



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

189019

10506 E. Burnside Acquisition

Portland's Housing Bond

Portland Housing Bureau
Shannon Callahan, Interim Director

June 13, 2018

Presentation Panel



10506 E. Burnside Acquisition | Portland Housing Bureau | 6-13-18

Shannon Callahan

Portland Housing Bureau

Stephen Green

Chair, Bond Oversight Committee

Susan Emmons

Bond Oversight Committee

Frieda Christopher

East Portland Action Plan

Michael Buonocore

Home Forward

Shannon Singleton

JOIN

Bond Production Goals

Overview

189019



\$258.4
Million

To purchase land for development and existing buildings for new affordable housing

600

Units at 0-30% AMI

700

Units at 31-60% AMI

1,300
Units

Units affordable at or below 60% of Area Median Income (AMI)

300

Supportive Housing units

650

Family sized units

Policy Framework

- Align to homeless services system
- Outreach to priority populations
- Include supportive housing opportunities
- Reduce barriers for tenant screening



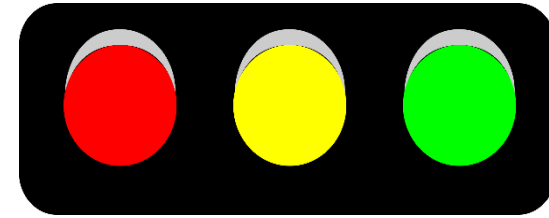
Property Assessment: Bond Framework

Location, Units, Zoning, Pricing

Site visit to assess property/building
condition, surrounding characteristics

Opportunity and vulnerability map scores

Meetings aimed at working toward
consensus



Standing Committee Members:

- Director
- Assistant Director
- Business Operations Manager
- Finance and Accounting Manager
- Housing Investment & Preservation Programs Manager
- Data Manager
- Representative of Home Forward
- Two representatives of the Bond Oversight Committee

Acquisition Timeline

10506 E Burnside St

- **December 2017:** Property submitted to PHB through Bond process
- **January 26, 2018:** Presented and approved at Bond Property Review Committee
- **February 26, 2017:** Letter of Intent signed, construction at 70%
- **March 30, 2018:** Purchase and Sale agreement signed
- **June 5, 2016:** Certificate of Occupancy received



10506 E. Burnside

Property Profile

- Purchase price: **\$14.3 M**
- Units: **51** (*100% affordable*)
- Family-size units: **24**
- 0-30% AMI: **16**
- Supportive Housing: **9**
- Number of Persons Housed: (approx.) **167**
- ADA Units: **4** (all other Type B – adaptable)



DJC Oregon



Current Bond Projects



The Ellington

Acquired February 2017

263 units

1106 people



30th & Powell

Construction early 2019

~200 units

~350 people



105th & Burnside

Leasing July 2018

51 units

167 people



514



1,623

Service Partnerships

Referrals and Supportive Services

Families referred to 0-30% and
Supportive Housing units from the
Multnomah County Homeless Family
System



Service Partnerships

Referrals and Supportive Services

JOIN will coordinate collaborative that includes SEI, NAYA, NARA, EI Programa, IRCO, Latino Network, Portland Homeless Family Solutions, and Transition Projects



Service Partnerships

Referrals and Supportive Services

On-site trauma-informed case management and other services for Supportive Housing tenants

