2020 PROGRESS REPORT

Portland's Housing Bond

Investing Together in Affordable Homes

PHOTO CREDIT: ANDIE PETKUS PHOTOGRAPHY

A RESIDENT'S STORY

“I was the fourth person to move into the East Burnside Apartments when they opened. Having an employee from Human Solutions here has been beneficial in many ways—even more since pandemic started—from obtaining help with rent and electricity when needed, the weekly food boxes we got at certain points, even the help with toilet paper when it couldn't be found in the grocery store. Instead of contacting Human Solutions when I'm in need, Amy contacts us to see if we need help. And Sprague has got to be the most empathetic and understanding apartment manager I've ever had. At times I suffer from extreme anxiety. It makes communicating with people hard. Having her as our manager has helped tremendously. Any time I've needed to contact her with maintenance issues or because I'd possibly be late with rent, she has always made it very comfortable because she is so easy to talk to. Having the help from Human Solutions and such an amazing apartment manager has made my experience living here both comfortable and enjoyable.”

SAVANNAH EAST BURNSIDE RESIDENT

A MESSAGE
FROM COMMISSIONER DAN RYAN

BOND OVERSIGHT COMMITTEE

Todd Struble, Chair

Allan Lazo, Vice Chair

Anneliese Koehler

Susan Emmons

Stephen Green

Fellow Portlanders,

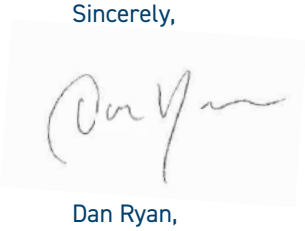
I'm proud to present the 2020 annual Progress Report on Portland's Housing Bond. Despite a year of unprecedented challenges, we have continued to deliver on our promises to the voters and make progress toward meeting the diverse housing needs of Portlanders.

The COVID-19 pandemic has devasted households and taken a heavy toll emotionally and financially on families and neighbors. Here and throughout the country, the need to maintain safe, physically distanced working conditions, delays in supply chains, and changes in the financing markets have challenged the construction industry, delayed development, and increased production costs. Nevertheless, all 10 of the Bond projects in development have continued to press forward during this time, with three already under construction, and two others preparing to break ground at the time of this printing.

Thanks to the dedication of the Housing Bureau team and our development partners, there are now 1,490 units of Bond-funded housing complete or in progress across the city—nearly 200 more than we envisioned when we brought the city's first affordable housing bond before Portland voters. These units will give approximately 3,070 Portlanders a safe, stable place to call home. I am especially excited about the thoughtful, intentional work of our community partners to create affordable housing that is culturally specific, and family centered. Of the units currently open or in development, 691 have two or more bedrooms to serve families with children, as well as wrap-around supportive services and onsite programming to enrich the lives of kids and families. Families who are doing all they can to survive need extra support so their children can be on a solid path for success in education and career endeavors.

Ensuring stable, affordable housing for Portlanders has never been more important and delivering on our promises to voters reflects our collective commitment to addressing the current crisis head on. I want to thank the Portland Housing Bureau, the Bond Oversight Committee, and the many stakeholders who have worked tirelessly to ensure the success of Portland's Housing Bond. I look forward to building on this progress together in the year ahead.

Sincerely,



Dan Ryan,
Commissioner in Charge of Housing

2020 YEAR IN REVIEW

Credit: Andie Petkus Photography

1 **IN NOVEMBER,** the Crescent Court Apartments became the first new Bond project to begin construction. In lieu of a traditional groundbreaking, Related NW, Central City Concern, and the project team commemorated the event with a day of service, partnering with the Boys & Girls Club to provide groceries to IRCO's Mill Park Food Pantry. A new Boys & Girls Club facility will be located on the Crescent Court property, where they will provide after-school programs to residents. Nine other Bond projects are expected to begin construction in 2021.

2 **THROUGHOUT THE YEAR,** Bond project teams worked with community stakeholders to help inform project designs, leasing strategies, and resident services programs. The community feedback resulted in added laundry rooms, community space, outdoor amenities, and increased bedroom size. The teams engaged with resident communities and service organizations, such as IRCO, APANO, Familias en Acción, and NARA. Teams also conducted outreach with local businesses, advocacy groups, and students from PSU's Masters in Urban and Regional Planning program.

3 **THE ANNA MANN HOUSE** AND **3000 SE POWELL** expanded their building plans, adding 66 more units between the two projects. Together, they will provide 334 new homes when complete. Other additions to the SE Powell project include an outdoor space and resident parking. Both projects are expected to begin construction in 2021.

4 **THE ELLINGTON** has been accepted to the Growing Gardens Home Grow Program, which will support the development and maintenance of a community garden at the Ellington for three years. In December, Growing Gardens and Ellington services staff met to scope out a site, which they will begin building with residents in the spring.

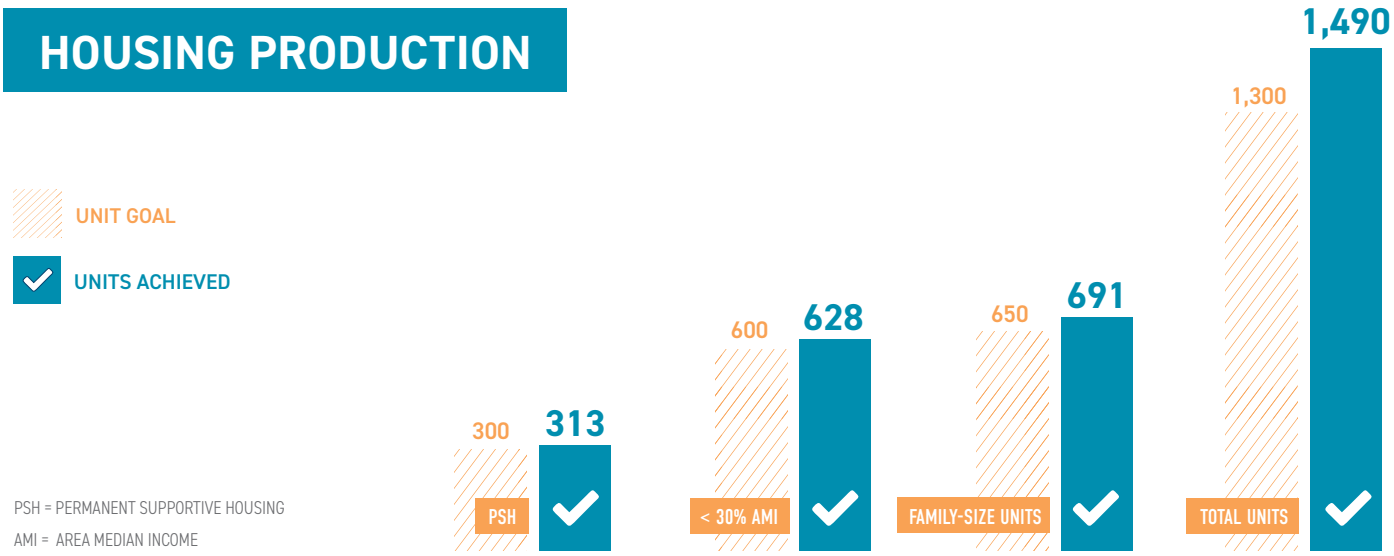
5 **HOME FORWARD** deployed 52 project-based Section 8 vouchers to residents of the Ellington Apartments, significantly reducing the rent burden for these tenants, including nine households in Supportive Housing units.

CRESCENT COURT APARTMENTS | ANKROM MOISAN ARCHITECTURE

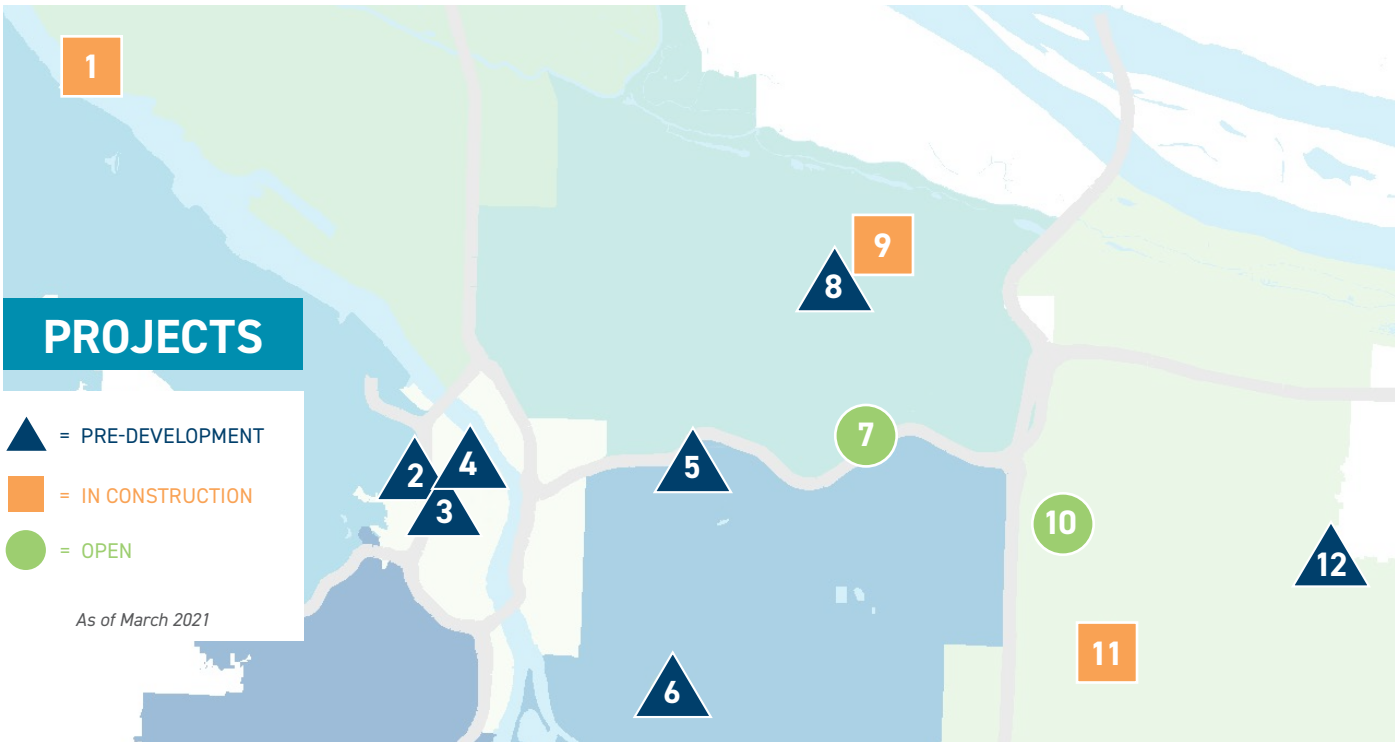
PROGRESS

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. Another 10 projects in development continued to make progress throughout 2020, with two projects adding units and amenities to building plans, one starting construction, and three more breaking ground in early 2021. There are now 12 projects totaling 1,490 units of affordable housing either open or in development across the city, thanks to Portland's Housing Bond.

HOUSING PRODUCTION



PROJECTS



CATHEDRAL VILLAGE IN CONSTRUCTION

UNITS: 110

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

THE SUSAN EMMONS PRE-DEVELOPMENT

UNITS: 144

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

THE WESTWIND PRE-DEVELOPMENT

UNITS: 100

TARGET POPULATIONS: Chronically homeless adults, Communities of Color.

THE JOYCE PRE-DEVELOPMENT

UNITS: 66

TARGET POPULATIONS: Chronically homeless adults, Communities of Color.

ANNA MANN HOUSE PRE-DEVELOPMENT

UNITS: 128

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

3000 SE POWELL PRE-DEVELOPMENT

UNITS: 206

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

THE ELLINGTON OPEN

UNITS: 263

TARGET POPULATIONS: Families & formerly homeless families.

HAYU TILIXAM PRE-DEVELOPMENT

UNITS: 50

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

LAS ADELITAS IN CONSTRUCTION

UNITS: 141

TARGET POPULATIONS: Families, Communities of Color.

EAST BURNSIDE APTS OPEN

UNITS: 51

TARGET POPULATIONS: Formerly homeless families with children.

CRESCENT COURT APTS IN CONSTRUCTION

UNITS: 138

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

STARK FAMILY HOUSING PRE-DEVELOPMENT

UNITS: 93

TARGET POPULATIONS: Families, Communities of Color.

POLICY GOALS

Decisions about where and how to invest Portland's Housing Bond are guided by a Policy Framework, developed by an advisory group representing housing advocates, Communities of Color, local government, and input from hundreds of community members. The Bond Policy Framework establishes goals, priorities, and accountability measures to ensure these voter-backed investments reflect the community's values and help Portlanders most in need.

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

» CONSTRUCT NEW HOUSING IN HIGH OPPORTUNITY AREAS; PREVENT DISPLACEMENT BY ACQUIRING HOUSING IN AREAS AT HIGH RISK FOR GENTRIFICATION.

82% of the new units opened or in development are located in high opportunity areas; 25% of the total units acquired, built, or in development are located in areas at high risk for gentrification.

» INCREASE ACCESS FOR PRIORITY COMMUNITIES; ALIGN WITH SERVICES FROM COMMUNITY PARTNERS AND THE HOMELESS SYSTEM OF CARE.

100% of Bond projects open or in development 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.

» INCREASE EQUITY CONTRACTING GOALS.

PHB raised its Equity in Contracting targets for Bond projects, with a goal of reaching 30% of construction costs for utilization of certified Disadvantaged/Minority/Women/Emerging Small Business/Service-Disabled Veteran (DMWESB-SDV) contractors—exceeding the City's goal of 20%. All Bond projects also established a new target of 20% DMSESB-SDV utilization for professional services, such as architects, surveyors, and engineers. The first project to begin construction, Crescent Court, is on track to exceed these targets. Three other projects beginning construction—Cathedral Village, Las Adelitas, and Hayu Tilixam—are also on track to meet or exceed these goals.

PHB has partnered with Prosper Portland's Community Opportunities and Enhancements Program to expand participation of women and people of color in construction trades. With funding support from PHB, all 10 Bond project teams will work with navigators to connect them to resources and services that remove barriers to participation for subcontractor and construction firms owned by women and people of color.

2020 RESIDENT DEMOGRAPHICS

Two apartment buildings have already opened under Portland's Housing Bond, providing stable, affordable homes to hundreds of Portlanders from diverse backgrounds.

314 COMPLETED UNITS

802 RESIDENTS

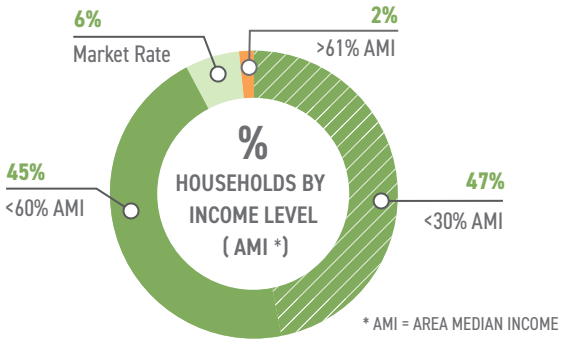
317 CHILDREN

74 SENIORS AND/OR DISABLED

THE ELLINGTON

Purchased February 2017

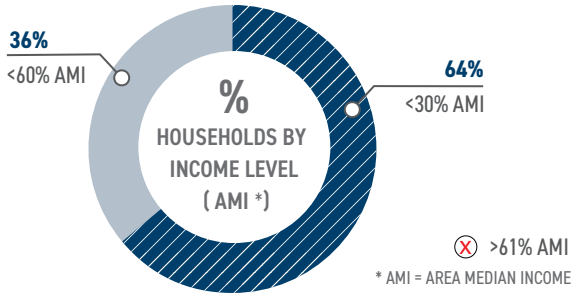
- 263 UNITS
- 700 RESIDENTS
- 277 CHILDREN
- 52 SENIOR AND/OR DISABLED RESIDENTS



EAST BURNSIDE APARTMENTS

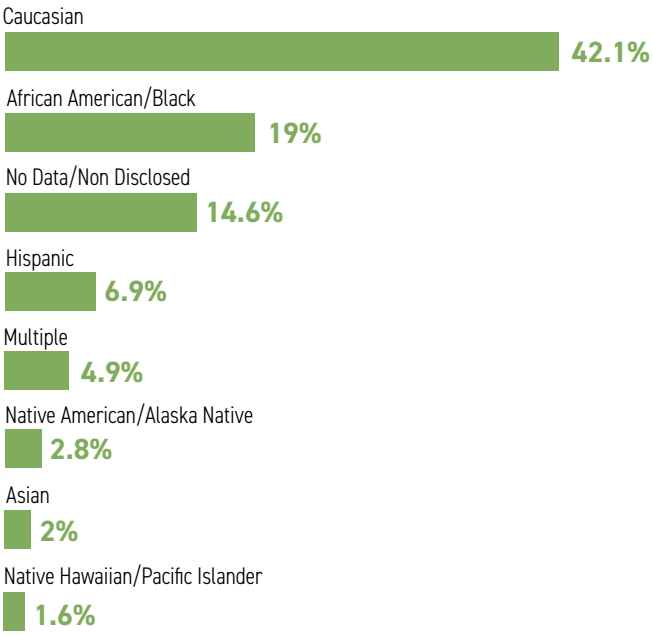
Opened September 2018

- 51 UNITS
- 102 RESIDENTS
- 40 CHILDREN
- 22 SENIOR AND/OR DISABLED RESIDENTS

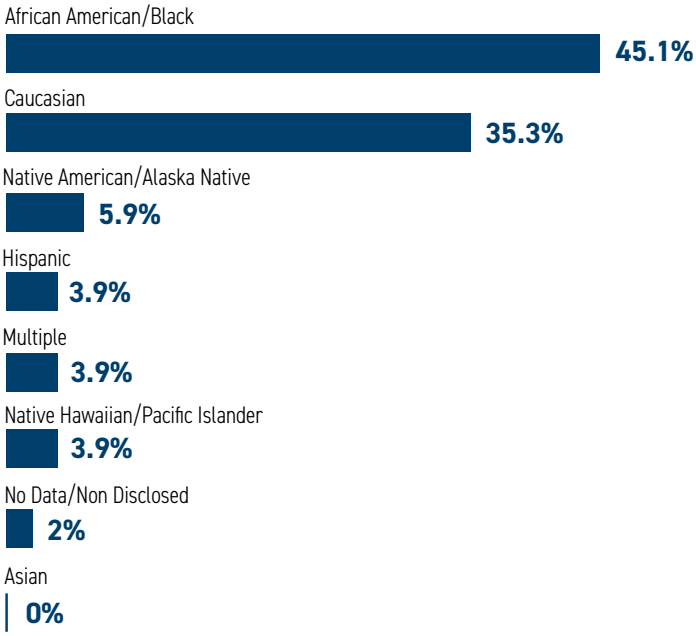


THE ELLINGTON

HEADS OF HOUSEHOLD BY RACE AND ETHNICITY



EAST BURNSIDE



CREATING COMMUNITY

> “ ***I love the Ellington because they gave my family our first home.*** *The Ellington also has a lot of children in the neighborhood. There are lots of grassy areas to play and just run around. It's very close to the park, stores, and max/bus lines. Another great feature is having a secure bottom door that stays locked so the public can't just access your apartment hall. The Ellington also makes things sort of like a family. The employees are extremely supportive and understanding. If it weren't for them, I probably wouldn't be so far on my path to success in my life!* ”
>
> **CHARDONAI** ELLINGTON RESIDENT

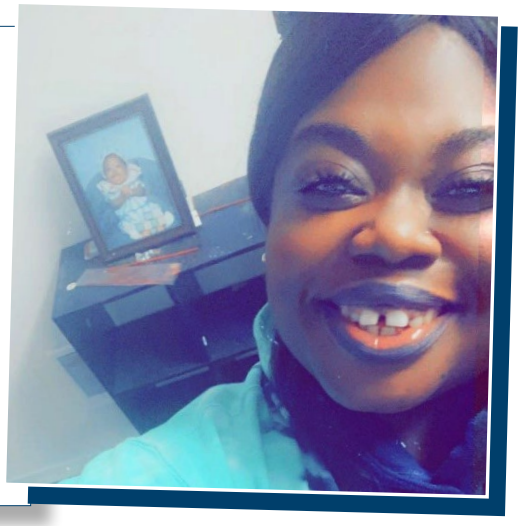
RESIDENT STORIES

"I like living at the Ellington. Has friendly neighbors and the rent is reasonable. The income-based rent has really helped me, because I am low-income. If I didn't have that, I don't know where I would be now. It is hard right now with the high rent prices! I really like meeting new people here, and I really appreciate that they have the Resident Services staff with Home Forward that can helps us translate documents, work orders, and help me communicate with onsite property management and maintenance staff. Overall, ***I really appreciate all of the support we have been receiving during Covid-19. The resources and staff reaching out has been amazing."***

HERNAT ELLINGTON RESIDENT

"I'm 28 years old and I've been living at the East Burnside Apartments for almost two years. Being that this was my first apartment ever, I didn't know what to expect. I was terrified of living alone but the secure building gave me hope. ***Since being here, I've been able to gain independence, meet great people, and take steps in my life to make me a better person.*** *Just like anyone else, I've struggled from time to time with balancing my bills, mental thoughts, and emotions—especially with this pandemic. I've been blessed to have the support of the staff at East Burnside. They are always friendly, welcoming, and eager to help me be the best I can be."*

TYLINA EAST BURNSIDE RESIDENT



"I like living at the Ellington because the front office and all of the staff are very helpful to our family. Whenever we need help with resources, they try their very best to meet to our needs. All in all, ***if it wasn't for the Ellington apartments giving us a chance at housing, our family would have been back in a tent on the side of the street,*** *so we appreciate everyone here taking such a great interest in our family and our needs. Thanks, guys, for all of your support!"*

CAROL ELLINGTON RESIDENT

Portland's Housing Bond

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DESIGNED BY JULIE REA DESIGN