

Section 5

Strategic Initiatives

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# Portland's Housing Bond

Passed November 2016

Completion 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing \$258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing within seven years. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

## Current Projects

<b>1</b> <b>OPEN</b>  <b>The Ellington</b> 263 units <i>Acquisition</i>	<b>2</b>  <b>3000 SE Powell</b> 206 units <i>New Construction</i>	<b>3</b> <b>OPEN</b>  <b>East Burnside</b> 51 units <i>New Construction</i>	<b>4</b>  <b>Cathedral Village</b> 110 units <i>New Construction</i>	<b>5</b>  <b>Emmons Place</b> 144 units <i>New/Rehab</i>	<b>6</b>  <b>The Joyce</b> 66 units <i>Rehab</i>
<b>7</b>  <b>The Westwind</b> 100 units <i>New Construction</i>	<b>8</b>  <b>Anna Mann House</b> 128 units <i>New/Rehab</i>	<b>9</b>  <b>Hayu Tilixam</b> 50 units <i>New Construction</i>	<b>10</b>  <b>Las Adelitas</b> 141 units <i>New Construction</i>	<b>11</b>  <b>Crescent Court</b> 138 units <i>New Construction</i>	<b>12</b>  <b>Stark Street Housing</b> 93 units <i>New Construction</i>

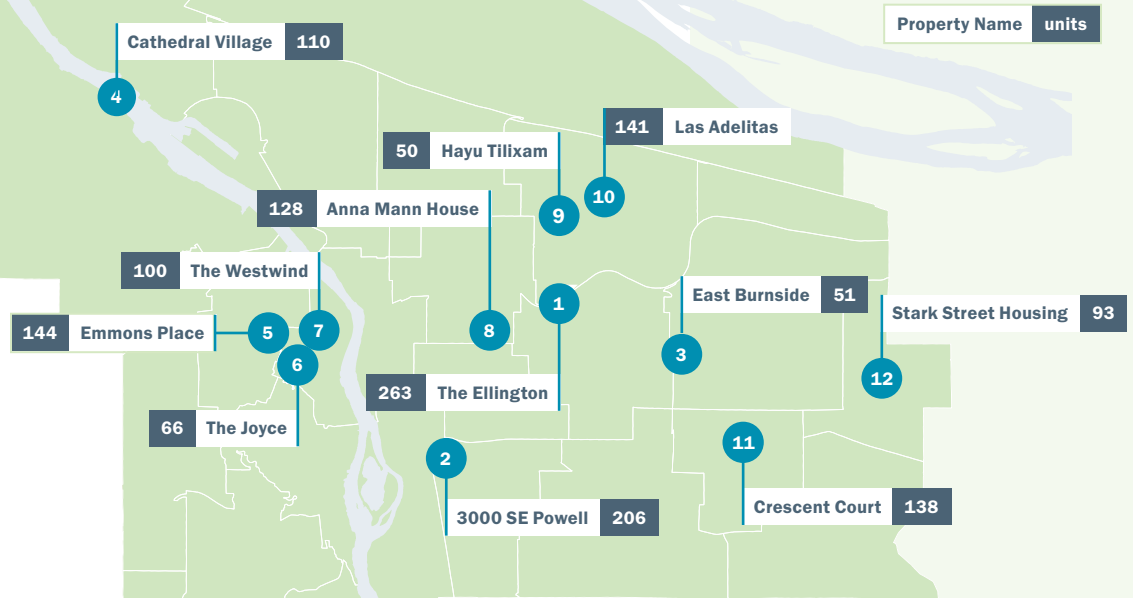
## 2020 Outcomes to Date



For more information:  
[portlandhousingbond.com](http://portlandhousingbond.com)

## Portland's Housing Bond

Investing Together in Affordable Homes



## Key Actions

- **November 2016** Bond Measure passes
- **February 2017** City acquires the Ellington Apartments
- **April–September 2017** A stakeholder advisory group is convened to create a policy framework to guide Bond expenditures; an independent oversight committee is appointed.
- **February 2018** City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects.
- **June 2018** City acquires a parcel on NE Prescott for future development and a new building on E Burnside, leased in partnership with homeless family service providers and other community partners.
- **November 2018** Oregon voters pass Measure 102 amending the State constitution regarding how general obligation bonds may be used. The amendment gives new authority to public entities to explore private partnerships and leverage additional sources of financing in developing bond projects. Oregon law previously required public ownership of bond-funded projects.
- **April 2019** Under new authority from Measure 102, the Portland Housing Bureau releases the Bond Opportunity Solicitation, marking the first time private and non-profit entities have the opportunity to bid for project funding from Portland's Housing Bond.
- **May 2019** Home Forward is selected as the developer for 3000 SE Powell.
- **September 2019** The Portland Housing Bureau awards \$115.3 million in Bond funding to nine projects selected through the Bond Opportunity Solicitation, adding another 930 units of affordable housing to the pipeline.
- **April–July 2020** Two Bond projects add units to building designs. 3000 SE Powell adds 26 units after acquiring an adjacent property for a total of 206 units of affordable housing. The Anna Mann House adds another 40 units, increasing the number of units with two or more bedrooms for families, for a total of 128 units.
- **October 2020** Crescent Court, formerly known as 115th at Division, is the first Portland Housing Bond project to begin construction receiving City Council approval for \$15.6 million in Bond funds. The project is expected to finish construction and begin leasing in early 2022.
- **November 2020–Spring 2021** Seven Bond projects are anticipated to seek City Council approval for financial closing and start of construction.

# N/NE Housing Strategy

Established January 2015

Completion 2022

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, in particular, the historic and ongoing displacement of long-time community members in North and Northeast Portland. The strategy creates new homeowners through down payment assistance and the development of affordable ownership units, creates new affordable rental housing, and land banks in the Interstate Corridor Urban Renewal Area—investments that respond to and attempt to prevent displacement of current residents.

## Program Goals

### Rental Development

**380**  
Units

### Home Repair Loans

**201**  
Households

### Home Repair Grants

**910**  
Households

### Homeownership

**110**  
Households

## 2020 Outcomes to Date

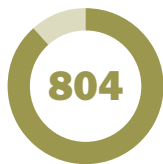
Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original \$20 million housing plan to a budget of more than \$60 million in recognition of the continued community need and the inflating cost of housing in the area. During fiscal year 2018/19, the Housing Bureau purchased property from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, the property purchased from the Water Bureau was included in the Interstate URA for future home ownership development.

### Progress Measures

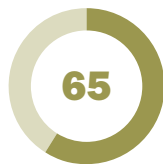
■ Complete or Met ■ Remaining



**Home Repair  
Loans Provided**



**Home Repair  
Grants Provided**



**Homeowners  
Created**

### Current Rental Projects



**Charlotte B Rutherford**  
51 units  
Now Open



**Beatrice Morrow**  
80 units  
Now Open



**King+ Parks**  
69 units  
Now Open



**Magnolia II**  
50 units  
Now Open

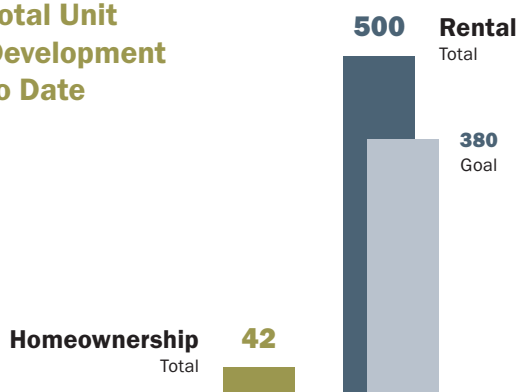


**Renaissance**  
189 units  
Now Open

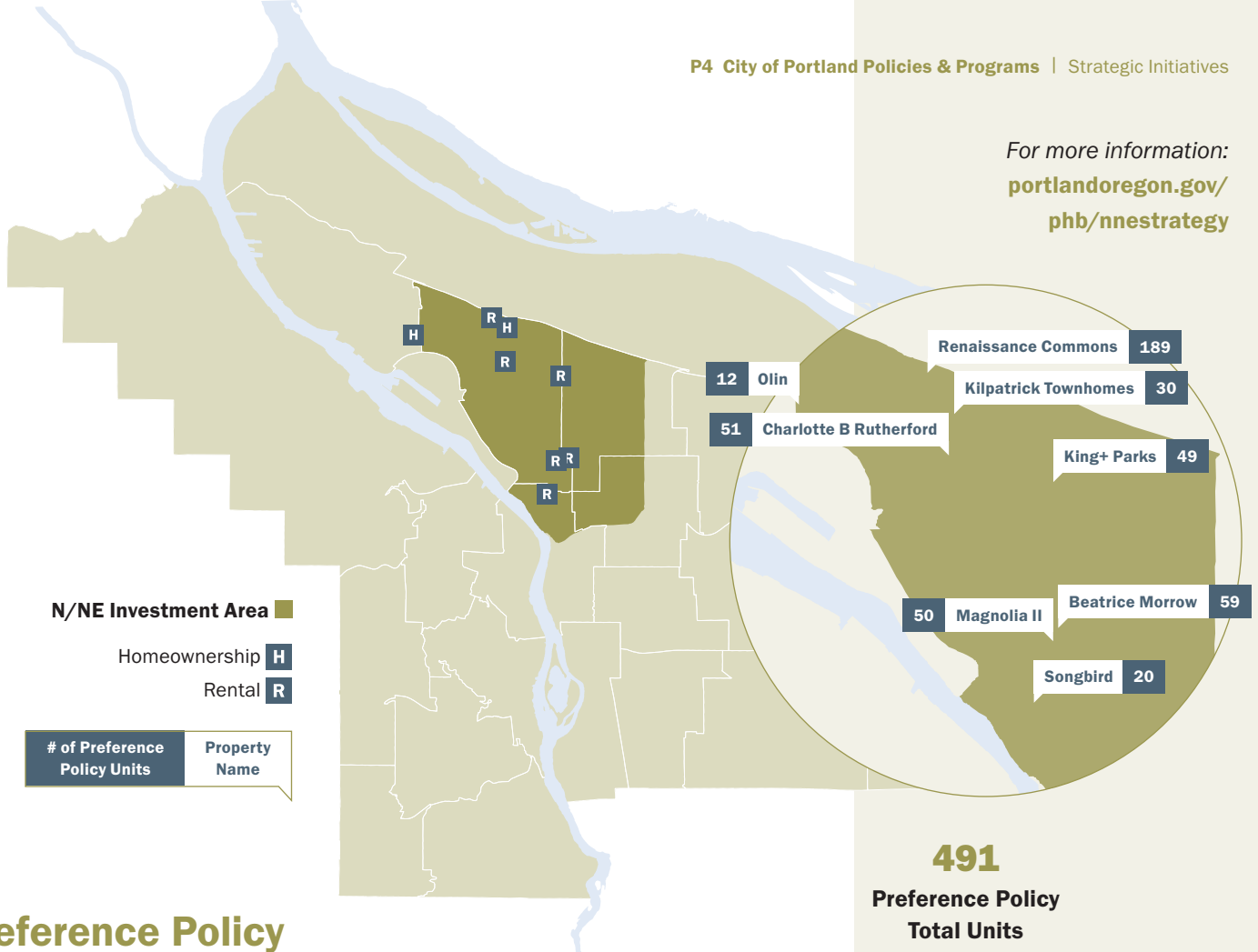


**Songbird**  
61 units  
Now Open

### Total Unit Development to Date



For more information:  
[portlandoregon.gov/  
 phb/nnestrategy](http://portlandoregon.gov/phb/nnestrategy)



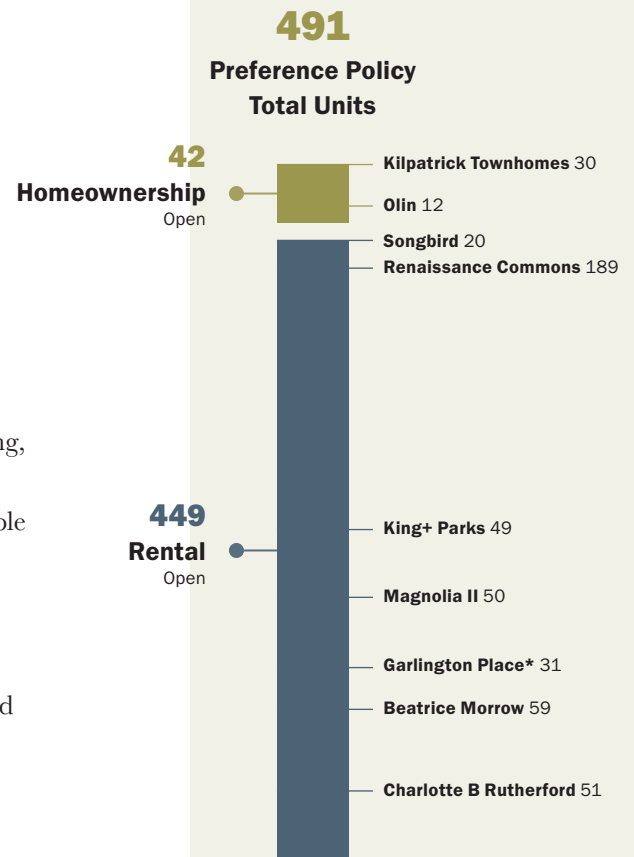
## Preference Policy

A central feature of the N/NE Housing Strategy is the **Preference Policy**. The preference policy prioritizes applicants for the City's investments in affordable housing opportunities in the Interstate Corridor Urban Renewal Area who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

The Housing Bureau funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When any of these opportunities become available in the Interstate Corridor Urban Renewal Area, the Housing Bureau will open a waitlist for those interested in the housing opportunity.

The waitlist is open to all interested parties; however, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor's live or have lived in N/NE Portland. Applications documenting a greater impact of urban renewal activity will be placed higher on the list and applications with little or no impact of urban renewal activity will be placed lower on the list.

To date, the program has received over 5,155 applications from households interested in affordable housing opportunities in three homeownership and seven rental multifamily developments.



\*Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily leased up a portion of the building using Preference Policy households.

# Inclusionary Housing

**Established** February 2017    **Completion** ongoing

The City of Portland has identified the need for a minimum of 22,000 affordable housing units to serve low and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage of the units at rents affordable to households earning up to 80 percent of the area median income (AMI), with a program emphasis on units at 60 percent AMI or less.

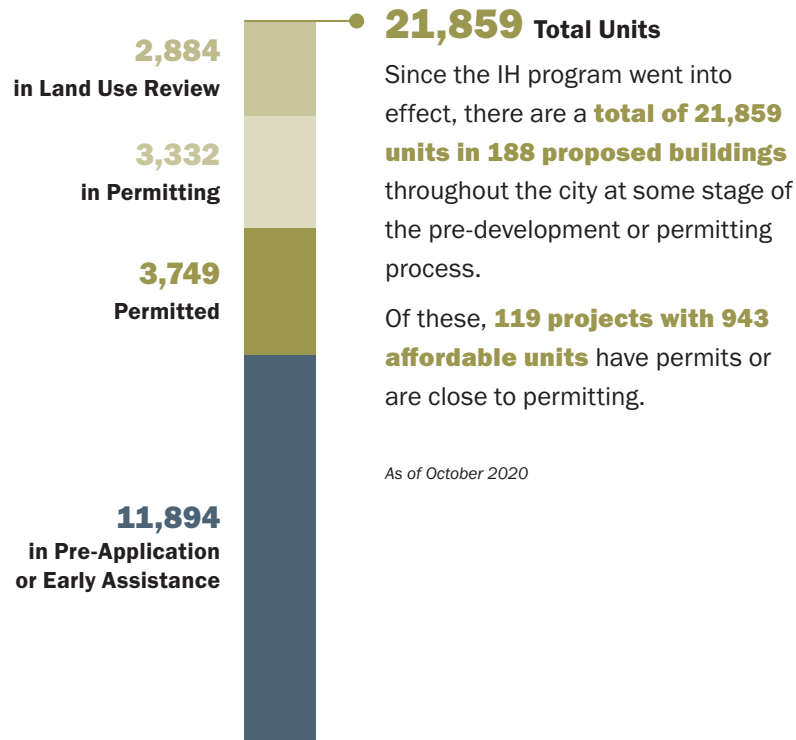
## Program Goals

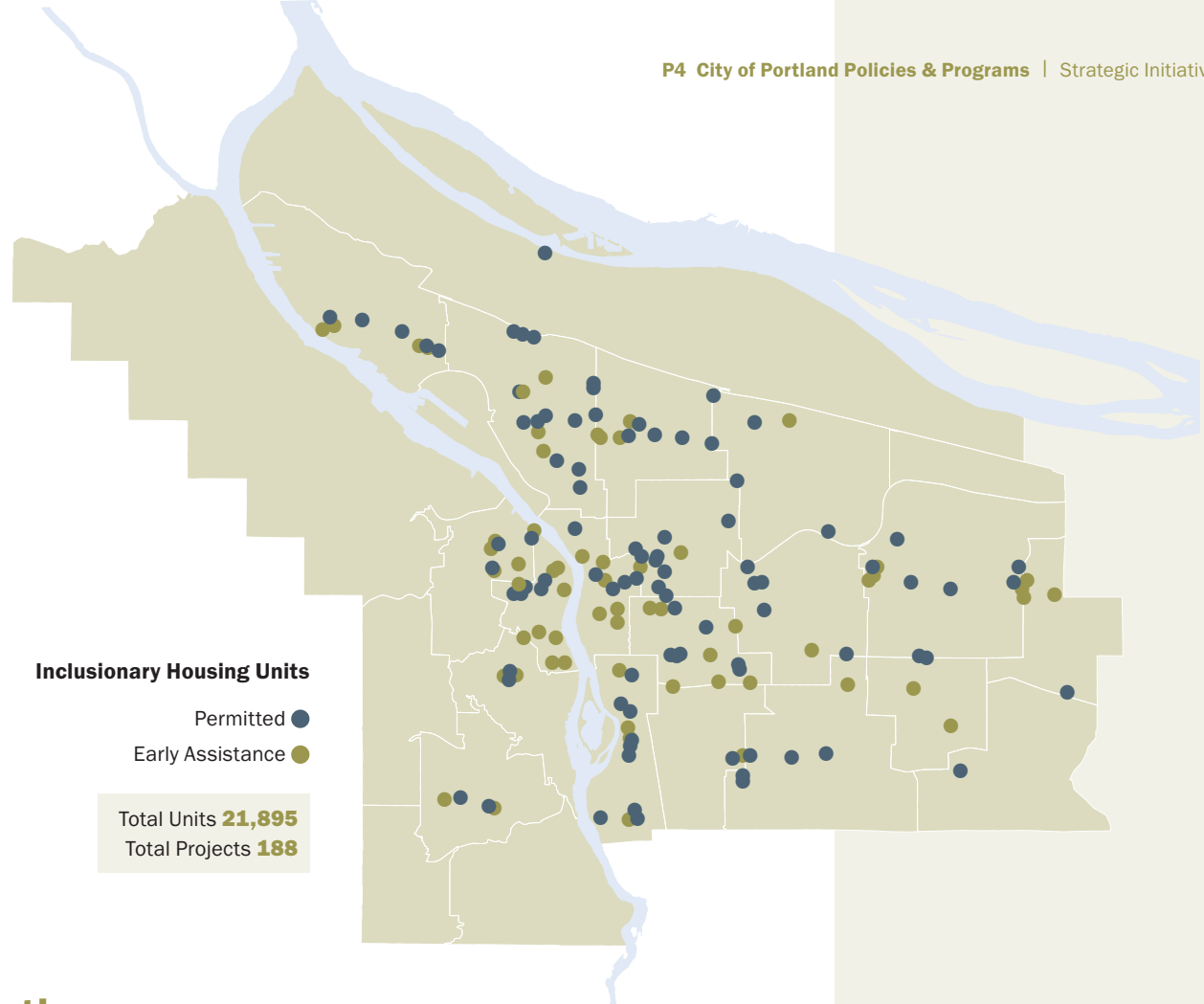


## 2020 Outcomes to Date

### Multifamily & Inclusionary Housing Permitting Pipeline

20+ Unit Buildings





## Key Actions

- **June 2018** City Council approved technical changes to the IH program's fee-in-lieu option
- **August 2018** Adopted administrative rules for IH homeownership requirements
- **October 2018** Inclusionary housing development 18-month review memo published
- **October 2018** City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR
- **July 2019** City Council approved funding for a market analysis to recalibrate the IH Build Off-Site and Designate Off-Site program options to increase flexibility and utilization
- **July 2019** Adopted technical changes to the IH program administrative rules
- **May 2020** Council redistributes market study funding for COVID-19 emergency rent assistance program
- **July 2020** Council extends lower inclusion rate outside the Central City as part of a COVID-19 development response package

For more information:  
[portlandoregon.gov/  
phb/inclusionary-housing](https://portlandoregon.gov/phb/inclusionary-housing)



# Supportive Housing Plan

Passed October 2017

Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions stating the goal to create 2,000 new supportive housing units by 2028. The resolution was passed in response to one of our community's most urgent needs.

Supportive housing is an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care.

An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicated Multnomah County had a gap of at least 2,400 units of supportive housing.

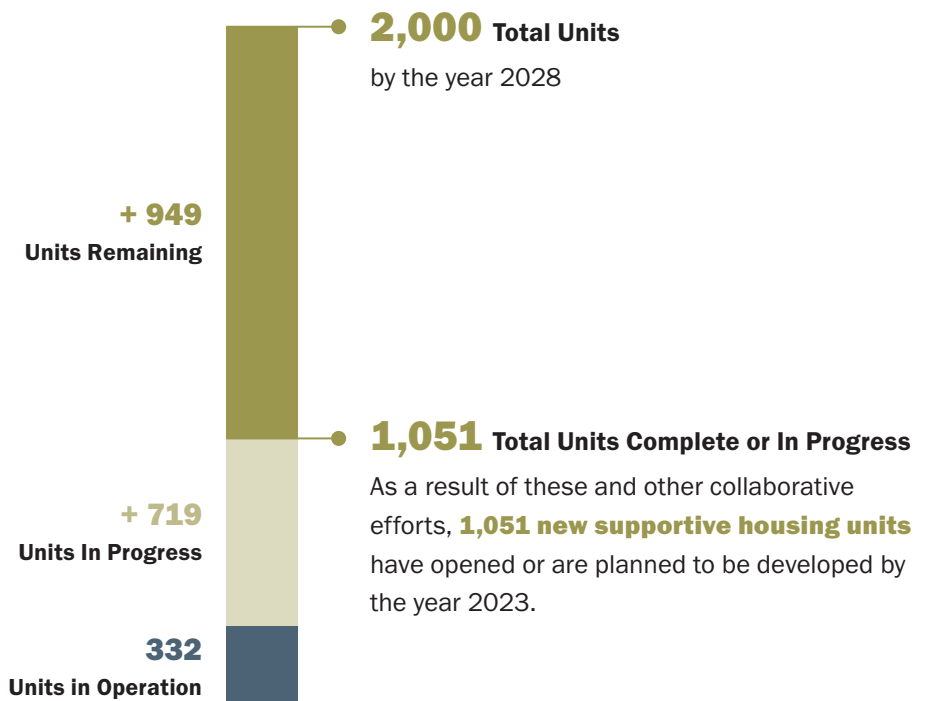
## Budget & Goals

The estimated investment of \$592 million to \$640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at \$43 million to \$47 million a year. The report from CSH includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

## 2020 Outcomes to Date

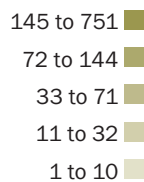
### New Supportive Housing Units since 2018

Over the last two fiscal years, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating and services funding to create new supportive housing units.





### Location of Supportive Housing Units



## Key Actions

- **September 2019** Nine new housing projects were awarded funding through the 2019 Bond Opportunity Solicitation (BOS), which combined resources from Portland's Housing Bond, Multnomah County and Home Forward. The projects in total will deliver 254 new units of Supportive Housing over the next several years to serve individuals experiencing chronic homelessness, families and Communities of Color.
- **January-September 2020** Several new housing projects with supportive housing reach development milestones, including financial closing, start of construction, and/or project completion. Some of these projects include Findley Commons, Songbird, Nesika Illahee, Renaissance Commons. The projects will provide supportive housing for families and individuals experiencing chronic homelessness, including Veterans, Communities of Color and families.
- **October-December 2020** Jurisdictional leaders at the Joint Office of Homeless Services, PHB, Home Forward and community partners engage in strategic planning on how to align Metro's Supportive Housing Services measure funds with affordable housing development resources to create additional supportive housing for our communities.

# Rental Services Office

Established 2017

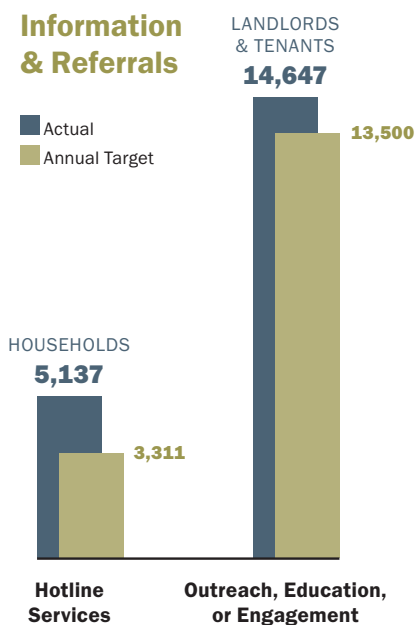
The Rental Services Office (RSO) at the Housing Bureau provides information and referrals for landlords and renters including general information on state landlord-tenant laws and specializes in technical assistance for local renter protections. RSO's main functions include:

- Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission
- Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others
- Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, rental unit screening criteria, and rental unit security deposits.
- Provision of information and technical assistance to the public through a call line, email, and walk-in office hours

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent 2019 estimates, 46.6 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (+10 percent) and the state (+9 percent). The housing cost disparity is even more pronounced for Black, Indigenous, Latinx, and other people of color in addition to other protected classes.

## 2020 Outcomes

As the city council continues to plan additional tenant protection policies, the work of RSO also continues to expand.

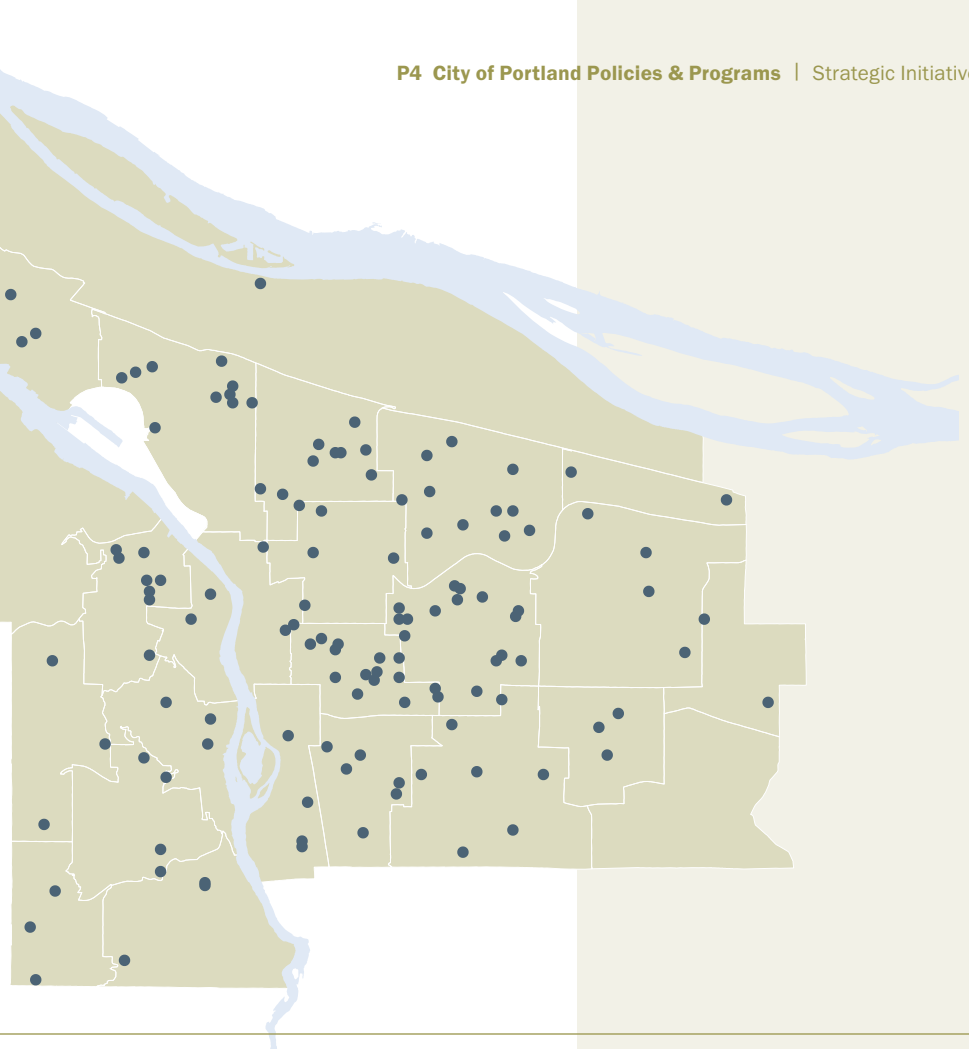


## Focus Areas

- **Implementation of Renter Protection Policies** RSO staff provide technical assistance to landlords and tenants on relevant policies such as those related to fair housing, state and local landlord tenant laws, and temporary policy changes in response to emergency declarations.
- **Landlord-Tenant and Fair Housing** RSO funds a network of community partners to provide a range of services for the benefit of landlords and tenants. These services include educational programming for landlords and tenants as well as legal enforcement and fair housing services for tenants.
- **Research & Evaluation Pilot Programs** RSO researches and evaluates pilot programs with demonstrable benefits. Systematic evaluation can help plan for scaling up beneficial programs for renters. An eviction pilot and expungement pilot are examples of such efforts.
- **Invitation & Evaluating Proposals to Fund** RSO uses competitive solicitations to request for innovative proposals to contribute to enhancing renter well-being. These efforts are tied to disbursing a portion of annual federal funds.
- **Landlord Training Workshops** RSO staff continuously work with partner agencies to plan and organize landlord-tenant law and fair housing training workshops.
- **Mandatory Rental Registration** RSO works in coordination with the Revenue Division in planning, implementation, and technical assistance required for the rental unit registry and fee.

### No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau 2020

*Note: Significant undercount likely because not all payments are reported. Each point is the associated address.*

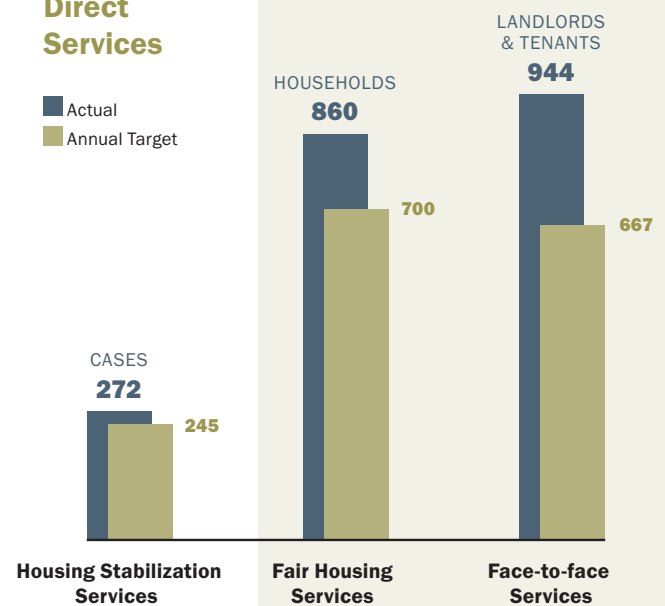


## Key Actions

- **2017** Mandatory relocation assistance policy adopted
- **2017** City Council creates the Rental Services Commission
- **2017/2018** City Council supported expansions of Housing Bureau renter services to support new tenant-landlord initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a Landlord-Tenant training focused on new landlord tenant laws.
- **2019** Adopted administrative rules for the mandatory renter relocation assistance policy.
- **2019** State of Oregon passed Senate Bill 608 renter protections. The provisions of this law are in addition to Portland renter protection laws.
- **2019** City Council adopts ordinance on rental housing applications, screening criteria, and security deposits, known collectively as FAIR.
- **January 2020** Adopted administrative rules for rental housing application, screening criteria, and security deposit legislation.

### Direct Services

■ Actual  
■ Annual Target



# Joint Office of Homeless Services | A Home for Everyone

*A Home for Everyone* Established July 2014  
**Joint Office of Homeless Services** Established July 2016

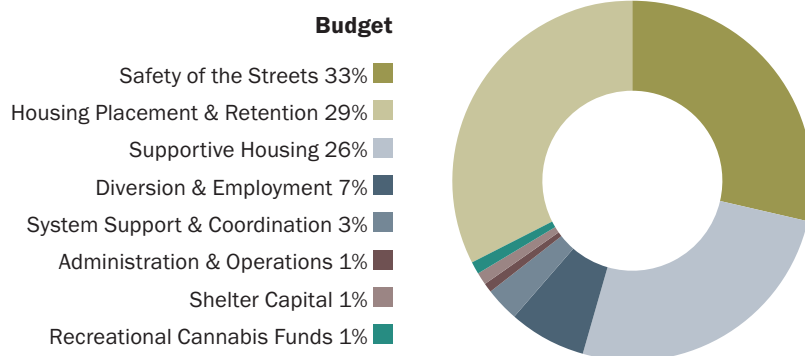
Ending homelessness has been a major priority for the City of Portland and Multnomah County for more than 30 years. Like other West Coast cities, housing costs in Portland have risen faster than incomes, resulting in growing inequalities which push thousands of people into homelessness each year. The most recent *Point in Time Count* found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, a 4 percent decrease from 2017. People of color continue to be over-represented among the population experiencing homelessness and the number of individuals who report being chronically homeless or having a disabling condition continues to rise.

The City and County have made unprecedented investments in homeless services over the last several years. The Joint Office of Homeless Services administers homeless services funding, including investments in Supportive Housing to provide affordable housing and supportive services for people experiencing chronic homelessness. Every year, these vital services respond to the housing needs of individuals and families through housing placement, prevention and other investments to ensure people find housing stability and a safe place off the streets.

The Joint Office of Homeless Services leads our local *A Home for Everyone* collaborative to respond to the crisis of homelessness in Multnomah County. *A Home for Everyone* brings together people who experience homelessness; elected officials from Portland, Gresham, and Multnomah County; our local housing authority, Home Forward; and leaders from the faith, philanthropy, business and non-profit sectors in the effort to end homelessness.

## Budget & Goals

City general fund investments in homeless services in FY2018-2019 were more than \$32 million. The total funding of the Joint Office of Homeless Services supports a range of effective programs, including housing placement, diversion services, supportive housing, and shelter.



For more information:  
[ahomeforeveryone.net](http://ahomeforeveryone.net)

### Looking Ahead

The City and Multnomah County have committed to creating 2,000 new supportive housing units by 2028. Supportive housing is an evidence-based solution offering affordable housing with wrap-around services for individuals and families who have experienced long-term (chronic) homelessness. PHB and the JOHS will continue to work alongside partners from government, housing development, philanthropic, health care, and nonprofit sectors to advance this goal.

## Section 6

# Housing Production & Pipeline

## State of Housing Emergency

On October 7, 2015, Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past five years many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. In 2018, the Housing Bureau opened 800 newly affordable housing units, the largest number ever produced in a single year. This record-breaking number was surpassed in 2019 with the opening of 878 newly affordable housing units. The newly affordable units opened in 2019 provide homes for approximately 1,500 people. In 2020, given the unusual year affected by the COVID-19 pandemic, the production of newly affordable showed a slight decrease. This year still saw the opening of 654 newly affordable units with capacity to house an estimated 1,200 people. The Housing Bureau tracks and reports on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers. The tables below list housing projects approved by City Council during the housing emergency with a count of total units, rent designation, estimate of total people housed, and project type.

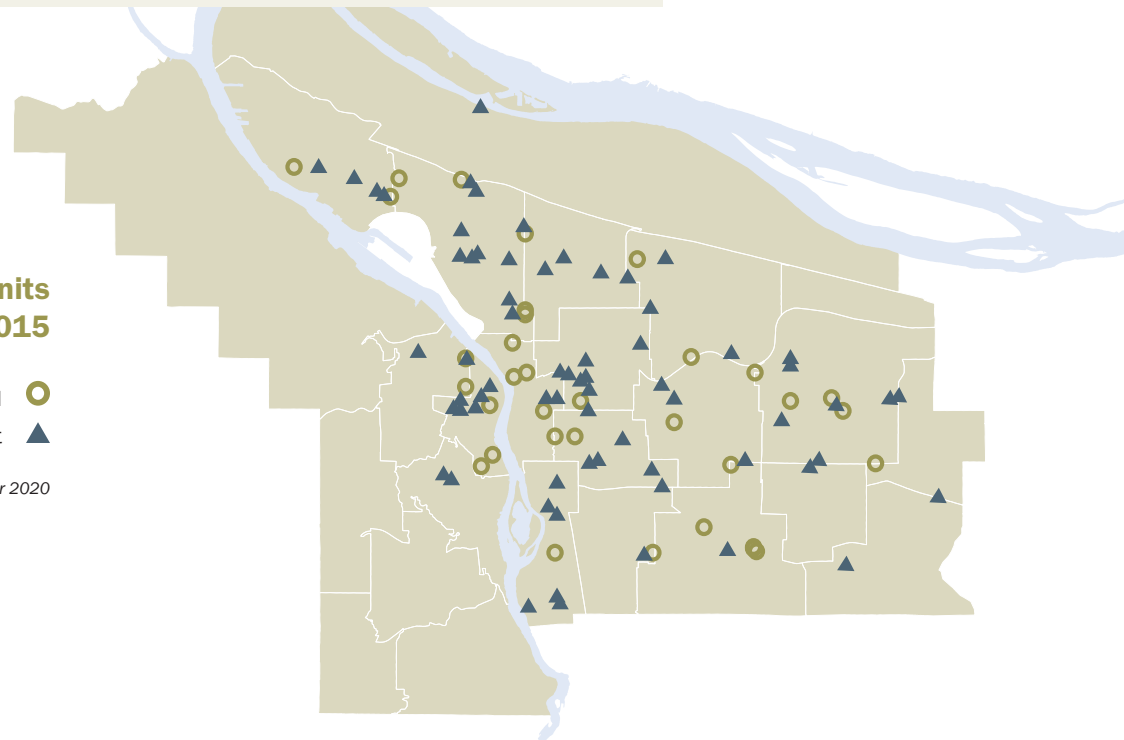
### City Regulated Units by the Numbers Since 2015

**5,843**
**Affordable  
Units**
**7,309**
**Affordable  
Bedrooms**
**11,038**
**Est. People  
Housed**

### City Regulated Units by Location Since 2015

Recently Opened ○  
Construction / Pre-Development ▲

*Through December 2020*



# City Funded Production: Open Since 2015

**2,512**

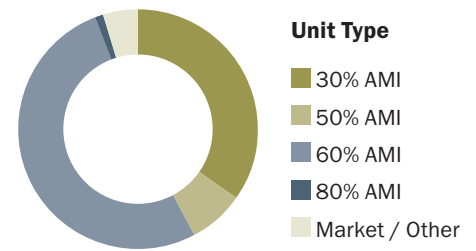
**Affordable  
Units**

**3,244**

**Affordable  
Bedrooms**

**5,128**

**Est. People  
Housed**



## City Unit Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
10506 East Burnside	51	51	109	16	-	35	-	-	51	NC
72 Foster	101	101	168	20	-	81	-	-	101	NC
Beatrice Morrow	79	79	207	24	7	48	-	1	80	NC
Carolyn Gardens	12	12	76	12	-	-	-	-	12	P
Charlotte Rutherford	51	51	102	3	28	20	-	-	51	NC
Cully Commons	15	-	-	-	-	11	4	-	15	NC
Ellington Apartments	262	549	841	80	-	183	-	-	263	P
Gladstone Square/Multnomah Manor	101	108	168	68	14	19	-	-	101	P
Hawthorne East	70	70	105	70	-	-	-	1	71	P
Hazel Heights	153	214	321	8	30	115	-	-	153	NC
Hill Park	39	39	43	14	-	25	-	-	39	P
King Parks	70	131	206	24	-	45	-	1	70	NC
Lents Commons	16	16	37	-	-	16	-	38	54	NC
Magnolia II	50	93	145	6	16	28	-	-	50	NC
New Meadows	14	14	16	14	-	-	-	1	15	NC
Oak Leaf	22	39	59	-	-	22	-	-	22	P
Olin Townhomes	12	36	60	-	-	6	4	2	12	NC
Oliver Station	125	125	303	6	-	120	-	16	142	NC
Renaissance Commons	189	242	342	10	-	179	-	-	189	NC
St. Francis Park	105	105	119	10	66	29	-	1	106	NC
Songbird	60	111	167	40	4	16	-	1	61	NC
The Blackburn	124	124	124	124	-	-	-	27	151	NC
The Henry	172	172	172	172	-	-	-	1	173	P
The Louisa Flowers	240	279	381	20	3	217	-	-	240	NC
The Orchards	48	66	101	12	30	5	-	1	48	NC
The Vera Apartments	201	263	365	90	-	111	-	2	203	NC
Vibrant!	93	93	298	59	-	33	-	1	93	NC
Woody Guthrie	37	61	95	16	-	-	21	27	64	NC
<b>Total Opened</b>	<b>2,512</b>	<b>3,244</b>	<b>5,128</b>	<b>918</b>	<b>198</b>	<b>1,364</b>	<b>29</b>	<b>121</b>	<b>2,630</b>	

\* In affordable housing

\*\* Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

# City Funded Production: Pipeline Since 2015

**1,877**

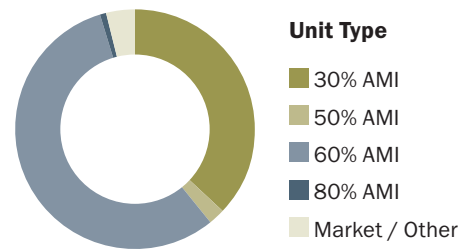
**Affordable  
Units**

**2,402**

**Affordable  
Bedrooms**

**3,671**

**Est. People  
Housed**



## City Unit Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
<b>Construction</b>										
Cedar Commons	60	60	60	40	20	-	-	-	60	NC
Crescent Court	138	230	343	46	-	92	-	-	138	NC
DePaul Treatment Center	10	10	10	10	-	-	-	60	70	NC
Findley Commons	35	35	45	35	-	-	-	-	35	NC
Kenton Townhomes	30	75	120	-	-	11	14	5	30	NC/H
The Nick Fish	52	68	98	6	2	44	-	-	52	NC
Medford	60	60	60	60	-	-	-	1	61	P
<b>Total Construction</b>	<b>385</b>	<b>538</b>	<b>736</b>	<b>197</b>	<b>22</b>	<b>147</b>	<b>14</b>	<b>66</b>	<b>446</b>	
<b>Pre-Development</b>										
3000 Powell	206	277	357	68	-	138	-	-	206	NC
Anna Mann House	128	205	315	42	-	86	-	-	128	NC/P
Arbor Glen	97	-	-	-	-	97	-	1	98	P
Cathedral Village	110	169	263	37	-	73	-	-	110	NC
Emmons Place	144	72	144	78	-	66	-	2	146	NC
Garden Park	117	223	340	13	-	104	-	-	117	NC/P
Hayu Tilixam (NE Prescott)	50	75	119	17	11	22	-	-	50	NC
Joyce Hotel	66	66	66	66	-	-	-	-	66	NC/P
Las Adelitas	141	257	402	55	-	86	-	1	142	NC
Parcel 3 Phase Two	176	212	423	20	-	156	-	2	178	NC
Powellhurst Place	64	115	173	13	-	51	-	1	65	NC
Stark Family Housing	93	152	235	31	-	62	-	-	93	NC
The Westwind	100	41	100	92	8	-	-	-	100	NC
<b>Total Pre-Development</b>	<b>1,492</b>	<b>1,864</b>	<b>2,935</b>	<b>532</b>	<b>19</b>	<b>941</b>	<b>-</b>	<b>7</b>	<b>1,498</b>	
<b>Total</b>	<b>1,877</b>	<b>2,402</b>	<b>3,671</b>	<b>729</b>	<b>41</b>	<b>1,088</b>	<b>14</b>	<b>73</b>	<b>1,944</b>	

\* In affordable housing

\*\* Market rate rental units received no public subsidy

† At 100% AMI

NC=New Construction P=Preservation H=Homeownership



# Inclusionary Housing/MULTE Production: Open Since 2015

**503**

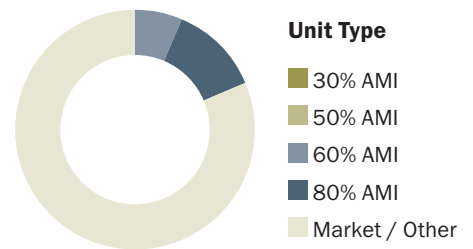
**Affordable  
Units**

**537**

**Affordable  
Bedrooms**

**705**

**Est. People  
Housed**



## Multiple Unit Limited Tax Exemption (MULTE) Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
14th & Glisan	46	54	76	-	-	-	46	184	230	NC
28th Street Lofts	18	18	25	-	-	-	18	101	119	NC
38 Davis	18	18	24	-	-	-	18	47	65	NC
3rd & Ash	27	27	34	-	-	-	27	106	133	NC
54 Woodstock	3	3	3	-	-	3	-	35	38	NC
Argyle Gardens	3	3	3	-	-	3	-	69	72	NC
Arris PDX	1	-	-	-	-	1	-	38	39	NC
Artisan	2	4	6	-	-	-	2	52	54	NC
BD52 Apartments	5	5	6	-	-	-	5	27	32	NC
Buri Building	16	17	21	-	-	5	-	143	159	NC
Cathedral Flats	2	7	12	-	-	-	2	13	15	NC
Cully Place	2	7	12	-	-	-	2	-	2	NC
Derby Slabtown Apts	28	28	28	-	-	28	-	-	28	NC
Studio Pointe (Ellis Apartments)	30	30	30	-	-	30	-	-	30	NC
Enclave 54	28	28	28	-	-	28	-	-	28	NC
Everett Apartments	46	46	77	-	-	-	46	184	230	NC
Halsey 28	8	8	8	-	-	-	8	44	52	NC
Ivan-4	1	4	7	-	-	-	1	18	19	NC
Juniper Apartments	4	5	9	-	-	4	-	-	4	NC
Kaya Camilla	3	3	3	-	-	3	3	36	39	NC
Koz on Thirteenth	13	13	13	-	-	-	13	74	87	NC
Koz on Yamhill	21	21	26	-	-	21	-	87	108	NC
Multnomah Station Apartments	1	1	5	-	-	1	-	38	39	NC
Nesika Illahee Apartments	5	8	16	-	-	5	-	54	59	NC
North Hollow Apts	9	9	10	-	-	9	-	36	45	NC
NW 17th & Kearney	25	29	39	-	-	-	25	99	124	NC
NW 17th & Pettygrove	39	46	65	-	-	-	39	157	196	NC
Pettygrove Apartments	6	6	8	-	-	6	-	24	30	NC
Powell Apartments	10	10	10	-	-	10	-	40	50	NC
Robert J. Breitung Veteran Building	2	2	3	-	-	2	-	26	28	NC
Ryder	15	15	21	-	-	-	15	81	96	NC
Solace PDX	11	-	-	-	-	-	-	-	43	NC
St J's Apartments	7	7	8	-	-	-	7	69	76	NC
Tabor Commons Apartments	7	7	7	-	-	-	7	55	62	NC
The Marilyn	30	36	49	-	-	-	30	122	152	NC
Yukon Flats	11	12	17	-	-	11	-	43	54	NC
<b>Total</b>	<b>503</b>	<b>537</b>	<b>705</b>	<b>-</b>	<b>-</b>	<b>170</b>	<b>314</b>	<b>2,102</b>	<b>2,637</b>	

\* In affordable housing

\*\* Market rate rental units received no public subsidy

NC=New Construction P=Preservation

# MULTE / Inclusionary Housing Production: Pipeline Since 2015



## MULTE & Inclusionary Housing Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units
All Properties	951	1,126	1,533	-	-	584	336	6,820	7,771

*A snapshot is provided here as there are hundreds of individual projects in the MULTE & Inclusionary Housing Production Pipeline and during this phase of development, permitting data for each project changes often.*