



Portland's Housing Bond

Newsletter
August 2018

Investing Together in Affordable Homes



A Message from Mayor Ted Wheeler

Fellow Portlanders,

To truly be a progressive city, we must push to ensure housing for the people who live and work here. In that spirit, I am pleased to share with you the progress we are making under Portland's Housing Bond.

The Housing Bond promised to create 1,300 units of permanently affordable housing by 2023. We are delivering on that promise well ahead of schedule - and we are building momentum. It's been just a year and a half since Portland voters passed Portland's Housing Bond and we're almost halfway to this goal, with four Bond projects under way across the city totaling 564 units of permanently affordable housing planned or purchased so far.

I'm proud of the progress these numbers show, but these investments aren't just numbers - they are making a real difference for Portland families. Families like Christian and his son, who after two years of living in a shelter now have a two-bedroom apartment they call home; or like Amity, who says she feels lucky that her kids will get to stay in the same school, thanks to the stability of having an affordable home.

These stories remind us that our Housing Bond investments represent something more powerful than units—they are possible because Portlanders have chosen to step forward and help Portlanders so we can all have the chance to live and thrive in our city.

Thank you.

A handwritten signature of Mayor Ted Wheeler in black ink.

Mayor Ted Wheeler

News

A New Start for Homeless Families

An apartment building dedicated to giving homeless families a new start is preparing to open its doors to residents. The brand-new building on 105th Avenue and E. Burnside Street in East Portland's Hazelwood neighborhood offers 51 apartments, including 24 large two-bedroom units, and on-site supportive services. As many as 167 people will soon have a new home there, located on the Max line with nearby access to work, school, and surrounded by support.

Sixteen of the larger apartments will be leased to formerly homeless families through Multnomah County's Homeless Family Mobile Housing Team—a collaborative of nonprofits and culturally specific service agencies led by JOIN. Nine of these units will provide Supportive Housing for families with wrap-around services provided on-site by JOIN and its partners. Portland City Council approved the purchase in June. Families are expected to begin moving in later this Summer and early Fall.

Affordable Homes Coming to Cully

A property in the Roseway-Cully neighborhood has been purchased to build at least 50 new permanently affordable homes. The 19,000-square foot site on NE Prescott Street is located in one of the city's most diverse neighborhoods, with communities of color and foreign-born households representing nearly one-third of residents.

"We are extremely happy that bond funds have secured a property here in Cully to build dozens of homes where residents will have the stability and security that comes from never needing to worry about predatory rent increases." - Cameron Herrington

The rapidly gentrifying area in NE Portland is currently underserved by affordable housing resources. Almost no new City-regulated affordable housing has been added to the neighborhood since 2010. Portland City Council approved the purchase in July. Design work is expected to begin next Summer.

A New Lease on Life

In February 2017, The Ellington Apartments became the first property acquired with Portland's Housing Bond, making all 263 apartments and townhomes permanently affordable. For residents like Amity and Christian, living at the Ellington has given their families stability, peace of mind, and the comfort of home.





Christian's Story

In 2017, Christian Doyle and his two children were approved for a program that would pay their rent at the Ellington for a year. After living in a homeless shelter for two years, they were able to move into a two-bedroom home.

"I like the Ellington. It's in a nice quiet neighborhood and a good area with good neighbors. It's very secluded and my son likes it. He has privacy and his own bedroom. Privacy is a big thing, after living in the homeless shelter for two years. After two years there, my son was like, 'thank you Dad.' He'll be a senior in high school next year."

We got lucky and got into a program where they pay your rent for a year. My income is so low I wouldn't have been able to afford housing otherwise. I got lucky and got on the subsidized list, so once my year is payed, I'll only pay 60 percent of the rent, which I'll be able to do.

The neighborhood is very quiet. You don't hear traffic, don't hear people yelling and screaming. It's right next to the MAX, so you can hear the MAX sometimes—but it sounds like the ocean. It's a great neighborhood."

Amity's Story

Amity Cunningham and her two children were approved for affordable housing at the Ellington in September 2017, two months before the end of their lease.

"It's really important to me to be able to live in this area—I'm close work and I'm able to be near my grandma who's 86. My kids can even ride their bikes to school if they need to. Our church is on this side of town. Everything for us is really located here in NE Portland."

If our rent had gone up, even a little bit, there's no way we could have stayed. We would have had to go out to Gresham or Hillsboro. I can't even imagine what that would mean for our lives having to move that far away.

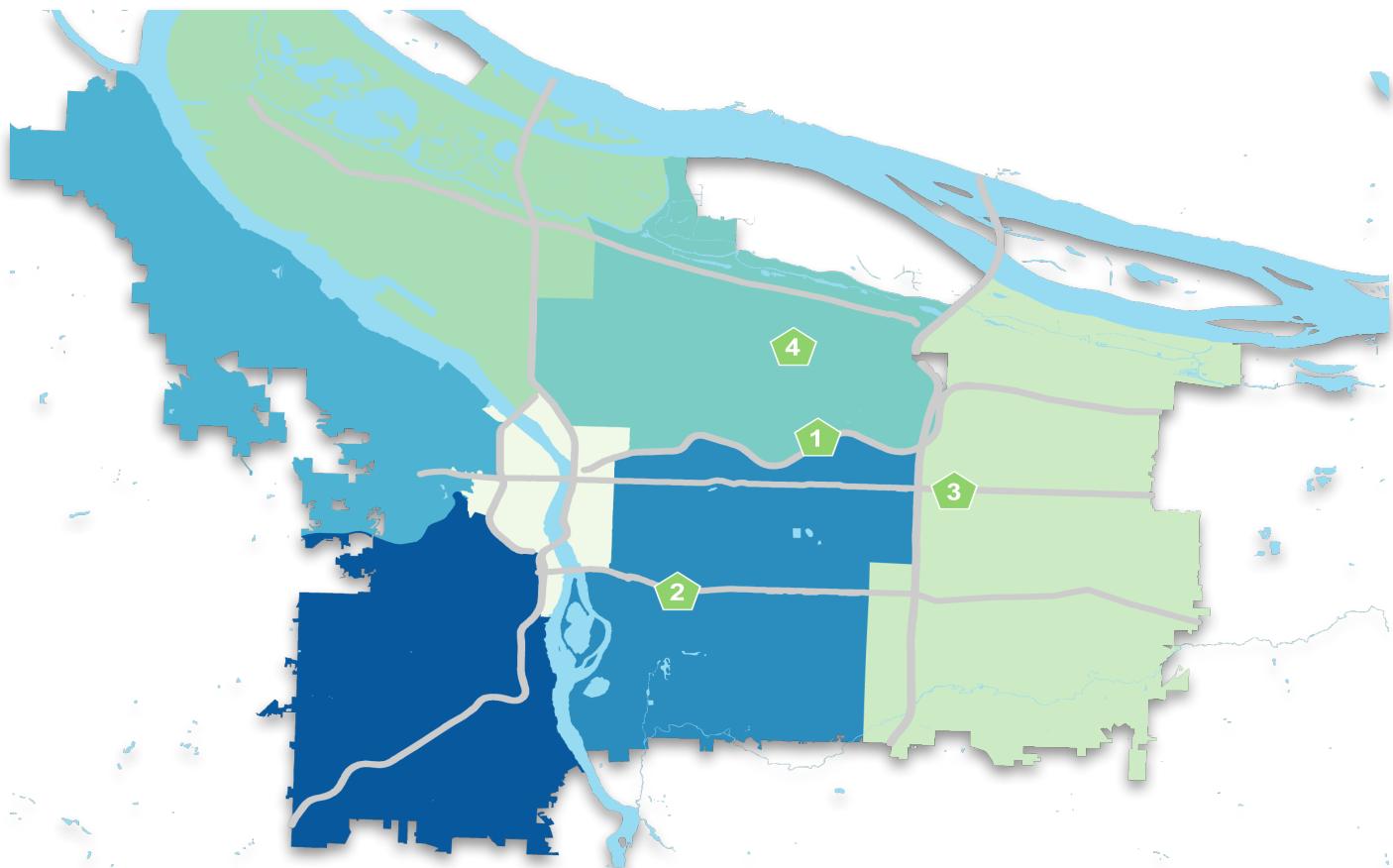
Transitioning to affordable housing here has made a huge difference for us. My rent dropped \$600, which was significant for me. I was barely making ends meet before and there were things I was having to pay late in order to get rent in on time each month, and prioritize rent, our vehicle, and insurance.

Having a teenage son, a 'tween' daughter, and myself, we really require three bedrooms at this point in our lives. Finding a three-bedroom apartment at a reasonable price was pretty amazing. We've been pretty lucky here."



Our Progress

Since Portlanders passed Portland's Housing Bond in November 2016, four properties, totaling 564 units, have been purchased throughout the city—from a new development dedicated to families in need, to buildings where longtime tenants faced displacement, to land for future new homes to be built.



1. Ellington Apartments

- ✓ 263 units acquired February 2017
- ✓ 200+ households stabilized
- ✓ Permanently affordable homes for nearly 600 current residents.



2. 3000 SE Powell

- Design for approximately 200 new apartments begins in Fall.



3. 105th & Burnside

- ✓ 54 units acquired June 2018
- Supportive Housing for families exiting homelessness.
- ✓ Leasing begins late Summer/early Fall.



4. NE Prescott

- ✓ Acquired July 2018
- Design for at least 50 new units begins next summer.

What's Next

SEPTEMBER

Join us at Shut Up and Eat for the Creston-Kenilworth Neighborhood Association meeting to discuss the SE Powell project – and stay tuned for opportunities to give your input and ideas at a community design charrette in October.

Monday, September 24, 2018 from 7:00-9:00pm

Shut Up and Eat - 3848 Southeast Gladstone Street, Portland, OR 97202

www.creston-kenilworth.org

OCTOBER

The Bond Oversight Committee meets **Thursday, October 4, 2018** from 9am to noon at the Portland Housing Bureau.

Portland Housing Bureau

421 SW 6th Ave, Suite 500, Portland, OR 97204

www.portlandoregon.gov/phb/bond

TBA: The community is invited to share input and ideas at a design charrette for the 3000 SE Powell project. Look for an email invite with the time and location and check www.portlandhousingbond.com for updates.