



**Portland  
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan

**Portland's  
Housing Bond**

Investing Together in Affordable Homes

# Welcome! Online Meeting Protocols and Tips

1. Be patient and respectful. *This is a new experience for all of us!*
2. Check speakers and microphone work properly.
3. Mute your microphone/phone when not speaking.
4. Introduce yourself before speaking.
5. The chat will be open at the end for Public Testimony.\*

*\*This public meeting will be recorded, including the chat.*



# Portland Housing Bureau

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## Portland's Housing Bond

Investing Together in Affordable Homes

# Bond Oversight Committee Meeting

Thursday, July 16, 2020

# Agenda

## TOPIC

## LEAD

## TIME

<b>Welcome</b>	Dr. Steven Holt	9:30 - 9:40
<b>Portland's Housing Bond Updates:</b> <ul style="list-style-type: none"><li>• Project Progress Dashboard</li><li>• 2020 Bond Issuance</li><li>• Expenditure Report</li></ul>	PHB Staff	9:40 - 10:00
<b>Impact of COVID-19 on New Bond Investments</b>	Jill Chen	10:00 - 10:10
<b>BOS-Awarded Project Updates</b>	Project Team Staff	10:10 – 10:50
<b>Public Testimony (2 minutes per person)</b>	PHB Staff	10:50 - 11:00



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# Portland's Housing Bond Updates

# Bond Projects Dashboard Report



1

## THE ELLINGTON

Acquisition

Units: 263

**Target Populations:**  
Families, including households experiencing homelessness.



2

## 3000 SE POWELL

New Construction

Units: 180

**Target Populations:**  
Families, including communities of color, intergenerational families; households experiencing homelessness.



3

## EAST BURNSIDE

New Construction

Units: 51

**Target Populations:**  
Families, communities of color; households experiencing homelessness.



4

## CATHEDRAL VILLAGE

New Construction

Units: 110

**Target Populations:**  
Families, including immigrant and refugee communities; households experiencing homelessness.



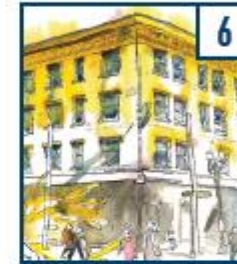
5

## THE SUSAN EMMONS

New Construction

Units: 144

**Target Populations:**  
Seniors, veterans, communities of color, individuals with disabilities.



6

## THE JOYCE

Rehab

Units: 66

**Target Populations:**  
Chronically homeless adults, communities of color.



7

## THE WESTWIND

New Construction

Units: 100

**Target Populations:**  
Chronically homeless adults; communities of color.



8

## ANNA MANN HOUSE

New Construction/Partial Rehab

Units: 88

**Target Populations:**  
Families, including immigrant and refugee communities; households experiencing homelessness.



9

## NE PRESCOTT

New Construction

Units: 50

**Target Populations:**  
Families, communities of color.



10

## LAS ADELITAS

New Construction

Units: 141

**Target Populations:**  
Families, including immigrant and refugee communities; households experiencing homelessness.



11

## 115TH AT DIVISION ST

New Construction

Units: 138

**Target Populations:**  
Families, including immigrant and refugee communities; communities of color.



12

## STARK ST PROJECT

New Construction

Units: 93

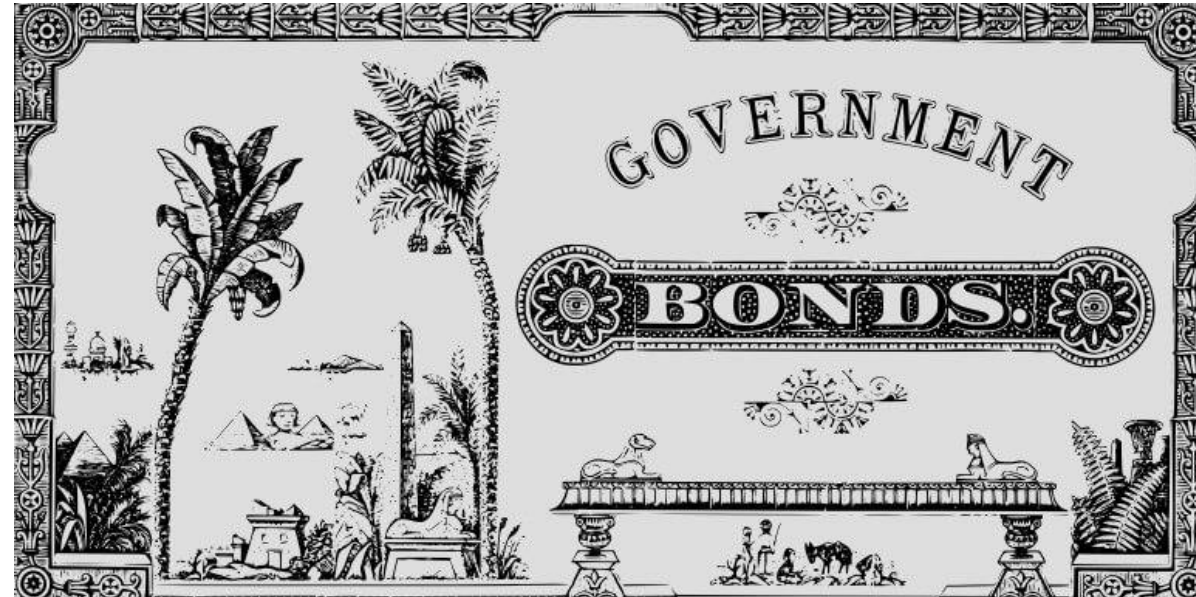
**Target Populations:**  
Families, communities of color.



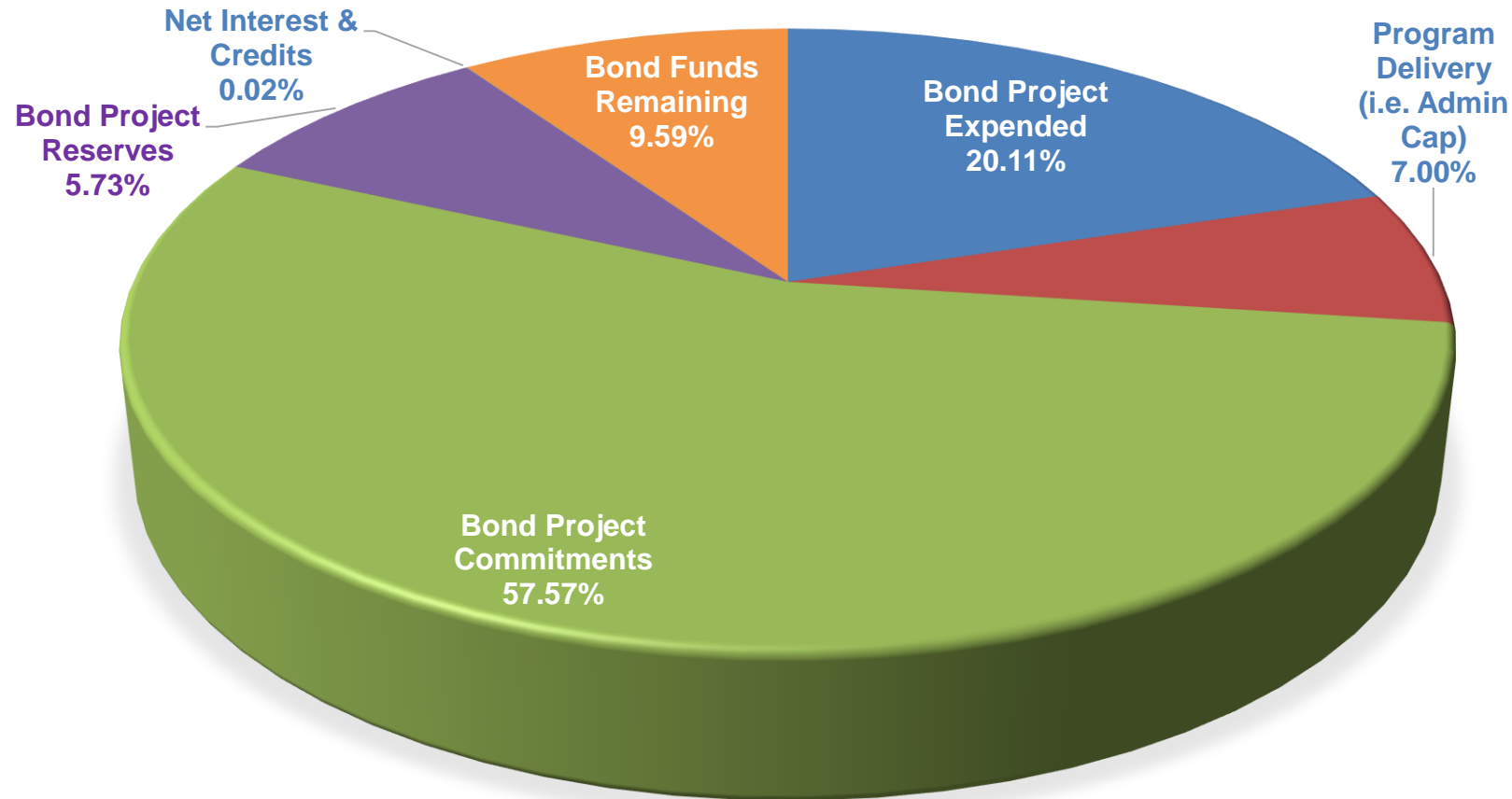
# 2020 Bond Issuance

## Portland Housing General Obligation Bonds Series 2020B

- \$164.2 million in taxable bonds
- Overall borrowing cost 1.997%
- Sale occurred June 3<sup>rd</sup>; funds deposited June 11
- \$217.3 million in bonds issued to date.



# Expenditure Report highlights



Includes:  
Bond funds expended,  
funds committed,  
funds reserved, and  
funds remaining.



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# Impact of COVID-19 on Bond Investments



# PHB COVID Stabilization & Recovery Workgroups

**Four Workgroups:**

- Affordable Housing Development Stabilization & Recovery
- Affordable Housing Operational Stabilization & Recovery
- Renter Stabilization & Recovery
- Homeowner Stabilization & Recovery

**Outcome Goals:** Assess the short- and long-term potential impacts of COVID-19

**Areas of Focus:**

- Affordable Housing Development
  - Overall Development
  - Construction
  - Financing
  - Project Stabilization

**Outcome:** Recommendations for a crisis response, immediate post-crisis response and recovery, and stabilization plan post-crisis.

# Workgroup Process

## Needs assessment:

- What relief efforts and assistance are currently available?
- Where are the gaps?

## Feasibility:

- What tools in PHB's control?
- What are potential barriers?
- What kind of projects are most affected by COVID?

## Impact exploration:

- What aspects need to adjust/shift?
- What extent and for how long?
- What housing development strategies make sense? ST and LT?
- What considerations in addressing inequities?

# Participants

- Stef Kondor, Related
- Michael Fu, Home Forward
- Sarah Schubert, Human Solutions
- Kurt Creager, BRIDGE
- Travis Phillips, Catholic Charities

- **Affordable Housing Development Workgroup - Developers in 1<sup>st</sup> meeting 5/27/20**

- **Take Aways**

- Construction delays
- Permitting concerns / delays
- Lack of financing interest for new projects
- Decline in tax credit pricing
- Current projects “going sideways”
- Reduced rental income across existing properties, especially commercial
- Requesting financing flexibility / forbearance
- Opportunity for land banking
- Potential for increased competition in contracting
- Limit regulations / policies affecting affordable housing

# Participants

- Nate McCoy, NMAC
- Kenechi Onyeagusi, PBDG
- Dan Snow & Mike Steffen, Walsh
- Maurice Rahming, O’Niel
- Erin Storlie, Andersen
- Andrew Colas , Colas
- Chris Duffin, LMC
- Han-Mei Chiang, Hoffman
- Seyon Belai, Zana
- Jodi Bailey & Ezra Hammer, Home Builder’s Assn
- Mary Bradshaw, HDC

- **Affordable Housing Development Workgroup – Contractors, Subs and Assns in 2<sup>nd</sup> Meeting 6/16/20**
- **Take Aways**
  - “Keep the Money Flowing”
  - Balance worker safety with owners’ demands
  - Lack PPE
  - Liability of each GC and Sub
  - Safety protocols / HIPAA
  - Some workers choosing furlough/unemployment
  - Construction delays
  - Need Construction Contingency for unknowns
  - Force Majeure / add’l contract language
  - Toughest on renovations / no occupied rehabs
  - Waive certain requirements (i.e. fees, street improvements)
  - Technological solutions (i.e. BDS inspections, design review)

# Participants

- Nate McCoy, NMAC
- Kenechi Onyeagusi, PBDG
- Dan Snow & Mike Steffen, Walsh
- Maurice Rahming, O’Niel
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- Andrew Colas , Colas
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- **Continued – 2<sup>nd</sup> Meeting 6/16/20**
- **Additional Take Aways focus on Equity in Contracting**
  - Smaller certified, less established firms has smaller “war chest” to withstand current environment
  - Significant number of Black-owned and/or smaller subs going out of business
  - For large projects, consider potential for set-aside for certified firms
  - Consider more rehabs and preservation for certified firms
  - Productivity drop-off; smaller firms perceived to have lower production rates
  - Observed fewer women on job sites (childcare?)

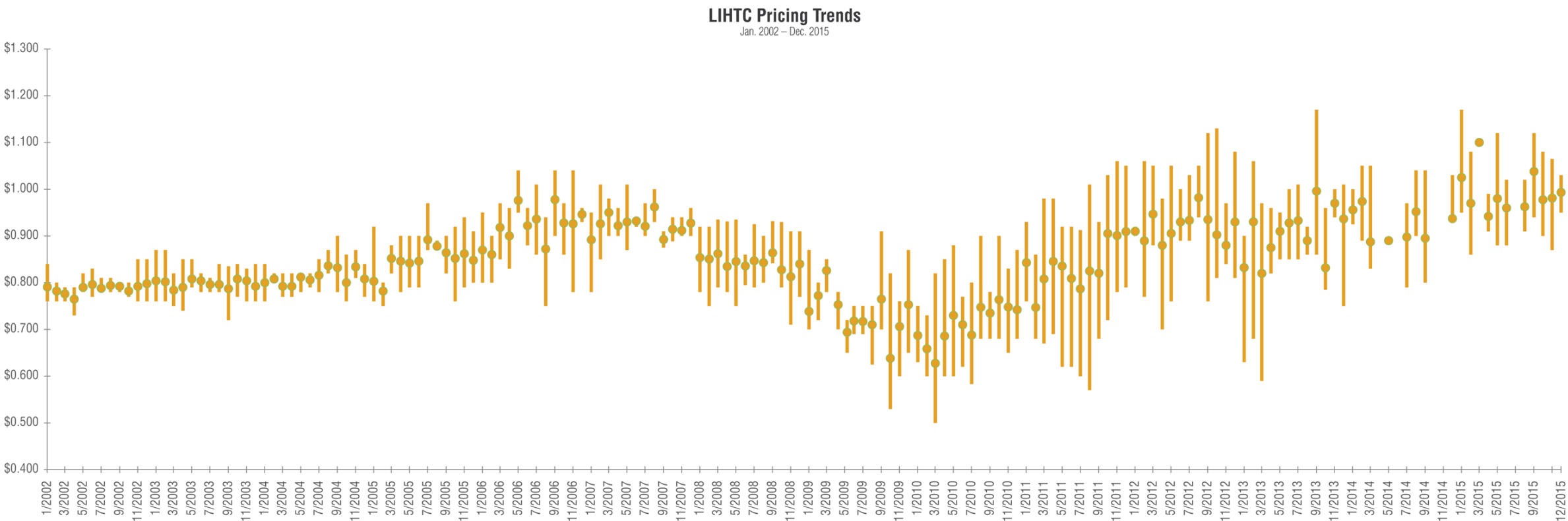
# Participants

- Paul Cummings, NAHT
- Christopher Walvoord, Enterprise
- Kathleen Swift, Heritage Bank
- Lisa Gutierrez, USBank
- Bill Van Vliet, NOAH
- Andrea Sanchez, HDC

- **Affordable Housing Development Workgroup – Funders / Investors in 3<sup>rd</sup> meeting 7/10/20**
- **Take Aways**
  - Conservative underwriting for loans and LIHTC equity
  - Capital very selective
  - Decline in tax credit pricing, expect drops to ~90 cents
  - Commitments in 2020 maybe okay, 2021 uncertain
  - “Wait & See” for August 2020 (\$600/week expires)
  - Focus on strong developers with track record and balance sheet (implications for BIPOC)
  - Mixed use difficult; mixed income difficult
  - Funders to focus on existing portfolio
  - Non-profits fundraising for own space taking longer
  - Opportunity for land banking, A++ land



# Low Income Housing Tax Credit Pricing



Source: Novogradac & Company LLP



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# Bond Project Team Updates

## Anna Mann House and SE 115<sup>th</sup> & Division

# Public Testimony

Two minutes per person.

Submit your testimony via the Chat feature.

# Next Meeting Date: October 1, 2020

## Portland's Housing Bond

GOAL: 1,300 TOTAL UNITS

**EXCEEDED: 1,454 UNITS** ✓

GOAL: 600 UNITS AT 30% AMI

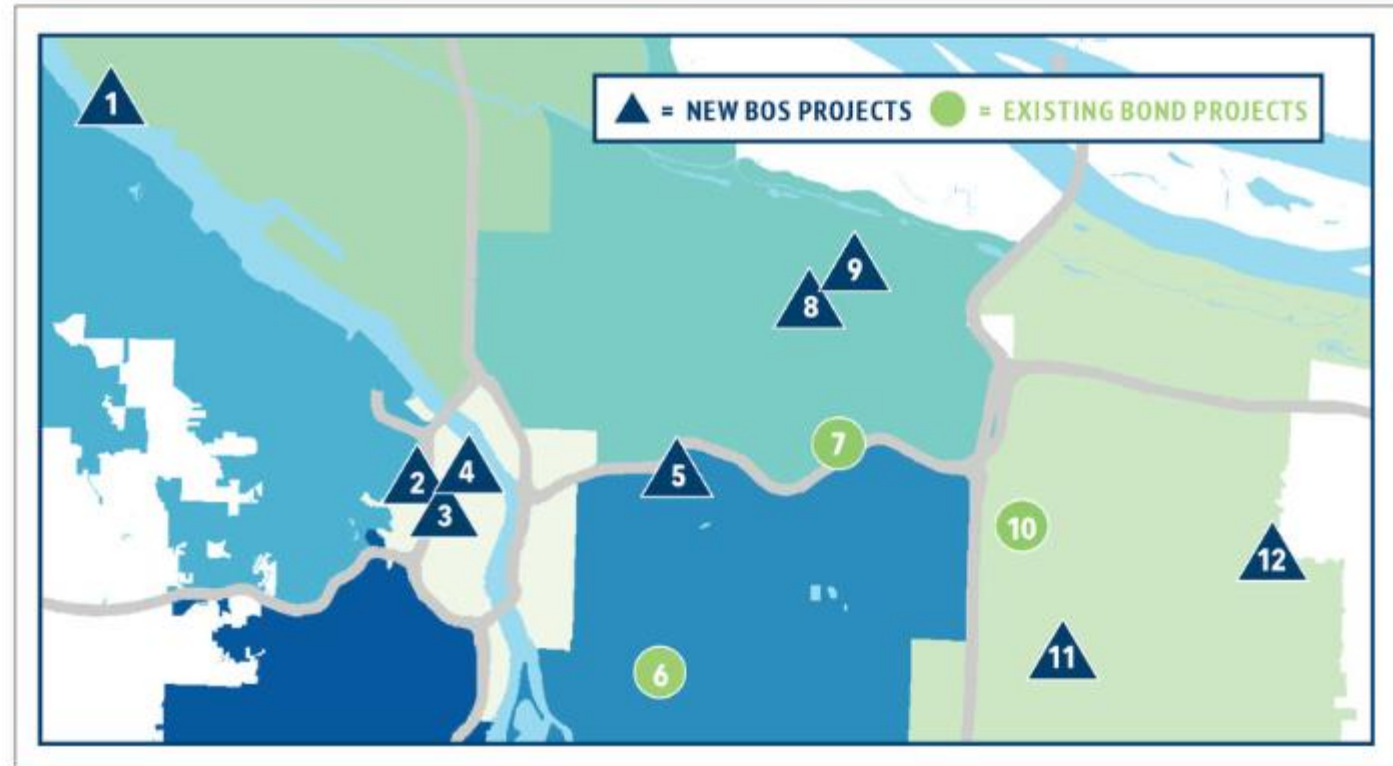
**EXCEEDED: 609 UNITS** ✓

GOAL: 300 UNITS OF PSH

**EXCEEDED: 313 UNITS** ✓

GOAL: 650 FAMILY-SIZE UNITS

**EXCEEDED: 669 UNITS** ✓



*Updated April 30, 2020*