

Housing Bond Quarterly Report | 5/5/20

This is the first quarterly progress report for the Metro Affordable Housing Bond. A similar report will be produced quarterly with the goal of keeping the Housing Bond Community Oversight Committee, Metro Council, and other stakeholders and partners informed about ongoing work of the program.

LOCAL IMPLEMENTATION STRATEGIES

Currently, all implementation partners have completed a Local Implementation Strategy and all eight strategies have been reviewed and recommended by the Community Oversight Committee, along with considerations for ongoing implementation and monitoring. Currently, five of seven local implementation partners have completed intergovernmental agreements with Metro. These include the cities of Beaverton, Gresham, and Hillsboro, along with Washington and Clackamas counties. Intergovernmental agreements are expected to be signed with the City of Portland and Home Forward in coming months.

Implementation Partner	Community Oversight Committee review of LIS	Metro Council approval of LIS/IGA
Beaverton	July 24, 2019	Nov. 21, 2019
Washington County	July 24, 2019	Dec. 5, 2019
Clackamas County	August 7, 2019	Nov. 21, 2019
Metro Site Acquisition Program	August 7, 2019	Oct. 17, 2019
Hillsboro	Sept. 4, 2019	Jan. 23, 2020
Gresham	Nov. 6, 2019	Feb. 6, 2020
Home Forward	Nov. 6, 2019	Anticipated summer 2020
Portland	Feb. 5, 2020	Anticipated summer 2020

PROJECTS IN PREDEVELOPMENT

In Spring 2019, Metro Council approved concept endorsements for four projects. These preliminary funding commitments were fast-tracked based on the Council's desire to ensure early results to respond to the region's housing crisis, while allowing more time for local implementation planning and engagement to occur. Each of the below projects will come back to Metro for final funding approval prior to its financial close and groundbreaking.

Now that local jurisdictions have completed local implementation strategies, which have or are being adopted by Metro as part of implementation intergovernmental agreements (IGAs), Metro's project concept endorsement and final approval process will be administrative and will not require Metro Council action.

Collectively, the above projects will create 340 new affordable homes, or 8.7% of the total production target for the Housing Bond, while using up approximately 7.2% of total funding available. Of these homes, 165 will have 2 or more bedrooms, representing 8.4% of the Housing Bond's target for family-size homes; and 155 will be affordable to households at 30% or below of area median income (AMI), representing 9.7% of the Housing Bond's target for deeply affordable homes.

Production and funding dashboard



Summary of projects in predevelopment

Project Name & Location	Implementation Partner	Developer	Number of units			Metro bond funds and total project cost (TPC)*	Concept endorsement	Anticipated groundbreaking
			Total	30% AMI	2+ BR			
Mary Ann <i>Beaverton</i>	City of Beaverton	REACH CDC	54	11	29	\$3M TPC: \$21.9M	3/21/2019 Resolution 19-4975	June 2020
72nd & Baylor <i>Tigard</i>	Washington County	Community Development Partners	81	33	55	\$11.4M TPC: \$32.9M	5/2/2019 Resolution 19-5007	July 2020
18000 Webster Rd <i>Gladstone</i>	Clackamas County	Housing Authority of Clackamas County	45	45	0	\$6.9M TPC: \$17.9M	7/11/2019** Resolution 19-4991	Winter 2020-21
Dekum Court <i>Portland</i>	Home Forward	Home Forward	160***	65	80	\$22.9M TPC: \$65.9M	7/11/2019 Resolution 19-4997	Spring 2021

*Total project costs reflect most recent estimates provided. These will be updated within 1-3 months prior to anticipated groundbreaking, as projects are submitted for final funding approval.

**\$2.6 million was disbursed to Clackamas County to acquire the property. An additional funding request is expected in fall 2020 for the rehabilitation. A preliminary estimate of \$4.2 million in rehabilitation costs was provided by Housing Authority of Clackamas County in Spring 2020; a refined request is expected in Fall 2020.

***Number of units for Dekum Court only reflects Metro bond funded units. In addition to 160 units eligible for Metro funding, the site will also include 40 units of "replacement housing" for public housing units currently on the site, for a total of 200 units.

Select development metrics

The following reflect select performance metrics based on preliminary cost estimates and development plans. These figures will be updated as projects are refined during the planning process.

	MARY ANN	72 ND & BAYLOR	DEKUM COURT	18000 WEBSTER RD	Average
Metro bond subsidy per bond eligible unit	\$55,556	\$143,000	\$143,089	\$151,319	\$130,255
Total cost per total units	\$404,950	\$405,844	\$329,253	\$397,778	\$364,451
Total cost per total bedrooms	\$254,271	\$209,385	\$259,254	\$397,778	\$261,284
Percent of bond eligible units at 30% AMI	20%	42%	41%	100%	41%
Percent of bond eligible units with 2+ bedrooms	54%	68%	40%	0%	43%
Within 0.25 miles of frequent service bus or 0.5 miles of MAX?	yes	no (but likely to be in future)	yes	No (bus service but not frequent)	n/a
Contracting goal (% of total hard costs to be awarded to COBID firms)	20%	20%	20%	20%	20%
Workforce goal?	no	TBD – under consideration	yes	no	n/a

Project outcome metrics

In the future, once projects begin to reach construction completion and occupancy, quarterly reports will also include performance metrics related to project outcomes for advancing racial equity in the following areas:

- MWESB participation outcomes, disaggregated by race and gender
- Workforce participation outcomes (if applicable based on the jurisdictions' LIS and project)
- Marketing and application outcomes
- Resident demographics

COMPETITIVE SOLICITATIONS

There are currently four open solicitations for Metro bond projects as well as one that just closed. Combined, these represent up to \$167 million in bond funds (27% of total bond funds allocated for direct project costs in Metro's Work Plan) that may be committed to project concepts by this summer, not including an anticipated solicitation by the City of Portland this fall. Below is a summary of each solicitation and outcomes to date.

Beaverton (closed Feb. 28): \$9 million in Metro bond funds (29% of Beaverton's total bond resources) and two project-based Section 8 vouchers from the Housing Authority of Washington County (HAWC) to select one affordable housing project. The City received three solicitations and plans to announce a project this summer, following Metro concept endorsement.

Clackamas County (closed April 20): \$40.67 million in Metro bond funds (35% of Clackamas County's total bond resources) and 125 project-based Section 8 vouchers to support units serving households with incomes at or below 30% of area median income (AMI). The County received five proposals and plans to announce selected projects this summer, following Metro concept endorsements.

Washington County (closes May 26): Up to \$80 million in Metro bond funds (69% of Washington County's total bond resources) and 62 project-based Section 8 vouchers to be awarded to multiple affordable housing projects. The NOFA includes a \$25 million set aside for non-profits that meet the definition of a Community Housing Development Organization (CHDO) and are based in Washington County.

Hillsboro (closes June 1): Up to \$18 million in Metro bond funds (45% of Hillsboro's total bond funds), 6 acres of city owned land, and 15 project-based Section 8 vouchers committed by Washington County, targeted at achieving a minimum of 120 units, including at least 48 of which would be regulated to be affordable to households making 30% of AMI or below.

Gresham (closes June 3): Up to \$20.1 million (75% of Gresham's total bond funds) available to select multiple eligible projects.

Portland: The City of Portland anticipates issuing a solicitation for Metro bond funds in fall 2020.