

Meeting Summary: Bond Oversight Committee April 6th, 2023

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

Committee Members in attendance:	Todd Struble, Anneliese Koehler, Allan Lazo, Stephen Green, Dr. Steven Holt (<i>facilitator</i>)
PHB staff in attendance:	Molly Rogers, Tanya Wolfersperger, Megan Grillo, John Trinh, Angel Landron-Gonzalez, Jill Chen, Gabriel Mathews, Antoinette Pietka, Chris Gustafson, Jennifer Chang, Martha Calhoon, Desi Bellamy
Others in attendance:	Lee Bursten (<i>captioner</i>)

Welcome, Roll Call, Minutes (Recording Time: 0:00:00 – 0:01:48)

- Roll call was taken and recorded
- Allan Lazo made a motion to approve the February 2, 2023, meeting summary, Stephen Green seconded
- The February meeting summary was approved by Todd Struble, Allan Lazo, and Stephen Green

Public Testimony (Recording Time: 0:01:48 – 0:04:56)

- There was no public testimony

Portland's Housing Bond Updates (Recording Time: 0:04:56 – 0:40:04)

Bond Projects Dashboard Report

Jill Chen, Housing Investments and Portfolio Preservation Manager

- Bond projects dashboard report – progress as of March 31, 2023
 - There are now more completed projects/units than ones in predevelopment or construction
 - Francis + Clare is targeted to close the end of June this year. Additional requests have been made by the parish related to the land transfer as well as amenities which will require additional PHB funding – estimated to be approximately \$1 million – as well as potential resolution with Bureau of Development Services related to parking
 - Hollywood HUB has a number of items in red that are due to the lease-up and meeting of completion
 - There have been delays across all outstanding projects
 - Hacienda's Las Adelitas had its grand opening on March 9th with a lot of positive press
- Issues and risks:
 - Construction risks/delays have continued in areas such as supply chain, PPLPPG issues, and inspection issues which results in an increase in interest during construction and has led to PHB releasing funds earlier to allow the developers to reduce interest during construction
 - Outside increases have also been seen, such as increased asks for additional grant funding, asks for additional tax credit equity and private activity bonds, and requests for addition senior debt. Many projects that are in construction are also in the process of revising their financing because of the delays and interest
 - Increases or continuations of risk on operations have been seen in permanent supportive housing and standard operations. Additional needs of residents coming from coordinated access. Owners and

developers have asked the joint office to review their standard of \$10,000 per unit per annum for service support because it trickles down

- Need for alignment of State, regional, and local resources
- Closing out of the Portland Housing Bonds
- Side discussion on future role of the Bond Oversight Committee
- Side discussion on the allocation of affordable housing units in the future as prices continue to go up
- Barbur Apartments & Hollywood HUB considerations
 - Both awarded through 2021 competitive solicitations (Barbur was Portland Housing Bond and Hollywood HUB was Metro Bond)
 - Barbur Apartments faced over a \$4 million funding gap, targeting LIFT
 - OHCS apportioned LIFT and HFT for Metro funded projects only
 - PHB granted \$9,355,130 in HTF and \$10,988,522 in LIFT in 2022 plus additional \$2,166,250 in LIFT early 2023
 - Hollywood HUB not an efficient user of LIFT, fully funded and closed before June 2024 whereas Barbur will close toward the end of 2024/early 2025
- Portland's Housing Bond infographic
 - Barbur is now switched with Hollywood HUB but numbers have not changed as it was almost a one-for-one swap for the exact type of units and there was no loss of total units
 - The Portland Housing Bond would exceed total unit production by 43% with 1,559 units
 - The target of 650 family size units has been exceeded, currently at 835
 - The target of 600 30% area median income (AMI) units has been exceeded, currently at 774
 - The target of 300 permanent supportive housing (PSH) units has been exceeded, currently at 399
- 2022 Portland Housing Bond openings
 - Crescent Court now open, 344 housed
 - Cathedral Village now open, 263 housed
 - The Starlight now open, 100 housed
 - Hayu Tilixam now open, 119 housed
 - Las Adelitas now open, 402 housed
 - Total of 538 affordable units and 1,200+ housed in 2022
- 2023 openings
 - Emmons Place now open, 144 housed
 - The Aurora (235 housed) opening sometime March/early April
 - Anna Mann (315 housed) South Building opening February 2023
 - The Joyce (66 housed) opening April
- 2024-2026 bond openings
 - 3000 SE Powell, 357 housed
 - Alder 9, 285 housed, approved in January and is under construction
 - Francis + Clare, 68 housed
 - Hollywood HUB, 417 housed

Expenditure Report Highlights

Angel Landron-Gonzalez, Finance & Accounting Manager

- Expanded versus committed amounts have continued increasing on ongoing construction compared with the previous quarter's report
- Expenditures as of March are \$187.6 million, where the project spending has increased by \$27.7 million or 17.7%

- The committed funding for this period is \$76.1 million, decreasing by the same amount that was spent, \$27.7 million or minus 26.7% compared to last quarter
- The remaining \$606,622 will be allocated to fill funding gaps in awarded projects, an increase of \$149,000 or 32.6% versus last quarter

Interim Director's Update (Recording Time 0:40:04 – 0:46:41)

Molly Rogers, Portland Housing Bureau Interim Director

- Made acknowledgments and mentioned that PHB has many projects opening, under construction, and only two remaining projects to be closed
- Spoke on the progress made since the beginning of the pandemic when PHB started with a \$70 million additional gap in all of its dozens of projects and that has now been whittled down so that the commitments made to the voters and Portland Housing Bond can be met, with a path forward for the Metro Housing Bond projects as well
- Touched on the realigning of bureaus that resulted from the charter reform and the corroboration that has resulted from that
- Alluded to the future of the Portland Bond and the Metro Bond, as well as future plans of PHB

Closing Remarks / Next Meeting (Recording Time: 0:46:41 – 0:47:32)

- Acknowledgments and thank yous
- Next meeting is July 13th, 2023