

PORTLAND'S HOUSING BOND REQUEST FOR INTEREST

REQUEST In 2016 Portland voters approved measure 26-179, Portland's Housing Bond, which authorizes the City to issue up to \$258,400,000 in general obligation bonds for the development (new) or acquisition of (existing) affordable housing. The Portland Housing Bureau (PHB) expects the Housing Bond will result in a minimum of 1,300 housing units.

This Request for Interest (RFI) seeks proposals from property owners, their representatives and/or developers to participate in this program. Specifically, PHB is interested in considering proposals to purchase land for redevelopment and/or existing multifamily residential buildings of twenty units or more. Minimum requirements and preference criteria for locations, properties and projects are contained in the body of this RFI and are guided by Portland's Housing Bond Policy Framework. While PHB may consider any and all offers, those that most closely match the criteria of the Policy Framework may receive more favorable consideration.

SOLICITATION COORDINATOR:

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SOLICITATION LOCATION: www.portlandoregon.gov/phb/bondrfi

GENERAL INFORMATION

Solicitation Title:	Portland's Housing Bond RFI 1
Solicitation Coordinator:	Karl Dinkelspiel (503) 823-1354 karl.dinkelspiel@portlandoregon.gov
Proposal Delivery Location:	Sawyer Sheldon, Sr. Administrative Specialist Portland Housing Bureau 421 SW 6 th Ave, Suite 500 Portland, OR 97204
RFI Webpage:	www.portlandoregon.gov/phb/bondrfi

Direct all questions regarding this RFI to Karl Dinkelspiel

SCHEDULE

RFI Issued	Monday, October 23, 2017
Developer/Sponsor Mandatory Information Session	None
Proposals Submission Schedule:	Proposals may be submitted any time after RFI issuance.
Anticipated Notice of Results:	Announcement of results will be made on a case-by-case basis

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I. INTRODUCTION AND GENERAL INFORMATION

Following the passage of Measure 26-179, Mayor Ted Wheeler directed PHB to organize and facilitate a Stakeholder Advisory Group (SAG) to provide direction on the expenditure of Portland's Housing Bond funds. The SAG met over the course of six months and on October 11, 2017 delivered its final report to the Portland City Council. The SAG report known as Portland's [Housing Bond Policy Framework](#) includes important direction for bond implementation.

The Policy Framework sets the following policy goals and priorities:

- Confirms bond funds should be used to build or acquire 1,300 or more affordable housing units;
- Sets as additional goals that:
 - 650 of the bond funded units be "family-sized," i.e. two or more bedrooms; and
 - at least 600 units will be for households earning 30% or less of area median income (AMI) of which 300 may be supportive housing provided funding for supported services is secured from an external source;
- Emphasizes the importance of serving "Priority Communities;"
- Seeks to focus resources geographically:
 - For building acquisitions, with preference for areas at high risk for gentrification;
 - For land acquisitions, with preference for High Opportunity Areas (defined as receiving a 3 or higher Opportunity Map score).

This RFI explicitly incorporates the policy objectives of the Policy Framework while adding site and/or project specific criteria. This RFI also creates two categories of acquisitions for which bond funds may be expended:

- Existing building(s); and
- Land.

Neither this RFI nor the Policy Framework sets specific targets for the number of units that from come each category, but PHB will seek to maximize the total number of units bought/created.

All land or buildings acquired through this RFI will be owned by the City of Portland through PHB in fee simple. As such, all units will be for rent, not for sale. In addition, at present, Portland Housing Bond funds may not be lent or used as gap financing for buildings/land to be owned by other private entities/organizations (non-profit or profit-motivated corporations, limited liability companies, trusts or partnerships without exception).

II. REQUIREMENTS AND PREFERENCES

Proposals for this RFI may be in one of two categories, existing building(s) or land acquisition. There is no limit on the number of proposals that may be submitted by any one proposer.

- Existing Building Acquisition is defined as:

One or more existing buildings completed prior to the release date of this RFI, that contain residential units. Such building(s)/units may or may not require rehabilitation.

This category also includes a group of units within a single building. Such groups must be contained within a legally defined condominium such that PHB may have a fee simple interest in it. All other criteria of this RFI apply.

- Land Acquisition is defined as:

A contiguous parcel or parcels of land without buildings. A parcel or parcels containing a building or buildings may also be considered Land Acquisition if such building(s) will be demolished to allow for redevelopment. If the intent is to leave or re-use the building(s) for residential purposes then the proposal will be categorized as Building Acquisition. PHB does not necessarily intend to acquire all land necessary for development of Portland's Housing Bond projects through this RFI; the Bureau may use other means including but not limited to direct solicitations and land already owned by PHB.

PHB will consider proposals that combine either of these two categories, however, PHB is **NOT** making available any of its traditional gap financing tools through this RFI.

Requirements and preferences for each category are shown in the tables below and in [Submittal Requirements Forms A and B](#). Requirements represent minimum thresholds:

- Proposals must meet all the Requirements to be considered;
- PHB may prioritize proposals that meet any or all of the Preference Criteria. Preference Criteria are not additive: proposals meeting more Preference Criteria will not necessarily be more highly ranked than those meeting fewer.

Requirements

The following are threshold requirements. Proposals not meeting these requirements will not be considered through this RFI.

Requirement	Existing Building Acquisition	Land Acquisition
Geography	City of Portland	City of Portland
Minimum Residential Housing Units	20	N/A*
Land Area	N/A*	Size allows for development of at least 20 residential units
Ownership	Must be able to be conveyed to PHB at most 120 days after executing purchase and sale agreement	Must be able to be conveyed to PHB at most 120 days after executing purchase and sale agreement
Zoning as of January 1, 2018.	RH, RX, CR, CM1, CM2, CM3, CE, CX, EX	RH, RX, CR, CM1, CM2, CM3, CE, CX, EX

*N/A means Not Applicable.

Preference Criteria

PHB may prioritize projects/proposals that meet the Preference Criteria listed in the table below. Preference Criteria are not additive, i.e. PHB may not necessarily give higher priority to projects/proposals meeting more or having higher preferences.

Preference	Existing Building Acquisition	Land Acquisition
Residential housing units	50 units or more is preferred.	N/A*
Land area	N/A*	Size allows for development of at least 50 residential units. More is preferred.
Building age	1980 or newer	N/A*
Average bedroom count	1.5 or greater****	N/A*
Total cost/unit	\$160,000 or less (including projected rehabilitation costs)	N/A*
Total rehabilitation cost/unit	\$40,000 or less	N/A*
Parking	At least 1 space/four units	N/A*
Tenancy	Proportion of Communities of Color is greater than citywide averages	Locations likely to facilitate creation of housing accessible to and/or preferred by Priority Communities identified in the Policy Framework

Displacement and vulnerability rating	Projects in neighborhoods where residents are vulnerable to displacement** (Primary preference)	Projects in neighborhoods where residents are vulnerable to displacement **
School catchment area mobility rates (available from the OR Department of Education)	School mobility rate is higher than the comparable average	School mobility rate is higher than the comparable average
Geographic concentration of affordable housing	Existing subsidized rental housing stock is at or below 10% of total rental stock	Existing subsidized rental housing stock is at or below 10% of total rental stock
Opportunity Map Score***	3 or higher	3 or higher (Primary preference)
Green Building	Leadership Energy and Environmental Design (LEED) or Earth Advantage certified	N/A*

*N/A means “Not Applicable.”

**See <https://www.portlandoregon.gov/phb/75183> for “Composite Vulnerability” map. PHB staff will determine Vulnerability Score from this map.

*** See <https://www.portlandoregon.gov/phb/75175> for “Opportunity Map Score” map

****See <https://www.portlandoregon.gov/phb/article/660412> for Average Number of Bedrooms calculation tool

In addition to the above, PHB will track geographic distribution according to the six City Planning Districts. PHB will attempt to prioritize investments in Districts where Portland’s Housing Bond resources have not been invested previously.

Exclusion Criteria

PHB will not consider project/proposals that include one or more of the following:

- Existing Buildings:
 - Already encumbered by a long-term regulatory agreement(s) administered by PHB
 - Acquisition cost exceeding the calculation in Form C – PHB Cost Standard and Average Number of Bedrooms (See Section III. Submittal Requirements/Application)
 - With a state or federal historic designation
 - With an exterior insulation and finish system (EIFS) or similar
 - Constructed of unreinforced masonry
 - Expected costs directly related to environmental remediation of \$10,000/unit or more

- Land:
 - Expected environmental remediation costs of \$1,000,000 or more:

III. SUBMITTAL REQUIREMENTS/APPLICATION

Proposers must submit one electronic copy of the following forms appropriate to their project category. These are minimum submittal requirements. PHB in its sole discretion may require additional information.

Building (existing)

- [Form A](#) - Submittal Requirements For Existing Building Proposals
- [Form C](#) - Current Operating Budget
- [Form D](#) – PHB Cost Standard and Average Number of Bedrooms

Land

- [Form B](#) - Submittal Requirements For Land Proposals

Submit one (1) flash drive (or similar media) containing electronic versions of all documents to:

**Sawyer Sheldon, Sr. Administrative Specialist
Portland Housing Bureau
421 SW 6th Ave, Suite 500
Portland, OR 97204
Phone: (503) 823-2362**

IV. SELECTION PROCESS AND EVALUATION CRITERIA

Upon receipt, all applications will be reviewed for adherence to this RFI's submittal requirements. Proposals not meeting submittal requirements may be deemed non-responsive and eliminated from further consideration. PHB reserves the right to identify, clarify and accept any minor irregularities or informalities in determining whether a proposal is responsive.

Proposals meeting submittal requirements and Project Requirements will undergo a preliminary review by staff from PHB (Housing Development and Finance, Policy, and Data teams) and Home Forward, for adherence to the RFI and Policy Framework guidelines. Applications will then be reviewed by a Standing Committee, comprised of PHB management staff, Home Forward staff and two members of the Bond Oversight Committee. The Standing Committee will make final proposal recommendations to PHB's Director to present to the Housing Commissioner-in-Charge (Mayor Ted Wheeler). Mayor Wheeler will make the final selection of Portland's Housing Bond projects to be submitted for City Council approval.

Except as otherwise stated in this RFI, proposals will be evaluated based on the following Evaluation Criteria:

- Responsiveness to Portland's Housing Bond Policy Framework.
- Project Requirements.
- Preference Criteria.

V. GENERAL CONDITIONS

This RFI is not a solicitation of competitive bids. PHB specifically reserves the right in its sole discretion to determine which proposals best serve the public good, and to:

- A. Revise the solicitation, evaluation, or selection process including extending the deadline or canceling without selecting any projects.
 - B. Waive informalities and irregularities in the proposals received in response to this RFI.
 - C. Disqualify without recourse or appeal any or all proposals.
 - D. Reject any or all proposals with or without cause.
 - E. Determine the timing, arrangement and method of any presentation throughout the process.
 - F. Verify and investigate the qualifications and financial capacity of the development team, and any of the information provided in the proposal.
1. Every effort has been made to provide current and correct information; however, unless citing a specific PHB approved resolution or plan, PHB makes no representation or warranty with respect thereto.
 2. All proposals received shall become the property of PHB and considered an official public record subject to inspection by the public in accordance with ORS 192.502 and PHB's Public Records Access Policy after the completion of the RFI process; and may be used for any purposes relevant to the decisions and actions undertaken by PHB towards development of the property being offered. Entities are advised that confidential financial information should be clearly labeled and submitted separately from the remainder of their proposal. Similarly, if any entity responding to this RFI believes that a specific portion of its response constitutes a "trade secret" under Oregon Public Records Law (ORS 192.501.2) and is, therefore, exempt from disclosure, the entity must clearly identify that specific information as a "trade secret" and submit it together with the confidential financial information. Identification of information as a "trade secret" does not necessarily mean that the information will be exempt from disclosure. PHB will make the determination of exemption from disclosure based on the nature of the information and the requirements of the Oregon Public Records Law.
 3. Restrictions on communication. Every effort has been made to include herein all the information necessary to prepare and submit a responsive proposal to this RFI. However, in the event additional information is desired, please adhere to the following:

If you have a question about any of the information or requirements contained in this RFI, direct your question to:

Karl Dinkelspiel, Senior Program Manager
Portland Housing Bureau
421 SW Sixth Avenue, Suite 500
Portland, OR 97204
karl.dinkelspiel@portlandoregon.gov

All substantive questions and answers as well as formal Addenda will be posted online at:
<https://www.portlandoregon.gov/phb/bondrfi>

4. PHB accepts no responsibility or obligation to pay any costs incurred by any potential or eventual development teams in the preparation or submission of a proposal or in complying with any subsequent request by PHB for information or participation throughout the evaluation process.

VI. LIST OF FORMS AND APPENDICES

FORM	LOCATION
Form A – Submittal Requirements For Existing Building Proposals	Form A
Form B – Submittal Requirements For Land Proposals	Form B
Form C – Current Operating Budget	Form C
Form D – PHB Cost Standard and Average Number of Bedrooms	Form D

APPENDIX	LOCATION
Appendix A – Additional Policies and Project Requirements	Appendix A
Appendix B – Subcontractor Equity Program	Appendix B
Appendix C – Workforce Training and Hiring Program	Appendix C
Appendix D – PHB Guiding Principles of Equity and Social Justice	Appendix D
Appendix E – General Information Notice (GIN)	Appendix E
Appendix F – Lead Based Paint Requirements	Appendix F
Appendix G – Housing Rehabilitation Standards	Appendix G
Appendix H – PHB Relocation Policy and Procedures	Appendix H

Appendices are for reference only. Information contained may or may not apply to specific projects/properties. Determination will be made by PHB upon selection of a project/property.