

Meeting Summary: Bond Oversight Committee October 7, 2021

*All materials for this meeting are archived with the Auditor's Office as public record and [accessible here](#).

Committee Members in attendance:	Susan Emmons, Anneliese Koehler, Allan Lazo, Todd Struble, Dr. Steven Holt (facilitator)
PHB staff in attendance:	Shannon Callahan, Jill Chen, Bob Del Gizzi, Leslie Goodlow, Molly Rogers, Tanya Wolfersperger, Stacy Jeffries (meeting support)
Outside participants in attendance:	Trell Anderson and Destin Ferdun, Northwest Housing Alternatives

Welcome: Call to Order, Roll Call

- Roll call was taken and recorded.
- Susan Emmons made a motion to approve the July 15, 2021 meeting summary; Anneliese Koehler seconded the motion. The July meeting summary was approved by the members in attendance:
Susan Emmons, Anneliese Koehler, Allan Lazo, and Todd Struble

Public Testimony

- There was no public testimony.

Proposed 2022 Meeting Calendar

- Proposed meeting dates, conflicts, and suggestions:
 - **February 3, 2022**, 9:30 – 11:00 AM
 - **April 7, 2022**, 6:00 – 7:30 PM – *proposed community location*
**Susan Emmons may have a conflict*
 - **July 7, 2022**, 9:30 – 11:00 AM
 - **October 6, 2022**, 9:30 – 11:00 AM
**Allan Lazo requested that this meeting take place in a community location, instead of the April meeting*

Staff Updates

Bond Projects Dashboard Report

Jill Chen, Housing Investments and Portfolio Preservation Manager

- 3 bond projects are in pre-development; 7 are under construction; 2 are open
- 6 of the 7 projects under construction came in under the maximum per-unit subsidy
- Stark St. and Emmons Place projects have started construction since the last BOC meeting
- April 2022: Lease-up scheduled to begin for Crescent Court
- Summer 2022: Hayu Tilixam, Cathedral Village ready for occupancy

Staff Updates continued

- Additional information provided in response to questions from Todd Struble and Susan Emmons:
 - The Joyce will be the last project to close at the end of this calendar year;
 - Anna Mann funding shortfall addressed; PHB will fund additional amounts.

Expenditure Report Highlights

Bob Del Gizzi, Financial Analyst

- Just under \$46M remaining for future bond projects
- Note: predevelopment expenses can't be funded with bond dollars

Project Team Update: Emmons Place

Trell Anderson, Executive Director, Northwest Housing Alternatives

Destin Ferdun, Director of Real Estate Development, Northwest Housing Alternatives

- Emmons Place will house an estimated 147 people, with seniors as the priority community served
- All units are studios; 48 of them permanent supportive housing (PSH)
- 2-building project:
 - September 2022: Scheduled completion of South building
 - February 2023: Scheduled completion of North building
- Northwest Pilot Project and the Native American Youth and Family Center will provide permanent supportive housing (PSH) services.
- Additional information provided in response to question from Anneliese Koehler:
 - Yes, residents will be able to move in to the South building (which contains the PSH units) while the North building is being completed.
- Trell Anderson expressed thanks to Susan Emmons, Mayor Wheeler, and Commissioner Nick Fish.

Director's Update

Shannon Callahan, Portland Housing Bureau Director

- Dir. Callahan commended the good work done by program teams and staff:
 - All projects have stayed in process, mostly on time, and generally within budget, without using funds beyond those set aside as reserves, despite issues related to construction pricing, timing, and supplies
- Based on feedback from the Committee, there are two areas we would like to focus on moving forward:
 - Improve geographic diversity; include a project in Southwest, outside of the downtown corridor
 - Provide more supportive housing for those experiencing chronic homelessness
- Metro Bond Solicitation (M-BOS): Awardees will be announced the week of October 11:
 - 9 new Metro Bond projects expected; 83% of our commitment to the Metro Bond goals achieved
- For projects that did *not* receive funding through the M-BOS, or the Bond Solicitation from a year ago focused on supportive housing:
 - We would invite those teams to refine their proposals and come back for an additional solicitation in October, with awards announced in December 2021 / January 2022.
 - This would expend the final bond resources, and fund a minimum of two additional projects, with at least one of them in Southwest Portland.

Director's Update continued

- Comments and questions from the committee members in response to Dir. Callahan's updates:
 - **Susan Emmons** approved of the additional solicitation, and commended the Housing Bureau's work, calling it a model to other agencies for its reporting practices, transparency, and clearly-stated goals.
 - **Todd Struble** asked if the projects for the additional solicitation would be focused on Southwest Portland, and what the evaluation process would look like.

Dir. Callahan clarified that the solicitation would not be focusing exclusively on the Southwest, but that one of the goals would be adding a project there.

There are two goals – a project in Southwest, and additional supportive housing – and approx. 8 proposals that would be called back. There would be one review process for both, with a technical feasibility study and external reviewers to make final recommendations.
 - Todd had an additional question about whether Portland Housing Bond and Metro Bond funds would be integrated, or remain separate:
 - Dir. Callahan explained we reserved the right to keep funds separate, but could make an exception for a project at the tail end of the Portland Housing Bond that met the criteria for both housing bonds.
 - **Allan Lazo** liked the plan for an additional solicitation, and asked about the possibility of prioritizing family-sized units.
 - Dir. Callahan said she would expect a Southwest project to be more family-focused, but the first priority will likely be Portlanders living without a home. We'd like to leverage the resources we have and build PSH units, which don't exist in the private market.
 - **Anneliese Koehler** appreciated striking a balance between being efficient and urgent while also running a good process. She expressed thanks to Dir. Callahan for listening to the feedback the committee has given. Adding a Southwest project to the portfolio and focusing on permanent supportive housing are priorities that have been echoed in the room and in the community at large, and she feels the additional solicitation is heading in a good direction.

Closing Remarks

- Next Bond Oversight Committee Meeting: **February 3, 2022**