



# *An Overview of the* **Affordable Housing Bond** **Draft Policy Framework**

*Created by the*  
*Stakeholder Advisory Group*  
*for the Portland Housing Bureau*

September 2017



**PHB** Portland Housing  
Bureau

Mayor Ted Wheeler • Director Kurt Creager

# Overview of Timeline

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- November 2016: voters approved \$258.4M bond
- March 2017: Bond Stakeholder Advisory Group (SAG) convened
- April-August 2017: SAG met to develop draft Policy Framework
- Through Sept 23: Community feedback is being collected
- October 2017: Policy Framework finalized, brought to City Council

# Bond Draft Framework Plan

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- Guiding Principles
- **Production Goals**
- **Priority Communities**
- **Location Priorities**
- **Guidelines for Development, Operations and Services**
- Reporting Metrics
- Community Engagement



# Production Goals

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- Create or acquire a total 1,300 affordable housing units:
  - All housing for households at or below 60% AMI
  - 600 units deeply affordable for households at 0%-30% AMI
  - 650 units will be larger family-sized (2 to 3 bedrooms)

# Priority Communities

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Focus on creating housing opportunities for families and individuals impacted by racism, housing discrimination, homelessness, and displacement.

# Priority Communities (cont.)

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The following communities in particular:

- Communities of Color (five culturally specific communities, immigrants and refugees)
  - *Align 850 units with culturally specific agencies and other community organizations*
- Families, including intergenerational households
- Households experiencing homelessness or at imminent risk
  - *Align 400 units with homeless service resources and partners; 300 of which will be PSH or other supportive housing, contingent upon committed services funding*
- Households facing imminent displacement

# Location Priorities

- Build or acquire housing in economically and racially diverse neighborhoods, and in areas of high opportunity;
- Increase opportunities in areas that don't have existing housing resources;
- Lead with racial equity in all land and building acquisition decisions;
- Factor in public school capacity issues in identified catchment areas (focus on high mobility areas);
- Balance investments throughout the geographic area of the city;
- Prevent gentrification and displacement to stabilize current residents.





# Guidelines for Development:

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Be creative in exploring strategies to achieve:

- greater equity in access to development opportunities between culturally specific partners – developers and service providers – to create housing that is culturally appropriate in design and form;
- community benefits, including access to opportunities, DMWESB goals and Workforce Training and Hiring Policies
- Partnerships that utilize and build upon existing development, ownership and operating expertise and capacity, to replicate local best practices
- streamlined processes for greater speed of development



# Guidelines for Operations: Tenant Screening Policies

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Screening criteria will:

- affirmatively further fair housing
- advance racial equity
- be low barrier
- provide a supportive path for credit/debt issues
- be transparent, understandable and linguistically appropriate
- utilize best practices



# Guidelines for Services:

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- Bond funds can only be used to pay for capital costs and cannot be used to pay for direct services.
- The city will collaborate and coordinate with local, state and federal partners to secure, leverage and better align with existing resources and service systems.
- Build upon and/or create new partnerships with culturally-specific agencies, homeless service agencies and other partners to support access into housing.



# Guidelines for Services:

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**Resident services** will be culturally responsive and culturally specific, based on the needs of residents. A wide range of services may be offered, including:



- Eviction prevention
- Workforce and employment resources
- Childcare
- Legal advocacy services
- Financial literacy, credit repair, etc.
- Parenting and youth engagement activities

# Guidelines for Services:

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**Supportive housing services** will be culturally responsive and culturally specific, based on the needs of residents and delivered with a Housing First approach.

Services may include:

- Mental health counseling and services
- Alcohol and drug recovery services
- Health care
- Peer-delivered services

# How to stay informed and provide input

Take Survey

Take our community survey (English and Spanish versions):

<https://www.portlandoregon.gov/phb/74574>

Visit Website

Visit the PHB website for more information:

<https://www.portlandoregon.gov/phb/74262>

Send Comments

Send comments or request PHB staff to attend a meeting by contacting:

[bond.info@portlandoregon.gov](mailto:bond.info@portlandoregon.gov)

# Questions?

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