

# NORTH/NORTHEAST NEIGHBORHOOD HOUSING STRATEGY PRESENTATION TO CITY COUNCIL

JANUARY 28, 2015

COMMISSIONER DAN SALTZMAN  
DIRECTOR TRACI MANNING



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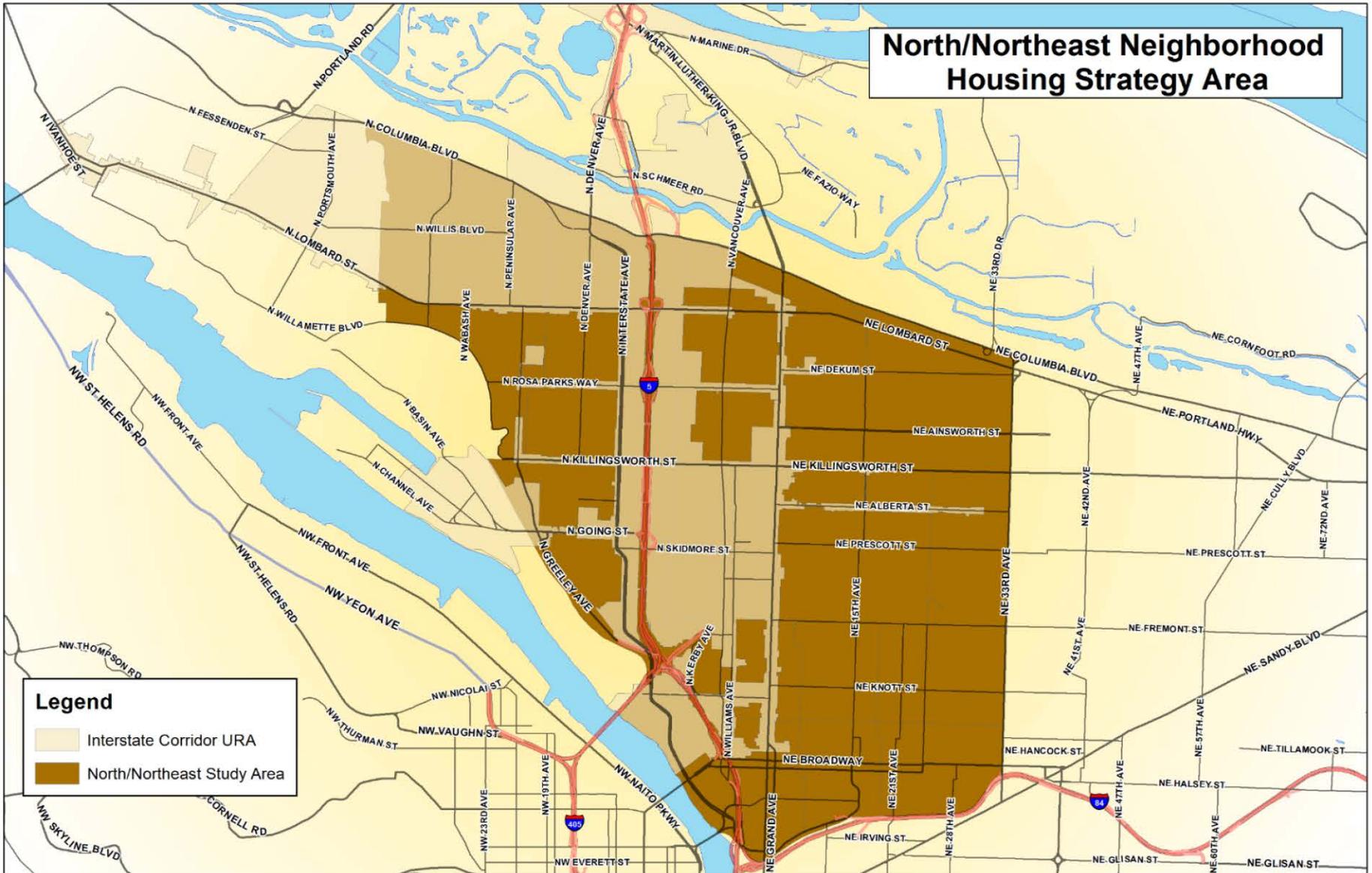
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HOUSING STRATEGY



**PORTLAND HOUSING BUREAU**

Dan Saltzman, Commissioner  
Traci Manning, Director

# THE GEOGRAPHY



# “A BACKWARD GLANCE, A FORWARD LOOK”

Bishop Steven D. Holt

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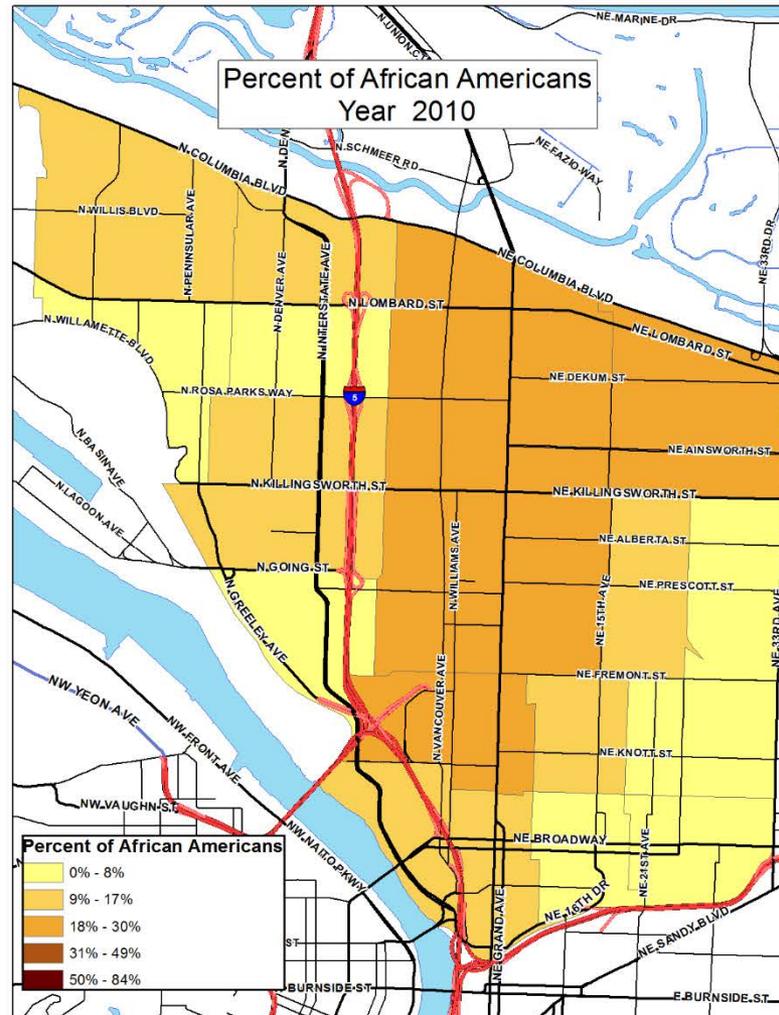
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# DISPLACEMENT EVENTS

- VanPort Flood – May 30, 1948
- I-5 freeway – 1950
- Coliseum – Broke ground February 4, 1959;  
Opened November 3, 1960
- Central Albina Study- 1962
- Emanuel Hospital Plan – August 1969
- Interstate Urban Renewal Area – August 2000

# Demographic Shifts 1970-2010 for African Americans in the Study Area



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# “THE NORTH/NORTHEAST PORTLAND COMMUNITY TODAY”

**Andrew Colas**, Colas Construction/NAMCO

**Dr. Mark Strong**, Life Change Church

**Katrina Holland**, Community Member

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**Cat Goughnour, Portland African American  
Leadership Forum**

**Rev. Dr. T. Allen Bethel, Albina Ministerial  
Alliance/Maranatha Church**

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# COMMUNITY FORUMS



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# PREVENTING DISPLACEMENT

Increase grants and loans for Single Family Home Repair

Total Investment: **\$4 million**  
Households Assisted: **240**

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comments

# Aging in place upgrade: City offers free repairs, handrails



Chad Ruheff of Neil Kelly Co. and Roberto Rivera of Community Energy Project confer on Thelma Williams' North Portland porch about the repairs and upgrades needed to enhance the house's energy efficiency, safety and comfort. The repairs will be done for free since Williams, 86, qualifies for the Community Energy Project program. (Janet Eastman)



By Janet Eastman | The Oregonian/OregonLive  
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## Portland's Rain of C

Oregon's oldest and largest Expression and Oregon Housew

• Antiques • Collectibles • Vintage



A wonderful array of treasures for you & your home

Washington County Fairgrounds Sat-Sun Jan 24-25 Admission \$7

## Photo of the Day



# The Portland Observer

Arts & Entertainment Metro Law & Justice Opinion Obituaries Sports Education

## Repairs Save Home

Contractors inspired by MLK Day of Service

Olivia Olivia | 1/13/2015, 4:14 p.m.



Photo courtesy of Community Energy Project

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# HOME REPAIR



**BEFORE**



**AFTER**



Photos courtesy of Reach CDC

Photos courtesy of Rebuilding Together

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# CREATING NEW HOME OWNERS



Photo courtesy of Habitat for Humanity



Photo courtesy of AAAH

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# CREATING NEW HOME OWNERS

Increase funding for down payment assistance loans

Total Investment: **\$2.4 Million**

Households Assisted: **40**

Create New Affordable Ownership Homes

Total Investment: **\$2.6 Million**

Households Assisted: **32**

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# CREATING RENTAL HOMES

## Redevelop PHB Land for Rental Housing

Total Investment: **\$4.5 Million plus land**

Households Assisted: **40-80**

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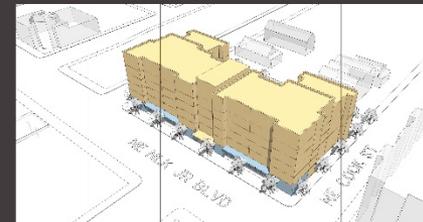
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# CREATING RENTAL HOMES

## GRANT WAREHOUSE SITE OPTION 3 - MULTI-FAMILY DEVELOPMENT



MASSING AERIAL FROM NORTHWEST



MASSING AERIAL FROM SOUTHWEST



MASSING AERIAL FROM NORTHEAST

Martin Luther King Jr. Blvd between Ivy and Cook Streets

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# CREATING RENTAL HOMES



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# LAND ACQUISITION

Acquire Additional Land to be used  
for Permanently Affordable Housing

Total Investment: **\$3 Million**



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# NEW PRACTICES AND POLICIES

## Access:

Affordable Housing Preference Policy

## Economic Opportunity:

- Mixed-Use Developments to Support Neighborhood Business
- Increase Minority, Women, Emerging Small Business subcontracting
- Help Long-Term Property Owners with Re-Development

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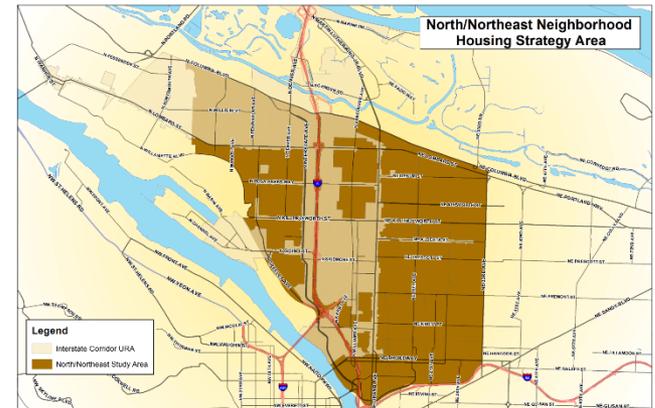
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# NEXT STEPS

## Preventing Displacement/Decision Packages:

- Home Repair: Keep Existing Homeowners in N/NE in their Homes
- Buying Land for the Community: Citywide Fund Leveraged with Banks and other Private Investment to Acquire Land in Gentrifying Neighborhoods



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# NEXT STEPS

Citywide Displacement Mitigation Strategies

N/NE Neighborhood Housing Strategy –  
Oversight Committee



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