



## **General Information Packet**

### **Affordable Housing and Subsidized Rental Opportunities**

Thank you for your interest in REACH housing. REACH owns and manages over a 1,000 units of housing in the Portland areas. Our housing options include apartments, plexes and single family homes. We have enclosed a detailed Property List (there are separate lists for subsidized, elderly and affordable) and Frequently Asked Questions which we think will be helpful in understanding REACH and related waitlist questions. Openings arise as we continue to build more units (new buildings) and when there are vacancies in our existing housing.

#### **How to Find if There are Units Available Now:**

- For our affordable housing:
  - Check our website for availability at [www.reachcdc.org](http://www.reachcdc.org) *or*
  - Call property number for updated vacancy information
- For subsidized properties: All on Waitlist status. Fill out a waitlist pre-application

#### **How to Get on our Subsidized Waitlists**

- Call the waitlist hotline of the subsidized property/properties of interest or print a pre-application from our website at [www.reachcdc.org](http://www.reachcdc.org)
- Fill out pre-application completely. Manager may not be able to accept incomplete waitlist pre-application
- Mail to address on packet
- Call property hotline to stay active. Manager will contact you when a unit is available
- *Please note that we cannot predict how long anyone will be on the waiting list before housing becomes available*

#### **If you need assistance to understand the waitlist pre-application process**

Please contact the main office at 503-231-0682. This number is for general questions only.

#### **If you have specific questions about the property or the qualifications**

Please direct all inquiries to the property in which you are interested. The manager will answer questions regarding availability, rent, screening requirements and income restrictions.

If we are unable to meet your housing needs, we recommend that you contact 211 for emergency housing referrals and check Housing Connections at (503) 802-8562 or on the web at [www.housingconnections.org](http://www.housingconnections.org).



# Frequently Asked Questions

## **REACH**

### **Where are REACH properties located?**

REACH's properties are located in the Portland area with many in the inner Southeast area of Portland. Properties are also located in North, Northeast, Northwest and Downtown Portland and Hillsboro. Please view the Property Listing and check out our website at [www.reachcdc.org](http://www.reachcdc.org) for more detailed information.

### **Does REACH provide rental assistance?**

REACH does not provide rental assistance. We are a nonprofit property management company. We own and manage affordable and low- income housing.

### **Are you the Housing Authority?**

No, REACH is not the Housing Authority. Please visit the Housing Authority of Portland website [www.hapdx.org](http://www.hapdx.org) or call 503-802-8300 or TTY 503-802-8554.

## **QUALIFYING FOR REACH HOUSING**

### **What are the income restrictions?**

Income restrictions vary from property to property. In most households, income may not exceed 60% of the Area Median Income. Some properties have income restrictions below 60%. Please refer to the Screening Criteria for the specific property you are interested in for income restrictions.

### **Do you accept Section 8 vouchers?**

Yes, REACH accepts Section 8 vouchers at most properties. Applicants must first meet property specific Screening Criteria. Once you receive notification of a vacancy, you will have the opportunity to complete a Rental Application for a specific unit. The Community Manager will conduct the applicant screening and upon approval of the Rental Application, the Community Manager will coordinate the move in process with the Housing Authority of Portland.

### **Do you accept people with evictions?**

Generally, applicants with evictions in the last three years are not eligible for REACH housing. This varies by property so please refer to the Screening Criteria of the property you are interested in. Applicants with prior evictions who are "Ready To Rent" graduates, may be considered.

### **What if I have a criminal record?**

Each property has its own standards for accepting or denying applicants with a criminal background. Please refer to the Screening Criteria of the specific property you are interested in for more detailed criminal background screening information.

### **How many people are allowed per bedroom?**

REACH follows HUD's occupancy standards, which allow two (2) people per bedroom plus one (1) for the unit. A bedroom consists of a room with a closet, a window and a space for sleeping. The following chart shows the minimum and maximum occupancy standards:

Studio - Minimum 1 person, Maximum 2 people  
1 Bedroom – Minimum 1 person, Maximum 3 people  
2 Bedroom – Minimum 2 people, Maximum 5 people  
3 Bedroom - Minimum 3 people, Maximum 7 people  
4 Bedroom – Minimum 4 people, Maximum 9 people  
5 Bedroom – Minimum 5 people, Maximum 11 people

### **What is Reasonable Accommodation?**

Under the Fair Housing Act, housing providers are required to consider making adjustments to policies and/or rules (a Reasonable Accommodation) for people with disabilities to enable them an equal opportunity to enjoy housing. This obligation has limits. Regulations allow a landlord or housing provider to request verification for the disability and the need for an accommodation from a qualified professional. Reasonable Accommodation requests are reviewed on a case by case basis.

### **Do I have to sign a lease?**

Certain properties require an initial lease of six (6) to twelve (12) months. All other REACH properties use a month-to-month rental agreement.

### **Can I have a roommate?**

Yes you may have a roommate as long as the occupancy standards and household income restrictions are not exceeded. Each adult over age 18 must meet the property specific Screening Criteria and complete the Rental Application.

### **Do you allow pets?**

Please refer to the Building Information sheet for specific property pet policies. Most buildings allow one spayed/neutered cat with an additional deposit. Service/companion animals may be allowed for persons with disabilities.

### **Where do I park?**

Parking varies by property. Please contact the Community Manager directly for parking details.

## **ABOUT OUR SUBSIDIZED WAITLIST PROCESS**

### **How do I apply to be on the waitlist?**

REACH does not maintain a central waitlist. Choose the subsidized properties you are interested in and contact the property directly to have a pre-application packet mailed to you. You may also check out our website and select the property of interest and download a packet to be filled out and mailed in.

### **Does is cost anything to apply for the waitlist?**

No, there is no cost to be put on a waitlist. Once your name comes to the top of the list, there will be a fee associated with applying for a unit, if you decide to proceed with renting.

**How do I know if my pre-application went through and I'm on the waitlist?**

You will not be waitlisted if: A) The required \* and bolded fields on the pre-application were not complete or B) Your household size does not meet minimum or maximum standards for occupancy.

Due to the volume of inquiries we receive, we cannot send you a confirmation that you have been placed on the waitlist. However, you may call the Community Manager directly approximately one week after the pre-application was returned to verify the pre-application was received.

**How long will I have to wait for a unit to become available?**

For a property with subsidized units, the expected wait time can be up to two (2) years or longer for a unit. All wait times are approximate and differ by building. Some waitlists have been closed due to excessively long wait times. Completed waitlist pre-applications are posted to the waitlist in the order received. When pre-applications are received at the property, they are time and date stamped upon arrival. As each property maintains its own waitlist, the wait times vary depending on the type of property you require.

***\*\*Due to the volume of inquiries we receive, we cannot provide callers with their "spot on the list" or their "number on the list".***

**When will I know if a unit is available?**

When a property receives a notice to vacate from a resident, the Community Manager will notify waitlist applicants by mail or phone based on their position on the waitlist. Applicants are given approximately seven (7) days from date of mailing to respond with their interest. An appointment will be set by the Community Manager to view the unit and applicants will then begin the formal Rental Application process.

Waitlist applicants may decline one (1) offer of housing and remain at his or her place on the waitlist; after declining a second offer, the applicant will then be rendered Inactive on the waitlist and will have to reapply by completing a new waitlist pre-application and beginning at the bottom of the list again. The Community Manager will not notify you of an Inactive status.

**Does REACH have any units currently available?**

Check our website for current availability or call the numbers provided for Non-Subsidized/Affordable Properties for updates. These properties do not maintain a waitlist, so availability is on a first come, first served basis. Please see the attached list for affordable properties.

**Housing Definitions**

**What is subsidized housing?**

Subsidized housing is housing that has partial financial support from public funds administered through a government program. Rent levels are regulated in subsidized housing so that they are

affordable to low income households. Resident rents are generally based on income and may not exceed 30% of a household's monthly income.

**What is the difference between Subsidized housing and the Section 8 Voucher Program?**

Both programs provide monthly rental assistance and participants must be income qualified. The Section 8 Voucher Program is administered through the Housing Authority of Portland. Both programs are provided to a household as long as the household remains income qualified and does not violate the terms of the rental agreement and/or the program requirements.

**The Section 8 Voucher** is portable and goes with the household to their next home anywhere within the County it was issued.

**The Subsidized** housing program is tied to a particular unit so if the household moves out, they cannot take the assistance with them.

**What is an affordable unit?**

Within REACH housing, an affordable unit is one with rent based on a percentage of the Area Median Income of 60% or less. Market rents are generally higher.

**What is Low Income Housing Tax Credit?**

The Low Income Housing Tax Credit Program is a federal housing program administered by the State and monitored by the IRS. Credits are given to each state based on the census. The Oregon Housing and Community Services agency determines which projects will receive credits following the Qualified Allocation Plan. *Full time students are not eligible for Tax Credit Housing.*

**What is considered an accessible unit?**

An accessible dwelling unit is a unit that is located on an accessible route and can be approached, entered, and used by individuals with physical disabilities. Check with the Building Manager of the specific property you are interested to see if it has accessible units.



# Subsidized Housing Property Listing



Thank you for your interest in REACH subsidized housing. Our subsidized properties are available through our waitlist. The waiting period for a subsidized unit can range from one year up to three years.

For additional questions regarding subsidized housing with REACH, please look at the FAQ's.  
[www.reachcdc.org](http://www.reachcdc.org)

**Admiral**  
WAITLIST CLOSED  
(503) 501-5701  
910 SW Park  
Studio and 1 Bedrooms  
37 Subsidized units  
62 and older and/or disabled only

**Beacon Manor**  
WAITLIST CLOSED  
(503) 501-5703  
3123 SE 8th Ave.  
Studio and 1 Bedrooms  
19 Subsidized units  
62 and older and/or disabled only

**Fir Grove**  
(503) 501-5719  
4820 SE 122nd Ave.  
1 Bedroom  
31 Subsidized units  
62 and older and/or disabled

**Maples I**  
(503) 501-5728  
1136 SE Maples  
Hillsboro  
Studio, 1 Bedroom  
30 Subsidized units  
62 and older

**Maples II**  
(503) 501-5728  
1138 SE Maples  
Hillsboro  
1 Bedroom  
21 Subsidized units  
62 and older

**Marion Street**  
SUBSIDIZED  
WAITLIST CLOSED  
(503) 501-5715  
2034 SE Marion St.  
Studio and 1 Bedrooms  
5 Subsidized units

**Patton Park**  
(503) 501-5708  
5272 N. Interstate Ave  
3 Bedrooms  
12 Subsidized units

**Powell Boulevard**  
WAITLIST CLOSED  
(503) 501-5717  
Address available upon request  
Studio, 1, 2 Bedrooms  
19 Subsidized units  
Call for qualifications

**Prescott Place**  
WAITLIST CLOSED  
(503) 501-5709  
Address available upon request  
1 Bedrooms  
19 Subsidized units  
Call for qualifications

**Ritzdorf Court**  
(503) 501-5711  
1225 SE Belmont  
Studio and 1 Bedrooms  
22 Subsidized units

**Rose**  
(503) 232-8735  
Address available upon request  
SRO  
57 Subsidized units  
Call for qualifications

**Scattered Sites**  
SUBSIDIZED WAITLIST  
CLOSED  
(503) 501-5700  
Various close in SE locations  
Studio, 1, 2 Bedrooms  
19 Subsidized units

**Station Place**  
(503) 501-5712  
1020 NW 9th Ave.  
Studio and 1 Bedrooms  
76 Subsidized units  
55 and older only

**Walnut Park**  
SUBSIDIZED WAITLIST  
CLOSED  
(503) 501-5713  
5272 NE 6th Ave.  
1 Bedroom  
38 Subsidized units  
62 and older and/or disabled



Thank you for your interest in REACH elderly housing. In most cases our elderly properties are available through our waitlist. The waiting period for an elderly unit can range from two months up to two years.

Each building maintains its own waitlist so you will need to contact each building directly.

[www.reachcdc.org](http://www.reachcdc.org)

**Admiral**  
WAITLIST CLOSED  
**(503) 501-5701**  
910 SW Park

Studio and 1 Bedrooms  
37 Subsidized units  
62 and older and/or disabled only

**Beacon Manor**  
WAITLIST CLOSED  
**(503) 501-5703**  
3125 SE 8th Ave.

Studio and 1 Bedrooms  
19 Subsidized units  
62 and older and/or disabled only

**Fir Grove**  
**(503) 501-5719**  
4820 SE 122nd Ave

1 Bedroom  
31 Subsidized units  
62 and older and/or disabled

**Station Place**  
**(503) 501-5712**  
1020 NW 9th Ave.

Studio, 1, 2 Bedrooms  
76 Subsidized / 100 Affordable Units  
55 and older only



*Photo of Beacon Manor*



*Photo of Walnut Park*

**Maples I**  
**(503) 501-5728**  
1136 SE Maples  
Hillsboro

Studio, 1 Bedroom  
30 Subsidized units  
62 and older

**Maples II**  
**(503) 501-5728**  
1138 SE Maples  
Hillsboro

1 Bedroom  
21 Subsidized units  
62 and older

**Walnut Park**  
WAITLIST CLOSED  
**(503) 501-5713**  
5272 NE 6th Ave.

1 Bedroom  
38 Subsidized units  
62 and older and/or disabled



# Non Subsidized/Affordable Housing Property Listing



Thank you for your interest in REACH Non-Subsidized/Affordable housing. For vacancy information, please contact each building directly. For these units, any availability will be offered on a first come, first served basis. [www.reachcdc.org](http://www.reachcdc.org)

**Albina Corner**  
(503) 281-7227  
409 NE San Rafael

1 Bedroom—\$600  
2 Bedrooms—\$710  
3 Bedrooms—\$900  
48 Affordable units

**Dresden**  
(503) 501-5704  
2545 E. Burnside

Studio—\$528  
1 Bedroom—\$587  
2 Bedrooms—\$657  
30 Affordable units

**Floyd Light**  
(503) 688-5378  
1005 SE 106th Ave.

1 Bedroom—\$690  
2 Bedroom—\$796  
22 Affordable units

**Grand Oak & Wilshire**  
(503) 501-5705  
418 & 420 SE Grand

Studio—\$535  
1 Bedroom—\$563  
84 Affordable units

**Laurelhurst**  
(503) 501-5706  
804 SE Cesar E. Chavez Blvd

1 Bedroom—\$640  
23 Affordable units

**Marion Street**  
(503) 501-5715  
2020 SE Marion

1 Bedroom—\$423-502  
2 Bedrooms—\$447-525  
14 Affordable units

**McCuller Crossing**  
(503) 286-0265  
236 N. Killingsworth

1 Bedroom—\$600  
2 Bedrooms—\$710  
3 Bedrooms—\$900  
40 Affordable units

**Patton Park**  
(503) 501-5708  
5272 N. Interstate

Studio—\$473  
1 Bedroom—\$554  
2 Bedrooms—\$683  
42 Affordable units

**Rex Arms**  
(503) 501-5710  
1230 SE Morrison

Studio—\$555  
1 Bedroom—\$640  
62 Affordable units

**Ritzdorf Court**  
(503) 501-5711  
1225 SE Belmont

Studio—\$400  
1 Bedroom—\$450  
68 Affordable units

**Station Place**  
(503) 501-5712  
55 and older only  
1020 NW 9th Ave.

1 Bedroom—\$585-833  
2 Bedrooms—\$674-1017  
100 Affordable units

**Taylor Street**  
(503) 501-5716  
1330 SE Taylor

1 Bedroom—\$557  
2 Bedrooms—\$587  
10 Affordable units

**WestShore**  
(503) 827-7918  
222 SW Pine

Studio—\$535  
1 Bedroom—\$709  
113 Affordable units

**Scattered Sites**  
(503) 501-5700

60 Properties located  
throughout SE Portland

Studio—\$565  
1 Bedroom—\$630—725  
2 Bedrooms—\$735—790  
3 Bedrooms—\$880

**Plex and Apartments**

4 Bedrooms—\$980

**Single Family Homes**

1 Bedroom—\$720  
2 Bedrooms—\$970  
3 Bedrooms—\$1060  
4 Bedrooms—\$1065  
5 Bedrooms—\$1185