

# 2019 PROGRESS OVERVIEW

# Portland's Housing Bond

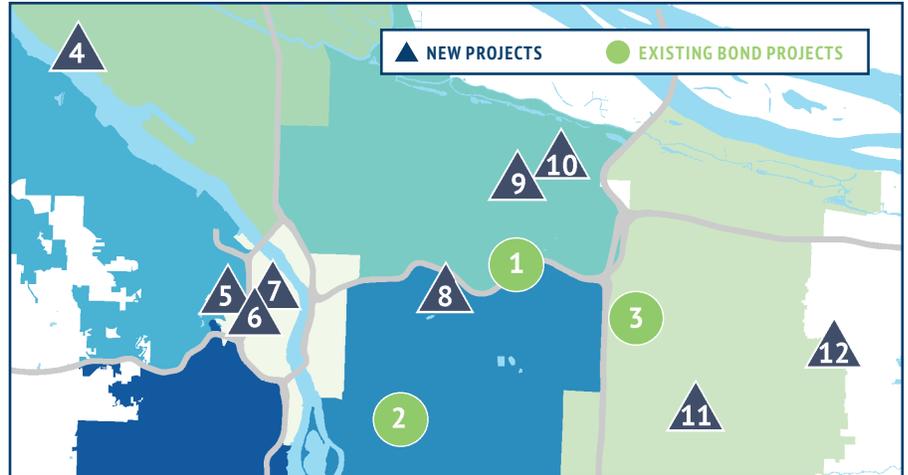
Investing Together in Affordable Homes

**GOAL: 1,300 TOTAL UNITS**  
**EXCEEDED: 1,424 UNITS** ✓

**GOAL: 600 UNITS AT 30% AMI**  
**MET: 600 UNITS** ✓

**GOAL: 300 UNITS OF PSH**  
**EXCEEDED: 313 UNITS** ✓

**GOAL: 650 FAMILY-SIZE UNITS**  
**EXCEEDED: 658 UNITS** ✓



**1 THE ELLINGTON**  
 Acquisition  
**Units:** 263  
**Target Populations:**  
 Families, including households experiencing homelessness.



**2 3000 SE POWELL**  
 New Construction  
**Units:** 180  
**Target Populations:**  
 Families, including communities of color, intergenerational families; households experiencing homelessness.



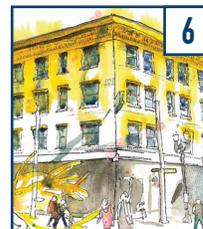
**3 EAST BURNSIDE**  
 New Construction  
**Units:** 51  
**Target Populations:**  
 Families, communities of color; households experiencing homelessness.



**4 CATHEDRAL VILLAGE**  
 New Construction  
**Units:** 110  
**Target Populations:**  
 Families, including immigrant and refugee communities; households experiencing homelessness.



**5 THE SUSAN EMMONS**  
 New Construction  
**Units:** 144  
**Target Populations:**  
 Seniors, veterans, communities of color, individuals with disabilities.



**6 THE JOYCE**  
 Rehab  
**Units:** 66  
**Target Populations:**  
 Chronically homeless adults, communities of color.



**7 THE WESTWIND**  
 New Construction  
**Units:** 100  
**Target Populations:**  
 Chronically homeless adults; communities of color.



**8 ANNA MANN HOUSE**  
 New Construction/Partial Rehab  
**Units:** 88  
**Target Populations:**  
 Families, including immigrant and refugee communities; households experiencing homelessness.



**9 NE PRESCOTT**  
 New Construction  
**Units:** 50  
**Target Populations:**  
 Families, communities of color.



**10 LAS ADELITAS**  
 New Construction  
**Units:** 141  
**Target Populations:**  
 Families, including immigrant and refugee communities; households experiencing homelessness.



**11 115TH AT DIVISION ST**  
 New Construction  
**Units:** 138  
**Target Populations:**  
 Families, including immigrant and refugee communities; communities of color.



**12 STARK ST PROJECT**  
 New Construction  
**Units:** 93  
**Target Populations:**  
 Families; communities of color.

Unit numbers for new projects are estimates and subject to change during development.

# BOND OPPORTUNITY SOLICITATION 2019

# Portland's Housing Bond

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## 115TH AT DIVISION STREET

**Address:** 11514 & 11518 SE Division St **Sponsors:** Related Northwest and Central City Concern

115th at Division Street will be Phase II of the adjacent Division Street Apartments—a low barrier Permanent Supportive Housing (PSH) project currently in predevelopment. The project leverages services investments at the Division Street Apartments to create a housing continuum whereby residents moving out of PSH units can access housing at 115th at Division Street and remain in the immediate community. The project will serve households at 30% and 60% Area Median Income (AMI) with seven units set aside for PSH. Fifty percent of the total units are family-size, recognizing the needs of large families in Outer Southeast Portland. Notably, the 30% AMI units are distributed proportionately among the unit types to ensure families below 60% AMI have access to appropriately sized units.



**Project Type:** New Construction

**Neighborhood:** Powellhurst-Gilbert

**Total cost:** \$38.3 million

**Bond funding amount:** \$15.7 million

**Bond subsidy/unit:** \$113,470

**Neighborhood Opportunity Score:** 3

**Neighborhood Vulnerability Score:** 14

**Populations served:** Families, including immigrant and refugee communities; communities of color.

**Estimated number of people housed:** 343

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	9	14	15	8	46	23	
31-60% AMI	18	28	31	15	92	46	
<b>TOTAL</b>	<b>27</b>	<b>42</b>	<b>46</b>	<b>23</b>	<b>138</b>	<b>69</b>	<b>7</b>

*All numbers represent current estimates and are subject to change during the development process.*

# BOND OPPORTUNITY SOLICITATION 2019

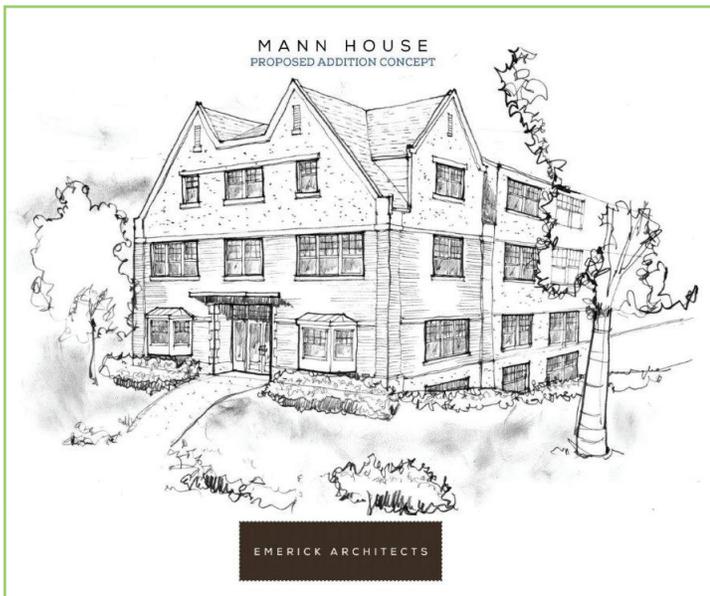
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## ANNA MANN HOUSE

**Address:** 1021 NE 33rd Avenue    **Sponsor:** Innovative Housing, Inc.

The Anna Mann House is a historic Portland property located in the amenity-rich Laurelhurst neighborhood. The property will be rehabilitated and expanded to provide 88 low-income housing units for families and households experiencing homelessness. Innovative Housing and Luke-Dorf, Inc., a community-based mental health provider, will partner to support families in 12 permanent supportive housing units. A partnership with Immigrant and Refugee Community Organization (IRCO) and other culturally-specific organizations will provide outreach, marketing and general resident services to future immigrant and refugee tenants at Anna Mann House.



**Project Type:** New Construction (84 units) and Rehab (4 units)

**Service Partners:** IRCO and Luke-Dorf, Inc.

**Neighborhood:** Laurelhurst

**Total Cost:** \$28.5 million

**Bond Funding Amount:** \$12.96 million

**Bond Subsidy/Unit:** \$147,319

**Neighborhood Opportunity Score:** 4

**Neighborhood Vulnerability Score:** 9

**Target Populations:** Families, including immigrant and refugee communities, and households experiencing homelessness.

**Estimated number of people housed:** 213

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI		14	10	5	29	15	
31-60% AMI		31	25	3	59	28	
<b>TOTAL</b>	—	<b>45</b>	<b>35</b>	<b>8</b>	<b>88</b>	<b>43</b>	<b>12</b>

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# BOND OPPORTUNITY SOLICITATION 2019

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## CATHEDRAL VILLAGE

**Address:** 8614 N. Crawford    **Sponsors:** Catholic Charities and Related Northwest

Cathedral Village Apartments will offer a new family housing community in the St. Johns neighborhood in North Portland. The proposed community will be complemented by an enriched after school arts/music program. The collaboration between Catholic Charities and Related Northwest represents a thoughtful response to the housing needs of the North Portland community and will provide equitable access to new low-income housing which will serve families, communities of color, immigrants and refugees, and households experiencing homelessness or at risk of homelessness in an area well supported by parks and public amenities. Thirty-seven units will be affordable to households with incomes at or below 30% of area median, eight of which will provide Permanent Supportive Housing (PSH) for families.



**Project Type:** New Construction

**Total units:** 110

**Neighborhood:** St. Johns

**Total cost:** \$33.4 million

**Bond funding amount:** \$16.3 million

**Bond subsidy/unit:** \$148,300

**Neighborhood Opportunity Score:** 3

**Neighborhood Vulnerability Score:** 11

**Target populations:** Families, including immigrant and refugee communities; households experiencing homelessness.

**Estimated number of people housed:** 264

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	11	15	8	3	37	11	
31-60% AMI	4	24	37	8	73	45	
<b>TOTAL</b>	<b>15</b>	<b>39</b>	<b>45</b>	<b>11</b>	<b>110</b>	<b>56</b>	<b>8</b>

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# BOND OPPORTUNITY SOLICITATION 2019

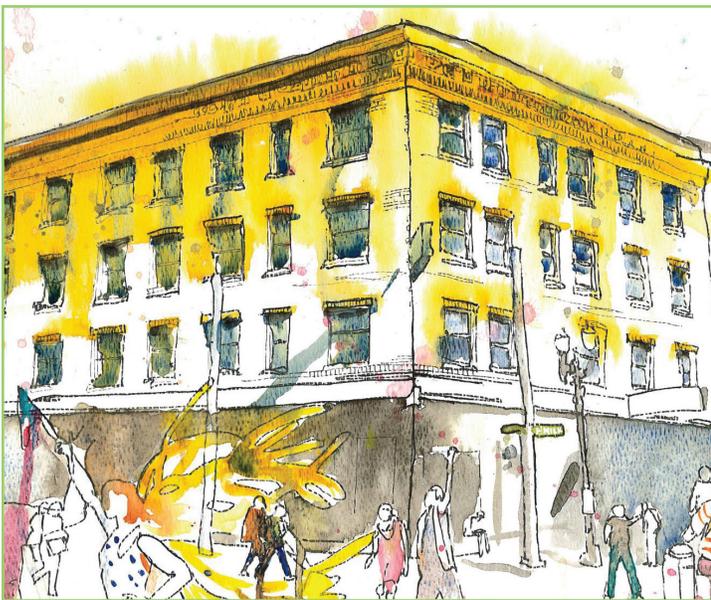
# Portland's Housing Bond

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## JOYCE HOTEL

**Address:** 322 SW 11th Avenue    **Sponsor:** Community Partners for Affordable Housing

A complete renovation of the Joyce Hotel 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. The Joyce Hotel will be dedicated fully to residents who need this combination of intensive services and deeply affordable rents. A rich array of voluntary supportive services will be offered onsite through a collaboration of supportive service providers: Cascadia Behavioral Healthcare, Native American Rehabilitation Association (NARA), and Cascade AIDS Project. The renovated building will also include ground-floor commercial space designed for local women-owned, minority-owned, and emerging small businesses supported through Prosper Portland.



**Project Type:** Rehab

**Service Partners:** Cascadia Behavioral Healthcare, Native American Rehabilitation Association (NARA), Cascade AIDS Project

**Neighborhood:** Portland Downtown

**Total Cost:** \$16.7 million

**Funding Award:** \$2.25 million (Portland Housing Bond); \$3.45 million (Prosper Portland/South Park Blocks URA)

**Subsidy/Unit:** \$86,436

**Neighborhood Opportunity Score:** 5

**Neighborhood Vulnerability Score:** 13

**Target Populations:** Chronically homeless adults, communities of color

**Estimated number of people housed:** 66

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	66				66		
31-60% AMI	—				—		
<b>TOTAL</b>	<b>66</b>	—	—	—	<b>66</b>	—	<b>66</b>

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# BOND OPPORTUNITY SOLICITATION 2019

# Portland's Housing Bond

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## LAS ADELITAS

**Address:** 6723 NE Killingsworth Street    **Sponsor:** Hacienda CDC

Las Adelitas is a community-based anti-displacement development which attempts to mitigate the effects of rising rents on families, and inevitable displacement and gentrification within the Cully neighborhood. The four-story project will transform the former "Sugar Shack" site into a place-based affordable housing development with units ranging from studios to three bedrooms, and will provide supportive social and economic opportunities for homeless individuals, working families, and people of color in Cully. One-third of the units will serve those below 30% of Area Median Income (AMI), including 18 units of Permanent Supportive Housing (PSH) supported by Cascadia Behavioral Healthcare. Among other community amenities, Las Adelitas will also provide a large classroom dedicated to Hacienda's Portland Niños program which serves young children 0-5 years of age.



**Project Type:** New Construction

**Service Partners:** Cascadia Behavioral Healthcare

**Neighborhood:** Cully

**Total Cost:** \$54.1 million

**Bond Funding Amount:** \$16.2 million

**Bond Subsidy/Unit:** \$115,000

**Neighborhood Opportunity Score:** 3

**Neighborhood Vulnerability Score:** 4

**Target Populations:** Families, including immigrant and refugee communities; households experiencing homelessness

**Estimated number of people housed:** 402

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	15	29	3	—	47	3	
31-60% AMI	—	—	68	26	94	94	
<b>TOTAL</b>	<b>15</b>	<b>29</b>	<b>71</b>	<b>26</b>	<b>141</b>	<b>97</b>	<b>18</b>

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# BOND OPPORTUNITY SOLICITATION 2019

# Portland's Housing Bond

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## NE PRESCOTT

**Address:** 5827 NE Prescott Street **Sponsors:** Community Development Partners and NAYA

The proposed development will create 50 new apartment units within the Cully neighborhood, in an area of growing density and pedestrian activity near the intersection of NE Prescott Street and NE Cully Boulevard. Community Development Partners Native American Youth and Family Center (NAYA) will jointly develop and own the project, which will replace the site's existing single-family home. NAYA and the Native American Rehabilitation Association (NARA) will partner to provide services to all residents, including nine units of Permanent Supportive Housing (PSH). Active ground floor uses will include a street-facing community space, a community room, a residential lobby and support spaces.



**Project Type:** New Construction

**Service Partners:** Native American Rehabilitation Assoc (NARA)

**Neighborhood:** Cully

**Total Cost:** \$16.8 million

**Bond Funding Amount:** \$7.5 million

**Bond Subsidy/Unit:** \$150,000

**Neighborhood Opportunity Score:** 2

**Neighborhood Vulnerability Score:** 12

**Target Populations:** Families, communities of color

**Estimated number of people housed:** 119

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	8	–	5	4	17	9	
31-60% AMI	–	22	6	5	33	11	
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>11</b>	<b>9</b>	<b>50</b>	<b>20</b>	<b>9</b>

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# BOND OPPORTUNITY SOLICITATION 2019

# Portland's Housing Bond

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## STARK STREET PROJECT

**Address:** 16015 SE Stark Street    **Sponsor:** Human Solutions

The proposed new construction project will use a Housing First model providing permanent housing for people experiencing homelessness with intensive, on-site support and clinical services. Located in outer East Portland, the project will contribute to the Rosewood Initiative's Purpose Built Communities plan and will include family-sized units from one to three bedrooms with 16 Permanent Supportive Housing (PSH) units in an area where families are experiencing extremely high rates of housing instability, school mobility, and displacement.



**Project Type:** New Construction

**Service Partners:** Lifeworks NW, Immigrant and Refugee Community Organization (IRCO)

**Neighborhood:** Rosewood

**Total Cost:** \$31.2 million

**Bond Funding Amount:** \$13,950,000

**Bond Subsidy/Unit:** \$150,000

**Neighborhood Opportunity Score:** 3

**Neighborhood Vulnerability Score:** 16

**Target populations:** Families, communities of color

**Estimated number of people housed:** 226

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	—	8	13	10	31	23	
31-60% AMI	—	41	21	—	62	21	
<b>TOTAL</b>	—	<b>49</b>	<b>34</b>	<b>10</b>	<b>93</b>	<b>44</b>	<b>16</b>

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# BOND OPPORTUNITY SOLICITATION 2019

# Portland's Housing Bond

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## THE SUSAN EMMONS

**Address:** 1727 NW Hoyt Street    **Sponsor:** Northwest Housing Alternatives

The Susan Emmons will create low-cost, services-strong affordable housing in a high opportunity area highly impacted by gentrification and is a rare new construction opportunity in inner Northwest Portland's Historic Alphabet District. The proposed project delivers over 10 percent of the Bond's total desired units in an ideal location, and will serve priority populations identified under the Bond, while providing deeply needed services and Permanent Supportive Housing (PSH). The Alta seeks to equitably serve disadvantaged populations including seniors, veterans, communities of color, and individuals with disabilities with services that are culturally responsive and flexible, and leverages continued PSH and referral relationships with Northwest Pilot Project and NAYA.



**Project Type:** New Construction (104 Units) and Rehab (40 Units)

**Service Partners:** Northwest Pilot Project and Native American Youth and Family Center (NAYA)

**Neighborhood:** Northwest District

**Total Cost:** \$39.8 million

**Bond Funding Amount:** \$18.5 million

**Bond Subsidy/Unit:** \$128,416

**Neighborhood Opportunity Score:** 5

**Neighborhood Vulnerability Score:** 4

**Target Populations:** Seniors, veterans, communities of color, individuals with disabilities

**Estimated number of people housed:** 144

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	78				78		
31-60% AMI	66				66		
<b>TOTAL</b>	<b>144</b>	—	—	—	<b>144</b>	—	<b>48</b>

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# BOND OPPORTUNITY SOLICITATION 2019

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## THE WESTWIND

**Address:** 323-327 NW 6th Avenue    **Sponsor:** Central City Concern

The proposed project replaces the existing building with 100 new units of deeply affordable SRO and studio housing, combined with extensive supportive services and amenities, and immediate access to Central City Concern's (CCC) network of medical and social services throughout Old Town. The interior programming will deliver efficient Single Room Occupancy (SRO) and studio units, with ample shared amenities and gathering space to elevate community interaction for residents and supportive services staff in the building. The majority of residents will be individuals transitioning from homelessness and experiencing a disabling condition. The project further prioritizes communities who are overrepresented in Portland's homeless population through service partnerships and CCC's culturally specific programming.



**Project Type:** New Construction

**Service Partner:** Native American Rehabilitation Assoc. (NARA)

**Neighborhood:** Old Town/Chinatown

**Total Cost:** \$28.5 million

**Funding Award:** \$11 million (Portland Housing Bond); \$4 million (Multnomah County)

**Subsidy/Unit:** \$150,000

**Neighborhood Opportunity Score:** 5

**Neighborhood Vulnerability Score:** 8

**Target populations:** Chronically homeless adults, communities of color

**Estimated number of people housed:** 100

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	20 / 72				92		
31-60% AMI	8				8		
<b>TOTAL</b>	<b>100</b>	—	—	—	<b>100</b>	—	<b>70</b>

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# PROJECT PROFILE

# Portland's Housing Bond

Investing Together in Affordable Homes

## 3000 SE POWELL

**Address:** 3000 SE Powell Blvd    **Sponsor:** Home Forward

New affordable housing is coming to Southeast Portland thanks to Portland's Housing Bond. The new development will be located in the Creston-Kenilworth neighborhood—where residents are at risk from rising rents—and will provide homes for Portland families in need of stable housing. The new homes will be built at the site of the former Safari Club. The design process has started and construction is expected to begin in 2020.



**Project Type:** New Construction

**Neighborhood:** Creston-Kennilworth

**Total cost:** \$56 million

**Bond funding amount:** \$27 million

**Bond subsidy/unit:** \$150,000

**Neighborhood Opportunity Score:** 4

**Neighborhood Vulnerability Score:** 17

**Populations served:** Families, including communities of color, households experiencing homelessness.

**Estimated number of people housed:** 314

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI	10	1	3	1	15	4	
31-60% AMI	97	18	43	7	165	50	
<b>TOTAL</b>	<b>107</b>	<b>19</b>	<b>46</b>	<b>8</b>	<b>180</b>	<b>54</b>	<b>30</b>

# PROJECT PROFILE

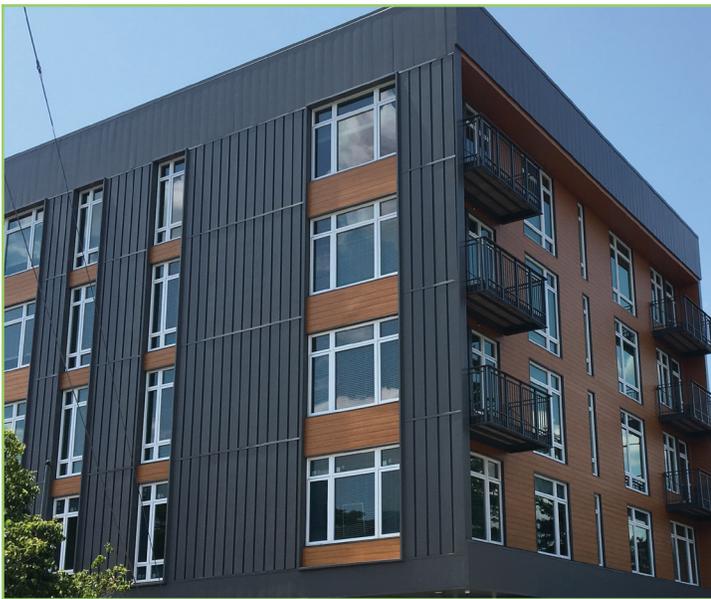
# Portland's Housing Bond

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## EAST BURNSIDE

**Address:** 10506 E Burnside St    **Sponsor:** City of Portland and Home Forward

The Hazelwood neighborhood and David Douglas school district in East Portland are home to the city's most diverse populations, with Communities of Color, and immigrants and refuge households representing half of all residents. This 51-unit building will provide affordable housing to individuals and formerly homeless families in an area highly vulnerable to gentrification and displacement. Located on the TriMet Max line, residents have access to work, school and services, including resident services and supportive services onsite.



**Project Type:** New Construction

**Service Partners:** Human Solutions and JOIN

**Neighborhood:** Hazelwood

**Total cost:** \$14.3 million

**Bond funding amount:** \$14.4 million

**Bond subsidy/unit:** \$280,392

**Neighborhood Opportunity Score:** 4

**Neighborhood Vulnerability Score:** 20

**Populations served:** Families, including immigrants and refugees; communities of color; households experiencing homelessness.

**Number of people housed:** 99

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI			16		16	16	
31-60% AMI	7	20	8		35	8	
<b>TOTAL</b>	<b>7</b>	<b>20</b>	<b>24</b>		<b>51</b>	<b>24</b>	<b>9</b>

# PROJECT PROFILE

# Portland's Housing Bond

Investing Together in Affordable Homes

## THE ELLINGTON

**Address:** 1610 NE 66th Ave    **Sponsor:** City of Portland and Home Forward

The Portland Housing Bureau purchased the Ellington Apartments in February 2017. Before the acquisition, its 263 garden-style apartments and townhomes were being marketed to higher-income clientele, threatening to displace residents. Now, plans are underway to transform all of the units into affordable homes, welcoming at least 80 extremely low-income families and stabilizing hundreds who were previously at risk of losing their housing.



**Project Type:** Acquisition

**Service Partners:** Home Forward and JOIN

**Neighborhood:** Madison South

**Total Cost:** \$47 million

**Bond Funding Amount:** \$37 million

**Bond Subsidy/Unit:** \$140,684

**Neighborhood Opportunity Score:** 3

**Neighborhood Vulnerability Score:** 13

**Populations served:** Families, including households experiencing homelessness.

**Number of people housed:** 626

UNITS	STUDIO / SRO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	TOTAL FAMILY SIZE	PSH UNITS
0-30% AMI			80		80	80	
31-60% AMI	2	10	130	41	183	171	
<b>TOTAL</b>	<b>2</b>	<b>10</b>	<b>210</b>	<b>41</b>	<b>263</b>	<b>251</b>	<b>20</b>