



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan



Multnomah
County

Supportive Housing Update

Tuesday, September 3, 2019

PHAC

Background:

What is Supportive Housing, who is it for and how much do we have?

Supportive Housing

Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.

Housing:

- *Affordable*
- *Permanent*
- *Independent*



Support:

- *Flexible*
- *Voluntary*
- *Tenant-centered*
- *Coordinated Services*

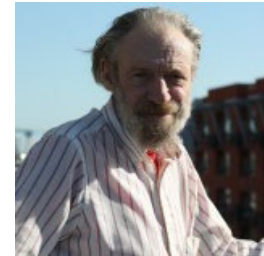
Supportive Housing is for People Who:

Have extremely low-incomes, with most earning 20% of area median income or less.

Have complex health conditions that are at least episodically disabling including mental illness, substance use issues, chronic physical health problems and/or other substantial barriers to housing stability (domestic violence, trauma, a history of out-of-home placements, intellectual and developmental disabilities).

Often have long-term homelessness in their background and are not able to obtain or maintain housing on their own.

Cycle through institutional and crisis response programs or are being (or could be) discharged from these systems (i.e. jails/prisons, hospitals).



Costs

Supportive Housing requires the following resources:

- **CAPITAL:** Real estate/land, construction costs
- **OPERATING:** Maintenance, utilities, property management, security, insurance, reserves.
- **SUPPORTIVE SERVICES:** Services which often include clinical services, case management, and other services

Types of Supportive Housing

1. Integrated Site
2. Single Site
3. Scattered Site or Clustered (“leased units”)

**Bud Clark Commons
655 NW Hoyt Street**



Supportive Housing Resolutions

- City Council and County Board pass resolutions in October 2017
- Charges partners to “... develop a plan to add 2,000 units of Supportive Housing by 2028”.
- CSH published a plan (September 2018) for outline what is needed to reach the goal

Baseline (2018): 3,724

Total units in operation



**84% (3,127)
single/adult units**



**48% (1,787)
built units**



**16% (597)
family units**



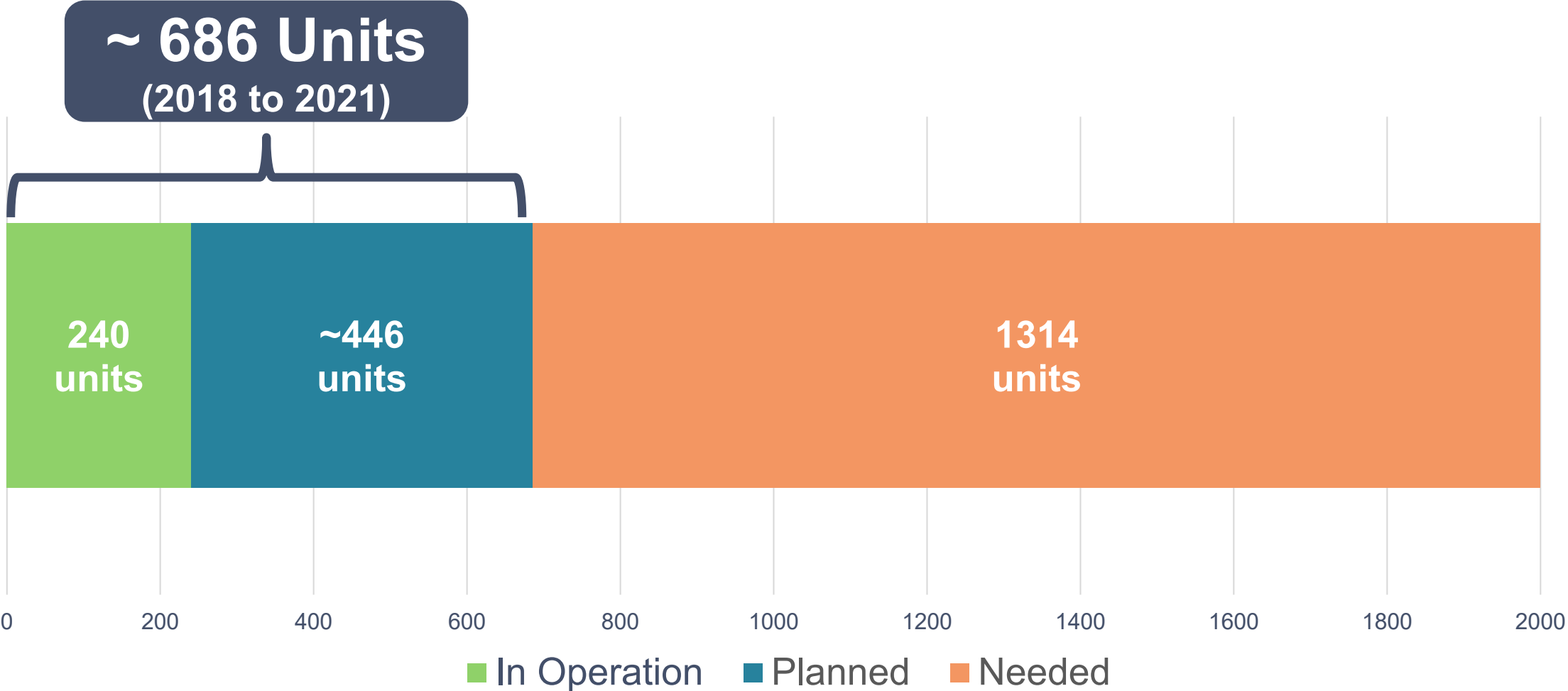
**52% (1,937)
leased units**

*Figures from 2018 HIC data
and used by CSH as basis for plan*

Progress:

New units in operation and planned

New units since October 2017



Progress (as of June 2019): 3,964

+240
gain

Total units in operation



85% (3,335)
single/adult units

+208
gain



49% (1,937)
built units

+150
gain



15% (629)
family units

+32
gain



51% (2,027)
leased units

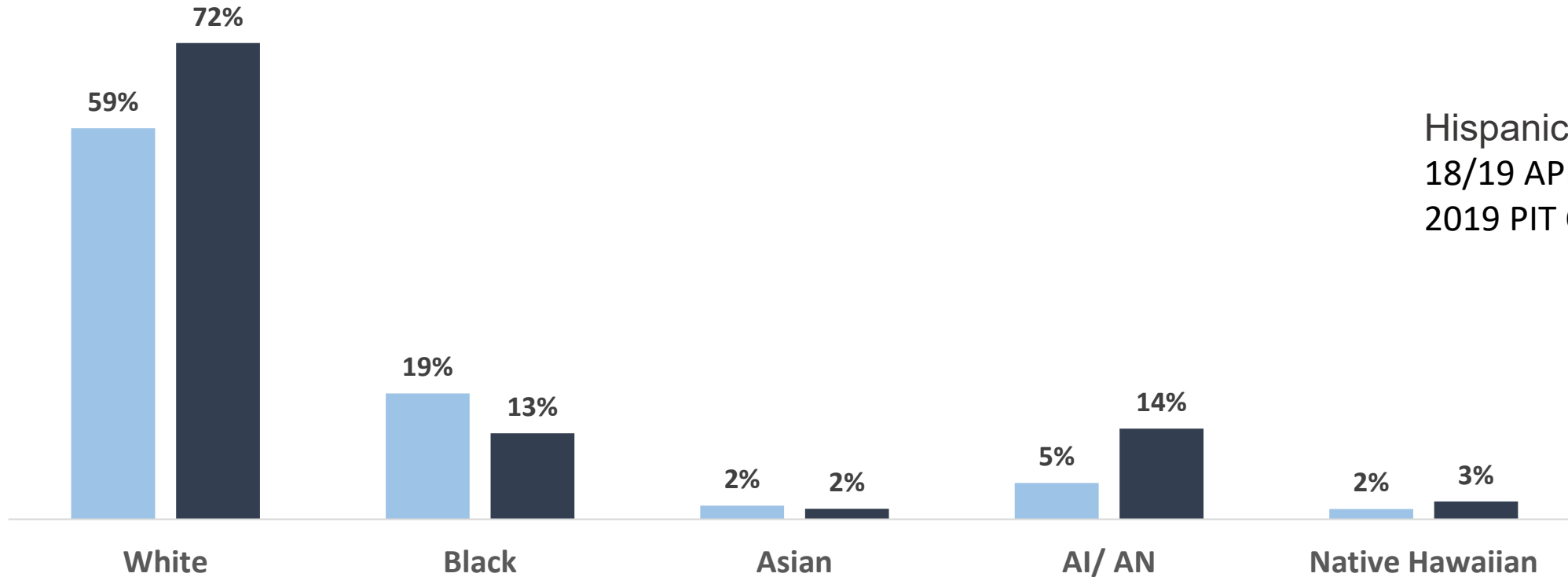
+90
gain

*Figures from 2019 HIC data
+ City regulated PSH in operation (PHB/JOHS tracking)*

Demographics (2018-2019)

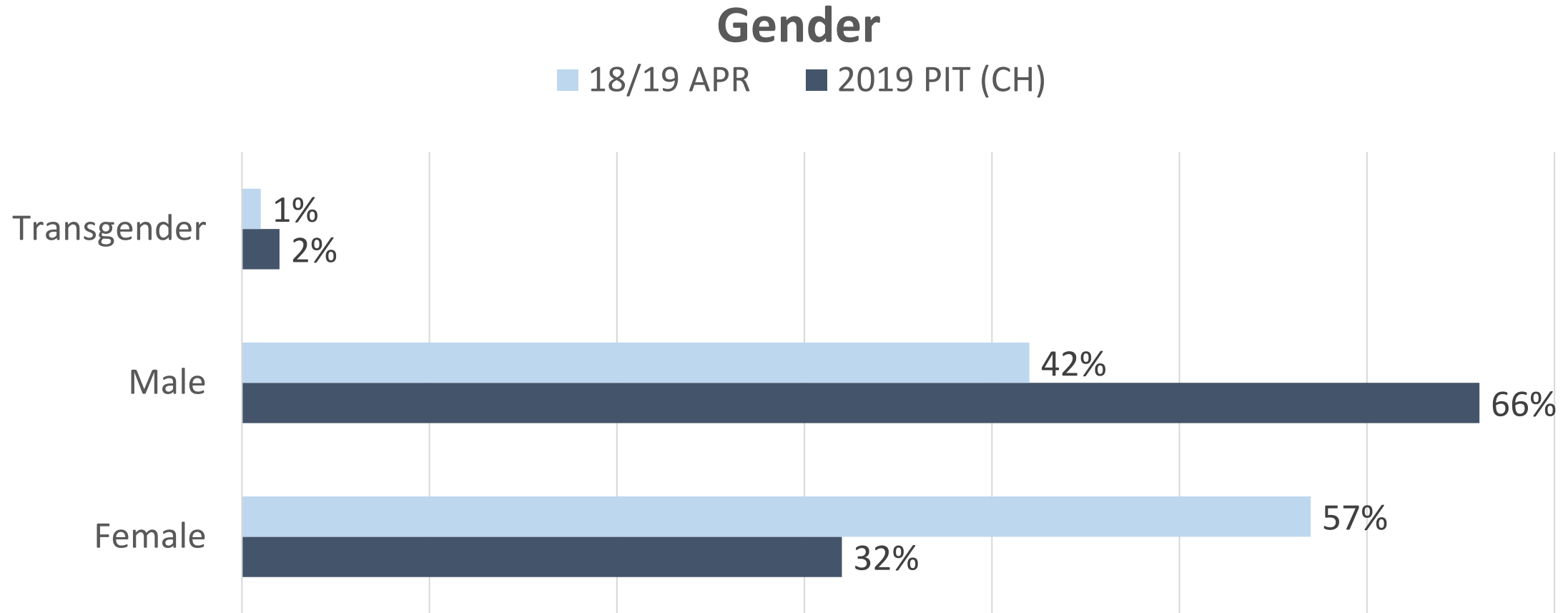
Race & Ethnicity

■ Served (18/19 APR) ■ Need (2019 PIT CH only)

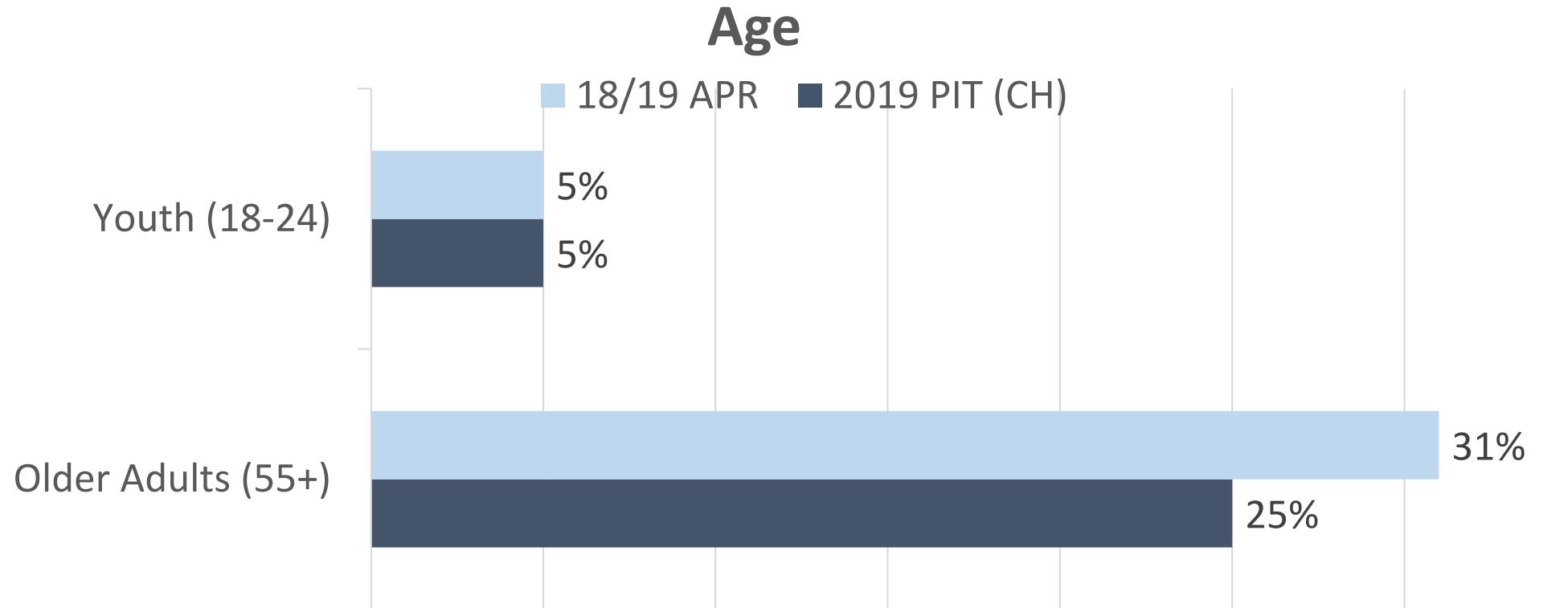


Hispanic/ Latino:
18/19 APR: **12.6%**
2019 PIT CH Only: **8.2%**


















Demographics (2018-2019)

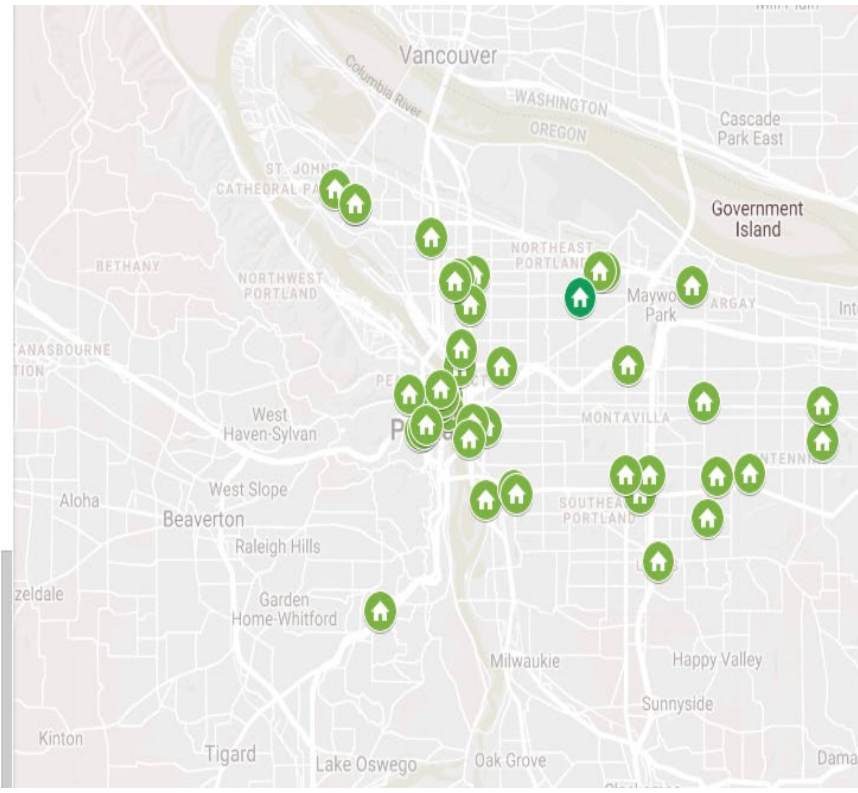


Demographics (2018-2019)




















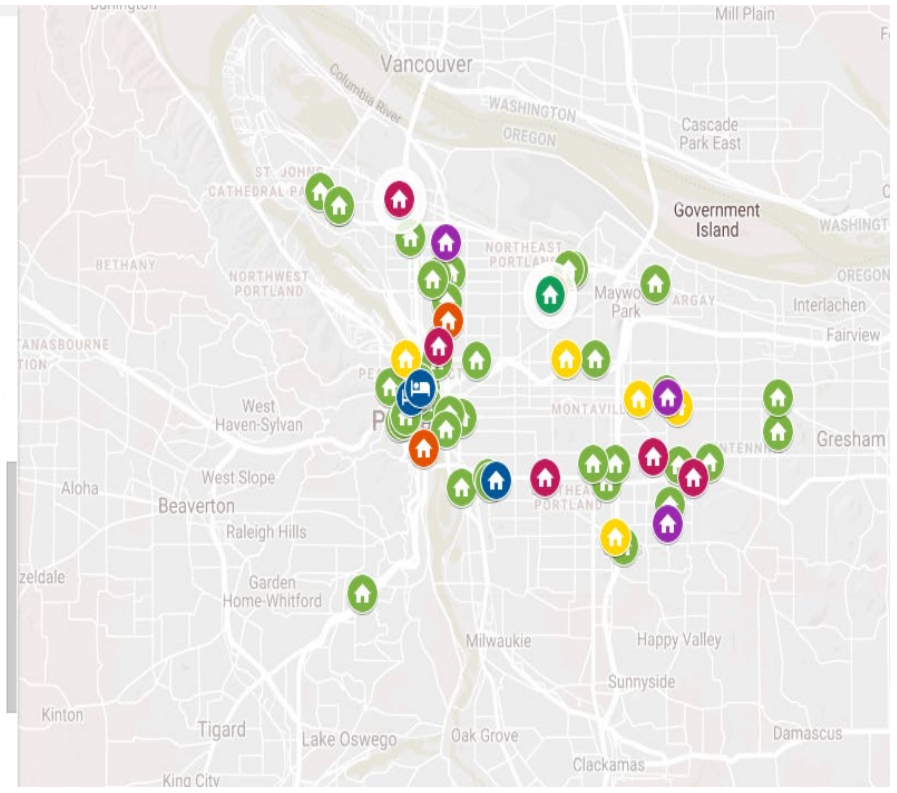
Built Units: PSH Geographic Reach

-  Villa de Clara Vista
 -  Broadway Vantage
 -  Kateri Park
 -  Eastgate Station
 -  Shaver Green
 -  The Clifford
 -  Sandy Apartments
 -  Ceel Ocks Manor
 -  Nelson Court
 -  Roselyn Apts
 -  Village at Headwaters
 -  Weidler Commons
 -  Jeffrey Apts
 -  Barbara Maher
 -  Clark Center Annex
 -  Park Terrace Apts
 -  Sunrise PI (TH recovery)
-
- Current PSH



2018 Baseline

-  Sandy Apartments
 -  Ceel Ocks Manor
 -  Nelson Court
 -  Roselyn Apts
 -  Village at Headwaters
 -  Weidler Commons
 -  Jeffrey Apts
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-
- Current PSH
-  Individual styles
-  Hazel Heights (20 PSH units)
 -  Vibrant! (20 family PSH)
 -  The Ellington Apts (11-20 PS...)
 -  Oliver Station (6 family PSH)
 -  East Burnside (9 family PSH...)



FY 2021-2022

New Integrated Sites

Ellington Apartments
1610 NE 66th Avenue



The Vera
2095 SW River Parkway



Vibrant!
1620 NW 14th Avenue



New Single Site Buildings

Deeply affordability and onsite intensive support services

Westwind Apts.
323-327 NW 6th Avenue



Division Street
11332 SE Division St.



Finley Commons
5415 SE Powell Blvd.



Questions and Comments

Questions

1. For 100% Supportive Housing buildings, should standards or guidance for community or commercial space be set? What are the trade-offs? (unit count, prevailing wage, etc.)
2. For integrated buildings (up to 25% units):
 - What are preferred service delivery options?
 - Is there a minimum threshold number of units needed for these delivery models to be effective?
3. What other resource alignment opportunities should be prioritized to advance Supportive Housing production?