

NORTH/NORTHEAST NEIGHBORHOOD  
HOUSING STRATEGY  
OVERSIGHT COMMITTEE



**PORTLAND HOUSING BUREAU**

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# The Beatrice Morrow Development Team Update



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# The Beatrice Morrow Summary

- 80 apartments (studios [4], ones [32], twos [32], threes [12])
  - Incomes from 0-60% AMI
  - 20 units with Project Based Section 8
  - PHB Preference Policy
- 5,637 SF commercial
- Open courtyard with play area
- Ground floor community room

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# Development Status

- Check Points:
  - BDS Design Review- complete October 2016
  - Building Permits- ready March 2017
  - City Council Approval- on agenda for 3/22/2017
  - OHCS Housing Stability Council Approval- early April.
  - Construction Finance Closing: early April

# Development Status

- Estimated Timeline
  - Est. Construction Start-Late April 2017
  - Est. Construction Period-14 months
  - Est. Completion- August 2018

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# Oversight Committee

3.9.17

# Preference Policy Process Refresher

- Request for Verification – 2 weeks
  - 2 reminder calls from PHB
- Informational Session- 2 weeks
  - 3 reminder calls from PHB
- Request for Program Election –2 weeks from information session
  - 2 reminder calls from PHB
- Transfer to Partners- 1 week
- Partner trial period- 4 weeks
- (Grievance period- 2 weeks)

# Data on the Process

- 87 applicants moved point cohorts
- 11 applicants opted out
- 23 applicants terminated by PHB
- 77 applicants sent to partners
  - 31 currently working with partners
  - 15 pending acceptance/denial
  - 29 rescinded
  - 2 initiated grievance process
- <70% of applicants turned in verification after due date
- 10 applicants said that they could use more time gathering verification
- Several applicants expressed frustration at the length of time between the application and being contacted for verification



# Obstacles and Trade-offs

## Obstacle

1. PHB's verification process is lengthy



## Possible Solution & Trade off

- a) Give applicants less time to locate and submit verification documents
- b) Stricter enforcement of deadlines by PHB

Trade off: the process is dissimilar and more strenuous for those lower on the list

1. The Non-Profit partners are receiving too few applicants to work with




- a) PHB can verify applicants more applicants than available program slots
- b) PHB can invite more applicants to informational sessions than available program slots

Trade off: managing applicants' expectations of how long the next step of the process will take and whether it is possible that they will receive a program slot at all.

# Obstacles and Trade-offs Continued

## Obstacle

1. Non-profit partners receive applicants that are not program eligible 

## Possible Solution & Trade off

- a) Future applications can ask applicants to provide nuanced information about their financial situation

Trade off: the application will be longer and more difficult to complete

# How do we address these obstacles?

1. Should PHB shorten the amount of verification time it provides applicants and be stricter in enforcing deadlines?
2. Should PHB send the non-profits more applicants than available slots knowing that this will necessitate additional management of applicants' process understanding?
3. Should future applications for preference policy inquire into applicants' financial standing and thus be longer and more complicated for an applicant to complete?

# Rental Preference Policy Process Overview

1. Relationship build with property managers
2. Advertise unit availability
3. Set up designated application sites
4. Applications
5. Waitlist Management (sort by preference level & unit size)
6. Transfer applicants to property manager
7. Track applicant's acceptance or denial into property

# What's happening with rental now?

- Procuring the waitlist management software
- Mapping out how often we open and close the application
- Scoping how many buildings are coming online
- Working with property management & developers to scope out their concerns and recommendations
  - Garlington
  - Fairfield
  - Bridge Housing
  - Marathon