



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

## Portland's Housing Bond

Investing Together in Affordable Homes

# Implementation of Portland's Housing Bond

Tuesday, May 14, 2019

Fair Housing Advisory Committee and  
Rental Services Commission

# Production Goals

## Overview



**\$258.4 M**

Bond to purchase land and existing buildings to develop new affordable housing

**1,300**

Units of affordable housing for households with incomes at or below 60% of the Area Median Income (AMI)

**600**

Units at 0-30% AMI

**700**

Units at 31-60% AMI

**300**

Permanent Supportive Housing units

**650**

Family sized units

# Priority Communities

- Communities of Color
- Families
- Households experiencing homelessness
- Households facing imminent displacement

*\* People living with a disability is an important group included in the Framework that often intersects one or all of the above communities. The goal to create Supportive Housing units is specific to serving households living with a disability.*



# Location Priorities

- Balance investments throughout the city
- Assess acquisitions with racial equity lens
- **Focus new construction in high opportunity areas**
- **Focus acquisition of existing housing in areas of high vulnerability**



# Equity in Contracting and Workforce

## City of Portland Subcontractor Equity program

- City aspirational goal of 20% state-certified DMWESB firms
- PHB Goal: incremental increases up to 30% DMWESB by 2021

## Professional Services Equity Goal

- 20% of billings

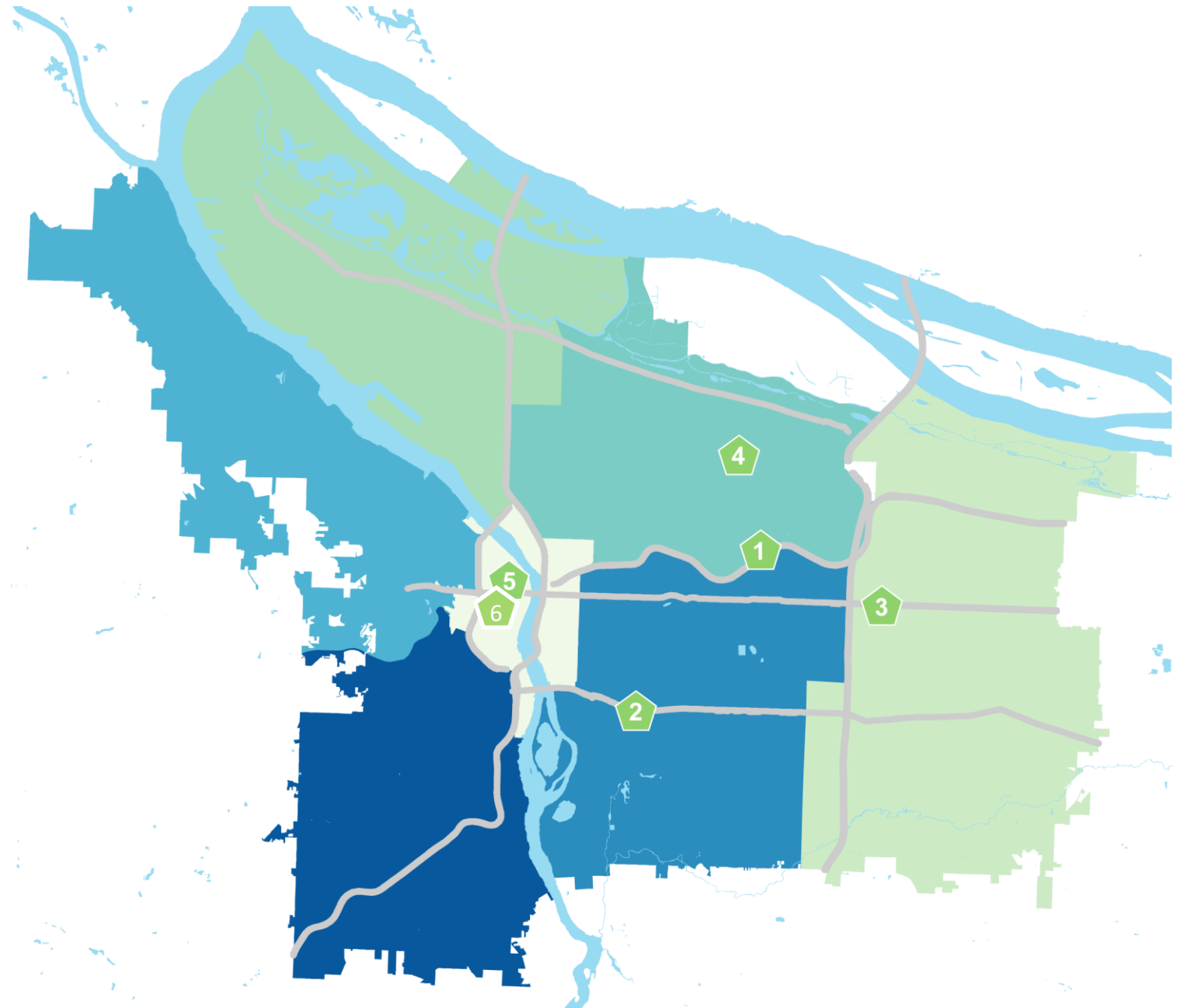
## City of Portland Workforce Training and Hiring Program

- 20% of apprenticeship hours performed by state registered apprentices
- Strive in good faith to employ women (6%) and minorities (22%)

# Bond Properties

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1. The Ellington (263)
2. 3000 SE Powell (~160)
3. 10506 E Burnside St (51)
4. 5827 NE Prescott (~50)
5. NW 6<sup>th</sup> Ave (Westwind, 70+)
6. SW 11<sup>th</sup> Ave. (Joyce Hotel, 69)





# Outcomes to Date

**623** residents (including **300** children)

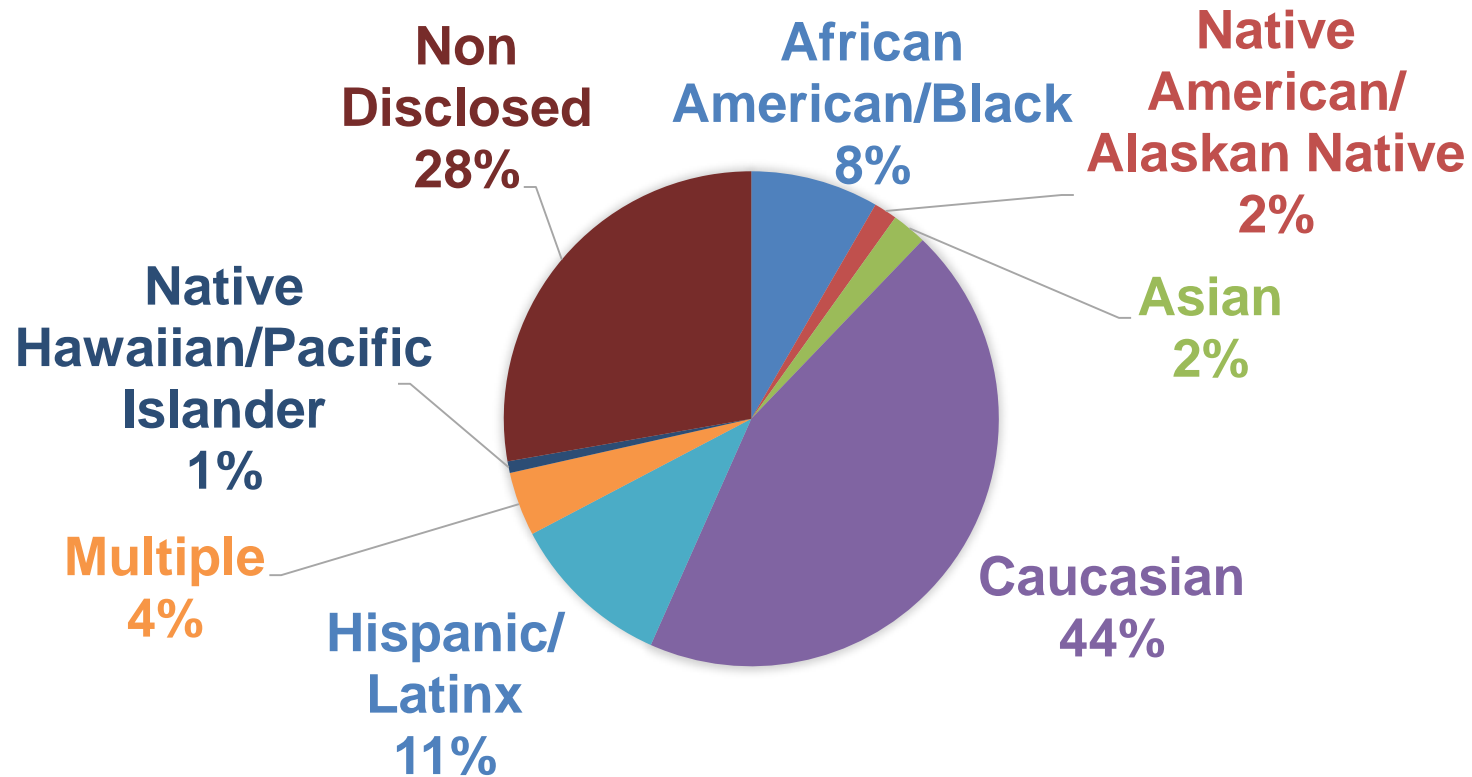
**159** new households placed in housing

- **71% (113 households)** referred through community partners.
- Of those, 45 households were referred from culturally specific agencies.



# Resident Demographics: Ellington Apartments

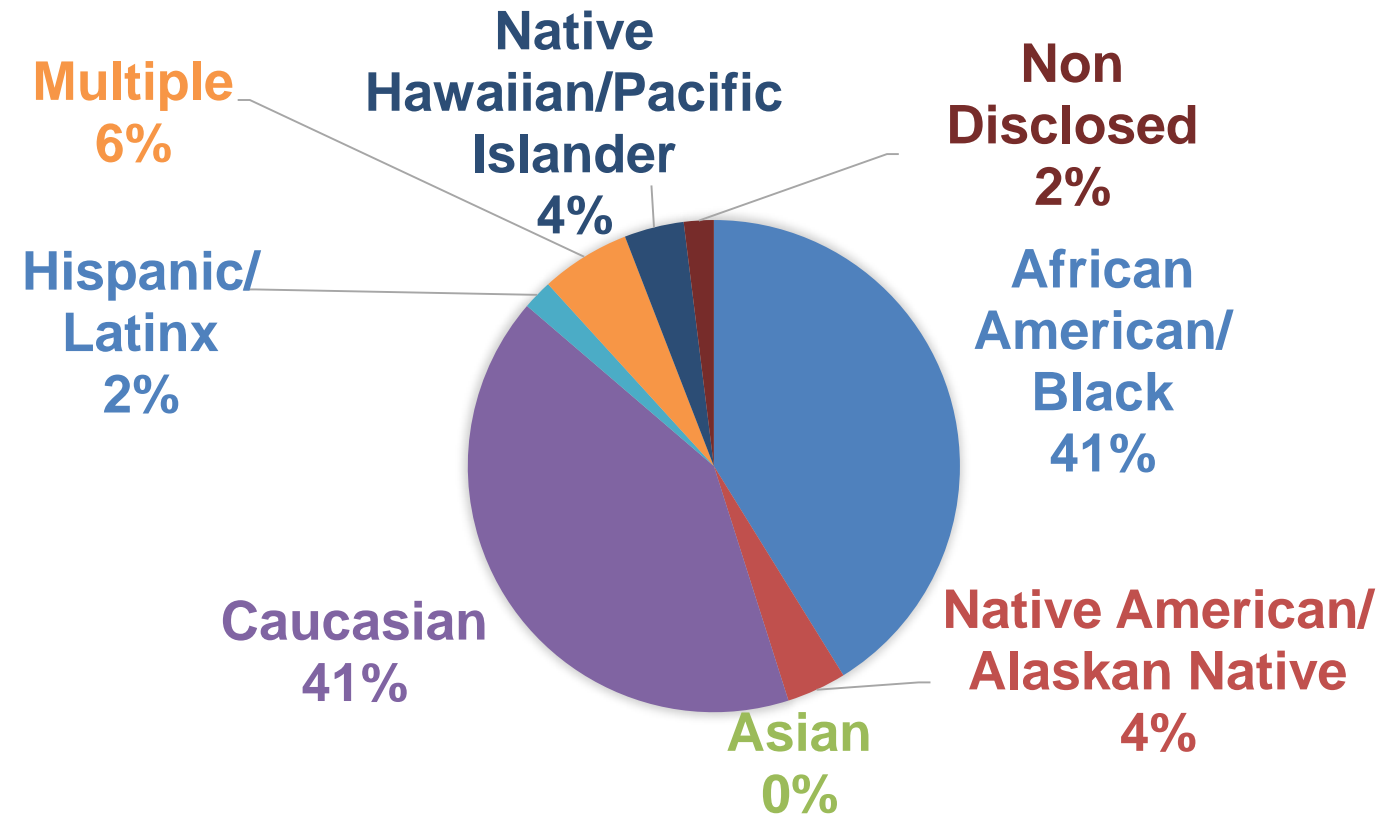
**263**  
Households





# Resident Demographics: East Burnside Apartments

**51**  
Households



# Bond Opportunity Solicitation: April 2019



**\$77 Million**

**3 Properties**

**Supportive Housing**

**Maximum Subsidy**

**Location priorities: North Portland, SW Portland,  
and East Portland**

# Properties in Solicitation



NE Prescott



Westwind  
Supportive Housing

~70 units



The Joyce  
Supportive Housing

69 units



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# Metro Affordable Housing Bond



# Overview

- Passed in November 2018
- \$652.8 million
- 3,900 new homes throughout Washington, Multnomah and Clackamas counties
- 12,000 people served



## 3,900 affordable homes:

- 
- Safe Housing is not only available but affordable as well!
- Security and Stability
- It will mean more families & residents will have safe places to call home.
- Increased diversity of opportunities in our communities
- Access to housing near workplaces & schools
- Need resources to prioritize affordable housing
- New People and Families
- Security & Stability
- Safe Homes for families to Thrive
- Stability
- MORE COMMUNITY CONTROL IN WHAT HOMES ARE AVAILABLE (Size, Price, Amenities)
- More affordable housing for our employees.
- Opportunity for meaningful engagement from our community and advancing racial justice
- Regional Collaboration on a Serious Issue
- Bigger, Better, Better HOMES
- Opportunity
- LAND ACQUISITION = GIVING LAND BACK TO AM. WE STOLE IT FROM
- equitable distribution of affordable housing dollars
- Homes for everyone
- Finally Affordable Housing
- Stability for families
- ALLOW MY COMMUNITY MEMBERS TO SPEAK IN THE TOWN THEY LOVE.
- Security
- SECURITY IN THESE UNCERTAIN TIMES.
- Families will escape homelessness to stable, safe, & affordable housing.
- Family, Stability, Better Education for Kids
- Families are more stable
- Housing for the that need the most 0-30
- Housing Choices
- More regulated affordable housing
- Reduction in homelessness
- More diversity and inclusion targets

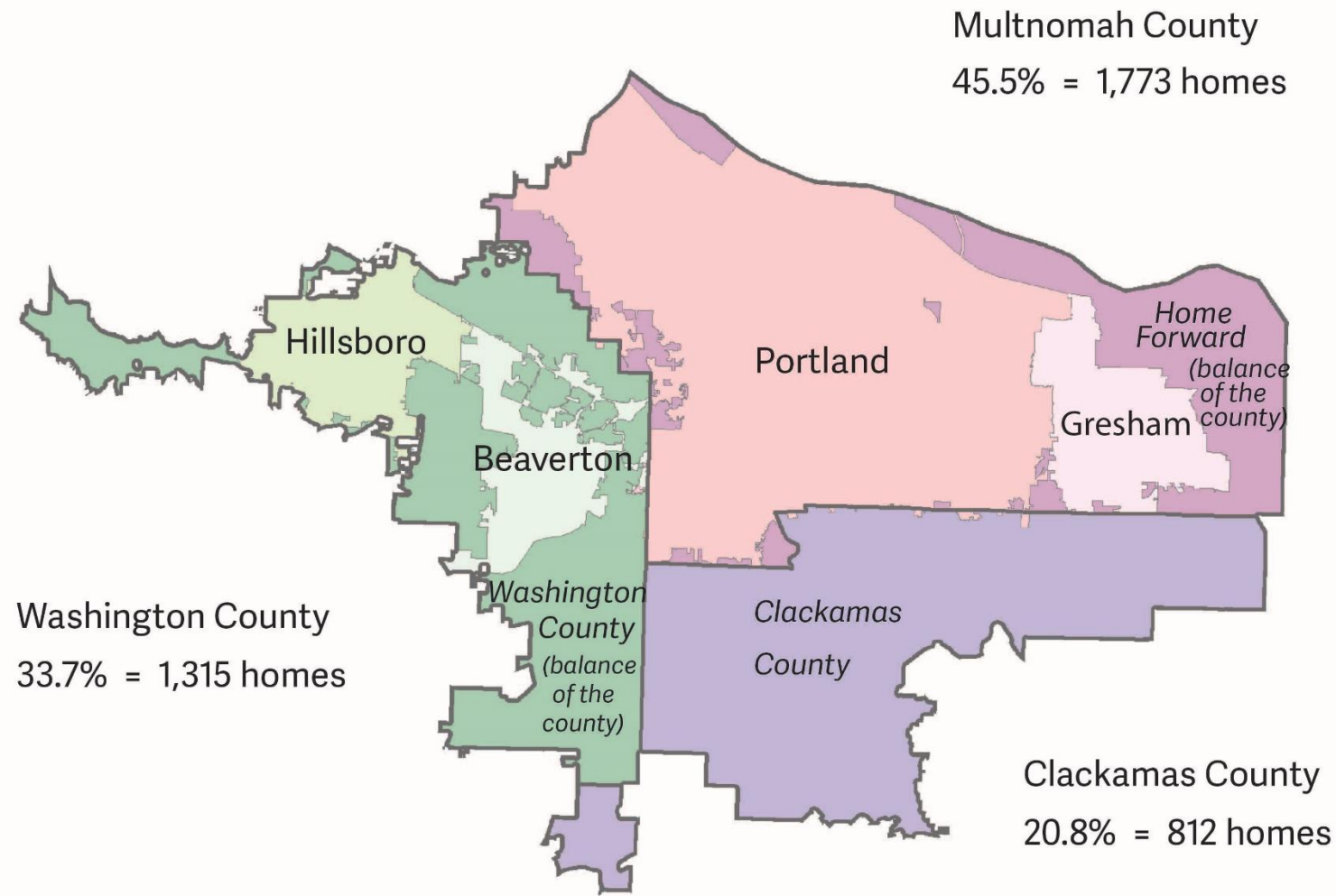
# Create Opportunity for Those in Need

- Communities of Color
- Families with children and multiple generations
- People living with disabilities
- Seniors
- Veterans
- Households experiencing homelessness and/or imminent displacement





# Implementation Partners



# Production Goals: City of Portland



Jurisdiction	Total Units	30% AMI	Family-Sized	Total Project Funds
Portland	1,475	605	737	\$211 million

# Timeline

May-July: Community engagement to inform development of Local Implementation Strategy

July-Aug: Finalize Local Implementation Strategy

2019-2020: Execute Intergovernmental Agreements (IGA)

2020: Implementation of Bond funds



# Metro Community Oversight Committee



- Comprised of 13 members appointed by Metro
- Responsible for:
  - Reviewing and recommend changes to LIS plans
  - Monitor expenditures and outcomes
  - Provide annual reporting

# Comparing the Two Bonds

- Many similarities: equity as leading principle, priority communities, affordability targets, bedroom sizes
- Some differences in Metro:
  - No operating subsidies to support 30% AMI goal
  - No regional requirement for Supportive Housing
- Areas of flexibility in Metro:
  - 10% of funds can be used to support 80% AMI units
  - Homeownership is allowable fund use



# Discussion Questions



1. For Metro Bond, should changes be made in the following areas:
  - Needed housing types for priority communities, or
  - Location strategies?



# Discussion Questions

2. What actions should we take to increase housing opportunity for Communities of Color?



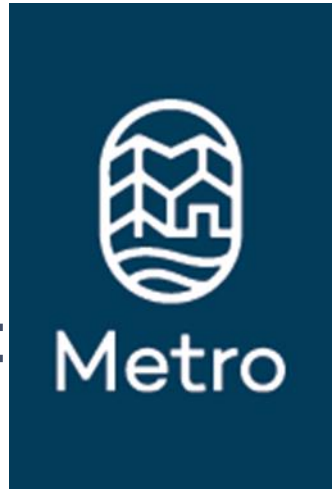


# Discussion Questions

3. What other considerations should we take into account while we plan for our Local Implementation Strategy?



# Discussion Questions



1. For Metro, should changes be made in the following areas:
  - Needed housing types for priority communities, or
  - Location strategies?
2. What actions should we take to increase housing opportunity for Communities of Color?
3. What other considerations should we take into account for our local plan?