

DRAFT Selection Criteria List

Priority	No.	Criteria	Score
High opportunity area	1	Opportunity area map score	0-5 points
	2	Located in area for future transit development in upcoming 10 years.	3 points
	3	Located in close proximity (20 minutes walkable) to parks.	3 points
	4	Located in close proximity (20 minutes walkable) to other publically-funded infrastructure improvements or planning projects. List specific: _____	3 points
	5	Located in area with an existing community plan and/or initiative focused on advancing affordable housing development. List specific: _____	2 points
High risk for gentrification	6	Gentrification area map score	0-5 points
Economically diverse; mixed-income housing Economically diverse; mixed-income housing	7	Neighborhood (or census tracts) are considered economically diverse*. (*need to define)	5 points
	8	Located in an elementary catchment area where no existing large affordable housing development currently exists.	2 points
Create housing not currently served by the system	9	Located in area outside of Urban Renewal Areas.	4 points
Housing for communities of color	10	Located in communities of color majority areas, using data disaggregated by race/ethnicity: <ul style="list-style-type: none"> • PPS school data (e.g. list of top 5-10 school districts) • Census data 	Up to 5 points
Housing for communities of color, families, immigrants and refugees; homeless households	11	Location allows for rehabilitation or capital development of <u>onsite non-residential support services</u> for prioritized communities, including: <ul style="list-style-type: none"> • Community space • Onsite services (immigrant and refugee services, culturally specific services, mental health services, employment, other services) 	3 points
	12	Location is within close proximity (20 minutes walkable) of services, including: <ul style="list-style-type: none"> • Immigrant and refugee services • Culturally specific service providers • Mental health services • Medical facilities, including hospitals and clinics • Homeless service agencies • Employment services • Other social services 	5 points
Housing opportunities for communities of color, immigrants and refugees	13	Racial equity analysis: description of special considerations or factors related to the property or purchase which will advance outcomes for communities of color.	0-5 points
Leverage existing housing programs and resources	14	Opportunity for leveraging other housing resources analysis: description of opportunities the proposed purchase will afford to leverage and/or provided added impact in coordination with existing housing resources.	0-5 points
NEW CONSTRUCTION - TOTAL			___/ 55 pts
For Acquisition Only:			
Prevent displacement of low-income CoC	15	Narrative assessment of additional considerations placing tenants in existing property at high risk of imminent displacement: <ul style="list-style-type: none"> • High % of households impacted are from communities of color • Imminent “redevelopment risk” of property transitioning to market rate, due to impending sale/purchase • Imminent risk of mass displacement due to high rent increases 	Up to 10 points
ACQUISITION – TOTAL			___/ 65 pts

Proposed Selection Process

Step	Description	Responsible party
1	Solicitation of prospective investments: (Process to be determined)	PHB policy and development staff
2	Selection Criteria List review: Assess investment based on Selection Criteria List; scoring results in selection to advance to next step.	PHB policy and development staff
3	Alignment of opportunity to overall production goals Determine whether the investment will advance progress towards achieving overall bond production goals, while factoring in committed investments.	PHB policy and development staff
4	Development and fiscal feasibility assessment: Meets City’s legal, zoning, and fiscal standards for affordable housing development; will include cost per unit targets and how to balance tradeoffs associated with cost efficiency, social equity, and design goals/amenities.	PHB development staff
5	Decision: Based on PHB staff assessment and analysis	PHB Director
6	Public notification of purchase: Notification will be provided to the public, including SAG, BOC and other community groups; which will include date the investment will be heard before City Council.	PHB Public Information Officer
7	City Council hearing: Investment brought before City Council for approval and adoption; once approved, notification of final investment brought to Bond Oversight Committee as part of quarterly review and report.	PHB Director, City Council

Questions for SAG on “Proposed Selection Process”

1. Do you have questions or concerns with the proposed process? If so, please list:
2. How should PHB conduct Step 1 (Solicitation of Prospective Investment Opportunities)? Options may include issuing a solicitation process, or other process to identify opportunities.
3. Do you have recommended changes? If so, please describe.

Deadline for providing responses:

Send comments to Jennifer by Tuesday, June 27th, close of business at:

Jennifer.Chang@portlandoregon.gov.

Process for finalizing:

- Staff will compile all comments from today’s meeting and also collected until June 27th.
- A revised version will be provided to the group at our July 11th meeting. SAG participants will have time for further final comments.
- Individuals will assess (Green/Yellow/Red) to determine if ready to finalize for inclusion in Framework Plan.