



# Portland Housing Bureau

# Metro Bond Opportunity Solicitation Update

May 13, 2021

N/NE Housing Strategy Oversight Committee

# Schedule

Spring 2021 M-BOS Issued

Friday, April 30, 2021

<b>Mandatory Information Session</b>	Wednesday, May 12, 2021 3:00 pm to 5:00 pm (PDT)
<b>Pre-Submission Form</b>	Monday, June 14, 2021
<b>Proposal Due Date</b>	Friday, July 2, 2021 at 3:00pm (PDT)
<b>Review Committee Evaluation</b>	July - August 2021
<b>Anticipated Notice of Awards</b>	October 2021

# Available Resources

Fund Source	Purpose	Amount
PHB: Metro Housing Bond	Capital Costs	Up to \$75,000,000
PHB: Central Eastside TIF	Capital Costs	Up to \$5,500,000
Joint Office for Homeless Services (JOHS)	Support Services	Up to \$10,000 per PSH unit
Home Forward: Project Based Section 8 Vouchers	Operating Support	210-250 vouchers, 60% AMI max rent
PHB and Metro-Owned Sites: 5020 N. Interstate and 432 NE 74 <sup>th</sup>	Land	n/a

# Investment Priorities

in Order of Priority



120 units of Dedicated  
Supportive Housing



Family Focused



Integrated Supportive Housing  
(10-25% set aside)

# 5020 N. Interstate Site Disposition

- **Programming:** Family Focus
- **Minimum units:** 64
- **30% AMI units:** minimum 15% of total
- **No Supportive Housing** units
- **No PBS8 vouchers**
- **Permit ready** with existing designs
- Subject to N/NE Preference Policy
- Capitalize on existing work; transfer design plans and permit ready architectural drawings



# Application Forms and Appendices

## New Narrative Forms:

- Project Overview Narrative
- Equity Plan Narrative
- SH Services Plan Narrative

## Other Forms:

- Sponsor cover page
- PHB Funding Application
- “Live” Excel Pro Forma
- Affirmative Fair Housing Marketing Plan (HUD form)
- Sponsor Statement of Financial Capability
- Proposed Project Schedule
- Acquisition and Relocation Questionnaire



# Application Forms and Appendices

## **PHB Appendices:**

- Underwriting Metrics
- Additional Policies and Program Requirements
- Equity in Contracting, Section 3, and Apprentice and Workforce Diversity
- Affordable Housing Green Building Policy
- Sample Screening Criteria

## **JOHS Appendices:**

- PSH Services: Guidelines, Delivery Structure and Eligible Activities
- PSH Definitions
- JOHS Qualified Homeless Service Providers
- Health Systems Services