



187640

PATHWAY 1000



Why Pathway 1000?

From 1990 to 2000, **10,000 residents, primarily African Americans, were displaced** from North and Northeast Portland: an average of nearly **three people every day** for 10 consecutive years. Discriminatory covenants, redlining and other practices barred these families from owning their homes until redevelopment and other public investment created conditions that priced them out. The result: **families have been uprooted from a familiar and historic community.**

The homes and economic opportunity created through the Pathway 1000 will **provide a pathway** for families to **establish a sustainable stake in their community**, remaining in or returning to familiar North and Northeast Portland neighborhoods. Pioneering a “right to return” policy, PCRI will **prioritize these homes** for low- and moderate-income residents who have been displaced or are at risk of displacement from a community where they have **historic family roots**. Jobs and business opportunities created through the initiative will also be prioritized for those with historic ties to the North and Northeast Portland community.

How Will Pathway 1000 Be Accomplished:

To identify what should be developed, where and for whom, PCRI requested a Construction Excise Tax (CET) community planning grant from Metro, the Elected regional government providing regional services for the Portland metropolitan area.

For the planning endeavor, PCRI is leading a partnership with the Portland Bureau of Planning and Sustainability, Portland Housing Bureau, Portland State University’s Center of Public Interest Design and the Toulon School of Urban Studies and Planning. The work of this planning consortium will be leveraged alongside that of land-use and economic development professionals to create and execute an effective strategy to execute the Pathway 1000 initiative. The combined work of these teams will identify economic opportunities and ways to build stability for businesses and residents so they can not only resist displacement from their historic neighborhoods in North and Northeast Portland, but can contribute to the thriving economy in a formerly distressed community.

PCRI anticipates developing and re-developing land the organization currently owns. Pathway 1000 will also identify sites held by public agencies, Portland Public Schools, and utility providers, as well as private owners who wish to retain a stake in the community by partnering with PCRI to develop their land to benefit the community’s historic residents. For this purpose, PCRI created the

Heritage Initiative to work with long term landowners interested in the creation of affordable housing on land they own and have held for considerable amounts of time.

Pathway 1000 – Early Accomplishments:

In August 2015, PCRI and partners Gerding Edlen, Carleton Hart Architects and Colas Construction were awarded land and \$7 million in development subsidy from Portland Housing Bureau to redevelop the former Grant Warehouse site. Currently in schematic design, the mixed-use development is anticipated to include 83 predominantly family-size affordable rental units, 6,000 square feet of commercial space intended for small, local businesses, as well as community and outdoor space. Of particular importance, the development team has committed to create unparalleled opportunity for minority-, women- and small locally-owned businesses to participate and build their capacity throughout the project. Already, the development team has engaged significant participation from minority- and women-owned professional service firms (including Carleton Hart Architects and Colas Construction, both certified minority-owned businesses) with 72% of contracts to date committed to certified minority-owned businesses. Community engagement and input will also guide the design and leasing of the building to address negative impacts of gentrification and create sustainable, affordable opportunities for residents and businesses to return to or remain in a neighborhood where they had historic roots. Construction is anticipated to begin in late 2016 with completion in 2018.

To improve access to stability afforded by homeownership, Oregon Housing and Community Services (OHCS) in December 2015 awarded PCRI \$100,000 to provide down payment assistance grants to clients in PCRI's homeownership program. Benefitting from this grant, one client closed on their home in February 2016. A second buyer, a senior who is a 15-year PCRI resident and had been shopping for a year and a half, became a first-time homeowner in March 2016.

PCRI is also beginning development activity for approximately 20 homes reserved especially for ownership by low- and moderate-income first time homebuyers with roots in North and Northeast Portland. With initial support of over \$1.7 million from Portland Housing Bureau, PCRI will be able to develop homes that meet buyers' needs for size and affordability and remove the barrier of competing with investors and other buyers in Portland's fiercely competitive home buying market. By achieving successful homeownership, families who purchase these homes will be able to build equity that breaks the cycle of poverty for current and future generations

To further improve low-income families' opportunity to achieve stability and self-sufficiency, PCRI partnered with the Oregon Housing Alliance, Oregon Opportunity Network, state legislators and other housing and family advocates to enact state legislative change. With broad, state-wide consensus, Oregon HB 3082 was signed into law in 2015 by Governor Kate Brown. The law eases the "benefits cliff" in prior versions of state property tax exemption rules so families living in non-profit affordable housing can grow their income without fear of losing their affordable housing benefits.

187640

PATHWAY 1000