



**Portland
Housing Bureau**

Metro Bond + TIF Solicitation (M-BOS) - Fall 2022

October 6, 2022

**Mandatory Developer
Informational Session**

Agenda

TOPIC

LEAD

Welcome: Solicitation Overview	Molly Rogers
Investment Requirements and Preferences	Jill Chen
Property-Specific Requirements and Preferences	Jill Chen
Submittals and Evaluation	Tanya Wolfersperger
Questions	All
Closing	All



Portland Housing Bureau

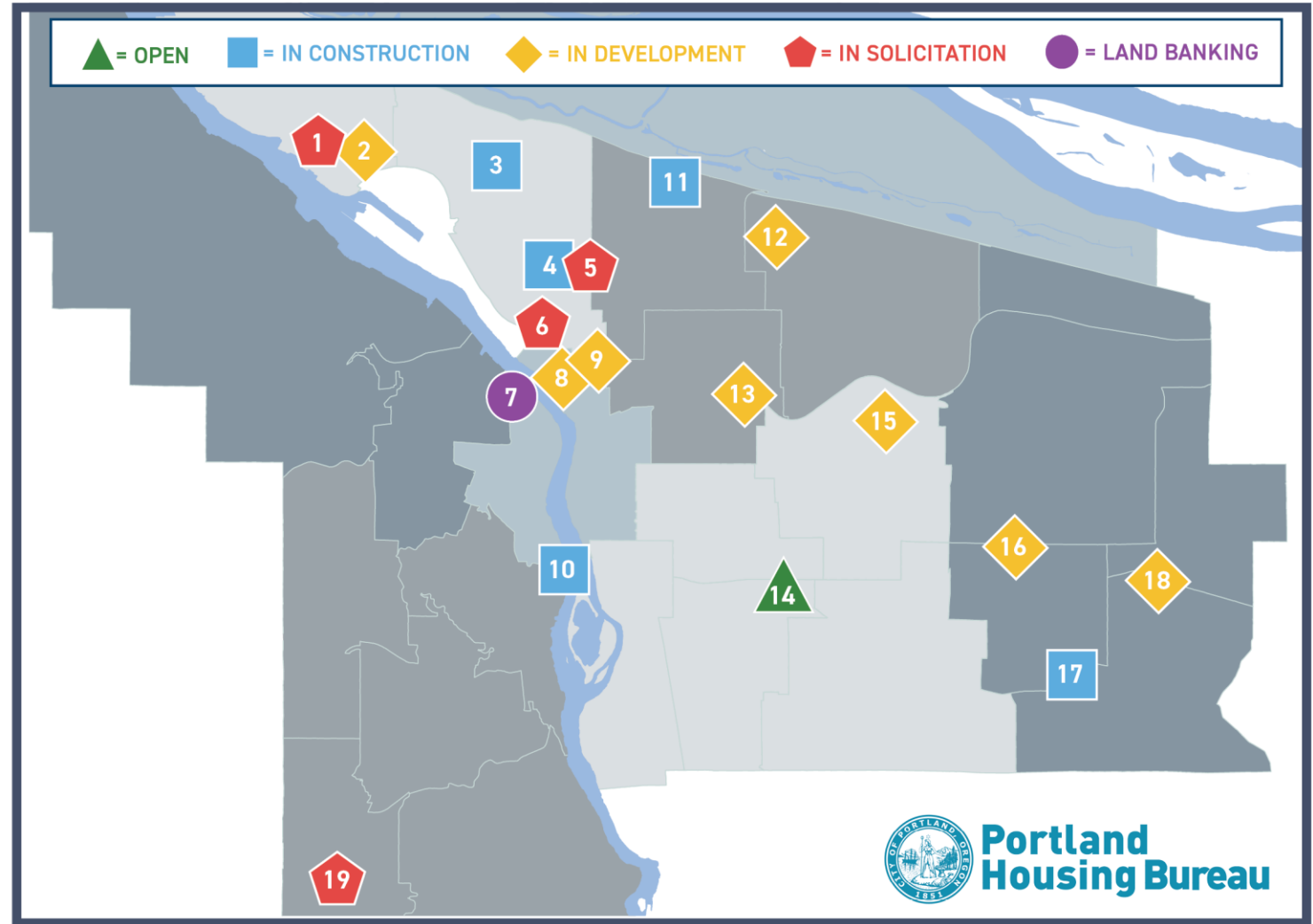
Solicitation Overview



Metro

HOUSING BOND: PORTLAND

- **\$211 MILLION ALLOCATED TO PORTLAND**
- **1,475 UNIT GOAL**
- **3,000+ PORTLANDERS HOUSED**
- **1,297 UNITS OPEN OR IN DEVELOPMENT**
- **35 UNITS OPENED 2021**
- **307 UNITS OPENING '22/'23**
- **955 UNITS EXPECTED IN '24/'25**
- **629 FAMILY-SIZED UNITS**
- **288 PERMANENT SUPPORTIVE HOUSING UNITS**
- **497 DEEPLY AFFORDABLE UNITS**



1 - Carey Blvd. Parcel
2 - Tistilal Village
3 - Hattie Redmond Apartments
4 - 5020 N Interstate
5 - Strong Family Parcel
6 - Kaiser Permanente Parcel
7 - Broadway Corridor

8 - Albina One
9 - The Alcena
10 - Waterleaf
11 - Dekum Court
12 - PCC Killingsworth
13 - hollywoodHUB
14 - Findley Commons

15 - 75th & Glisan
16 - Meridian Gardens
17 - Powellhurst Place
18 - Garden Park Estates
19 - Portland Value Inn Parcel

N/NE Neighborhood Housing Strategy / Interstate Corridor URA (ICURA) TIF

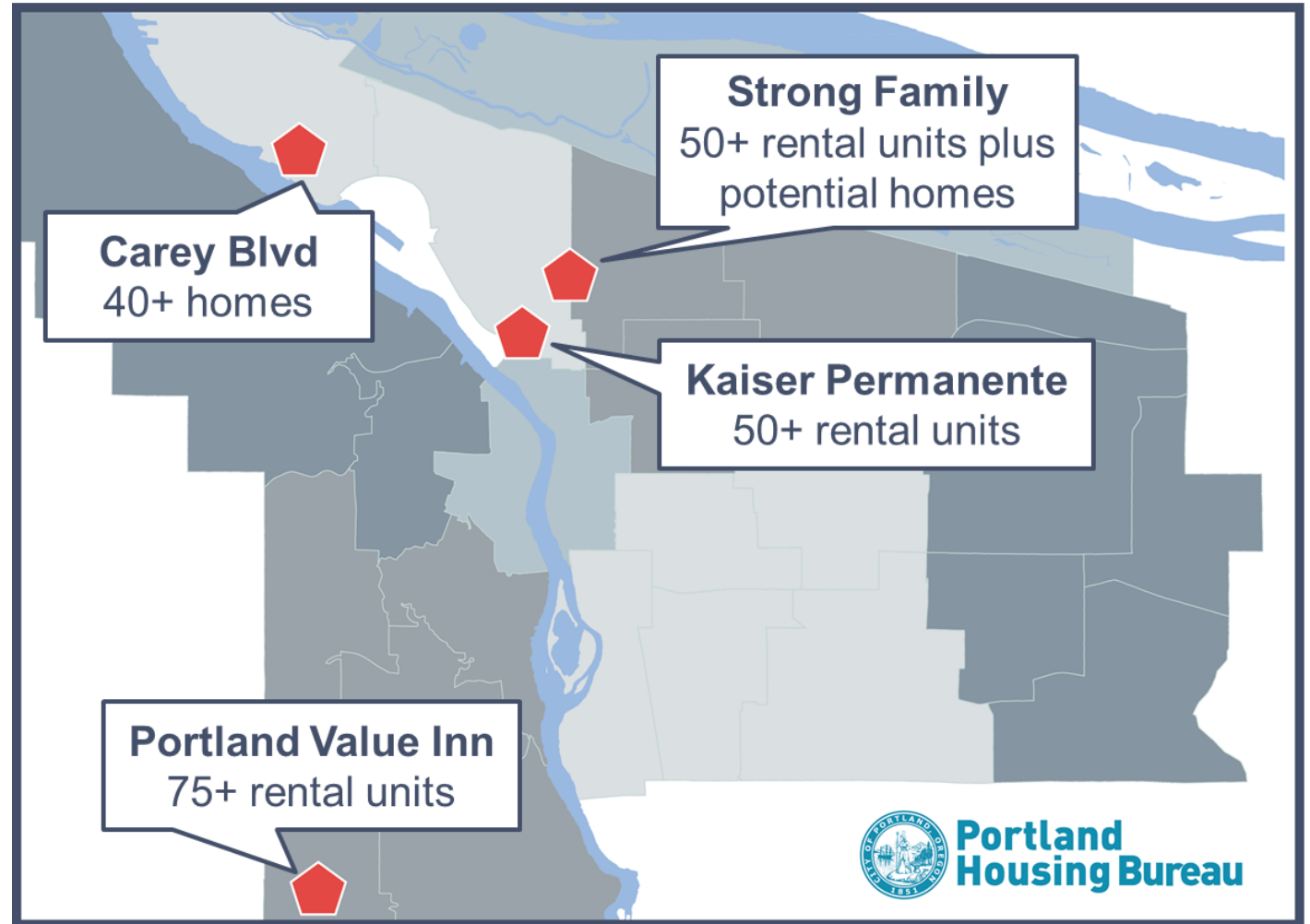
- Addresses legacy of displacement in North and Northeast Portland
- Maximum indebtedness: \$44M of ICURA TIF for 300 to 350 new affordable units or homes
- 2022 M-BOS offers financing and 3 sites located in ICURA TIF District



2022 Proposed Projects and Investments

**Estimated 215+
New Units or Homes**

Combination of
ICURA TIF + Metro
Bond funds



Available Resources

Source	Purpose	Amount
PHB: Metro Housing Bond	Capital Costs	Up to \$26,000,000
PHB: Interstate Corridor TIF	Capital Costs	Up to \$13,750,000
Joint Office for Homeless Services (JOHS)	Support Services	Up to \$10,000 per SH unit for 15 units (Portland Value Inn only)
Home Forward: Project Based Section 8 Vouchers	Operating Support	Up to 50 vouchers for 30% AMI units
PHB/Metro: Kaiser Permanente, Strong Family, Carey Blvd, Portland Value Inn properties	Land	-

Schedule

Solicitation Issued	Monday, September 19, 2022
FAQ Published	Tuesday, October 18, 2022
Proposal Due Date	Friday, November 4, 2022 at 3:00pm (PDT)
Review Committee Evaluation	Late November – mid December 2022
Anticipated Notice of Awards	January 15, 2023



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Investment Requirements & Preferences

Investment Requirements

All Projects

Rental Units:
60% AMI or below

**Homeownership
Units:**
80% AMI or below

Max PHB subsidy:
\$150,000/unit

Affordability term:
99 years

Investment Requirements (cont.)

All Projects

Project Overview Narrative – Overview of proposed project including:

- Unit sizes, AMI, Vouchers, Rent/Sales Price
- Key design elements and site/zoning considerations
- Proposed financing
- Development team & partnerships
- Community engagement

Equity Plan Narrative – Demonstrate how racial equity is addressed throughout proposal and within organizations including:

- Diversity of organizations: staff, leadership, board
- Equity plans and anti-racist policies
- Provision of culturally responsive/specific services
- Housing stability and access outcomes for BIPOC communities
- Experience meeting PHB's Equity in Contracting goals

Preference Criteria

All Projects

Priority Populations and Programming

- Address racism and lack of housing opportunity for BIPOC communities
- More than minimum required units
- Additional property-specific preferences

Leverage / Other

- Fully funded (highlight award timing for uncommitted sources)
- Significant leveraging of other resources
- Long-term positive cash flow
- Less than maximum PHB subsidy/unit

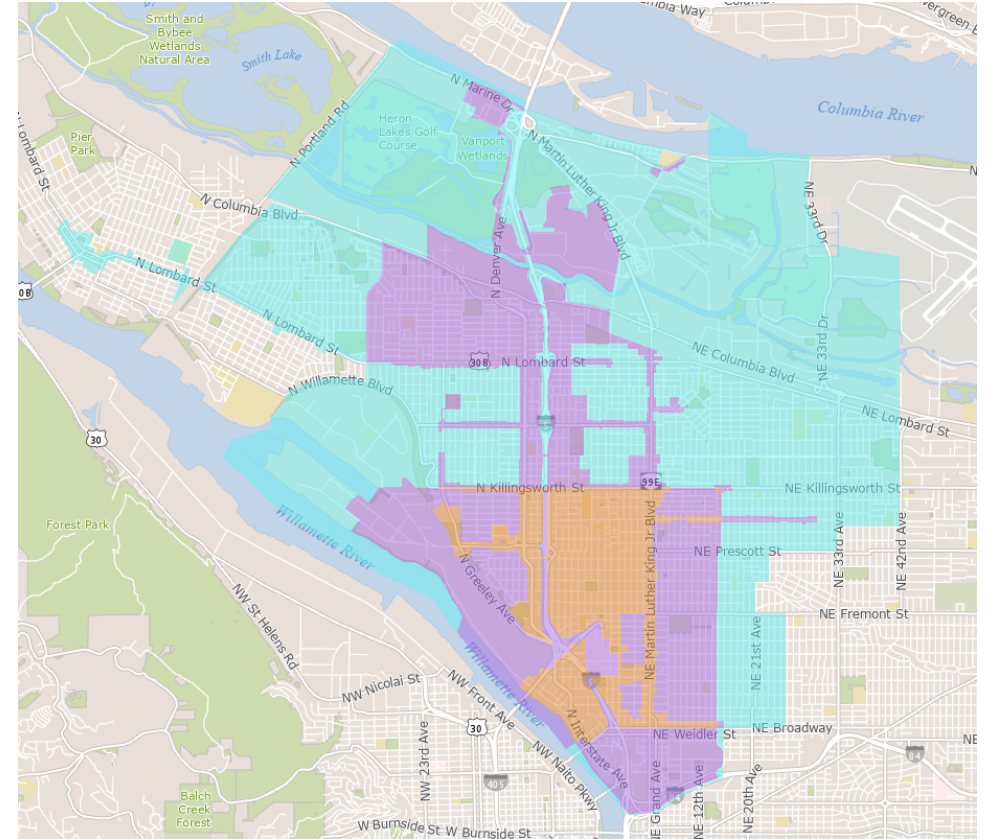
Applicable Policies

- **Equity in Contracting, Section 3, Apprentice & Workforce Diversity**
- **Green Building**
- **PHB and Metro Air Conditioning Requirement**
- **Inclusionary Housing**
- **N/NE Preference Policy** for Kaiser, Strong Family, and Carey Blvd.

N/NE Preference Policy

Kaiser, Strong Family, and Carey Blvd. properties

- Gives priority placement to housing applicants with generational ties to North and Northeast Portland
- PHB maintains ongoing waitlist of applicants ranked by preference criteria
- Owner/manager screens applicants from PHB's list of eligible households
- PBS8 units not subject to Preference Policy



Additional Considerations

- **Project-based Section 8 (PBS8) vouchers:** minimum 9 vouchers
- **HUD Environmental Review** for projects with PBS8
- **Program Delivery Fee:** outside subsidy per unit limits (do not include in pro forma)
- **Communications:** recognition and reporting
- **Community Engagement** to improve resident experiences; conducted prior to financial close



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Property-Specific Requirements and Preferences

Investment Requirements

	Kaiser Permanente	Strong Family	Carey Blvd.	Portland Value Inn
Minimum Total Units	50 rental	50 rental, plus preferred homeownership	40 homeownership	75 rental
Minimum 30% AMI Units	33% of total (6+ units unsubs.)	15% of rental	Not applicable	33% of total (inclusive of SH)
SH Units	No requirement	No requirement	Not applicable	15
PBS8 Vouchers	Up to 11	None	None	Up to 39
Min. Average BR (rental) / Min. Unit Size (homes)	0.75 avg	Rental: 1.75 avg Homes: 2 BR min	2 BR min	1.6 avg
N/NE Preference	Yes	Yes	Yes	No
Priority Community	Seniors	Families	Families	Families

Kaiser Permanente — N. Interstate and N. Overlook

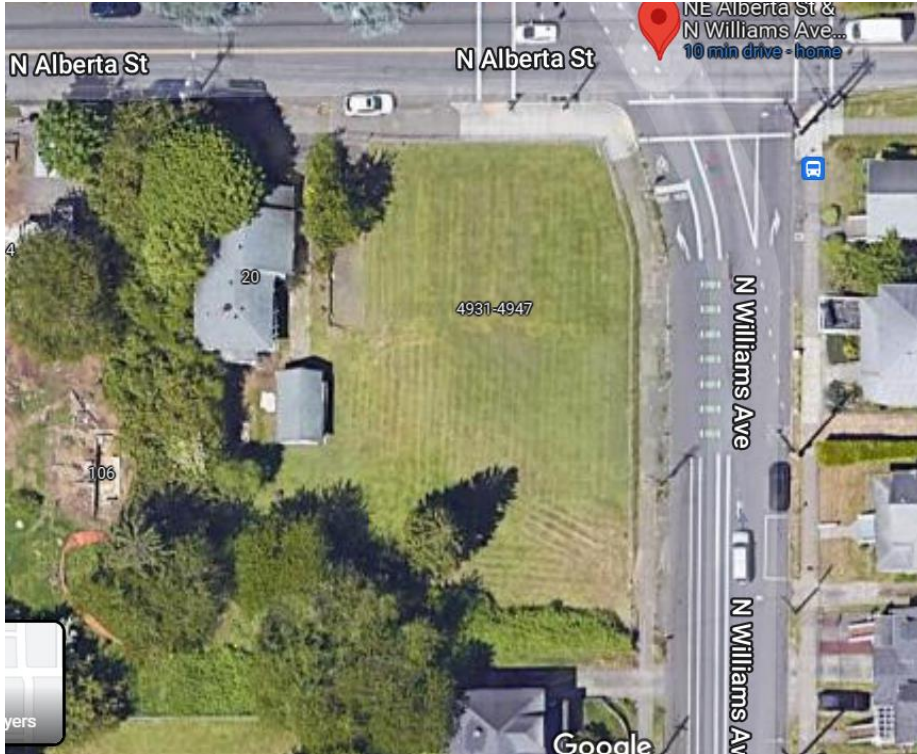


50+ rental
units

Up to 11
PBS8

- Kaiser Permanente donated parcel to PHB in 2021
- Adjacent to Overlook Park & across from Kaiser Permanente
- Skinny lot on Interstate MAX lends itself to smaller size units
- Targeted for seniors that meet one of the federal definition standards for senior housing
- Subject to N/NE Preference Policy
- Preference criteria:
 - Team experience constructing projects on small, urban, transit-oriented locations
 - Proposal addresses key zoning code site constraints
 - If commercial included, supports Overlook neighborhood business growth and community

Strong Family Property — N. Williams and N. Alberta



50+ rental
units

Preference
for up to 11
homes

No PBS8

- PHB purchased property in 2019
- Strong family to be involved in naming rights and engagement
- 1 acre site for rental plus potential homeownership
- Split zoned, step-down requirement
- Family focus
- Subject to N/NE Preference Policy
- Preference criteria:
 - Up to 11 homeownership units (not required)
 - More than 50 rental units
 - More than 1.75 average BR count for rental (more family-sized units)
 - Homeownership units larger than 2 BR
 - Homeownership units affordable to households earning less than 80% AMI

Carey Blvd. – N. Syracuse St. and N. Macrum Ave



- 40 homeownership units for families: Single family homes and/or townhouses
- Current site of Safe Rest Village; will be construction ready in fall 2025
- Large, irregular lot w/ heritage tree
- Abuts Peninsula Trail Crossing
- Limited street access; street improvements required
- Subject to N/NE Preference Policy
- Preference criteria:
 - More than 40 units
 - Affordable to households earning less than 80% AMI
 - Units larger than 2 BR
 - Providing off-street parking options

40+ homes

2+
bedrooms

80% AMI or
below

Portland Value Inn – 10450 SW Barbur Blvd.



75+ rental
units

Up to 39
PBS8

15 SH units
w/ JOHS
support

- Metro acquired in 2021 using Housing Bond Site Acquisition Funding
- Metro conducted early engagement with community stakeholders
- Currently being used as non-congregate shelter by JOHS
- Next to Markham Elementary
- Advances SW Corridor equitable development goals
- Primarily family focused with integrated SH
- Preference criteria:
 - More than 75 units
 - More family-sized units (greater than 1.6 average BR count)
 - Addressing priorities in the Statement of Community Values

Portland Value Inn

Community Stakeholder Engagement

Stakeholder Group

- Convened by Southwest Equity Coalition (SWEC) and Metro
- SWEC partners, neighbors, community groups, people with housing insecurity experience, people of color
- 18 participants and over 185 surveys informed a value statement for development at the site

Statement of Community Values

- Indoor and Outdoor Common Spaces
- Services and Programming
- Future Engagement by Developer

<https://www.oregonmetro.gov/public-projects/affordable-homes-greater-portland/site-acquisition>

Integrated Supportive Housing (SH)

Portland Value Inn property only

Priority Populations:

- BIPOC families, and/or
- LGBTQIA+ families, and/or
- Adult households in family reunification, and/or
- May accommodate range of family sizes/types

Eligible under 2022 M-BOS:

- Family Households, AND
- Earning between 0-30% AMI, AND
- Demonstrates need for supportive services, AND
- Experiencing/at risk of long-term, literal homelessness, AND
- Head of household has disabling condition



Requirements for Integrated SH

- Adherence to SH Services Guidelines and provision of Baseline Services
- Housing First approach / low-barrier screening
- JOHS qualified vendor of homeless services
- Referrals from Multnomah County Homeless Coordinated Access Systems
- Submit **SH Services Plan** describing types and level of services, culturally specific/responsive delivery, team capacity, anticipated outcomes





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M-BOS Submittals and Evaluation

Application Requirements

Highlights:

- Sponsor cover page
- PHB Funding Application
- Project Overview Narrative
- Equity Plan Narrative
- SH Services Plan Narrative (Portland Value Inn)
- Affirmative Fair Housing Marketing Plan



Other:

- Form H - Pro Forma “live” Excel including Summary and SH services budget
- Organization financials – if PHB doesn’t have them already
- Project Schedule

Electronic submission: Name documents and upload zip file

Evaluation Process



Threshold Review



Evaluation Review Committees and Ranking



Interviews/Presentations

Questions?

FAQs to be published October 18, 2022

Contact:

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