



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland's Housing Bond

Investing Together in Affordable Homes

Bond Oversight Committee Meeting

Portland's Housing Bond

Thursday, April 4, 2019

Agenda

TOPIC

LEAD

TIME

Welcome	Mayor Ted Wheeler	6:30-6:40
Meeting Overview	Dr. Steven Holt	6:40-6:50
Portland Housing Bond: Progress and Next Steps	PHB Staff	6:50-7:05
Introduction to Community Comment Period	Dr. Steven Holt	7:05-7:10
Breakout into Small Groups/ Sharing of Comments	All	7:10-7:50
Closing Remarks	BOC Members	7:50-8:00



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Portland Housing Bond: Progress and Next Steps

Production Goals

Overview



\$258.4 M

Bond to purchase land and existing buildings to develop new affordable housing

1,300

Units of affordable housing for households with incomes at or below 60% of the Area Median Income (AMI)

600

Units at 0-30% AMI

700

Units at 31-60% AMI

300

Permanent Supportive Housing units

650

Family sized units

Priority Communities

- **Communities of Color**
- **Families**, including families with children, immigrant and refugees, and intergenerational households
- **Households experiencing homelessness** or at imminent risk
- **Households facing displacement**

Location Priorities

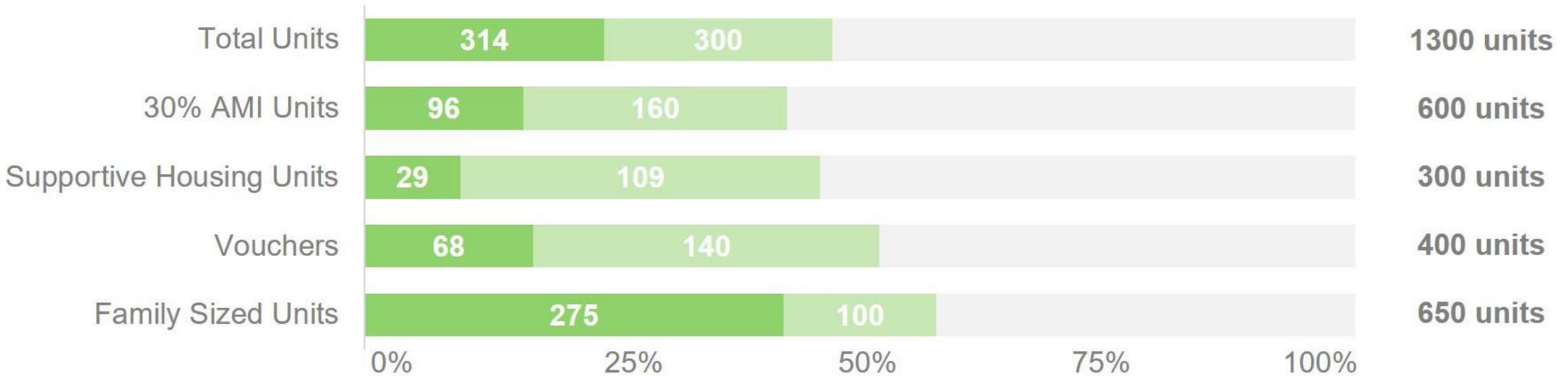
- Assess using a racial equity lens
- Invest in areas with little or no existing housing resources
- Balance investments throughout the city
- Consider school catchment areas, and planned transit and infrastructure projects



Production Goals and Progress

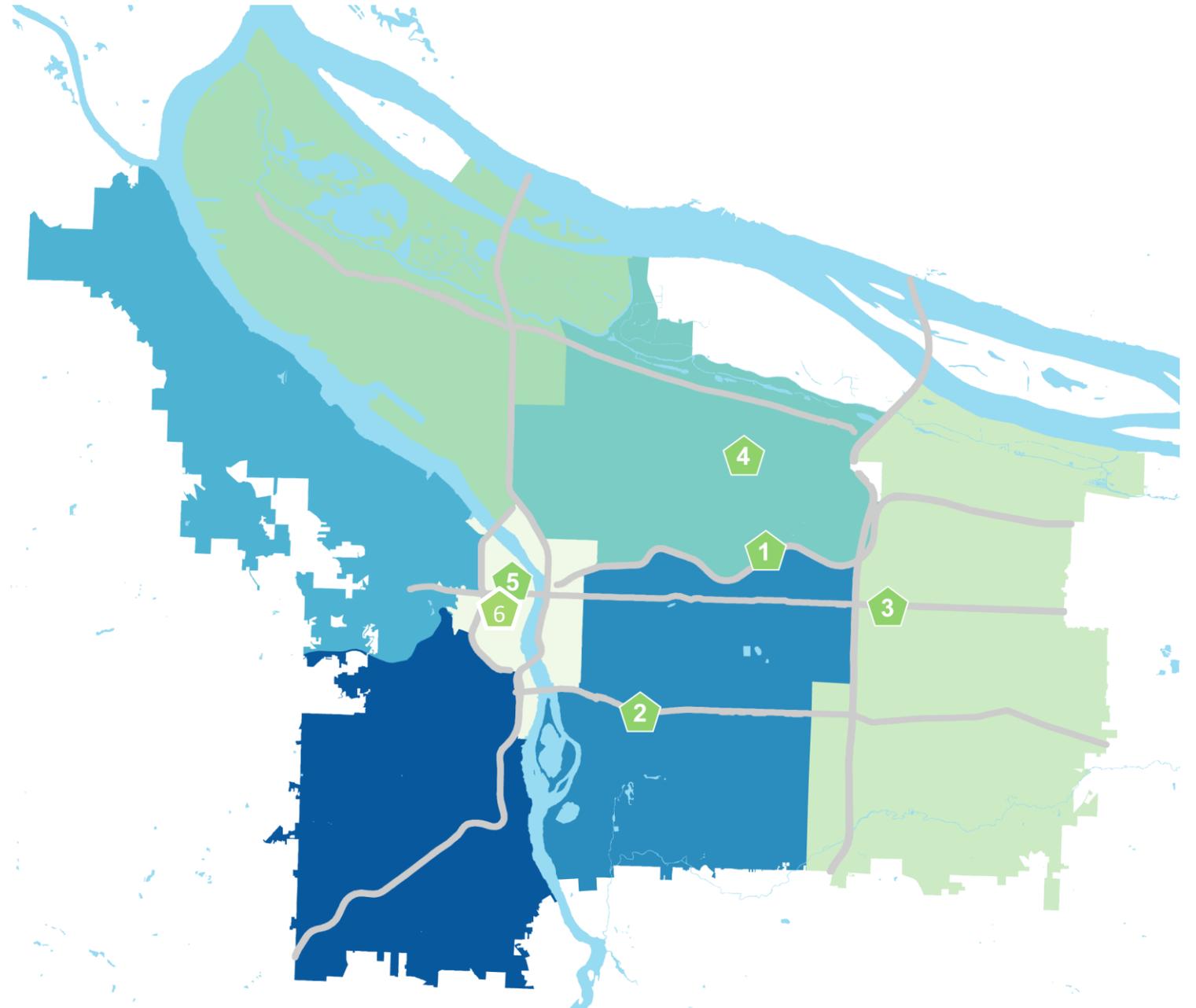
Completed Projects | Proposed Projects

Goals



Bond Properties

1. The Ellington
2. 3000 SE Powell
3. 10506 E Burnside St
4. 5827 NE Prescott
5. NW 6th Ave (Westwind)
6. SW 11th Ave. (Joyce Hotel)



Completed Projects

Proposed Projects to be Developed



The Ellington

262 units



105th & Burnside

51 units

~662

Total Units*

*subject to change



30th & Powell

~160 units



NE Prescott

~50 units



Westwind

~70 units



The Joyce

69 units

New Homes Created

The Ellington and East Burnside Apartments



Total
Residents

623



Children
under 18

300

Referrals from Community Partners

159

Total new households
since April 2017

71%

From Community
Partner referrals

Nearly half (40%) of referrals were
from culturally specific agencies.





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2019 Bond Opportunity Solicitation

Outreach Activities

- Developers
- Contractors and subcontractors
- Supportive housing service providers
- Community engagement stakeholders

Key Take-Aways

- Supportive housing: definitions and eligible uses of funds
- Evaluation and selection criteria
- Experience in reaching Communities of Color
- Low barrier screening

Upcoming Bond opportunity

- 350 to 600 new housing units
- \$70 Million available
- All units regulated at 60% AMI or below
- 30% AMI and Permanent Supportive Housing (PSH) goals
- maximum subsidy per unit

Evaluation Process

Two Review Committees will review and evaluate proposals over 6-8 weeks:

1. Technical and Financial Feasibility Review: Staff from PHB, Prosper Portland, JOHS staff, other Multnomah County department representative.
2. Community Review Committee: Bond Oversight Committee members, Minority Evaluator Program representative, stakeholder group representatives, OHCS staff.

Evaluation Process (cont.)

Criteria for Evaluation

- Project Requirements and Preference – Alignment to Bond Policy Framework
- Equity Plan
- Development Team qualifications and experience
- Proposed Service Delivery Plan
- Preliminary Budget/Proforma
- Proposed Project Schedule

Anticipated Timeline for solicitation

- Late April: issue solicitation #1
- May 15: Mandatory Information Session for proposers
- Late June: deadline to submit proposals
- Week of July 8: Review by Internal Committee
- Week of July 29: Review by External Committee
- Late August: Notice of Awards letters

Community Comments (in Small Groups)

Improving Access to Opportunities

1. How can we make Bond opportunities more accessible to developers, contractors and community agencies who have not worked with the City in the past? What relationships should we form or strengthen?
2. What actions should we take to improve access to Bond housing for community members from Communities of Color?

Sharing of Comments

Final Remarks

Upcoming Bond Oversight Committee Meetings

July 18, 9:00 – Noon

Portland Housing Bureau
421 SW 6th Ave, Suite 500, Portland OR

October 3, 9:00 – Noon

Portland Housing Bureau