

YOUR NEIGHBORHOOD, YOUR VOICE

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY



THE N/NE NEIGHBORHOOD HOUSING STRATEGY

FIVE YEARS LATER

**JANUARY 2015—JANUARY 2020
ACCOMPLISHMENTS**



Home repair programs are a key home retention strategy in N/NE Portland. Photos courtesy of Rebuilding Together.

The N/NE Community

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Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan



THE N/NE NEIGHBORHOOD HOUSING STRATEGY is a Portland Housing Bureau initiative to address displacement in North and Northeast Portland through investments in new affordable housing, homebuying opportunities, and home retention programs for longtime residents. In January 2015, community advocacy for affordable housing in the rapidly gentrifying area culminated in a \$20 million housing plan from the City of Portland. Five years later, the City's commitment to housing opportunities for the N/NE Portland community has grown to more than \$70 million. The Strategy also includes policy to prioritize housing access for longtime community members who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

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STRATEGY 1

PREVENTING DISPLACEMENT

Single-Family Home Repair and Retention

The cost of addressing leaky roofs, electrical hazards, or falling porches in the older N/NE Portland housing stock can put homeowners at risk of losing their home. To prevent displacement, PHB supports home retention through 0% interest loans and grants to help low- and moderate-income homeowners, seniors, and people with disabilities make the repairs and accessibility modifications to continue living safely in their homes.



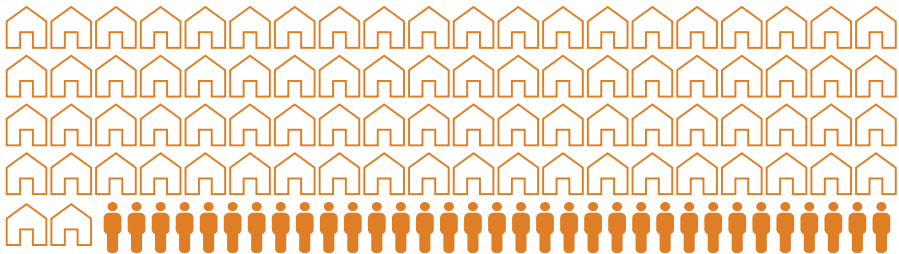
* as of December 2019

STRATEGY 2

HOMEOWNERSHIP

Investing in First-Time Homebuyers

Homeownership builds strong, stable communities and helps families build wealth to pass on to the next generation. Through down payment assistance loans and the development of new affordable homes, PHB is creating affordable homeownership opportunities for N/NE Portland families with low and moderate incomes.



STRATEGY 3

CREATING RENTAL HOMES

Affordable Housing Development

As of December 2019, PHB has exceeded the original goal to create 380 affordable rental units, with 501 units in six buildings now complete or in progress throughout N/NE Portland.



501 affordable units in six buildings are now complete or in progress.



87 units will serve very-low income families with Project Based Section 8 vouchers and/or Permanent Supportive Housing.



52% of the units are family-sized with 2+ bedrooms.



Approximately **1,254** people will be housed in these units.

RENTAL DEVELOPMENTS



Charlotte B. Rutherford
51 units | Now open



Beatrice Morrow
80 units | Now open



King + Parks
69 units | July 2020



Magnolia II
50 units | Now open



Renaissance Commons
189 units | July 2020



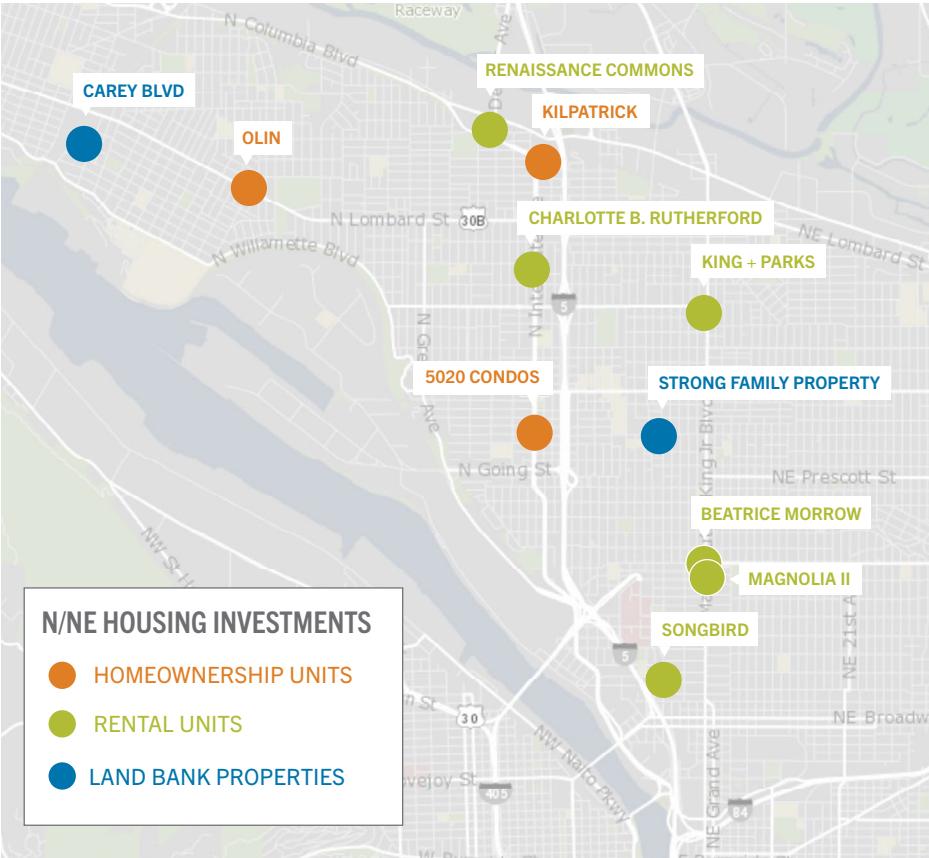
Songbird
61 units | June 2020

LAND BANKING

Acquiring Land for the Future

The scarcity and desirability of land in North/Northeast Portland have led to rising prices and pressures on long-standing residents to sell their property. This strategy protects scarce developable land from market-rate development to preserve it for future affordable housing development.

- Carey Blvd Property**
5.57 acres acquired from the Portland Water Bureau to build 50 units of housing for affordable homeownership.
- Strong Family Property**
0.97 acres at N. Williams and N. Alberta purchased from longtime North Portland residents, the Strong Family, for future affordable housing development.



PREFERENCE POLICY

Place Matters

A central feature of the Strategy is the N/NE Preference Policy, which prioritizes current and former longtime residents of N/NE Portland with generational ties to the community for the City’s affordable housing investments. The policy was created to address the harmful impacts of urban renewal by giving preference to housing applicants who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

531 TOTAL UNITS (open or in progress) are subject to the preference policy



RENTAL HOMEOWNERSHIP

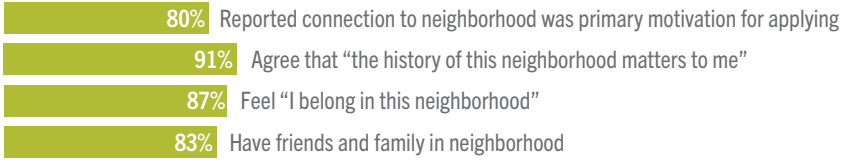
PREFERENCE POLICY RENTER HOUSEHOLDS *

AGE RANGE 19–71 AVERAGE AGE 43

LIVED IN THE NEIGHBORHOOD AN AVERAGE OF 32 YEARS



COMMUNITY CONNECTION



Compared to U.S. sample:



* Research from “Study Progress Report: The Impact of the Preference Policy on Wellbeing”
Co-Investigators: Dr. Lisa Bates (PSU CUPA) and Dr. Amie Thurber (PSU SSW)



This Strategy has truly been a community effort and represents the contributions of countless community partners and private citizens who gave their time, their passion, and their best ideas toward a shared vision for the North/Northeast Portland community. ***The Portland Housing Bureau would like to give a heartfelt thank you to the esteemed members of the N/NE Community Oversight Committee and the partners who have made this work possible:***

African American Alliance
for Homeownership

BRIDGE Housing

Central City Concern

Community Energy Project

Habitat for Humanity

Hacienda

Innovative Housing Inc.

Latino Network

NAYA

Portland Community
Reinvestment Initiatives

Proud Ground

REACH CDC

Rebuilding Together

The Portland Housing Center

Unlimited Choices