

Portland's Housing Bond

Guidelines for Supportive Housing and 0-30% AMI Units

Portland's Housing Bond has the goal to create 600 units for households earning 0-30% of area median income (AMI) of which 300 are intended to be Supportive Housing (SH) units. For the purposes of the Bond, SH is defined by the household living in the unit. SH households are those where at least one member has the following two attributes: 1) a disability; 2) the experience of homelessness (often prolonged or recurrent episodes.) SH households receive wrap-around services either in their unit, at their building, in the community, or any combination of these. Our community's [A Home for Everyone Community Program Guidelines](#) provide more information on SH, including populations served and prioritized, effective practices and ideal operating standards for programs.

Based on Home Forward's years of experience as an affordable housing developer and operator, many people living in units with incomes at or below 30% AMI may not technically meet the SH definition, but often need or will benefit greatly from additional services to maintain stable housing.

Therefore, the guidelines below are proposed for both SH and 0-30% AMI units funded with the Bond:

- Determining the percent of units devoted to SH and 0-30% AMI households in any given project will be based on multiple factors, including the size of the project, location, amenities, needs of proposed tenants, availability of services funding and number of Project Based Vouchers available for the project.
- Due to the unique and often distinct service and support needs for families and individuals, PHB will plan to place either family-SH OR single-SH in each property, and generally not look to mix both within the same property.
- To promote integrated and diverse communities, and to maintain financial and operating sustainability of properties, generally no more than 30% of the units in a given project will consist of 0-30% AMI units.
- A limited number of projects may be designated with a focus on SH. Such projects will have a much higher percentage of SH households, up to 100%. These projects have unique programming and financial needs which will be incorporated in the planning for their development and operations.
- Projects serving people at or below 30% MFI should include ongoing services funding.
- Bond projects may not have fewer than nine project based vouchers.

5/1/18