



Housing Director Elsa Natal



OUR JUST FUTURE

WORKING TOGETHER FOR RACIAL,
HOUSING & ECONOMIC JUSTICE IN
EAST MULTNOMAH COUNTY, OREGON



About Us: Our History

We began as a small organization with fewer than 20 employees providing services for families with low incomes. Initially we offered housing and utility assistance, home weatherization, senior services, and shelter for 10 homeless families each night.

Today our team is 160 strong. We build and operate affordable housing; we provide income and housing security programs, shelter, after-school programming and resident services; and we are helping residents of affordable housing organize so that their voices influence the laws, regulations, and policies that impact their lives and their families' well-being.



About Us: Our Mission

Our Just Future counters the forces that keep people and communities in poverty by building relationships and assets that create opportunity – today and for future generations.

Here's how:

- **We partner** with people and communities impacted by poverty so they can achieve long-term housing and economic security.
- **We invest** in affordable housing and community assets that contribute to strong, inclusive neighborhoods.
- **We advocate** with our community for policies and investments that expand housing and economic opportunity, eliminate wealth inequality, and end poverty.

About Us: Our Work

Our Just Future is a decades-old social services organization offering a wide range of programs to help people overcome barriers to housing and economic security. Our major programs areas are:

Affordable Apartment Communities

We develop and operate affordable housing with on-site services to help residents maintain housing and build longer-term economic stability.

After-School Mentoring

We work with youth in low-income families to develop social/emotional skills and thrive in school.

Emergency Homeless Services

We operate emergency shelters with a focus on rapid rehousing.

Preventing Homelessness

We help people remain stable in their homes by providing rent and utility assistance.

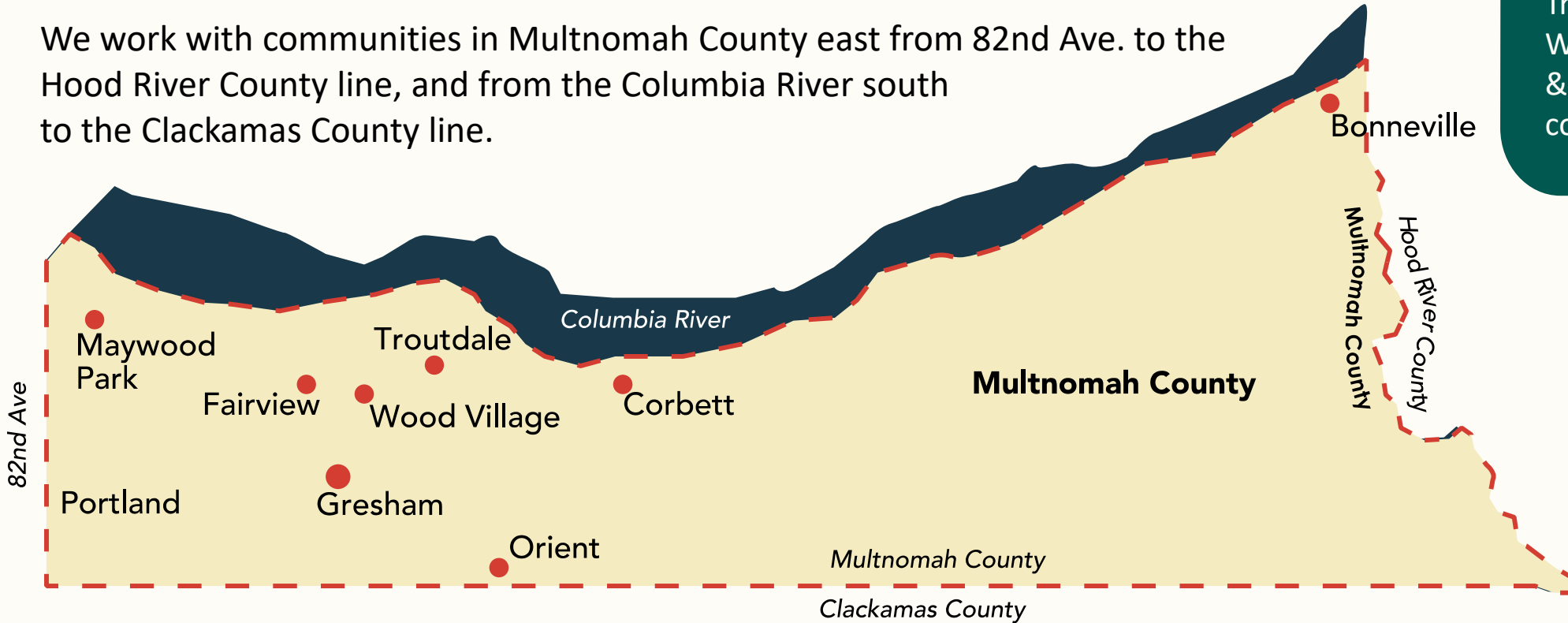
Boosting Earned Income

We offer one-on-one employment coaching, training programs, and rent assistance for people with significant barriers.

Our Service Area

East Portland/East Multnomah County, Oregon, has been our home and the heart of our investments, advocacy, and programs since 1988.

We work with communities in Multnomah County east from 82nd Ave. to the Hood River County line, and from the Columbia River south to the Clackamas County line.



Cities Served

- Corbett
- Fairview
- Maywood Park
- Gresham
- Portland
- Troutdale
- Wood Village
- & unincorporated county

Portfolio Overview



19 properties in east Portland, Gresham, and Fairview

897 residential units

- Largest: Arbor Glen, 97 units
- Smallest: Columbia View, 7 units
- Average: 45 units

4 Commercial Properties:

- Rosewood Commercial (multi-tenant)
- Rockwood MSC
- Glisan Commons (RideConnection)
- Nick Fish (OJF Office and Prosper Portland retail)

Average age of properties is 28 years old, mix of new construction and acquisition rehab projects.

Predominately rent and income restricted to low-income residents; the 18 units at Nick Fish are the only units above 80% AMI.

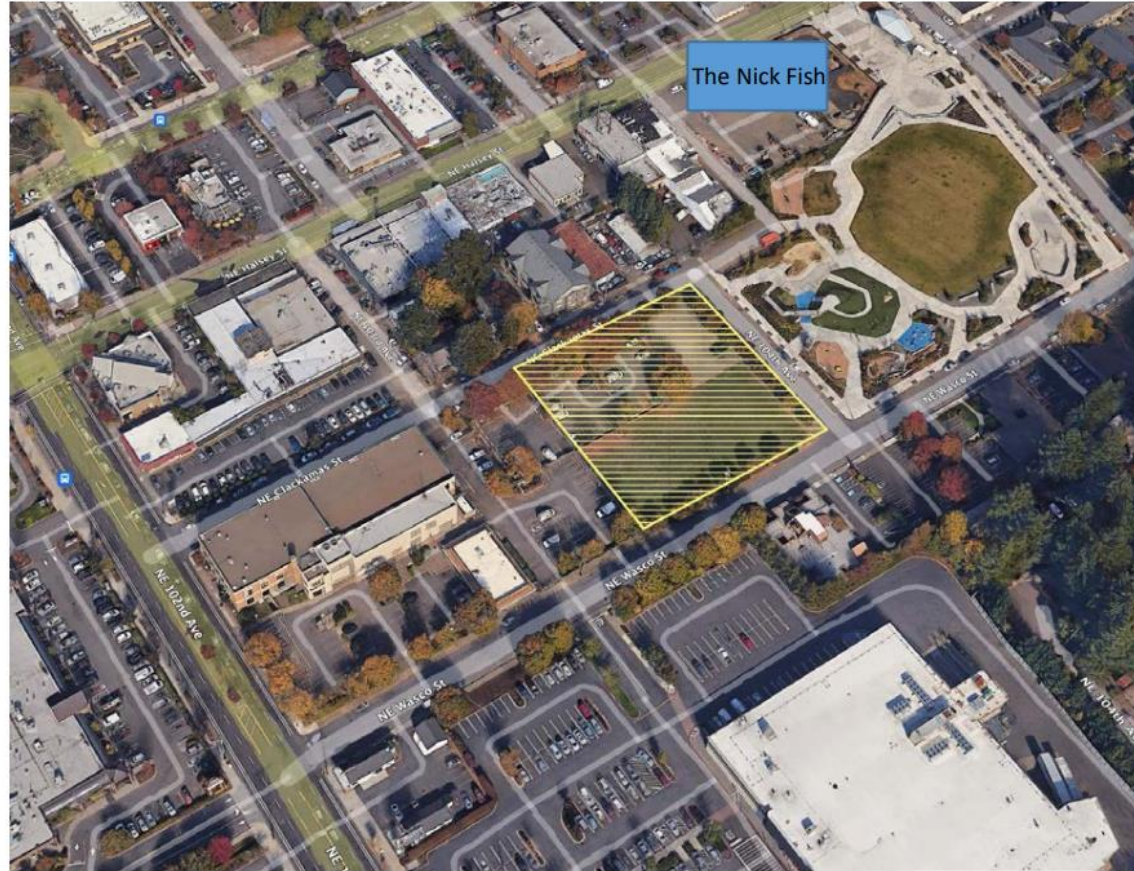
Portfolio Map

Blue = Properties in Operation
Projects

Orange = Development



1330 NE 102nd Street Gateway



Background

- A portion of Lumen's land at NE 104th and NE Wasco
- Purchase price of \$700,000.
- March 2022 - application to Oregon Housing and Community Services (OHCS) for a Land Acquisition Program (LAP).
- OJF entered into a Purchase and Sale Agreement (PSA) on August 24 , 2022.
- Due diligence period was satisfied in mid-2023.
- Closing is now scheduled for early February 2024.

Proposed Development

- 80+ units 30%, 50% and 60% Area Median Income (AMI).
- Half will be family sized (2- and 3-bedroom units).
- Possible financing
 - Gateway Tax Increment Financing (TIF)
 - tax credits
 - rental subsidies
- Commercial space, uses TBD

LAP Loan Terms

 April 2023 - awarded a **\$630,000** loan from OHCS.

 State program that provides **low-cost loans to acquire land** for the future development of affordable housing.

 LAP loans have a **1% simple interest** rate.

 Principal and interest **payments deferred**.

 Housing developed within 8 years of the LAP loan date.

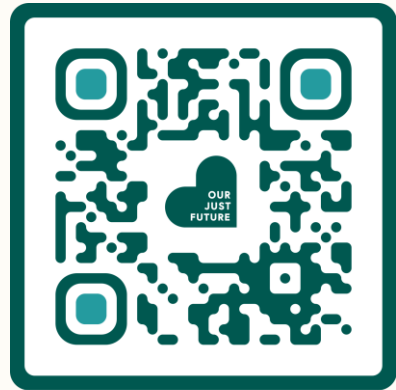
 Repaid at project closing.

 Restricted for a minimum of 30 years.

 Owner and borrower be a non-profit entity.

It takes a village to house a city

Learn more about our work



ourjustfuture.org



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