



2021

PROGRESS REPORT

**Portland's
Housing Bond**

Investing Together in Affordable Homes

A MESSAGE

FROM COMMISSIONER DAN RYAN



**Portland
Housing Bureau**

Commissioner Dan Ryan • Director Shannon Callahan

BOND OVERSIGHT COMMITTEE

Todd Struble, Chair

Allan Lazo, Vice Chair

Anneliese Koehler

Susan Emmons

Fellow Portlanders,

Thanks to Portland voters, we are moving forward with urgency to deliver affordable housing for all Portlanders.

It is our responsibility as stewards of taxpayer dollars to ensure we spend our funds to benefit our community—and to prioritize the most vulnerable members of our community. Our use of Portland Housing Bond funds is a pinnacle of responsible stewardship, and we are seeing results.

We are on track to allocate the remainder of the Portland Housing Bond in 2022—3 additional projects will be awarded, and we are building as quickly as we can.

Eight projects began construction in 2021, and six projects are on track to open in 2022, providing truly affordable homes—which will cost no more than 30% of the income of those making between 0 and 60% of Area Median Income (AMI)—**for over 1,200 Portlanders in the coming year alone.**

Equity, Diversity, and Inclusion work is front and center with family wage jobs going to an increasing number of Disadvantaged, Minority-Owned, Women-Owned, Emerging Small Businesses, Service-Disabled Veterans Business Enterprises (D/M/W/ESB/SDVBE) contractors and sub-contractors to promote inclusion and a sustained, vibrant local economy—**we are on track to exceed our Bond goal of 30% DMWESB contracting.**

In spite of the many supply chain challenges and rising inflation, we are continuing to deliver results under budget. In fact, we are not just under budget and on schedule—**we are delivering hundreds more units than originally anticipated from the Portland Housing Bond.**

I want to thank every partner—voters, taxpayers, housing providers, community organizations, the Bond Oversight Committee, and the Portland Housing Bureau Team—for their support in making Portland a sustainable housing market. Housing is the primary focus of our continuum that moves people from the complex challenges of living on our streets, to the stability of housing. We will keep meeting people where they are and on-ramp formerly homeless Portlanders to housing while we provide support to prevent those at risk of being homeless into housing.

I encourage everyone to take the time to learn more about the important work the Portland Housing Bureau has done with the Portland Housing Bond funds. Thank you for trusting us to work with all of you as we build a beautiful city.

Sincerely,

Commissioner Dan Ryan

2021

EIGHT PROJECTS BEGAN CONSTRUCTION

MARCH



+ Las Adelitas



+ Hayu Tilixam

APRIL



+ The Starlight

JUNE



+ Emmons Place



+ The Aurora

OCTOBER

PHB releases a limited solicitation for the remaining Portland Housing Bond funds. Eight projects were invited to apply for approximately \$50M in Bond funds, Project-based Section 8 Vouchers from Home Forward, and up to \$10k per unit per year from the Joint Office of Homeless Services to fund support services. PHB will award three new projects in early 2022.

+ 3000 SE Powell



NOVEMBER

+ Anna Mann House



DECEMBER

+ The Joyce



YEAR IN REVIEW

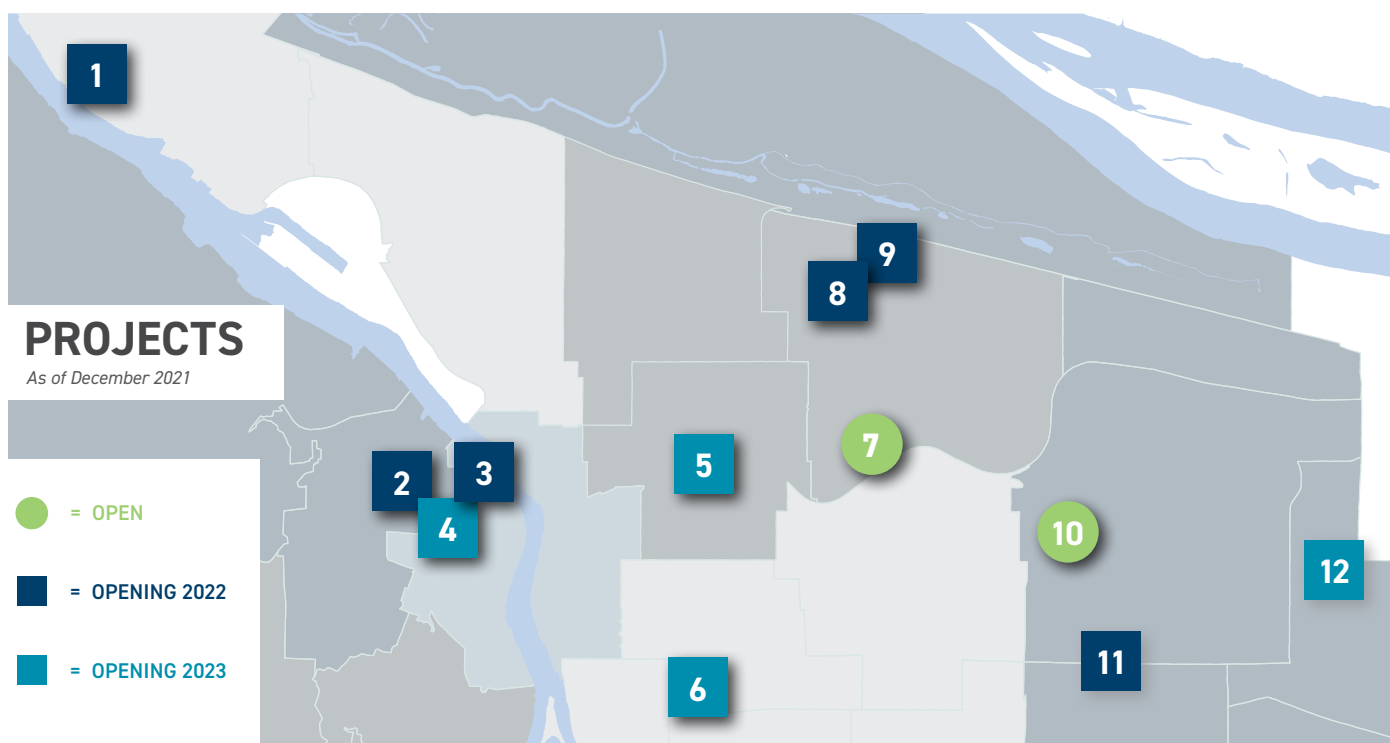
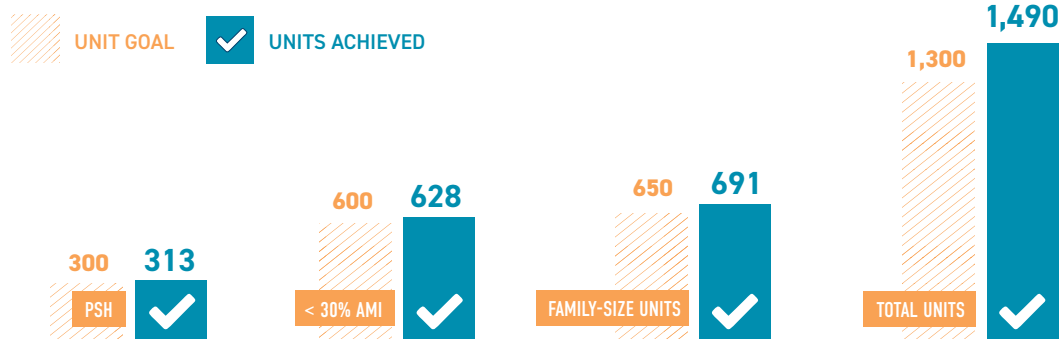


PROGRESS

IN NOVEMBER 2016, Portland voters passed the city's first housing bond, dedicating \$258.4 million to create 1,300 permanently affordable homes. Two Bond-funded buildings are currently providing homes to more than 300 Portlanders. As of December 2021, another 10 projects were under construction for a total of 12 projects and 1,490 units of affordable housing either open or in progress across the city, thanks to Portland's Housing Bond.

HOUSING PRODUCTION

PSH = PERMANENT SUPPORTIVE HOUSING AMI = AREA MEDIAN INCOME



82% of the new units are located in high opportunity areas

25% of the total units are located in areas at high risk for gentrification

100% of Bond projects include Supportive Housing units, which provide services for households exiting or at risk of homelessness. Two-thirds of these projects have partnered with culturally specific agencies such as the Native American Rehabilitation Association (NARA), Native American Youth and Family Center (NAYA), and the Immigrant and Refugee Community Organization (IRCO), to provide supportive services and referrals.



1

CATHEDRAL VILLAGE OPENING 2022

UNITS: 110

TARGET POPULATIONS: Families, incl. immigrant & refugee communities; households experiencing homelessness.



2

EMMONS PLACE OPENING 2022

UNITS: 144

TARGET POPULATIONS: Seniors, veterans, Communities of Color, disabled.



3

THE STARLIGHT OPENING 2022

UNITS: 100

TARGET POPULATIONS: Chronically homeless adults, Communities of Color.



4

THE JOYCE OPENING 2023

UNITS: 66

TARGET POPULATIONS: Chronically homeless adults, Communities of Color.



5

ANNA MANN HOUSE OPENING 2023

UNITS: 128

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



6

3000 SE POWELL OPENING 2023

UNITS: 206

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



7

OPEN NOW

THE ELLINGTON

UNITS: 263

TARGET POPULATIONS: Families & formerly homeless families.



8

HAYU TILIXAM OPENING 2022

UNITS: 50

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



9

LAS ADELITAS OPENING 2022

UNITS: 141

TARGET POPULATIONS: Families, Communities of Color.



10

OPEN NOW

EAST BURNSIDE APTS

UNITS: 51

TARGET POPULATIONS: Formerly homeless families with children.



11

CRESCENT COURT APTS OPENING 2022

UNITS: 138

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



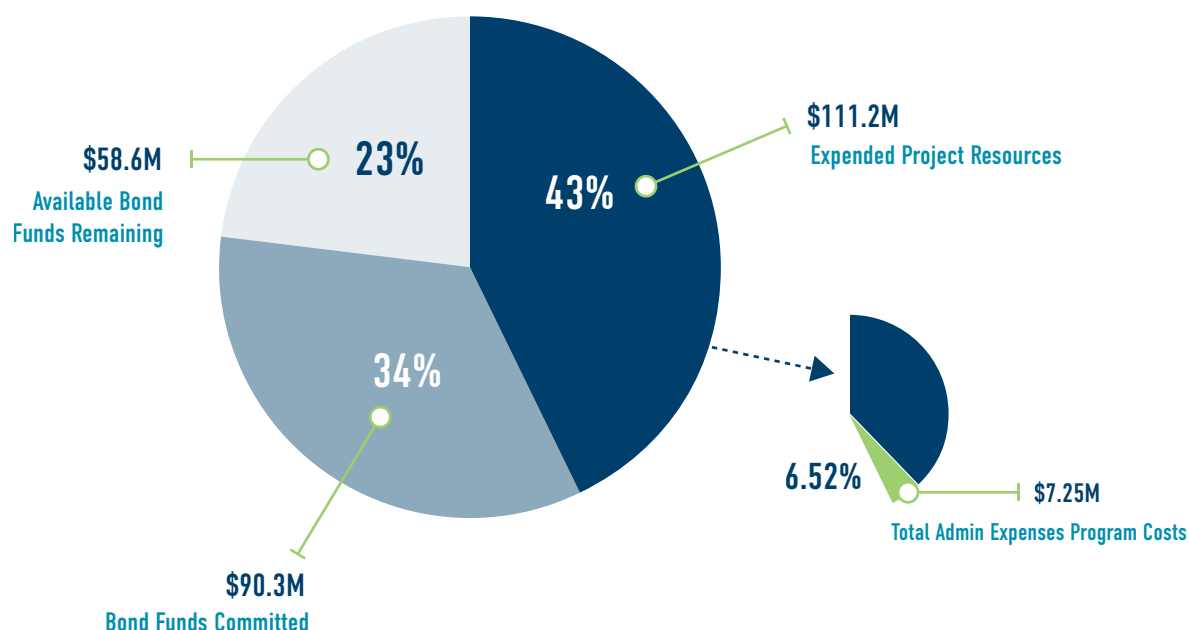
12

THE AURORA OPENING 2023

UNITS: 93

TARGET POPULATIONS: Families, Communities of Color.

PORTLAND'S HOUSING BOND TOTAL = \$258.4M



PROPERTY	COST PER UNIT	TOTAL BOND AMOUNT	LEVERAGED FUNDS
Cathedral Village	\$ 346,004	\$ 15.9M	\$ 22M
Anna Mann House	\$ 450,783	\$ 12.5M	\$ 45.2M
The Joyce	\$ 327,100	\$ 802,500	\$ 20.8M
Hayu Tilixam	\$ 395,564	\$ 7.9M	\$ 11.8M
Las Adelitas	\$ 414,053	\$ 15M	\$ 43.3M
Emmons Place	\$ 345,913	\$ 19.7M	\$ 30M
The Starlight	\$ 338,175	\$ 12.6M	\$ 21.1M
3000 SE Powell	\$ 422,548	\$ 33M	\$ 53.9M
Crescent Court	\$ 312,341	\$ 16.7M	\$ 22M
The Aurora	\$ 425,452	\$ 14.9M	\$ 24.6M
East Burnside Apts	\$ 282,037	\$ 12.8M	\$ 1.4M
The Ellington	\$ 178,707	\$ 37M	\$ 10M

**ALL BOND
FUNDED PROJECTS**

\$342,441
Average Cost per Unit

\$133,818
Average Bond Amount per Unit

\$310,847,624
Total Amount of Funds Leveraged

ECONOMIC OPPORTUNITY

Creating Economic Opportunity and Workforce Inclusion

The Portland Housing Bureau has set a goal of achieving 30% disadvantaged, minority-owned, woman-owned, and emerging small business (DMWESB) contracting for all Portland Housing Bond projects. Las Adelitas, which is under development by Hacienda CDC with LMC as the general contractor, will open in October 2022 with 141 units of affordable housing plus one manager unit. Thanks to a unique partnership between Hacienda CDC, LMC, and Cully-based organization Verde, as well as contractor apprenticeship programs, Las Adelitas is already making an impact on the local community and creating new opportunities for women and minorities at its Cully neighborhood construction site.



After this project, I'm going straight to Verde and saying 'What's next? Put me in coach.' I'm actually just trying to keep that pace and keep that momentum going forward, hopefully towards the next project.

Professionally, I think about what may happen after this project and just the multitude of directions that this could go. To me it just means a whole new potential for a future, a future that I didn't see before or think about, and that's absolutely exciting.

Programs like this really do change lives, but they also inspire and motivate.

I want to take things like this and constantly ask, 'How else can I support, how can I encourage others, how can I be a hypeman for my community?' These programs go beyond just offering skill training and a job. It's the way they change the world and their view of their own personal community and also gives them some sense of pride and you want to share that, you want to give back and continue that flow, so programs like this, I can't be any more grateful and just proud and excited to be part of something like this. I definitely look forward to continuing to be part of this.



Bridgette Malone is a second-year plumbing apprentice working on the construction of Las Adelitas (as shown above).

I come from a tourist town on the coast and growing up in a really small area like that, you're really limited in your opportunities. I wasn't able to make much money, I couldn't afford a place on my own. Moving to the Portland area and starting to work with an apprenticeship, in a trade no less, has been a huge opportunity. I'm the first person in my family to be working in a trade and they're all so excited for me. They love it so much that someone in the family is getting out there and doing something really meaningful.

Not only is it good for a company..., but just for the morale inside the crews, you feel really included when there's somebody who represents your community in there.

Working with so many different cultures and different people, and so many different aspects of life here together on one jobsite is really inclusive, and it really makes you feel good to come to work and it makes you feel like you're really making a difference.

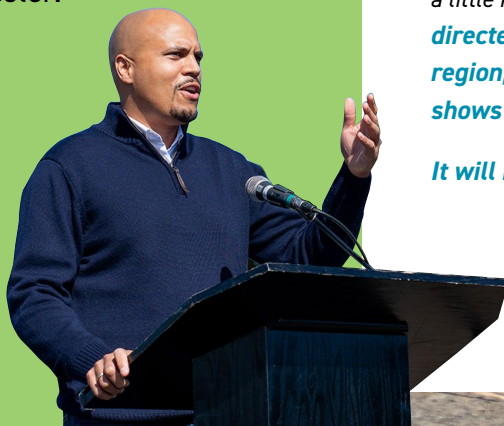
Through this partnership, Saulo Quezada (above) was hired as a foreman intern to be trained and mentored by LMC throughout the 18-month project construction.

When Colas Construction was selected as the General Contractor for the 3000 SE Powell project in 2018, it was the largest single project ever to be awarded to a Black-owned contractor in Oregon at the time.



EQUITY IN CONTRACTING

With funding support from PHB, all 10 project development teams are working with navigators to connect them to resources and services that remove barriers and expand participation of subcontractor and construction firms owned by women and people of color.



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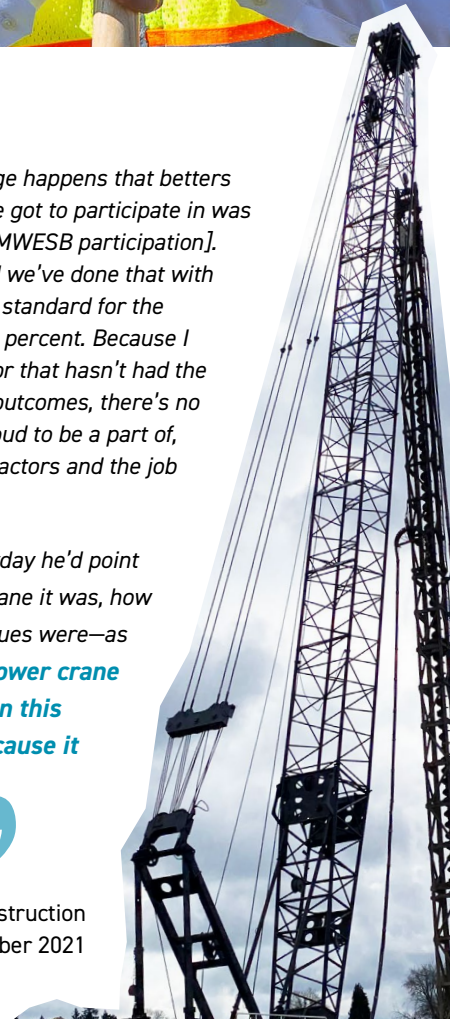
When you give others opportunities to participate, change happens that betters our communities. One of the first large-scale projects we got to participate in was about 12 years ago and we achieved over 35 percent [DMWESB participation]. With our next project, we achieved over 40 percent—and we've done that with project after project. I'm so happy to see that, today, the standard for the Portland Housing Bureau is no longer 20 percent, it's 30 percent. Because I think we were able show that if a Black-owned contractor that hasn't had the same opportunity as our peers is able to achieve those outcomes, there's no excuse for anybody else. That's something I'm really proud to be a part of, and I'm glad to see the growth of a lot of these subcontractors and the job opportunities that have been created as a result.

*I remember when my father started our company, everyday he'd point to a tower crane and I'd have to tell him whose tower crane it was, how many people worked at their company, what their revenues were—as a little kid. **I'm so excited to say that the very first tower crane directed by a Black-owned company in this state, in this region, will go up on this site—and it's exciting because it shows progress.***

It will be the first, it will not be the last.

”

—Andrew Colas, President and CEO of Colas Construction
at the 3000 SE Powell groundbreaking, October 2021



2021 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

- 261 UNITS
- 728 RESIDENTS
- 275 CHILDREN
- 59 SENIOR AND/OR DISABLED RESIDENTS

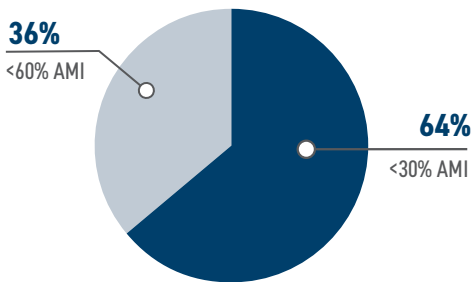
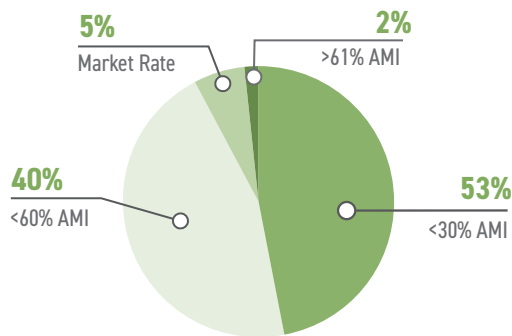
EAST BURNSIDE APTS

Opened September 2018

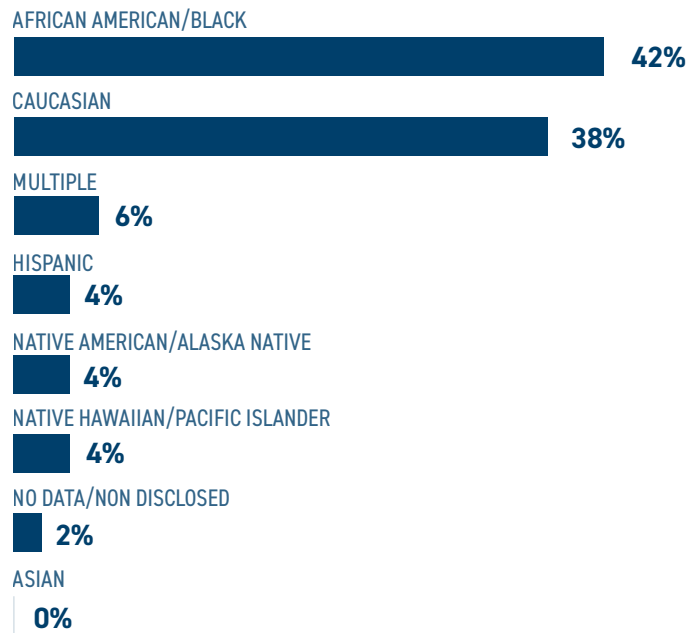
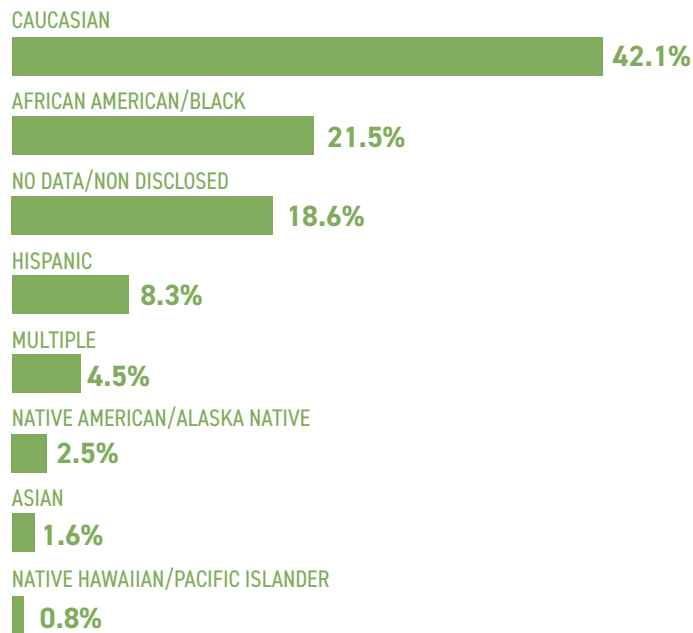
- 51 UNITS
- 98 RESIDENTS
- 37 CHILDREN
- 23 SENIOR AND/OR DISABLED RESIDENTS

% HOUSEHOLDS BY INCOME LEVEL (AMI *)

* AMI = AREA MEDIAN INCOME



HEADS OF HOUSEHOLD BY RACE AND ETHNICITY



RESIDENT STORIES



*“I came to East Burnside from a homeless shelter with the help of my church and advocates. My favorite thing about living here is my unit: being in a newer building with my own dishwasher, washer and dryer, and a garbage disposal make the unit just right. **East Burnside provides for me privacy, independence, and complete accessibility from what my living situation was before coming here.** Other important things to me here are the management, residential services, access to Trimet and transit, and being near Mall 205. All in one package, all you need.”*

CORY EAST BURNSIDE RESIDENT

*“I would describe East Burnside as fun, loving, and safe. I have been here at East Burnside for two years this January. I love it. I had to move from Oakland from a domestic violence situation and it was scary and hard. My favorite thing about living here is [resident services staff members] Amy and Spraike. There’s so much support from all the staff. I also love how safe it is. **The fact that I’m able to have a secure building that’s very affordable is great for me. Without East Burnside, I would be struggling to save and go to school.**”*

NATAVIA EAST BURNSIDE RESIDENT

PRIORITY COMMUNITIES

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

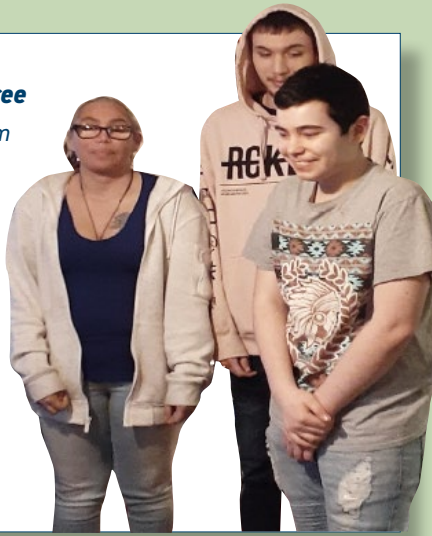
“I have lived at East Burnside for approximately three years, since 2019. We were homeless while I was pregnant with my daughter. I would say my favorite thing about living here is that for the most part everyone looks out for each other — great community base! It has made it possible for us to get a new car and feel financially stable.”

AMBER EAST BURNSIDE RESIDENT

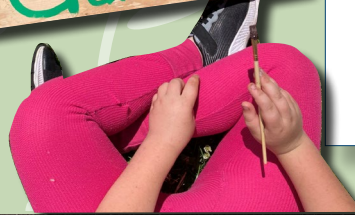


“I have been living at the Ellington for three years now. Before that, I was homeless. I am grateful to have a living space for both my kids and I, where we can call it home. Because of the Ellington apartments, it is possible for me to be able to keep a job now. Also, I am looking forward for the community to come together and engage in our new community space real soon! My family really enjoys the nice place and friendly neighbors.”

LAURA ELLINGTON RESIDENT



The Ellington community garden took center stage at the property throughout the summer. The Growing Gardens Home Grow Program worked with residents to build the garden last spring and will provide maintenance support for three years. A youth art/garden club came together over the summer and boasts more than a dozen regular attendees.



“We have lived at the Ellington since 2017—five years next summer! I love my neighbors and my kids always have other kids to play with. My daughter met her best friend here and we go camping, have get-togethers. They have really become family.”

JENNIFER ELLINGTON RESIDENT

Community Transitional School



In lieu of a traditional groundbreaking, the Cathedral Village project development partners, Related Northwest and Catholic Charities of Oregon, commemorated the beginning of construction last February with a clothing and donation drive, raising more than \$13,000 for the Community Transitional School, a neighborhood nonprofit that provides at-risk children with a stable educational environment promoting academic and personal growth.

CREDIT: ANDIE PETKUS PHOTOGRAPHY

Portland's Housing Bond

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