

## **PHB Awards \$5.2 Million to Local Projects Supporting Rehabilitation, Development of Affordable Rental Housing**

**MAY 18, 2010 – PORTLAND, OREGON** – Seven projects aimed at increasing the city’s stock of affordable housing units will get \$5.2 million in funding from the Portland Housing Bureau (PHB).

By combining federal and city funds allocated for affordable housing development and preservation, PHB conducted a competitive “request for proposals” (RFP) process, which generated 13 proposals requesting a total of \$16 million. Projects focus on the preservation, acquisition or rehab of affordable rental housing and new construction projects across the city.

Priority was given to projects that make rental units affordable to households with incomes in the 0-30% Median Family Income (MFI) range. For a family of four, 30% MFI equates to \$21,000 a year. In addition to working families, many of the projects also provide permanent housing and services for seniors living on fixed incomes, people with serious and long-term disabilities, chronically homeless individuals and families experiencing homelessness.

Funded projects in the Interstate Corridor and Lents Urban Renewal Areas are receiving support from the Tax Increment Financing (TIF) 30% set-aside for affordable housing.

In addition, several projects are receiving project-based Housing Choice Vouchers that have been allocated by the Housing Authority of Portland (HAP). Project-based vouchers, unlike tenant-based vouchers, stay with the building, not with the resident. This helps ensure that some housing in particular communities will remain affordable, which is especially important in Portland’s increasingly tight private rental market.

HAP, which receives funding from the Department of Housing and Urban Development (HUD) for the Housing Choice Voucher program, has long considered project-based vouchers to be a rent assistance vehicle for households with high barriers to housing, such as people with disabilities and those who are chronically homeless. For PHB’s affordable rental housing grants, HAP allocated 50 project-based vouchers, valued at approximately \$2.9 million over the first 10 years of their use.

“PHB is committed to addressing the continuum of housing needs in Portland, and affordable rental housing is an absolutely critical part of the housing solution for many families and individuals,” said Margaret Van Vliet, PHB Director. “By investing in affordable rental housing, we are helping create

vibrant, safe, healthy, and diverse neighborhoods that meet the needs of the most vulnerable people with the lowest incomes.”

**Briarwood East Apartments: \$2.06 million**

**Project Manager: Human Solutions**

Funding will enable Human Solutions to acquire and rehab Briarwood East Apartments, a 22-unit apartment complex, originally constructed in 1974. Major rehab work is planned for the property, located in the Powellhurst-Gilbert neighborhood. Required work includes replacing all roofs, installing flashing at all windows, building playground equipment, and making several units accessible for people with disabilities. The project will also receive 10 project-based Housing Choice Vouchers.

“Human Solutions is very excited to partner again with the City of Portland to bring more affordable housing to families in East Portland,” said Jean DeMaster, Executive Director. “These funds will allow us to acquire and rehabilitate the 22-unit Briarwood East property, creating safe, decent, and dignified housing for 22 households, including 10 units that will provide homeless families with a home.”

**Holgate House: \$922,398**

**Project Manager: NAYA Family Center and Guardian**

Native American Youth and Family Center (NAYA) and Guardian Real Estate Services are collaborating on the construction of Holgate House, Portland’s first modular multi-family affordable housing project. Located in the Lents neighborhood, the project will build nine new units of affordable housing for previously homeless families, special-needs young mothers referred by NAYA and others, and tenants with extremely low incomes. The project will also receive nine project-based Housing Choice Vouchers.

**Mark O. Hatfield Building: \$846,727**

**Project Manager: Central City Concern**

Chunks of concrete have fallen off the façade of the Mark O. Hatfield building, posing a danger for both the building and pedestrians. Funding will help with critical repairs of the deteriorating building exterior. Located in downtown Portland, the building is an alcohol- and drug-free community serving people recovering from addictions.

**The Halsey Project: \$650,000**

**Project Manager: JOIN**

Funding allows JOIN to refinance the recently acquired and remodeled resource center located at 1435 NE 81st Ave., as well as complete further upgrades. The building provides basic services for homeless and recently homeless individuals and families, and serves as the offices for JOIN's street outreach and permanent housing placement team.

**PCRI Scattered Sites: \$592,785**

**Project Manager: Portland Community Reinvestment Initiative**

Funding will rehabilitate several vacant single-family homes from PCRI's portfolio in North and Northeast Portland. PCRI is also partnering with Cascade AIDS Project to make some of the homes available to people living with AIDS.

**Otesha Place: \$153,273**

**Project Manager: Sabin CDC**

Sabin Community Development Corp. operates Otesha Place, an 11-unit affordable housing property serving working families in North Portland. The PHB grant will fix damaged roof, siding and other issues at the project.

**Madrona Studios, 15 project-based Housing Choice Vouchers**

**Project Manager: Central City Concern**

Through the project-based vouchers, Central City Concern will be able to provide homes for chronically homeless individuals, as well as people with disabilities experiencing homelessness. CCC operates the 176-unit Madrona Studios, a former Ramada Inn located in the Lloyd District, which was converted into affordable studio apartments. Madrona Studios opened in March 2010.

**About the Portland Housing Bureau**

The Portland Housing Bureau's mission is to create home for Portlanders by influencing the larger livability agenda, and delivering housing investments and services where the market leaves voids. For more information about PHB visit [www.portlandoregon.gov/phb](http://www.portlandoregon.gov/phb).