

# Portland's Housing Bond

## Progress Updates Bond Oversight Committee February 7, 2019

### 1. Housing Bond Project Updates

- a. **The Ellington** – Affinity, the property manager at the Ellington, sent interest letters and applications to all current residents to notify them about the opportunity for 52 Project-Based Vouchers for 2-bedroom units on January 2, 2019. The letter included a note in safe harbor languages with a number to call for assistance. Affinity also sent a courtesy notice to referring community partners regarding the letter and process. Home Forward held an optional informational meeting on January 9, which was well attended. Interested applicants were placed on a waiting list by lottery, with a preference for households at 30% AMI and below. The application deadline was January 31. Eighty-eight applications have been submitted. Next steps: all applicants will go through an eligibility process that is determined by HUD.

Home Forward hired a Resident Services Coordinator who began work January 16<sup>th</sup>. Next: Home Forward will contract a Youth Program Coordinator to offer activities and programming for the approximately 260 children living at the property.

Total Units	Family-sized Units	0-30% AMI Units	Supportive Housing Units	Project-based Vouchers
263*	251*	80	20	52

\*one unit converting to community space for resident services

- b. **30<sup>th</sup> & Powell** – Holst Architecture is conducting a Feasibility Analysis to inform the development scope of work and schematic design process. Home Forward is preparing an RFP for the CM/GC work.

Given the progress to date, PHB will continue to work with Home Forward on this project to develop. Conceptual goals to meet the Policy Framework include (subject to change):

Total Units	Family-sized Units	0-30% AMI Units	Supportive Housing Units	Project-based Vouchers
~180	~75	~72	~30	~50

- c. **105 East Burnside** –100% occupancy reached in January.

Total Units	Family-sized Units	0-30% AMI Units	Supportive Housing Units	Project-based Vouchers
51	24	16	9	16

- d. **Westwind Apartments** – Health and safety-related maintenance work continues, including pest remediation, installation of security cameras and new locks and lighting upgrades. Based on the condition of the building and the cost of ongoing maintenance, we believe that moving residents on an earlier timeline is warranted. Therefore, we have engaged a relocation consultant, OPC, who began work January 31<sup>st</sup>. Next steps: Individual tenant interviews to determine housing needs and relocation benefits eligibility. All tenants will receive a Notice of Eligibility and a 90-Day Notice. Relocations could begin as soon as May 2019.

Total Units	Family-sized Units	0-30% AMI Units	Supportive Housing Units	Project-based Vouchers
70	0	70	tbd	tbd

## 2. Annual Reports

- a. BOC Annual Report to City Council – aiming to have a draft report ready for final review by February 15th. Requesting a March 27<sup>th</sup> Council date for the BOC to present the report.
- b. General Annual Report - the deadline to publish this report will align with the BOC Annual Report.

## 3. Audits

- a. Performance Audit – conducted by City Auditor’s office. Draft report in progress.
- b. Financial Audit – A Notice of Intent to Award was issued January 8, 2019 for Harvey M. Rose Associates. Staff are amending the scope of work to focus the audit on financials due to City Auditor’s performance audit.