



600 NE Grand Ave.
Portland, OR 97232-2736

Council work session agenda

Tuesday, October 27, 2020

2:00 PM

**<https://zoom.us/j/471155552> or
877-853-5257 (toll free)**

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2:00 Call to Order and Roll Call

Work Session Topics:

2:05 Housing Update [20-5473](#)

Presenter(s): Elissa Gertler, Metro
Jes Larson, Metro
Emily Lieb, Metro

Attachments: [Work Session Worksheet](#)
[SHS Alignment Guidance and Template Draft](#)
[Housing Bond Quarterly Progress Report July-Sept 2020 Final](#)

2:50 Chief Operating Officer Communication

2:55 Council Communication

3:00 Adjourn

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Housing Update

Work Session Topics

Metro Council Work Session
Tuesday, October 27, 2020

HOUSING PROGRAM AND POLICY UPDATES

Date: October 19, 2020
Department: Planning & Development
Meeting Date: October 27, 2020
Prepared by: Emily Lieb,
emily.lieb@oregonmetro.gov; Jes Larson,
jles.larson@oregonmetro.gov

Presenters:

- Elissa Gertler, Director, Planning & Development
- Jes Larson, Housing Policy Program Manager, Planning & Development
- Emily Lieb, Housing Bond Program Manager, Planning & Development

Length: 45 min

ISSUE STATEMENT

The purpose of this item is to update the Council on several areas of Metro's housing work:

- Reimagine Oregon housing policy expectations
- Supportive Housing Services (SHS) implementation planning
- Opportunities for integration of SHS funding in housing bond projects
- Housing bond implementation progress

Staff will provide a presentation followed by time for Council questions and discussion.

ACTION REQUESTED

No immediate Council action is requested. This update is intended to provide an opportunity for Council members to ask questions and provide general feedback regarding housing program efforts underway.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

Reimagine Oregon recommendations

Advancing racial equity is core to the housing team's work and implementation of the regional housing bond and supportive housing services programs. This work is guided by our Metro plan and the Planning and Development departmental plans to advance racial equity. It is also informed by Metro's equitable housing framework and our best practices summary for operationalizing racial equity in affordable housing. The work of advancing racial equity is continuous and evolving as we convene community partners, learn more about systemic barriers in housing, and evaluate the impacts of our programs.

Since the summer of 2020, Reimagine Oregon has been leading discussions across the state at every level of government to advance policy and public investments that will create more equitable outcomes for Black Oregonians. Their list of policy demands for Metro includes these two housing-specific issues:

1. Hold jurisdictions accountable for Affirmatively Furthering Fair Housing

2. Require racial impact analyses of local houseless services in implementation plans for Measure 26-210 and deploy strategies to meet the needs of Black families experiencing or at risk of homelessness

The housing team has been actively working to incorporate this policy direction into the implementation of the affordable housing bond program, supportive housing services program, and other housing policy efforts underway in the department. Staff will describe our plans to advance this work and continue advancing racial equity outcomes in housing policy and investments throughout the region.

Integration of Housing Bond and Supportive Housing Services (SHS) investments

The new regional SHS program will generate significant new resources for supportive housing. Supportive housing programs pair long-term rent assistance and wrap around services to create housing stability for people who have experienced prolonged homelessness related to disabling conditions. It is estimated that as many as 5000 households in our region need supportive housing and the new regional program will provide ongoing funding for at least 5000 placements. Successful implementation of the SHS program will rely on our system's ability to create or secure at least 5000 apartment units to partner with the program.

Metro Council has directed staff to identify opportunities to align and leverage regional investment programs. Strategic deployment of SHS funds into housing bond projects has the potential to extend the impact of capital bond investments by filling in operating gaps, increasing overall production, deepening affordability, and/or aligning supportive services for supportive housing. For the SHS measure, pairing housing services funding with affordable homes being created through the bond will provide the units needed for these services to be effective in ending homelessness for those served.

The Housing Bond Oversight Committee has expressed the need for early planning to ensure that these opportunities for integration are not missed, given significant activities currently underway to commit bond funds to affordable housing projects. To support these opportunities, Metro is asking all housing bond implementation partners to submit an addendum to their annual progress report that describes how SHS funding could be integrated into their housing bond portfolio. Staff will provide an update on this request to Housing Bond jurisdictions and how it will align with SHS implementation planning.

Housing Bond Implementation Update

Staff will present highlights from the quarterly implementation progress report for the housing bond program, as well as an update on next steps. The program's first annual report will be developed in early 2021, following submission of annual progress reports by each housing bond implementation jurisdiction. The annual report will be provided to Council in conjunction with findings and recommendations from the Housing Bond Oversight Committee.

BACKGROUND

The Council last received an update on Housing Bond implementation progress in a work session on May 14, 2020, and an update on implementation readiness efforts in the SHS program at the July 28, 2020 work session.

ATTACHMENT

- Housing Bond Quarterly Report (July-September 2020)
- SHS Integration: Guidance and template for Housing Bond implementation jurisdictions to submit addendums to their annual progress report
- Is legislation required for Council action? Yes No

Supportive Housing Services (SHS) Integration: Guidance and template for Metro Housing Bond Implementation Partners to submit SHS addendums to annual progress reports

Draft 10/19/20

The Supportive Housing Services (SHS) Measure approved by voters provides an important opportunity to align housing programs to maximize the impact of voter approved funding, and reach more residents in need. As many have recognized, pairing Metro Affordable Housing Bond capital funding with SHS ongoing rent assistance and operating funds could increase affordability, services, and unit production beyond what either program could achieve on their own.

Strategic deployment of SHS funds into housing bond projects has the potential to extend the impact of capital bond investments by filling existing operating gaps, increasing overall production, deepening affordability, and/or aligning supportive services for permanent supportive housing. For the SHS program, pairing housing services funding with affordable housing projects created through the regional bond will provide urgently needed units for supportive housing programs aimed at serving people experiencing or at risk of prolonged homelessness.

The opportunities and challenges are unique in each implementing jurisdiction. Some jurisdictions began bond implementation efforts with operating funding gaps due to a lack of allocated project-based Section 8 vouchers. Some jurisdictions are far along with project selection and have a project already under construction. What is consistent across all seven Housing Bond jurisdictions is an opportunity to coordinate and leverage new SHS funding in conjunction with the three county SHS implementers.

In order to ensure that these opportunities are not missed, Metro is asking all Housing Bond implementation partners to submit an **annual progress report addendum** describing how you anticipate SHS funding being integrated into Housing Bond projects. This planning will require coordination between Housing Bond implementation partners and SHS County implementers, where these entities aren't the same. SHS Local Implementing planning efforts have already begun in each county, and are expected to wrap up near the end of the year. Therefore, the opportunity and need to begin planning for integration of implementation efforts is urgent.

Assignment Overview

There are multiple potential approaches for how SHS funding could be integrated into Housing Bond projects. From the list of approaches below, each jurisdiction will choose the approach(es) that best meets their community objectives and programming needs:

- a. Increase capital construction by utilizing SHS funds for rental assistance/operating subsidy to meet existing 30% AMI unit goals and increase production of 60% AMI units;
- b. Increase the number of 30% AMI units by leveraging SHS funds to exceed the minimum goal for deeply affordable units;
- c. Prioritize supportive housing by leveraging SHS funds to provide supportive services to units created through the housing bond;
- d. A combination to the above;
- e. No change in production or affordability targets; plan to use SHS funds only for rental assistance to fill identified operating gaps as modeled by Metro; or
- f. No change in production or affordability targets; no use of SHS funds.

In some jurisdictions, a significant portion of bond funds have already been committed to projects through concept endorsements; however, many of these projects may still present opportunities for integration of SHS funds. Projects approved for concept endorsements will likely be modified as the development plan proceeds, and implementing jurisdictions may seek to work with project sponsors to explore or support opportunities to leverage SHS for greater impact. Metro will support such modifications to projects that have already received concept endorsements.

Additionally, for jurisdictions with remaining funds and anticipated future funding solicitations, jurisdictions will consider how best to utilize SHS funds with remaining uncommitted bond funds to achieve existing and/or increased production outcomes.

In order to support coordination, we request that discussions between respective jurisdictions in each county begin by **early October** and that draft addendums outlining high-level intentions for use of SHS funds, be submitted to Metro by **Jan. 6, in conjunction with the annual progress report**. Following Metro staff review, the addendums will be submitted to the Housing Bond Oversight Committee for review in conjunction with your jurisdiction's annual progress report.

Attached please find:

- Attachment A: SHS integration addendum template
- Attachment B: Recommended approaches to distribution and financial modeling, and preliminary considerations related to SHS long term rental assistance (LRTA) program

Attachment A: SHS integration addendum template

Housing bond implementation partner jurisdiction:

Date:

Please describe your anticipated strategy or strategies for integrating SHS funds into your Housing Bond implementation strategy. Possible approaches may include:

- a. Increase capital construction by utilizing SHS funds for rental assistance/operating subsidy to meet existing 30% AMI unit goals and increase production of 60% AMI units;*
- b. Increase the number of 30% AMI units by leveraging SHS funds to exceed the minimum goal for deeply affordable units;*
- c. Prioritize supportive housing by leveraging SHS funds to provide supportive services to units created through the housing bond;*
- d. A combination to the above;*
- e. No change in production or affordability targets; plan to use SHS funds only for rental assistance to fill identified operating gaps as modeled by Metro; or*
- f. No change in production or affordability targets; no use of SHS funds.*

1. Please complete the below tables describing your anticipated approach or approaches for all approved bond projects and for remaining bond funds not yet committed.

Existing Projects with Concept Endorsements or Final Approval

Project Name	Approach(es) (see above options)

Remaining Bond Funds

Project or solicitation name (use multiple rows if multiple approaches will be used to select projects for remaining funds – or just list “all remaining funds” if only one approach will be used)	Approach(es) (see above options)

2. Provide a brief narrative (500 word max) describing the rationale for these approaches and how you arrived at them. As relevant, you may wish to include description of financial modeling and policy considerations that have helped to inform your approach.

Attachment B: Recommended approaches to distribution and financial modeling, and preliminary considerations related to SHS long term rental assistance (LRTA) program

The purpose of this document is to provide additional information that may be useful in your planning. Below you will find preliminary guidance and recommendations related to:

- Distribution of supportive housing across your portfolio of housing bond projects
- Financial modeling to support integration of SHS funds in housing bond projects
- Development of the SHS regional long-term rental assistance (RLRA) program

Distribution of supportive housing across housing bond portfolio

Based on discussions with affordable housing operators, many policymakers consider it a best practice to have either a small portion of units (i.e., less than one-third of total units) within a building or 100% of units in a building dedicated to supportive housing. It is generally recommended to include both supportive housing models in a portfolio. The choice between these two models in a particular project is typically determined based on an understanding of the target population, building size, intended services model and funding sources.

This distribution approach is consistent with Metro’s recommendation that deeply affordable 30% AMI units may be distributed across a portfolio in ways that best serve the target population and maximize leveraged funding and services.

Financial modeling for integration of SHS funds in Housing Bond projects

The financial modeling provided below was conducted by Metro to support your planning efforts. If alternative modeling assumptions are used for planning, Metro requests that jurisdictions provide a description in your SHS Addendum.

The Housing Bond Work Plan allocated an average of \$143,000/unit¹ in bond subsidy to support unit production goals. In the financial modeling used to arrive at these costs, it was estimated that 2/3 of units targeted for affordability at 30% AMI or below would require additional operating subsidy, such as rental assistance; and that 1/3 of units could achieve rent affordable at 30% AMI² through cross subsidization from higher rent units.

County	Overall unit goal	30% AMI unit goal	Units requiring op. subsidy	PBV commitments	Gap (number of units with unmet operating subsidy gap)
Clackamas	812	333	223	200	23
Multnomah (Portland, Gresham, and Home Forward)	1,773	727	487	0	487
Washington (Beaverton, Hillsboro, and Washington County)	1,316	540	362	200	162
Total	3,901	1,600	1,072	400	672

¹ Does not include Housing Bond funds leveraged through Metro’s Site Acquisition Program.

² Assumed rents exactly at 30% AMI, not 0-30% AMI.

The estimated average cost to “buy down” a unit’s affordability from 60% AMI to 15% AMI³ is \$10,000 per unit per year in ongoing rental assistance. Assuming this operating subsidy is fully funded for 15 years, the amount of bond funds required per 30% AMI unit could be reduced to \$113,000, creating the opportunity make Housing Bond investments stretch further by achieving more units.

Development of the SHS regional long-term rent assistance (RLRA) program

Metro is working with SHS implementation partners to develop programmatic parameters for the use of SHS funding to provide long-term rent assistance. Long-term rent assistance will be a major component of the SHS program. It will be administered by the three housing authorities, who will work together with Metro to ensure regional consistency in key policy and administrative areas.

Metro is committed to working with partners to address the challenge of getting lenders and investors comfortable with the inclusion of local rent assistance in housing bond projects. We recognize that there may be some hesitancy among financial partners to acknowledge this new source of operating revenue, due to its novelty and due to the 10-year sunset in the SHS measure. Lenders and investors will also need to develop familiarity with supportive housing models.

We will provide further guidance on this issue as it is developed, but wanted to share some preliminary recommendations developed in consultation with experts for how this program could be structured to mitigate risks and reassure financial partners:

- A. *Provide flexibility in regulatory agreements for affordability to shift to 60% AMI if operating subsidy is lost.* This flexibility is acknowledged in Housing Bond Implementation IGAs and should be incorporated into each jurisdiction’s project level regulatory agreements.
- B. *Create a regional Housing Assistance Payment contract in coordination with housing authorities, to serve as a binding agreement between the project owner and the rental assistance program administrator.* The contract should account for both long term rental assistance and operating costs and should address such issues as the funding commitment, proposed rent schedule, term and program requirements. Regional consistency will provide assurance to lenders/investors and predictability for property managers.
- C. *Model local rent assistance program on elements of the federal Section 8 program to provide familiarity and certainty to underwriters and developers.* The program requirements should align with key elements of Section 8 that relate to rent setting/adjustments and funding flow.
- D. *Consider an up-front set aside of rent assistance funding need to demonstrate full commitment of funding for the first 15 years of all projects.* Some form of pooled reserve will be a key strategy to secure investor confidence in the long-term viability of the program, and to demonstrate financial capacity to support transition to 60% AMI rents if the SHS subsidy goes away.
- E. *Establish and increase project-level reserves as part of the development process.* Current expectations for operating reserves range from three to six months’ worth of operating expenses and debt service. Additional project-level reserves may be required to mitigate risks perceived by investors and lenders.

³ We assume voucher households will have rents between 0-30% of AMI. For simplicity, 15% AMI is modeled.

Housing Bond Quarterly Report | 10/7/20

This is the third quarterly progress report for the Metro Regional Affordable Housing Bond. A similar report will be produced quarterly with the goal of keeping the Housing Bond Community Oversight Committee, Metro Council, and other stakeholders and partners informed about ongoing implementation progress. A more detailed report will be provided annually for each calendar year, following submission of local progress reports by each participating implementation jurisdiction for review by the Oversight Committee.

LOCAL IMPLEMENTATION STRATEGIES & INTERGOVERNMENTAL AGREEMENTS

On September 3, the implementation intergovernmental agreement (IGA) between the City of Portland and Metro was signed. An IGA is expected to be signed with Home Forward in coming months. At that point, all seven implementing jurisdictions will have completed their local implementation strategies and intergovernmental agreements with Metro.

PROJECTS UNDERWAY

As of the end of September, thirteen projects have received a Metro concept endorsement and are in predevelopment, and two projects have received final approval and are under construction. Collectively, these projects represent 1,539 new affordable homes, or 39.5% of the total production target for the Housing Bond, while using up approximately 26.9% of funding. Of the homes created, 680 will have 2 or more bedrooms, representing 35% of the Housing Bond’s target for family-size homes; and 512 will be affordable to households with incomes at or below 30% of area median income (AMI), representing 32% of the Housing Bond’s target for deeply affordable homes.

Production and funding dashboard



Select development metrics

The following metrics reflect preliminary cost estimates and development plans. These figures will be updated as projects are refined during the planning process. Note that metrics related to total cost take into account all units within a project, whereas metrics related to bond subsidy only consider bond eligible units.

Cost & subsidy efficiency metrics	Range	Average
Metro bond subsidy per eligible unit	\$54,878- \$159,138	\$104,497
Total cost per unit	\$305,399 - \$472,231	\$362,474
Total cost per bedrooms	\$138,128 - \$397,778	\$224,808
Percent of bond eligible units at 30% AMI	7% - 100%	38%
Percent of bond eligible units with 2+ bedrooms	0% - 83%	53%

Goal for COBID participation in construction¹	Number of projects
20%	8
25%	4
30%	1
35%	2

Prevailing Wage	Number of projects
Subject to federal prevailing wage (Davis Bacon)	8
Subject to state prevailing wage (BOLI)	1
Not subject to prevailing wage	6
To be determined	1

Project outcome metrics

Once projects begin to reach construction completion and occupancy, quarterly reports will also include metrics related to project outcomes, including:

- COBID-certified firm participation outcomes, disaggregated by race and gender
- Workforce participation outcomes, disaggregated by race and gender (if applicable based on the jurisdiction's LIS and project)
- Marketing and application outcomes
- Resident demographics

¹ Percentage of hard costs targeted to be awarded to COBID-certified MWESB subcontractors. Some projects submitted a "minimum" goal and an "aspirational" goal. These ranges are described in the attached project summary; for the purpose of this table, the more conservative target is reflected.

LOCAL SOLICITATIONS AND PROJECT SELECTION

In addition to the above projects, Metro is currently reviewing two projects submitted by Gresham for concept endorsement, and two projects submitted by Portland for final approval (see description of Portland's Phase 2 Implementation below). Collectively, these four additional projects currently under consideration represent 582 units. Another project is anticipated to be submitted by the City of Hillsboro this month. Materials for these projects will be shared with the Oversight Committee prior to the next meeting on Dec. 2.

Local project selection processes underway or coming soon include:

- **Portland's predevelopment pipeline (underway):** The Portland Housing Bureau is identifying projects in its predevelopment pipeline, with an emphasis on increasing 30% AMI and/or larger bedroom sized units, to receive a small allocation of Metro bond funding. Portland's LIS states that these projects will utilize no more than 10% of Portland's allocation of Metro bond funds.
- **Portland Request for Qualifications for Permanent Supportive Housing (anticipated to be released in October):** The Portland Housing Bureau (PHB) is planning to release a Request for Qualifications (RFQ) to solicit proposals for up to \$15 million in Metro bond funds for development teams working to create Permanent Supportive Housing (PSH) for Black, Indigenous and People of Color (BIPOC) households.
- **Elmonica Station RFQ:** Metro and Beaverton plan to release a solicitation for the development of Metro's 1.07 acre property at 170th and Baseline near the Elmonica MAX Station. Metro and City of Beaverton staff anticipate a future project at this site could deliver approximately 60-80 bond-supported affordable units that continue to advance the goals of Beaverton's Local Implementation Strategy and Metro's Site Acquisition Program.

Project Name	Location	Implementation Partner	Developer	General Contractor	Number of units			Metro bond funds	Metro bond subsidy per bond eligible unit	Total Project Costs*	Total cost per total unit	Total bedrooms	Total cost per total bedrooms	Percent of bond eligible units at 30% AMI	Percent of bond eligible units with 2+ bedrooms	Contracting goal (% of total hard costs to be awarded to COBID firms)	Prevailing wage?	Status (concept endorsement, final approval or groundbreaking)
					Total	30% AMI	2+BR											
Mary Ann	Beaverton	Beaverton	REACH	Wash	54	11	29	\$ 3,000,000	\$55,556	\$21,867,324	\$404,950	86	\$254,271	20%	54%	20%	no	Under construction (anticipated to open in May 2021)
17811 Scholls Ferry Rd ("Project D")	Beaverton	Beaverton	Wahcamp	not yet selected	164	12	84	\$ 9,000,000	\$54,878	\$51,923,724	\$316,608	262	\$198,182	7%	51%	20-30%	TBD	Concept endorsement 07/2020
Webster Road**	Gladstone	Clackamas	Housing Authority of Clackamas County	Wash	45	45	0	\$ 6.9 M	\$151,319	\$17.9 M	\$397,778	45	\$397,778	100%	0%	20%	yes (Davis Bacon)	Concept endorsement 07/2019
Fuller Rd Station Family Housing	Unincorporated Clackamas County (in Happy Valley)	Clackamas	GSA (Anna Geller), GRES (Thomas Brenneke)	Alex Coleman, R&H Construction	100	25	83	\$ 10,000,000	\$100,000	\$47,223,075	\$472,231	209	\$225,948	25%	83%	20%	yes (Davis Bacon and BOU)	Concept endorsement 08/2020
Good Shepherd Village	Happy Valley	Clackamas	Caritas Housing - Catholic Charities	Wash	141	58	79	\$ 18,330,000	\$130,000	\$3,902,667	\$382,288	239	\$225,534	41%	56%	25%	yes (Davis Bacon)	Concept endorsement 08/2020
Maple Apartments	Oregon City	Clackamas	Community Development Partners and Hacienda CDC	LMC	171	70	129	\$ 15,903,000	\$93,000	\$3,041,069	\$310,182	384	\$138,127.78	41%	75%	20%	yes (Davis Bacon)	Concept endorsement 08/2020
Dekum Court	Portland	Home Forward	Home Forward	Wash	160***	65	80	\$22.9 M	\$143,089	\$65.9 M	\$329,253	254	\$259,254	41%	40%	20%	yes (Davis Bacon)	Concept endorsement 07/2019
Aloha Housing Development	Beaverton	Washington	BRIDGE	not yet selected	81	34	56	\$ 12,890,152	\$159,138	\$27,853,500	\$343,870	131	\$212,622	41%	62%	25-30%	no	Concept endorsement 09/2020
South Cooper Mountain Development	Beaverton	Washington	BRIDGE	not yet selected	75	12	46	\$ 8,700,000	\$116,000	\$28,142,095	\$375,228	125	\$225,137	16%	61%	25-30%	no	Concept endorsement 09/2020
Basalt Creek	Tualatin	Washington	CPAH	LMC	116	47	60	\$ 14,320,000	\$123,448	\$43,583,824	\$375,723	194	\$224,659	41%	52%	25%	no	Concept endorsement 09/2020
Forest Grove Family Housing	Forest Grove	Washington	DCM Communities	LMC	36	8	30	\$ 3,792,088	\$105,336	\$10,994,346	\$305,399	72	\$152,699	22%	83%	35%	no	Concept endorsement 09/2020
Tigard Senior Housing	Tigard	Washington	NHA	Wash	58	23	0	\$ 6,270,000	\$108,103	\$19,209,708	\$331,202	57	\$337,012	40%	0%	30%	yes (Davis Bacon)	Concept endorsement 09/2020
Plaza Los Amigos	Cornelius	Washington	REACH	LMC	113	26	73	\$ 12,830,000	\$113,540	\$39,208,808	\$346,981	198	\$198,024	23%	65%	35%	yes (Davis Bacon)	Concept endorsement 09/2020
Terrace Glen	Tigard	Washington	Related Northwest	Wash	144	43	73	\$ 17,484,000	\$121,417	\$48,389,878	\$336,041	259	\$186,834	30%	51%	20-25%	no	Concept endorsement 09/2020
Viewfinder	Tigard	Washington	Community Development Partners	Bremik	81	33	55	\$ 11,583,000	\$143,000	\$32.9 M	\$405,844	157	\$209,385	42%	68%	20%	yes (Davis Bacon)	Under construction (anticipated to open in Fall 2021)

*Total project costs reflect most recent estimates provided. These will be updated within 3-3 months prior to anticipated groundbreaking, as projects are submitted for final funding approval.

**\$2.6 million was disbursed to Clackamas County to acquire the property. An additional funding request is expected in July 2020 for the rehabilitation. A preliminary estimate of \$4.2 million in rehabilitation costs was provided by Housing Authority of Clackamas County in Spring 2020; a refined request is expected in Fall 2020.

***Number of units for Dekum Court only reflects Metro bond funded units. In addition to 160 units eligible for Metro funding, the site will also include 40 units of "replacement housing" for public housing units currently on the site, for a total of 200 units.

Materials following this page were distributed at the meeting.

Housing program + policy updates

October 2020



Today's updates

- Reimagine Oregon housing recommendations
- Supportive housing implementation readiness
- Funding measure integration
- Affordable housing bond progress



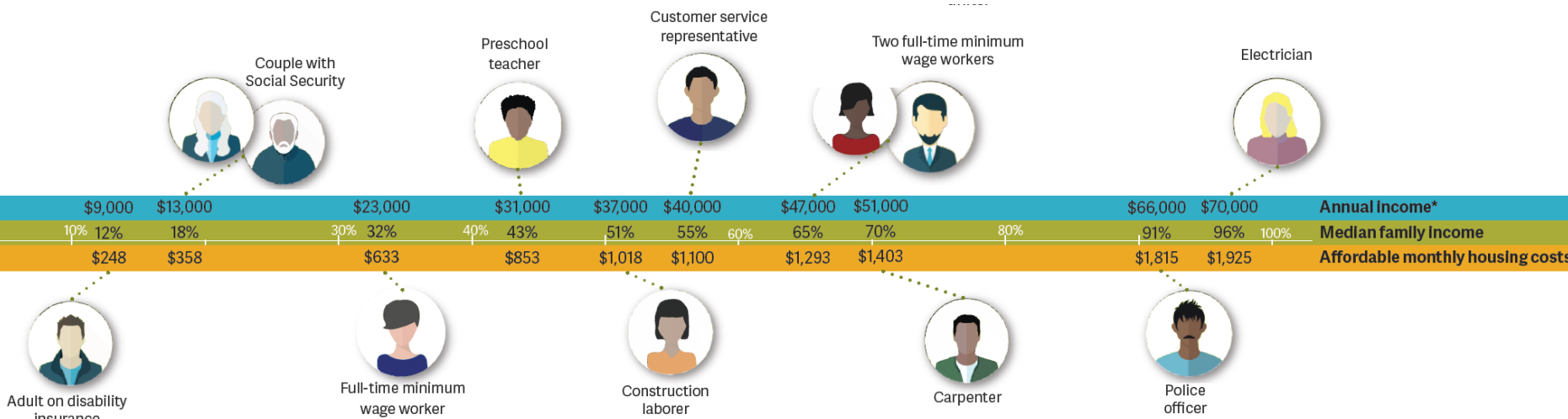
Equitable housing framework

Affirmatively Furthering Fair Housing

National Housing Solutions

HB 2001 & HB 2003

Build Small Coalition



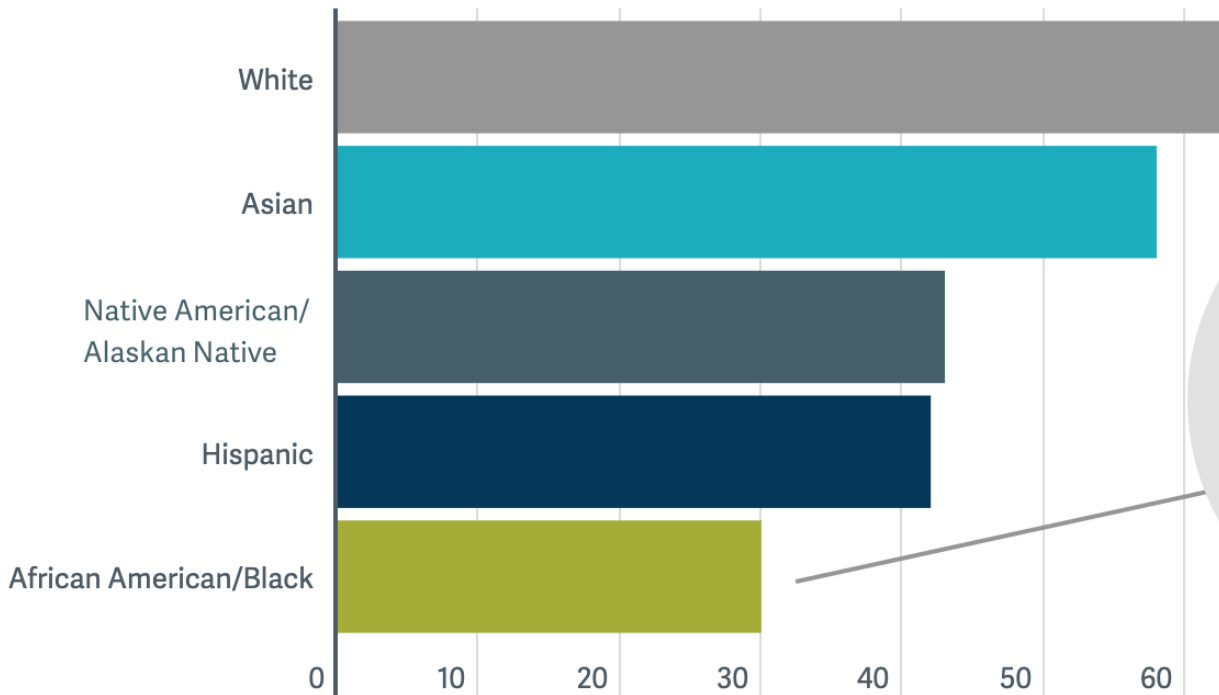
Supportive Housing Services

Affordable Housing Bond

Transit Oriented Development

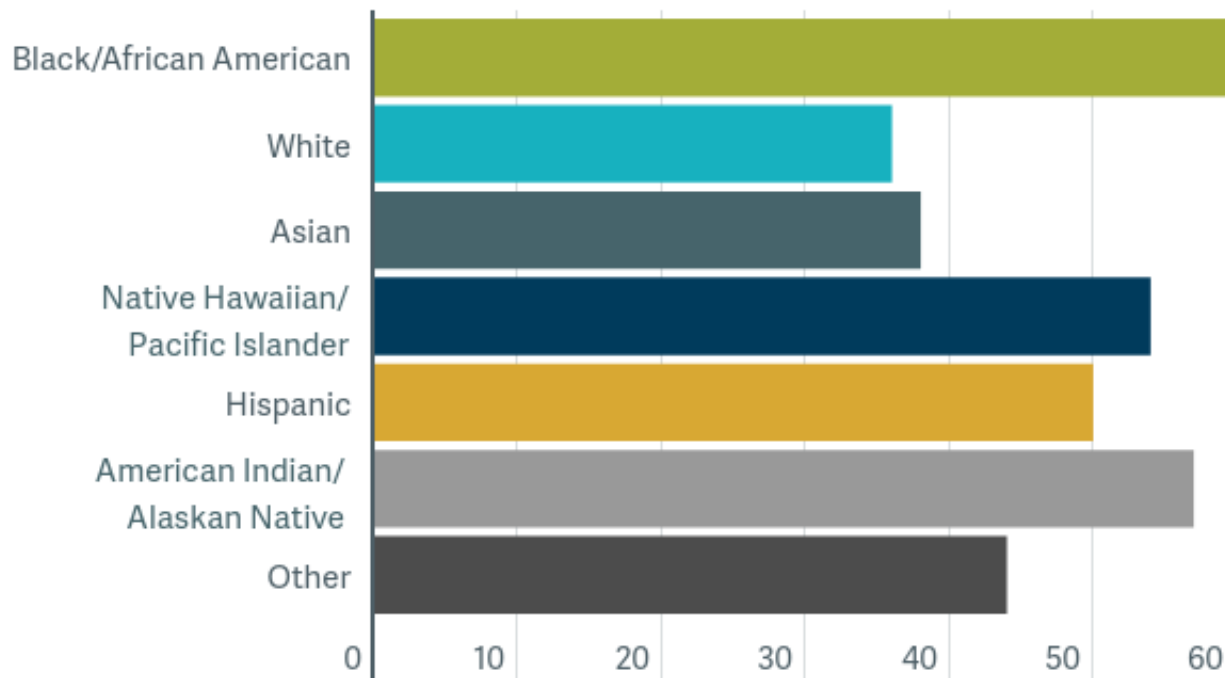
Affordable homeownership

Homeownership and race



The homeownership rates for African American/Black households is less than **half** that of white households.

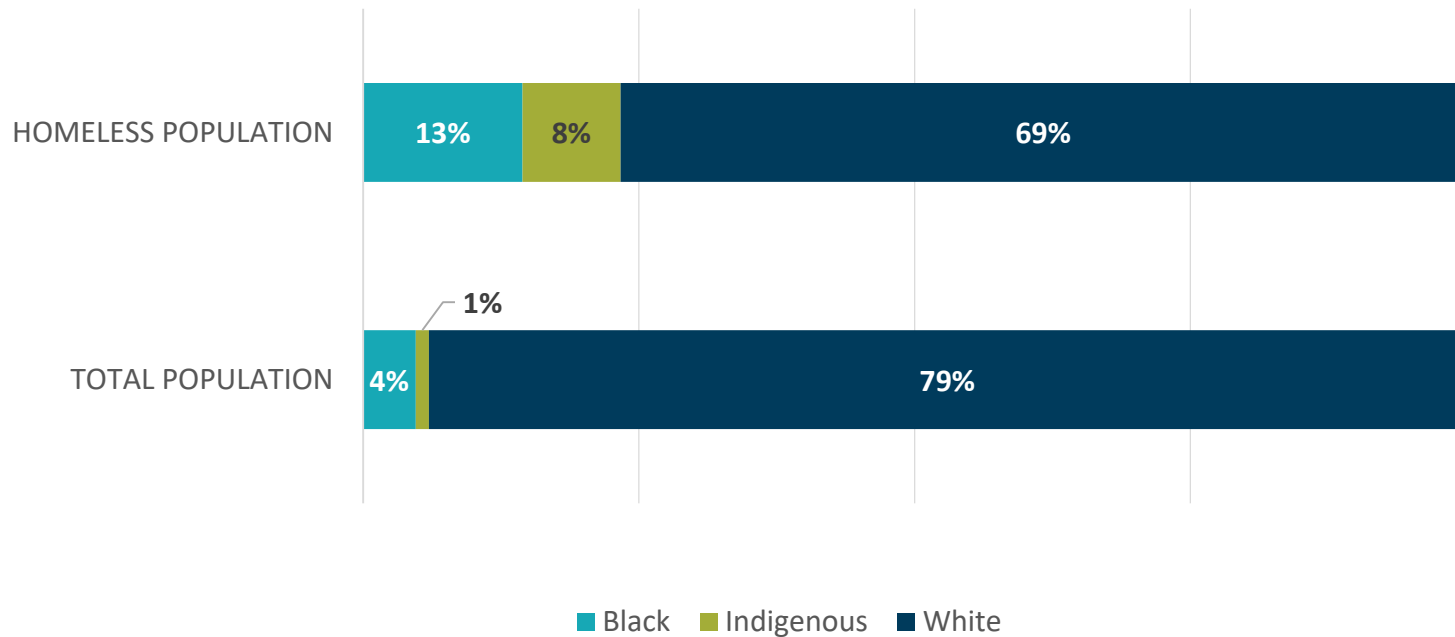
Renter cost burden and race



About **40 percent** of black families pay more than half of their income on rent, compared to just **24 percent** of white families.

Homelessness and race

Black and Indigenous people make up 5% of the total population but comprise over 20% of homeless population.



Reimagine Oregon

Housing demands:

1. Hold jurisdictions accountable for Affirmatively Furthering Fair Housing.
2. Require racial impact analyses of local houseless services in implementation plans for Measure 26-210, meet the needs of Black families experiencing or at risk of homelessness.



SHS Implementation Readiness

Summer stakeholder advisory table:

- regional values
- regional outcome metrics

Work plan development

Tax collection advisory table

Oversight committee selection process
and onboarding

Local Implementation Plans underway



Supportive Housing Services

Priority populations:

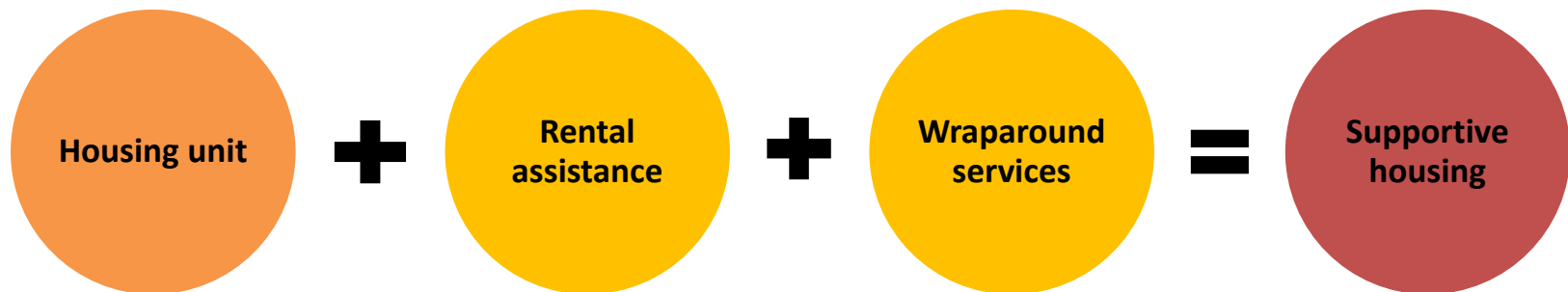
- Disabled and prolonged homelessness
- Economic homelessness and risk of homelessness

Long-term rent assistance, rapid rehousing and eviction prevention

Case management, mental healthcare, addiction and recovery services, peer supports and more



Supportive housing is housing



SHS program funding

1. Private market landlords
2. Existing affordable and multifamily inventory
3. Affordable housing development pipeline

SHS & Bond integration

SHS measure has capacity to provide **5,000** supportive housing placements

Housing bond goal: **3900** units, including **1600** units affordable at 30% AMI or below

Opportunities for bond partners:

- fill operating gaps
- deepen affordability
- expand production



Early 2021: first annual report

Projects and expenditures

Local progress reports

Outcomes for advancing racial equity

- Construction contracting and workforce
- Affirmative marketing, lease up
- People served and demographics
- Engagement and partnerships

Oversight Committee findings and recommendations



In predevelopment



Terrace Glen, 144 units in Tigard



Scholls Ferry Rd, 164 units in South Cooper Mountain



Forest Grove Family Housing, 36 units in Forest Grove



Basalt Creek, 116 units in Tualatin

In predevelopment



Dekum Court, 160 units in North Portland



Riverplace Phase 2, 176 units in Southwest Portland



Findley Commons, 35 units in Southeast Portland

In predevelopment



Fuller Road Station, 100 units
in Clackamas County



Good Shepherd Village, 141 units in
Happy Valley



Webster Road, 45 units in
Gladstone



Maple Apartments, 171 units in
Oregon¹⁵ City

Under construction

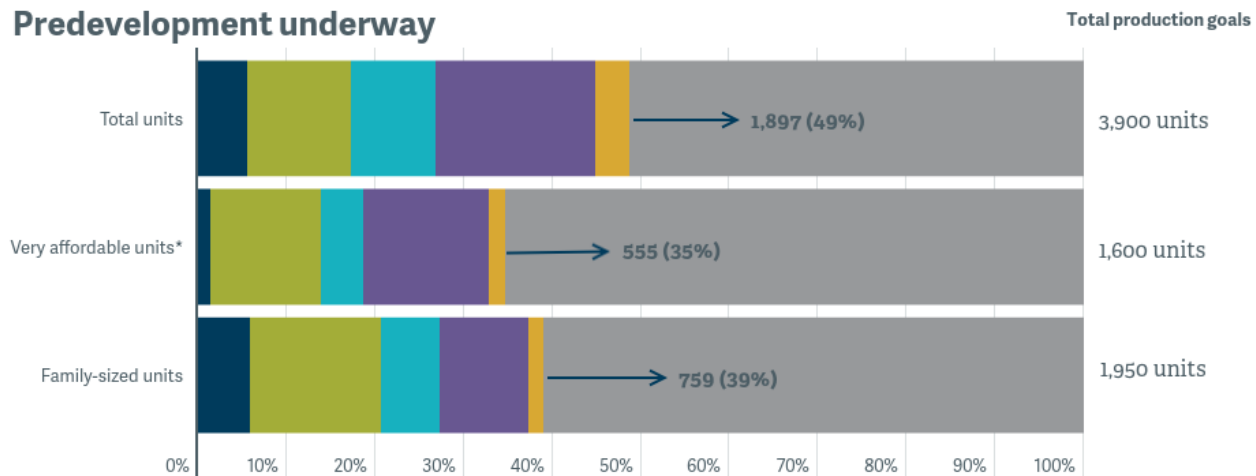


Mary Ann, 54 units in Beaverton
REACH CDC |
Opening Spring 2021

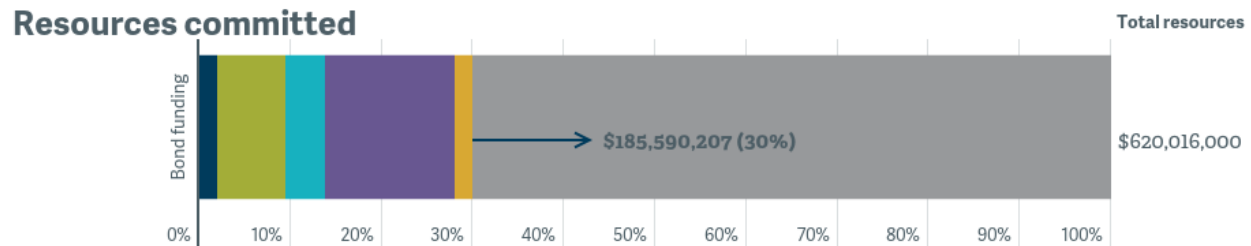


Viewfinder, 81 units in Tigard
Community Development Partners |
Opening Fall 2021

Housing bond success: Year 1



*refers to households at 30% Area Median Income (AMI)



- City of Beaverton
- Clackamas County
- City of Portland
- Washington County
- City of Gresham
- Bond Remaining

oregonmetro.gov

