



**Portland  
Housing Bureau**

**Portland's  
Housing Bond**

Investing Together in Affordable Homes

# Bond Oversight Committee Meeting

Thursday, April 7, 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

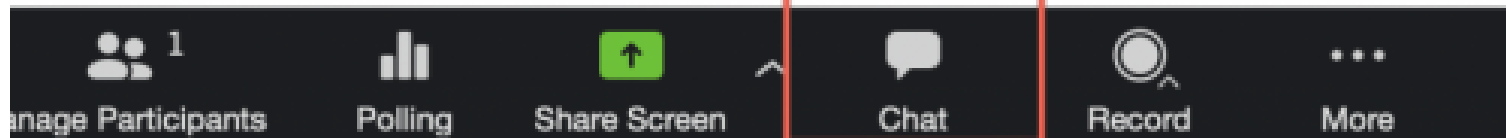
## TIME

TOPIC	LEAD	TIME
<b>Welcome, Roll Call, Minutes</b>	Dr. Steven Holt	9:30 - 9:35
<b>Public Testimony (2 minutes per person)</b>	Dr. Steven Holt	9:35 – 9:40
<b>Portland’s Housing Bond Updates</b>	PHB Staff	9:40 – 9:50
<b>Project Team Presentations</b>	Tanya Wolfersperger	9:50 – 10:30
<b>Director’s Update</b>	Shannon Callahan	10:30 – 10:40
<b>Closing Remarks</b>	Dr. Steven Holt	10:40 – 10:45

# Public Testimony

Two minutes per person.

Submit your testimony via the Chat feature.





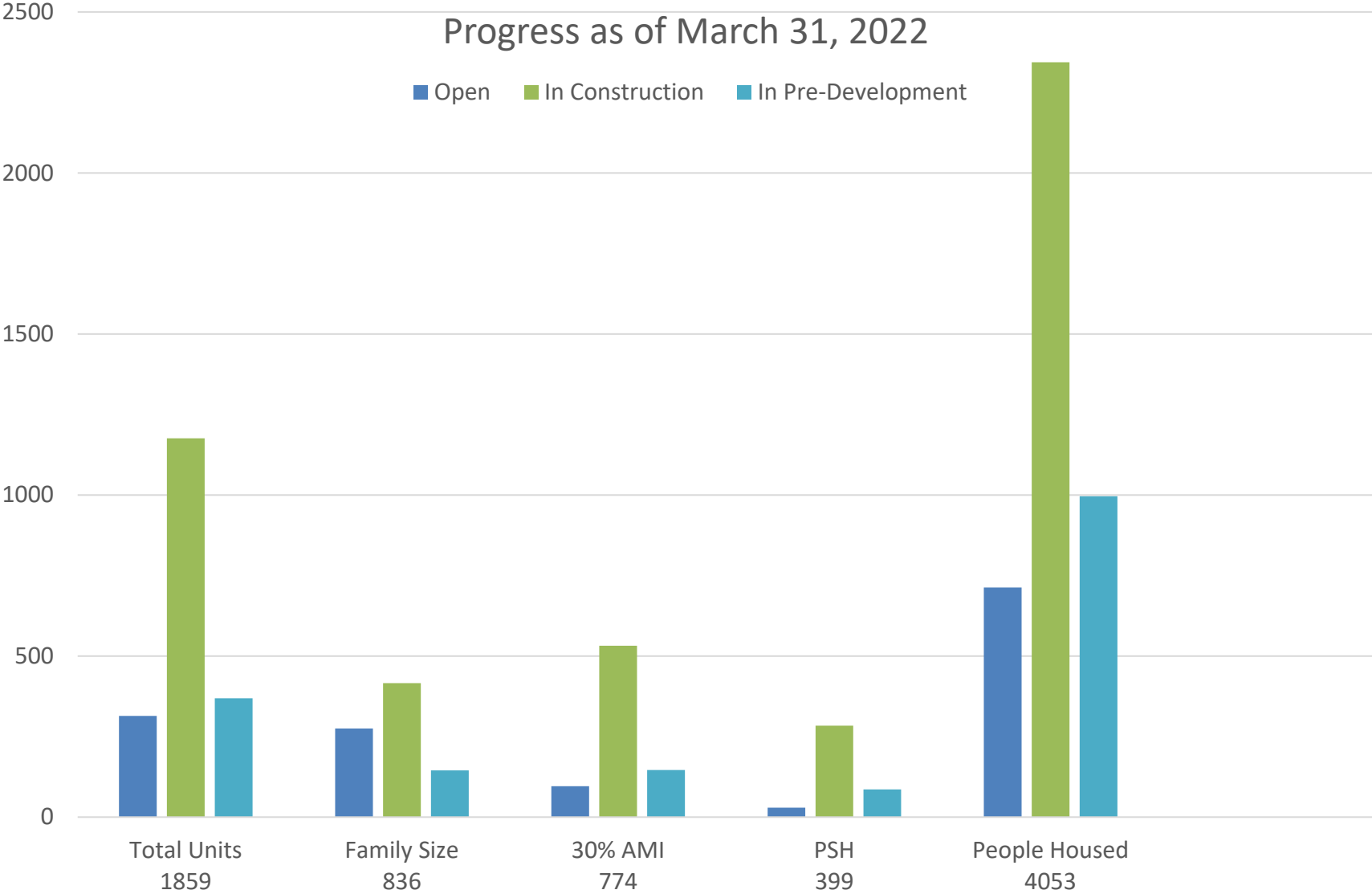
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# Portland's Housing Bond Updates

# Bond Projects Dashboard Report



# Portland's Housing Bond

GOAL: 1,300 TOTAL UNITS

**EXCEEDED: 1,859 UNITS** ✓

GOAL: 600 UNITS AT 30% AMI

**EXCEEDED: 774 UNITS** ✓

GOAL: 300 UNITS OF PSH

**EXCEEDED: 399 UNITS** ✓

GOAL: 650 FAMILY-SIZE UNITS

**EXCEEDED: 836 UNITS** ✓



- 1 - Cathedral Village
- 2 - Emmons Place
- 3 - The Starlight
- 4 - The Joyce Hotel
- 5 - Anna Mann House

- 6 - 3000 SE Powell
- 7 - The Ellington Apartments
- 8 - Hayu Tilixam
- 9 - Las Adelitas
- 10 - E Burnside Apartments

- 11 - Crescent Court Apartments
- 12 - The Aurora
- 13 - **Francis + Clare Place**
- 14 - **Alder 9**
- 15 - **Barbur Apartments**



# Looking Forward - 2022 openings



CRESCENT COURT - 344 housed



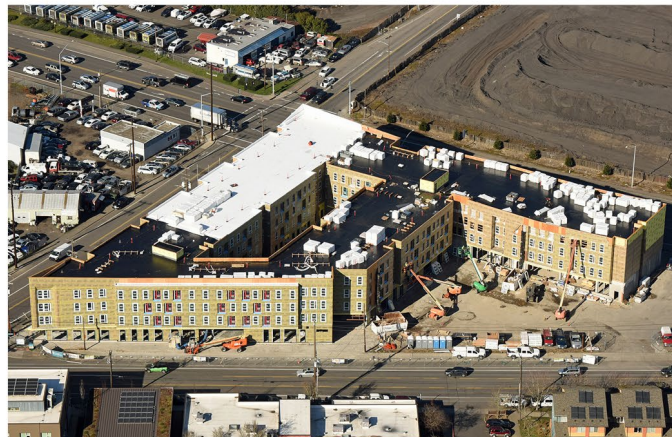
HAYU TILIXAM - 119 housed



CATHEDRAL VILLAGE - 263 housed



EMMONS PLACE - 144 housed\*



LAS ADELITAS - 402 housed



THE STARLIGHT - 100 housed

\*48 units opening 2022, 98 opening 2023



# Looking Forward - 2023 openings



THE AURORA - 235 housed



THE JOYCE - 66 housed

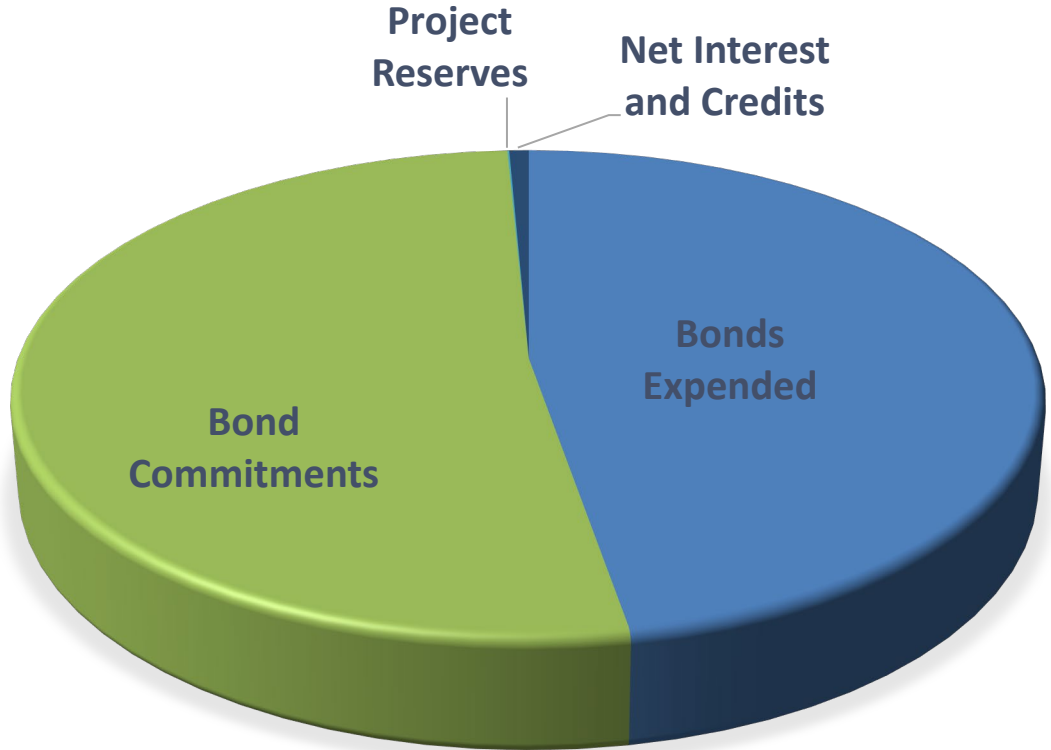


ANNA MANN HOUSE - 315 housed



3000 SE POWELL - 357 housed

# Expenditure Report Highlights *(as of 03/31/22)*



	Total \$	% Totals	% Change – last Qtr.
<b>Expended</b>	\$122.9M	46.6%	+3.8%
<b>Committed</b>	\$135.3M	52.7%	+17.9%
<b>Reserved</b>	\$167.4K	0.06%	-21.8%
<b>Remaining*</b>	\$0	0.00%	n/a
<b>Net Interest/Credits*</b>	\$1.83M	0.70%	n/a

**\*Funds for Future Projects + PHB Admin (remaining + interest) = \$1.83M+**



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# Bond Project Team Presentations





# CRESCENT COURT APARTMENTS

11560 SE Division St  
Portland OR 97266





# Project Overview

## Project Team

- Sponsor/Developer: **Related Northwest and Central City Concern**
- Property Manager: **Quantum Residential**
- Service Providers: **Central City Concern, Immigrant and Refugee Community Organization, Boys and Girls Club**





# Project Milestones and Schedule

- Construction Completion estimated on time April 22<sup>nd</sup> 2022.
- Pre-leasing underway, first residents scheduled for move in April 27<sup>th</sup>.
- Grand Opening scheduled for May 10<sup>th</sup>.



# Project Overview

## Project highlights

- Unit Mix
  - 28 studios
  - 40 one-bedrooms
  - 47 two-bedrooms
  - 23 three-bedrooms
- 46 units at 30% AMI (33%)
- 71 family-sized units (51%)
  
- Target Population: **Families, Communities of Color, Immigrants and Refugees, Households Experiencing, or at risk of, Homelessness**



# On-site services

## Highlights:

\***Boys and Girls Club of Portland** will operate after-school programming for families of the community

\***Central City Concern** will be on-site offering comprehensive resident services in addition to case management for the Permanent Supportive Housing (PSH) residents

\***Immigrant and Community Refugee Organization (IRCO)** will maintain a satellite office on-site, providing community outreach and services targeting the BIPOC community



**BOYS & GIRLS CLUBS**  
OF PORTLAND METROPOLITAN AREA

## Great Futures Start Here

Changing the Lives of Youth in Portland



## Design Features

- Located in the SE Division Street Transit Project
- On Track for Earth Advantage – Platinum Cert
- 153kW Solar Array- Powering B&G Club, Bike Charging, Electric Vehicle Charging, Battery backup for resiliency
- Community Room, parcel locker, bike parking





# Marketing and Leasing Strategies and Outcomes



## Increasing Housing Access for BIPOC/Priority Communities

- Identify groups least likely to apply, and target initial outreach to agencies serving those groups
- Additional outreach to other local service agencies to reach a wider group of populations
- Property Manager and RPM establish additional contacts within the community through daily interactions and community meetings. Maintain outreach database.
- At least annually, and as units come available and/or waitlists are depleted - additional targeted outreach performed to reach BIPOC and priority populations.
- The continued outreach keeps contacts current so the populations most in need will have the opportunity to access affordable housing.



# Marketing and Leasing Strategies and Outcomes (Continued)



## Immigrant and Refugee Community Organization

- Partner in the project- providing targeted outreach to the communities they serve.
- Timing with current refugee crisis- influx of refugees in hotels, etc.

## Powel Hurst Elementary School

- Families in the immediate area in need
- Partnership with B&GC and IRCO- operating programs within the school district and on –site
- After School Programming

## Central City Concern

- IMANI center, Puentes, other culturally responsive programs

**Other direct outreach includes, but is not limited to:** *APANO, Asian Health and Service Center, Catholic Charities , Community Pathways, Community Vision, Do Good Multnomah, El Programo Hispano - Catholic Charities, Home Forward East, Impact Northwest, IRCO Pacific Islander and Asian Family Center, IRCO Africa House, JOIN, Latino Network Family Stability Program, Lifeworks Northwest, Morrison Family Services, NARA, NAYA, Northwest Pilot Project, Portland Homeless Family Solutions, TPI , Trillium Family Services, Urban League of Portland, YWCA- Greater Portland, Self Enhancement, Inc*

# Equitable Contracting Outcomes

## DMWESB-SDV Contracts

General Contractor: **Walsh Construction Co.**

Professional Consultants: **multiple**

% Construction Complete: **91%**

	PHB Goal	Project Outcomes
Hard Cost Contracts	30%	38%
Professional Services/Soft Costs	20%	36%

# Equitable Contracting Outcomes

## Workforce Diversity

	PHB Goal		Project Outcomes	
	POC	Women	POC	Women
Apprentice hours	22%	9%	31%	25%
Journey Level hours	22%	6%	62%	3.5%

# Community Engagement Updates

## Community Engagement Activities

- Neighborhood association outreach
- Multiple Presentation's to EPAP
- Hosted neighborhood outreach meeting with a focused agenda.
- Presented to local school
- Met with local residents and stakeholders; received positive neighborhood support for this very significant development.



## Engagement Partnerships

Immigrant and Refugee Community Organization, Central City Concern, targeted outreach list





# Portland Housing Bureau

# Portland's Housing Bond

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# Hayu Tilixam

A project by Community  
Development Partners and  
NAYA





# Hayu Tilixam

5825 NE Prescott, Portland OR 97218  
Community Development Partners  
NAYA



March 24, 2022







# Project Overview

## Project Team

- Sponsors: CDP and NAYA
- Management: Viridian Property Management
- Resident Services provided by NAYA
- PSH Resident Services provided by NARA

## Project Schedule Milestones

- Lease-up: Beginning May 2022
- Construction Completion/TCO: July 18<sup>th</sup>, 2022
- Grand Opening Celebration: TBD Fall 2022

# Project Overview

## Unit Mix

Income Restriction	Studio/ SRO	1-Bdrm	2-Bdrm	3+ Bdrm	Total	Family-size	PSH
0-30%	8		5	4	17	9	9
31-60%		22	6	5	33	11	
Market/ Manager Units							
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>11</b>	<b>9</b>	<b>50</b>	<b>20</b>	<b>9</b>

## Priority Communities

- Native American Families
- Permanent Supportive Housing (9 units)

# Project Overview

## Onsite Amenities

- Three offices for property management and resident services providers
- Large community room and kids playroom
- Central landscaped courtyard and second floor patio
- Abundant interior and exterior artwork by Native American artists
- NARA PSH Service Provider and NAYA Resident Service Provider

## Design Features

- Trauma informed material and color palette
- Sustainability upgrades such as high-performance ERVs and heat pump hot water heaters made possible by PCEF funds
- 81.2 kw solar array to offset house electric meter



# Marketing and Leasing Strategies and Outcomes

## Outreach Strategies to Increase Housing Access for BIPOC/Priority Communities

- NAYA and NARA housing focused events
  - Ex: Resource fair on Saturday, April 23<sup>rd</sup>
- Announcements at various NAYA/NARA programs/services
- NAYA/NARA Housing Services Staff working directly with clients through JOHS and other housing programs
- NARA PSH Services Coordinator
- List of interested applicants and experience through Nesika Illahee + Mamook Tokatee lease up processes

# Equitable Contracting Outcomes

## DMWESB-SDV Contracts

**General Contractor:** LMC Construction

**Professional Consultants:** CHA Architecture, 7 Directions Architects\*, AKANA Landscape\*, Vega Civil Engineers\*, Samata Electric\*, ABHT Structural\*, Glumac

**Percent Construction Complete:** 64%

	PHB Goal	Project Outcomes
Hard Cost Contracts	30%	33.12%
Professional Services/Soft Costs	20%	26.34%

\* Firms are certified

# Equitable Contracting Outcomes

## Workforce Diversity

	PHB Goal		Project Outcomes	
	POC	Women	POC	Women
Apprentice hours	22%	9%	54.69%	11.22%
Journey Level hours	22%	6%	42.18%	3.87%







# Community Engagement Updates

## Community Engagement Activities:

- Various client focus groups informed building design facilitated by an experienced Native housing consultant
  - Changes incorporated include, laundry lounge facility, enhanced safety measures, children's playroom, art
- Native art consultant and Native arts committee
  - Robust focus on contracting Native American artists to create art for the building

## Engagement Partnerships:

- NARA Northwest
- Partnerships with Cully Blvd. Alliance: Invested TIF resources, future opportunities for business support
- Living Cully opportunities and cultural corridor engagement
- Mamook Tokatee and Nesika Illahee future opportunities





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# Director's Update



# Closing Remarks

*July Meeting Date TBD*