

NORTH/NORTHEAST NEIGHBORHOOD HOUSING STRATEGY OVERSIGHT COMMITTEE CITY COUNCIL PRESENTATION FEBRUARY 3, 2016



YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
**NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY**



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

1. Charge, Charter and Membership
2. Accomplishments
 1. Preventing Displacement – Home Repair Loans and Grants
 2. Creating New Homeowners – Down Payment Assistance and Development of New Homes
 3. Creating Rental Homes
 1. Grant Warehouse
 2. Fall NOFA (Notice Of Funding Availability)
 4. Preference Policy
3. Missed Opportunities
4. Next Steps

Membership

Bishop Steven Holt, Chair

Felicia Tripp, Deputy Director, Portland Housing Center

Reverend T. Allen Bethel, Sr. Pastor Maranatha Church

Virgie Ruiz, Community Member

Lisa K. Bates PhD, Associate Professor Portland State University, Center for Urban Studies

Katrina Holland, Community Member

Lorenzo T. Poe, Chief Equity and Diversity Officer, Portland Public Schools

Sarah Zahn, Gerding Edlen

Orlando Williams, Motus Recruiting

Lisa Faust, Senior Vice President, Pacific Continental Bank

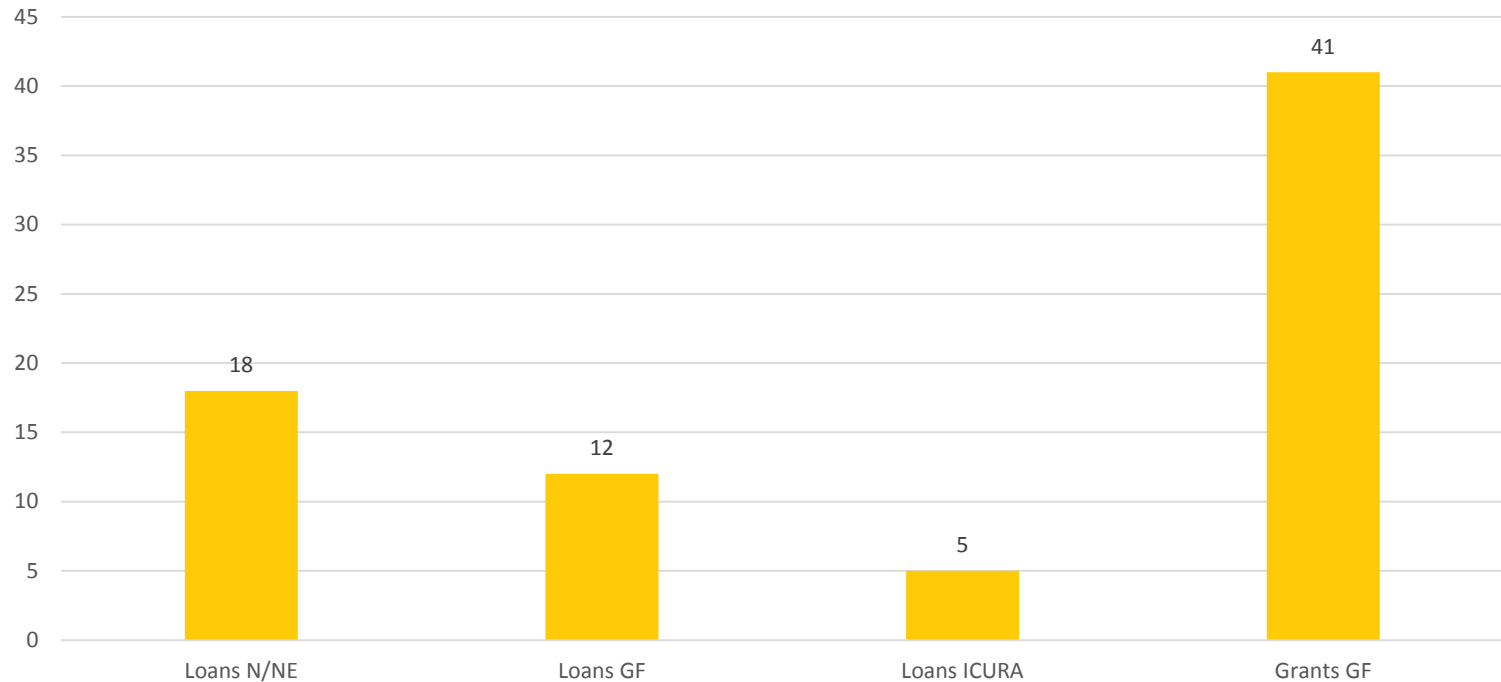
YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

STRATEGY 1: PREVENTING DISPLACEMENT

“Single Family Home Repair”

Home Repair Loans and Grants by Funding Source

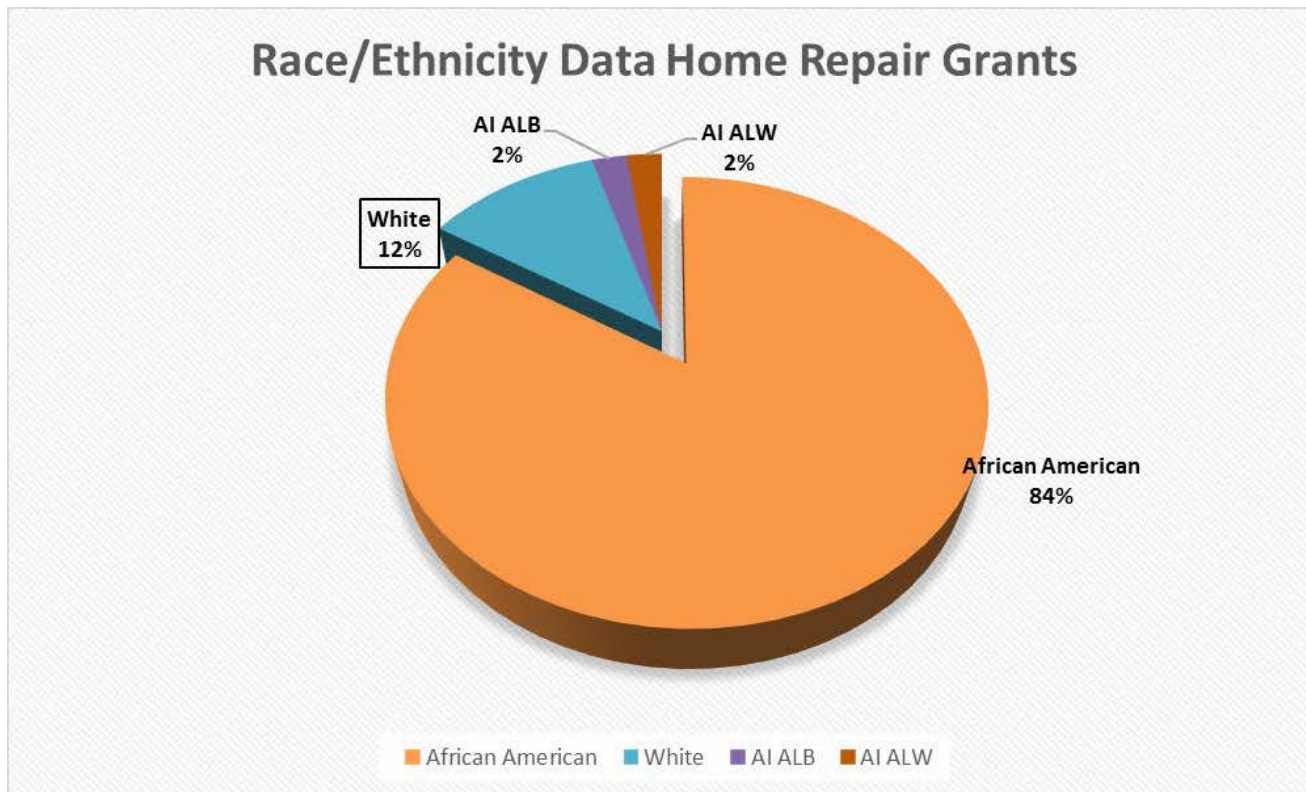


YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

STRATEGY 1: PREVENTING DISPLACEMENT

“Single Family Home Repair”



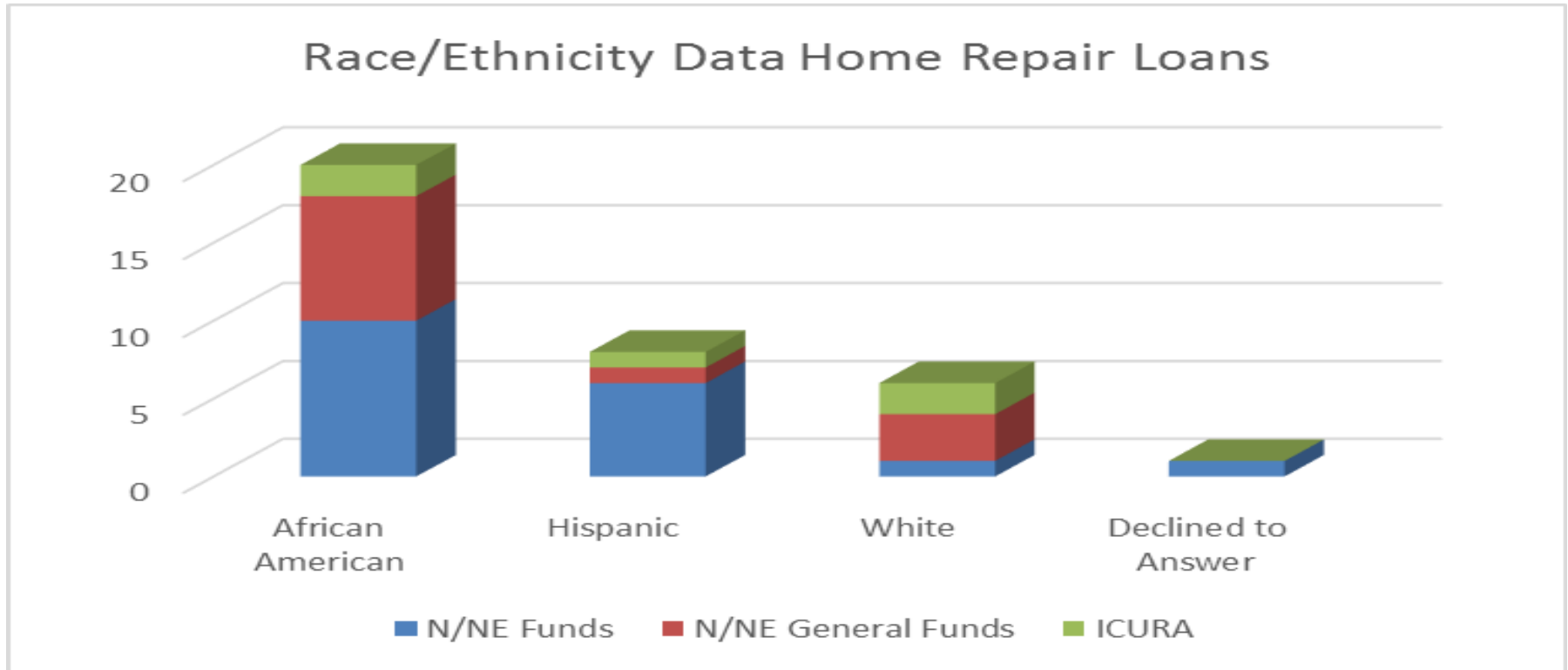
AI ALB- American Indian/Alaskan Native Black
AI ALW- American Indian/Alaskan Native White

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

STRATEGY 1: PREVENTING DISPLACEMENT

“Single Family Home Repair”



YOUR NEIGHBORHOOD, YOUR VOICE

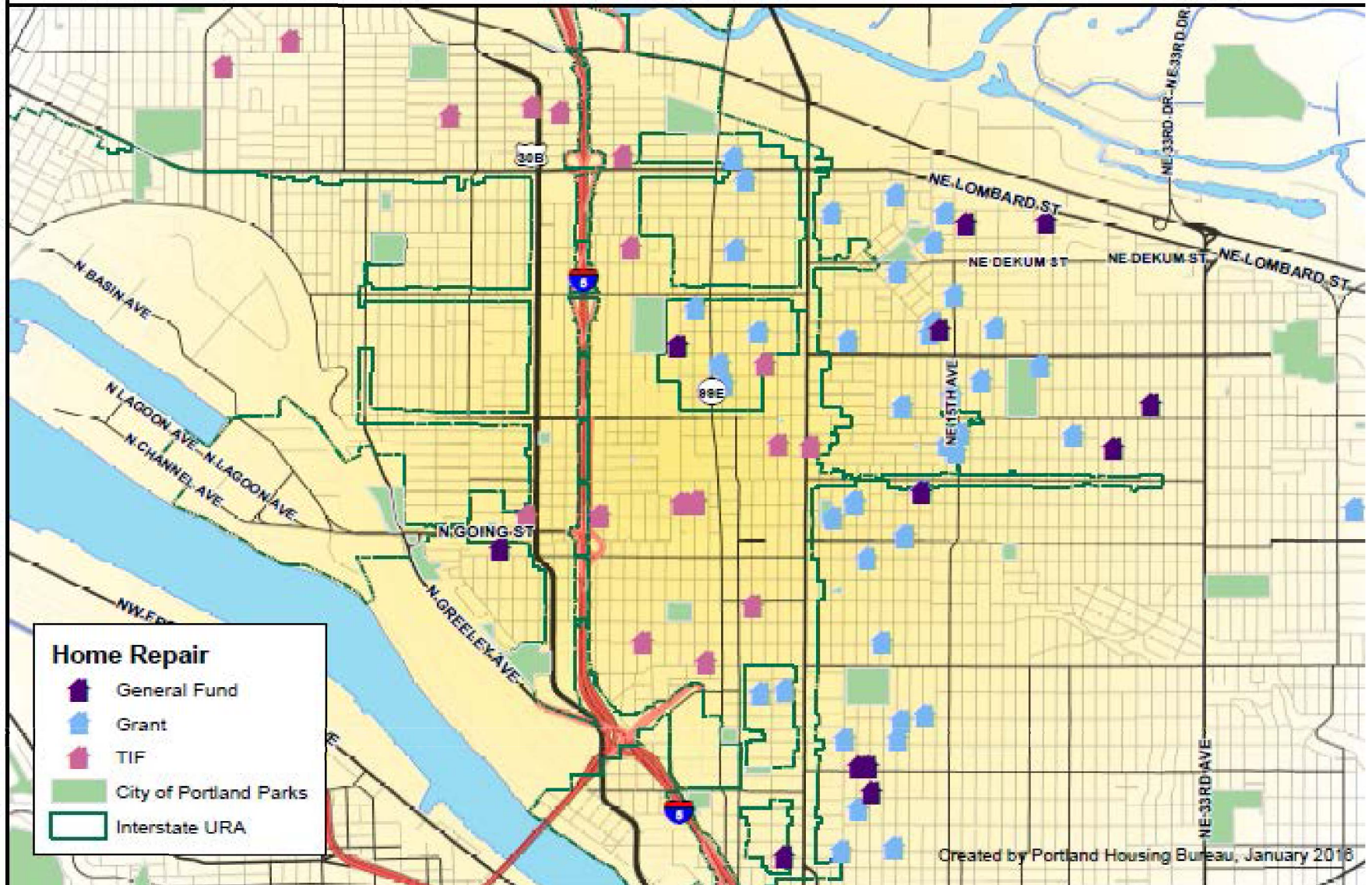
PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

STRATEGY 1: PREVENTING DISPLACEMENT



Portland
Housing
Bureau

North/Northeast Neighborhood Home Repair Loans and Grants



Created by Portland Housing Bureau, January 2018

STRATEGY 2: CREATING NEW HOMEOWNERS

N/NE Homeownership RFP

| Applicant | PHB Recommendation |
|-----------|---------------------------------------------|
| PCRI | \$1,716,000 Development |
| AAAH | \$3,284,000 Down Payment and Development |

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

STRATEGY 3: CREATING RENTAL HOMES

“Redevelop one or more additional properties either owned by PHB, the County or other partners”

- Grant Warehouse – MLK between Cook and Ivy \$7 Million (\$4.5 N/NE and \$2.5 TIF Lift)
- Fall 2015 Notice Of Funding Availability
 - Additional Interstate TIF: \$10M (\$3.5 N/NE and \$6.5 ICURA)
 - Two sites:
 - King Parks – 6431-6445 NE Martin Luther King, Jr. Blvd (PHB)
 - Port City Development – 2124 N. Williams Ave. (County)

Grant Warehouse

- Development Team Selected: PCRI, Gerding Edlen, Colas Construction and Carleton Hart Architecture
- Plan includes:
 - 8,000 sf Commercial Space
 - 1,400 sf Community Room
 - 30 – 1 bdrm units
 - 35 – 2 bdrm units
 - 16 – 3 bdrm units
- Outreach plan that includes: newspaper ads, community forum, advisory committee, forum with Eliot Neighborhood Association.

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

Background: N/NE preference policy

- **City urban renewal** has **marginalized** and **displaced historic residents** of North and Northeast Portland
- **Future city actions** should **mitigate marginalizing** or **displacing** community members
- Designed to give **preference** to **marginalized families** with **historic roots** in North and Northeast Portland
- Preference for families **currently** in the community as well as those who have **already been displaced**

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

Background: N/NE preference policy

- Would apply to **rental housing** and **homeownership programs** in North and Northeast Portland
- Preference policies **affect the order** of the list for services, **not program eligibility**
- Housing Bureau programming is **for low and moderate income** households

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

Challenge

- Land Banking

Next Steps

- Land Banking – Develop a plan/strategy
- Implementation of the Preference Policy
- Allocation of additional Interstate Urban Renewal Funds allocated through the TIF “Lift”
- Collaboration with the Portland Development Commission’s Neighborhood economic development Committee
- Education and support for those returning to the neighborhood

Opportunities

- Inclusionary zoning
- Screening Criteria
- Citywide Displacement Mitigation Strategies

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY