



July 13, 2017

Affordable Housing Bond Stakeholder Advisory Group
c/o Jennifer Chang
Portland Housing Bureau
421 SW 6th Avenue, Suite 500
Portland, OR 97204

Affordable Housing Bond Stakeholder Advisory Group:

On behalf of the A Home for Everyone (AHFE) Coordinating Board, thank you for considering the following recommendations as you adopt a policy framework for implementing the recently adopted Affordable Housing Bond.

The primary responsibility of the AHFE Coordinating Board is to oversee our community's efforts to end homelessness. None of these efforts can be effective without permanent housing units that are affordable and accessible to the diverse populations experiencing homelessness in our community.

The recommendations listed in this letter were generated through a subcommittee of the Coordinating Board, and then voted upon by individual members. This letter contains the recommendations that had no opposition and was approved at a meeting of the Coordinating Board on July 5, 2017.

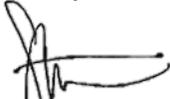
1. The AHFE Plan and action plans should be among the City policies that the Stakeholder Advisory Group and the Portland Housing Bureau use to help guide the ultimate policy framework for allocating bond funding. We recommend, in particular, the AHFE priorities to achieve racial equity in our homeless and housing programs and serve those who are most vulnerable.
2. Because we continue to have the biggest deficit in units with rents affordable to people with incomes at or below 30% of Area Median Income (AMI), and those are the people who either are or are at greatest risk of homelessness, it is critical to honor the commitment to ensure that at least 600 of the units produced through the bond are in this 0-30% AMI category.
3. Chronic homelessness and the number of people experiencing homelessness who self-identify as having a mental illness, a substance use disorder, or both, have risen significantly in the past two years. To meet the needs of these highly vulnerable sub-populations, we recommend that the framework target having at least 300 of the 600 0-30% units produced by the bond be permanent supportive housing (PSH) and other forms of supportive housing.

4. With estimates of at least 15,000 people on any given night living involuntarily doubled up, in transitional housing, in shelter, or on the streets, we recommend that the non-PSH units that are affordable to persons earning 30% of AMI or less also have a preference for people who are experiencing homelessness (including those who are doubled up, on the streets, in shelters and transitional housing) and are engaged with homeless service providers.
5. In order to ensure that people experiencing homelessness have access to the 0-30% units, we recommend that as many screening barriers as possible be removed and that income-to-rent requirements not exceed 1.5 to 1.

Recognizing that our recommendations to prioritize the creation of 300 PSH and other supported housing units requires the identification of support services that cannot be funded by the bond, we are also recommending that the Joint Office of Homeless Services identify resources and work with other prospective services funders to provide the necessary support services to reach the 300 unit goal. We further recognize that if those service funds cannot be identified as projects are initiated, the goal may not be reachable. In that event, we encourage those 0-30% units to be made available to homeless services agencies working with households that need a deep subsidy but not the long-term support services.

Thank you for the important work you are doing to recommend how best to allocate these vital housing development resources. We look forward to any questions you may have.

Sincerely,



Stacy Borke
Co-Chair, Coordinating Board



Shannon Singleton
Co-Chair, Coordinating Board