

**YOUR NEIGHBORHOOD, YOUR VOICE**

PORTLAND HOUSING BUREAU  
NORTH / NORTHEAST NEIGHBORHOOD  
HOUSING STRATEGY

North/Northeast Neighborhood Housing  
Strategy Oversight Committee

**Annual Report to Portland City Council**

Wednesday May 31st

# Oversight Committee Members

- Dr. Steven Holt, Committee Chair
- Gabrielle Mercedes Bolivar
- Triston Dallas, Attorney
- Jilian Saurage Felton
- Felicia Tripp Folsom
- Sheila Holden
- Virgie Ruiz-Houston
- Aquiles Montas
- John Washington
- Adrian Mashia Sr,
- Estelle Love,
- Saelee Winters,
- Ta'neisha Renee'

# 2022 Accomplishments

\$409,477 in Rent assistance was provided to all 6 NE Housing Strategy buildings, assisting 117 Residents

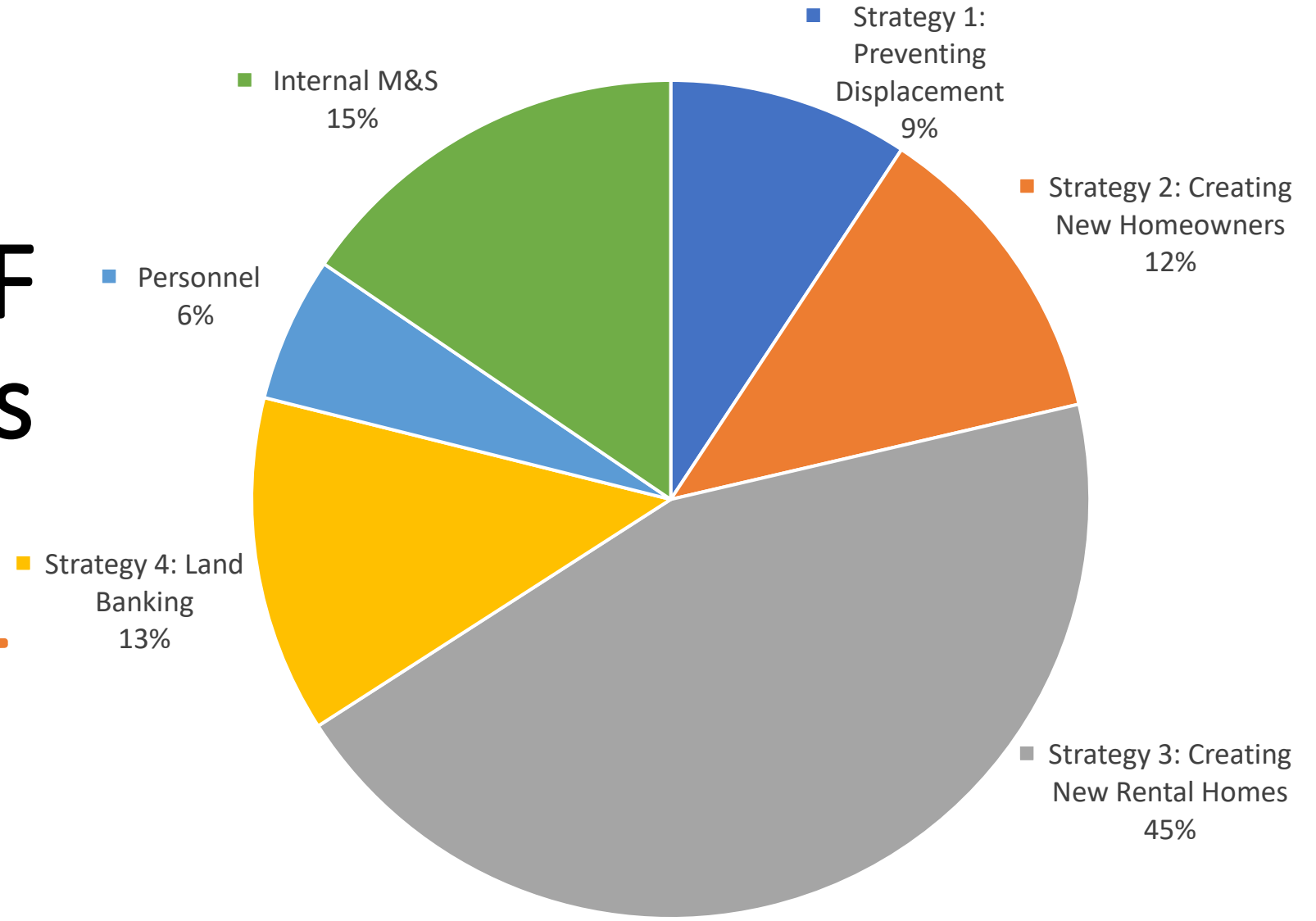
2 PHB owned properties (Strong and Carey) and the Kaiser donated site were awarded in the Fall MBOS

5020 N. Interstate rental project broke ground and is scheduled for completion in late 2023/early 2024

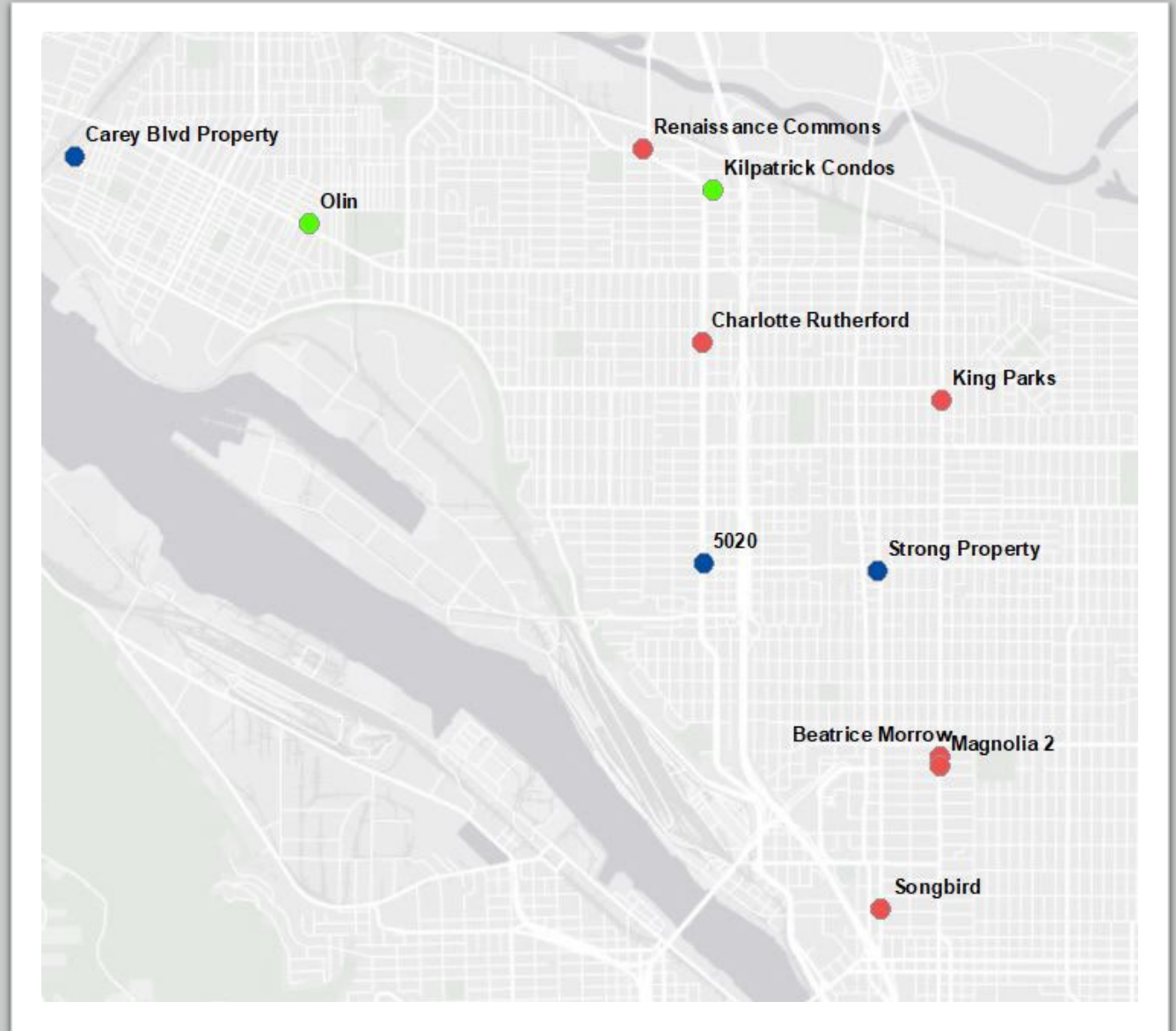
PHB reached the 2022 goal of 110 new homeowners utilizing PHB subsidy, another 11 preference policy families purchased without subsidy

# Total Interstate TIF Expenditures 2015-2022

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# PHB N/NE Investments



## Rental Development

N/NE \$8 Million: 140 units

TIF Lift \$19.2 Million: 240 units

Base \$9.3 Million: N/A, subsidy increase\*

\*adjusted to increase subsidy

2015	2016	2017	2018	2019	2020	2021	2022
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Units developed or under construction: 501 units

360% to 2020 goal – 132% to 2022 goal

## Home Repair Grants

N/NE \$800,000: 80 households

TIF Lift \$900,000: 90 households

Base \$3.7 Million: 740 households

2015	2016	2017	2018	2019	2020	2021	2022
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Grants provided: 1,078 households\*

\*Some households may have been served more than once.

131% to 2020 goal – 118% to 2022 goal

## Home Repair Loans

N/NE \$3.2 Million: 80 households

TIF Lift \$4.1 Million: 102 households

Base \$752,000: 19 households

2015	2016	2017	2018	2019	2020	2021	2022
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Loans provided: 128 households

129% to 2020 goal – 64% to 2022 goal

## Homeownership

N/NE \$5 million: 65 households

TIF Lift \$7 million: 45 households\*

Base \$1.3 million: N/A, subsidy increase\*

\*adjusted to increase subsidy

2015	2016	2017	2018	2019	2020	2021	2022
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Homes purchased: 110 households\*

\*10 additional Preference Policy applicants become homeowners with the use of other resource.

100% to 2022 goal

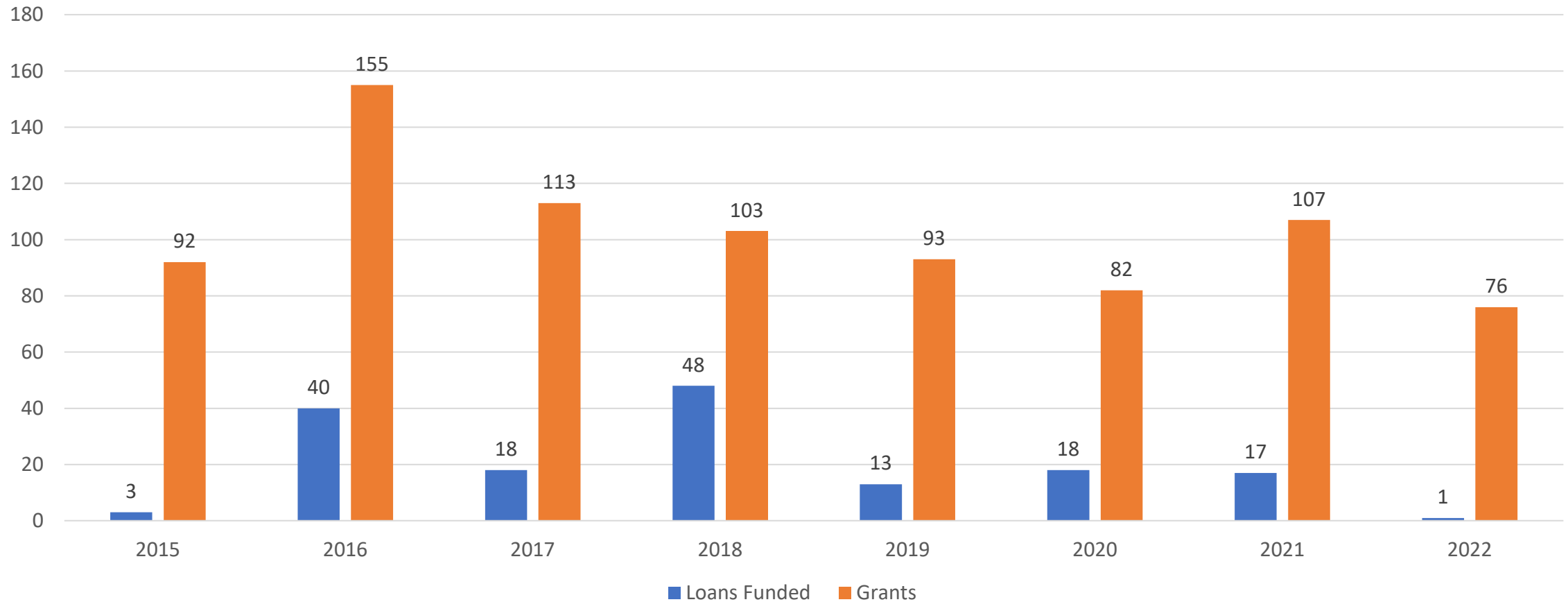




## Strategy 1: Preventing Displacement

# Strategy 1: Preventing Displacement

Home Repair Loans and Grants:  
January, 1 2015 - December 31, 2022

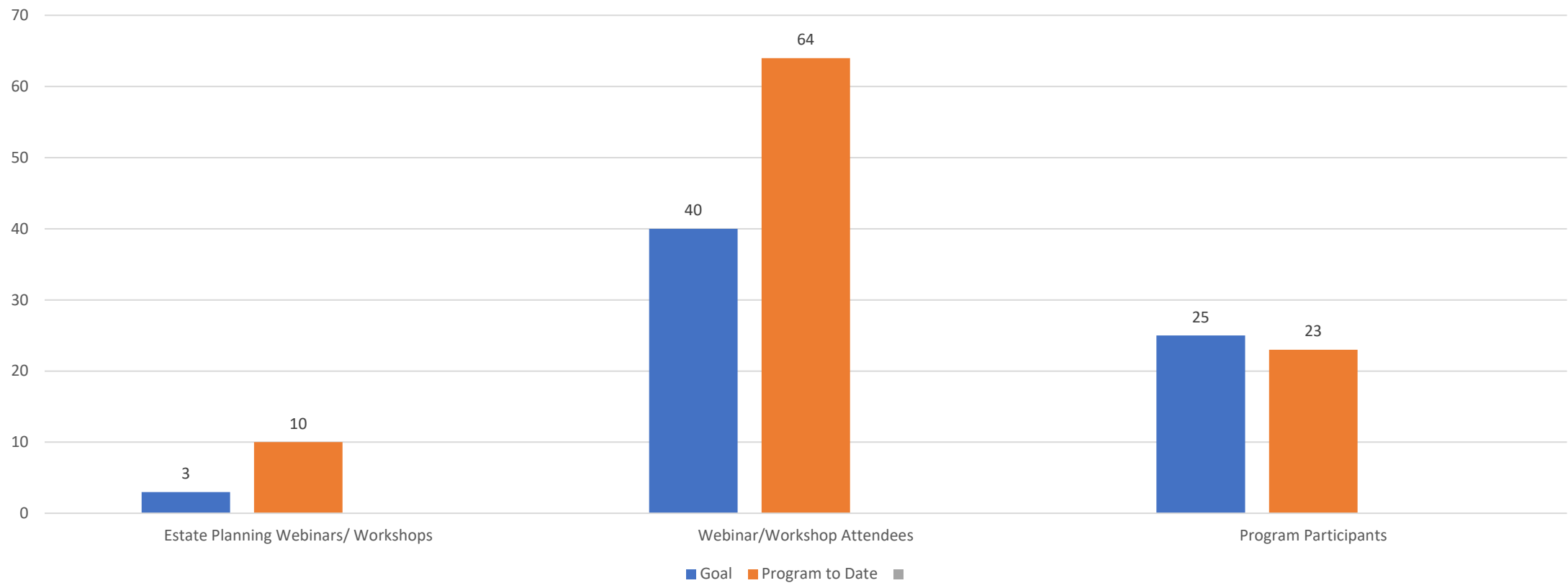






# Strategy 1: Preventing Displacement – HAPP

HAPP - Estate Planning Jan 2022 - Dec 2022

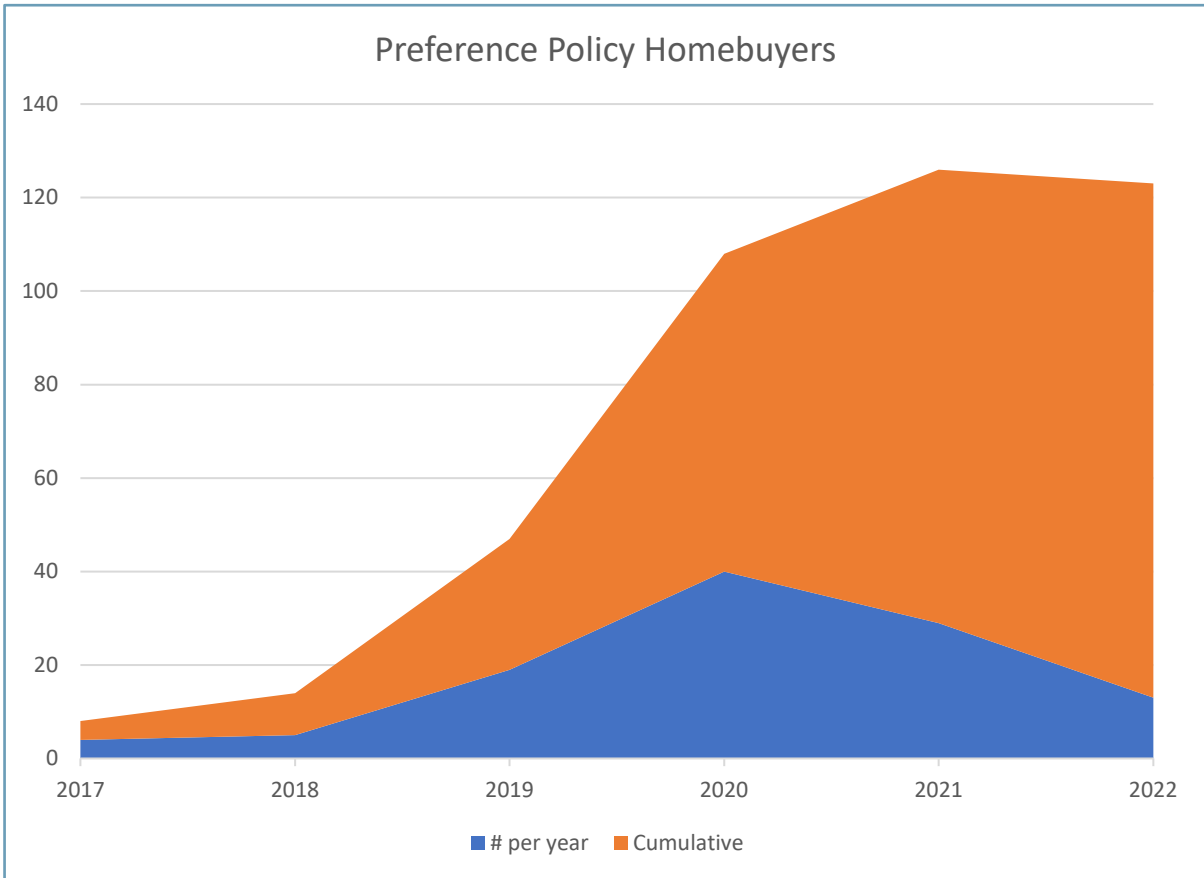
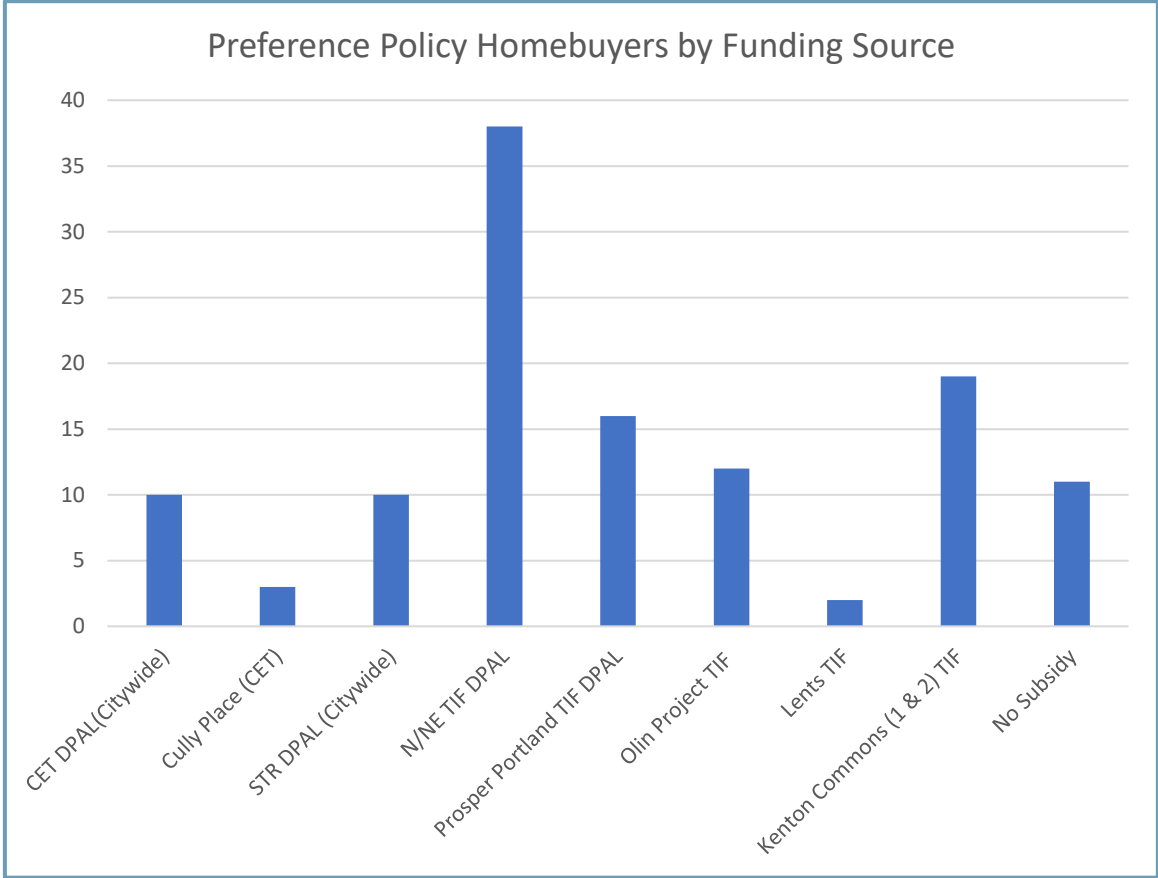


# Strategy 2: Creating New Homeowners

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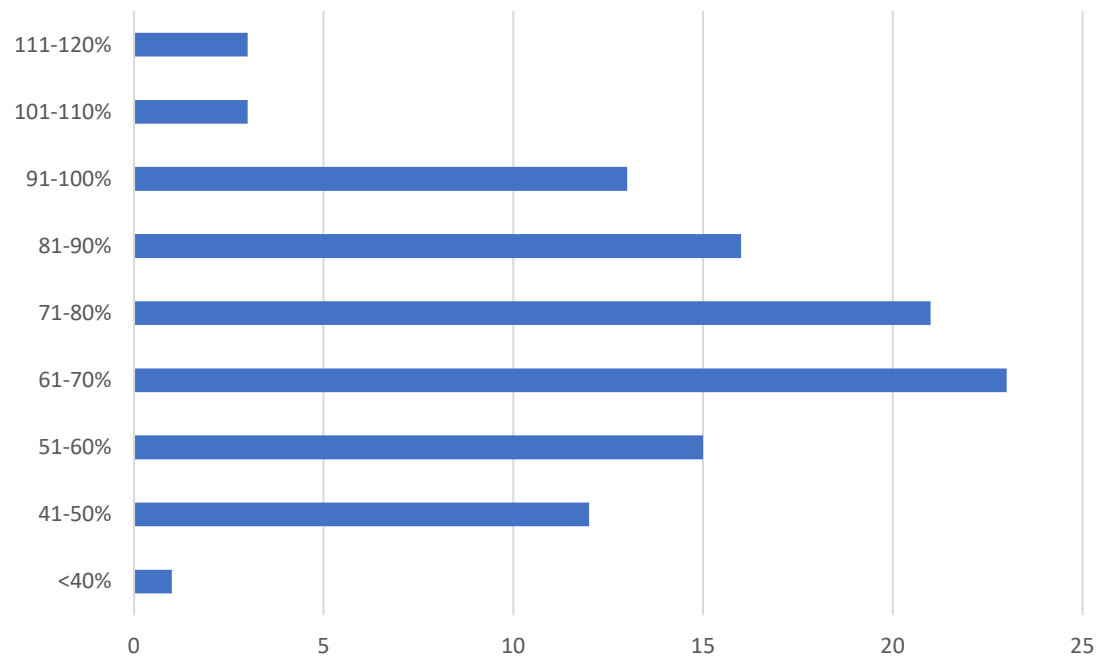


# Strategy 2: Creating New Homeowners

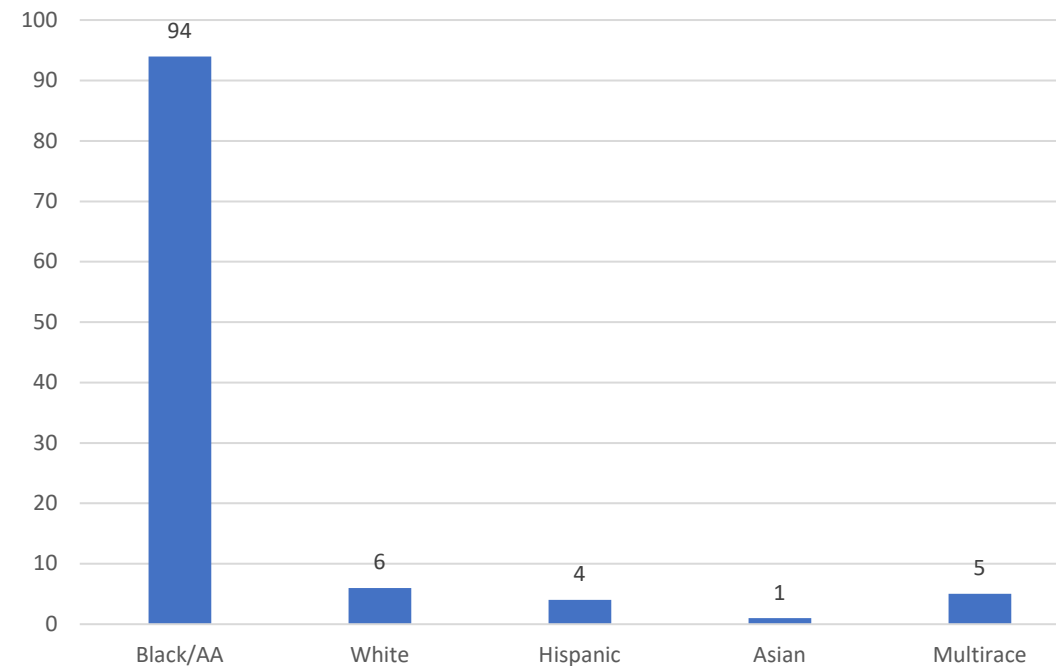


# Strategy 2: Creating New Homeowners

Preference Policy Home Buyers AMI



Preference Policy Homebuyers Race/Ethnicity



# Strategy 2: Creating New Homeowners



83% of homes purchased had 3+ bedrooms



71% of homes purchased had 1.5+ bathrooms



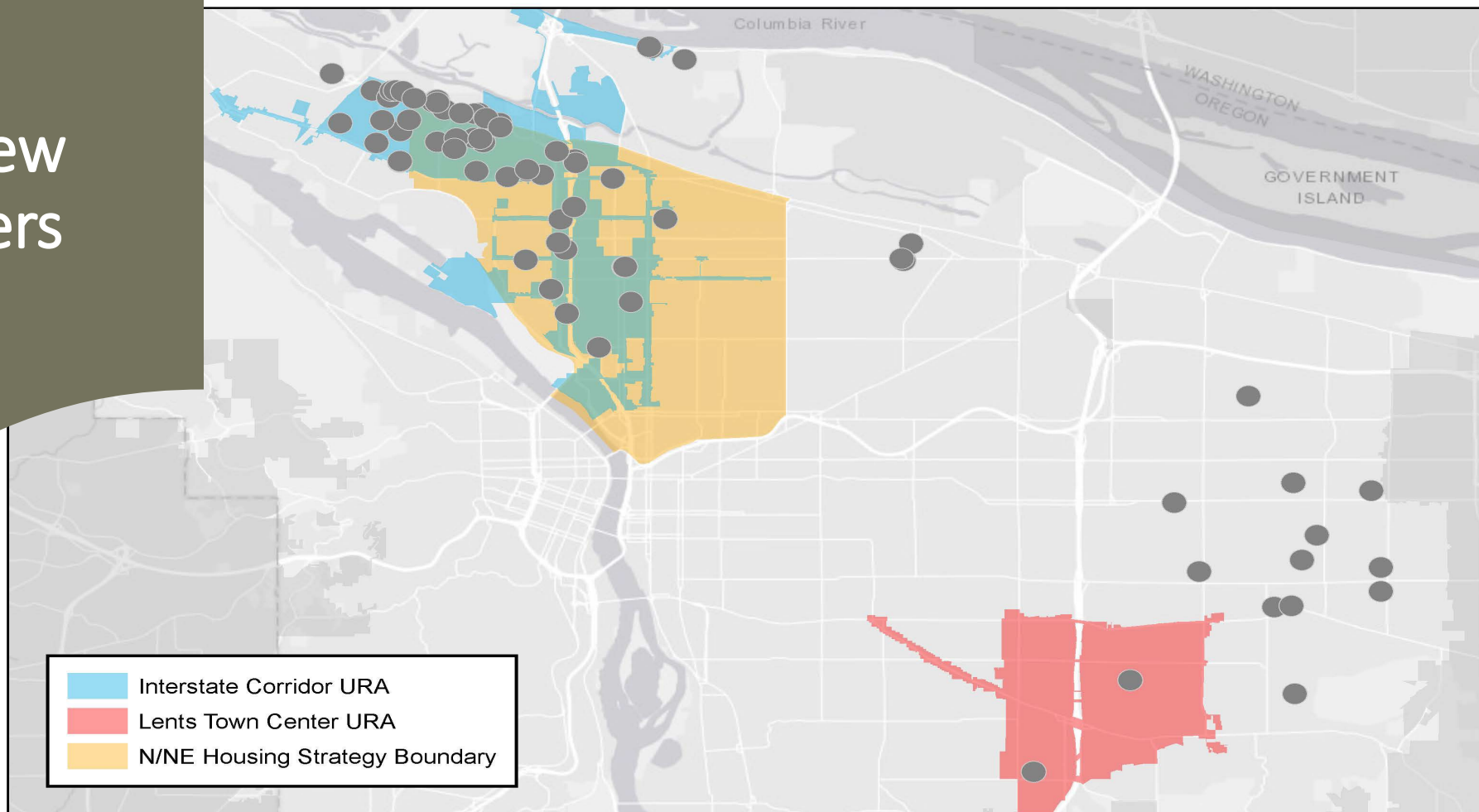
Average sales price of market rate homes = \$313,187



Market rate sales ranged from \$176K to \$522K



# Strategy 2: Creating New Homeowners



**Preference Policy  
Homebuyer Purchases**



**Portland  
Housing Bureau**

# Strategy 2: Creating New Homeowners - Development

Sponsor	Site	# of PP	Funding Sources
SEI/CDP	Strong/Abbey site	7-8	Metro/TIF CDP owned land
Habitat for Humanity/Proud Ground	Carey Blvd Site	52	Metro Bond/TIF & PHB Land
Williams & Russell CDC/ Adre/PHC	Williams & Russell	20	TIF DPALs & Legacy land



## Strategy 3: Creating New Rental Homes

# Strategy 3: Creating Rental Homes

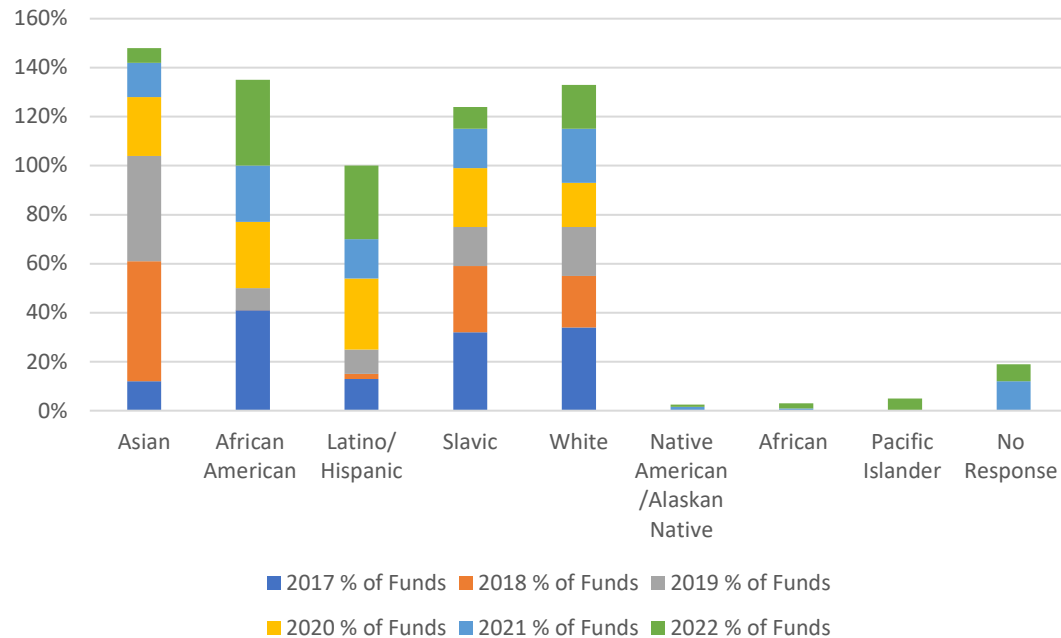
Sponsor	Rental Project	#PP Units	Total # Units	% BIPOC	Status
PCRI	Beatrice Morrow	59	70	87%	Occupied
PCRI	King+Parks	49	70	93%	Occupied
CCC	Charlotte B Rutherford	51	51	94%	Occupied
IHI	Magnolia II	49	50	87%	Occupied
Reach CDC	Renaissance Commons	185	189	79%	Occupied
Bridge	Songbird	20	60	83%	Occupied

# Strategy 3: Creating Rental Homes

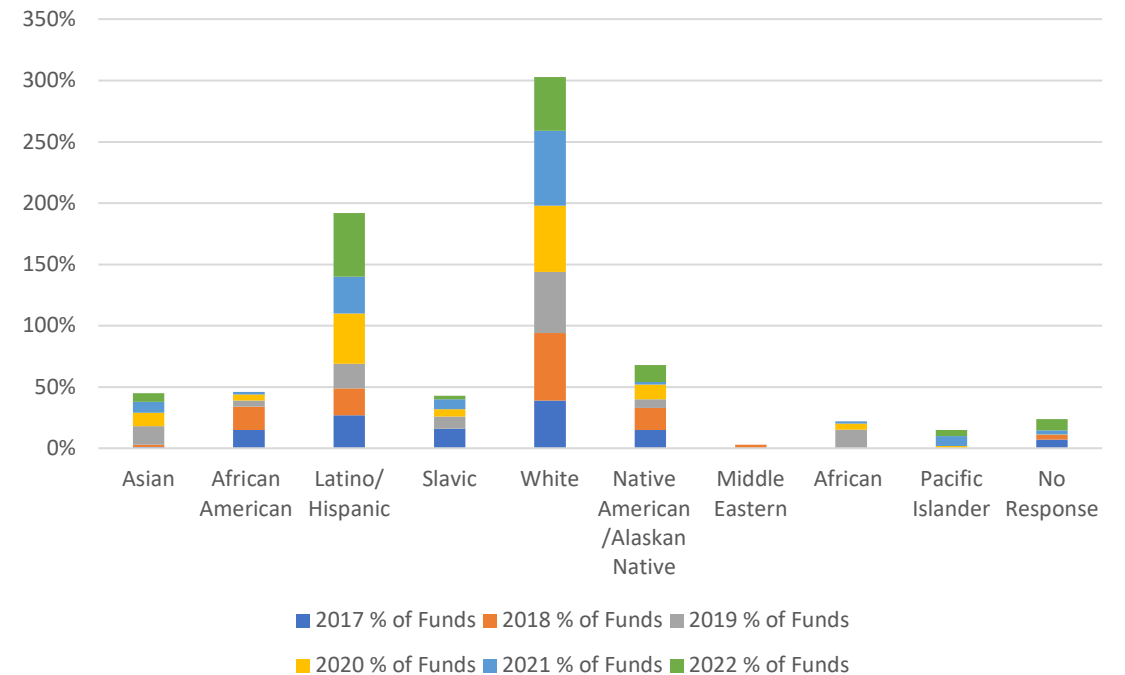
Sponsor	Rental Project	#PP Units	Total # Units	Funding Source
SEI/CDP	5020 N. Interstate	64	64	Metro Bond & PHB Land
AVT/Edlen & Co	Albina One	78	94	Metro Bond
SEI/CDP	Strong	75	75	Metro Bond/TIF & PHB Land
NHA/ULPDX	Kaiser Site/Margaret Carter	51	62	Metro Bond/TIF and Kaiser land
PCRI & HDC	Williams & Russell	80	80	Interstate TIF & Legacy Land

# Policy Goal: DMWESB Participation Home Repair

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



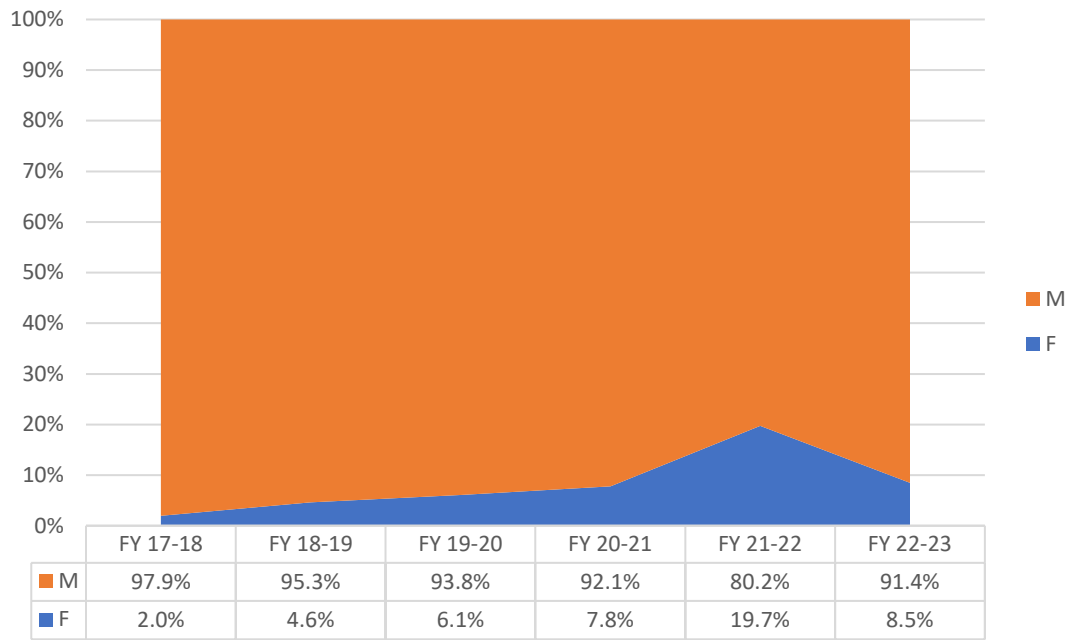
% of Home Repair Grant funds by Race/Ethnicity of Contractor



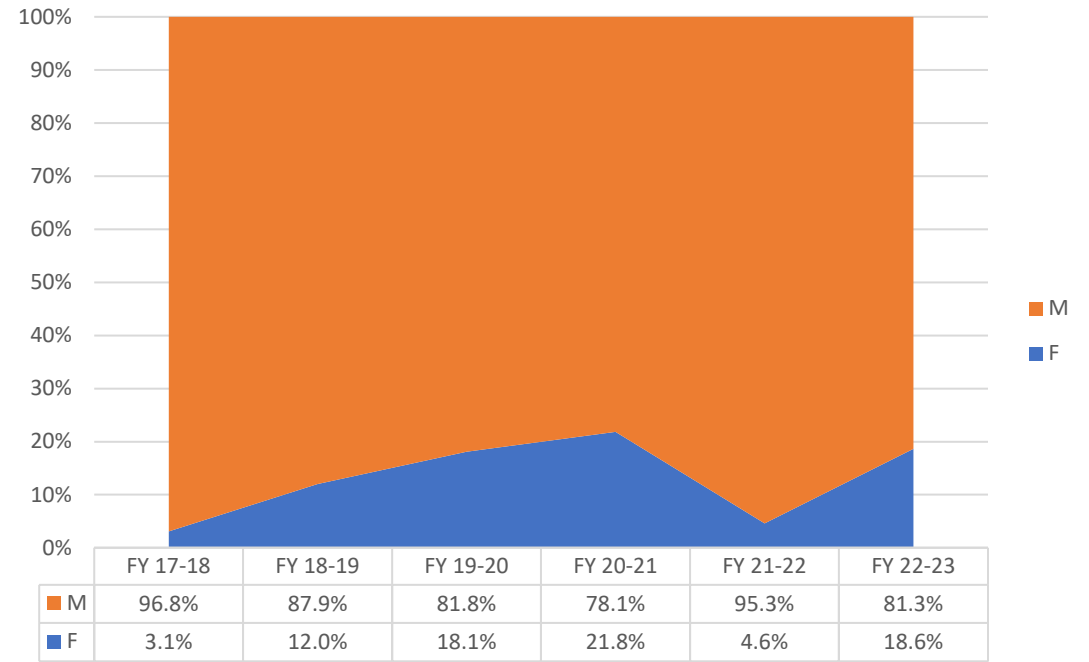


# Policy Goal: DMWESB Participation Rental Construction

Workforce Hours by Gender

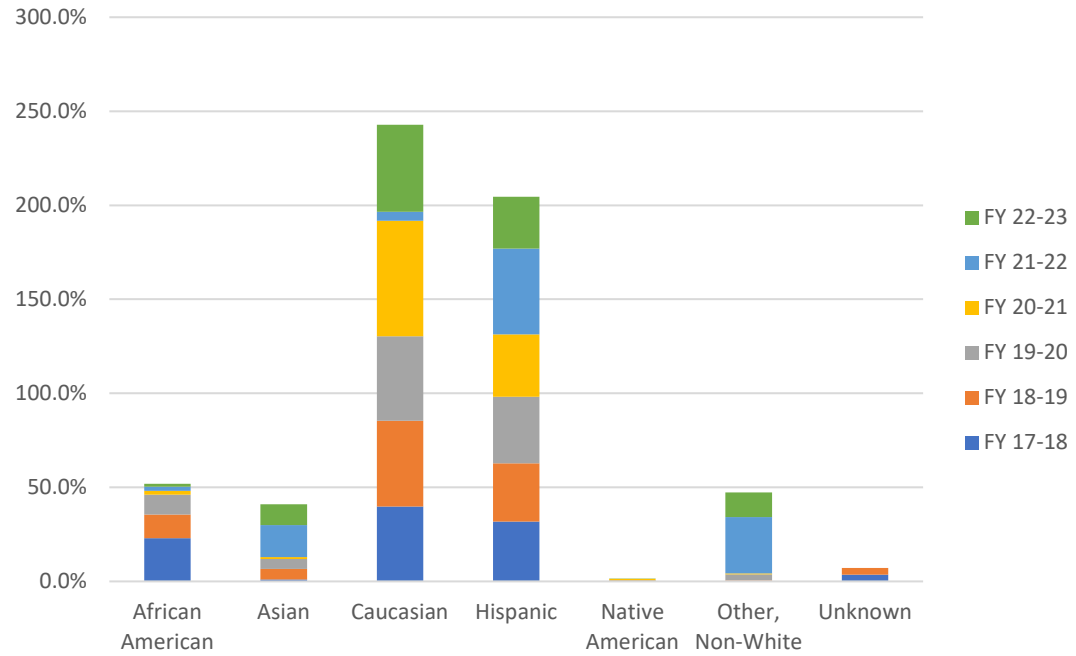


Apprentice Hours by Gender

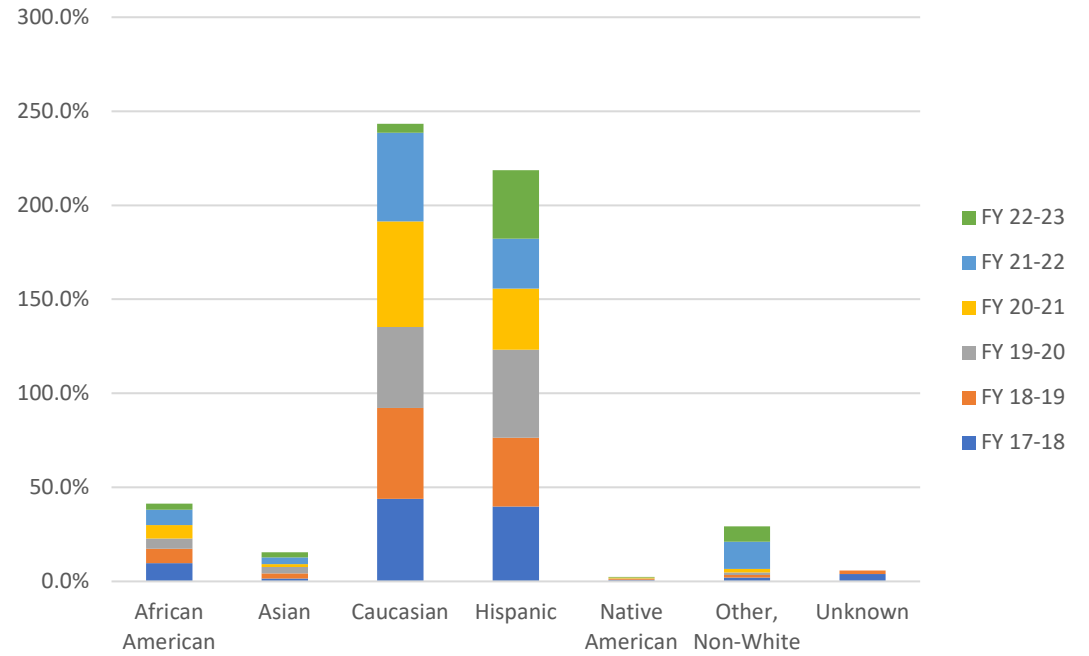


# Policy Goal: DMWESB Participation Rental Construction

Apprentice Participation by Race/Ethnicity

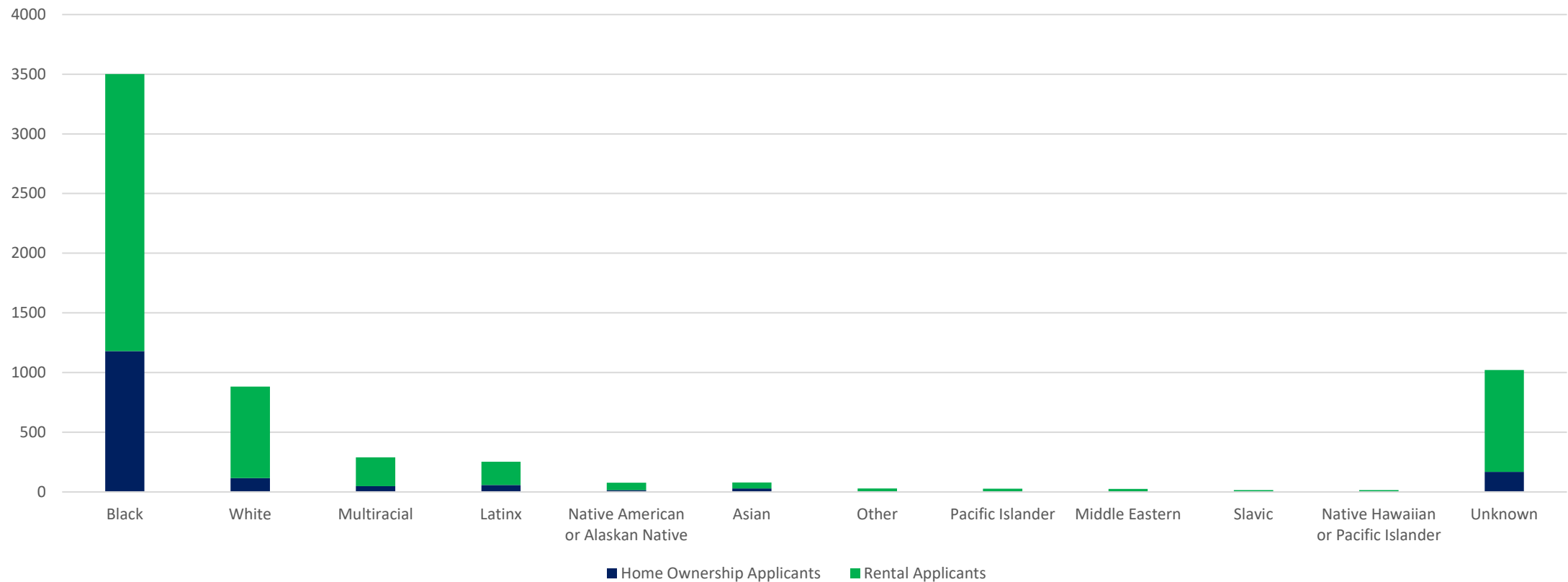


Annual Workforce Participation by Race/Ethnicity



# Policy Goal: Preference Policy

Race/Ethnicity of Unduplicated Preference Policy Applicants



# Summary

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- 2022 was a full year of continued activity for the oversight committee. Several goals were achieved in that align with the overall strategy, including home repair grants, and creating new homeowners.
- Continues to be active participation by PHB's non-profit partners in working with the NE OC.
- PHB released the Metro Bond Solicitation which included three NE properties, ICURA funds and Metro funding. Development teams were selected for all three projects: Carey Blvd – Habitat for Humanity/Proud Ground; Strong property – Self Enhancement Inc/Community Development Partners; Kaiser donated property – Urban League/Northwest Housing Alternatives.
- The 5020 project that was originally slated to be a home ownership development, broke ground in 2022 as a rental project utilizing the plans originally created for the condo development. These units are on track to be completed in late 2023/early 2024. PHB is working with them on leasing utilizing the preference policy.
- PHB worked with Commissioner Ryan's office and the OC on placement of one of the Safe Rest Villages on property purchased for the NE Housing strategy, Carey Blvd.

# Summary

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- Notable accomplishment is the achievement of the home ownership goal of 110 new homeowners with PHB subsidy, with an additional 11 preference policy families became homeowners after receiving homeownership counseling services through our community partners
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- PHB Down Payment Assistance seems to be the most used subsidy to create new homeownership for preference policy home buyers.
- The data is clear that the Housing Strategy and Preference Policy work.
- How will the Preference Policy continue to serve its purpose and generate these results into the future?
- Completed a recruitment for new OC members in the fall of 2022, which resulted in 4 new members coming onto the committee in early 2023.
- Evaluation of the preference policy being completed by Portland State University as part of a Robert Wood Johnson grant. A memo outlining issues in the preference policy buildings was sent to PHB and the NE OC, issues including building safety, rent checks not being cashed, lack of safe package delivery, poor communication, and failure to follow ADA regulations.
  - As a result of those findings, PHB and OC held a series of meetings to look at mitigation strategies. PHB and the OC will continue to work through these issues in 2023.
  - Identified that there are funding gaps for security in the PP buildings, but also as a systemwide issue.
  - PHB required the 6 PP buildings to submit quarterly updates explaining steps they've taken to address issues raised in the memo.

# Opportunities

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- Home retention strategy utilizing home repair loans/grants, we'd encourage PHB to increase engagement with community to ensure that they are reaching the intended population, specifically for home repair loans. The small number of loans in 2022, could be a signal that this is not the appropriate tool to serve the targeted community in the ICURA. The OC suggests, PHB evaluate the effectiveness of this program, and consider reallocating loan funds to the grant program, and increasing the grant award amounts.
- The OC is concerned that we continue to see small numbers of Black/African American trades/construction workers participating in all levels of construction for rental development and home repair. What steps are being taken to increase Black/African American participation in projects in NE Portland, the committee has discussed over its tenure the necessity of providing living wage jobs as part of the strategy, not just affordable rental units.
- The OC would like to see increased partnership and communication between themselves, PHB and the partners. While there have been no significant issues, the memo from PSU created some reluctance to participate in conversations.
- New developments create opportunities to ensure that the values of the NE Housing Strategy continue. The development teams will be presenting their plans to the OC early summer, the OC will provide feedback with the expectation that development teams benefit from the lessons learned from previous projects. That the development teams are clear on the objectives that have been set forth within the strategy and by the NE OC, working collaboratively as partners.
- Ensure that the Safe Rest Village transitions as promised, without any significant delays, to ensure timely construction of a new home ownership community on that property. The OC wants to relay the importance or prioritizing home ownership, given the significant disparity in Black Home ownership in Portland.



# Opportunities

- A significant issue in the creation of new homeowners, particularly in the Interstate URA is rising home prices and interest rates. The OC appreciates PHB's recognition of this and the allocation of citywide funds for preference policy applicants. We recommend that PHB continue to prioritize additional citywide funding either CET or STR to support these efforts.
- To optimize investment opportunities for home ownership, we suggest PHB collaborate with Home Forward to utilize the waiver which allows housing choice voucher holders to apply their voucher towards a mortgage. One of our 121 homeowners was able to purchase their home using their voucher as income. We would love to see this applied to as many of our marginalized and displaced community members as possible.
- PSU report – highlights several considerations and concerns.
  - Considerations – how resident services is calculated into the pro forma, does there need to be a different way to account for higher needs populations aside from PSH?
    - Communication gaps for residents, how can we assist with improving communication between property management and residents?
    - Delivery of packages, groceries and/or other goods lack of secure location. Suggest all buildings work with Amazon to have a locker placed in the lobby.
    - City Council appropriate additional funds to support additional security to patrol areas where there are multiple affordable housing developments
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  - Concerns- Residents being fearful to report issues in buildings that they will be retaliated against by staff.
    - Building safety, issues with calling the police, fire department, or any first responders.
    - Absence of security, doors not being secured and non-residents having access to building common areas
    - Presence of violence
    - Cleanliness, pet waste not being cleaned timely, lack of weekend janitorial service
    - No availability of staff on weekends for urgent issues, or slow response of those that are on-call
    - Need to ensure that tenant's rent payments are processed in a timely fashion, so that they are not given eviction notices for failure to pay...
- PHB consider evaluating whether a similar strategy could work in other areas of the city experiencing or likely to experience gentrification (eg along the proposed new SW MAX line).

# QUESTIONS?

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