



# *Portland Housing Bureau Racial Equity Forum*



**PHB** Portland Housing Bureau

Mayor Ted Wheeler • Director Kurt Creager

September 12, 2017

AGENDA TOPIC	PHB RACIAL EQUITY FORUM AGENDA, 9.12.17	ACTION	TIME
<b>Refreshments and Introduction</b>	Leslie Goodlow, Business Operations Manager, PHB	Check-in	08:30 – 09:00
<b>Review of Portland Housing Policies, and initiatives</b>	<p>Andrea Valderrama, Senior Policy Advisor, Mayor’s Office</p> <p>Cupid Alexander, Housing Policy Initiatives, Mayor’s Office</p> <p>Kurt Creager, Executive Director, Portland Housing Bureau (PHB)</p> <p>Chris Flanary, Housing Program Specialist, PHB</p> <p>Uma Krishnan, Housing Management Analyst, PHB</p>	<p>Special remarks from the Mayor’s Office</p> <p>Introductions and reports</p>	09:00 – 09:30
<b>Race, Class, and Politics in the Cappuccino City</b>	Keynote: Derek Hyra, Associate Professor, American University	Keynote	09:30 – 10:30
<b>Albina Community; Undoing Racial Displacement</b>	<p>Leslie Goodlow, PHB</p> <p>Steven Holt, Chair N/NE Oversight Committee</p> <p>Lisa Bates, Associate Professor, Portland State University</p> <p>Felicia Tripp, Deputy Director, Portland Housing Center</p>	Panel Discussion	10:30 – 11:15
<b>PHB Program Staff</b>	<p>Matt Tschabold, Equity and Policy Manager, PHB</p> <p>Shannon Callahan, Assistant Director of Policy and Strategic Direction, PHB</p>	Introduction to program staff.	11:15– 11:30

# Excerpts from the Bond Draft Policy Framework

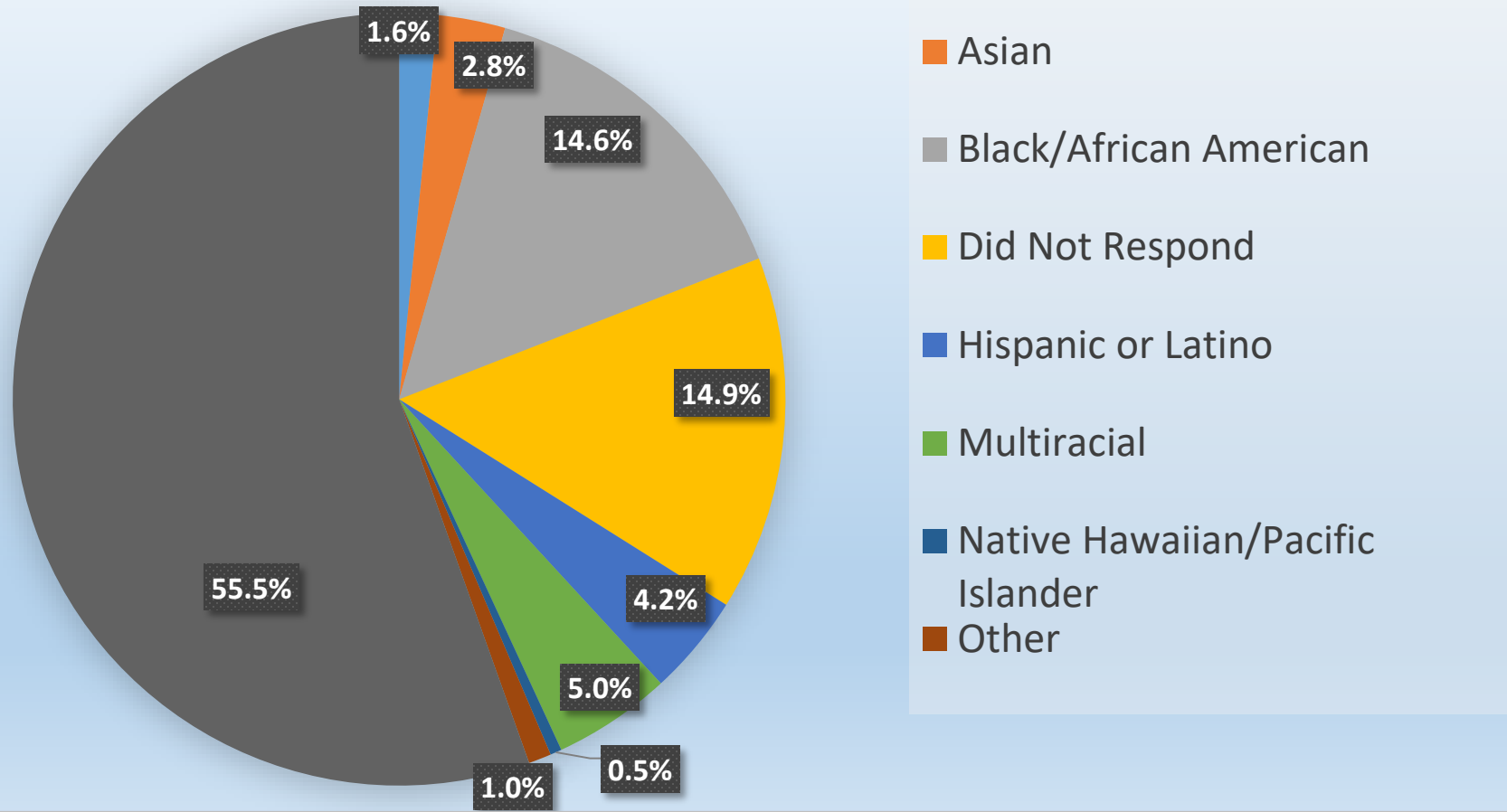


Focus on creating housing opportunities for families and individuals impacted by racism, housing discrimination, homelessness, and displacement.

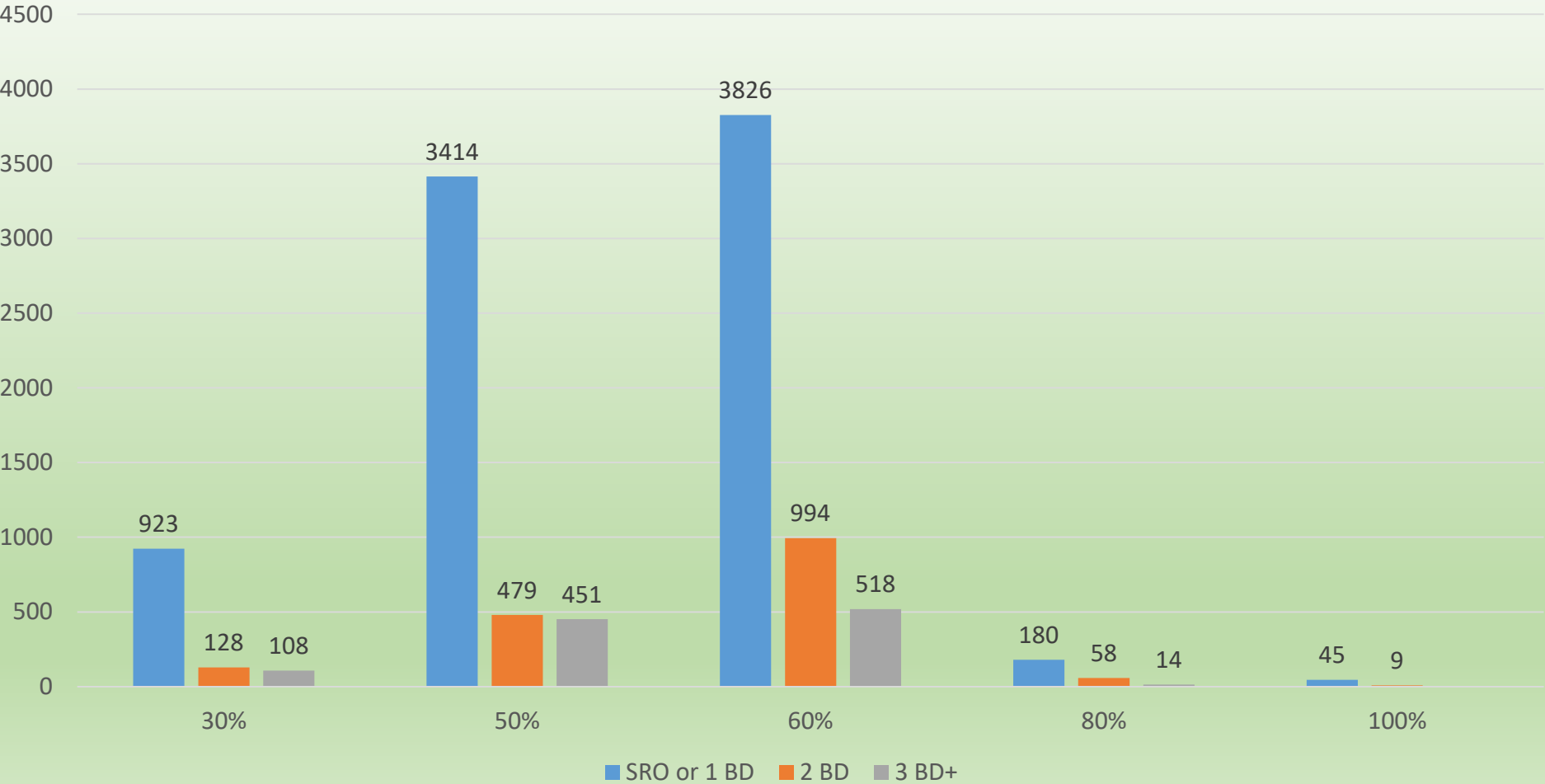
## Racial Equity Priorities:

- Community benefits, including access to opportunities, DMWESB goals and Workforce Training and Hiring Policies
- Build or acquire housing in economically and racially diverse neighborhoods, and in areas of high opportunity;
- Operation and Screening policies that affirmatively further fair housing
- Proposes targeting units aligned with culturally specific and community based partners for outreach, referral and services
- Build upon and/or create new partnerships with culturally-specific agencies, homeless service agencies and other partners to support access into housing.

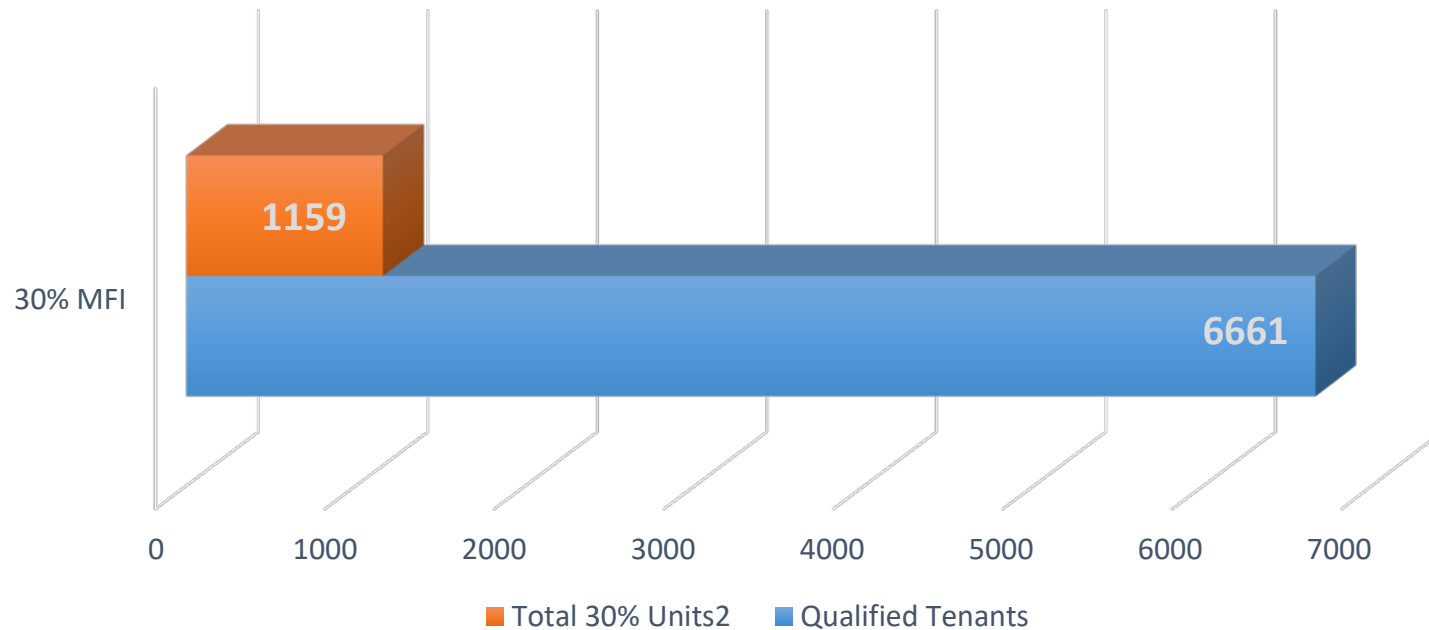
# Race/Ethnicity Demographics by Household, presented by Chris Flanary



# Units by BD Size and Restriction

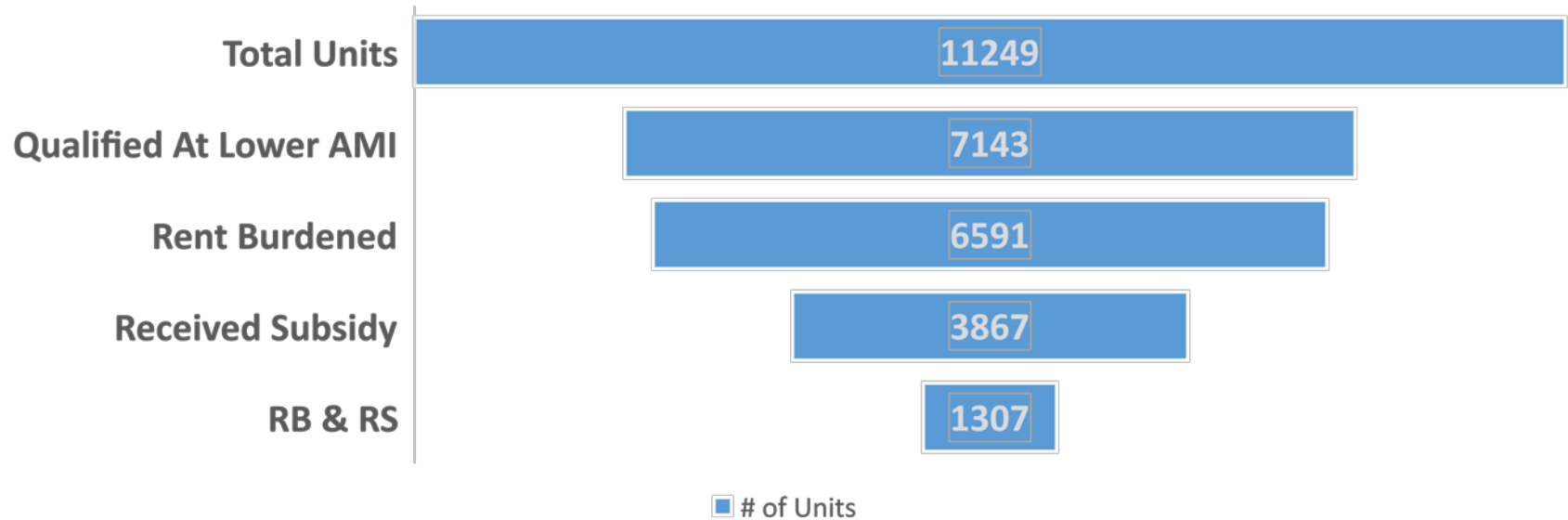


# 30% Units Vs 30% Qualified Tenants in PHB units



# When Restricted Rents Are Still Too High

PHB Portfolio As Reported – Current Data 7/31/2017



# 2017 Point-In-Time (PIT)

Count of Homelessness in Portland/Gresham/Multnomah County, Oregon

Presented by Uma Krishnan

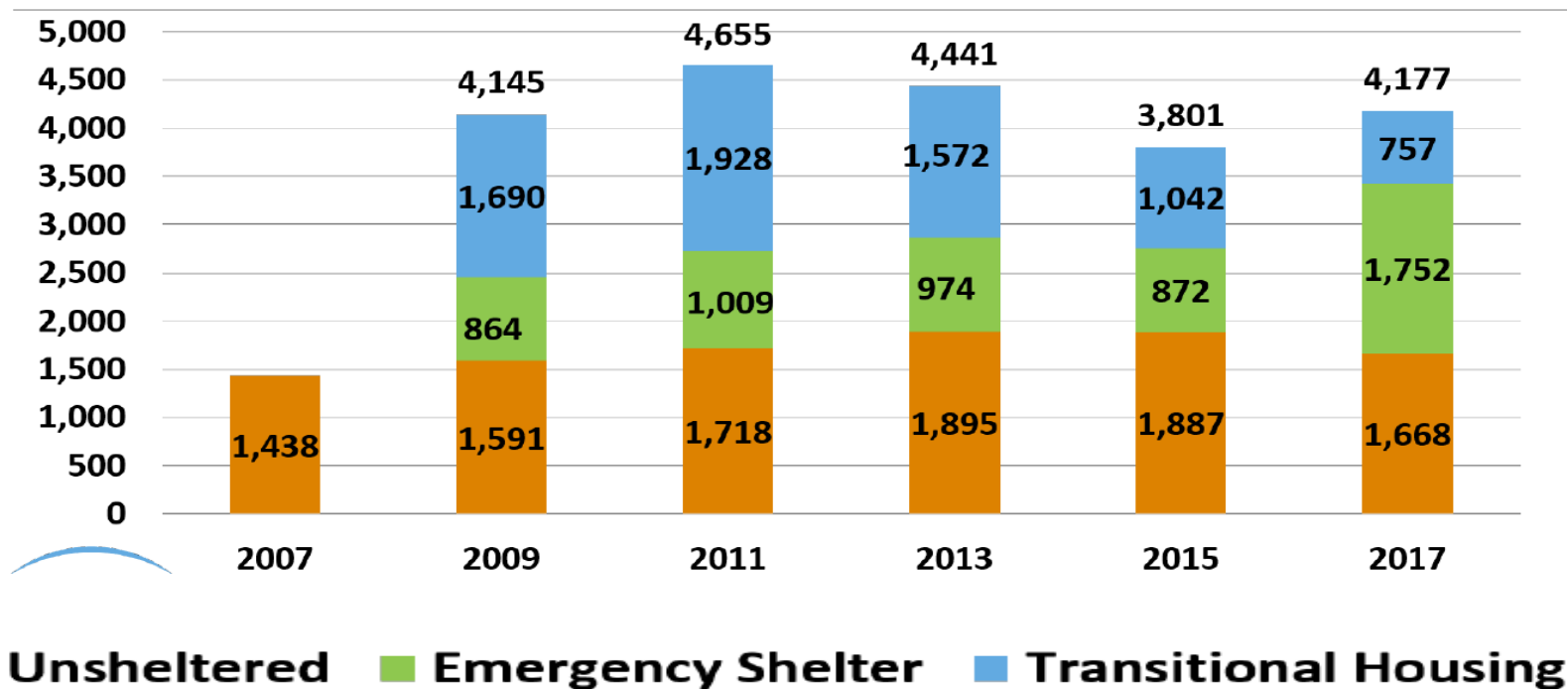
## **What is a PIT Count?**

- Snapshot of people homeless (as defined by HUD) on a single night. This year the count occurred on February 22, 2017.
- Required by HUD, at least every other year to collect data on *total number & characteristics* of all those who meet their definition of homeless on that given night.
- PIT consists of two components: (1) Street Count (Unsheltered) and (2) One Night Shelter Count (ONSC) (Sheltered in Emergency Shelter and Transitional Housing)



# 2017 Results at a Glance:

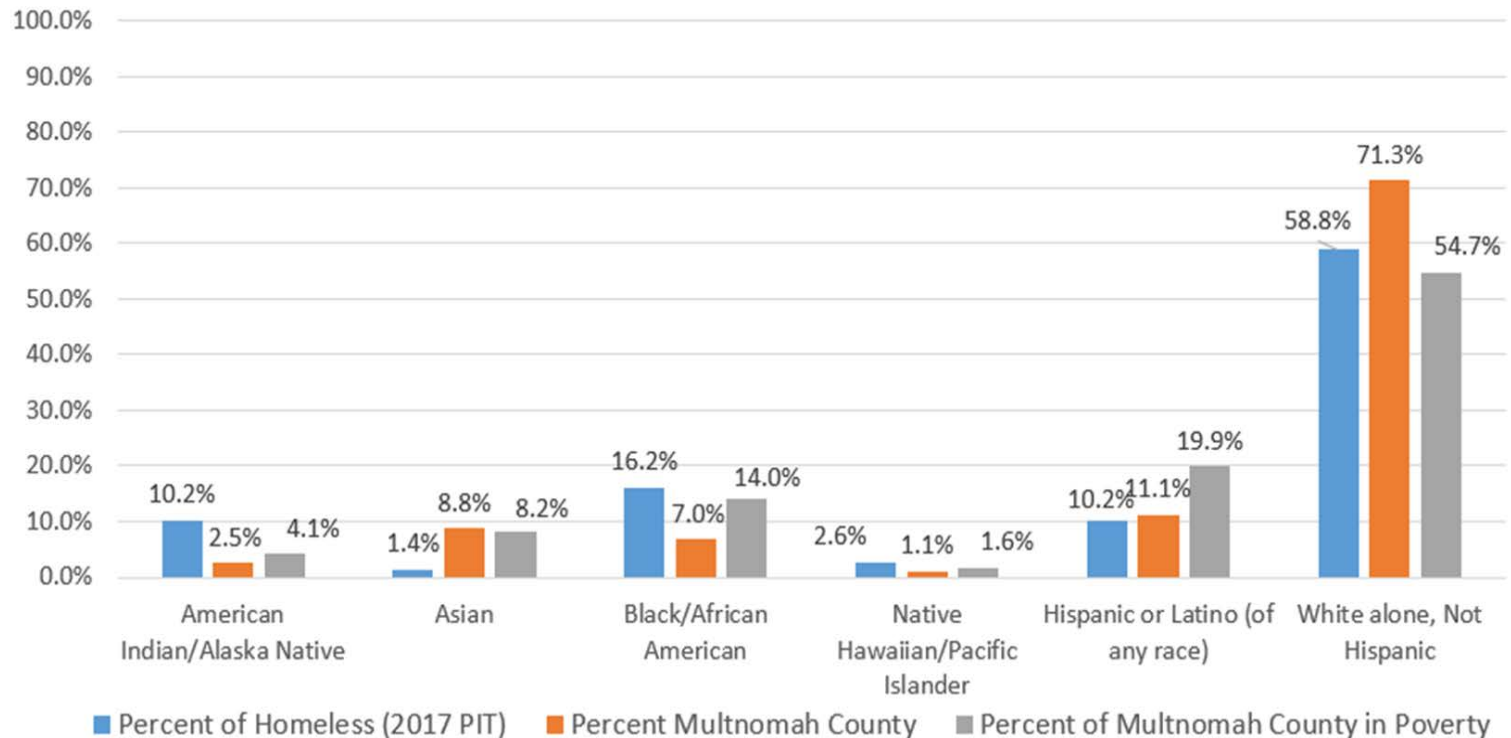
Unsheltered Down, Sheltered Up, and HUD Homeless Increased



# PIT Numbers by Race/Ethnicity

Race/Ethnicity	2015	2017	Change
White	2,617 (68.8%)	2,952 (70.7%)	335 (↑) (1.9%) (↑)
People of Color	1,477 (38.8%)	1,693 (40.5%)	216 (↑) (1.7%) (↑)
American Indian/Alaska Native	82 (2.2%)	424 (10.2%)	342 (↑) 8.0% (↑)
Asian	59 (1.6%)	57 (1.4%)	2 (↓) (-0.2%) (↓)
Black/African American	861 (22.6%)	676 (16.2%)	185 (↓) (-6.4%) (↓)
Native Hawaiian/Pacific Islander	86 (2.3%)	108 (2.6%)	22 (↑) (0.3%) (↑)
Hispanic/Latino (Ethnicity)	389 (10.2%)	428 (10.2%)	39 (↑) (0.0%)
Unknown	207 (5.4%)	157 (3.8%)	50 (↓) (-1.6%) (↓)

# Racial Disparities in Homelessness



# Point In Tim Count- Equity Issues:

- Limiting Definition – Homelessness plays out in different ways for people of color;
- Race/Ethnicity- Categories are rather limiting; PIT provides option for “Inclusive Identity” (African, Middle Eastern, Slavic) – 2017 saw slight uptick in the number of respondents picking these choices;
- Translation – Forms translated in four different languages (Spanish, Russian, Vietnamese, Chinese)- except Spanish, other forms largely unutilized;

# Race, Class, and Politics in the Cappuccino City

- Keynote Speaker- Derek Hyra, Associate Professor, American University
- Moderator – Jason Trombley, Fair Housing Advocacy Committee Chair

# Albina Community; Undoing Racial Displacement, Panel Discussion

## Panelists:

- Leslie Goodlow, Business Operations, PHB
- Steven Holt, Chair N/NE Oversight Committee
- Lisa Bates, Associate Professor, Portland State University
- Felicia Tripp, Deputy Director, Portland Housing Center

# Portland Housing Bureau Teams



Photo: Sam Tenney, Daily Journal of Commerce

Executive Team; Housing Investment Portfolio, Housing Asset Management, Equity and Policy, Finance and Accounting, Administrative Services, Compliance and Human Resources, Neighborhood Housing Programs

# HIPP Construction Equity

- Increasing PHB DMWESB total construction contract amount goal from 20% to 30% over the next 5 Years.
- NOFA Award Preference given to proposals with 30% participation
- Development Benefits Plan requirement
- Host and partner on DMWESB events (Meet the Developers)
- Support the threshold modification of City of Portland Workforce Training Program
- Meet regularly with community groups and chambers
- Collaborate with other governmental agencies for overarching policy changes



# Construction Contract Amounts to MWESB Firms

OTESHA APARTMENTS	LMC CONSTRUCTION	Sabin	\$869,421.00	\$356,847.59	41.04%
PCRI SCATTERED - SITES BIG 11	ALBINA CONSTRUCTION LLC	PCRI	\$848,294.00	\$729,367.16	85.98%
YARDS AT UNION STATION LOT 5	WALSH CONSTRUCTION CO OF OREGON	GSL Properties	\$10,793,530.00	\$2,729,284.00	25.29%
1200 BUILDING	R&H Construction	Cedar Sinai	\$4,507,602.00	\$1,631,469.80	36.19%
THE ORCHARDS aka VENTURA PARK	PORTLAND HABITAT FOR HUMANITY	Habitat for Humanity	\$930,225.00	\$428,445.98	46.06%
PARK TOWER	R&H Construction	Cedar Sinai	\$5,599,864.00	\$2,175,721.56	38.85%
LXINGTON APARTMENTS	R&H Construction	Cedar Sinai	\$3,174,161.00	\$913,188.00	28.77%
BEECH STREET APTS/LIFEWORCS	O'Neill/Walsh Community Builders	Lifeworks / Home Forward	\$11,631,288.00	\$2,507,070.25	21.55%
GREENVIEW TERRACE	LMC CONSTRUCTION	Rose CDC	\$2,178,481.00	\$622,900.00	28.59%
PROVIDENCE HOUSE	WALSH CONSTRUCTION CO OF OREGON	Providence Health and Services	\$885,142.00	\$427,490.36	48.30%
ERICKSON FRITZ	Silco Commercial Construction Inc.	INNOVATIVE HOUSING	\$8,922,508.00	\$3,595,391.00	40.30%
VISTA DE ROSAS	COLAS CONSTRUCTION, INC.	Hacienda CDC	\$2,054,582.00	\$1,323,301.00	64.41%
ABIGAIL APARTMENTS	WALSH CONSTRUCTION CO OF OREGON	BRIDGE HOUSING	\$31,924,469.00	\$6,776,099.24	21.23%
MIRACLES CENTRAL APARTMENTS	LMC CONSTRUCTION	GUARDIAN/MIRACLES CLUB	\$8,718,078.71	\$2,290,561.40	26.27%
HACIENDA HEADQUARTERS	COLAS CONSTRUCTION, INC.	HACIENDA CDC	\$3,374,125.00	\$2,360,055.09	69.95%
CONSTRUCTION	BREMIK CONSTRUCTION INC	COMMISSION	\$11,640,664.00	\$2,644,107.50	22.71%
THE BRONAUGH	WALSH CONSTRUCTION CO OF OREGON	REACH COMMUNITY DEVELOPMENT	\$7,168,768.00	\$1,891,274.11	26.38%
MAGGIE GIBSON	COLAS CONSTRUCTION, INC.	PCRI, INC.	\$1,016,774.00	\$779,016.78	76.62%
ALLEN FREMONT PLAZA	O'NEILL CONSTRUCTION GROUP, INC.	REACH COMMUNITY DEVELOPMENT	\$633,805.00	\$483,489.51	76.28%
HAWTHORNE EAST	LMC CONSTRUCTION	NORTHWEST HOUSING ALTERNATIVES	\$6,114,603.00	\$2,291,370.22	37.47%
PCRI NE NEIGHBORHOOD REINVESTMENT	COLAS CONSTRUCTION, INC.	PCRI	\$1,324,677.00	\$922,004.40	69.60%
ST. FRANCIS PARK APARTMENTS	O'Neill/Walsh Community Builders	SAINT FRANCIS PARK LTD PARTNERSHIP	\$14,741,265.00	\$4,100,812.43	27.82%
OLIVER STATION	MULTI	COMMISSION	\$31,493,957.00	\$8,923,334.00	28.33%
HILL PARK APARTMENTS	COLAS CONSTRUCTION, INC.	CENTRAL CITY CONCERN	\$6,195,254.00	\$1,979,537.49	31.95%
BEATRICE MORROW APARTMENTS	COLAS CONSTRUCTION, INC.	PCRI	\$18,499,320.00	\$10,862,741.55	58.72%
NW 14TH & RALEIGH	BREMIK CONSTRUCTION INC	INNOVATIVE HOUSING, INC.	\$22,521,935.00	\$4,719,276.00	20.95%
GLADSTONE SQ/MULT MANOR APTS	LMC CONSTRUCTION	HOME FORWARD	\$8,722,610.00	\$4,099,483.00	47.00%

TOTAL

\$226,485,402.71

\$72,563,639.42

**32.04%**

MBE 13.57%  
WBE 4.86%  
ESB 7.22%  
DBE 6.39%

Thank you!