

Memorandum

To: Public Notice
From: Leah Bruns
Subject: 2025-2030 Five-Year Strategic Plan Progress Report
Date: February 13, 2026

In 2025, the Portland Housing Authority (PHA) began implementation of its 2025–2030 Five-Year Strategic Plan. This report highlights progress made during our first year across seven strategic goals focused on expanding affordable housing, strengthening equity, improving resident services, modernizing operations, and building community partnerships.

Goal 1: Expand Affordable Housing & Homeownership Opportunities

Affordable Housing Development

- 239 affordable housing units remain in the development pipeline through 2030.
- Front Street Homeownership Units remain on schedule with closings underway and full completion anticipated May 2026.
- Ongoing participation in the City of Portland Social Housing meetings to strengthen alignment and coordination.

Homeownership Support

- 40 active Housing Choice Voucher homeownership vouchers administered.
- All Voucher, FSS, and leadership staff completed three-day Homeownership Training with Quadel.
- FSS Manager completing specialized homeownership process training.

Accessibility Improvements

- Implemented cross-departmental Reasonable Accommodation (RA) Review Panel.
- Continued commitment to Universal Design and exceeding accessibility standards.

Goal 2: Restructure & Scale Up LIHTC Properties

- 568 units remain in public housing (LIPH) portfolio undergoing repositioning planning.
- 767 units transitioned or operating under LIHTC, PBV, RAD, or mixed models.
- Job description revisions underway; updated SOPs in development for Property Management.
- Organizational structure review ongoing to support long-term sustainability.

Goal 3: Address Housing Equity, Discrimination & Foster Safe, Inclusive Communities

- 100% of staff completed Fair Housing training in 2025.
- Language Access Plan implemented to expand multilingual services.
- Community Conversations completed; full report pending.

- Enhanced coordination with City Emergency Management and Fire Department.
- Security infrastructure review and building-by-building matrix underway.
- Crisis intervention and de-escalation training planning in progress.

Goal 4: Empower Residents Through Education, Support & Opportunity

- Proposed Bayside East Community Center to include food pantry and study center (pending Board vote).
- Resident Service Coordinators providing wraparound services, healthcare coordination, and eviction prevention.
- Franklin Towers exploring pilot partnership with CommonSpace.
- Aging-in-place initiatives underway including fall-risk consultations and large-item trash pickup support.

Goal 5: Promote Sustainability & Environmental Stewardship

- Ecomaine waste pilot underway at Riverton and Kennedy Park.
- Solid waste contract to be competitively bid.
- Bayside Anchor certified to PHIUS Passive House standard.
- Energy-efficiency upgrades embedded in Riverton Park and Harbor Terrace redevelopment projects.
- Agency-wide Green Policy reinforces sustainability commitment.

Goal 6: Enhance Communication, Engagement & Organizational Efficiency

- Tenant Portal launched through RealPage with online payment and work order functionality.
- Digital systems audit underway across platforms.
- Monthly cybersecurity simulations conducted for staff.
- Staff engagement survey tools under review.
- Departmental SOP guides under development.

Goal 7: Build Stronger Community Relationships & Partnerships

- PR RFP released to strengthen public awareness efforts.
- Community Groups launching in 2026 using RAB-like model.
- PHDC launched CoUrbanize project pages for development transparency.
- Ongoing collaboration with Portland Trails and other community partners.

Looking Ahead

Year One focused on stabilization, modernization, and establishing a strong foundation for sustainable growth. PHA remains committed to transparency, fiscal responsibility, resident empowerment, and community partnership as we continue implementing our 2025–2030 Strategic Plan.