



CITY OF
PORTLAND, OREGON
PORTLAND HOUSING BUREAU

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Date: July 5, 2016
To: PHAC Members and PHB Management
From: Matthew Tschabold, Housing Bureau Equity and Policy Manager
Re: Income to Rent in the Abigail Apartments

At the June meeting of the Portland Housing Advisory Commission, Bobby Weinstock of NW Pilot Project brought forward a concern during public testimony with regard to the income to rent policy associated with the Abigail Apartments. The concern was that regulated units at 30% MFI and below were being leased with an income to rent requirement of 2.7 to 1.0, and Mr. Weinstock submitted testimony that this would effectively screen out most low income elderly and disable individuals on fixed incomes.

Upon looking into the issue it was determined that this was in fact the case and corrective action has been taken to resolve the issue which is outlined below.

As the 8 regulated units at 30% MFI and below were already committed to tenants, Bridge Housing will open an addition 8 regulated units for households at and below 30% MFI originally targeted at 50% MFI and below. The 8 new 30% MFI and below regulated units will be leased with an income to rent ratio of 1.5 to 1.0. Moreover, all units at the Abigail going forward will be leased at an income to rent ratio of 1.5 to 1.0.

The 8 new 30% MFI and below regulated units will be re-advertised with a new application period beginning on July 18 through July 31.

Of the 16 total units initially made available at 30% MFI and below, the first 8 to become vacant will revert to 50% MFI and below to achieve the original unit income mix.

The rent to income matrix for the newly affordable 30% MFI and below units is as follows:

	<u>Minimum Income</u>	<u>Maximum Income</u>
1 person	6,930	15,420
2 persons	6,930	17,610