



# 2019 PROGRESS REPORT

## Portland's Housing Bond

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Investing Together in Affordable Homes

105 BURNSIDE



# A MESSAGE FROM MAYOR WHEELER

My Fellow Portlanders,

I'm proud to present the 2019 report on Portland's Housing Bond and share with you what a historic year it has been for the city's first voter-approved bond for affordable housing.

2019 began with a historic opportunity to make the most significant impact with our Bond resources. Voters had recently passed a constitutional amendment allowing public entities for the first time to begin leveraging private partnerships and other sources of financing to develop bond projects—making our bond investments go even further. The Portland Housing Bureau seized this opportunity in April with the Bond Opportunity Solicitation (BOS) inviting private and non-profit developers to propose projects to help us meet the goals of Portland's Housing Bond. In September, we announced nine new projects selected for Bond funding through the BOS. What's even more exciting is that with addition of these projects to our pipeline, we have met—and in some cases exceeded—all the goals set forth for Portland's Housing Bond.

The new projects join three others open or in development for a total of 12 Bond projects and 1,424 units now complete or in progress across the city, 313 of which will be dedicated to providing critical Permanent Supportive Housing for our most vulnerable neighbors. Altogether, these units will mean safe, affordable homes for approximately 2,900 Portlanders. They represent children getting the chance to grow up in stable homes and neighborhoods that afford them opportunities, seniors living on fixed incomes with dignity and peace of mind, and homeless neighbors getting a new start safely off the streets.

Portlanders, it is no secret that we are in a housing affordability crisis. In 2016, we came together and made our values known: everyone deserves a healthy, safe, and affordable place to call home. Meeting these goals and delivering on our promises to voters reflects our collective commitment to addressing our housing affordability crisis head on. I want to thank the Portland Housing Bureau, the Bond Oversight Committee, and the many stakeholders who have worked tirelessly to ensure the success of Portland's Housing Bond. I look forward to continuing to build on this progress together in the year ahead.

Sincerely,

Mayor Ted Wheeler

## BOND OVERSIGHT COMMITTEE

Todd Struble, Chair

Allan Lazo, Vice Chair

Anneliese Koehler

Susan Emmons

Stephen Green



# YEAR IN REVIEW

# 2019

## APRIL

Following a November 2018 constitutional amendment regarding how general obligation bonds may be used, the Portland Housing Bureau released the Bond Opportunity Solicitation, marking the first time a public entity in Oregon has been able to seek out private partnerships and additional sources of financing to develop bond-funded projects.

## MAY

Home Forward is selected to develop the 3000 SE Powell site, continuing the work accomplished under their role as a Development Services Consultant.

## JULY

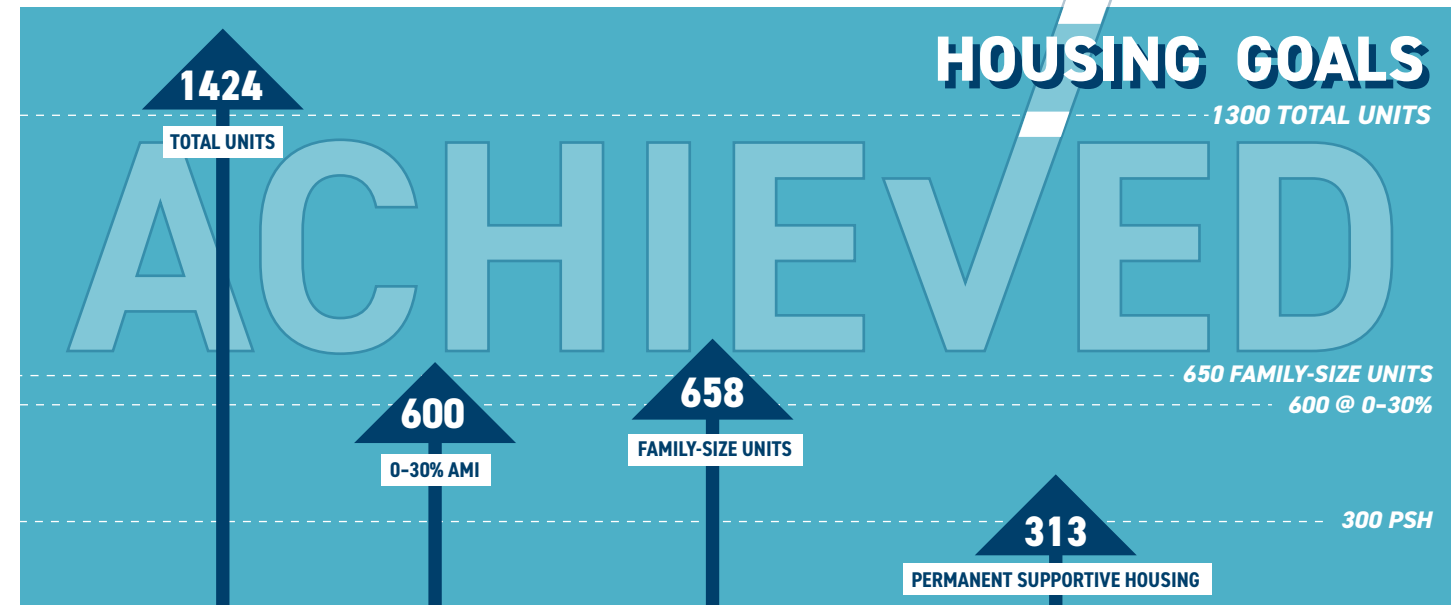
Colas Construction is selected as the General Contractor for the 3000 SE Powell site, which will be the first project built with Portland's Housing Bond.

## SEPTEMBER

The Portland Housing Bureau awarded \$115.3 million in Bond funding to nine new projects selected through the Bond Opportunity Solicitation, adding approximately 930 units of affordable housing to the pipeline, including 443 at 30% AMI, 329 units of family-size housing, and 254 units of Permanent Supportive Housing.

# PROGRESS

**IN NOVEMBER 2016**, Portland voters passed the city's first housing bond, dedicating \$258.4 million to create 1,300 units of permanently affordable homes. In early 2017, the Portland Housing Bureau began acquiring properties to transform into affordable homes for Portlanders. 2019 saw the most progress under the Bond so far, with nine new projects announced, another moving into predevelopment, and two more that are already providing hundreds of homes for Portlanders.



▲ = PRE-DEVELOPMENT    ● = COMPLETED / OPEN

## 1 CATHEDRAL VILLAGE Pre-Development



**UNITS:** 110  
**TARGET POPULATIONS:** Families, including immigrant and refugee communities; households experiencing homelessness.

## 2 THE SUSAN EMMONS Pre-Development



**UNITS:** 144  
**TARGET POPULATIONS:** Seniors, veterans, Communities of Color, disabled.

## 3 THE WESTWIND Pre-Development



**UNITS:** 100  
**TARGET POPULATIONS:** Chronically homeless adults, Communities of Color.

## 4 THE JOYCE Pre-Development



**UNITS:** 66  
**TARGET POPULATIONS:** Chronically homeless adults, Communities of Color.

## 5 ANNA MANN HOUSE Pre-Development



**UNITS:** 88  
**TARGET POPULATIONS:** Families, immigrants and refugees, households experiencing homelessness.

## 6 3000 SE POWELL Pre-Development



**UNITS:** 180  
**TARGET POPULATIONS:** Families, Communities of Color, immigrants and refugees.

## 7 THE ELLINGTON Open/Occupied



**UNITS:** 263  
**TARGET POPULATIONS:** Families and formerly homeless families.

## 8 NE PRESCOTT Pre-Development



**UNITS:** 50  
**TARGET POPULATIONS:** Families, Communities of Color, American Indian/Alaska Natives.

## 9 LAS ADELITAS Pre-Development



**UNITS:** 141  
**TARGET POPULATIONS:** Families, Communities of Color.

## 10 EAST BURNSIDE APTS Open/Occupied



**UNITS:** 51  
**TARGET POPULATIONS:** Formerly homeless families with children.

## 11 115TH @ DIVISION ST Pre-Development



**UNITS:** 138  
**TARGET POPULATIONS:** Families, immigrants and refugees, Communities of Color.

## 12 STARK ST PROJECT Pre-Development



**UNITS:** 93  
**TARGET POPULATIONS:** Families, Communities of Color.

# THE POLICY FRAMEWORK

Decisions about where and how to invest Portland's Housing Bond are guided by a Policy Framework, developed by an advisory committee representing housing advocates, Communities of Color, local government, and with input from hundreds of community members. The Bond Policy Framework establishes goals, priorities, and accountability measures to ensure these voter-backed investments reflect the community's values and help the Portlanders most in need.

## Framework Priorities

### CONSTRUCT NEW HOUSING IN HIGH OPPORTUNITY AREAS.

87% of the 1,095 new units opened or in development are located in high opportunity areas.

### PREVENT DISPLACEMENT BY ACQUIRING HOUSING IN AREAS AT HIGH RISK FOR GENTRIFICATION.

26% of the 1,424 units purchased, built, or in development are located in areas at high risk for gentrification.

### INCREASE ACCESS FOR PRIORITY COMMUNITIES; ALIGN AND LEVERAGE BOND HOUSING WITH SERVICES FROM COMMUNITY PARTNERS AND THE HOMELESS SYSTEM OF CARE.

New referrals from agencies serving the homeless community will significantly increase with the construction of 254 Permanent Supportive Housing units associated with the nine new projects awarded in 2019. Two-thirds of these projects are partnered with culturally-specific agencies to provide supportive services and referrals, such as the Native American Rehabilitative Association (NARA), Native American Youth and Family Center (NAYA), and Immigrant and Refugee Community Organization (IRCO).

## Priority Communities

Per the Bond Policy Framework, priority communities for Bond-funded housing include:

- ▶ Communities of Color
- ▶ Families with Children
- ▶ Immigrant and Refugee Communities
- ▶ Intergenerational Households
- ▶ Households experiencing or at imminent risk of homelessness
- ▶ Households facing imminent displacement

# 2019 RESIDENT DEMOGRAPHICS

Two apartment buildings have already opened under Portland's Housing Bond, providing stable, affordable homes to hundreds of Portlanders from diverse backgrounds.

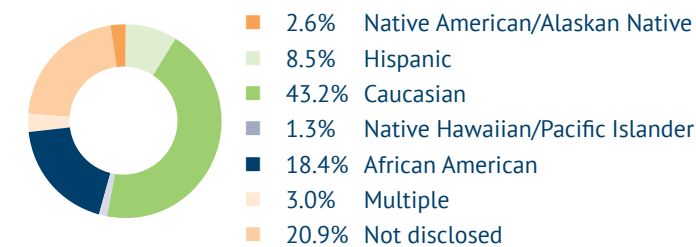


## THE ELLINGTON

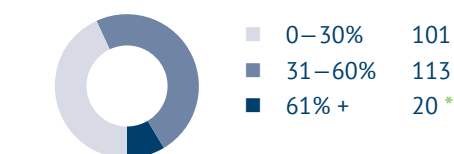
Purchased February 2017

- 263 UNITS
- 632 RESIDENTS
- 266 CHILDREN
- 50 SENIOR AND/OR DISABLED RESIDENTS

### HEADS OF HOUSEHOLD BY RACE AND ETHNICITY



### HOUSEHOLDS BY INCOME LEVEL (AMI)



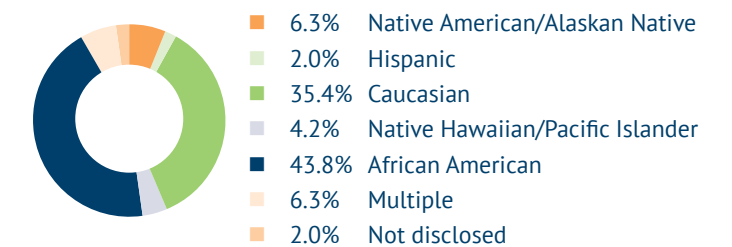
\* There are 20 Ellington residents at 61% AMI or above who were existing tenants when the building was acquired.

## EAST BURNSIDE APARTMENTS

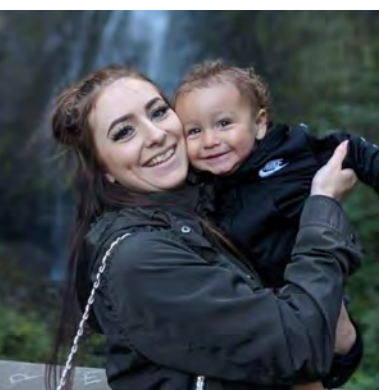
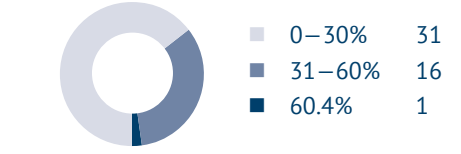
Opened September 2018

- 51 UNITS
- 94 RESIDENTS
- 33 CHILDREN
- 28 SENIOR AND/OR DISABLED RESIDENTS

### HEADS OF HOUSEHOLD BY RACE AND ETHNICITY



### HOUSEHOLDS BY INCOME LEVEL (AMI)



## CARISSA'S STORY

“ Living at the Ellington Apartments has meant safety and stability for me and my son. The staff here are great people and make sure families are taken care of with exactly what they need. Being a full-time single mother, Domestic Violence victim, and just starting a brand new with life with nothing and no one, I thought a lot was impossible with where my life was before living at the Ellington.

But, with all the help and resources I have gained from the Ellington staff, such as a warm stable home, a job, guidance, advice, and just people to trust and vent to...I appreciate and thank this staff and management for where me and my son are now. Because of them, we are happy, we are stable, and we are safe. ”



## NOBLE'S STORY

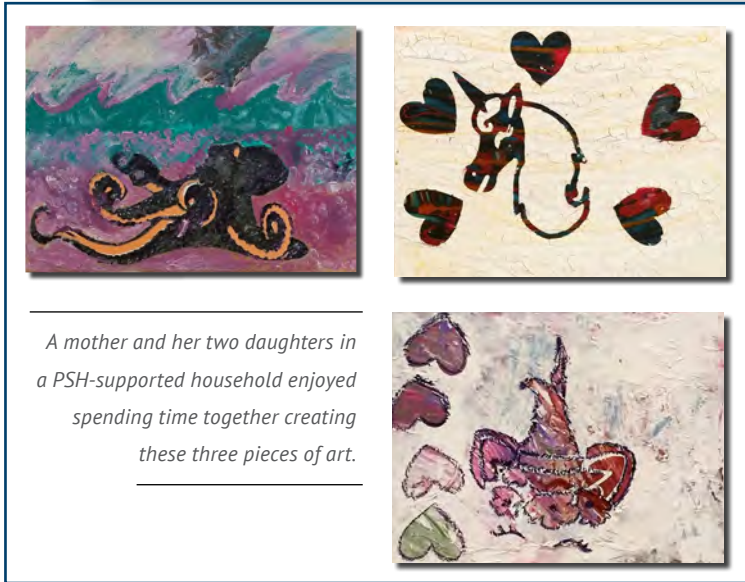
“ I received temporary custody of my great grandchildren Kazari (3) and Zamari (2) in 2017. At that time, I didn't have a dwelling. I started applying at all kind of places and the Ellington happened to be the first to call us. I been living here ever since. I am grateful to have a dwelling for both my great grandchildren and myself, where we can lay our head down and have a warm place to sleep! ”

# CREATING COMMUNITIES

Through partnerships with Home Forward and Human Solutions, the Ellington and East Burnside Apartments began offering new on-site Resident and Community Services in 2019. Over the last year, residents participated in programs and activities promoting economic mobility and youth engagement, including after-school programs, record expungement clinics, arts and crafts, and community events. Youth had opportunities to take part in SummerWorks internships and plan holiday celebrations, while a partnership with the Latino Network helped more than 75 Ellington families save on their energy bills in 2019.



Resident artwork from a recent community event now hangs in the hallways at East Burnside. A grouping of art pieces in the mailbox area welcomes residents and visitors with messages like, "E. B. Side APTS - Home" and "Strength in our Diversity."



A mother and her two daughters in a PSH-supported household enjoyed spending time together creating these three pieces of art.



*"A mother was showing her daughter how to paint a rainbow and it was wonderful. I surprised the household by putting this together then hanging it outside there to the right of their apartment door. Management and I participated too. It was great fun to join with the community and contribute to the beautification."*

*-AMY BLACK, RESIDENT SERVICES SPECIALIST, EAST BURNSIDE APTS*



Westwind Apartments

Works Progress Architecture | Architecture Building Culture



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

[www.portlandhousingbond.com](http://www.portlandhousingbond.com)