



**Portland
Housing Bureau**

**Portland's
Housing Bond**

Investing Together in Affordable Homes

Bond Oversight Committee Meeting

Thursday, February 3, 2022



Welcome! Online Meeting Protocols and Tips

- 1. Be patient and respectful.**
- 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 for Public Testimony.***

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

Agenda

TOPIC

LEAD

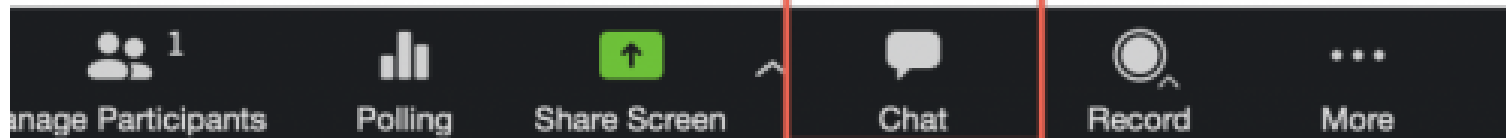
TIME

TOPIC	LEAD	TIME
Welcome, Roll Call, Minutes	Dr. Steven Holt	9:30 - 9:35
Public Testimony (2 minutes per person)	Dr. Steven Holt	9:35 – 9:40
Portland’s Housing Bond Updates	PHB Staff	9:40 – 10:00
Ellington and East Burnside Demographics	PHB Staff	10:00 – 10:15
Project Team Presentations Template	Tanya Wolfersperger	10:15 – 10:25
Director’s Update	Shannon Callahan	10:25 – 10:45
Closing Remarks	Dr. Steven Holt	10:45

Public Testimony

Two minutes per person.

Submit your testimony via the Chat feature.





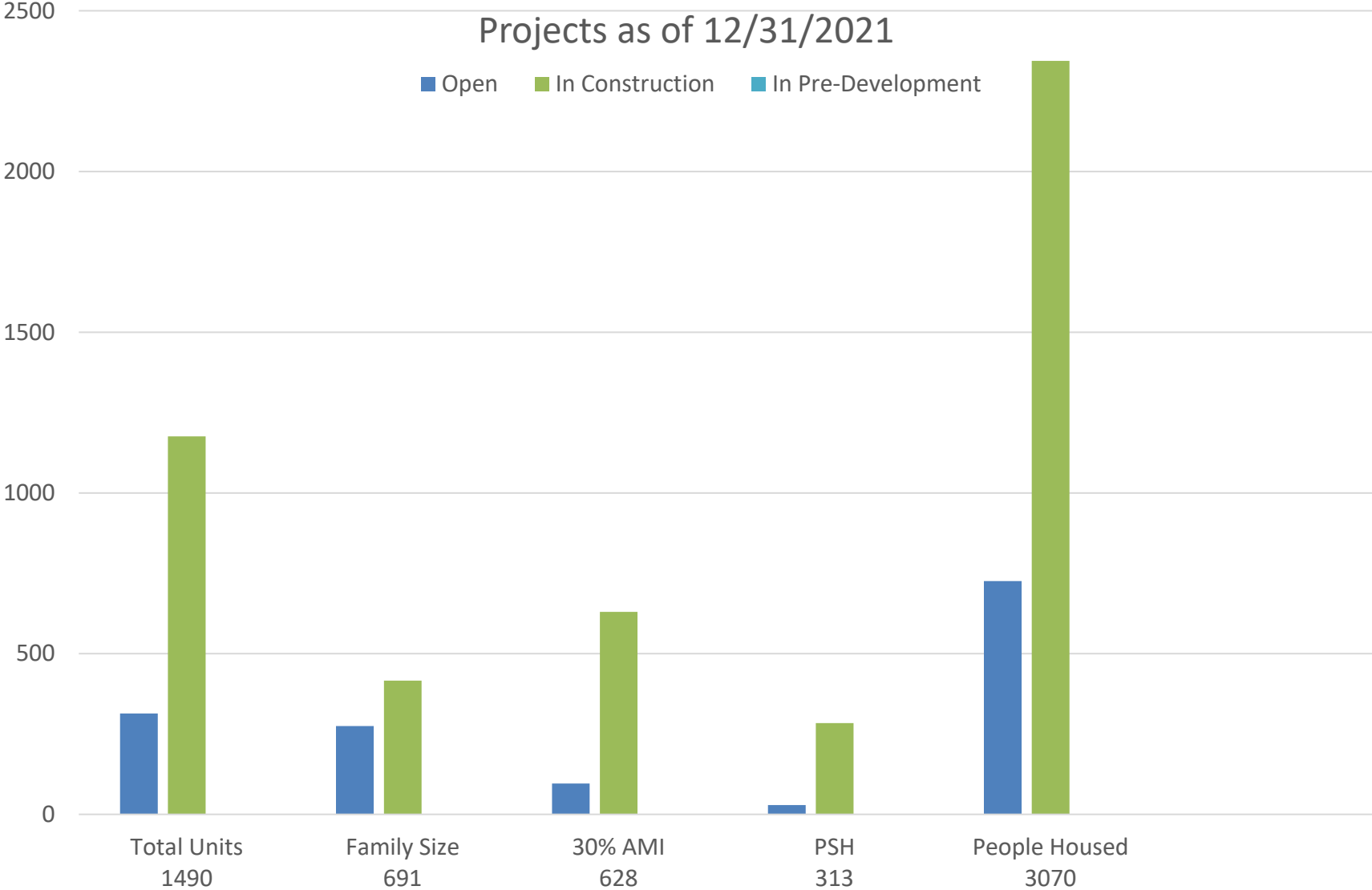
**Portland
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Investing Together in Affordable Homes

Portland's Housing Bond Updates

Bond Projects Dashboard Report



Project Milestones

Openings in 2022



Crescent Court

April 2022



Hayu Tilixam

June 2022



Cathedral Village

Sept 2022



Emmons Place



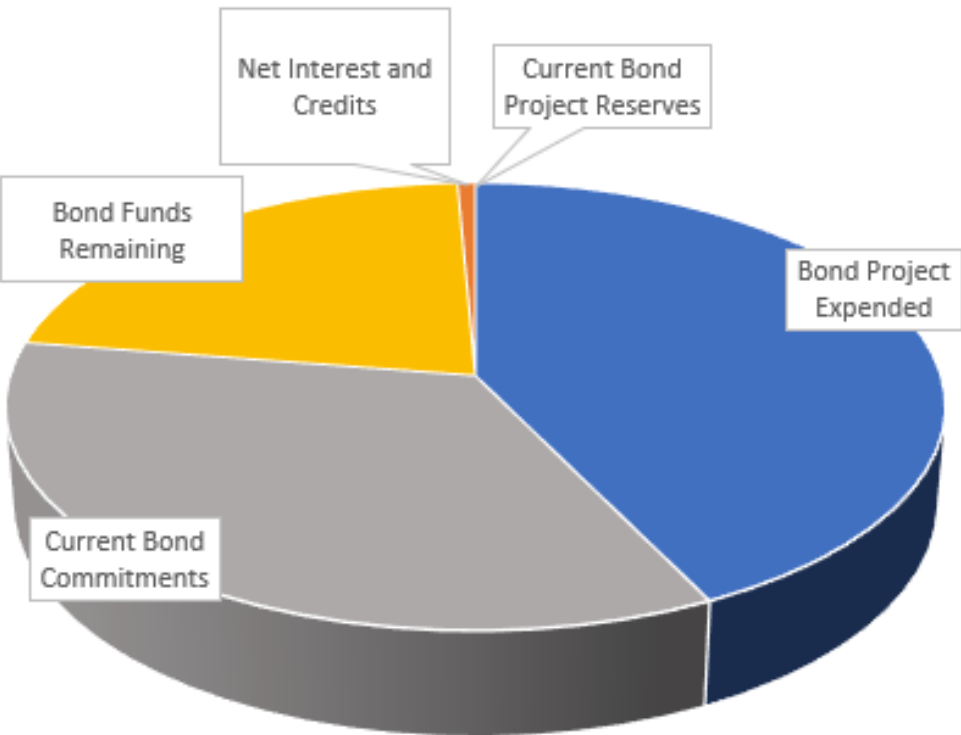
Las Adelitas



Westwind Apts.

November 2022

Expenditure Report Highlights *(as of 12/31/21)*



	Total \$	% Totals	% Change - last Qtr.
Expended	\$111.2M	42.7%	+5.3%
Committed	\$90.3M	34.7%	-7.8%
Reserved	\$0M	0.0%	n/a
Remaining*	\$56.8M	21.8%	+4.2%
Net Interest/Credits*	\$1.8M	0.7%	+0.15%

***Funds for Future Projects + PHB Admin (remaining + interest) = \$58.6M+**

Annual Report Timeline

February – April 2022





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Project Demographics Updates

Ellington and East Burnside

East Burnside and Ellington Demographics



314

TOTAL UNITS



312

CHILDREN



826

RESIDENTS

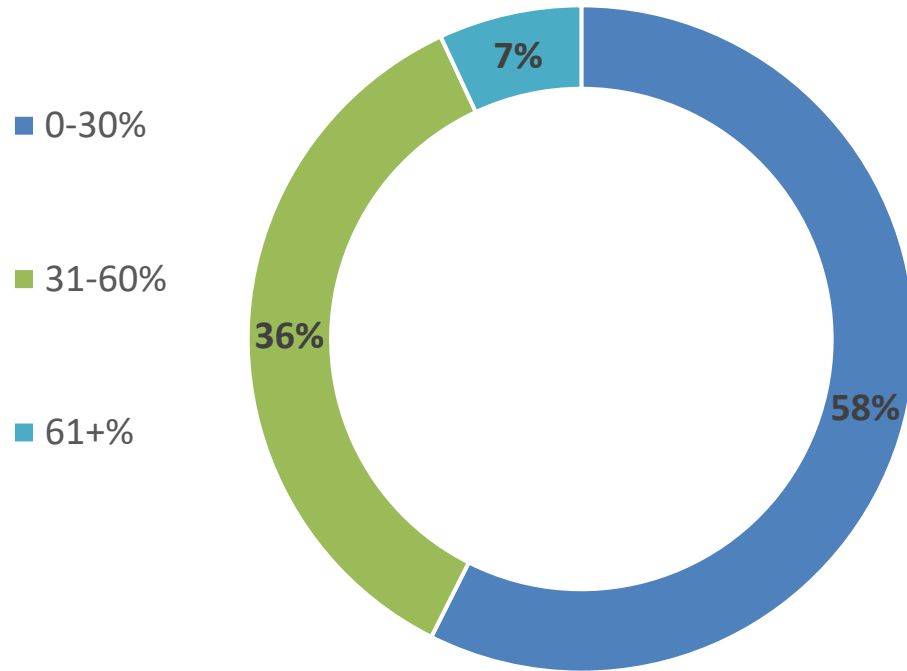


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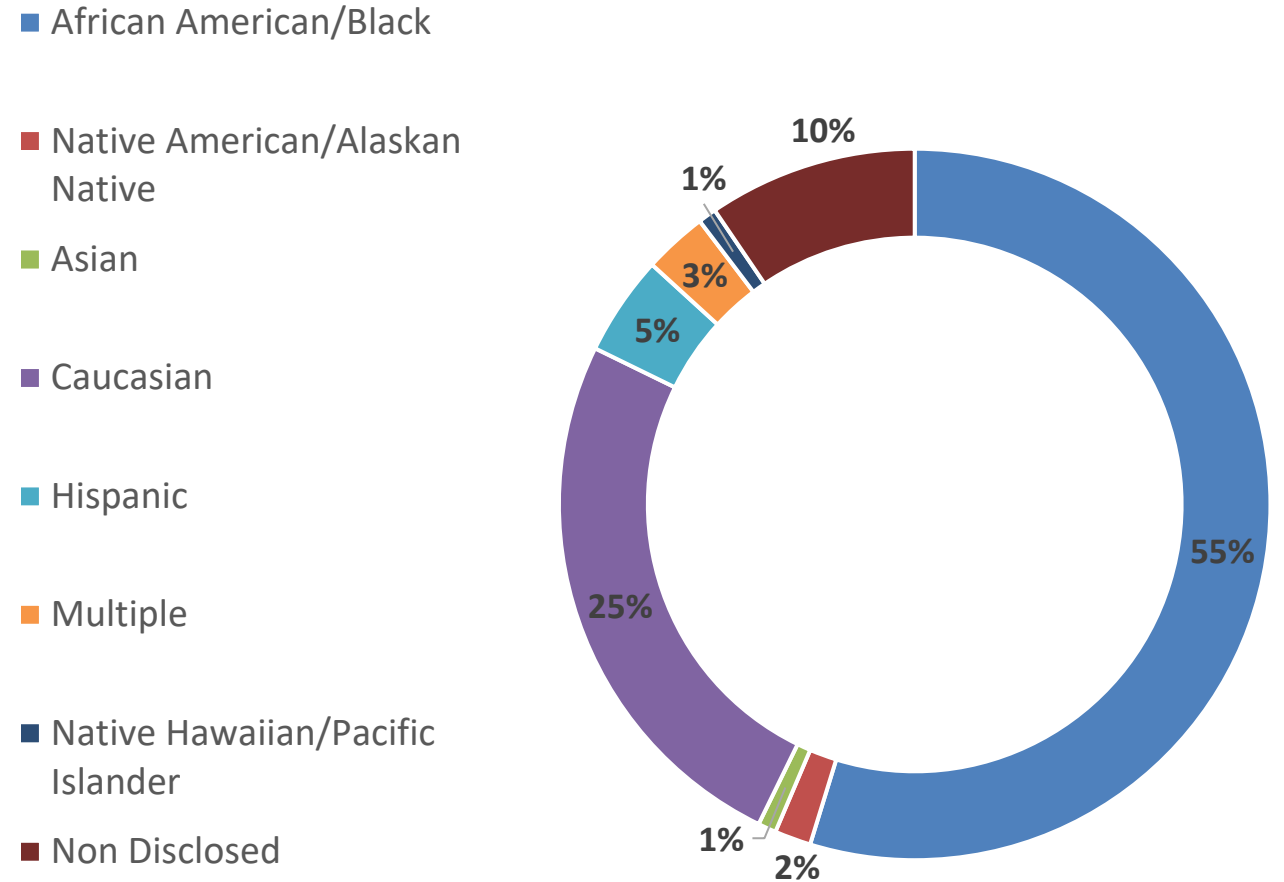
SENIORS AND/OR DISABLED

East Burnside and Ellington Demographics

Household Incomes by AMI



Heads of Household by Race/Ethnicity



Service Providers and Community Partners

East Burnside

- Supportive Housing Services - Mobile PSH team led by JOIN
- Resident Services – Human Solutions

Ellington

- Supportive Housing Services – El Programa Hispano Catolico (new!)
- Resident Services – Home Forward





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New Bond Project Team Presentation Template

Project Name

Project Address/Location

Project Sponsor(s)



Project Overview

Project Team

- Sponsor/Developer
- Property Manager
- Service Providers
- Other Partnerships



Project Schedule Milestones

- Construction Completion/TCO
- Lease-up
- Grand Opening

Project Overview

Project highlights

- Unit Mix

Income Restriction	Studio/ SRO	1-Bdrm	2-Bdrm	3+ Bdrm	Total	Family- size	PSH
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- Target Population
- Onsite amenities
- Design features (green, ADA, trauma-informed)

Marketing and Leasing Strategies and Outcomes

Outreach Strategies to Increase Housing Access for BIPOC/Priority Communities

- Strategy A
- Strategy B

Outcomes – Initial Tenant Demographics *(if available)*

- Applications
- Referrals
- Leasing



Equitable Contracting Outcomes

DMWESB-SDV Contracts

General Contractor:

Professional Consultants:

% Construction Complete:

	PHB Goal	Project Outcomes
Hard Cost Contracts	30%	%
Professional Services/Soft Costs	20%	%
Operations	-	%

Equitable Contracting Outcomes

Workforce Diversity

	PHB Goal		Project Outcomes	
	POC	Women	POC	Women
Apprentices	22%	9%	%	%
Journey Workers	%	%	%	%

Community Engagement Updates

Community Engagement Activities

what type of engagement was conducted.

Engagement Partnerships

Community-based, culturally specific and faith-based partners

Participant Demographics

POC, low-income, older adults, limited English, immigrants/refugees, homeless, existing tenants, etc.

Outcomes

how feedback informed project implementation and outcomes (what changed)





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Director's Update

Progress as of December 2021

Portland's Housing Bond

GOAL: 1,300 TOTAL UNITS

EXCEEDED: 1,490 UNITS ✓

GOAL: 600 UNITS AT 30% AMI

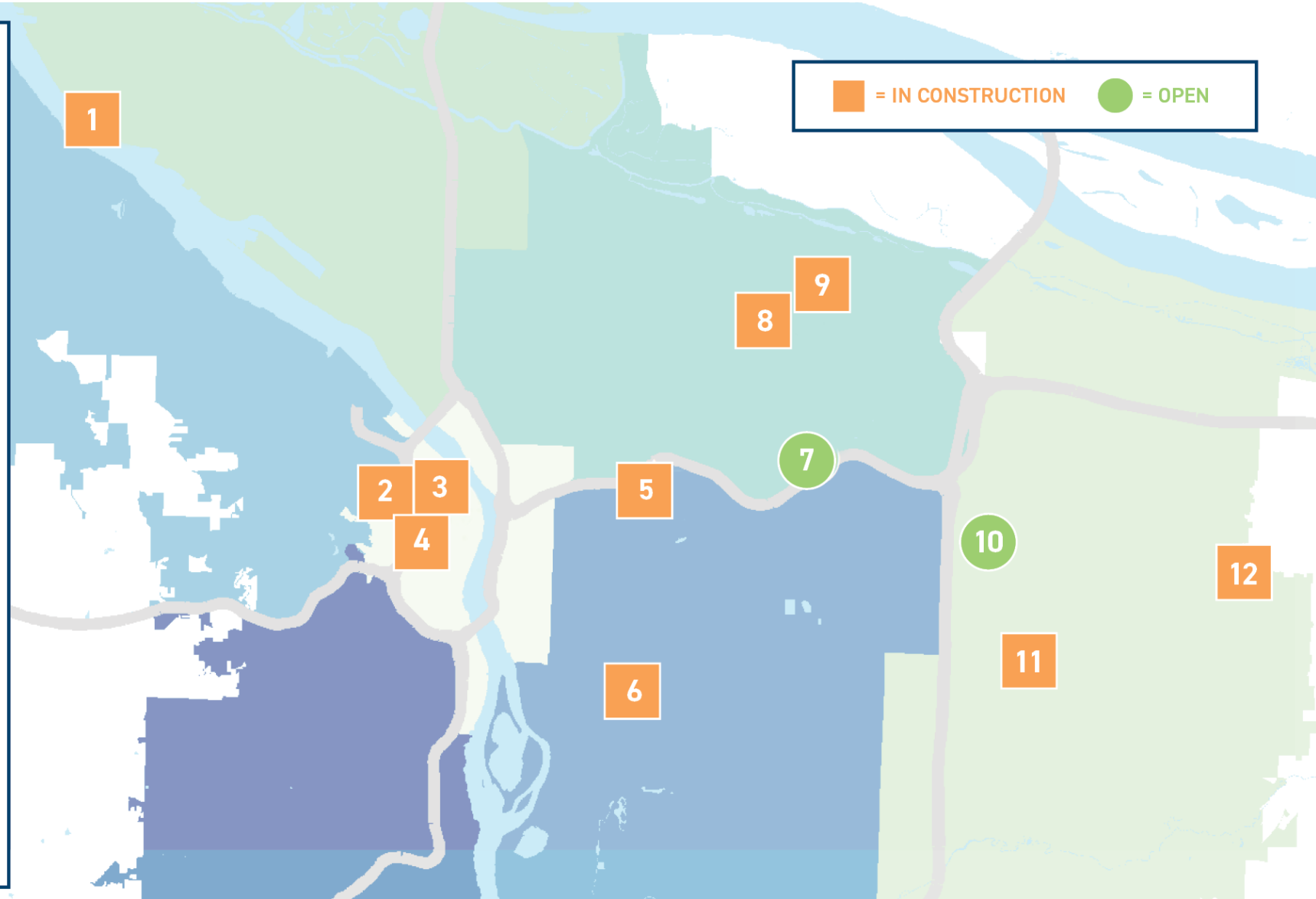
EXCEEDED: 628 UNITS ✓

GOAL: 300 UNITS OF PSH

EXCEEDED: 313 UNITS ✓

GOAL: 650 FAMILY-SIZE UNITS

EXCEEDED: 691 UNITS ✓



Closing Remarks

Next Meeting Date: April 7, 2022