



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland's Housing Bond

Investing Together in Affordable Homes

Spring 2019 Bond Opportunity Solicitation

May 15, 2019

3:00pm – 5:00pm

Mandatory Informational
Session

Agenda

TOPIC

LEAD

ACTION

TIME

Welcome	Shannon Callahan	Informational	3:05-3:10
Overview: Requirements and Preferences	Karl Dinkelspiel, Molly Rogers	Informational	3:10-3:25
Permanent Supportive Housing	Nui Bezaire	Informational	3:25-3:35
Submittals and Evaluation	Jill Chen	Informational	3:35-3:45
Q & A	All	Discussion	3:45-4:45
Closing	All	Informational	4:45-5:00



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Bond Opportunity Solicitation Overview

Schedule

Spring 2019 BOS Issued

Tuesday, April 30, 2019

Mandatory Information Session	Wednesday, May 15, 2019 3:00 pm to 5:00 pm (PDT)
Proposal Due Date	Friday, June 28, 2019 at 3:00pm (PDT)
Anticipated Dates for Evaluation Committee Reviews	July - August, 2019
Anticipated Notice of Awards	September 2019

Available Resources – All Projects

Fund Source	Purpose	Amount
PHB: Portland's Housing Bond	Capital Costs	Up to \$70,000,000
Joint Office for Homeless Services (JOHS)	Support Services	Up to \$10,000 per PSH unit
Home Forward: Project Based Section 8 Vouchers	Operating Support	188 vouchers, 60% AML max rent

Investment Requirements

- All units must be new to Portland's inventory of regulated affordable housing
- New construction, acquisition and/or rehabilitation of existing unregulated buildings
- Maximum Bond subsidies:
 - \$150,000/unit for new construction
 - \$100,000/unit for acquisition/rehab
- All units supported by Bond funding must be regulated at 60% AMI or below

Investment Requirements (cont.)

- **30% AMI units:** minimum of 1/3 of total units
- **Minimum units per project:** 50
- **Average bedroom count:** 1.5
- **Minimum PSH units:** 5% of total units
- **Site Control** demonstrated by 12/31/19



Investment Requirements (cont.)

- **Reduced barriers to entry:** accessible to households with adverse credit, rental or legal histories and very limited income
- **Supportive Services Plan:** for all PSH units
- **DMWESB-SDV Target:** 30% for hard construction contracting; 20% for professional services
 - Work with PHB Technical Assistance consultant

Preference Criteria

Location / Design

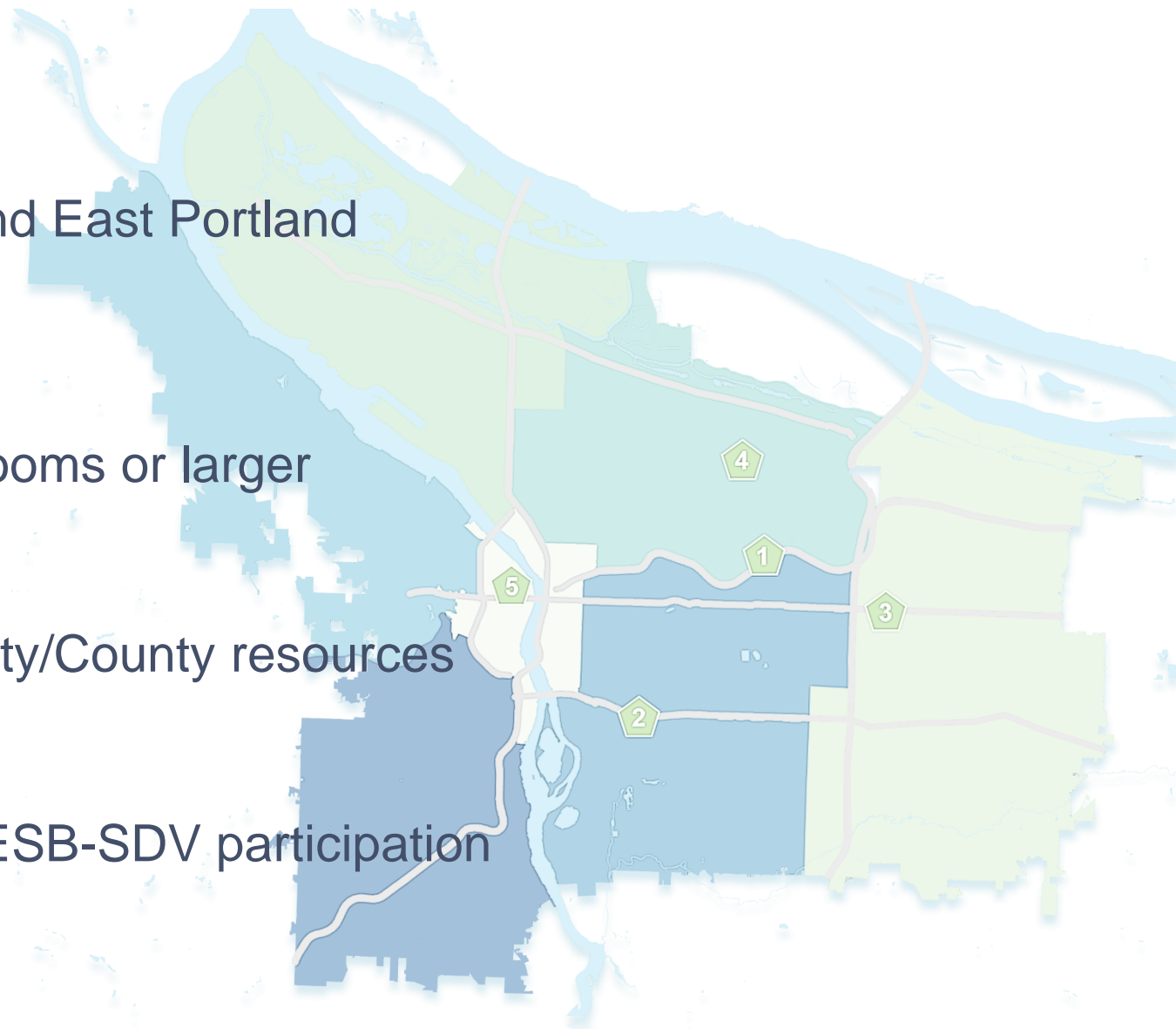
- Projects in North, Southwest and East Portland
- More than 50 units
- More than 50% of units 2-bedrooms or larger

Leverage

- Significant leveraging of non-City/County resources

Contracting

- Achieve more than 30% DMWESB-SDV participation



Equity Plan

Demonstrate Equity Principles:

- Diversity of staff and board
- Equity Plans and Policies
- Training for Diversity, Equity and Inclusion
- Outreach to priority populations
- Low barrier tenant screening criteria
- Provision of culturally responsive and specific services

Meet requirements of City's DMWESB-SDV contracting utilization and Workforce Training and Hiring Program.

Additional Considerations

- Project-based Section 8 (PBS8) vouchers should be programmed for family-sized units, except for majority PSH projects. Minimum 9 units for PBS8.
- Projects planning PSH units must have 9 or more units to receive PBS8 vouchers.
- Compliance with Green Building Policy requirements.



PHB-Owned Sites

Joyce Hotel, 322 SW 11th Avenue

- Open to proposals for rehab of existing building or new construction development
- Site Tour: May 23rd, 9:00am – 10:00am
- Additional capital funds available from So. Park Blocks TIF

Westwind Apartments, 322-327 NW 6th Avenue

- New construction development, including demolition of existing building
- Site Tour: May 23rd, 10:30am - 11:30am
- Additional capital funds available from Multnomah County

5827 NE Prescott Street

- New construction development with focus on families
- Site Tour: May 30th, 9:00am - 9:30am



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Permanent Supportive Housing (PSH)

Permanent Supportive Housing (PSH)

Eligible Populations

Property Type	Eligible PSH Population
Westwind Apartments and Joyce Hotel (Majority PSH units)	Households who are: <ul style="list-style-type: none">• Single adult (18+); AND• Chronically homeless (local definition)
Integrated Properties (~10-25% PSH units)	Households who are: <ul style="list-style-type: none">• Family and/or single adult (18+) households; AND• Chronically homeless OR living with a disabling condition severe enough to require long-term support, and is homeless or at imminent risk.

Investment Requirements for PSH Projects

Requirements for all proposals with PSH:

- JOHS qualified vendor of homeless services (can apply if not currently a qualified vendor)
- Referrals from Multnomah County Homeless Coordinated Access Systems (exceptions may apply)
- Submit PSH Services Plan



PSH Services Plan

All proposals with PSH are required to submit a **Services Plan** that describes:

- Delivery of culturally responsive and/or culturally specific services; plans to support tenants in crisis
- Overall capacity of service team
- Types and level of services to be offered
- Overview of anticipated services outcomes for target population
- Marketing and lease up plan to reach targeted population through coordinated access
- Budget and sources of funding for services, including leveraged sources

Developers and Service Providers Meet & Greet

Opportunity to learn about potential partnerships to support service delivery in housing projects.

May 22, 2019
1:30pm – 3:00pm

Portland Housing Bureau
421 SW 6th Avenue, Suite 500
Portland, OR 97204





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BOS Submittals and Evaluation

Application Requirements

Highlights:

- Sponsor cover page – form
- Sponsor Narrative – critical for all proposals
- PSH Services Plan
- Development Team Summary
- Budget & pro forma operations – live “Excel”
- Equity Plan
- Affirmative Fair Housing Marketing Plan



Other:

- Form D - Pro Forma Excel including Summary and PSH services budget
- Organization financials – if PHB doesn't have them already
- Project Schedule

Evaluation Process



Threshold Review



Evaluation Review Committees and Ranking



Interviews/Presentations

Key Questions

1. What if my project only meets some of the requirements, but not all of the requirements? Should I still submit a proposal?
2. Do all projects require PSH units?
3. When should organizations apply to become a JOHS qualified vendor?
4. Are there additional resources to guide how to plan for and develop permanent supportive housing (PSH)?
5. Will there be any addenda issued?

Please submit questions by May 24, 2019.

Questions?

Contact:

Tanya Wolfersperger

(503) 823-3251

tanya.wolfersperger@portlandoregon.gov