

PART FOUR

City of Portland Policies and Programs

SECTION 1

City Plans and Policies

The Portland Housing Bureau is responsible for leading housing policy for the City of Portland and administering programs to produce affordable rental housing, increase and stabilize homeownership, end homelessness, and regulate and assist landlords and tenants in the rental housing market. These functions have been assigned to the Bureau through various city plans, policies, and budget notes. Outlined below are the most significant active city plans and policies that direct the Bureau's work. Included in the descriptions are the major goals identified in each of the plans, and the status of the progress toward each goal.

2035 Comprehensive Plan

Progress Indicators

- ✓ Completed
- On Track
- 🔄 In Process
- ✗ Not Completed

Established 2016 Completed 2035

Adopted in 2016, the 2035 Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. The plan guides land use and investment decisions through 2035. Major policy goals and progress to date are outlined below.

Goals

- Build 10,000 new units at 0-80% AMI by 2035
- 🔄 Affirmatively further Fair Housing
- 🔄 Mitigate and prevent displacement
- 🔄 Land bank for affordable housing
- Site affordable housing in high opportunity areas
- 🔄 Preserve and produce affordable housing
- 🔄 Fund affordable housing
- 🔄 Increase affordable rentals and homeownership opportunities
- ✓ Create and implement an inclusionary housing program
- Preserve mobile home parks
- 🔄 Create homeowners
- 🔄 Support homeowner retention services
- Offer a variety of homeownership paths
(such as condos, land trust, etc.)
- 🔄 Prevent and reduce homelessness
Require safe and healthy housing
- Increase renter protections

Highlights








- The Housing Bureau and its community partners land bank for affordable housing.
- The Housing Bureau worked with the Bureau of Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Portland and Metro Housing Bonds, in these areas.
- The Portland Inclusionary Housing Program has been in effect since February 2017.
- The Housing Bureau currently offers a lead hazard control program.

Portland Plan

Established 2012

Adopted in 2012, the Portland Plan presents a strategic roadmap for the City of Portland. The plan has three integrated strategies—Thriving Educated Youth, Economic Prosperity, and Healthy Connected City—and provides a framework for advancing equity, designed to help realize the vision of a prosperous, educated, healthy and equitable Portland. Major policy goals and progress to date are outlined below.

Goals

-  Remove discriminatory barriers to Portlanders trying to secure housing
-  Prevent evictions and foreclosure
-  Move households from homelessness into transitional housing such as permanent supportive housing
-  Create more homeowners
-  Implement the Fair Housing Action Plan
-  Create more minority homeowners
-  Update 10-Year Plan to End Homelessness

Highlights

- The Home for Everyone Plan was established in 2014.

Central City No Net Loss Policy

Established 2001

Adopted in 2001, the Central City No Net Loss Policy mandates that the City will maintain the number of units that were affordable at 60 percent AMI and below in 2002 in the Central City. According to the baseline established in a 2002 Central City housing inventory, 8,286 rental units were affordable at 60 percent AMI and below.

In 2022, there was a total of 10,866 total units in the Central City of which 8,792 units are regulated, and 784 units are market rate. Compared to 2021, the Central City gained 1,290 market rate units.

While the number of regulated units has increased by 3,402 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units increased significantly from 784 in 2021 to 2,074 in 2022. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

No Net Loss Rental Housing Units: 0-60% AMI Compared to Market Rate




Neighborhood	0-60% AMI 2002	0-60% AMI 2021	Market Rate 2002	Market Rate 2021	Total 2002	Total 2021
Central Eastside	160	560	464	202	624	762
Downtown	3,197	3,675	1,048	336	4,245	4,011
Goose Hollow	548	537	785	228	1,333	765
Lloyd District	no value	461	97	18	97	479
River District	1,485	3,354	502	no value	1,987	3,354
South Waterfront	no value	209	no value	no value	no value	209
Lower Albina	no value	5	no value	no value	no value	5
Total	5,390	8,801	2,896	784	8,286	9,585

East Portland Action Plan

A Guide for Improving Livability in Outer East Portland

Adopted in 2009, The East Portland Action Plan contains strategies and actions to provide guidance and direction to public agencies, nonprofit organizations, businesses, and individuals to address the broad array of opportunities and challenges facing East Portland. Major housing policy goals and progress to date are outlined in the table below.


Goals

-  Create a housing rehabilitation program
-  Expand nonprofit home repair and rehab programs
-  Review/assess housing development tax abatement benefits and their impacts in East Portland

Broadway Corridor Project

The Broadway Corridor project is an opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods, with the goal to maximize community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

Goals

-  30% of Residential Development Rights for Affordable Housing at 0%-60% AMI and 0%-80% AMI brackets, creating approximately 720 units

Division Corridor Transit Project

The Division Transit Project will improve travel between Downtown Portland, Southeast and East Portland and Gresham with easier, faster and more reliable bus service. As a part of the planning process the Housing Bureau worked with community stakeholders, to outline specific affordable housing goals. Affordable housing production targets are outlined below.

Goals

- ✓ Support the production of more and a variety of housing types of affordable housing: secure funding for 300-600 new affordable rental housing units for households earning up to 60% of AMI through 2021
- ✓ Secure approximately 20-25% of the above affordable housing investment in East Portland

Southwest Corridor Project

Adopted by Portland City Council in 2018, the SW Corridor Equitable Housing Strategy will guide the distribution of affordable housing choices equitably throughout the corridor, while also addressing the displacement of low-income households and Communities of Color. A diverse array of community stakeholders is working together with city staff to create new housing policies and funding sources in advance of a major light rail project from downtown Portland to Tualatin so all Portlanders—regardless of race, ethnicity, family status, income, or disability—have a range of affordable choices near high quality affordable transit. Affordable housing goals and production targets are outlined below.

Goals

- 🔄 Commit financial resources early and grow new resources for the long-term
- 🔄 Prevent residential and cultural displacement: acquire, convert, or develop 150-200 homes serving households earning up to 60% AMI through 2027
- 🔄 Increase choices for new homes for all household types and incomes: through Inclusionary Housing production, create 150 homes affordable to households earning up to 60% AMI

SECTION 2

Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas to implement the policies, programs, and services necessary to achieve the City's housing goals and objectives.

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB housing is required to remain affordable at targeted incomes for up to 99 years.

- Direct financing using local and federal resources
- Indirect subsidies, such as tax exemptions and fee waivers



The Housing Bureau funds programs to increase homeownership for historically excluded and low-income communities, directly and with community partners.

- Homebuyer education
- Down-payment assistance
- Tax exemptions
- Construction



The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.

- Tenant protections
- Rental Services Office
- Legal and mediation services
- Home repair grants and loans
- Foreclosure prevention
- Fair Housing audit testing



Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:

- Short-term rent assistance
- Permanent supportive housing
- Transitional housing
- Emergency and winter shelters



SECTION 3

Bureau Plans

Portland's Housing Bond

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland. A Policy Framework establishes goals for Portland's Housing Bond and outlines the community priorities to guide Bond investments. The Framework to identify, purchase, build, and renovate units was finalized following a six-month public process and with the input of nearly 1,000 community members. For a detailed look at the budget, programming goals, and performance to date, please turn to page 132.

Metro Affordable Housing Bond

In 2018, voters approved a \$652.8 million affordable housing bond measure to create permanently affordable homes across Washington, Clackamas, and Multnomah counties. Metro is working with local partners and communities to bring affordable homes to 12,000 people: seniors, families and veterans. The Portland Housing Bureau is the partner jurisdiction supporting Metro Housing Bond implementation for the City of Portland. For a detailed look at the local implementation strategy and performance to date, please turn to page 134.

N/NE Neighborhood Housing Strategy

The N/NE Neighborhood Housing Strategy is an initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime residents of the area. Since 2015, the Housing Bureau has used all Interstate Corridor Urban Renewal Area resources to implement and expand the housing strategy. For a detailed look at the budget, programming goals, and performance to date, please turn to page 136.

Supportive Housing Plan

In late 2017, Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of a plan to create at least 2,000 new units of supportive housing in Multnomah County by 2028. The resolutions required that the plan include the actual need for supportive housing, the total cost of meeting the 2,000 unit goal, an assessment of resources currently and prospectively available to meet the goal, and the necessary next steps for implementation. For a detailed look at the budget, programming goals, and performance to date, please turn to page 139.

A Home for Everyone

Joint Office of Homeless Services

In 2012, a committee was convened by the City of Portland, Multnomah County, and Home Forward to bring together diverse stakeholders to review data, listen to the community, and learn effective local and national practices to develop a plan to end homelessness. This plan was adopted and put into effect with the creation of the Joint City-County Office of Homeless Services tasked with implementing the plan. For a detailed look at the budget, programming goals, and performance to date, please turn to page 142.

Tax Increment Financing Strategies

Adopted in 2006, the City of Portland's Tax Increment Financing Set-Aside Policy allocates an average of 45 percent of urban renewal resources to affordable housing programs. Each urban renewal area developed a separate housing strategy to be implemented with the tax increment resources. The Housing Bureau is responsible for meeting the affordable housing programming goals in each strategy. For a detailed look at the set-aside financial data, programming goals, and performance to date, please turn to Part 5, page 152 .

SECTION 4

Rental Portfolio and Programs

Through the Portland Housing Bureau, the City of Portland works to increase affordable rental housing by subsidizing the construction of new buildings and rehabilitation of existing buildings (“preservation”) to provide long-term affordability for households at targeted income levels.

The Portland Housing Bureau supports affordable housing development throughout the city by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

City Regulated Rental Units by Financing Structure*

Financing Structure	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	Total
Basic Financing	746	230	1414	2350	250	30	5,020
+Section 8 Project	541	365	580	1,008	23	0	2,517
+Tax Abatement	20	0	135	1024	676	44	1,899
+4% Tax Credits	380	74	580	1302	45	0	2,381
+9% Tax Credit	97	11	266	658	0	0	1,032
+4% Tax Credits and Section 8	446	418	492	851	37	0	2,244
+9% Tax Credits and Section 8	386	12	274	230	0	5	907
+4% Tax Credits and Tax Abatement	0	0	0	150	0	0	150
+9% Tax Credits and Tax Abatement	0	0	0	128	0	0	128
+4% Tax Credits, Section 8, and Tax Abatement	167	0	81	0	19	0	267
+9% Tax Credits, Section 8, and Tax Abatement	0	0	0	0	0	0	0
Total Units	2,783	1,110	3,822	7,701	1,050	79	16,545

City Regulated Rental Unit Production

New Construction

Year	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
2022	264	0	19	519	43	852
2021	91	0	22	277	109	499
2020	32	0	393	229	654	0
2019	56	0	73	675	72	876
2018	62	0	89	539	113	803
2017	54	0	0	350	107	511
2016	9	0	57	241	0	362
Total Units	568	0	653	2,830	1,098	3,903

City Regulated Rental Unit Production

Preservation

Year	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
2022	4	0	64	46	0	209
2021	155	0	0	0	0	155
2020	9	0	162	1	172	0
2019	19	0	100	55	2	176
2018	31	0	0	152	0	183
2017	54	0	29	62	0	145
2016	49	0	0	0	0	49
Total Units	321	0	355	316	174	917

*Expressed as a percentage of area median income

AMI=Area Median Income

HOUSING PROGRAMS

Resident Demographics

Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy received.

24,641

Total Residents

4 years

Average Length of Residency

\$19,602

Average Annual Income

\$580

Average Gross Rent

For example, 70% of households in the Bureau's rental housing earn at a level of 0-30% of the area median income (AMI), and 12% of households pay rent that is considered affordable for earners at the same level. →

Head of Household

48%

Female

52%

Male

Demographic Characteristics

21%

Elderly

26%

with a Disability

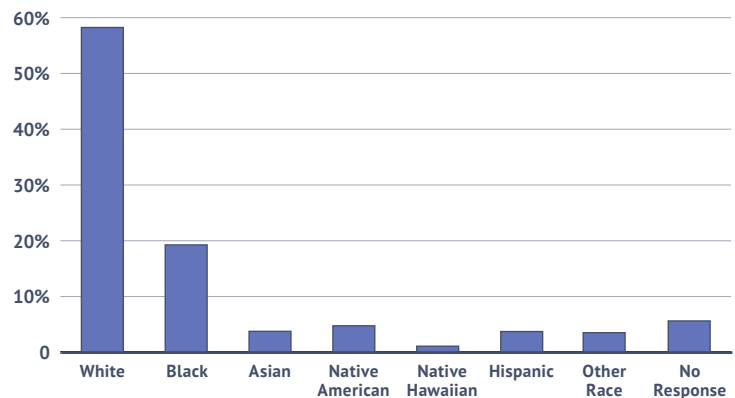
10%

Student

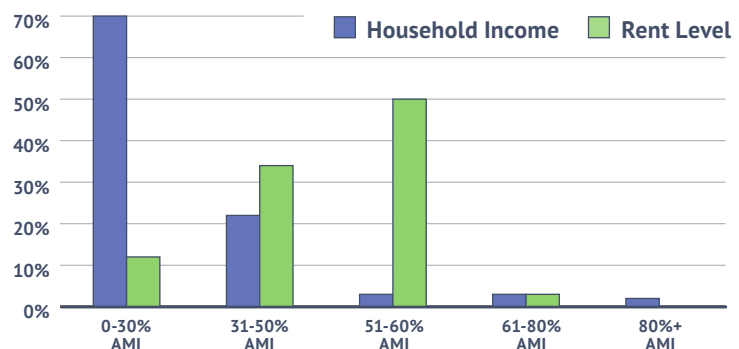
23%

Children

Head of Household by Race/Ethnicity



Household Income vs. Rent Level



HOUSING PROGRAMS

Ending Homelessness

The City is a key partner in A Home for Everyone, the local collaborative to end homelessness. A Home for Everyone is comprised of community members and leaders from Multnomah County, the Cities of Portland and Gresham, Home Forward, nonprofit service organizations, and many other community partners.

The City funds programs designed to prevent and end homelessness for families and individuals through the Joint Office of Homeless Services. Services are delivered through contracts with various nongovernmental and other public entities, who provide a range of programming to address the diverse needs of people experiencing homelessness. Program areas include rent assistance and eviction prevention (collectively referred to below as “homelessness prevention”), permanent supportive housing and rapid rehousing (collectively referred to below as “permanent housing”), and emergency shelter.

Homelessness Prevention

Numbers Served by Race/Ethnicity, FY2019-2022

Race/Ethnicity	2019	2020	2021	2022
Asian	400	340	1,970	2,380
Black	2,590	2,630	9,780	13,390
Hawaiian-Pacific Islander	250	240	740	1,370
Hispanic-Latinx	2,160	2,270	9,150	11,380
Native American	540	490	1,440	1,630
Non-Hispanic White	1,450	1,340	4,050	6,130
Other Race/Ethnicity	140	30	1,000	1,250
Total	7,220	7,310	26,730	35,550

Permanent Supportive Housing

Numbers Served by Race/Ethnicity, FY2019-2022

Race/Ethnicity	2019	2020	2021	2022
Asian	300	330	310	440
Black	4,200	4,210	3,960	4,420
Hawaiian-Pacific Islander	540	480	390	510
Hispanic-Latinx	1,990	2,030	1,880	2,090
Native American	1,420	1,410	1,410	1,650
Non-Hispanic White	4,440	4,670	4,620	5,190
Other Race/Ethnicity	150	210	160	230
Total	11,900	12,240	11,610	13,190

Emergency/Winter Shelter

Numbers Served by Race/Ethnicity, FY2019-2022

Race/Ethnicity	2019	2020	2021	2022
Asian	180	140	120	130
Black	1,510	1,240	1,260	1,370
Hawaiian-Pacific Islander	230	190	190	260
Hispanic-Latinx	840	760	710	790
Native American	860	710	630	780
Non-Hispanic White	2,990	2,970	2,660	2,810
Other Race/Ethnicity	180	280	220	410
Total	6,200	5,850	5,390	6,000

HOUSING PROGRAMS

Homeownership and Stabilization

Through programs and investments to increase access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

The City also funds education and counseling programs to support first-time homebuyers and prevent foreclosure, as well as grants to improve the health and livability of owned homes. These programs are administered through community-serving organizations to reach underserved populations.

The City directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

Homeownership Loans by Financing Instrument

Financing Instrument	<50% AMI	51-80% AMI	81+% AMI	Total
Homebuyer Assistance Loan	82	235	47	364
Home Repair Loan	404	129	12	545
Total	486	364	59	909

Participants Served by Income Level

Homebuyer Assistance Loan

Income Level	2017	2018	2019	2020	2021
<50% AMI	5	5	6	4	2
51-80% AMI	15	26	37	26	13
81+% AMI	10	7	9	9	10
Total	30	38	52	39	25

Home Repair Loan

Income Level	2017	2018	2019	2020	2021
<50% AMI	26	10	13	9	0
51-80% AMI	29	13	12	5	1
81+% AMI	0	4	7	4	0
Total	55	27	32	18	1

Home Repair Grant

Income Level	2017	2018	2019	2020	2021
<50% AMI	551	585	441	735	481
51-80% AMI	62	62	62	106	53
81+% AMI	0	0	0	0	0
Total	613	647	503	841	534

Lead Hazard Reduction

Income Level	2017	2018	2019	2020	2021
<50% AMI	1	14	62	7	1
51-80% AMI	1	10	40	7	1
81+% AMI	0	0	2	0	0
Total	2	24	104	14	2

SDC Exemption and Homeowner Tax Exemption

Income Level	2017	2018	2019	2020	2021
<50% AMI	14	16	15	15	9
51-80% AMI	29	33	36	65	12
81+% AMI	15	38	79	87	23
Total	58	87	130	167	44

Participants Served by Race and Ethnicity

Homebuyer Assistance Loan

Race/Ethnicity	2017	2018	2019	2020	2021
White	22%	32%	17%	16%	16%
Black	59%	50%	71%	57%	72%
Asian	4%	8%	8%	3%	0%
Hispanic-Latinx	11%	8%	6%	16%	20%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%
Native American	15%	3%	0%	8%	4%
African, Middle Eastern or Slavic	0%	0%	0%	0%	0%

Home Repair Loan

Race/Ethnicity	2017	2018	2019	2020	2021
White	47%	48%	44%	36%	100%
Black	42%	33%	38%	57%	0%
Asian	5%	0%	0%	0%	0%
Hispanic-Latinx	0%	7%	9%	0%	0%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%
Native American	0%	7%	6%	0%	0%
African, Middle Eastern or Slavic	0%	4%	3%	7%	0%

Home Repair Grant

Race/Ethnicity	2017	2018	2019	2020	2021
White	53%	49%	49%	49%	49%
Black	24%	24%	28%	21%	30%
Asian	4%	5%	4%	3%	4%
Hispanic-Latinx	7%	8%	5%	10%	7%
Hawaiian-Pacific Islander	1%	1%	2%	2%	0%
Native American	2%	11%	11%	8%	0%
African, Middle Eastern or Slavic	0%	2%	2%	1%	2%

Lead Hazard Reduction

Race/Ethnicity	2017	2018	2019	2020	2021
White	100%	58%	13%	18%	0%
Black	0%	21%	27%	55%	100%
Asian	0%	4%	0%	9%	0%
Hispanic-Latinx	0%	13%	53%	18%	0%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%
Native American	0%	4%	2%	0%	0%
African, Middle Eastern or Slavic	0%	0%	0%	0%	0%

SDC Exemption and Homeowner Tax Exemption

Race/Ethnicity	2017	2018	2019	2020	2021
White	20%	32%	39%	41%	26%
Black	3%	6%	10%	16%	16%
Asian	65%	57%	41%	33%	47%
Hispanic-Latinx	3%	2%	9%	9%	2%
Hawaiian-Pacific Islander	0%	1%	2%	0%	5%
Native American	0%	0%	3%	6%	0%
African, Middle Eastern or Slavic	11%	10%	5%	4%	5%

HOUSING PROGRAMS

Rental Services Office

The Portland Housing Bureau Rental Services Office provides information on local Landlord-Tenant laws, state Landlord-Tenant laws and Fair Housing laws through a technical assistance hotline and works on tenant protections. Through the Office, the Bureau also funds programs designed to protect the rights of renters and to protect rental households vulnerable to displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability. Funded services include a renters' rights hotline, a Fair Housing hotline, training and education to both landlords and tenants on topics such as Fair Housing laws, local Landlord-Tenant laws, and recent changes to state Landlord-Tenant law, Fair Housing testing, legal services for renter, renter advocacy support, and emergency housing placement. For all rental service programs, most clients served are below 50 percent area median income (AMI). Compliance, policy, and program development are also done by the Rental Services Office. The Bureau links these rental service programs to its funded rental housing, supportive housing, and regulatory agreements.

Participants Served by Race and Ethnicity, FY2020-2021

Fair Housing Advocacy

Race/Ethnicity	FHCO*	UL*
White	48	5
Black	34	45
Asian	4	1
Hispanic-Latinx	20	1
Hawaiian-Pacific Islander	2	0
Native American	2	3
African, Middle Eastern or Slavic	4	2
Other Race	0	0
Declined to Answer	173	0
Total	287	57

Renter Advocacy and Education

Race/Ethnicity	CAT*
White	1,139
Black	237
Asian	55
Hispanic-Latinx	208
Hawaiian-Pacific Islander	28
Native American	192
African, Middle Eastern or Slavic	14
Other Race	0
Declined to Answer	68
Total	1,941

Rental Legal Services

Race/Ethnicity	LASO*	MPD*
White	159	82
Black	93	105
Asian	4	6
Hispanic-Latinx	20	15
Hawaiian-Pacific Islander	1	0
Native American	17	5
African, Middle Eastern or Slavic	4	0
Other Race	19	19
Declined to Answer	17	1
Total	334	233

Rental Habitability

Race/Ethnicity	Impact NW*
White	1,139
Black	237
Asian	55
Hispanic-Latinx	208
Hawaiian-Pacific Islander	28
Native American	192
African, Middle Eastern or Slavic	14
Other Race	0
Declined to Answer	68
Total	1,941

Source: Homeless Management Information System (HMIS): Accessed December 2021

Notes: Services provided by Fair Housing Council of Oregon (FHCO), Urban League (UL), Community Alliance of Tenants (CAT), Legal Aid Services of Oregon, Metropolitan Public Defender (MPD), and ImpactNW. Education contracts not shown in above table.

Participants Served by Gender Identity

Fair Housing Advocacy

Gender Identity	FHCO*	UL*
Female	27	30
Male	8	16
Non-binary	0	0
Declined to Answer	234	0
Total	269	46

Renter Advocacy and Education

Gender Identity	CAT*
Female	1,143
Male	611
Non-binary	0
Declined to Answer	0
Total	1,754

Rental Legal Services

Gender Identity	LASO*	MPD*
Female	170	126
Male	109	106
Non-binary	0	1
Declined to Answer	12	0
Total	291	233

Rental Habitability

Gender Identity	Impact NW*
Female	34
Male	22
Non-binary	2
Declined to Answer	0
Total	58

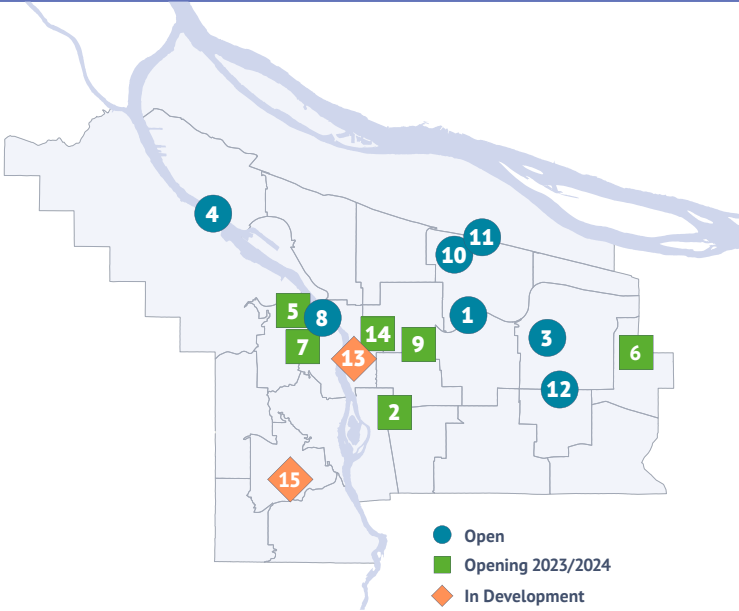
SECTION 5

Strategic Initiatives

Portland's Housing Bond

Established 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. 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

- | | |
|--|--|
| 1. The Ellington
263 units
Acquisition | 9. Anna Mann House
128 units
New/Rehab |
| 2. 3000 Powell
206 units
New Construction | 10. Hayu Tilixam
50 units
New Construction |
| 3. East Burnside
51 units
New Construction | 11. Las Adelitas
141 units
New Construction |
| 4. Cathedral Village
110 units
New Construction | 12. Crescent Court
138 units
New Construction |
| 5. Emmons Place
144 units
New/Rehab | 13. Francis and Clare Place
61 units
New Construction |
| 6. The Aurora
93 units
New Construction | 14. Alder 9
159 units
New Construction |
| 7. The Joyce
66 units
Rehab | 15. Barbur Apartments
149 units
New Construction |
| 8. The Starlight
100 units
New Construction | |

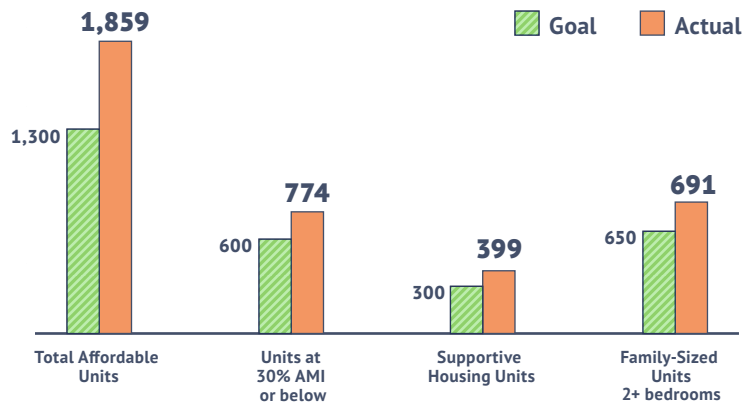
Highlights

- \$258 million invested by taxpayers
- All funds allocated
- 1,859 total units; 853 open
- 4,000+ Portlanders housed
- 43% over unit production goal
- 431 units opening 2023
- 575 units expected to open in 2024/2025
- 774 deeply affordable units
- 399 Permanent Supportive Housing units
- 836 family-sized units
- 83% of new units are located in high opportunity areas
- 39% of all units are located in areas at high risk for gentrification

**Portland's
Housing Bond**

Investing Together in Affordable Homes

Outcomes to Date



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 can bid for project funding from Portland's Housing Bond.

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.

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–Fall 2021. Nine Bond projects receive City Council approval for financial closing and start of construction.

February 2022. The remaining \$50 million in Bond funds are awarded to three new projects—Alder 9, Barbur Apartments, and Francis + Clare Place—bringing the projected total affordable homes produced through the City's first housing bond to 1,895 (143 percent of the original goal).

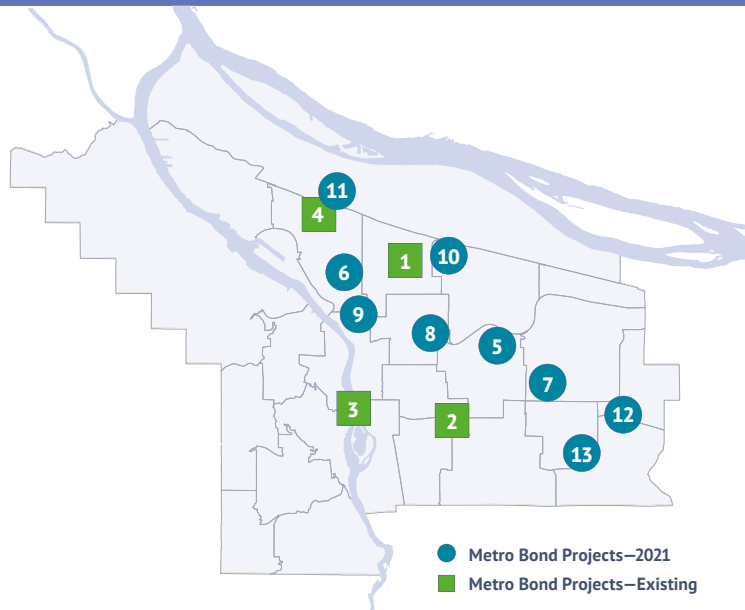
2022. Five Bond projects finished construction and began leasing units: Crescent Court, Cathedral Village, Hayu Tilixam, the Starlight, and Las Adelitas.

For more information: portlandhousingbond.com

Metro's Affordable Housing Bond

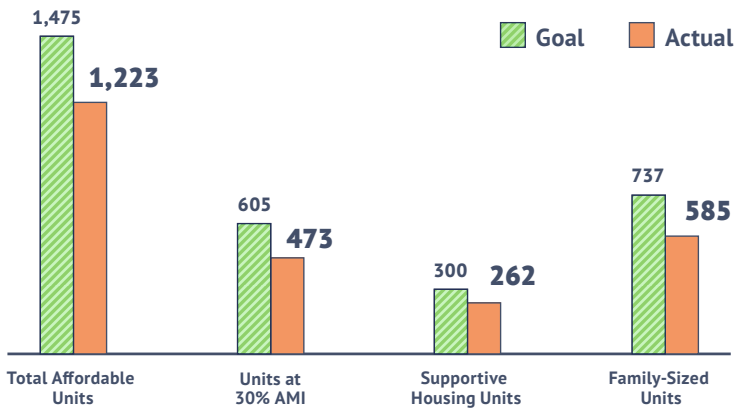
Passed 2018 Completion 2025

In 2018, Metro-area voters approved the Metro Affordable Housing Bond dedicating \$652.8 million in general obligation bonds to the development of 3,900 units of affordable housing for low-income households across Washington, Clackamas, and Multnomah counties. In 2020, Metro approved Portland's Local Implementation Strategy to guide its implementation according to community priorities. Of the total regional bond, the City of Portland was allocated \$211 million to create 1,475 units of affordable housing: 605 units for households with incomes at 30% AMI, and 737 family-sized units. Additionally, the City of Portland set a goal of 300 units of Supportive Housing using Metro Bond funds.



Current Projects

- | | |
|--|--|
| 1. Dekum Court
147 units
Pre-development | 8. hollywoodHUB
199 units
Pre-development |
| 2. Findley Commons
35 units
Open | 9. Albina One
94 units
Pre-development |
| 3. Waterleaf
179 units
Open | 10. PCC Killingsworth
84 units
Pre-development |
| 4. Hattie Redmond Apartments
60 units
In Construction | 11. Tistilal Village
24 new units
54 total units
Pre-development |
| 5. Glisan Landing
137 units
Pre-development | 12. Powellhurst Place
64 units
Pre-development |
| 6. 5020 Interstate
64 units
In Construction | 13. Garden Park Estates
54 units
Pre-development |
| 7. Meridian Gardens
85 units
Pre-development | |



Key Actions

November 2018. Metro Affordable Housing Bond Measure passes.

July 2019. Metro Council approves several Phase I projects. Dekum Court, a 147-unit redevelopment in NE Portland's Concordia neighborhood, is approved for City of Portland.

August 2020. City Council approves an Intergovernmental Agreement and Local Implementation Strategy with Metro to implement Portland's \$211 million eligible share of Metro Affordable Housing Bonds.

September 2020. Metro approves two Phase II projects that start construction in November and December. Findley Commons, a 35-unit supportive housing project serving veterans, and RiverPlace Parcel 3 Phase 2, a 176-unit family project in South Portland, now known as Waterleaf

October 2020. The Portland Housing Bureau releases an RFQ for Supportive Housing to conditional award Metro Bond funds to projects advancing PSH units.

April 2021. The Portland Housing Bureau releases the Metro Bond Opportunity Solicitation prioritizing supportive housing and family-focused projects.

June 2021. The Hattie Redmond Apartments receives Metro approval and a funding award from PHB's RFQ for Supportive Housing. Project completion is expected in late 2022.

October 2021. The Portland Housing Bureau recommends \$96.2 million in Bond funding to seven projects selected through the Metro Bond Opportunity Solicitation and two-Phase II projects selected through previous solicitations, adding another 805 units of affordable housing to the pipeline.

November 2021. Findley Commons, dedicated to veterans experiencing or at risk of homelessness, is the first Metro Bond project in Portland to complete construction and begin leasing units.

September 2022. The Portland Housing Bureau releases a Metro Bond and TIF solicitation to provide up to \$39.8 million in capital funding for development teams to create 220-280 new affordable housing units across the City.

For more information:
portland.gov/phb/metro-housing-bond

N/NE Housing Strategy

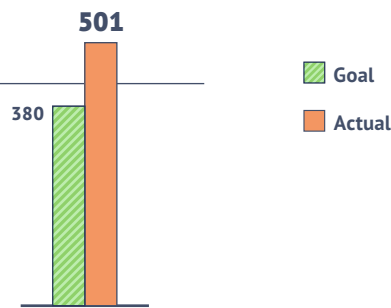
Established Oct 2017 Completion 2028

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, and 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 property for future development in the Interstate Corridor Urban Renewal Area.

Program Goals and Progress Measures

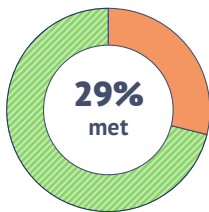
Rental Development

Goal: 380
Actual: 501



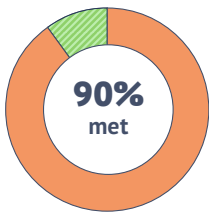
Home Repair Loans

Goal: 201
Actual: 57



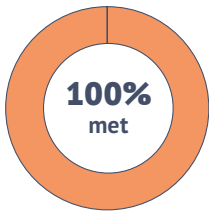
Home Repair Grants

Goal: 910
Actual: 745



Homeownership

Goal: 110
Actual: 110

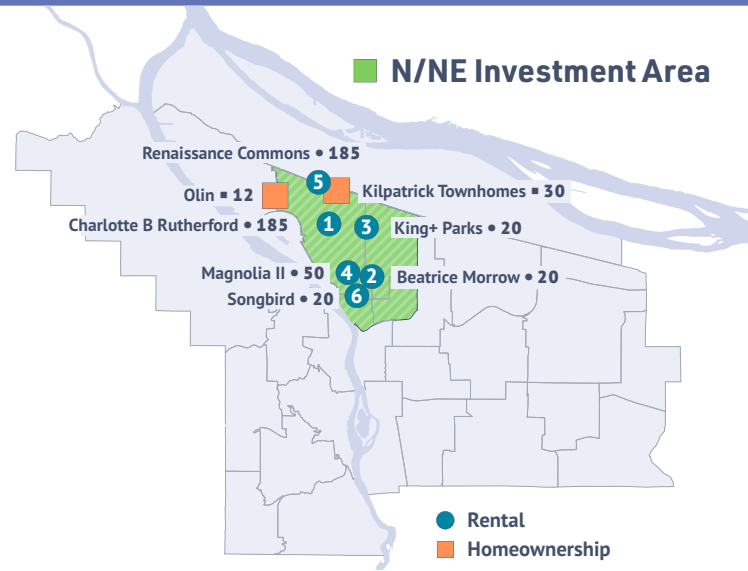


2022 Outcomes to Date

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 \$70 million in recognition of the continued community need and the inflating cost of housing in the area. The from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, a property purchased from the Water Bureau was included in the Interstate URA for future homeownership development.

Open Projects

- | | |
|---|--|
| <p>1. Charlotte B Rutherford
51 units
Open</p> <p>2. Beatrice Morrow
80 units
Open</p> <p>3. King+ Parks
69 units
Open</p> | <p>4. Magnolia II
50 units
Open</p> <p>5. Renaissance Commons
189 units
Open</p> <p>6. Songbird
61 units
Open</p> |
|---|--|



Property names are followed by number of Preference Policy units within

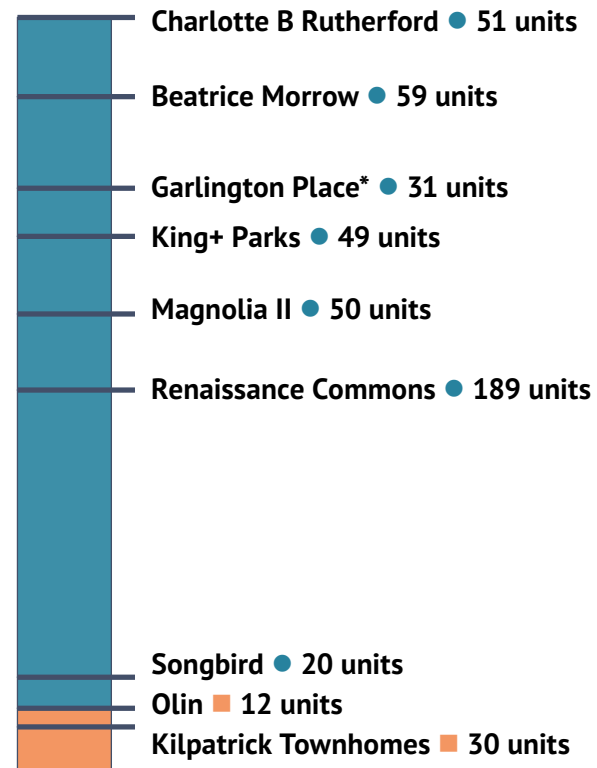
N/NE Preference Policy

A central feature of the N/NE Housing Strategy is the N/NE Preference Policy, which prioritizes applicants who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland for City-funded affordable housing opportunities.

The Housing Bureau funds the development of affordable rental housing and homeownership opportunities, and down payment assistance for first-time homebuyers. When these opportunities become available, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor's live or lived in N/NE Portland.

To date, the program has received over 6,200 applications from households interested in affordable housing opportunities in three homeownership and seven multifamily rental developments.

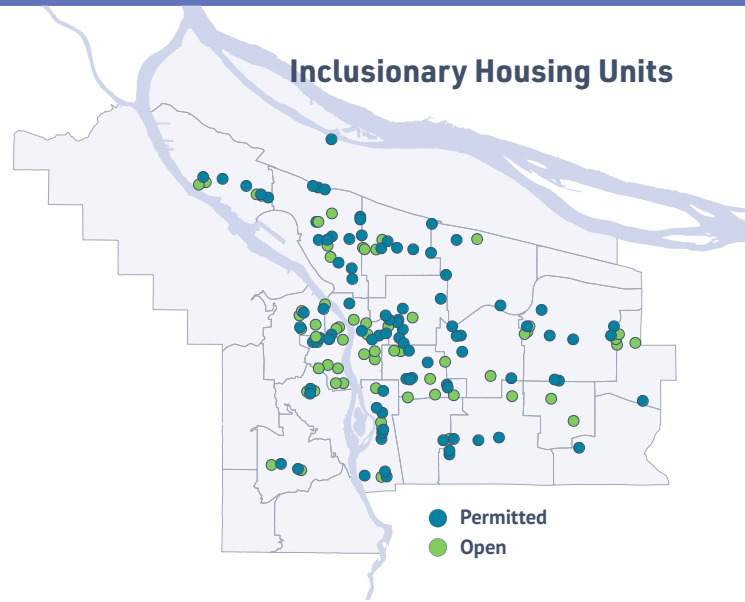
491 Total Units



For more information:
portland.gov/phb/nnehousing

Inclusionary Housing

The City of Portland has identified the need for a minimum of 25,000 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 private market development. Under IH, all residential buildings proposing 20 or more new units are required to provide a portion 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.



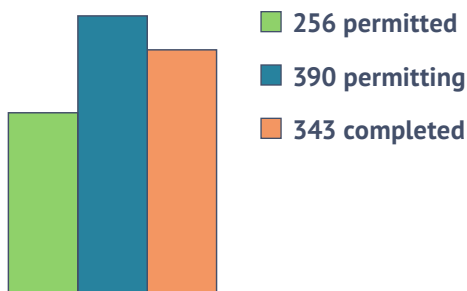
Program Goals

- Link affordable unit production to market-rate development
- Support development of affordable units in high-opportunity areas
- Increase housing opportunities for families and individuals facing the greatest disparities
- Foster mixed-income neighborhoods
- Promote a wide range of affordable housing type options

Outcomes to Date

Since the IH program went into effect in February 2017 through the end of the 2022 calendar year, there are 169 private market projects receiving no direct government subsidies. Within the 169 private market projects are 10,185 total units of which 989 are affordable units.

989 Total Private Market IH Units



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.

July 2021. Reallocation of the IH Calibration

September 2022. IH Calibration Study

For more information: portland.gov/phb/inclusionary-housing

Permanent Supportive Housing Plan

Established Oct 2017 Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions to create 2,000 new permanent supportive housing (PSH) units by 2028. The resolution was passed in response to one of our community's most urgent needs. PSH is an evidence-based housing solution for individuals and families with disabling conditions who have experienced long-term (chronic) homelessness. PSH combines affordable housing with wrap-around services that support people who face 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, peer support, and health care. This past year, our community prioritized resource alignment to bring about unprecedented growth in the number of PSH units. Six years into our ten-year timeline, a total of 1,915 new PSH units have been opened or are in development, which is 96% of our overall goal.

Budget and Goals

An 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 the Corporation for Supportive Housing includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

2022 Outcomes to Date

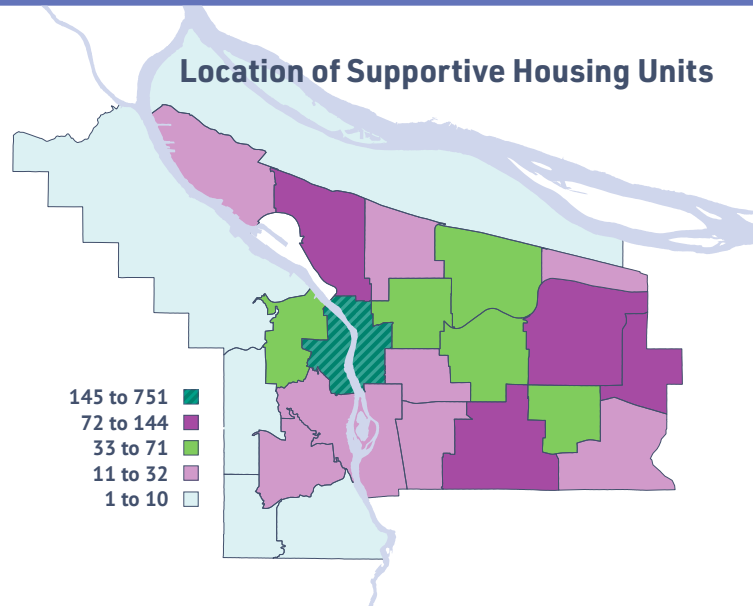
Since the adoption of the supportive housing resolutions in October 2017, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating, and services funding to create new PSH units.

New PSH Units Since October 2017



- 1,047 units in pipeline
- 868 units completed
- 85 units left to go
- 1,915 total units planned or in operation

Progress towards 2,000 Supportive Housing Units as of December 2022



Key Actions

December 2020. Planning and Early Progress on Metro Supportive Housing Services (SHS)

Investments Jurisdictional leaders at the Joint Office of Homeless Services, PHB, Home Forward and community partners developed the Local Implementation Plan for Metro's Supportive Housing Services funds in Multnomah County. Program implementation began in July 2021 and includes a wide range of investments to increase outreach and behavioral health team capacity on the streets, expanded safe sleeping options for people living with a disability and supportive housing. One highlight is a newly launched local rent assistance program that is providing housing and supportive services for our homeless neighbors in market-rate apartments and through affordable housing communities operated by nonprofit partners. Through this program, 1,300 households will be housed this year.

October 2021. New PSH Units in Metro Housing Bond Projects

Four new housing projects with new PSH were submitted for approval to receive Metro Bond funds. The Portland-based projects were selected through the 2021 Spring Metro Bond Opportunity Solicitation, which brought together resources from the Metro Housing Bond, Multnomah County and Home Forward. When awarded, these projects will join additional projects in development with PSH units. In total these new Metro Bond projects will deliver 262 new units of PSH over the next several years to serve people experiencing chronic homelessness, families and Black, Indigenous, and People of Color (BIPOC) communities.

Rental Services Office

Established Oct 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. The 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 (36.6 percent) and the state (37.6 percent). The housing cost disparity is even more pronounced for Black, Indigenous, Latinx, and other People of Color in addition to other protected classes.

*Walk-in hours and face-to-face services were reduced because of the COVID-19 pandemic.

Focus Areas

Implementation of Renter Protection Policies

RSO staff provide technical assistance to landlords and tenants on policies such as those related to Fair Housing, state and local Landlord-Tenant laws, and emergency declarations.

Landlord-Tenant and Fair Housing

The RSO funds a network of community partners to provide a range of services for the benefit of landlords and tenants.

Research and Evaluation Pilot Programs

The RSO researches and evaluates pilot programs with demonstrable benefits. Systematic evaluation can help plan for the upscaling of beneficial programs for renters. An eviction legal defense pilot and eviction expungement pilot are examples of such efforts.

Invitation and Evaluating Proposals to Fund

The RSO uses competitive solicitations to request innovative proposals to enhance renter well-being. Annual federal funds are disbursed to support these efforts.

Landlord Training Workshops

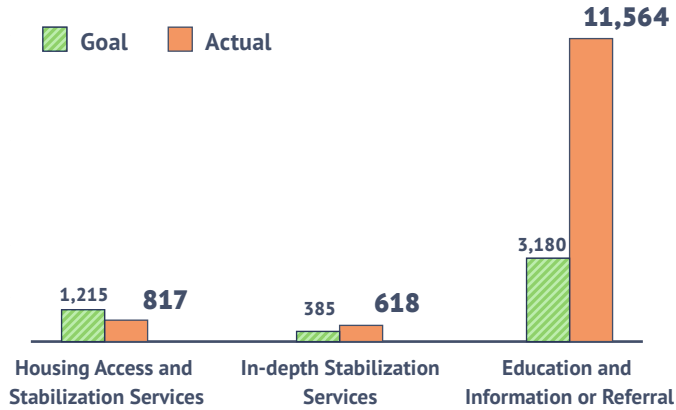
RSO staff work continuously with partner agencies to plan and organize Landlord-Tenant law and Fair Housing training workshops.

Mandatory Rental Registration

The RSO works in coordination with the Revenue Division in planning, implementation, and technical assistance required for the rental unit registry and fee.

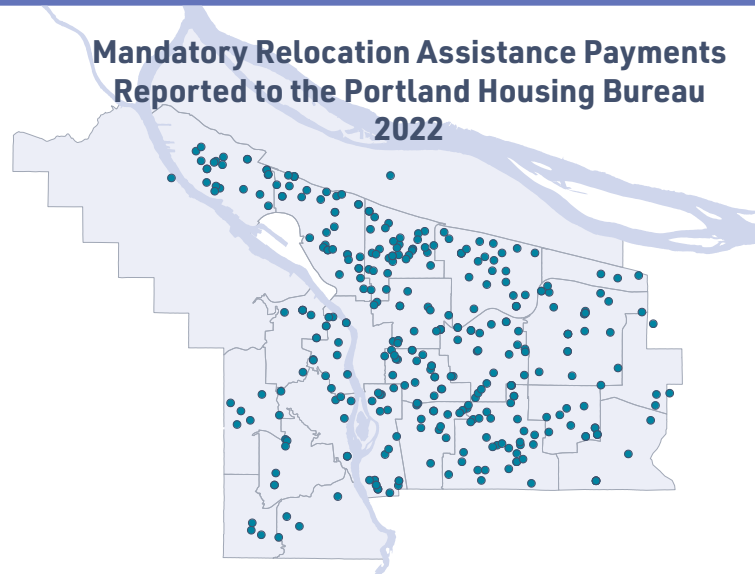
2022 Outcomes

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



Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau

2022



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 Landlord-Tenant 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 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.

August 2021. City Council authorizes Eviction Legal Defense pilot for low-income Tenants.

For more information:
portland.gov/phb/rental-services

Joint Office of Homeless Services

***A Home for Everyone* Established Jul 2014**

***Joint Office of Homeless Services* Established Jul 2016**

On any given night in the City of Portland and Multnomah County, thousands of our neighbors are experiencing homelessness or at imminent risk of becoming homeless. A large and growing percentage of these neighbors are considered chronically homeless. The 2019 Point in Time Count found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, with People of Color over-represented among the population experiencing homelessness.

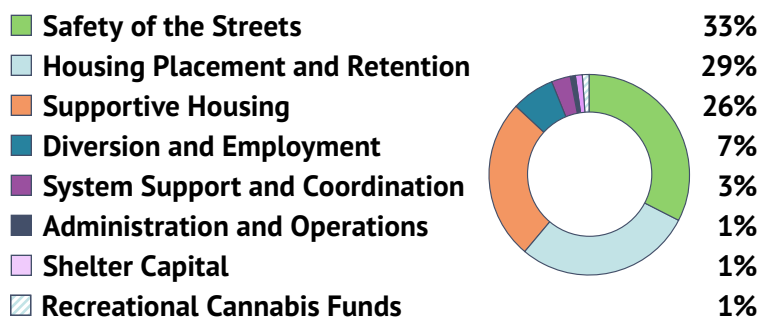
The City and County have made unprecedented investments in homeless services over the last several years. In response to the COVID-19 pandemic, the Joint Office of Homeless Services (JOHS) has swiftly and strategically pivoted to a rapid and comprehensive emergency response to support the immediate health and safety needs of people living on the streets and/or in precarious housing situations. These activities have included: opening voluntary medical isolation shelters and socially distanced congregate shelters; providing increased access to motel shelter capacity; emergency rent assistance to households facing eviction; and distribution of survival gear and personal protective equipment.

In addition to the COVID-19 response, the JOHS continued essential operations of homeless services throughout the city and county, including expanded 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.

In May 2020, voters in Multnomah, Clackamas, and Washington counties approved the Metro Supportive Housing Services Measure 26-210. Through the passage of this measure, Metro's new Supportive Housing Services (SHS) Program will aim to reduce rates of chronic and short-term homelessness and address racial disparities within the homelessness service continuum across the Tri-County region.

Budget and Goals

The JOHS' annual budget in FY2021-2022 is \$161 million and comprised of local, state, and federal funding sources. The JOHS provides a wide range of effective programs, initiatives, and policies, including supportive housing, housing placement, COVID-19 emergency response, homelessness diversion, shelter capital, and safety off the streets programs.



Looking Ahead

The JOHS administers Multnomah County's portion of the Metro Supportive Housing Services (SHS) Program funds. This year, investments are going towards supporting new and existing shelters, street outreach teams and cleanup programs, behavioral health caseworkers to provide expanded housing search and placements, as well as increased permanent housing placements for participants in need of long-term supportive services.

In the first year of the program, the JOHS has set a goal of funding 1,300 housing placements and more than 400 new shelter beds, including in alternative shelters such as pod villages and motels. Additionally, funds will be invested to increase street outreach capacity in the community and enhance the alignment of homeless services with the Behavioral Health system. Furthermore, the Metro SHS Program will provide the services funding for housing that is built through the Portland Housing Bureau's Metro Housing Bond and Portland Housing Bond. The SHS funds will be programmed with the priorities of centering racial equity, leveraging existing systems, and providing participant-centered approaches to meeting the needs of our unhoused neighbors.

For more information: multco.us/johs

SECTION 6

Housing Production and Pipeline

Since the 2015 Housing Emergency Declaration

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 City 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 six years, many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. Since the declaration, the Portland Housing Bureau (PHB) has opened and preserved more than 4,344 units of affordable housing providing homes to an estimated 8,726 people. Eighty percent of the units opened were developed with PHB funding and an additional 20 percent of units have been created through the City's Inclusionary Housing Program, and tax and development fee exemption programs. Nearly one-third of units opened are deeply affordable to households earning 0-30% of Area Median Income (AMI).

There are currently 3,436 units in the Housing Bureau's affordable housing development pipeline. These newly affordable units will house another estimated 6,344 low-income Portlanders. One third of the 3,436 units in the development pipeline are deeply affordable to households earning 0-30% AMI. Thirty-eight percent of the units are family sized units and 24 percent are Permanent Supportive Housing (PSH) units for homeless households. 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

7,780

Affordable Units

11,397

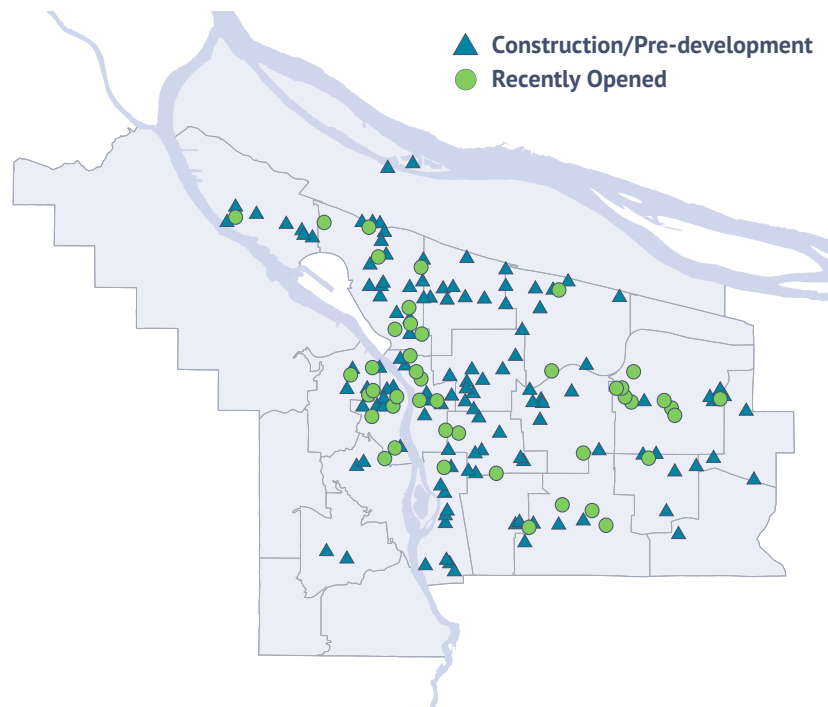
Affordable Bedrooms

15,060

Est. People Housed

City Regulated Units by Location Since 2015

Through December 2022



CITY-FUNDED PRODUCTION SINCE 2015

Open

3,572

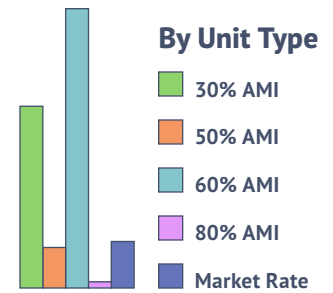
Affordable Units

4,814

Affordable Bedrooms

7,460

Est. People Housed



City Unit Production: Open

Name	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
East Burnside Apartments	51	51	109	16	0	35	0	0	51	NC
72 Foster	101	101	168	20	0	81	0	0	101	NC
Arbor Glen	95	232	288	0	0	95	0	0	95	P
Beatrice Morrow	79	79	207	24	7	48	0	1	80	NC
Carolyn Gardens	12	12	76	12	0	0	0	0	12	P
Cathedral Village	110	169	263	37	0	73	0	0	110	NC
Cedar Commons	60	60	60	40	20	0	0	0	60	NC
Charlotte Rutherford	51	51	102	3	28	20	0	0	51	NC
Crescent Court	138	217	344	46	0	92	0	0	138	NC
Cully Commons	15	-	-	0	0	11	4	0	15	NC
Fora Health Treatment Center	10	10	10	10	0	0	0	60	70	NC
Ellington Apartments	262	549	841	80	0	182	0	0	262	P
Findley Commons	35	35	45	20	0	15	0	0	35	NC
Gladstone Square/Multnomah Manor	101	108	168	24	59	18	0	0	101	P
Hawthorne East	70	70	105	70	0	0	0	1	71	P
Hayu Tilixam	50	75	119	17	11	22	0	0	50	NC
Hazel Heights	153	214	321	8	30	115	0	0	153	NC
Hill Park	39	39	43	14	0	25	0	0	39	P
Kenton Townhomes	30	75	120	0	0	11	14	5	30	NC
King + Parks	70	131	206	24	0	45	0	1	70	NC
Las Adelitas	141	257	402	55	0	86	0	1	142	NC
Lents Commons	16	16	37	0	0	16	0	38	54	NC
Louisa Flowers	240	279	381	20	3	217	0	0	240	NC
Magnolia II	50	93	145	6	16	28	0	0	50	NC
Medford	60	60	60	60	0	0	0	1	61	P
New Meadows	14	14	16	14	0	0	0	0	14	NC
Oak Leaf	22	39	59	0	0	22	0	0	22	P
Olin Townhomes	12	36	60	0	0	6	4	2	12	NC
Oliver Station	125	125	303	6	0	119	0	20	145	NC
Renaissance Commons	189	242	342	10	0	179	0	0	189	NC
Songbird	61	111	167	40	4	16	0	1	61	NC
Starlight	100	100	100	92	8	0	0	0	100	P/NC
St Francis Park	105	105	119	10	66	29	0	1	106	NC
The Blackburn	124	124	124	124	0	0	0	0	124	NC
The Henry	172	172	172	172	0	0	0	1	173	P
The Nick Fish	52	68	98	6	2	44	0	0	52	NC
The Orchards	48	66	101	12	30	5	0	1	48	NC
The Vera Apartments	203	263	365	90	0	111	0	2	203	NC
Vibrant!	93	93	298	59	0	33	0	1	93	NC
Waterleaf	176	212	423	17	0	159	0	2	178	NC
Woody Guthrie	37	61	95	16	0	0	21	27	64	NC
Total Open	3,572	4,814	7,460	1,274	284	1,958	43	162		

* In affordable housing

** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

CITY-FUNDED PRODUCTION SINCE 2015

Construction

1,130

Affordable Units

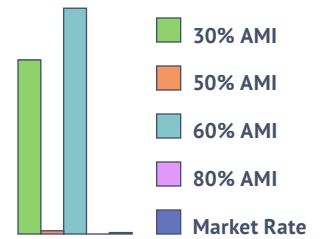
2,385

Affordable Bedrooms

1,617

Est. People Housed

By Unit Type



City Unit Production: Pipeline

Name	Affordable Units	Affordable Bedrooms	Estimated People Housed	30% AMI	50% AMI	60% AMI	80% AMI	Market Units	Total Units	Project Type
3000 Powell	206	357	216	68	0	138	0	0	206	NC
5020 N Interstate	63	217	136	17	0	46	0	0	63	NC
Alder 9	159	285	180	53	0	106	0	0	159	NC
Anna Mann	128	315	205	42	0	86	0	1	129	NC
Dekum Court	147	540	347	61	0	86	0	0	147	NC
Emmons Place	144	144	144	78	0	66	0	2	146	NC
Hattie Redmond Apartments	60	60	60	60	0	0	0	0	60	P/NC
Joyce Hotel	66	66	66	66	0	0	0	0	66	P/NC
Powellhurst Place	64	167	111	12	9	43	0	1	64	NC
The Aurora	93	235	152	31	0	62	0	0	93	NC
Total Pipeline	1,130	2,385	1,617	488	9	633	0	4	1,133	

CITY-FUNDED PRODUCTION SINCE 2015

Pre-development

1,660

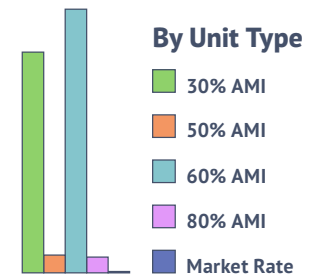
Affordable Units

2,412

Affordable Bedrooms

3,557

Est. People Housed



City Unit Production: Pre-development

Name	Affordable Units	Affordable Bedrooms	Estimated People Housed	30% AMI	50% AMI	60% AMI	80% AMI	Market Units	Total Units	Project Type
74th and Glisan	96	176	276	15	0	81	0	0	96	NC
Albina One	94	165	256	32	0	62	0	0	94	NC
Alcena	75	76	112	31	0	44	0	0	75	NC
Aldea at Glisan Landing	96	176	276	15	0	81	0	0	96	NC
Barbur Apartments	149	276	426	32	19	98	0	1	150	NC
Beacon at Glisan Landing	41	41	41	41	0	0	0	0	41	NC
Carey Blvd	53	168	283	0	0	27	26	0	53	NC
Carter Commons	62	62	90	21	0	41	0	0	62	NC
Clifford	88	88	88	67	0	0	21	0	88	P
Fairfield	75	75	75	75	0	0	0	0	75	P
Francis + Clare	61	61	61	61	0	0	0	0	61	NC
GARDEN PARK	54	96	149	25	0	29	0	0	54	P/NC
Hollywood Hub	222	362	626	71	0	151	0	2	224	NC
Meridian Gardens	85	85	85	70	15	0	0	0	85	NC
PCC Killingsworth	84	150	237	28	0	56	0	0	84	NC
Portland Value Inn	77	147	151	39	19	19	0	0	77	NC
Strong Property	75	151	238	11	0	64	0	0	75	NC
Tistilal Village	57	57	87	24	0	33	0	1	58	P/NC
William & Russell Site	116	0	0	0	0	0	0	0	50	NC
Total Pre-development	1,660	2,412	3,557	658	53	786	47	4	1,598	

* In affordable housing

** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

INCLUSIONARY HOUSING/MULTE PRODUCTION SINCE 2015

Open

772

Affordable Units

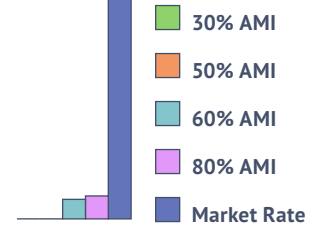
955

Affordable Bedrooms

1,226

Est. People Housed

By Unit Type



Inclusionary Housing/MULTE Production: Open

Name	Affordable Units	Affordable Bedrooms	Estimated People Housed	30% AMI	50% AMI	60% AMI	80% AMI	Market Units	Total Units
146th West Building (100 and 200)	4	4	4	0	0	4	0	50	54
14th & Glisan	46	54	76	0	0	0	46	184	230
330 Dekum	34	34	40	0	0	34	0	5	39
38 Davis	18	18	24	0	0	0	18	47	65
3rd & Ash	27	27	34	0	0	0	27	106	133
54 Woodstock	3	3	3	0	0	3	0	35	38
Alta Art Tower	14	42	70	0	0	14	0	300	314
Amara	6	18	30	0	0	6	0	132	138
Amore	3	4	6	0	0	0	3	19	22
Argyle Gardens	3	3	3	0	0	3	0	69	72
Arris PDX	30	36	49	0	0	0	30	122	152
Artisan	2	4	6	0	0	0	2	52	54
BD52 Apartments	5	5	6	0	0	0	5	27	32
Bria Apartments	4	5	8	0	0	4	0	50	54
Buri Building	16	17	21	0	0	5	0	143	159
Burnie Apartments	10	12	16	0	0	0	10	61	71
Cardy Woodstock	2	2	2	0	0	2	0	26	28
Cathedral Flats	5	5	5	0	0	5	0	19	24
Chelsea Apartments	29	30	42	0	0	29	0	46	75
Chiles House*	2	2	2	0	0	2	0	25	27
Cully Place*	2	7	12	0	0	0	2	0	2
Dean River Apartments	3	8	13	0	0	3	0	69	72
Derby Slabtown Apartments	26	31	40	0	0	26	0	111	128
Enclave 54	28	28	28	0	0	28	0	0	28
Everett Apartments	10	10	10	0	0	10	0	40	50
Everett Street Lofts	18	18	23	0	0	0	18	99	117
Halsey 28	8	8	8	0	0	0	8	44	52
Ivan-4	1	4	7	0	0	0	1	18	19
Juniper Apartments	4	5	9	0	0	4	0	0	4
Kathryn Ann	22	22	30	0	0	0	22	123	145
Kaya Camilla	3	3	3	0	0	3	3	36	39
Koz on Killingsworth	13	14	15	0	0	0	13	75	88
Koz on Sandy	17	17	18	0	0	0	17	95	112
Koz on Thirteenth	13	13	13	0	0	0	13	74	87
Koz on Yamhill	6	6	6	0	0	6	0	24	30
Marquam Heights	7	11	17	0	0	0	0	37	44
Mamook Tokatee	4	7	11	0	0	4	0	49	56
Multnomah Station Apartments	1	1	5	0	0	1	0	38	39
NE Killingsworth Apartments	8	8	0	0	0	8	0	31	39
Nesika Illahee Apartments	5	8	16	0	0	5	0	54	59
Nomad	6	14	22	0	0	6	0	124	130

Name	Affordable Units	Affordable Bedrooms	Estimated People Housed	30% AMI	50% AMI	60% AMI	80% AMI	Market Units	Total Units
North Hollow Apartments	24	44	63	0	0	9	0	97	121
Novus Woodstock	2	6	10	0	0	2	0	82	84
NW 17th & Kearney	25	29	39	0	0	0	25	99	124
NW 17th & Pettygrove	39	46	65	0	0	0	39	157	196
PDX Perch	28	31	38	0	0	0	28	112	140
Pettygrove Apartments	8	8	8	0	0	8	0	32	40
Powell Apartments	6	6	6	0	0	6	0	24	30
Robert J. Breitung Veteran Building	2	2	3	0	0	2	0	26	28
Ryder	15	15	21	0	0	0	15	81	96
Sawbuck	10	20	30	0	0	10	0	172	182
Skylar Grand Apartments	8	20	32	0	0	8	0	162	170
Solace PDX	27	35	49	0	0	27	0	109	136
Spring Villa	3	5	8	0	0	0	3	21	24
St J's Apartments	5	7	10	0	0	0	7	15	22
Studio Pointe	30	30	30	0	0	30	0	0	30
Sullivan Ridge	24	30	36	0	0	0	24	0	24
Tabor Commons Apartments	7	7	7	0	0	0	7	55	62
The Bluffs	4	7	10	0	0	0	4	32	36
The Marilyn	12	12	12	0	0	0	12	47	59
Wy'East Plaza	14	15	20	0	0	14	0	161	175
Yukon Flats	11	12	17	0	0	11	0	43	54
Total IH Open	772	955	1,266	0	0	342	402	4,186	4,954

INCLUSIONARY HOUSING/MULTE PRODUCTION SINCE 2015

Construction/ Pre-Construction

646

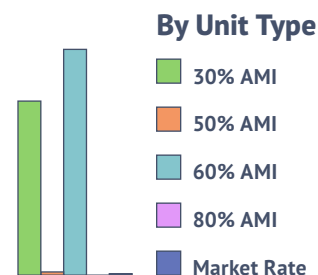
Affordable Units

831

Affordable Bedrooms

1,160

Est. People Housed



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