



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

## A History of NWPP's Advocacy Work

### 1978

Northwest Pilot Project engages in partnership with The City of Portland to **manage every major tenant relocation project** in the City. This begins NWPP's experience in relocation work and, but became commitment to housing preservation.

### 1979

NWPP supports the creation of the City of Portland's "Downtown Housing Policy and Program" committing the City to assuring "that 5,183 low-income units existing as of April 1978 be maintained" in the downtown area.

### 1986

NWPP relocates 110 seniors from **The Governor Hotel**, a very low cost Single Room Occupancy (SRO) residence where most of the tenants have been for about 20 years.

### 1988

The Portland City Council adopts the **Central City Plan**. Due to NWPP's efforts, the plan include a goal of getting back to the **5,183 low-income rental units** that existed in 1978 in the central core of Portland through the Downtown Housing Preservation Program (DHPP).

### 1992

NWPP launches an advocacy campaign to replace 194 units of low-income housing that will be lost with the **demolition of The Hamilton and Lownsdale Hotels** to make room for a new federal courthouse.

### 1993

NWPP leads the effort for the development and construction of **The Twelfth Avenue Terrace**, 118 units of subsidized studio apartments for homeless and at-risk seniors.

## 1994

NWPP publishes its **first edition of “Downtown Portland Affordable Housing Inventory.”** The report tracks the number of rental units that exist, and the number that have been lost over time. This report becomes a “go to” resource for government and social service agencies alike.

**The Twelfth Avenue Terrace** opens!

## 1995

**The Peter Paulson Apartments** open, providing some of the “replacement” units for those lost in the 1993 demolition of The Hamilton and Lowndale Hotels.

## 1997

NWPP relocates all 58 tenants of **The Roosevelt Plaza** after it is sold to a private developer who converts it into condos. Most of the tenants are seniors in their 90’s and have lived in the building for 20 years.

## 1998

NWPP leads the successful effort to preserve **The Oak Apartments**, 90 units of low-income housing in downtown Portland, by successfully advocating for the City of Portland to purchase the building.

NWPP joins with other community development and tenant advocacy organizations to advocate to Portland City Council to adopt a **Preservation Ordinance**.

During hearings on the planning for the River District, NWPP begins advocating for **Station Place Tower**, a 176 unit apartment building for seniors in the Pearl District with 76 subsidized units.

## 1999

NWPP begins working with The Portland Development Commission (now Prosper Portland), the Housing Authority of Portland (now Home Forward), and Portland City Council member Erik Sten to replace **The St. Francis Hotel** with comparable units, ultimately securing a commitment for 100 replacement units.

**The Hamilton West Apartments** open, providing some of the “replacement” units for those lost in the 1993 demolition of The Hamilton and Lowndale Hotels.

## 2000

NWPP’s powerful advocacy with The Portland Development Commission (now Prosper Portland), to preserve the 80 unit **Fountain Place Apartments** is successful, with the Housing Authority of Portland (now Home Forward) chosen as the owner.

**Gretchen Kafoury Commons** opens, providing 129 units, 11 of which are subsidized and are “replacement” units for those lost in the 1993 demolition of The Hamilton and Lownsdale Hotels.

## 2001

NWPP leads the advocacy effort of the successful adoption in August 2001 by the City of Portland for a “**No Net Loss Policy**” for rental units in the central city area.

NWPP relocates 108 tenants from **The St. Francis Hotel**. NWPP commits to tracking all former residents and offering them a return to the new building when it is completed.

## 2002

Cascadia Behavioral Health announces it will close **The Taft**, an 80 unit residential care facility for very low-income, frail and disabled seniors – the only one of its kind in Portland. NWPP launches an advocacy effort to save the Taft involving city, county, state officials and other non-profits.

The **new St. Francis Apartments** open providing 132 units for residents at 30% - 80% of median family income, including those displaced in 2001.

## 2003

**The Taft** is saved! REACH Community Development Corporation purchases the building. NWPP commits to an ongoing partnership with REACH.

## 2004

NWPP publishes the **10th edition of “Downtown Portland Affordable Housing Inventory”**. The report notes the continuing decline of affordable units despite the Preservation and No Net Loss policies passed by the City of Portland.

## 2005

**Station Place Tower** opens!

## 2007

**The Morrison** opens! Owned by the Housing Authority of Portland (now Home Forward) The Morrison provides 30 units specifically for NWPP referred clients.

## 2008

Preservation of **Clay Tower (now the Rose Schnitzer Tower)** is secured thanks to NWPP’s lead role in the preservation effort, saving 235 units of subsidized housing for low income seniors.

## 2009

The **VASH Voucher Utilization** effort begins. NWPP sounds the alarm with elected officials and the media on the issue of underutilization of VASH (Veterans Affairs Supportive Housing) Vouchers. Over \$1 million in rent assistance intended for homeless veterans goes unused by the Portland Veterans Administration.

## 2010

NWPP partners with REACH Community Development to ensure the preservation of the **Admiral Apartments**; 37 subsidized units are saved.

NWPP takes a lead role in the restoration of the long-vacant **Martha Washington Apartments**, persuading Multnomah County to release the building from its ownership and create a competitive process to turn it into affordable housing for low income individuals. A total of 108 units are made available to renters at 60% or less of median family income.

## 2011

**Chaucer Court** is preserved, maintaining 82 units of subsidized housing for very low-income seniors.

## 2012

NWPP raises awareness about **The Bronaugh Apartments** being at risk of becoming market rate, a potential loss of 51 units of subsidized housing. NWPP participates in initial organizing meetings and supports tenants.

**Gray's Landing**, the first building of affordable housing to be located in South Waterfront, opens as a result of advocacy efforts by NWPP and The League of Women Voters. NWPP's and LWV's work is a success toward the goal to include low-income housing at South Waterfront.

NWPP works in coalition with other social service agencies to restore the **General Assistance Program** in the State legislature with a goal of introducing a bill in the 2013 session.

## 2013

NWPP supplements its *"Downtown Affordable Housing Inventory"* with **"The Affordable Housing Gap"** chart showing the growing gap between the number of low-income rental units needed and those available. Data is presented for both City of Portland and Multnomah County.

## 2015

NWPP continues its efforts to ensure income diversity in **South Waterfront** by being actively involved in project goals and site identified. A new building with 90 of the total units targeted to very low-income people is planned.

## 2016

With funding from Meyer Memorial Trust, NWPP executes “MAP” – the **Meyer Anti-displacement Program** demonstrating the power of long-term rent subsidies in stabilizing the lives of seniors and preventing displacement from their neighborhoods and communities. Partners include Urban League of Portland and Home Forward.

A new **General Assistance Program** was signed into law in Salem.

## 2017

NWPP Executive Director named to City of Portland’s Mandatory Relocation Assistance Technical Advisory Group, and is selected by Portland Mayor Ted Wheeler to serve as a Commissioner on the Rental Services Commission.

## 2018

The Long-Term Rent Assistance (LRA) 18-month pilot is launched in partnership with Home Forward, Multnomah County and Meyer Memorial Trust. This program plans to demonstrate the effectiveness of a locally funded and administered permanent rent subsidy program for extremely low income individuals. JOIN and CareOregon become program partners.

## 2019

NWPP takes the lead to assist 26 very low-income households at The Lincoln Hotel to relocate after the building owner gives all of them no-cause evictions. NWPP successfully advocates from Multnomah County for short-term rent assistance funding for these residents, and received additional program support from CareOregon.