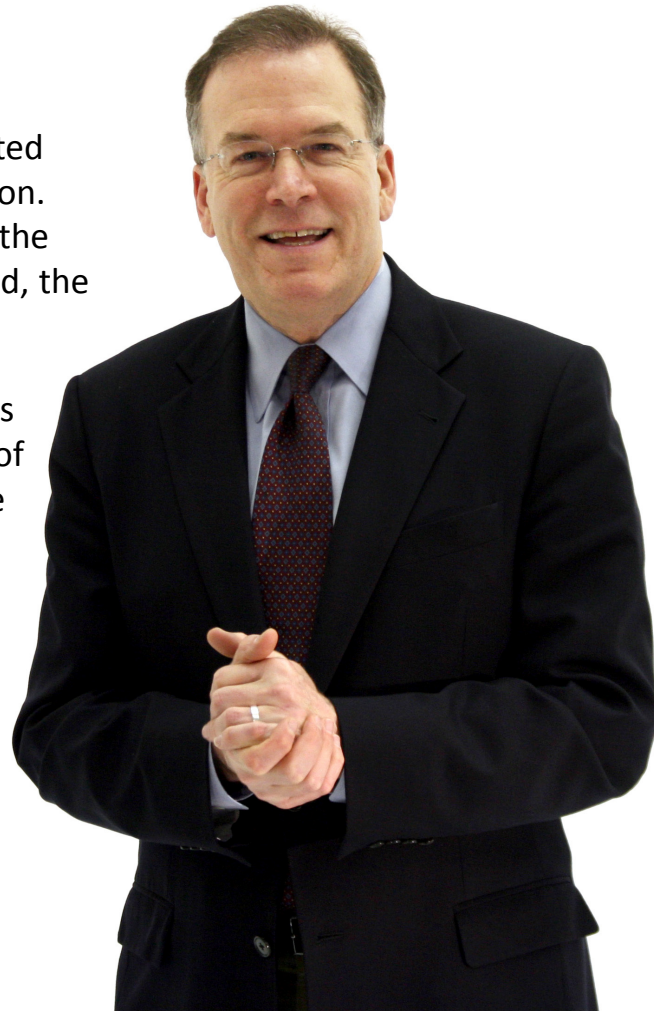
The new Portland Housing Bureau was created during the worst housing crisis in a generation. This report tells the story of our first year – the challenges we faced, the team we assembled, the partnerships we developed, and the results.

Our mission is to focus community resources on the unmet housing needs of the people of Portland. With our resources, we emphasize three core areas: ending homelessness, increasing rental housing options, and promoting stable homeownership.

With our nonprofit, business, government and faith community partners, we accomplished a lot over the last year:

- Launched the new Portland Housing Bureau, bringing all of the City's housing functions under one roof.
- Partnered with private and nonprofit developers to build 409 new units of housing for low-income residents of the city.
- Invested in culturally-specific programs to help first-time homebuyers and to prevent foreclosures.
- Broke ground on the Bud Clark Commons, a one-stop center for people experiencing homelessness.
- Made progress on the 10-Year Plan to End Homelessness by focusing on cost-effective, long-term solutions.

The City's housing team is working hard to make Portland a better place for us all, especially those who are left behind. Thank you for supporting our mission.



our values

from Director Margaret Van Vliet

Over the past year, we have spent a lot of time talking to the community. Based on all that we heard, we developed a plan that describes our mission as a bureau, our vision for the community, and our priorities to address unmet housing needs.

Our work is driven by four core values:

EQUITY We must recognize Oregon's history of housing discrimination and address current-day disparities in access to the resources, programs and opportunities. We value a diverse workforce and a workplace that honors different voices and celebrates the richness of diverse cultures.

STEWARDSHIP We invest resources in projects and initiatives that provide the highest public value and greatest impact.

TRANSPARENCY Our success depends upon the integrity of our external and internal relationships. Our decisions result from processes that are clear, open and without bias.

INNOVATION We believe that we need new thinking, partners and solutions to solve long-standing problems and build a progressive and proactive organization.

Portland is fortunate to have the dedicated employees of PHB focused on carrying out our mission. I am honored to work with them and with our many partners.



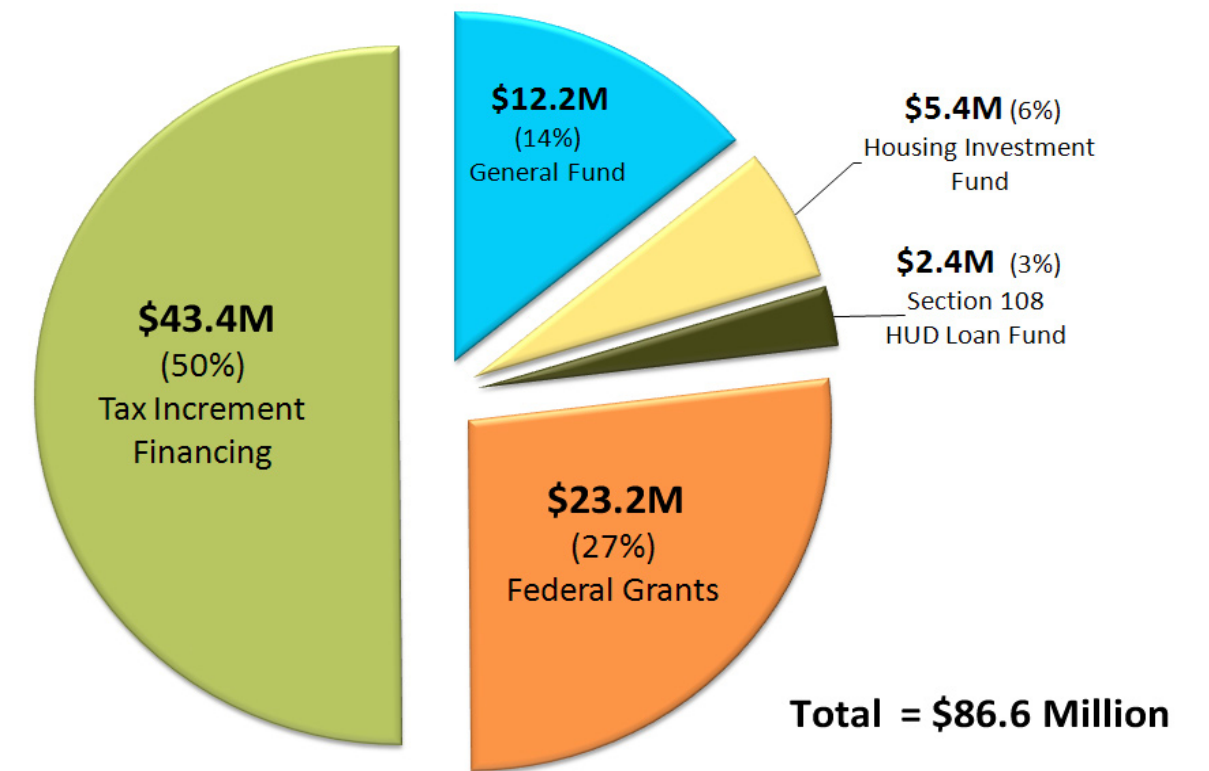
The people featured in these pages are bureau staff, members of their families and community partners. Pictured on the cover, top photo, is Compliance Specialist Stella Martinez (third from left) with family members Molly, Rachel and Lucia. Across the bottom are staff members Ruth Jauregui Benson, Contract Specialist; David Sheern, Program Coordinator; Mary Welch, Administrative Assistant; and Komi Kalevor, Housing Finance Manager.

our partners

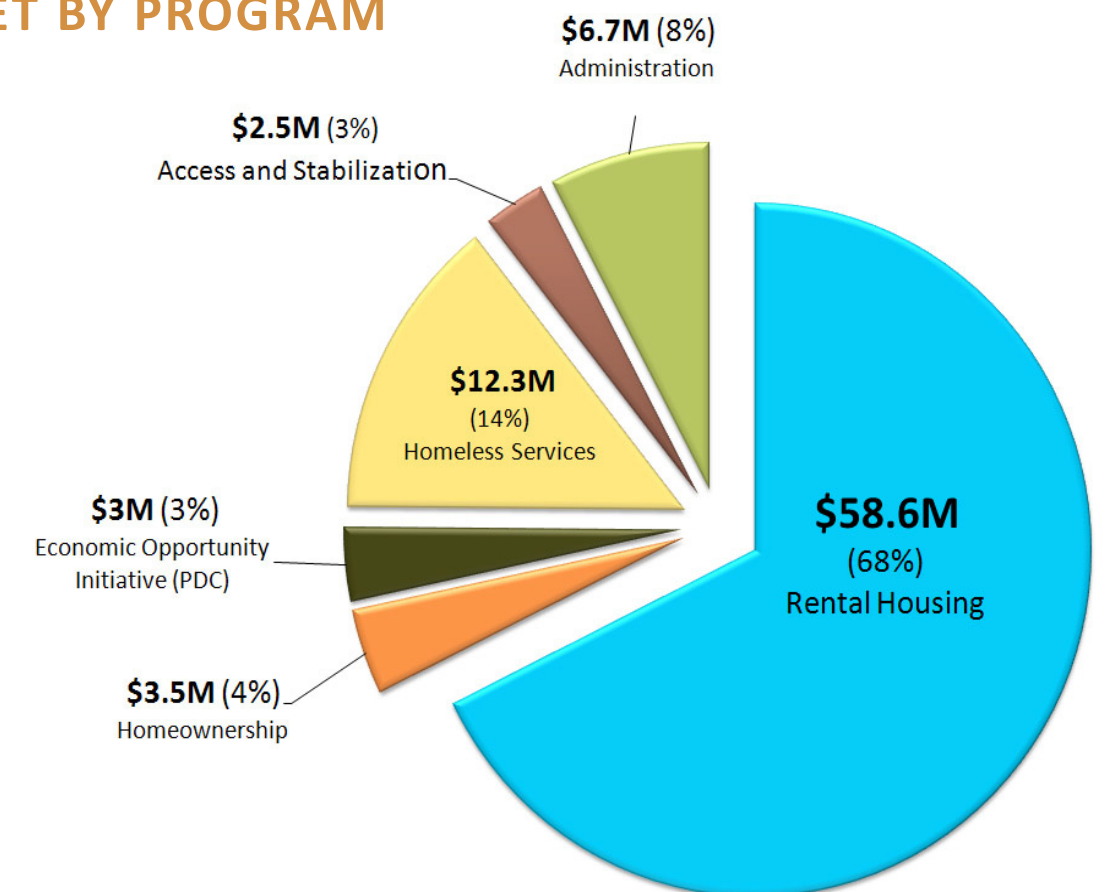
- 211info
- African American Alliance for Homeownership
- Albina Community Bank
- American Red Cross
- Asian Pacific Islander Community Improvement Association
- Bank of America
- Bank of the West
- Bridge Meadows
- Blanchet House
- Cascade AIDS Project
- Cascadia Behavioral Healthcare
- Catholic Charities
- Central City Concern
- City of Portland
- Clackamas County Bank
- Clark County Public Health
- Community Alliance of Tenants
- Community Energy Project
- Ecumenical Ministries of Oregon
- Enterprise Social Investment Corp.
- Fair Housing Council of Oregon
- First Presbyterian Church
- Guardian Management
- City of Gresham
- Habitat for Humanity Portland Metro East
- Hacienda CDC
- Housing Authority of Portland
- Housing Development Center
- Human Solutions
- Impact NW
- Immigrant and Refugee Community of Oregon
- Innovative Housing Inc.
- Josiah Hill, III Clinic
- JOIN
- JPMorgan Chase
- Key Bank
- Legal Aid Services of Oregon
- MacDonald Center
- Metro
- Metro Multifamily Housing
- Multnomah County
- National Equity Fund
- NAYA Family Center
- Network for Oregon Affordable Housing
- New Avenues for Youth
- Northwest Housing Alternatives
- Northwest Pilot Project
- Orange Splot
- Oregon Community Warehouse
- Oregon Housing and Community Services
- Oregon Opportunity Network
- Outside In
- PNC Bank
- Portland Community Reinvestment Initiatives
- Piedmont Community Developers
- Portland Business Alliance
- Portland Development Commission
- Portland Housing Center
- Proud Ground
- REACH CDC
- Rebuilding Together
- Rental Housing Association of Greater Portland
- ROSE CDC
- Sabin CDC
- Salvation Army
- Street Roots
- Transitions Projects Inc.
- Turtle Island Development
- U.S. Dept of Housing and Urban Development
- Upshur Renewal
- US Bank
- Unlimited Choices
- Wells Fargo

our resources

SOURCES OF FUNDS



BUDGET BY PROGRAM



developing affordable housing



Sharon Johnson, Senior Administrative Assistant

We do not build homes. Rather, we partner with nonprofit and for-profit developers, banks, and government agencies to fund the construction, rehabilitation and preservation of homes for working families and low-income people.

HIGHLIGHTS

- \$67.12 million invested locally in the development and rehabilitation of affordable rental units
- 409 new affordable apartments
- 509 homes rehabilitated

Did you know? In Portland, a single adult working 40 hours a week for minimum wage can't afford market-rate rent. Most Portland renters spend more than one-third of their income on rent and utilities.

FOCUS ON PRESERVATION

Across Oregon, some 7,300 affordable apartments are benefitting from federal rent assistance contracts which will expire over the next few years.

PHB is a member of a statewide collaborative that seeks to preserve as much existing affordable housing—for older adults, people with disabilities and hard-working families—as possible.

This collaborative—known as the Oregon Housing Acquisition Project (OHAP)—works with building owners, nonprofits, and public and private funders to acquire and rehabilitate the properties so that tenants can stay in place.

In Portland, we have 11 at-risk buildings. So far, PHB and OHAP collaborative have preserved more than 369 apartments in five buildings: The Admiral, Walnut Park, the Roselyn, Clay Towers, and Upshur House.

The OHAP collaborative includes:

Community Alliance of Tenants
Collins Foundation
Enterprise Community Partners
John D. and Catherine T. MacArthur Foundation
Meyer Memorial Trust
Oregon Housing and Community Services
Oregon Community Foundation
Portland Housing Bureau
Neighborhood Partnerships
Network for Oregon Affordable Housing
Bob and Tom Walsh



Walnut Park, northeast Portland



Upshur House, northwest Portland



The Admiral, downtown Portland

ending homelessness

In 2005, Portland and Multnomah County launched the innovative and ambitious 10-Year Plan to End Homelessness. The plan is based on long-term, cost-effective strategies that move people from homelessness to permanent housing.

During the first five years, we helped 7,000 people move from the streets into their own homes. But our work is not finished. On any given night, an estimated 2,500 people in Portland still experience homelessness.

The recession, job losses, and budget cuts at all levels of government have placed

more people at risk of becoming homeless. In response, we're building on established programs and collaborations, including rent assistance and eviction prevention funds, to help people find and keep permanent housing.

HIGHLIGHTS

- 5,885 individuals served in long-term and emergency services
- 1,667 permanent housing placements
- 1,315 households received rent assistance

BUD CLARK COMMONS



In November 2009, we broke ground on Bud Clark Commons, the centerpiece of our 10-Year Plan to End Homelessness.

When completed, Bud Clark Commons will combine—under one roof—130 apartments, 90 shelter beds, and a “day center” with storage units, showers and vital services to help people find jobs and housing.

HIGHLIGHTS

- An innovative partnership between the Housing Authority of Portland (HAP), Transition Projects, Multnomah County, and the Portland Housing Bureau
- Services and resources to help people move from homelessness to housing and self-sufficiency
- A beautiful LEED Platinum building

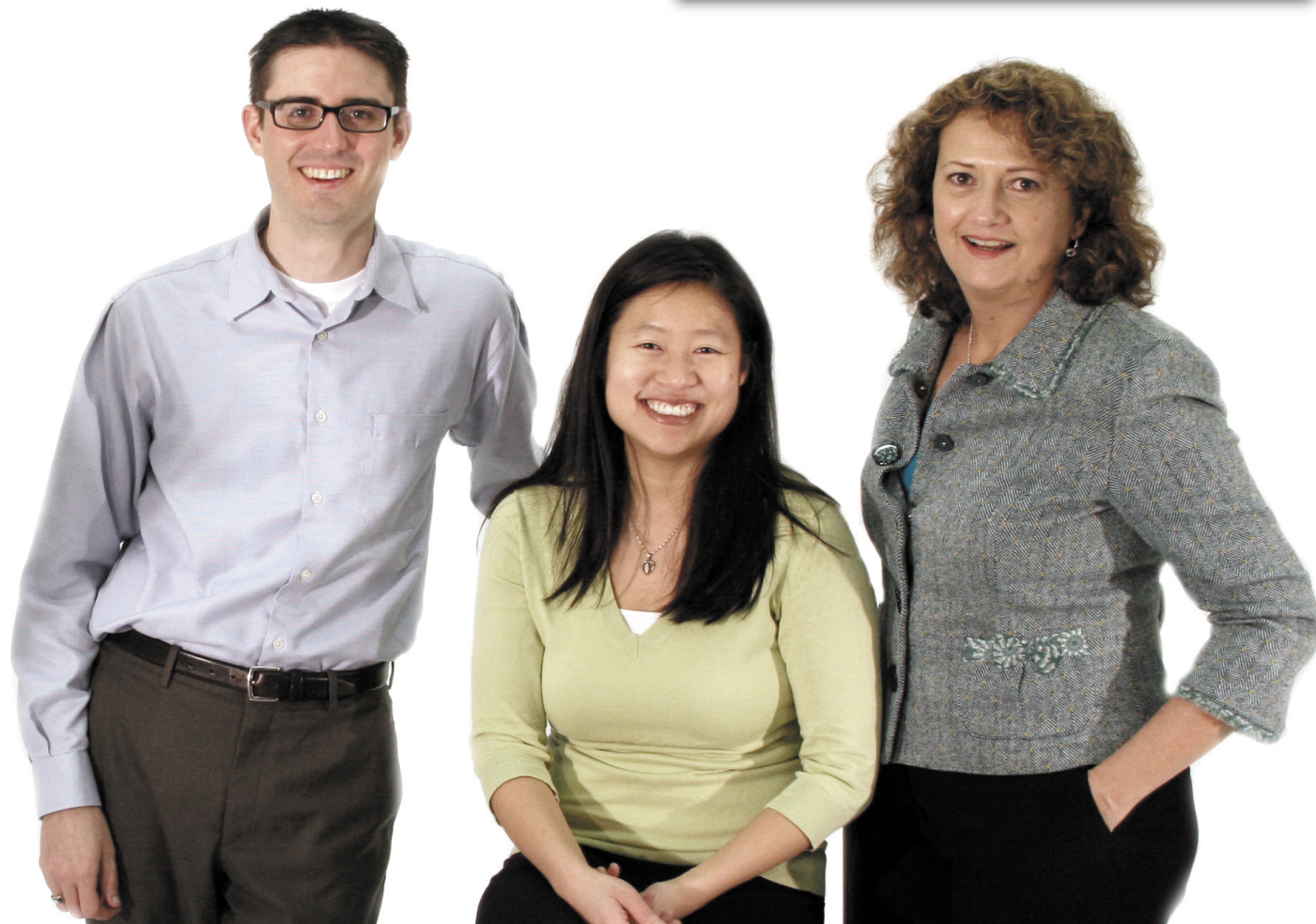
SHORT-TERM RENT ASSISTANCE

For people moving from homelessness into housing, small amounts of one-time help often make the difference between a life on the street and the stability of a home.

In late 2009, the U.S. Department of Housing and Urban Development (HUD) awarded PHB \$4.2 million in stimulus funds to keep people from becoming homeless.

Through unique partnerships developed through our 10-Year Plan, we worked with HAP's Short-Term Rent Assistance Program and 19 community-based partner agencies to immediately begin connecting families with help.

Our partners throughout the county delivered more than \$2.1 million in assistance, and prevented or ended homelessness for more than 2,750 people in over 1,000 households.



Ending Homelessness Initiative program coordinators Ryan Deibert and Jennifer Chang, with Sally Erickson, manager.

supporting homeownership

We support the dream of homeownership through a variety of programs and partnerships. We invest in programs to serve first-time homebuyers, to help prevent foreclosures, and to close the minority homeownership gap. We're working hard to reach underserved communities, specifically communities of color, who have experienced historical barriers to homeownership.



Phil Willis-Conger, Housing Program Specialist

HIGHLIGHTS

- 4,000+ attended homebuyer fairs for homebuyer education and counseling. Many participants bought their first home within a year
- \$315,000 invested in culturally-specific programs to help families avoid foreclosure
- 100+ households received loans (averaging \$6,882) to make critical home repairs

Did you know? In Portland, 38 percent of black households own homes, compared to 59 percent of whites. Among Latinos, the ownership rate is 30 percent.

PREVENTING FORECLOSURE

The current wave of foreclosures hit Oregon harder than almost any other state. We're helping people keep their homes.

We know that older adults and homeowners of color face challenges accessing community programs that could help. By partnering with local nonprofits, we work to make sure these homeowners can connect with every resource our community has to offer.

One of our key partners in this effort is the Minority Homeownership Assistance Collaborative (MHAC)—made up of the African American Alliance for Homeownership, Hacienda CDC, Native American Youth and Family Center, and Portland Community Reinvestment Initiatives (PCRI).

Through a competitive process, MHAC received a \$120,000 grant from PHB to help homeowners in North and Northeast Portland at risk of losing their homes.



MHAC partners and PCRI staff members Deborah Turner and Charles Funchess

Because coalition members have strong ties to our minority communities, they are well-positioned to provide culturally-specific—and therefore, more effective—help to our most vulnerable homeowners.

MHAC connects homeowners with resources that can help them find solutions. They provide face-to-face assistance to identify risks and create a plan of action. Then, they help homeowners navigate the organizations, government agencies, and banks necessary to carry out their plan of action and keep their home.

TO OUR COMMUNITY MEMBERS, DEDICATED STAFF,
AND OUR MANY SUPPORTERS, **THANK YOU.**



Letimya Clayton (left) Executive Assistant, Director's Office, with family members Cassandra, Yendora, and Ramone.