




# PHB Portland Housing Bureau

Mayor Ted Wheeler • Director Kurt Creager

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## REPORT TO COUNCIL

**DATE:** October 11, 2017  
**TO:** City Council  
**FROM:** Kurt Creager, Director   
**SUBJECT:** Portland's Housing Bond Policy Framework

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I am pleased to submit for your consideration and acceptance Portland's Housing Bond Policy Framework. In November 2016, Portland voters approved the historic general obligation bond, bringing \$258.4 Million to our community for affordable housing. A Stakeholder Advisory Group, comprised of eighteen community partners, met nine times over the past six months (April to September) to develop the policy framework based on community needs. This framework will be used by the Portland Housing Bureau (PHB) and the Housing Commissioner to guide decision-making and investment of bond funding, and by the Bond Oversight Committee as one basis to evaluate expenditures of bond proceeds to ensure the intent of City Council is fulfilled.

PHB and community partners conducted robust outreach and engagement over the last five weeks to gather comments on the draft policy framework prior to finalization. Through these efforts, we engaged nearly 1,000 community members, including:

- 25 groups, reaching over 300 people as members of agencies, networks and/or coalitions
- 300 community members from 16 linguistically-specific immigrant and refugee groups
- 370 community members completing an online Community Survey.

The highlights of the policy framework include:

- The bond will produce a minimum of 1,300 new housing units affordable for households up to 60% of the Area Median Income (AMI). Of these:
  - 600 will be affordable for households at 0-30% AMI, including up to 300 that will be made available for Permanent Supportive Housing (PSH) and other supportive housing, provided services funding is secured; and
  - 650 will be larger size (2 or more bedrooms) for families.
- Priority communities include: Communities of Color, families with children, and households experiencing homelessness and/or at imminent risk of displacement;
- City decisions will lead with a racial equity lens and analysis in all building and land acquisition investments;
- Bond funds will be invested strategically to promote housing opportunities throughout the City and in areas close to amenities; and

- The City will maximize available opportunities to leverage the funding, resources, experience, and expertise of funding jurisdictions and other community partners to create quality housing in great neighborhoods to help people thrive.

We very much appreciate the careful and robust deliberation and full participation of the members of the Stakeholder Advisory Group and community members who contributed comments to guide the development of Portland's Housing Bond Policy Framework.

Successful implementation of Portland's Housing Bond will help address severe unmet housing needs among the people of Portland, including some of our most vulnerable neighbors. If we are indeed successful, exceeding your expectations and fulfilling the intent and trust of Portland voters, then Portland's Housing Bond can and should be a recurring resource for the benefit of future generations.

Copies: Bond Stakeholder Advisory Group Members  
Bond Oversight Committee Members

Agenda No.

Report  
Title

Accept Portland's Housing Bond Policy Framework to guide investment of bond funding based on community needs (Report)

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Ted Wheeler</b>	CLERK USE: DATE FILED <u>OCT 03 2017</u>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance & Administration - Wheeler <i>AE</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland  By: <i>[Signature]</i> Deputy
<b>BUREAU APPROVAL</b> Bureau: Portland Housing Bureau Bureau Head: Kurt Creager <i>[Signature] 10/2/2017</i>	<b>ACTION TAKEN:</b> OCT 11 2017 <b>ACCEPTED As Amended</b>
Prepared by: Jennifer Chang Date Prepared: Sept. 28, 2017	
<b>Impact Statement</b> Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
<b>Portland Policy Document</b> If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>City Auditor Office Approval:</b> required for Code Ordinances	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date <b>October 11, 2017</b>	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
<b>TIME CERTAIN</b> <input checked="" type="checkbox"/> <b>Start time: 2:00pm</b>  <b>Total amount of time needed: 60 min</b> (for presentation, testimony and discussion)		YEAS	NAYS
<b>CONSENT</b> <input type="checkbox"/>	1. Fritz	1. Fritz	✓
<b>REGULAR</b> <input type="checkbox"/>	2. Fish	2. Fish	✓
<b>Total amount of time needed: 30 minutes</b> (for presentation, testimony and discussion)	3. Saltzman	3. Saltzman	✓
	4. Eudaly	4. Eudaly	✓
	Wheeler	Wheeler	✓