



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Metro Housing Bond

Portland's Local Implementation Strategy

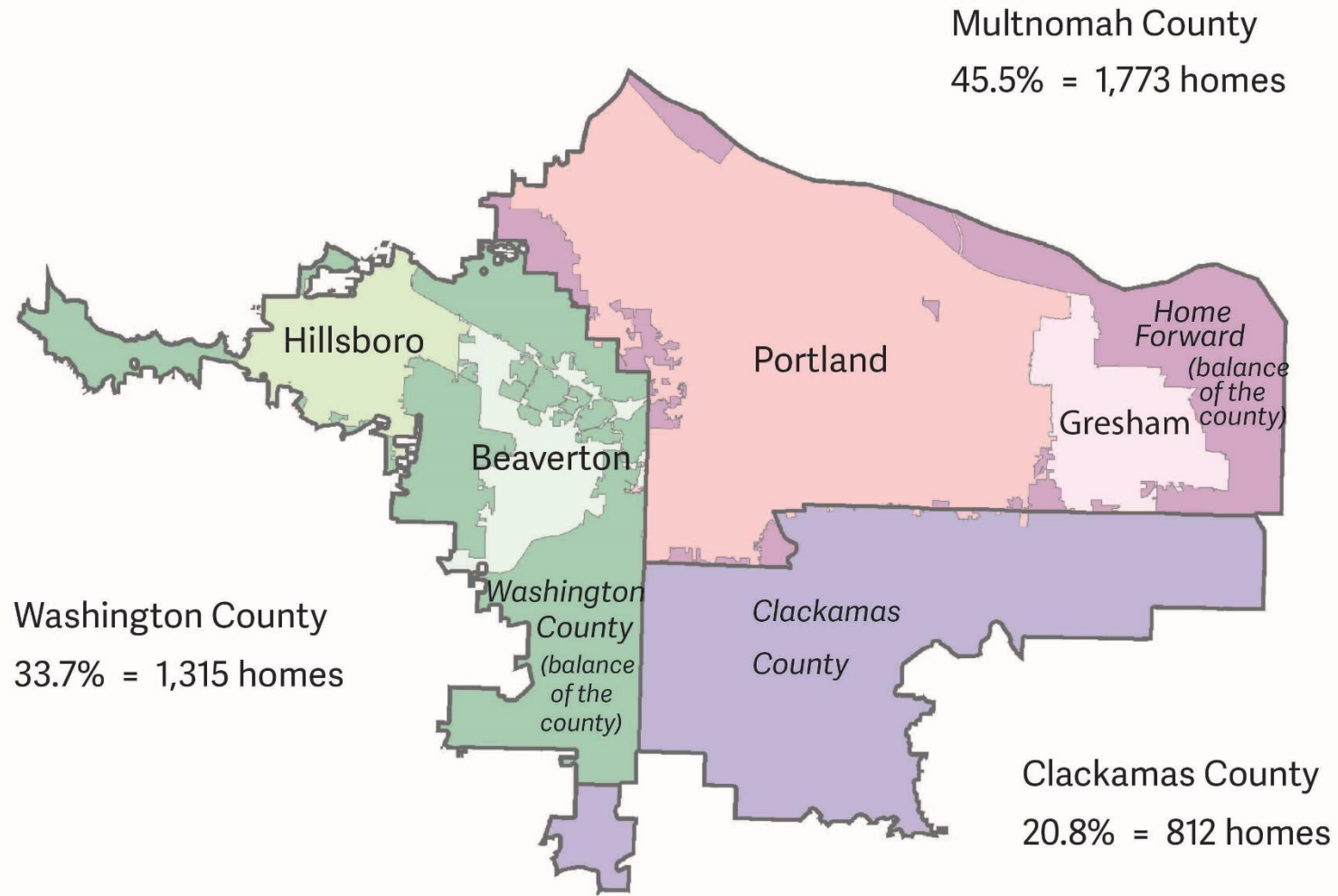
Overview

Passed in November 2018

- \$652.8 million
- 12,000 people served
- New homes created in Washington, Multnomah and Clackamas counties



Implementation Partners



City of Portland: Housing Need



Housing needs for lowest income households is large and acute:

- Renters make up 47% of population - 53% of renters are rent burdened
- Increased disparities for Communities of Color
- Households from Black, Native American and Pacific Islander communities on average cannot afford rents anywhere in the city.
- Homeownership rates for White and Asian households are 56%, while for Black households the rate is 28%

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



Lead with Racial Equity

- Outreach and Engagement
- Project Selection Criteria and Process
- Marketing and Lease up
- Metrics and Reporting



Community Engagement Strategy

1. Built upon feedback from Portland's Housing Bond.
2. Deeper dive on access issues in vulnerable communities.
3. Expanded outreach to SW, N/NE and East Portland.
4. Key Themes informed goals, strategies and approaches of Portland's Local Implementation Strategy (LIS).

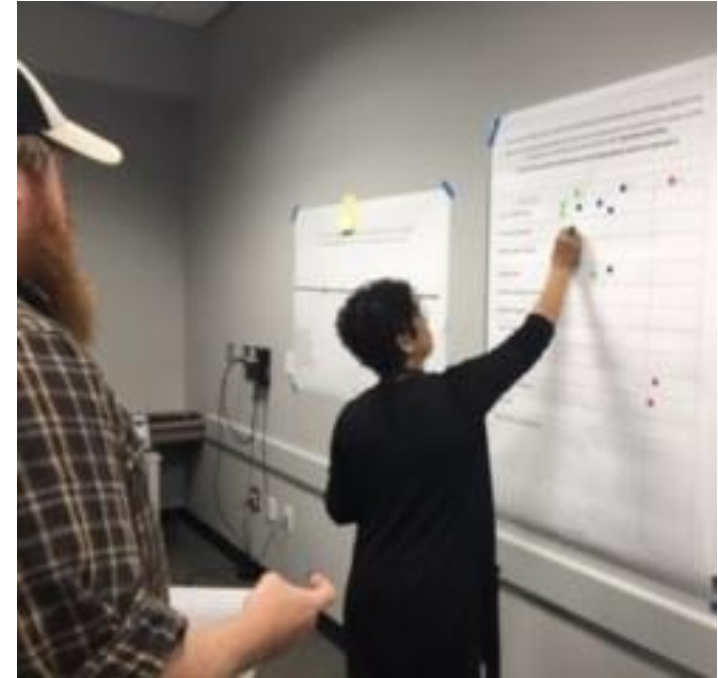


Engagement Methods

- Surveys: from 11 cultural communities
- Focus Group: East County stakeholders
- Email Notices: advocates for disability rights
- Feedback Sessions: housing and community stakeholder groups before and after drafting of the implementation strategy

Key Themes

- Continue effective strategies from Portland's Housing Bond Framework
- Focused efforts are needed to reach immigrant and refugee communities
- Set clear and measurable goals for equity
- Leverage and align Metro investments with existing housing strategies and resources



Key Themes (cont.)

- Secure services and rent support for 30% AMI units
- Use low-barrier screening
- Set goal for Supportive Housing units
- Allow homeownership as use of funds
- Use targeted outreach in different cultural communities





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Production Targets



Portland Allocation	Total Units	30% AMI	Family-Sized	Total Project Funds
Total Projects	1,475	605	737	\$211 million
Phase I Project	160	66	80	\$23 million
Remaining Projects	1315	539	657	\$188 million

Additional Targets for Portland

- **Supportive Housing Goal** – 300 units
- **Accessible Units** – exceed minimum standards
- **80% AMI Units** – potential option for 10% of total funds
- **Home Ownership** – strategy to advance racial equity in housing



Project Selection Criteria

- Advance Racial Equity
- Contribute to Metro Bond Framework Goals
- Further Portland's Goals for Affordable Housing

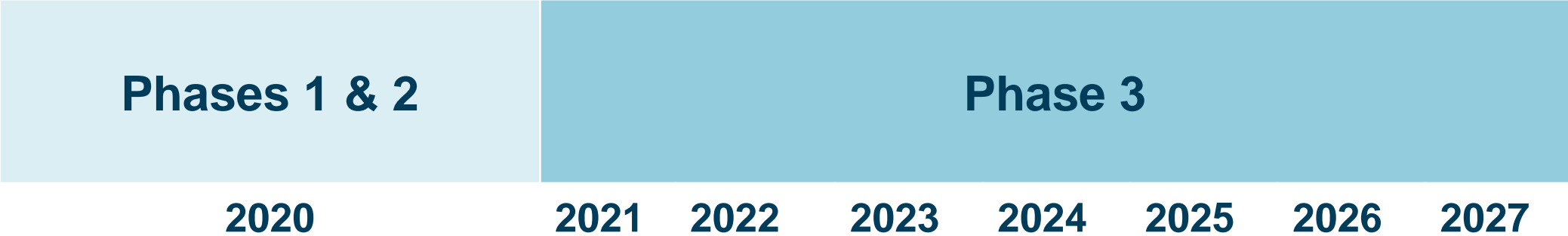


Project Selection Criteria (cont.)

- Connect to Services
- Leverage Funds
- Readiness to Proceed



Timeline and Phases of Implementation



- Phase 1: Metro Approved Dekum Court development
- Phase 2: Leverage pre-development pipeline
- Phase 3: Solicitations for new projects

Outreach on Draft Implementation Strategy

- **November 4-15** Draft LIS posted online; present at community stakeholders' meetings
- **November 14** Community Report-Back Session
- **December 6** Finalize LIS
- **January 2020** City and Metro Council approval



**Send questions or comments to
Jennifer Chang by November 15, 2019**

By Email:

Jennifer.Chang@portlandoregon.gov

By Phone: 503-823-2391