

## WHY A REQUEST FOR QUALIFICATIONS?

- **Team ties to community**
- **Future vs. past performance**
- **Fill capacity gaps**
- **Partnership with PHB**

## EVALUATION CRITERIA

- **Team Qualifications: Baseline**
- **Development Benefits Plan: Ranked**
- **North/Northeast Neighborhood Housing Strategy Oversight Council**

## SITE

- **NE Martin Luther King, Jr. Blvd. between Cook and Ivy**
- **~30,000 SF**
- **Vacant, level, ready to build**
- **Current Zoning: RH**



## RESOURCES

- **Up to \$4.51M Tax Increment Financing**
- **Land = \$0**
- **Tax Exemption**
- **System Development Charge exemptions**

## PROGRAM

- **Affordable rental housing**
- **Preference for communities displaced from N/NE Portland**
- **45-70 units**
- **Families**
- **Ground floor commercial**

## DEVELOPMENT BENEFITS PLAN

- **Alignment with N/NE Community Priorities**
  - Discuss your understanding of barriers encountered by under-represented communities in N/NE
  - How does your response acknowledge community priorities
  - Discuss any activities or affiliations your development team has in the N/NE community

## DEVELOPMENT BENEFITS PLAN

- **Roles and Responsibilities of development team**
  - Discuss how your proposal will address issues of gentrification and displacement in the N/NE community
  - Discuss any creative development and/or community partnerships and outreach efforts. Provide documentation
  - Propose strategies and outreach activities for property management services

## Preference Policy

- Preference Policy will cover all residential units
- Fair Housing compliant – general public may apply
- Preference points will apply to geographically specific current or historic household attributes
- Affirmative marketing plan
- Open application period
- Screening for eligibility and preference to determine lease up
- Assemble a wait list of applicants who have preference
- Administer lottery for next available units



## DEVELOPMENT BENEFITS PLAN

- **How will your development team encourage and support economic opportunities on this project for:**
  - Minority, Women and Emerging Small Business (MWESB) Contracting
  - Workforce Training and Hiring (Apprentice Program)
  - MWESB Professional Services
  - Technical Assistance Fund
  - Commercial Space

## COMMERCIAL SPACE OPPORTUNITIES

- **To be eligible for PDC loans and grants, tenancing should reflect the following priorities:**
  - Provide affordable and stable space for **for-profit** business owners long-term – especially minority-owned businesses;
  - Enable wealth creation opportunities for people of color, low-income community members, and previously displaced businesses;
  - Provide needed goods and services to the community that are culturally specific and multi-generationally relevant; and
  - Complement rather than compete with nearby businesses to ensure their collective success.

**PDC and its partners can assist the selected developer in identifying potential tenants, if needed**

## QUESTIONS?