

# Portland's Housing Bond

## Appendix A

### Portland's Housing Bond Policy Framework

#### Introduction & Executive Summary

##### 1. Introduction

In November 2016, Portland voters approved a historic general obligation bond of \$258.4 Million to fund the development and preservation of affordable housing, with a goal of producing or acquiring 1,300 housing units.

Thousands of community partners were involved in the successful passage of Portland's Housing Bond, led by the Welcome Home Coalition, which included affordable housing developers, nonprofit service partners, culturally specific agencies, neighborhood associations, advocacy groups, faith congregations, and many other partners.

The Portland Housing Bureau (PHB) convened the Stakeholder Advisory Group (SAG) in April 2017 to ensure bond investments would create housing for families and individuals most in need and reflect our community values of advancing racial equity and promoting greater community benefits. The SAG met nine times over six months to develop Portland's Housing Bond Policy Framework. The framework will be used by the Portland Housing Bureau and the Housing Commissioner to guide decision-making and investment of bond funds, and by the Bond Oversight Committee as one basis to evaluate expenditures of bond proceeds.

This Policy Framework represents the diverse perspectives and expertise of the SAG. Participants had numerous discussions and deliberations highlighting the opportunities and challenges before us, and wrestled with the complexities of identifying priorities among multiple important and often competing needs, and the role Portland's Housing Bond should play within the broader context of the City's other affordable housing development resources. SAG members also expressed concerns about the legal restrictions of bond funding, and consistently encouraged flexibility and creativity to maximize this opportunity to produce housing for those most in need.

PHB and community partners conducted focused outreach and engagement over a five-week period to gather comments on the draft Policy Framework. Through meetings at agencies, engaging networks and coalitions, surveying community members, and interviews with members from 16 linguistically-specific immigrant and refugee groups, we were able to reach nearly 1,000 community members for their feedback and input. The comments gathered through this process are reflected throughout the framework. See Appendix E for a full listing of the comments collected.

The careful and robust deliberation of the SAG and community members who helped guide the development of Portland's Housing Bond Policy Framework are invaluable to this effort and will support the City's ongoing and future planning efforts to deliver housing choice and opportunities for our most vulnerable residents and communities in the years ahead.

## 2. Executive Summary

The Policy Framework establishes production goals for Portland's Housing Bond and outlines the community priorities that will inform PHB's decision-making with respect to the location and other criteria for building and land acquisition. It also highlights the communities we should strive to serve through bond-financed housing and provides guidelines for development, operations, and services, as well as reporting metrics, and guidance for ongoing community engagement.

**Production Goals:** The bond will produce a minimum of 1,300 new housing units affordable for households with incomes at or below 60% of the Area Median Income (AMI). Of these:

- 600 will be affordable for households at 0-30% AMI, including a target of 300 units of Permanent Supportive Housing (PSH) and other supportive housing, provided services funding is secured; and
- 650 will be larger size (2 or more bedrooms) for families.

**Priority Communities:** Bond resources will serve to further the communitywide goals of preventing displacement, advancing racial equity, and making a visible impact on ending homelessness. By aligning a targeted number of bond-financed housing units with the homeless service system, culturally specific organizations, and other community organizations, we will seek to create housing opportunities for families and individuals impacted by racism, housing discrimination, homelessness, and displacement, with a particular focus on:

- Communities of Color
- Families, including families with children, immigrant and refugee communities, and intergenerational households
- Households experiencing homelessness or at imminent risk of becoming homeless
- Households facing imminent displacement

**Location Priorities:** PHB will use a racial equity lens at the forefront when assessing opportunities for building and land acquisitions. The following priorities will guide selection:

- ✓ Invest in areas with little or no existing affordable housing or housing resources;
- ✓ Strive to balance investments throughout the City;
- ✓ Consideration should be given to school catchment areas and areas with planned transit and infrastructure investments;
- ✓ Focus on neighborhoods at high risk of gentrification for building acquisitions, to prevent the displacement of existing residents, especially in areas where there is a high concentration of residents from Communities of Color; and
- ✓ Prioritize acquiring land for new housing in high opportunity areas with access to education, food, transportation, health services, economic opportunities, and greenspaces.

**Guidelines for Development:** Development should advance equity in access to development opportunities, through culturally specific partnerships, and create housing that is culturally appropriate in design and form; increase Disadvantaged/Minority/Women/ Emerging Small Business goals, Workforce Training and Hiring policies, and other community benefits; and meet green building and accessibility standards. Further, the City should seek partnerships with

faith groups, schools and other entities to leverage available land or underutilized properties, consider all options available for both debt and equity, and streamline processes to achieve greater speed of development.

**Guidelines for Operations:** Effective structures and processes for both property and asset management are vitally important to preserve the quality and financial viability of affordable housing. Asset management strategies should sustain the physical and financial viability of the housing asset. Property management activities should support the mission and goals of the housing and foster tenants' housing stability and independence. Tenant eligibility and screening criteria will be developed in coordination with community partners and will: affirmatively further fair housing, advance racial equity, be low barrier, and be clear and linguistically appropriate.

**Guidelines for Services:** Access to quality, community-based, and culturally specific resident services, supportive housing, and service partnerships will be a cornerstone of bond-funded housing. For each property, PHB will develop a proposed plan for services in collaboration with jurisdictional partners, culturally specific agencies, homeless services agencies, and other community partners.

- **Resident Services:** A range of resident services will be offered based on the needs of tenants, such as eviction prevention, workforce skill development, parenting resources, youth engagement and academic assistance, financial literacy, child care, legal services, and immigration services and refugee resettlement organizations
- **Support Housing Services:** Permanent Supportive Housing (PSH) and other supportive housing is for individuals and families experiencing homelessness, and/or are living with a disability and often have been homeless for long periods of time. Services will be delivered using a Housing First framework, and may include case management, mental health, alcohol and drug recovery and health care

**Reporting:** PHB will provide quarterly and annual reports to the Bond Oversight Committee, City Council, and the public relating to production, locations, and racial equity in housing development and housing access. Beyond quantitative reporting, PHB will also provide updates that feature real-life stories of how the housing and partnerships created through Portland's Housing Bond are making a difference in peoples' lives.

**Community Engagement:** PHB will develop a community engagement plan with a focus on ensuring equitable access to information to residents from Communities of Color, immigrants, refugees, persons with limited English proficiency, renters, seniors, people with disabilities, people who have experienced homelessness, among others. PHB commits to conducting meaningful and strategic outreach and engagement, to prevent placing further "engagement fatigue" and undue burden on communities most impacted by the housing crisis. In addition, PHB commits to ongoing engagement with jurisdictional partners and other affordable housing stakeholders to provide regular updates on our progress, and to communicate the bond in the context of the larger housing strategy and investments.

**A copy of the entire Portland's Housing Bond Policy Framework can be [found here](#).**