

## Section 5

# Strategic Initiatives

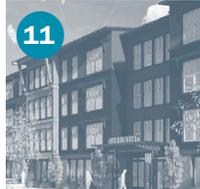
# Portland's Housing Bond

**Passed** November 2016

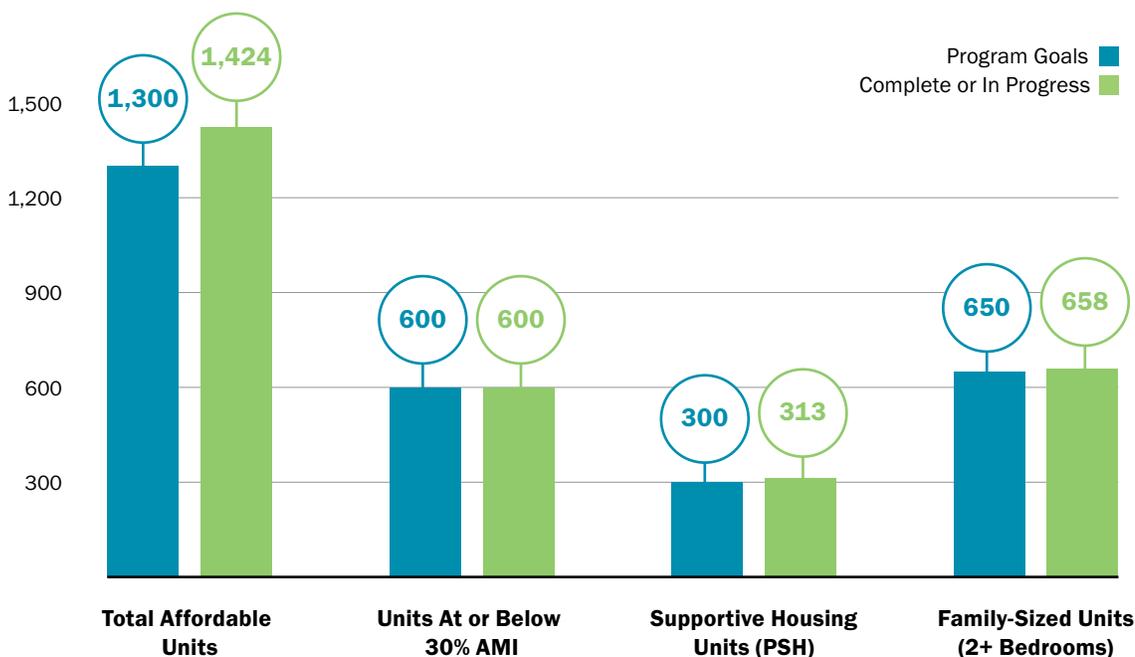
**Completion** 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing \$258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing within seven years. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

## Current Projects

<p><b>1</b> <b>OPEN</b></p>  <p><b>The Ellington</b> 263 units <i>Acquisition</i></p>	<p><b>2</b></p>  <p><b>3000 SE Powell</b> 180 units <i>New Construction</i></p>	<p><b>3</b> <b>OPEN</b></p>  <p><b>East Burnside</b> 51 units <i>New Construction</i></p>	<p><b>4</b></p>  <p><b>Cathedral Village</b> 110 units <i>New Construction</i></p>	<p><b>5</b></p>  <p><b>The Susan Emmons</b> 144 units <i>New/Rehab</i></p>	<p><b>6</b></p>  <p><b>The Joyce</b> 66 units <i>Rehab</i></p>
<p><b>7</b></p>  <p><b>The Westwind</b> 100 units <i>New Construction</i></p>	<p><b>8</b></p>  <p><b>Anna Mann House</b> 88 units <i>New/Rehab</i></p>	<p><b>9</b> image coming soon</p> <p><b>NE Prescott</b> 50 units <i>New Construction</i></p>	<p><b>10</b></p>  <p><b>Las Adelitas</b> 141 units <i>New Construction</i></p>	<p><b>11</b></p>  <p><b>115th @ Division St.</b> 138 units <i>New Construction</i></p>	<p><b>12</b></p>  <p><b>Stark St. Project</b> 93 units <i>New Construction</i></p>

## 2019 Outcomes to Date



For more information:  
[portlandhousingbond.com](http://portlandhousingbond.com)

# Portland's Housing Bond

Investing Together in Affordable Homes



## Key Actions

- ▶ **November 2016** Bond Measure passes
- ▶ **February 2017** City acquires the Ellington Apartments
- ▶ **April–September 2017** A stakeholder advisory group is convened to create a community-driven policy framework to guide Bond expenditures; an independent oversight committee is appointed to review expenditures and monitor implementation
- ▶ **February 2018** City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects
- ▶ **June 2018** City acquires a parcel at 5827 NE Prescott for future development and a new building at 10506 E Burnside, leased in partnership with homeless family service providers and other community partners
- ▶ **October 2018** A team lead by Holst Architecture is selected to develop 3000 SE Powell under the Housing Bond
- ▶ **November 2018** The Westwind Apartments is purchased for redevelopment in partnership with Multnomah County to provide Permanent Supportive Housing (PSH)
- ▶ **November 2018** Oregon voters pass Measure 102 amending the State constitution regarding how general obligation bonds may be used. The amendment gives new authority to public entities to explore private partnerships and leverage additional sources of financing in developing bond projects. Oregon law previously required public ownership of bond-funded projects.
- ▶ **April 2019** Under new authority from Measure 102, the Portland Housing Bureau releases the Bond Opportunity Solicitation, marking the first time private and non-profit entities had the opportunity to bid for project funding from Portland's Housing Bond.
- ▶ **May 2019** Home Forward is selected as the developer for 3000 SE Powell, continuing the work accomplished under their role as a Development Services Consultant.
- ▶ **July 2019** Colas Construction is selected as the General Contractor for the 3000 SE Powell site.
- ▶ **September 2019** The Portland Housing Bureau awards \$115.3 million in Bond funding to nine projects selected through the Bond Opportunity Solicitation, adding another 930 units of affordable housing to the pipeline, including 443 at 30% AMI, 329 units of family-size housing, and 254 units of PSH.

# N/NE Housing Strategy

**Established** January 2015

**Completion** 2022

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, in particular, the historic and ongoing displacement of long-time community members in North and Northeast Portland. The strategy creates new homeowners through down payment assistance and the development of affordable ownership units, creates new affordable rental housing, and land banks in the Interstate Corridor Urban Renewal Area—investments that respond to and attempt to prevent displacement of current residents.

## Program Goals

### Rental Development



### Home Repair Loans



### Home Repair Grants



### Homeownership

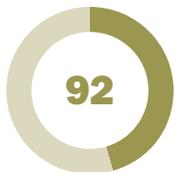


## 2019 Outcomes to Date

Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original \$20 million housing plan to a budget of more than \$60 million in recognition of the continued community need and the inflating cost of housing in the area. During fiscal year 2018/19, the Housing Bureau purchased property from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, the property purchased from the Water Bureau was included in the Interstate URA for future home ownership development.

### Progress Measures

Complete or Met ■  
Remaining ■



**Home Repair Loans Provided**



**Home Repair Grants Provided**



**Homeowners Created**

### Current Rental Projects



**Charlotte B Rutherford**  
51 units  
Now Open



**Beatrice Morrow**  
80 units  
Now Open



**King+ Parks**  
69 units  
Open June 2020



**Magnolia II**  
50 units  
Open January 2020

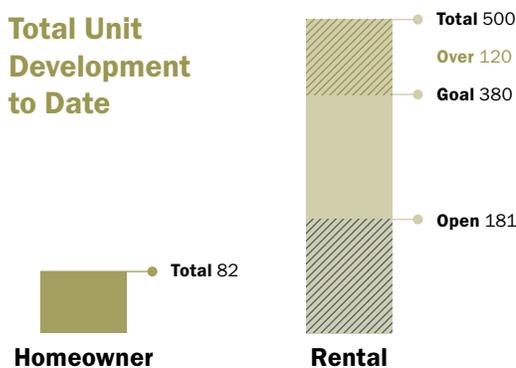


**Renaissance**  
189 units  
Open June 2020

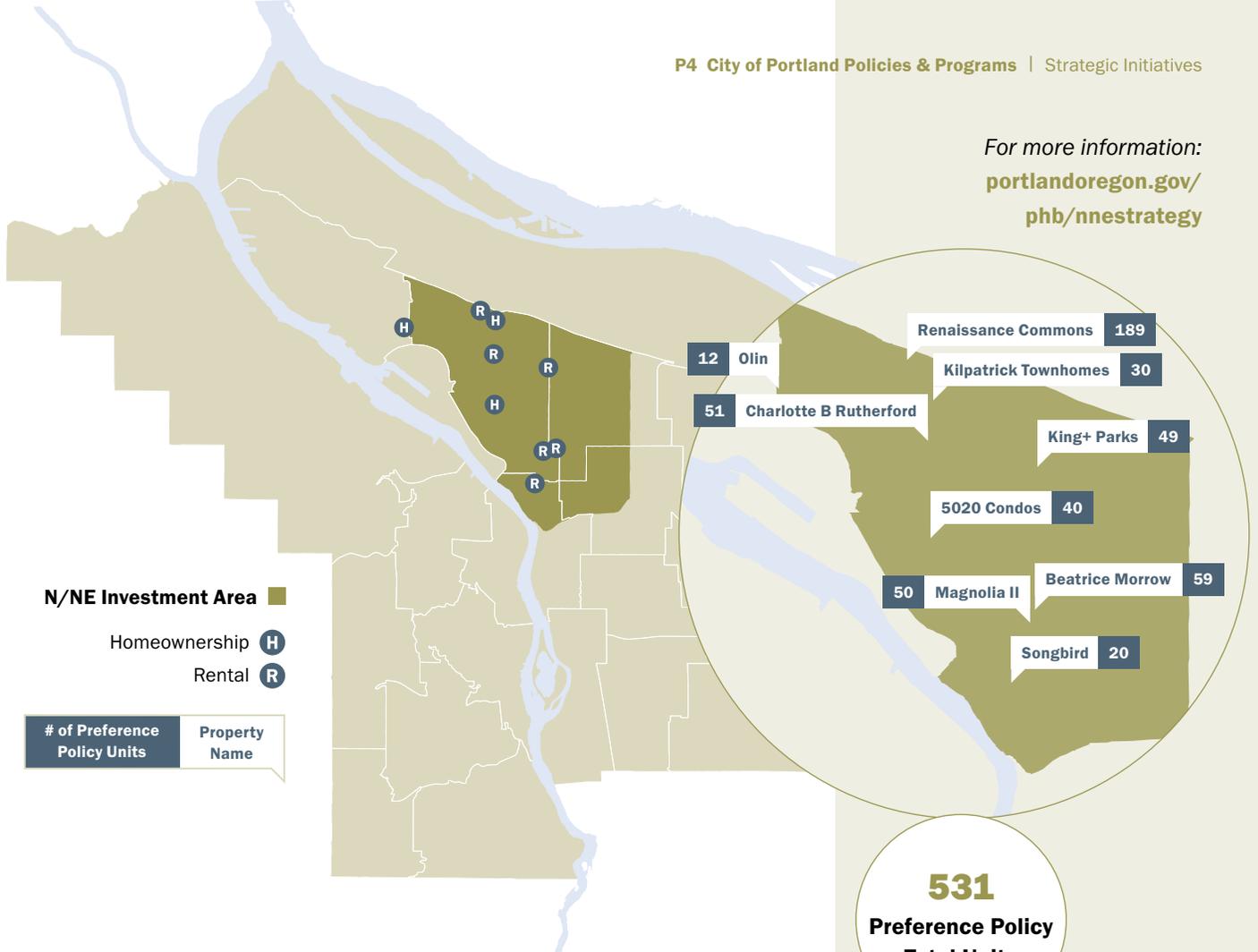


**Songbird**  
61 units  
Open June 2020

### Total Unit Development to Date



For more information:  
[portlandoregon.gov/  
 phb/nnestrategy](http://portlandoregon.gov/phb/nnestrategy)



## Preference Policy

A central feature of the N/NE Housing Strategy is the **Preference Policy**.

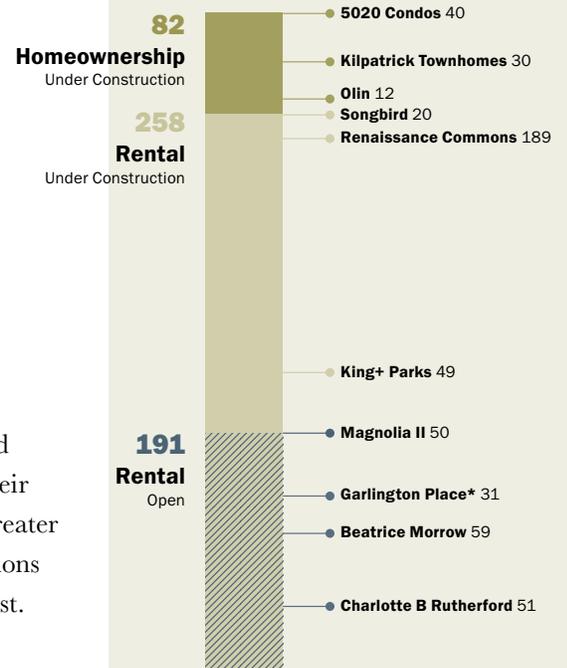
The preference policy prioritizes applicants for the City’s investments in affordable housing opportunities in the Interstate Corridor Urban Renewal Area who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

The Housing Bureau funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When any of these opportunities become available in the Interstate Corridor Urban Renewal Area, the Housing Bureau will open a waitlist for those interested in the housing opportunity.

The waitlist is open to all interested parties; however, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor’s live or have lived in N/NE Portland. Applications documenting a greater impact of urban renewal activity will be placed higher on the list and applications with little or no impact of urban renewal activity will be placed lower on the list.

To date, the program has received over 5,000 applications from households interested in affordable housing opportunities in three homeownership and seven rental multifamily developments.

**531**  
**Preference Policy**  
**Total Units**



\*Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily leased up a portion of the building using Preference Policy households.

# Inclusionary Housing

**Established** February 2017 **Completion** ongoing

The City of Portland has identified the need for a minimum of 22,000 affordable housing units to serve low and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage of the units at rents affordable to households earning up to 80 percent of the area median income (AMI), with a program emphasis on units at 60 percent AMI or less.

## Program Goals



## 2019 Outcomes to Date

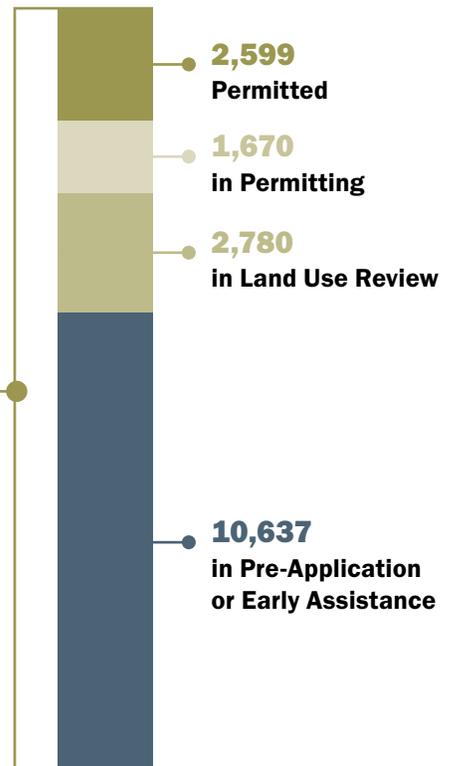
Since the IH program went into effect, there are a **total of 17,971 units in 153 proposed buildings** throughout the city at some stage of the pre-development or permitting process.

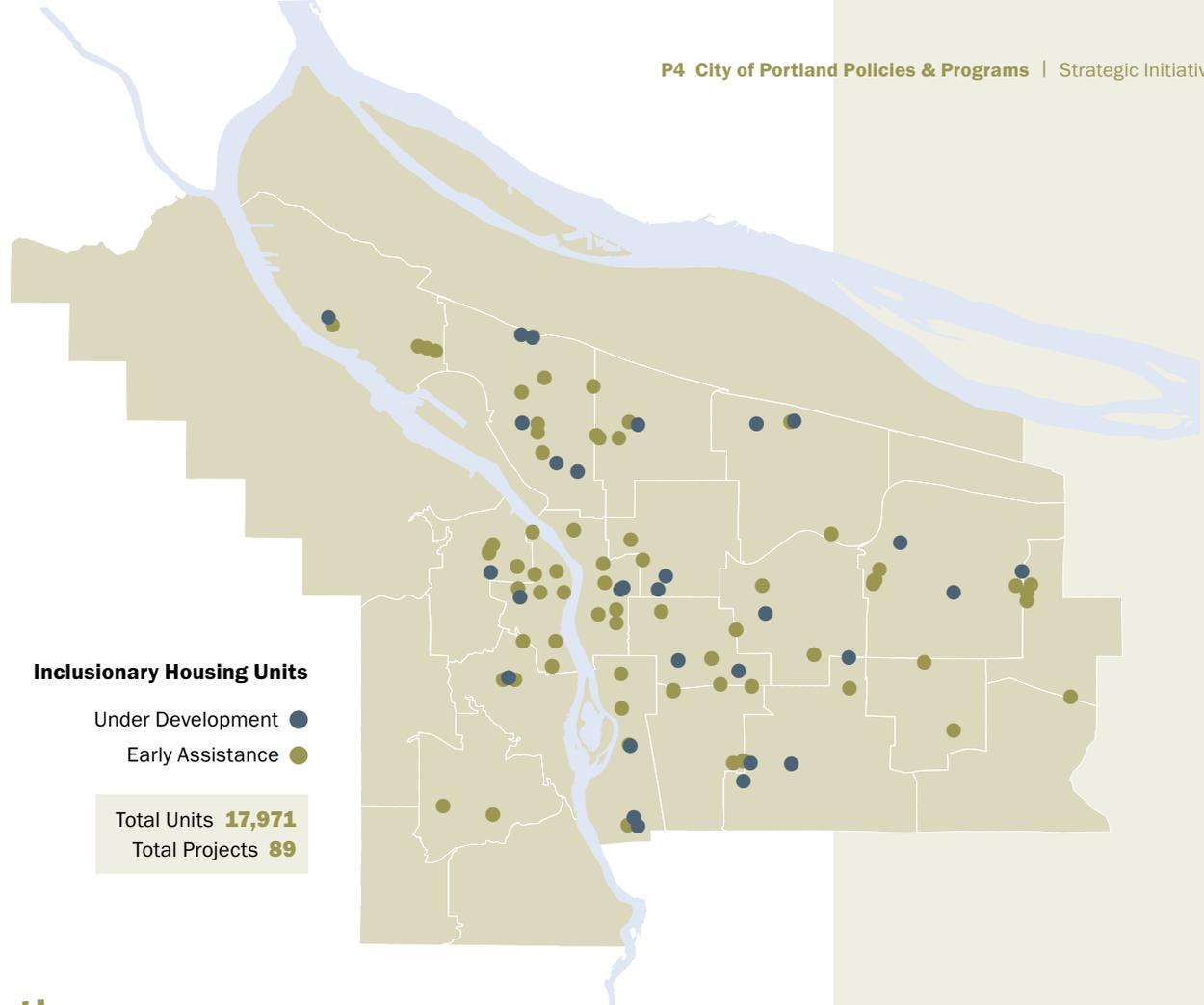
### Multifamily & Inclusionary Housing Permitting Pipeline

20+ Unit Buildings



As of October 2019





## Key Actions

- ▶ **June 2018** City Council approved technical changes to the IH program’s fee-in-lieu option
- ▶ **August 2018** Adopted administrative rules for IH homeownership requirements
- ▶ **October 2018** Inclusionary housing development 18-month review memo published
- ▶ **October 2018** City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR
- ▶ **July 2019** City Council approved funding for a market analysis to recalibrate the IH Build Off-Site and Designate Off-Site program options to increase flexibility and utilization
- ▶ **July 2019** Adopted technical changes to the IH program administrative rules

For more information:  
[portlandoregon.gov/  
phb/inclusionary-housing](http://portlandoregon.gov/phb/inclusionary-housing)

# Supportive Housing Plan

Passed October 2017

Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions stating the goal to create 2,000 new supportive housing units by 2028. The resolution was passed in response to one of our community’s most urgent needs.

Supportive housing is an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care.

An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicated Multnomah County had a gap of at least 2,400 units of supportive housing.

## Budget & Goals

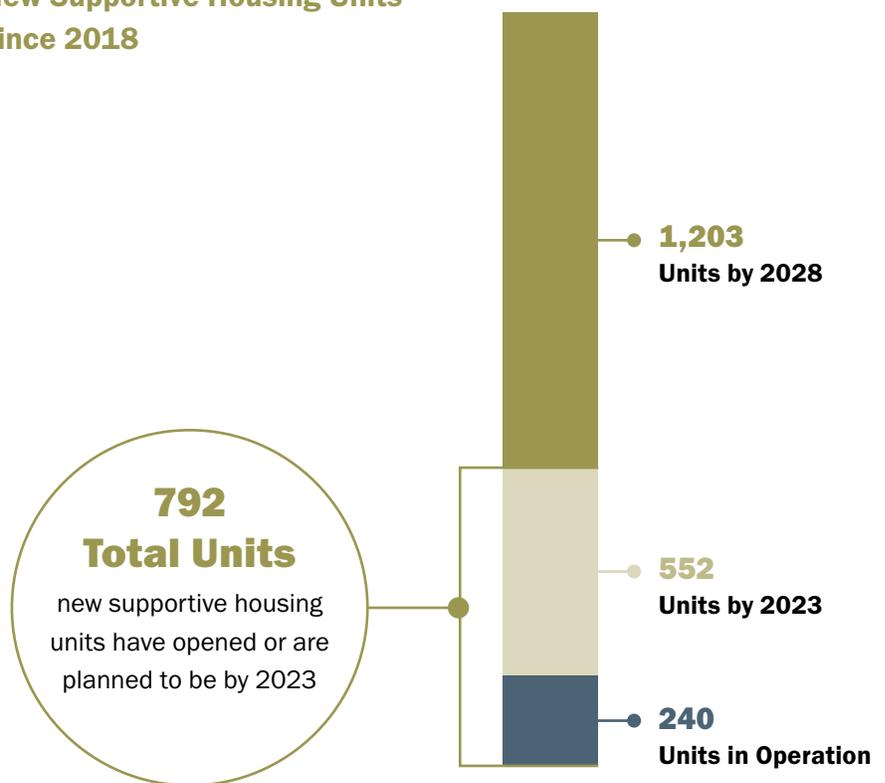
The estimated investment of \$592 million to \$640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at \$43 million to \$47 million a year. The report from CSH includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

## 2019 Outcomes to Date

Over the last two fiscal years, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating and services funding to create new supportive housing units.

As a result of these and other collaborative efforts, **792 new supportive housing units** have opened or are planned to be developed by the year 2023.

### New Supportive Housing Units since 2018



### Location of Supportive Housing Units



## Key Actions

- ▶ **July 2018** The PHB *2018 Summer Notice of Funding Availability (NOFA)* was released, which combined state and local capital funding with local services funding to create 50 new units of Permanent Supportive Housing.
- ▶ **November 2018** Acquisition of the Westwind Apartments, a Portland Housing Bond and Multnomah County project, will redevelop a minimum of 70 Single Room Occupancy (SRO) supportive housing units.
- ▶ **June-July 2019** Forty units of supportive housing for families and individuals exiting homelessness were leased-up at two new affordable housing properties—Vibrant! (developed by Innovative Housing, Inc.) and The Vera (developed by BRIDGE Housing). These new units provide safe and affordable housing in neighborhoods with access to transit, schools, parks and groceries.
- ▶ **September 2019** Nine new housing projects were awarded funding through the 2019 Bond Opportunity Solicitation (BOS), which combined resources from Portland's Housing Bond, Multnomah County and Home Forward. The projects in total will deliver 254 new units of Supportive Housing over the next several years to serve individuals experiencing chronic homelessness, families and Communities of Color.

# Rental Services Office

Established 2017

The Rental Services Office (RSO) is the newest functional area of the Housing Bureau, consolidating certain work products of the Bureau and establishing new work products recently adopted or funded since January 1, 2017.

RSO's main functions include:

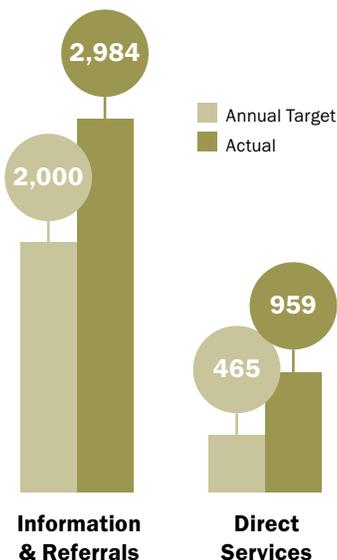
- ▶ Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission
- ▶ Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others
- ▶ Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, etc.
- ▶ Provision of information and technical assistance to the public through a call line, email, and walk-in office hours

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent estimates, 46.6 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (+10 percent) and the state (+9 percent). The housing cost disparity is even more pronounced for Communities of Color and other protected classes.

## Focus Areas

## 2019 Outcomes

As the city council continues to plan additional tenant protection policies, the work of RSO also continues to expand.



### ▶ Mandatory Rental Registration

In July 2018, City Council amended the business license law to enact a residential rental registration program. RSO is working with the Revenue Division in planning, implementation and technical assistance required to implement the registry and fee.

### ▶ Implementation of New Renter Protection Policies

As the City Council implements new tenant protection policies, RSO staff will be providing technical assistance to landlords and tenants relevant to those policies. Additional policy ideas may emerge from the Analysis of Impediments to Fair Housing and community hearings about housing needs.

### ▶ Research & Evaluation Pilot Programs

As services for renters expand, RSO is taking on research and evaluation of pilot programs with demonstrable benefits. Evaluation of an eviction pilot and expansion of an expungement pilot are examples of such efforts. Systematic evaluation can help plan for scaling up beneficial programs for renters.

### ▶ Invitation & Evaluating Proposals to Fund

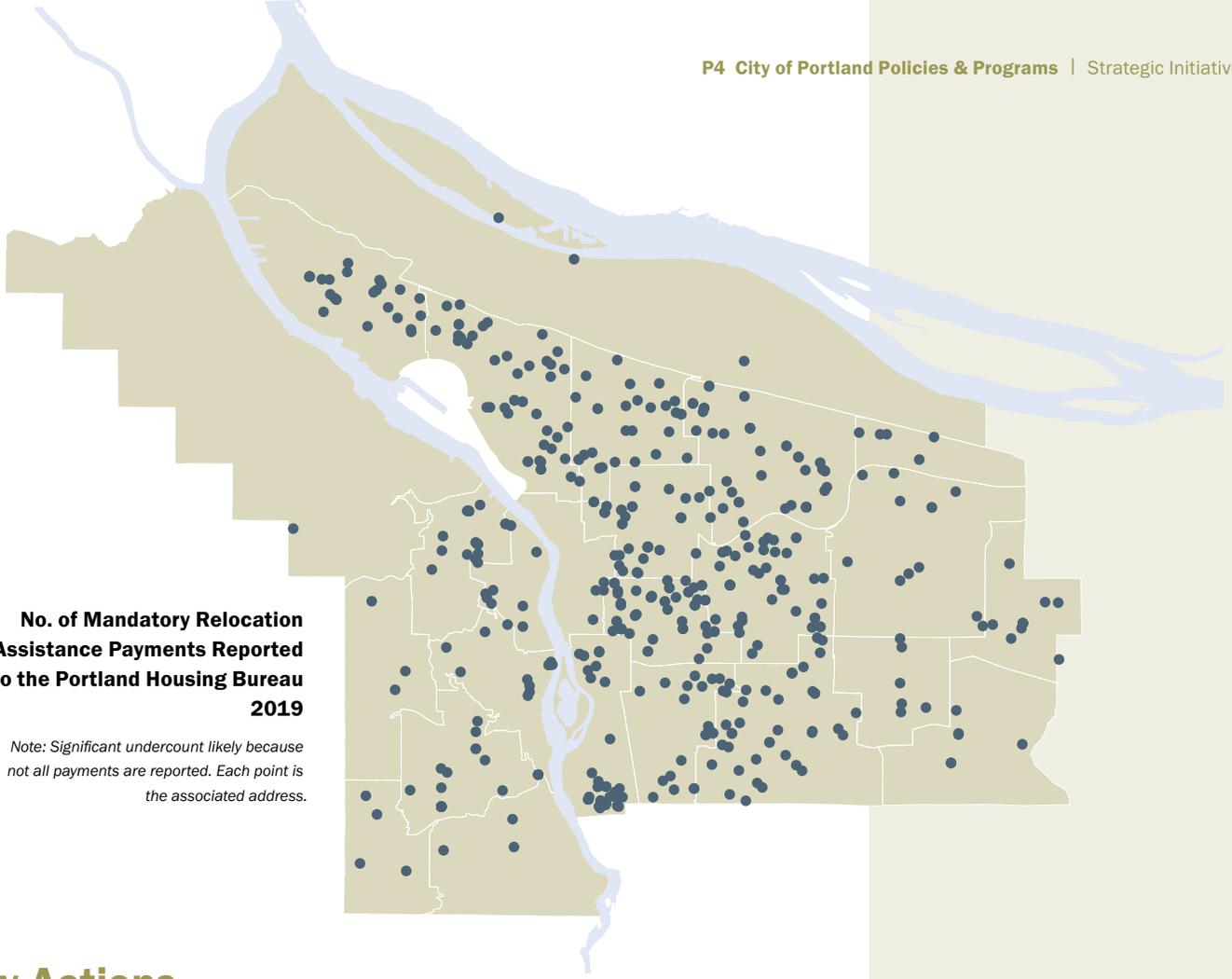
RSO will continue to use competitive solicitations to request for innovative proposals with potential to contribute to enhancing renter well-being. This effort is tied to disbursing a portion of federal funds that the city receives annually.

### ▶ Landlord Training Workshops

RSO staff are working closely with partner agencies and the inspection team at the City's Bureau of Development Services (BDS) to plan and organize landlord training workshops.

### No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau 2019

*Note: Significant undercount likely because not all payments are reported. Each point is the associated address.*



## Key Actions

- ▶ **2017** City Council created the Rental Services Commission
- ▶ **2017/2018** City Council supported the expansion of Housing Bureau renter services to support new tenant/landlord initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a Landlord-Tenant training focused on the new landlord tenant laws.
- ▶ **2019** February 2019, the State of Oregon passed Senate Bill 608 renter protections. The provisions of this law are in addition to Portland renter protection laws.
- ▶ **2019** The Revenue Division exercised its authority to create a rental registration fee of \$60. The Revenue Division and PHB are working to publicize and educate owners about the registration fee due in April 2020.
- ▶ **2019** RSO adopted final administrative rules for the mandatory renter relocation assistance policy. Administrative rules for application, screening and security deposit legislation, collectively called FAIR, will be adopted by prior to the policy effective date of March 1, 2020.

# Joint Office of Homeless Services | A Home for Everyone

*A Home for Everyone*    **Established** July 2014  
**Joint Office of Homeless Services**    **Established** July 2016

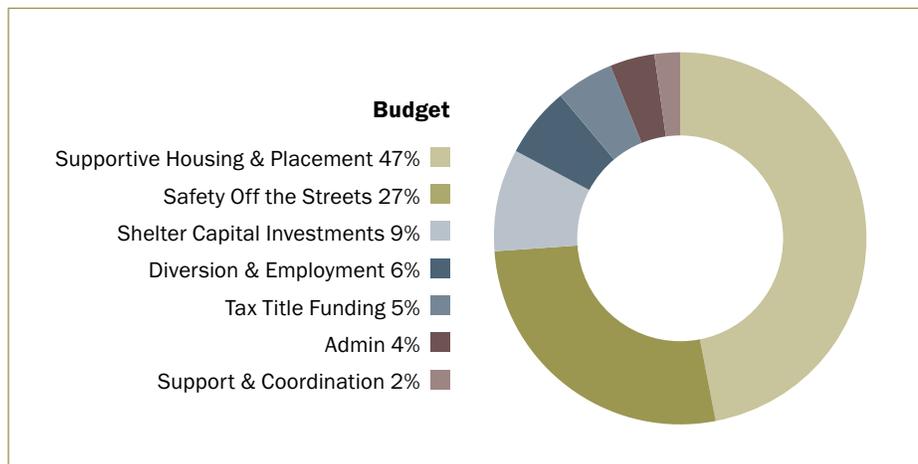
Ending homelessness has been a major priority for the City of Portland and Multnomah County for more than 30 years. Like other West Coast cities, housing costs in Portland have risen faster than incomes, resulting in growing inequalities which push thousands of people into homelessness each year. The most recent *Point in Time Count* found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, a 4 percent decrease from 2017. People of color continue to be over-represented among the population experiencing homelessness and the number of individuals who report being chronically homeless or having a disabling condition continues to rise.

The City and County have made unprecedented investments in homeless services over the last several years. The Joint Office of Homeless Services administers homeless services funding, including investments in Supportive Housing to provide affordable housing and supportive services for people experiencing chronic homelessness. Every year, these vital services respond to the housing needs of individuals and families through housing placement, prevention and other investments to ensure people find housing stability and a safe place off the streets.

The Joint Office of Homeless Services leads our local *A Home for Everyone* collaboration to respond to the crisis of homelessness in Multnomah County. *A Home for Everyone* brings together people who experience homelessness; elected officials from Portland, Gresham, and Multnomah County; our local housing authority, Home Forward; and leaders from the faith, philanthropy, business and non-profit sectors in the effort to end homelessness.

## Budget & Goals

City general fund investments in homeless services in FY2018-2019 were more than \$32 million. The total funding of the Joint Office of Homeless Services supports a range of effective programs, including housing placement, diversion services, supportive housing, and shelter.



For more information:  
[ahomeforeveryone.net](http://ahomeforeveryone.net)

### Looking Ahead

The City and Multnomah County have committed to creating 2,000 new supportive housing units by 2028. Supportive housing is an evidence-based solution offering affordable housing with wrap-around services for individuals and families who have experienced long-term (chronic) homelessness. The PHB and the JOHS will continue to work alongside partners from government, housing development, philanthropic, health care, and nonprofit sectors to advance this goal.