2022 PROGRESS REPORT

Portland's Housing Bond

Investing Together in Affordable Homes

MESSAGE FROM
COMMISSIONER CARMEN RUBIO

Friends and neighbors,

As your new City Commissioner overseeing the Housing Bureau, I am excited to introduce my first Portland Housing Bond Annual Report.

As our city wrestles with a monumental housing crisis, the effects of which we see and feel every day on our streets and in our pocketbooks, Portland's first voter-approved housing bond has been a beacon of hope—and a testament to what we can achieve when we come together as a community to support one another.

Passed by the voters of this city six years ago, Portland's Housing Bond reached a major milestone early last year, allocating all the remaining funds. Now, we are truly seeing the fruits of our collective effort, as five new Bond-funded projects opened in 2022, with two more already open, and the remaining eight now in development.

Hand in hand with our partners, the Portland Housing Bureau is delivering on our promises to the voters, exceeding all goals set forth for the Bond by significant margins. This means that, through careful stewardship and smart decision-making, each of these dollars we invested together is going farther and housing more of our neighbors than anticipated. Expected to create 1,300 units of permanently affordable housing, Portland's Housing Bond will in fact provide 1,859 affordable homes all across our city.

I am especially proud of the thoughtful, intentional work of the Portland Housing Bureau and their development partners to advance racial equity through these investments. Nearly all of these 15 projects have partnered with culturally specific service providers to ensure that our BIPOC communities are able to receive the culturally appropriate supports they need to not only access but thrive in their housing, as well as foster a shared sense of belonging and pride in their communities.

I am looking forward to working alongside the Bureau and all our partners in the community to continue investing, innovating, and fighting to provide affordable, equitable, and safe housing for all Portlanders.

Gracias,

Commissioner Carmen Rubio

BOND OVERSIGHT COMMITTEE

Todd Struble, Chair

Allan Lazo, Vice Chair

Anneliese Koehler

Susan Emmons

Stephen Green

Portland Housing Bureau

Commissioner Carmen Rubio • Interim Director Molly C. Rogers

IN NOVEMBER 2016, Portland voters passed the city's first housing bond, dedicating $258.4 million to create 1,300 permanently affordable homes, with all funds to be committed by 2024. Two years later, Oregon voters passed Measure 102 amending the State constitution regarding how general obligation bonds could be used. The amendment gave public entities new authority to pursue private partnerships and leverage additional sources of financing in developing bond projects – allowing bond resources to stretch further and accomplish more.

As of 2022, all Portland Housing Bond resources have been committed to 15 projects, representing 1,859 units—143 percent of the original goal. Seven Bond-funded buildings have opened to date, providing homes to more than 1,940 Portlanders. As of December 2022, another eight projects were under construction, with four slated to open in 2023. Altogether, these new homes are expected to house 4,054 Portlanders.

Decisions about how to invest Portland's Housing Bond are guided by a Policy Framework, developed by a community advisory group. The Framework establishes goals and priorities to ensure these voter-backed investments reflect the community's values and help Portlanders most in need. Policy goals include constructing new housing in high opportunity areas, preventing displacement, increasing access for priority communities (see text box below), aligning with services from community partners and the homeless system of care, and increasing equity in contracting.

853
units open

539
units opened in 2022

112
PSH units opened in 2022

1,006
units in development

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

Photo by Andie Petkus Photography for Central City Concern

2022 YEAR IN REVIEW


ALDER 9


FRANCIS + CLARE PLACE

FEBRUARY 8

3 NEW BOND PROJECTS ANNOUNCED

Bond funds have now been fully allocated. Three new projects were awarded the remaining $50 million in Portland Housing Bond funds: **Alder 9, Barbur Apartments,** and **Francis + Clare Place.**


BARBUR APARTMENTS

THE JOYCE

MARCH 10

THE JOYCE GROUNDBREAKING

Construction begins on a complete renovation of The Joyce, which will provide Permanent Supportive Housing (PSH) for people who have been homeless, who are vulnerable, and who need both subsidized housing and services to be successful.

Photo by Andie Petkus Photography for Central City Concern

MAY 10

CRESCENT COURT GRAND OPENING

Photo by Naim Hasan Photography

SEPTEMBER 20

CATHEDRAL VILLAGE OPENING

Cathedral Village is the first new Portland Housing Bureau project built in the Cathedral Park neighborhood of North Portland.

DECEMBER 1

STARLIGHT GRAND OPENING

DECEMBER 13

HAYU TILIXAM GRAND OPENING

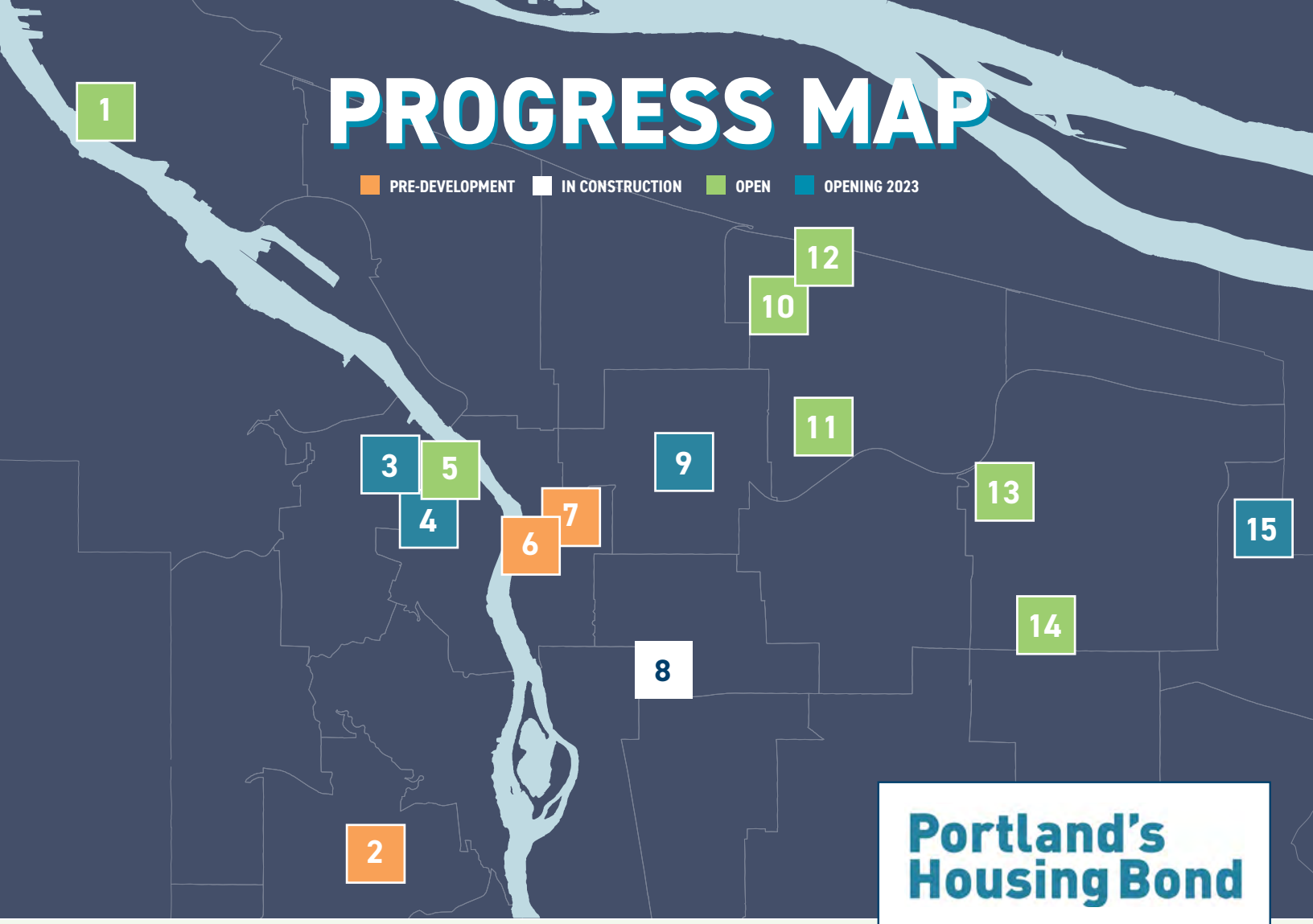
Photo courtesy of Community Development Partners

DECEMBER 16

LAS ADELITAS OPENS TO RESIDENTS

Photo courtesy of Hacienda CDC

PROGRESS MAP



Portland's Housing Bond

GOAL: 1,300 TOTAL UNITS
EXCEEDED: 1,859 UNITS ✓

GOAL: 600 UNITS AT 30% AMI
EXCEEDED: 774 UNITS ✓

GOAL: 300 UNITS OF PSH
EXCEEDED: 399 UNITS ✓

GOAL: 650 FAMILY-SIZE UNITS
EXCEEDED: 835 UNITS ✓

PROGRESS BY THE NUMBERS

15 TOTAL PROJECTS

7 PROJECTS OPEN

4 PROJECTS OPENING IN 2023

853 UNITS OPEN, HOUSING AN ESTIMATED **1,941** PORTLANDERS

93%
OF PROJECTS INCLUDE PERMANENT SUPPORTIVE HOUSING

83%
OF UNITS ARE LOCATED IN HIGH OPPORTUNITY AREAS

39%
OF UNITS LOCATED IN HIGHLY VULNERABLE AREAS

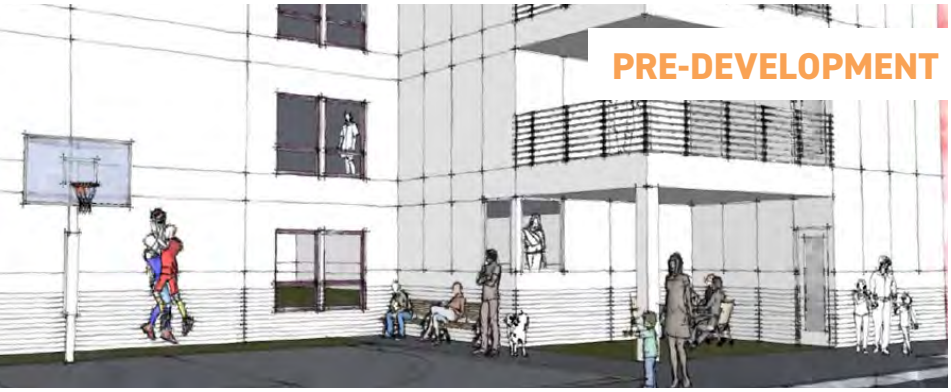
1. CATHEDRAL VILLAGE

NEIGHBORHOOD: Cathedral Park

PROJECT: New Construction

UNITS: 110

TARGET POPULATIONS: Families, including immigrant and refugee communities, households experiencing homelessness.



2. BARBUR APARTMENTS

NEIGHBORHOOD: Hillsdale

PROJECT: New Construction

UNITS: 149

TARGET POPULATIONS: Families, including immigrant and refugee communities.

3. EMMONS PLACE

NEIGHBORHOOD: Northwest

PROJECT: New Construction

UNITS: 144

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

4. THE JOYCE

NEIGHBORHOOD: Downtown

PROJECT: Rehabilitation

UNITS: 66

TARGET POPULATIONS: Chronically homeless adults, Communities of Color.

5. THE STARLIGHT

NEIGHBORHOOD: Old Town

PROJECT: New Construction

UNITS: 100

TARGET POPULATIONS: Chronically homeless adults, Communities of Color.

6. ALDER 9

NEIGHBORHOOD: Buckman

PROJECT: New Construction

UNITS: 159

TARGET POPULATIONS: Formerly homeless seniors, multigenerational households, and Communities of Color.

7. FRANCIS + CLARE PLACE

NEIGHBORHOOD: Buckman

PROJECT: New Construction

UNITS: 61

TARGET POPULATIONS: Chronically homeless adults. Communities of Color.

8. 3000 SE POWELL

NEIGHBORHOOD: Creston-Kenilworth

PROJECT: New Construction

UNITS: 206

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

9. ANNA MANN HOUSE

NEIGHBORHOOD: Kerns

PROJECT: New Construction/Rehabilitation

UNITS: 128

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

10. HAYU TILIXAM

NEIGHBORHOOD: Cully

PROJECT: New Construction

UNITS: 50

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

11. THE ELLINGTON APARTMENTS

NEIGHBORHOOD: Madison South

PROJECT: Acquisition/Rehabilitation

UNITS: 263

TARGET POPULATIONS: Families & formerly homeless families.

12. LAS ADELITAS

NEIGHBORHOOD: Cully

PROJECT: New Construction

UNITS: 141

TARGET POPULATIONS: Families, Communities of Color.

13. EAST BURNSIDE APARTMENTS

NEIGHBORHOOD: Hazelwood

PROJECT: New Construction

UNITS: 51

TARGET POPULATIONS: Formerly homeless families with children.

14. CRESCENT COURT APARTMENTS

NEIGHBORHOOD: Powellhurst-Gilbert

PROJECT: New Construction

UNITS: 138

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

15. THE AURORA

NEIGHBORHOOD: Glenfair

PROJECT: New Construction

UNITS: 93

TARGET POPULATIONS: Families, Communities of Color.

PERMANENT SUPPORTIVE HOUSING

How Portland's Housing Bond is advancing solutions to chronic homelessness and supporting BIPOC communities.

Families and individuals with disabilities who have experienced chronic homelessness have been among the most impacted by our region's affordable housing crisis. Permanent Supportive Housing (PSH) is an effective housing solution for addressing chronic homelessness by combining deeply affordable housing with individualized services to support people who face complex challenges to maintaining stable housing and living independently. These supports include case management, behavioral health services, substance use disorder treatment, economic support, and tenancy skills.

Portland's Housing Bond is supporting the creation of 399 new PSH units in our community—including projects like the Joyce and the Starlight, which are dedicated to providing PSH for single adults or couples with complex physical or behavioral health issues. They also include projects like the East Burnside Apartments and Crescent Court, which integrate family PSH units within buildings that offer a mix of housing options.

The need for PSH is especially pronounced among Black and Native American communities, who make up 8 percent and 2 percent of Portland's population respectively, but account for 13 percent and 13.7 percent of our chronically homeless population. Portland's Housing Bond works to advance racially equitable housing outcomes through the inclusion of culturally specific PSH in many Bond-funded projects. Nearly all Bond project teams include culturally specific partners who bring expertise in development and service delivery to serve Portland's diverse Black, Indigenous, and People of Color (BIPOC) communities.

> **Factoring cultural sensitivity decisions in the design and operation of housing is very important to serving BIPOC communities, as it can either support or suppress the practices that define cultural identities. Culturally appropriate housing can encourage the continuation of cultural practices such as shared meals and social festivities, allowing comfortable accommodation for alternative and intergenerational family structures, and increased resident well-being, health, and sense of belonging.**

One pivotal Bond project providing culturally specific PSH is Hayu Tilixam, meaning "Many Nations" in the Chinook language. The 50-unit project developed by Community Development Partners (CDP) and Native American Youth and Family Center (NAYA) also includes PSH units offering culturally specific services for Native Americans and other Communities of Color. NAYA and Native American Rehabilitation Association (NARA) are partnering to provide on-site services to Hayu Tilixam's 50 households and encouraging residents to access dozens of wrap-around services, plus asset-building and family programs available at NAYA's 10-acre campus nearby. NARA additionally provides enhanced supportive services to Hayu Tilixam's PSH households, as well as to those who are experiencing behavioral health needs and have an annual income below 30 percent of the area median.

All services are meant to respond to the unique needs of individuals and families in a culturally specific manner.

" Having culturally specific housing and services is a step towards reclaiming space for our communities that have been impacted by systemic displacement from ancestral lands, culture, and kinship networks. In community we can heal and connect through our shared experiences, learn from our different perspectives, and raise each other up—building a foundation for ourselves and future generations to thrive. "

— OZ JAVANA
Resident Services Coordinator at Hayu Tilixam

IN 2022, the median income for the Portland area was $106,500.
Permanent Supportive Housing (PSH) serves households experiencing chronic homelessness with an annual income at or below 30% of the Area Median Income (AMI) – or a maximum annual income of $22,230 for a single person and $28,770 for a family of three. Many of those living in PSH earn little to no annual income.

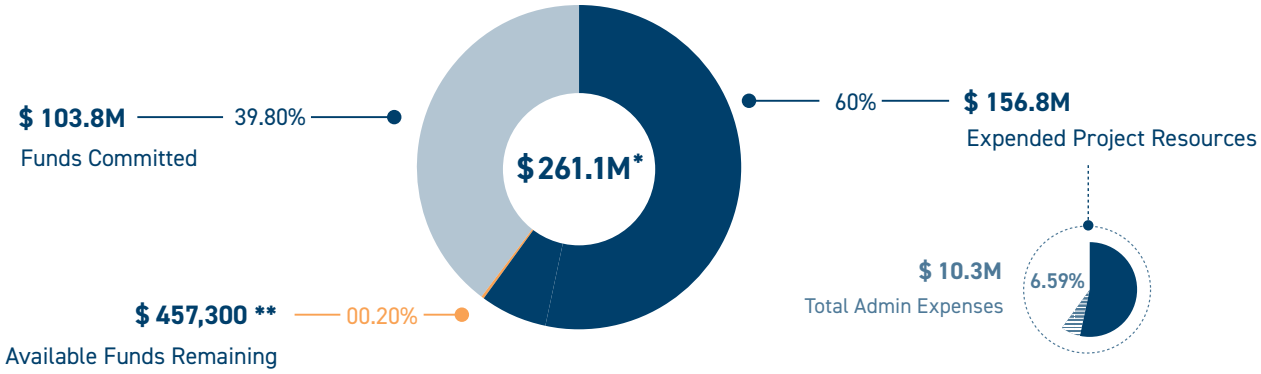
30% AMI

$22,230 for a single person

$28,770 for a family of three

2022 YEAR-END FINANCIALS

Portland's Housing Bond



PROPERTY	TOTAL BOND FUNDS	BOND FUNDS/UNIT	LEVERAGED FUNDS
Cathedral Village	$ 16M	$ 145,180	$ 22.1M
Anna Mann House	$ 12.5M	$ 98,000	$ 46.2M
The Joyce	$ 802,500	$ 12,159	$ 20.8M
Hayu Tilixam	$ 8M	$ 159,430	$ 11.8M
Las Adelitas	$ 15M	$ 106,531	$ 43.4M
Emmons Place	$ 19.8M	$ 137,405	$ 30M
The Starlight	$ 12.7M	$ 126,621	$ 21.2M
3000 SE Powell	$ 33.1M	$ 160,500	$ 54M
Crescent Court Apartments	$ 16.8M	$ 121,412	$ 26.3M
The Aurora	$ 14.9M	$ 160,500	$ 24.6M
Alder 9	$ 27.2M	$ 171,267	$ 59.2M
Barbur Apartments	$ 22.8M	$ 153,010	$ 48M
Francis + Clare Place	$ 9M	$ 148,274	$ 17.3M
East Burnside Apartments	$ 14.3M	$ 280,392	—
The Ellington Apartments	$ 37M	$ 141,221	$ 10M

ALL BOND FUNDED PROJECTS

$363,922
Average Cost per Unit

$139,869
Average Bond Amount per Unit

$434,871,473
Total Amount of Funds Leveraged

* *Total funds are the sum of Bond funds ($258.4 million) and accumulated interest ($2.7 million) as of December 31, 2022, for a total of $261.1 million.*

** *Through December 31, 2022, $156.8 million has been expended, $103.8 million has been committed to projects, and the remaining $457,300 is reserved to fill potential funding gaps in projects still in development.*

EQUITY IN CONTRACTING

Creating Economic Opportunity and Workforce Inclusion

The Portland Housing Bureau has set a goal of achieving 30 percent disadvantaged, minority owned, woman-owned, emerging small business, and service-disabled Veteran (DMWESB-SDV) contracting for all Portland Housing Bond projects, exceeding the City's goal of 20 percent. PHB also established a target of 20 percent DMWESB participation for professional services, such as architects, surveyors, and engineers. **As of December 2022, Portland Housing Bond projects were exceeding this goal, achieving 32 percent DMWESB-SDV participation in contracting.**

GOALS VS ACTUAL FOR DMWESB-SDV CONTRACTS

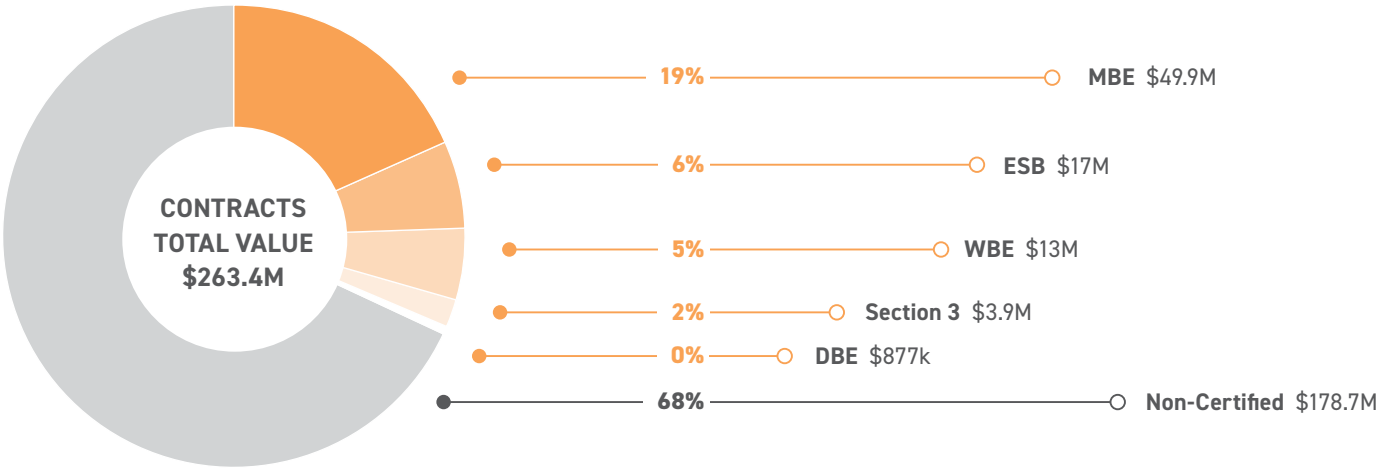
GOAL
CITY OF PORTLAND

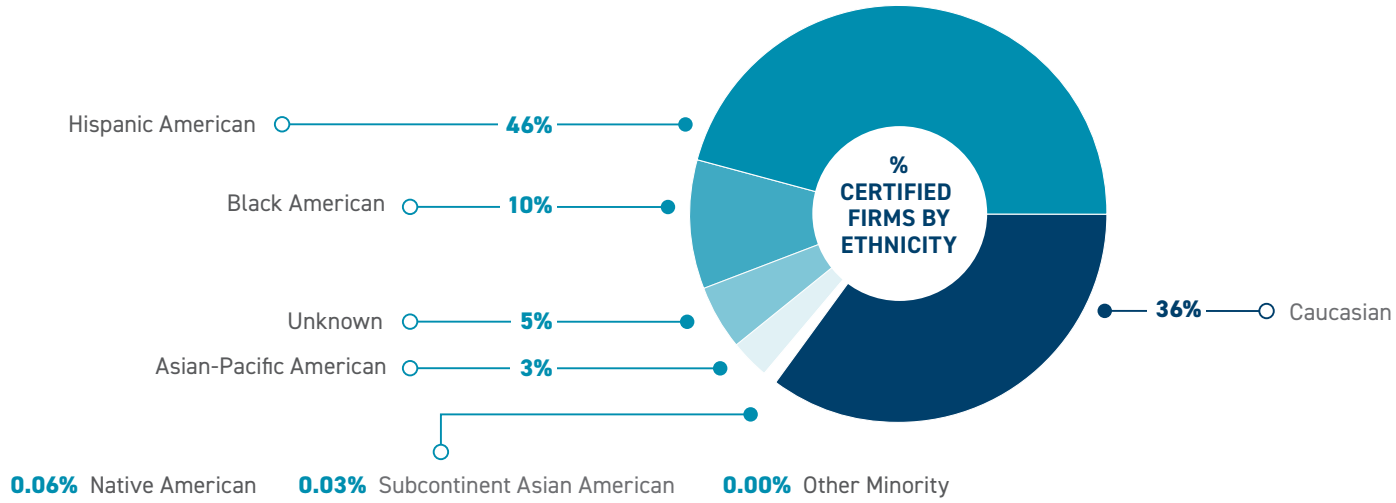
GOAL
PORTLAND HOUSING BUREAU

ACTUAL
BOND PROJECTS

CERTIFIED FIRM PARTICIPATION

MBE (Minority Business Enterprise) | ESB (Emerging Small Business) | WBE (Women Business Enterprise) | Section 3 (HUD Economic Opportunities Program) | DBE (Disadvantaged Business Enterprise)





OUR BOND COMMUNITIES

RESIDENT STORIES

"I'm really excited to have this community around my kids," said Tuku Walio, an Ethiopian immigrant with two young children, who is one of the first new residents to call Crescent Court home.

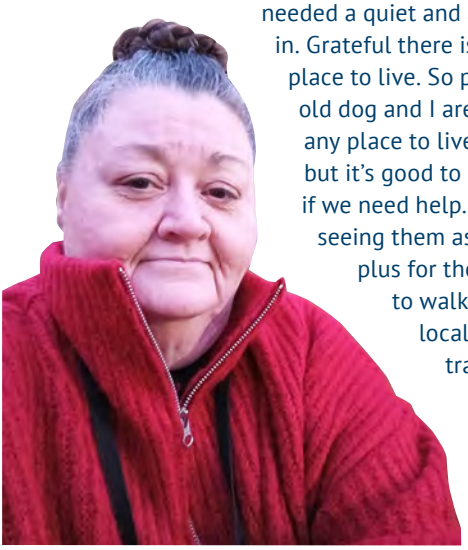
Photo by Andie Petkus Photography for Central City Concern

Eelaron's Story

My name Is Eelaron Mathews, I'm a resident, father, son and Entrepreneur. February will mark five years that I've been a resident here at the Ellington. I love the location. The fact that I am in a central location helps me out. Whether with a vehicle or without, I'm not too far from my essentials needs. RCSC staff has been a tremendous support for both my daughter and me, with different resource support, as well as advocating for us when needed. My daughter just turned seven in September, and she loves being here with her dad, seeing the happiness in her, gives me so much of my joy.

As an entrepreneur now, for about a year and a half, I've been running a business out of my dining room called "Rare Rugs" @RareRugs.PDX. I make custom rugs for your walls or floors. I would love to have a room or art studio to host a workshop for people who show an interest in the craft.

Michelle's Story



I am up in my years now, slowed down a bit and needed a quiet and affordable community to live in. Grateful there is the Ellington—it's a very nice place to live. So pleased to say that my 14-year-old dog and I are safe and comfortable. Like any place to live, we continue to use caution, but it's good to have security and others aware if we need help. I have met very nice neighbors, seeing them as we go for walks. This is a plus for the community–a beautiful area to walk. All here is convenient and local. Great business and other transportation, plenty of parking for a car.

Kathlena's Story

I've lived at the Ellington with my son for six years now. The community feels safe, quiet, and peaceful. I love my neighbors and I can freely walk around the community with no worries of people harassing me. Also, the location of the Ellington is great. I don't drive, so having bus transportation close by helps me out a lot. My children always say the apartments are so beautiful and well maintained. I've had a lot of health issues and the staff from Home Forward and office have always checked in on me to make sure I'm ok and don't need anything! They all have been friendly and helpful. They provide the resources that my son and I need. In all, I'm grateful for this wonderful place to live. I look forward to more years here.

Photo by Nick Mendez Photography

SHANESSE'S STORY

Eleven years ago, Shanesse was living in a tent with her fiancé Adam.

Both had been trying to overcome heroin addiction, but the stress of living unhoused only made their recovery harder. Shanesse's two-year old son Adrian was living with her parents. Their situation only worsened when Adam suffered severe workplace injuries that left him permanently disabled.

But in October of 2014, Shanesse found out she was pregnant with her second son. "I was not going to let this baby go—I wanted life to be better," she says. Shanesse and Adam were able to buy an RV, where Shanesse, Adam, Adrian, and their new baby Gabriel lived for five years.

This past summer, Shanesse asked her rehabilitation counselor for help, saying "I don't know where to go from here." Her counselor pointed her towards Central City Concern, where she applied for an apartment at Crescent Court, the first Portland Housing Bond project to open in 2022. Due to Adam's disabilities, CCC was able to offer the family a unit for those making less than 30% Area Median Income, complete with ADA accessibility for the hearing-impaired.

Photo by Nick Mendez Photography

Since moving into their three-bedroom apartment in October, their circumstances have finally turned around. "This is the nicest place I've ever lived," says Shanesse. For the first time in their lives, the two boys have their own rooms, and the in-unit washer/dryer makes all the difference: "We went from having no clean clothes, to now being able to have fresh clean clothes, which is incredible," she says. The apartment even accommodates Adam's support dog, Ollie.

Beyond the apartment itself, the community at Crescent Court has made a huge impact for this family. "My neighbors have been fantastic," says Shanesse. "These people are just like me, who are going through this situation." The on-site staff has also been great: "I've lived in apartments before, and never felt like they are on top of things. Here, I feel like they're on top of things." Gabriel goes to school at West Powellhurst Elementary right next door. "I can literally watch him from my window as he walks to school," she says.

Gabriel, like any seven-year-old, has a lot of energy, and he loves playing with other children at the on-site Boys & Girls Club after school. "It's amazing," says Shanesse. "My kids didn't have friends before," she says, but now they are finding friendship through the community at Crescent Court, and in the Boys & Girls Club especially. "Above all, that's the thing I like the most."

Finally stably and safely housed, Shanesse is now able to prioritize her other goals. "I'm looking for work," she says. "If we hadn't found this place, we would have stayed in a trailer and it would have just kept falling apart." She says that her experience shows that there is a true path out of homelessness and addiction: "It's possible. You don't have to stay in that situation just because you're scared. There are resources and people that want to help you."

TOGETHER WE BLOOM

A new mural unites residents of Las Adelitas around a shared sense of place and pride.

During the Mexican Revolution, women soldiers known as Las Adelitas served as combatants and commanders in Mexico's shift from a dictatorship to a constitutional republic. Now they are the namesakes of a new affordable housing project from Hacienda CDC in the Cully neighborhood.

Today, a new 25 x 42-foot mural on the southwest side of the building celebrates this history. In 2022, artist Michelle Angela Ortiz connected with community members in the Cully neighborhood to learn what kind of image she could create to unite the community around a shared sense of place and pride. Their stories are the inspiration for the mural "Together We Bloom" ("Juntos Florecemos").

"We're all trying to find a better place for our families to thrive. And that's what I got from speaking with these women," she says. Ortiz envisioned the people as branches on a tree of life. At the center is Olga Tunay, who emigrated from Guatemala in 2008 and eventually settled in Cully, where she remains active in the community.

In the painting, Tunay represents the mother or the caretaker. She is seen holding a hibiscus flower, which represents hope and luck and is used in Latinx, Vietnamese, and Somali cultures. A map of Cully is paired with the image of a young girl playing freely, and photographs of the neighborhood in the 1960s. The roots of the tree emerge from a house revealing points of light that represent the people who have survived through struggle. The tree blooms to reveal beautiful images of the people of Cully.

" Las Adelitas to me represents a place of empowerment, a place of rebirth, a place of passion and success for something positive... This mural had to send the message that we're here, and this is who we are as Latinos, as brown people, as people of color," said Ernesto Fonseca, Hacienda CDC CEO.

Photo by Oliver Casillas

BOYS & GIRLS CLUB AT CRESCENT COURT APARTMENTS

Photo by Nick Mendez Photography

Photo by Nick Mendez Photography

When the Crescent Court Apartments opened earlier this year, one of the most exciting elements of the 138-unit complex was the on-site Boys & Girls Clubhouse, the first BGC clubhouse in Oregon co-located within an affordable housing development. This fall, programming got underway for the children living at Crescent Court, with afterschool sessions for kids in grades 1-5.

Children arrive from school each day around 4 pm, and start off with a snack, recess at the jungle-gym outside, and a club meeting where they get to decide together what activities they'll enjoy that day. Activities may include indoor games, paper crafts, "wacky science," or food creations. The afternoon concludes with Power Hour, when youth can get help with homework, or just relax until their parents get home from work.

The families at Crescent Court are grateful that BGC is providing a safe space for their kids, says Clubhouse Director Michelle McPherson. The organization was also able to provide all of their registered families $200 gift cards before Thanksgiving. The kids love it too - one group of girls regularly stays until 6:30, saying "We just wanna be here."

This spring, McPherson hopes to partner with science organizations like OMSI and Day One Tech to bring in new programming, and take field trips to nearby clubhouses where they can enjoy gym space.

" We're all about the community, and taking care of people in the community. "

– Leah Perkins Staff
Boys & Girls Club of Portland

" When mom, dad, or grandma gets home from work, they know that their kids were safe and that they were in a positive space with great mentors who believe in their great futures. "

– Terry Johnson CEO
Boys & Girls Club of Portland

Photo by Andie Petkus Photography for Central City Concern

Photo by Nick Mendez Photography

> " The vibe has been very nonjudgmental. Everyone comes in very free and open to create."
>
> –Elijah Jamal Asani, Vibe Instructor

VIBE OF PORTLAND
AT CATHEDRAL VILLAGE

When Cathedral Village opened its doors in August, one of the most unique elements of the 110-unit complex was a music studio on the ground floor. Run by local non-profit Vibe of Portland, the studio offers afterschool programs for children and youth to learn about music, develop their skills, and play with their creativity.

Classes include DIY Instruments, guitar, and beatmaking – a popular Friday session during which students get to play with software to create their own tracks. "The vibe has been very nonjudgmental," says instructor Elijah Jamal Asani. "Everyone comes in very free and open to create."

How do the kids and parents at Cathedral Village feel about Vibe? "Oh my gosh! Little kids to adults, everyone is very excited," says Founder and Executive Director Laura Strieb. Adults are welcome to drop in and play with the instruments during certain hours. "We want to make sure that the space is accessible," says Strieb.

Strieb has lived in St. Johns for 18 years, and Vibe has always maintained a hyper-local focus. Classes at Cathedral Village are not only open to residents, but to neighborhood families, as well.

"We're all here and we're learning and we're building relationships over art or over music."

Photo by Nick Mendez Photography

Above photo of Hayu Tilixam mural courtesy of Community Development Partners

Portland Housing Bureau

Commissioner Carmen Rubio • Interim Director Molly C. Rogers

www.portlandhousingbond.com

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