

Portland's Housing Bond

Bond Oversight Committee

July 16, 2020

9:30 – 11:00am

Via Zoom

July 16, 2020

*Meeting held via Zoom

DRAFT Meeting Summary

Members attending via Zoom: Susan Emmons, Anneliese Koehler, Allan Lazo, Dr. Steven Holt (facilitator)

Staff attending via Zoom: Shannon Callahan, Jennifer Chang, Jill Chen, Mike Johnson, Molly Rogers, Tanya Wolfersperger, Stacy Jeffries (recording, meeting support)

Agenda Topic	Speakers / Key Topics Covered	Clock Time
<p>Welcome: Call to Order, Roll Call</p>	<ul style="list-style-type: none"> Roll call was taken and recorded. 	<p>09:35:04– 09:37:41</p>
<p>Portland Housing Bond Updates:</p> <ul style="list-style-type: none"> Bond Project Progress Dashboard Report 2020 Bond Issuance Expenditure Report 	<p>Jill Chen, Housing Investments and Portfolio Preservation Manager, presented the Bond Project Progress Dashboard Report. Key points include the following:</p> <ul style="list-style-type: none"> Of the 10 projects in the pre-development phase, only 2 are waiting for pre-development loans: <ul style="list-style-type: none"> The Joyce – has gotten approval; is in documentation Prescott – has applied for the pre-development loan 5 – 7 Bond projects will be closing between November and the start of the first quarter of 2021. <ul style="list-style-type: none"> The 115th/Division project will be one of the first to close, targeted for November 2020. <p>Mike Johnson, Finance and Accounting Manager, gave an overview of the 2020 bond issuance and the expenditure report. Key takeaways include the following:</p> <ul style="list-style-type: none"> Borrowing cost on issued Bonds was less than 2% - a good deal for the City. Money from the Bond sale has been in the bank since June, and will be there earning interest until we start drawing funds for projects. Not much in the way of changes for the expenditure report, since we haven't really started construction on anything yet. Pre-development loans have been made from another funding source out of an abundance of caution – just in case a project doesn't move forward. 	<p>09:37:41– 09:49:13</p>

<p>Impact of COVID-19 on new Bond investments</p>	<p>Jill Chen, Housing Investments and Portfolio Preservation Manager, gave an update on the effects of COVID-19 on new Bond investments. Key points include the following:</p> <ul style="list-style-type: none"> • PHB has created 4 work groups to look at long- and short-term issues related to: <ul style="list-style-type: none"> ○ Affordable Housing Development Stabilization & Recovery ○ Affordable Housing Operational Stabilization & Recovery ○ Renter Stabilization & Recovery ○ Homeowner Stabilization & Recovery • Jill provided take-aways for 3 initial meetings held with the following representatives from the Affordable Housing Development WG: <ul style="list-style-type: none"> ○ Developers: meeting held 5/27/2020 ○ Contractors, Subcontractors, and Business Associations: meeting held 6/13/2020 ○ Funders/Investors: meeting held 7/10/2020 • Jill gave an overview of trends in Low-Income Housing Tax Credit (LIHTC) pricing, pursuant to meeting participants' concerns that tax credits would drop. 	<p>09:49:13 – 10:08:13</p>
<p>Administrative Items</p>	<p>The meeting summary from the April 13, 2020 meeting was unanimously approved by the Bond Oversight Committee Members in attendance: Susan Emmons, Anneliese Koehler, and Allan Lazo.</p>	<p>10:08:13 – 10:12:06</p>
<p>Project Updates</p> <ul style="list-style-type: none"> • Anna Mann – Innovative Housing • 115th/Division – Related NW / Central City Concern 	<p>Julie Garver, Carolyn O’Doherty, and Leah Cooper from Innovative Housing gave an update on the Anna Mann project.</p> <ul style="list-style-type: none"> • The unit mix has remained consistent percentage-wise, with the addition of the South building and an additional 40 units. • Carolyn O’Doherty gave an overview of funding sources for the project, including \$15,939,542 in Portland Housing Bonds • Architects are working through design development phase. The tree survey has been completed, and a significant number of trees can be saved, including the larger tree. • Innovative Housing is exploring some creative partnerships in order to provide resident gardening and dance/yoga classes for children. <p>Updates on DMWESB-SDV:</p> <ul style="list-style-type: none"> • Design-build trades (mechanical, electrical, plumbing and fire sprinkler) <ul style="list-style-type: none"> ○ Estimated participation approximately 70 – 80% • On track for 30% utilization for the entire project 	<p>10:12:09 – 10:53:57</p>

Issues and challenges:

- Sewer line under the floor of the basement needs to be replaced; exterior sewer lines are in good shape.
- Working with PBOT on the issue of narrow driveways, while also trying to preserve trees.

Community Engagement

- MOU with IRCO for referrals
- MOU with Luke Dorf to provide comprehensive case management for families looking for mental health or addiction services
- IHI will be staffing the PSH positions, so there will be two full-time service staff in the building.
- A resident service coordinator will help with stabilization, eviction prevention, referrals, resources and working closely with the community.

The following timeline was provided, in response to a question from Susan Emmons:

- Construction scheduled to start in March 2021 and take 18 – 24 months. Lease-up is expected to begin by the end of 2022/beginning of 2023.

Stef Kondor and Ryan Hood from Related NW and Mary-Rain O’Meara of Central City Concern gave an update on the 115th/Division project.

- This project will house an estimated 343 people.

Development Progress:

- There will be a playground in the courtyard that leads into the Boys and Girls Club space, where an after-school program will be run for school-aged children in the community. The property is also a block away from the elementary school.
- Central City Concern will provide comprehensive resident services.
- IRCO will offer programs, outreach and educational opportunities.
- The project has applied for a building permit, and they expect to close in October 2020.
- They anticipate an 18-month construction period and hope to start leasing up in April 2022.

DMWESB-SDV Updates:

- Developing a wide network of minority contractors; anticipating a DMWESB – SDV goal of over 35% on project soft costs; 31% participation on hard costs.

Issues and Challenges:

	<ul style="list-style-type: none"> • Uncertainty with BDS permit review timeframe given city furloughs and impacts of COVID-19. • COVID environment in general and its impact on construction, lease-up. <p>Community Engagement</p> <ul style="list-style-type: none"> • Reached out to multiple neighborhood associations in the East Portland area, including a presentation to the East Portland Action Plan. • Feedback from community members has been overwhelmingly positive; people are excited about referring friends and family. <p>Central City Concern’s Role in the project:</p> <ul style="list-style-type: none"> • In addition to being a co-developer, CCC’s primary role is providing services for the project, including: • A full-time resident services coordinator to provide support for community events, resource and referral, eviction prevention, employment assistance, and making sure folks are connected to healthcare. • CCC will also provide a .8FTE for the 7 permanent supportive housing units. That position will provide daily case management, so that families receive all the wrap-around support needed to be successful in their community. 	
Public Testimony	There was no public testimony.	10:53:57 – 10:55:09