

Housing Authority of Portland Board of Commissioners Meeting



HAP's second bid for a HOPE VI grant for redeveloping the isolated and distressed Hillsdale Terrace public housing in Southwest Portland will improve the apartment community's physical and social connections to the surrounding neighborhood and create a community of opportunity for its residents.

**Housing Authority of Portland
Board of Commissioners Meeting**
Multnomah County Building
501 SE Hawthorne Blvd.
(located at the east end of the Hawthorne bridge)
Portland, Oregon
November 16, 2010, 6:15 PM





HOUSING AUTHORITY OF PORTLAND

INDEX FOR ELECTRONICALLY DISTRIBUTED BOARD OF COMMISSIONERS BOARD MEETING PACKET FOR NOVEMBER 16, 2010

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PUBLIC NOTICE:

THE HOUSING AUTHORITY OF PORTLAND
BOARD OF COMMISSIONERS

will meet on

Tuesday, November 16, 2010

At 6:15 pm

At the Multnomah County Building – Commission Room
501 SE Hawthorne Blvd, Portland

TO: COMMUNITY PARTNERS

FROM: STEVE RUDMAN

DATE: November 10, 2010

The Board of Commissioners of the Housing Authority of Portland will meet on Tuesday, November 16, 2010 at the Multnomah County Building – Commission Room 501 SE Hawthorne Blvd, Portland at 6:15 P.M. The commission meeting is open to the public.

The meeting site is accessible, and persons with disabilities may call 503-802-8423 or 503-802-8554 (TTY) for accommodations (e.g. assisted listening devices, sign language, and/or oral interpreter) by 12:00 pm (noon), Friday, November 12.

CONSENT CALENDAR MINUTES



**HOUSING AUTHORITY OF PORTLAND
BOARD OF COMMISSIONERS MEETING
Multnomah County Building – Board Room
501 SE Hawthorne Blvd
Portland, Oregon
November 16, 2010 6:15 PM**

INTRODUCTION AND WELCOME

PUBLIC COMMENT

General comments not pertaining to specific resolutions. Any public comment regarding a specific resolution will be heard when the resolution is considered.

BOARD OF COMMISSIONERS COMMENTS

| | | |
|--------------|---|-------------------------|
| Topic | Memo to Board of Commissioners and Staff from Resident Commissioner Amie Pico | Lee Moore, Chair |
|--------------|---|-------------------------|

MEETING MINUTES (Consent Calendar/Minutes TAB)

| |
|--|
| Topic |
| Minutes of October 19, 2010 Board of Commissioners Meeting |

CONSENT CALENDAR (Consent Calendar/Minutes TAB)

| | | | |
|------------------------|---|----------------------|---------------------|
| Following Resolutions: | | | |
| 10-11 | TOPIC | Presenter/POC | Phone # |
| 01 | Authorize Unthank Plaza Elevator Modernization | Dianne Quast | 503.802.8338 |

REPORTS / RESOLUTIONS

| | | | |
|------------------------|---|--------------------------------------|--------------------------------------|
| Following Resolutions: | | | |
| 10-11 | TOPIC | Presenter/POC | Phone # |
| REPORT | Executive Director’s Report (Exec Director TAB) | Steve Rudman | 503.802.8455 |
| PUBLIC HEARING | HAP’s FY2012 Moving to Work Plan | Michael Buonocore | 503.802.8546 |
| 02 | Authorize Submittal of Hillsdale Terrace HOPE VI Grant Application | Mike Andrews John Keating | 503.802.8507 503.802.8522 |

| | | | |
|-----------|---|---|------------------------------|
| 03 | Authorize Construction Contract for Unit work at the Jeanne Anne Apartments | Mike Andrews John Manson | 503.802.8522 503.802.8511 |
| 04 | Authorize New Columbia Community Policing Expanded Intergovernmental Agreement | Dianne Quast Ben Wickham Commander Ferraris Sergeant Gorgone | 503.802.8338 503.802.5671 |

ADJOURN

EXECUTIVE SESSION

The Board of Commissioners of the Housing Authority of Portland may meet in Executive Session pursuant to ORS 192.660(2). Only representatives of the news media and designated staff are allowed to attend. News media and all other attendees are specifically directed not to disclose information that is the subject of the session. No final decision will be made in the session.

THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

The Board of Commissioners will meet **Tuesday, December 14 at 6:15 PM**. This meeting will take place at the Multnomah County Building, 501 SE Hawthorne Blvd., Portland.



**HOUSING AUTHORITY OF PORTLAND
BOARD OF COMMISSIONERS MEETING MINUTES
October 19, 2010
Housing Authority of Portland
135 SW Ash Street, Portland, OR 97204**

COMMISSIONERS PRESENT

Chair Lee Moore, Vice Chair Harriet Cormack, Treasurer David Widmark, Chair Emeritus Jeff Bachrach, and Commissioners Gretchen Kafoury, Amie Pico, Shelli Romero and Jim Smith

STAFF PRESENT

Steve Rudman, Katie Such, Mike Andrews, Robert Dell, Betty Dominguez, Rachel Devlin, Rachael Duke, Rebecca Gabriel, John Manson, Shelley Marchesi, John Keating, Jill Riddle, Todd Salvo and Celia Strauss

Chair Moore called the meeting to order at 6:17 PM.

PUBLIC COMMENT

No attendee requested to deliver public comments.

Chair Moore welcomed the guest presenters for the evening and asked for the report of the Nominating Committee.

REPORT

Nominating Committee Report

Vice Chair Cormack delivered the report as the Chair of the Nominating Committee. The committee nominated the current Board leadership to continue in place (Lee Moore as Chair, Harriet Cormack as Vice Chair, David Widmark as Treasurer), with the addition of Commissioner Shelli Romero as a second Vice Chair—a position which has been occupied at various times in the past. Vice Chair Cormack noted that the Board will vote on the nominations and that the officers would take office in January.

ELECTION

Election of Officers for 2011

Chair Moore requested a motion to approve the nominations presented by the Nominating Committee. Commissioner Gretchen Kafoury moved to approve the nominations; Commissioner Jim Smith seconded the motion.

The vote was as follows:

Chair Lee Moore – Aye
Vice Chair Harriet Cormack – Aye
Treasurer David Widmark – Aye
Chair Emeritus Jeff Bachrach – not present
Commissioner Gretchen Kafoury – Aye
Commissioner Amie Pico – Aye

Commissioner Shelli Romero – Aye
Commissioner Jim Smith – Aye

MEETING MINUTES

Minutes of September 21, 2010

Chair Moore asked for a motion to adopt the minutes of the September 21, 2010, Board of Commissioners Meeting, as revised. Vice Chair Cormack moved to adopt the minutes; Commissioner Smith seconded the motion.

The vote was as follows:

Chair Lee Moore – Aye
Vice Chair Harriet Cormack – Aye
Treasurer David Widmark – Abstained
Chair Emeritus Jeff Bachrach – not present
Commissioner Gretchen Kafoury – Aye
Commissioner Amie Pico – Aye
Commissioner Shelli Romero – Abstained
Commissioner Jim Smith – Aye

REPORT

Executive Director's Report

Executive Director Rudman delivered his report to the Board. He noted that HAP was close to submitting its Moving-to-Work (MTW) for the coming year. He noted that the Board would discuss rent reform in November. Regarding the evening's agenda, Rudman highlighted the Intergovernmental Agreement (IGA) with the City of Gresham as an example of HAP's work to strengthen strategic partnerships (as called for in the new Strategic Plan for the agency). Rudman then touched on the report on workforce development that the Board would hear, noting that competing in the workforce was a big challenge for HAP residents and participants, and fostering their places in the workforce was a big challenge for HAP. The report would be presented to the Board as support for HAP's partnering with Worksystems, Inc., and Multnomah County. The agenda also included items regarding Hillsdale Terrace, for which HAP was preparing a HOPE VI Grant application that will be submitted in November. Rudman noted that the December Board meeting would be rescheduled for an earlier date and that HAP would be sponsoring volunteer work by staff as part of its annual celebration in December.

Chair Moore thanked Rudman for his report and expressed his appreciation to HAP staff for work done to communicate with and prepare the Board.

RESOLUTION 10-10-01

Authorize the Approval of the Intergovernmental Agreement (IGA) with the City of Gresham for Community Revitalization Coordinator Position

Betty Dominguez and Mike Abbaté, Director of Urban Design & Planning for the City of Gresham, presented the resolution to the Board. Dominguez noted that HAP staff had been working to strengthen HAP's relationship with the City of Gresham. The IGA would establish a liaison position focused on revitalization. A similar position had been arranged with the City of Portland and had proved beneficial. The term of the IGA is

three years and HAP would contribute \$35,000 of the \$120,000, annually, it will cost to fund the position. The position will identify revitalization policies and strategies for the City of Gresham and will manage the federal funding going toward such revitalization. The position will interface with HAP (meeting every month) to achieve the policies and strategies. Recruitment for the position has begun, and a successful candidate should be chosen soon. Dominguez noted that establishing the position was an opportunity to leverage resources from both HAP and the City of Gresham to achieve goals of both organizations.

Abbaté relayed that the Mayor of Gresham was thankful for HAP's pursuit of the IGA, noting that the City of Gresham had a similar staff position in the past, but that it had not been funded for a number of years. He looked forward to the partnership and the expected results. Dominguez added that the position supported the direction regarding HAP's regional role approved by the Board in HAP's Strategic Plan. Abbaté expressed appreciation for Dominguez's assistance in crafting the IGA.

Treasurer Widmark, who also serves as the President of Gresham's City Council, added that the position could not have been established without HAP's efforts and that it will definitely benefit Gresham's housing and homelessness policies.

Chair Moore asked for a motion to adopt the resolution. Commissioner Romero moved to do so. Treasurer Widmark seconded the motion.

The vote was as follows:

- Chair Lee Moore – Aye**
- Vice Chair Harriet Cormack – Aye**
- Treasurer David Widmark – Aye**
- Chair Emeritus Jeff Bachrach – Aye**
- Commissioner Gretchen Kafoury – Aye**
- Commissioner Amie Pico – Aye**
- Commissioner Shelli Romero – Aye**
- Commissioner Jim Smith – Aye**

REPORT

Overview of Programming for HAP's Work Able Population

Jill Riddle, Rachel Devlin, and Andrew McGough, Executive Director of Worksystems, Inc., (WSI), presented the report to the Board. The report was accompanied by a slide presentation. The report was to provide background in support of amending HAP's current MTW plan to allow for a partnership between HAP, WSI, and Multnomah County. The partnership will be revisited when the Board is asked to approve the MTW plan for the coming year. The partnership would let each of the three organizations better align their systems and prioritize their resources.

McGough told the Board about WSI. Though Workforce Investment Boards exist across Oregon, the one servicing Portland and Multnomah and Washington Counties has constituted a nonprofit (WSI) to pursue coordination of the region's workforce

(supporting its meeting the needs of the economy). The organization receives funding from the U.S. Department of Labor (DOL), from the State of Oregon, and from private philanthropic organizations. The nonprofit is able to pursue additional resources, which is beneficial since governmental funding has been reduced.

WSI promotes worker training, credentialing, and certification, but cannot offer case management, so it seeks partner organizations that can provide such services. WSI has partnered with Multnomah County, among other organizations, to get individuals into training and other WSI-fostered programs.

Devlin summarized HAP's proposed relationship with WSI and Multnomah County. With its 150 current HAP participants would benefit from workforce-oriented guidance provided to HAP case managers by liaisons employed by Multnomah County. An additional 150 families receiving case management through Multnomah County's Anti-Poverty system would benefit from HAP assistance to stabilize their housing.

Devlin noted that HAP could wait and just include the program in the coming year's MTW plan, but amending the current plan would initiate program benefits more immediately. Moreover, the needed funding is available. Riddle noted that the Board will receive a thorough presentation on MTW initiative funding at their next work session.

Commissioner Romero asked about the number of program participants who had achieved employment (48%). McGough replied that it was a better result than with dislocated workers in general. He added that there would be multiple means to measure the program—comparing employment figures for the same population historically, comparing figures for entry into training, comparing figures for certifications obtained, comparing figures for employment obtained, and comparing figures for getting on pathway to self-sufficiency. Devlin added that, historically, individuals on the brink of homelessness found accessing WSI programs very difficult, and HAP staff did not understand the system well enough to help them. The liaisons associated with this program have already helped HAP staff provide better direction for very-low-income individuals.

Commissioner Smith clarified with McGough that WSI conducts job training using DOL funds. WSI also works with Mount Hood and Portland Community Colleges.

Chair Emeritus Bachrach received clarification from Riddle regarding the number of program participants receiving case management through HAP or Multnomah County (150 each). The \$500,000 in funding that the program is expected to require in the next year would mostly be to provide (term-limited) housing assistance to those managed by Multnomah County. Riddle vouched that the program would allow HAP to serve more people. Bachrach asked if the goal of moving 10% of program participants off of housing assistance in 3-5 years should not be more ambitious. Riddle noted that the numbers to be used to measure the program are still under development. She added that, even if the participant were not off housing assistance entirely, the program will,

ideally, help raise participant income so that HAP could reduce their subsidy and direct funds to other participants. Devlin offered that many program participants would be starting with very low income and a goal of the program would be to simply increase their income. Riddle noted that program outcomes would be part of her quarterly report to the Board.

Vice Chair Cormack expressed appreciation for the details offered during the presentation and confidence that the program would help people weather the bad economy.

Commissioner Romero asked to receive reports on the use of funds associated with the relevant MTW amendment. Riddle affirmed that such content would be included in her quarterly reports.

Chair Moore noted that commissioners could seek further information about program details and outcomes during a work session.

RESOLUTION 10-10-02

Authorize Agency Based Assistance Amendment #3 to HAP's FY2011 MTW Plan

Chair Moore declared the meeting a public hearing, open to comments regarding the resolutions at hand. Deputy Executive Director Such presented the resolution to the Board by referring the Board to the information just covered and reminding it that the Board would revisit authorization of the program when the next year's MTW plan is discussed.

Chair Moore invited any comments from the public. None were forthcoming. He asked for a motion to adopt the resolution. Chair Emeritus Bachrach moved to adopt the resolution; Commissioner Romero seconded the motion.

The vote was as follows:

Chair Lee Moore – Aye
Vice Chair Harriet Cormack – Aye
Treasurer David Widmark – Aye
Chair Emeritus Jeff Bachrach – Aye
Commissioner Gretchen Kafoury – Aye
Commissioner Amie Pico – Aye
Commissioner Shelli Romero – Aye
Commissioner Jim Smith – Aye

RESOLUTION 10-10-03

Authorize MTW Amendment #2 to Submit the HOPE VI Grant

Deputy Executive Director Such presented the resolution to the Board. She noted that it was a technical requirement to allow HAP to apply for a HOPE VI Grant for Hillside Terrace.

Chair Moore asked for any comments. None were forthcoming. He then asked for a motion to adopt the resolution. Vice Chair Cormack moved to adopt the resolution. Treasurer Widmark seconded the motion.

The vote was as follows:

Chair Lee Moore – Aye
Vice Chair Harriet Cormack – Aye
Treasurer David Widmark – Aye
Chair Emeritus Jeff Bachrach – Aye
Commissioner Gretchen Kafoury – Aye
Commissioner Amie Pico – Aye
Commissioner Shelli Romero – Aye
Commissioner Jim Smith – Aye

Executive Director Rudman reminded the Board that it would discuss in November the use of MTW funds for fiscal year 2012.

Chair Moore declared the public hearings for the two MTW amendment resolutions to be concluded.

REPORT

Hillsdale Terrace Update

Mike Andrews and John Keating presented the report to the Board. The property's application for a HOPE VI Grant will be due November 22. HAP has begun the community process associated with a HOPE VI redevelopment—constituting a Community Advisory Committee (CAC). Having a CAC at this point allows a broader group to come together and talk about general topics, rather than smaller groups discussing singular interests. Two CAC meetings have been conducted and two more are scheduled. Traditional public meetings regarding the design of the redevelopment have also been incorporated into the CAC meetings.

HAP has also been gathering the financial leverage required for a successful application. The leverage includes an allocation of nine-percent low-income housing tax credits. Staff have been working with the Oregon Treasurer and Oregon Housing and Community Services (OHCS) to refine their letters that must accompany HAP's application

HAP staff have also been working to assemble partnerships with Habitat for Humanity and other organizations that will make the application more competitive. Last month, HAP entered escrow on property that Habitat for Humanity will develop. Keating added that attending to the well-being and advancement of the property's current and future population is a focus in any HOPE VI redevelopment. Keating distributed a handout to the Board and highlighted some of the partnerships listed on it, including leverage from WSI, health-initiative leverage provided by Multnomah County, Janus Youth Programs, and the Oregon Culinary Institute, among others. Andrews added that OHCS could be

considered a partner for construction of the redevelopment and the City of Portland for operation of the redevelopment.

Commissioner Romero verified with Keating that HAP staff were working with Portland community garden agencies and with Portland Parks and Recreation.

RESOLUTION 10-10-04

Authorize Acquisition of Hillsdale Terrace Duplexes

Mike Andrews and Betty Dominguez presented the resolution to the Board. Andrews noted that feedback from HAP's previous application for a HOPE VI Grant for Hillsdale Terrace recognized the property's fundamental isolation from the surrounding neighborhood. Staff have refined the new application to better show how the redevelopment will improve connectivity. Additionally, staff have worked to acquire three duplexes to the north of Hillsdale Terrace. Adding these to the redevelopment would improve the visibility of the property on the nearest thoroughfare, Capitol Highway. The new lots will also allow the redevelopment's community service space to be extended along the frontage to SW 26th Avenue. HAP has had the properties inspected and appraised (at \$250,000 each). Price negotiations have settled at \$275,000 per duplex parcel. Staff recommend concluding the transaction despite the discrepancy in price and appraised value because of the less tangible benefit that the additional property will make the Hillsdale Terrace HOPE VI Grant application more competitive.

Vice Chair Cormack recalled that this situation seemed similar to the Iris Court HOPE VI redevelopment, which worked out well.

Chair Moore commented that any government or large organization would always pay a premium to acquire property because of the perception that it has extensive resources from which to draw.

Commissioner Smith asked if the commission for the broker HAP used was included in the costs referred to for the resolution. Dominguez responded that a \$33,000 commission for the broker was not referred to in the resolution other than by the resolution's authorizing the Executive Director to sign other documents related to the transaction. Staff focused the written resolution on the terms of the actual contracts HAP would sign with the current property owners. No commissioner requested a revision of the resolution. Treasurer Widmark moved to adopt the resolution; Vice Chair Cormack seconded the motion.

The vote was as follows:

Chair Lee Moore – Aye

Vice Chair Harriet Cormack – Aye

Treasurer David Widmark – Aye

Chair Emeritus Jeff Bachrach – Aye

Commissioner Gretchen Kafoury – Aye
Commissioner Amie Pico – Aye
Commissioner Shelli Romero – Aye
Commissioner Jim Smith – Aye

REPORT

Martha Washington CM/GC Contract Close Out

Mike Andrews and John Manson presented the report to the Board. An alternative form of procurement usually requires findings prior to authorization and a report upon conclusion of the project. With the Martha Washington, the result of an alternative form of procurement (a construction manager/general contractor (CM/GC)) was already in place when HAP became involved in the project. HAP staff proceeded to treat the previously chosen contractor as though HAP had secured it originally, concluding with this report to the Board.

Manson noted that the vacant building had a nice exterior, but needed a great deal of interior work. That work was completed this past summer, on schedule. HAP received everything it had wanted out of the project, including the budget. This outcome was possible thanks to the architect (LRS Architects) and CM/GC (R&H Construction) working with HAP to meet its goals. Target business utilization goals were also met despite their being introduced to the CM/GC after it had been procured. Regarding handoff to HAP's Real Estate Operations, the building's lease-up is ahead of schedule and should end this month.

Chair Moore received verification from Manson that the old windows were refurbished instead of replaced to meet historical preservation requirements, also that all target business utilization goals were not only met, but exceeded.

Executive Director Rudman added that the building is benefiting from excellent management by Central City Concern and, for perspective, that HAP owns two other properties adjacent to the Martha Washington—The Jeffrey and the Saint Francis.

Chair Moore thanked HAP staff for the outcomes of the project.

ADJOURN

There being no further business, Chair Moore adjourned the meeting at 7:55 PM.

EXECUTIVE SESSION

Following adjournment, the Board of Commissioners of the Housing Authority of Portland did not meet in Executive Session pursuant to ORS 192.660(2).

Attached to the Official Minutes of the Housing Authority of Portland are all Resolutions adopted at this meeting, together with copies of memoranda and material submitted to the Commissioners and considered by them when adopting the foregoing resolutions. A taped recording of the proceedings is also kept on file.

Celia M. Strauss
Recorder, on behalf of
Steven D. Rudman, Secretary

ADOPTED: November 16, 2010

HOUSING AUTHORITY OF PORTLAND

ATTEST:

Lee E. Moore, Sr., Chair

Steven D. Rudman, Secretary

EXECUTIVE DIRECTOR'S REPORT

M E M O R A N D U M



DATE: November 16, 2010
TO: Board of Commissioners
FROM: Steve Rudman
SUBJECT: November Executive Director's Report

At this month's board meeting, we are holding a public hearing for our Fiscal Year 2012 Moving to Work plan, presenting a resolution that authorizes us to submit a HOPE VI grant application to redevelop Hillsdale Terrace, and formalizing our agreement with the Portland Police Bureau for expanded community policing support at New Columbia.

FY2012 Moving to Work Plan

As we begin our work to implement our new strategic directions, it's important to remember that what we're trying to do at a very basic level is to more consciously make our housing assistance a part of a larger support equation, so the people we help have a better chance to achieve great opportunities. For seniors and persons with disabilities, opportunity means a more stable life; for those who are focused on work, opportunity is a successful journey toward a life without public assistance; and for the youngest we help, opportunity is a chance to break the dismal cycle of generational poverty.

With opportunity taking such different shapes, we will have a variety of initiatives in support of our strategic directions – some will benefit seniors and persons with disabilities, some are aimed at households focused on work, and some have youth at their center.

Our Moving to Work Initiatives Fund, which is outlined in the MTW plan, will be pivotal in fueling the work we do around our strategic directions. Using Section 8 funding available after we reach 100 percent voucher utilization – an amount we estimate will be about \$2 million a year on an ongoing basis – we will be able to align resources with others in our community who serve the same populations

and achieve significant leverage in these opportunity areas. In turn, that will allow us to more carefully map outcomes and steer our resources towards those programs that prove most effective.

A second key area in this year's MTW plan is rent reform. I can't say enough about the team that has been working to simplify how we calculate the tenant's portion of the rent for those who participate in our public housing and Section 8 programs. Led by Michael Buonocore, our program director for planning and policy, they have done in two years what we've talked about needing to accomplish for more than a decade now: design a rent calculation system that is simpler, more equitable, and at the end of the day, one that incents our residents who are work-focused to increase their income.

We have conducted an extensive outreach process over the last two months, including several meetings with members of the HAP community and two stakeholder sessions. The residents and participants who have attended the meetings have embraced the goals of rent reform while also expressing anxiety about their individual situations. We have reassured them that the majority of folks will see their rents decrease and that our hardship policy will protect against all but the smallest rent increases as we transition to the method.

Finally, this year's MTW plan lays out our intention to blend our public housing subsidy and Section 8 funds to underwrite the cost of operating a single unit of real estate. This approach, which we're calling local blended subsidy, will allow us to capture unused public housing subsidy from HUD that is "banked," waiting for a physical unit to which it can be assigned. We then will layer in enough Section 8 funding to bring the total subsidy to a level that is adequate for healthy real estate operations. When we use the approach to decommission project-based Section 8 units, we return both funds and vouchers to our Section 8 program pool, which allows us to increase the total number of households we serve.

Second HOPE VI Bid for Hillsdale Terrace

We have developed a very competitive proposal for another run at a HOPE VI grant for Hillsdale Terrace. Although all of us wish we had been successful the first time around, we have learned from the experience. This application improves the overall design and connections to the neighborhood, adds affordable homeownership through a partnership with Habitat for Humanity, and has secured commitments for the financing that would augment the federal grant.

Hillsdale Terrace is uniquely positioned as public housing in one of the most affluent areas of Portland. It's important that people who have lower incomes have the opportunity to live in all parts of the community we serve. The benefits of the surrounding neighborhood, with its excellent schools, amenities, and transit, should be available to all of our citizens.

With that in mind, our second bid aims to create a community of opportunity for the residents of a redeveloped Hillsdale Terrace. The program will draw on 36 community agencies, including local schools, neighborhood institutions and faith-based organizations, which collectively have committed an investment a little over \$7 million. An early childhood education center will be complemented by a neighborhood network center that has classroom space, a computer lab, and a community kitchen linked to the site's community garden to improve access to nutritional food.

I am hopeful that our application is successful and that we are able to transform our most distressed public housing property – a property where bleak, bunker-like buildings turn in on themselves and further isolate their residents from the opportunities around them – into a community that thrives alongside its neighbors.

Progress at New Columbia

Commander Jim Ferraris and Sergeant Bob Gorgone from the Portland Police Bureau will join us at the November meeting. While the business action is to approve the agreement to share the cost of additional police officers at New Columbia, we wanted to take this opportunity to tell you how things are going at the site.

First and most important, it's been quiet and peaceful. We've redoubled our efforts on a number of fronts. The work with a cross section of residents on developing a set of shared values for the community is nearly done, with plans underway for signage at points throughout the property that will communicate the values. But the values won't just live at New Columbia in written form. They will be highlighted during resident orientations and at the opening of community meetings, and used as a way of addressing negative behavior.

Our relationship with the police has been terrific. They are as committed to the success of New Columbia as we are, and together, we are working on community safety and livability initiatives. This has included moving the police community contact office to a more visible location near McCoy Park and extremely productive weekly meetings that have helped us identify and deal with bad behavior. I want to give a special shout out to Sergeant Gorgone who leads the police team at the property. Bob is a long-time Camp Rosenbaum supporter who has been a camp counselor for many years, so I know that he takes this assignment to heart.

Upcoming Events

The December work session is on Wednesday, December 8 at 5:00 p.m. We have moved the board meeting up a week earlier to accommodate holiday schedules; it will be on Tuesday, December 14 at our normal time and Multnomah County location. And we would love to see you at our annual event

to honor employee service. This year, it will be on Thursday, December 16 between 2:30-4:00 p.m. Watch for your invitation later this month.

STAFF REPORTS

**HAP's FY2012 Moving To Work Plan Available at
<http://www.hapdx.org/mtw>**

| Procurement & Contracts Department | | MONTHLY CONTRACT REPORT | | | Contracts Approved 9/1/10 -- 10/31/10 | |
|------------------------------------|---------------------------------------|--|---|------------|---------------------------------------|-----------------|
| Contract # | Contractor | Contract Amount | Description | Department | Execution Date | Expiration Date |
| PROFESSIONAL SERVICES | | | | | | |
| C0752 | Williams & Ryan Construction | \$14,390 | Sewer Replacement at Tamarack Apartments; IRFB 09/10-112 | DCR | 10/3/2010 | 12/31/2010 |
| C0749 | Benthin Engineering, Inc. | \$4,900 | Topographical Site Survey for Contiguous Lots re: Hillsdale Terrace HOPE VI Application | DCR | 10/4/2010 | 12/31/2010 |
| C0756 | Coalition of Community Health Clinics | \$25,000 | Ensure New Residents of the Resource Access Center Meet Definition of Medically Vulnerable and Homeless | REO | 10/7/2010 | 9/30/2011 |
| C0823 | Maul Foster Alongi, Inc. | \$1,190 | Demographic Research for Hillsdale Terrace HOPE VI Application | DCR | 10/21/2010 | 11/20/2010 |
| C0758 | Cathy Schuh | \$5,000 | Labor Relations Training & Consulting Services for the Agency | DCR | 10/25/2010 | 10/14/2011 |
| C0755 | Kay Reid | \$6,000 | Provide ESL Classes at New Columbia | REO | 10/26/2010 | 5/31/2011 |
| C0824 | Mayes Testing Engineers | \$2,000 | Testing & Inspection Services for Jeanne Anne Apartments | DCR | 10/27/2010 | 12/31/2010 |
| C0742 | Bob Schroeder | NTE \$99,000 annually | On-Call Project Management; IRFP 06/10-105 | DCR | 9/2/2010 | 8/31/2011 |
| C0721 | Volunteers of America | \$188,158 | Provide Youth Prevention Services for Dekum Court, Fir Acres, Stark Manor, Hillsdale Terrace, Townhouse Terrace, St. Johns Woods and the Plaza Townhomes; RFP 04/10-100 | REO | 9/8/2010 | 6/30/2011 |
| C0741 | Mary Bradshaw | NTE \$99,000 annually | On-Call Project Management; IRFP 06/10-105 | DCR | 9/9/2010 | 8/31/2011 |
| C0723 | YWCA | \$5,000 | Summer Programming for Youth Services at Hillsdale Terrace. | REO | 9/13/2010 | 5/31/2011 |
| C0708 | Robert Half International | NTE \$99,000 annually | Provide On-Call Temporary Labor Services for the Agency. | DBS | 9/20/2010 | 6/30/2012 |
| C0724 | The Giving Tree | \$56,000 | Resident Services at Hamilton West, Rosenbaum, Grace Peck & Unthank Plaza; Sole Source Contract | REO | 9/21/2010 | 8/16/2011 |
| C0750 | Johnson Reid LLC | \$2,500 | Appraisal for Habitat for Humanity Properties re: HOPE VI Application for Hillsdale Terrace | DCR | 9/24/2010 | 12/31/2010 |
| CONSTRUCTION SERVICES | | | | | | |
| C0753 | Pavilion Construction | \$200,000 | Site Work at Jeanne Anne Apartments, Phase I; RFB 08/10-111 | DCR | 10/12/2010 | 12/31/2010 |
| REAL ESTATE -- ACQUISITION | | | | | | |
| C0757 | Habitat for Humanity | \$100,000 | Purchase of Habitat for Humanity Contiguous Homes for the Hillsdale Terrace HOPE VI Application; Sole Source | DCR | 10/4/2010 | 5/31/2014 |
| SUPPLIES AND EQUIPMENT | | | | | | |
| C0815 | Canon Business Solutions | 48 Month Contract; (Estimated) Annual Lease Amount \$2,190 | Canon Digital Multi-function Machine for New Market West, 3rd Floor, REO Department | DBS | 9/1/2010 | 9/30/2014 |
| C0816 | Canon Business Solutions | 48 Month Contract; (Estimated) Annual Lease Amount \$1,267 | Canon Digital Multi-function Machine for Peaceful Villa | DBS | 9/7/2010 | 9/7/2014 |

| Contract # | Contractor | Contract Amount | Description | Department | Execution Date | Expiration Date |
|------------|--------------------------|--|--|------------|----------------|-----------------|
| C0817 | Canon Business Solutions | 48 Month Contract; (Estimated) Annual Lease Amount \$3,075 | Canon Digital Multi-function Machine for New Market West, 5th Floor Procurement and Contracts Department | DBS | 8/31/2010 | 8/31/2014 |

| Contract # | Contractor | Contract Amount | Description | Department | Execution Date | Expiration Date |
|---|---------------------------------------|--|--|------------|----------------|-----------------|
| C0818 | Canon Business Solutions | 48 Month Contract; (Estimated) Annual Lease Amount \$1,267 | Canon Digital Multi-function Machine for Gallagher Plaza | DBS | 8/27/2010 | 8/27/2014 |
| C0819 | Canon Business Solutions | 48 Month Contract; (Estimated) Annual Lease Amount \$5,366 | Canon Digital Multi-function Machine for New Market West, 5th Floor Development & Community Relations Department | DBS | 9/1/2010 | 9/1/2014 |
| C0820 | Canon Business Solutions | 48 Month Contract; (Estimated) Annual Lease Amount \$3,195 | Canon Digital Multi-function Machine for Hollywood East Rent Assistance and Public Housing Core Maintenance Departments | DBS | 8/31/2010 | 9/30/2014 |
| C0821 | Canon Business Solutions | 48 Month Contracts; (Estimated) Annual Lease Amount \$14,285 | Canon Digital Multi-function Machines (2) for New Market West All Agency-wide & Printing Department Use of Black & White and Color Printing | DBS | 9/8/2010 | 9/8/2014 |
| C0822 | Canon Business Solutions | 48 Month Contracts; (Estimated) Annual Lease Amount \$5,114 | Canon Digital Multi-function Machines (2) for New Market West, 4th Floor for Finance & Accounting Department | DBS | 9/2/2010 | 9/2/2014 |
| AMENDMENTS TO EXISTING CONTRACTS | | | | | | |
| C0714-1 | Northwest Masonry Restoration Company | \$2,837 | Masonry Sealant and Roof Access Doors for Masonry Restoration -- Holgate House | DCR | 10/5/2010 | 10/25/2010 |
| C0133-5 | Impact Northwest | | Extends Contract Expiration Date for Congregate Care at Various Sites. | DCR | 10/12/2010 | 9/30/2011 |
| C0720-2 | Pavilion Construction | \$28,521 | Drain and Sewer Work at Carlton Court Modernization | DCR | 10/21/2010 | 4/9/2011 |
| C0492-2 | Seasholtz Consulting | \$9,900 | Expand Utility Allowance Reform Work and Profide Financial Analysis for Rent Reform for the Agency | EXEC | 10/25/2010 | 3/20/2011 |
| C0567-3 | Carlson Testing, Inc. | \$1,200 | Additional Inspection Services at the Martha Washington Apartments | DCR | 9/7/2010 | 9/5/10* |
| C0604-1 | Western Architectural Services | | Extends Contract Term for Window Replacement at Hollywood East | DCR | 9/11/2010 | 2/28/2011 |
| C0572-1 | Colas Construction | \$99,000 | Extends Contract Term for On-Call Building Maintenance | DCR | 9/12/2010 | 8/31/2011 |
| C0674-5 | Walsh Construction Company | (\$35,052) | Additional Gutter Replacement; Repaint Surfaces; Storm Drain Repairs, etc. shall be Absorbed within GMP Budget from Expected Savings and Extends Contract Term for Non-ARRA Celilo Court Apartment Project | DCR | 9/14/2010 | 9/2/2010* |
| C0267-3 | Hood to Coast Restoration | \$50,000 | Extends Contract Expiration Date for On-Call Building Maintenance | DBS | 9/15/2010 | 9/23/2011 |
| C0505-2 | Heritage Consulting Group | \$700 | Historical Status Work with the National Park Service for the Martha Washington Apartments | DCR | 9/20/2010 | 12/31/2010 |
| C0322-4 | Holst Architecture | \$22,380 | Preparation of Furniture Specifications and a Hot Treatment Room for the RAC | DCR | 9/22/2010 | 11/30/2010 |
| C0404-2 | Elizabeth Normand | \$99,000 | Extends Contract Expiration Date for Rent Assistance Grievance Hearings | RA | 9/23/2010 | 8/28/2011 |
| * = Final Field and/or Work Orders Following Substantial Construction Completion Date | | | | | | |

PHPI: Activity and Investment Summary as of September 30, 2010

Relocation

| Project | Unit Size | | | | | S8 | PH | Means of relocation | | | Total |
|-------------------------|-----------|----------|-----------|------------|-----------|----|----|---------------------|--------|-------|------------|
| | 0 | 1 | 2 | 3 | 4 | | | Private | Purch. | Other | |
| Relocation to Date | 0 | 4 | 11 | 126 | 10 | 75 | 50 | 14 | 4 | 8 | 151 |
| Relocation Remaining | 0 | 0 | 0 | 10 | 1 | | | | | | 11 |
| TOTAL RELOCATION | 0 | 4 | 11 | 136 | 11 | | | | | | 162 |

Sales

| Project | Unit Size | | | | | Total Units | Total Properties | Gross Proceeds | Net Proceeds | Internal Costs | Net to HAP |
|--|-----------|----------|-----------|------------|-----------|-------------|------------------|----------------------|----------------------|---------------------|----------------------|
| | 0 | 1 | 2 | 3 | 4 | | | | | | |
| Actual Sales to Date | | 4 | 11 | 95 | 10 | 120 | 108 | \$ 22,954,426 | \$ 21,894,434 | \$ 1,218,019 | \$ 20,676,415 |
| Projected Sales on Remaining Portfolio | | | | 41 | 1 | 42 | 42 | \$ 7,889,950 | \$ 7,474,938 | \$ 426,434 | \$ 7,048,504 |
| TOTAL SALES - PROJECTED⁽⁶⁾ | 0 | 4 | 11 | 136 | 11 | 162 | 150 | \$ 30,844,376 | \$ 29,369,372 | \$ 1,644,453 | \$ 27,724,919 |

1:1 Replacement

| Project | Unit Size | | | | | # of New PH Units | Total Units | Total Proj. Cost | Total \$/Unit | \$ / New PH Unit | Total Investments |
|----------------------------------|-----------|----------|-----------|-----------|----------|-------------------|-------------|----------------------|-------------------|-------------------|----------------------|
| | 0 | 1 | 2 | 3 | 4 | | | | | | |
| Current | | | | | | | | | | | |
| The Jeffrey | 20 | | | | | 20 | 80 | \$ 16,600,000 | 207,500.00 | - | - |
| Martha Washington | 25 | | | | | 25 | 108 | \$ 18,043,118 | 167,065.91 | \$ 76,080 | \$ 1,902,000 |
| Resource Access Center | 30 | | | | | 30 | 130 | \$ 46,951,074 | 361,162.11 | \$ 40,583 | \$ 1,217,500 |
| Rockwood Station | | | 25 | | | 25 | 195 | \$ 271,514 | 1,392.38 | N/A | \$ 107,920 |
| Jeanne Anne Apts | | 3 | 20 | 23 | | 46 | 46 | \$ 4,426,487 | 96,227.98 | \$ 96,228 | \$ 4,426,487 |
| SUB-TOTAL: | 75 | 3 | 45 | 23 | 0 | 146 | 559 | \$ 86,292,193 | \$ 154,369 | \$ 52,424 | \$ 7,653,907 |
| Yet to Replace | | | | | | 16 | | | | | |
| Potential | | | | | | | | | | | |
| Hillsdale Terrace ⁽³⁾ | | | | | | 8 | 122 | \$ 41,460,112 | 339,836.98 | \$ 750,000 | \$ 10,100,000 |
| Lifeworks Northwest | | 3 | 13 | 13 | | 29 | 29 | tbd | | \$ 17,241 | \$ 500,000 |
| SUB-TOTAL: | 0 | 3 | 13 | 13 | 0 | 37 | 151 | \$ 41,460,112 | \$ 339,837 | \$ 286,486 | \$ 10,600,000 |

Avg. Invest.
per PH unit

| | | | | | | | | | | | |
|---------------------------|-----------|----------|-----------|-----------|----------|------------|------------|-----------------------|-------------------|------------------|----------------------|
| TOTAL REPLACEMENT: | 75 | 6 | 58 | 36 | 0 | 183 | 710 | \$ 127,752,305 | \$ 494,206 | \$ 99,748 | \$ 18,253,907 |
|---------------------------|-----------|----------|-----------|-----------|----------|------------|------------|-----------------------|-------------------|------------------|----------------------|

Capital Improvements

| Project | # of PH Units | Total Proj. Cost | HAP Proceeds |
|--|---------------|----------------------|---------------------|
| Misc Upgrades | tbd | \$ 452,200 | - |
| Sweet 16 | 296 | \$ 12,075,341 | \$ 803,000 |
| Demar Downs ADA - Sweet 16 addtl scope | N/A | \$ 187,200 | \$ 46,800 |
| Hollywood East | 288 | \$ 1,700,000 | \$ 484,300 |
| Gallagher/Sellwood | 197 | \$ 18,728,648 | \$ 4,000,000 |
| Eliot Square - part of the Fam4 | 30 | \$ 1,461,750 | \$ 1,451,000 |
| Fam4 (Carlton, Eastwood, Lexington) | 75 | \$ 4,906,745 | \$ 1,575,000 |
| TOTAL CAPITAL IMPROVEMENTS: | 886 | \$ 39,511,884 | \$ 8,360,100 |

ARRA Administration

| Positions | # of Positions | Total Proj. Cost | HAP Proceeds |
|-----------------------------------|----------------|-------------------|-------------------|
| TOTAL ARRA ADMINISTRATION: | 10 | \$ 659,891 | \$ 137,382 |

| | | | |
|-------------------------------|--|--|-------------------|
| NET PROCEEDS AVAILABLE | | | \$ 973,530 |
|-------------------------------|--|--|-------------------|

- (1) Net Proceeds are Gross Proceeds net of sales commissions, concessions, title and escrow fees and any other costs paid from escrow. Net Proceeds do not include internal selling costs (\$1,218,019 through September 2010).
- (2) Included are four units sold through the American Dream Homeownership program.
- (3) 68 total PH units; replaces existing 60 units, 8 are new. PHPI encompasses 1:1 replacement as well as capital improvements.
- (4) The Property Count now includes 2 of the four units sold through the American Dream Homeownership program. The property sales occurred prior to the sales team initiative and were included in the unit count, but not the property count on prior reports.
- (5) HAP has committed to retaining 7 properties for future project relocation, which is included in the projected sales at \$1,015,000. Additionally, a property with a longtime tenant included at a projected sales amount of \$190,000 will remain in HAP's portfolio. Therefore, approximately \$1,205,000 of the projected gross proceeds is not available to HAP for future projects.

DASHBOARD REPORT

Housing Authority of Portland - Dashboard Report For October of 2010

Property Performance Measures

| | Number of Properties | Physical Units | Rentable Units | Vacant Units | Occupancy Percentage | Unit Mix | | | | | | |
|---|----------------------|----------------|----------------|--------------|----------------------|--------------|--------------|--------------|------------|------------|-----------|--------------|
| | | | | | | Studio/SRO | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4 Bdrm | 5+ Bdrm | Total |
| Public Housing | 44 | 2,053 | 1,989 | 80 | 96.0% | 512 | 843 | 352 | 335 | 11 | 0 | 2,053 |
| Public Housing Mixed Financed * | 2 | 65 | 65 | 0 | 100.0% | 0 | 15 | 40 | 10 | 0 | 0 | 65 |
| Public Housing Mixed Finance Tax Credit * | 5 | 426 | 425 | 28 | 93.4% | 130 | 94 | 88 | 62 | 45 | 7 | 426 |
| Total Public Housing | 51 | 2,544 | 2,479 | 108 | 95.6% | 642 | 952 | 480 | 407 | 56 | 7 | 2,544 |
| Affordable Owned with PBA subsidy | 6 | 496 | 496 | 14 | 97.2% | 72 | 229 | 104 | 91 | 0 | 0 | 496 |
| Affordable Owned without PBA subsidy | 11 | 1,164 | 1,164 | 69 | 94.1% | 312 | 311 | 396 | 131 | 14 | 0 | 1,164 |
| Total Affordable Owned Housing | 17 | 1,660 | 1,660 | 83 | 95.0% | 384 | 540 | 500 | 222 | 14 | 0 | 1,660 |
| Tax Credit Partnerships | 19 | 2,156 | 2,156 | 75 | 96.5% | 721 | 587 | 456 | 230 | 145 | 17 | 2,156 |
| Total Affordable Housing | 36 | 3,816 | 3,816 | 158 | 95.9% | 1,105 | 1,127 | 956 | 452 | 159 | 17 | 3,816 |
| Eliminate Duplicated PH Properties/Units | -7 | -491 | -490 | -28 | | -130 | -109 | -128 | -72 | -45 | -7 | -491 |
| Combined Total PH and AH | 80 | 5,869 | 5,805 | 238 | 95.9% | 1,617 | 1,970 | 1,308 | 787 | 170 | 17 | 5,869 |
| Special Needs (Master Leased) | 36 | 422 | 422 | | | | | | | | | |
| Total with Special Needs | 116 | 6,291 | 6,227 | | | | | | | | | |

* property/unit counts also included in Affordable Housing Count

| Six months ending 9/30/2010 | Per Unit Per Month | | | | | Fiscal YTD ending 9/30/2010 | | | | 09/30/10 | | | |
|-----------------------------|--------------------|-----------------|---------------|---------------------------|---------------------------|-----------------------------|---|-------|---|----------|---|---------------------------------|------------------------------------|
| | Property Revenue | Subsidy Revenue | Total Revenue | Operating Expense w/o HMF | HAP Management Fees (HMF) | NOI | # of Properties/units Positive Net Operating Income (NOI) | | # of Properties/units Negative Net Operating Income (NOI) | | # of Properties meeting Debt Coverage Ratio (DCR) | # of Properties not meeting DCR | # of Properties DCR Not Applicable |
| | | | | | | | Properties | Units | Properties | Units | | | |
| Public Housing | \$239.98 | \$296.84 | \$536.82 | \$453.70 | \$93.88 | -\$10.76 | 21 | 1,187 | 23 | 866 | | | |
| Affordable Owned | \$471.93 | \$182.02 | \$653.95 | \$379.70 | \$8.35 | \$265.91 | 17 | 1,660 | 0 | | 9 | 4 | 4 |
| Tax Credit Partnerships | \$390.75 | \$39.48 | \$430.24 | \$261.13 | \$7.30 | \$161.80 | 18 | 2,048 | 0 | | 10 | 7 | 2 |

* Property counts differ from occupancy and financial data due to addition of the Martha Washington

Public Housing Demographics

| Public Housing Residents | Households | | | | % Family Type (head of household) | | | | Race % (head of household) | | | | | |
|--------------------------|-----------------|-----------------|---------------------|-------------------|-----------------------------------|----------------------|---------|----------------------|----------------------------|-------|-----------------|-------|-------------------------|-----------------|
| | # of Households | % of Households | Average Family Size | Average Unit Size | Adults no Children | Family with Children | Elderly | Disabled Not Elderly | Black African American | White | Native American | Asian | Hawaiian/Pacific Island | Hispanic/Latino |
| 0 to 10% MFI | 438 | 19.1% | 2.2 | 1.8 | 9.4% | 9.7% | 0.7% | 4.6% | 5.4% | 8.8% | 0.6% | 0.2% | 0.4% | 3.6% |
| 11 to 20% | 1,045 | 45.5% | 1.6 | 1.4 | 35.0% | 10.4% | 12.0% | 23.5% | 10.1% | 28.0% | 1.6% | 1.8% | 0.4% | 3.5% |
| 21 to 30% | 520 | 22.6% | 1.7 | 1.5 | 16.7% | 6.0% | 7.0% | 10.3% | 4.7% | 14.4% | 0.6% | 0.7% | 0.1% | 2.1% |
| 31 to 50% | 231 | 10.0% | 2.4 | 1.9 | 4.9% | 5.1% | 2.3% | 2.7% | 2.7% | 5.1% | 0.2% | 0.4% | 0.2% | 1.4% |
| 51 to 80% | 56 | 2.4% | 2.4 | 1.8 | 1.5% | 0.9% | 0.4% | 0.5% | 0.7% | 1.1% | 0.0% | 0.0% | 0.0% | 0.6% |
| Over 80% | 9 | 0.4% | 3.9 | 2.7 | 0.2% | 0.2% | 0.0% | 0.1% | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| All | 2,299 | 100.0% | 1.9 | 1.6 | 67.7% | 32.3% | 22.4% | 41.7% | 23.8% | 57.5% | 3.2% | 3.1% | 1.1% | 11.3% |

Waiting List

| Waiting List | # | % | Average Family Size | Average Unit Size | Race and Ethnicity | | | | | | | | | | Not Reported |
|--------------|-------|--------|---------------------|-------------------|------------------------|-------|-----------------|-------|-------------------------|-----------------|------|------|------|--|--------------|
| | | | | | Black African American | White | Native American | Asian | Hawaiian/Pacific Island | Hispanic/Latino | | | | | |
| 0 to 10% MFI | 3,060 | 50.9% | 2.2 | 1.7 | 1.2% | 18.1% | 20.4% | 21.0% | 2.5% | 1.4% | 0.9% | 3.5% | 1.1% | | |
| 11 to 20% | 1,741 | 28.9% | 2.5 | 1.7 | 1.3% | 12.7% | 10.5% | 13.1% | 1.3% | 1.3% | 0.4% | 1.9% | 0.5% | | |
| 21 to 30% | 780 | 13.0% | 2.6 | 1.8 | 0.9% | 4.6% | 4.1% | 5.8% | 0.3% | 1.1% | 0.1% | 1.3% | 0.2% | | |
| 31 to 50% | 381 | 6.3% | 2.7 | 1.9 | 0.7% | 1.7% | 2.2% | 2.6% | 0.3% | 0.4% | 0.1% | 0.5% | 0.2% | | |
| 51 to 80% | 52 | 0.9% | 2.1 | 1.7 | 0.1% | 0.3% | 0.3% | 0.4% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% | | |
| Over 80% | 3 | 0.0% | 1.7 | 1.3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| All | 6,017 | 100.0% | 2.4 | 1.7 | 4.3% | 37.5% | 37.4% | 42.9% | 4.4% | 4.3% | 1.6% | 7.3% | 2.1% | | |

* Race and ethnicity are not required fields on the Waitlist Application in Yardi

Other Activity

| | #s, days, hrs |
|----------------------------------|---------------|
| Public Housing | |
| Names pulled from Wait List | 123 |
| Denials | 3 |
| New rentals | 53 |
| Vacates | 60 |
| Evictions | 1 |
| # of work orders received | 1,469 |
| # of work orders completed | 1,138 |
| Average days to respond | 8.7 |
| # of work orders emergency | 3 |
| Average response hrs (emergency) | 12 |

Housing Authority of Portland - Dashboard Report For October of 2010

Rent Assistance Performance Measures

Utilization and Activity

| | Current Month Status | | | | | Current Month Activity | | | Calendar Year To Date | | | | | | |
|------------------------|----------------------|---------------|------------------------|----------------------|----------------------------------|-----------------------------|---------------------------|---------------------|-----------------------|-------------------------------|------------------------|----------------------|----------------------------------|---------------------|---------------------|
| | Vouchers Available | Vouchers Paid | Utilization Percentage | Average Voucher Cost | HUD Subsidy Over(Under) Utilized | Remaining Waiting List Size | Waiting List Names Pulled | New Vouchers Leased | Vouchers Terminated | Voucher Inspections Completed | Utilization Percentage | Average Voucher Cost | HUD Subsidy Over(Under) Utilized | New Vouchers Leased | Vouchers Terminated |
| Tenant Based Vouchers | 6,701 | 6,625 | 99% | \$580 | -\$177,935 | 1,457 | 2 | 45 | 34 | 728 | 98% | \$581 | -\$1,696,790 | 403 | 396 |
| Project Based Vouchers | 1,184 | 1,147 | 97% | \$514 | -\$121,419 | | | 14 | 9 | 62 | 96% | \$487 | -\$977,270 | 250 | 157 |
| SRO/Mod Vouchers | 512 | 471 | 92% | \$416 | | | | 8 | 16 | 31 | 94% | \$435 | -\$195,827 | 105 | 132 |
| All Vouchers | 8,397 | 8,243 | 98% | \$562 | -\$299,353 | | | 67 | 59 | 821 | 98% | \$560 | -\$2,869,887 | 758 | 685 |

Demographics

| | Households | | | | % Family Type (head of household) | | | | Race % (head of household) | | | | | |
|-----------------------------------|-----------------|-----------------|---------------------|-------------------|-----------------------------------|----------------------|---------|----------------------|----------------------------|-------|--------|-------|-----------|----------|
| | # of Households | % of Households | Average Family Size | Average Unit Size | Adults no Children | Family with Children | Elderly | Disabled Not Elderly | Black | White | Native | Asian | Hawaiian/ | Hispanic |
| Tenant Based Voucher Participants | 690 | 10.9% | 1.8 | 1.9 | 6.9% | 4.0% | 0.3% | 0.8% | 4.9% | 4.7% | 0.3% | 0.3% | 0.1% | 0.5% |
| 0 to 10% MFI | 2,220 | 34.9% | 1.8 | 1.9 | 22.9% | 12.0% | 7.6% | 14.5% | 11.4% | 18.2% | 1.2% | 2.3% | 0.2% | 1.7% |
| 11 to 20% | 1,924 | 30.3% | 2.5 | 2.2 | 15.2% | 15.1% | 6.7% | 10.3% | 10.4% | 15.9% | 0.6% | 1.7% | 0.2% | 1.5% |
| 21 to 30% | 1,288 | 20.3% | 3.1 | 2.6 | 6.2% | 14.0% | 2.9% | 4.4% | 8.0% | 9.4% | 0.5% | 1.2% | 0.1% | 1.0% |
| 31 to 50% | 221 | 3.5% | 3.8 | 2.9 | 0.7% | 2.8% | 0.3% | 0.6% | 1.6% | 1.5% | 0.1% | 0.2% | 0.0% | 0.2% |
| 51 to 80% | 14 | 0.2% | 4.7 | 3.1 | 0.0% | 0.2% | 0.0% | 0.0% | 0.1% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| Over 80% | 6,357 | 100.0% | 2.4 | 2.2 | 51.9% | 48.1% | 17.8% | 30.6% | 36.3% | 49.8% | 2.7% | 5.7% | 0.5% | 4.9% |
| All | | | | | | | | | | | | | | |

Waiting List

| | # of Households | % of Households | Average Family Size | Average Unit Size | Adults no Children | Family with Children | Elderly | Disabled Not Elderly | Black | White | Native | Asian | Hawaiian/ | Hispanic | Not Reported |
|--------------|-----------------|-----------------|---------------------|-------------------|--------------------|----------------------|---------|----------------------|-------|-------|--------|-------|-----------|----------|--------------|
| 0 to 10% MFI | 519 | 35.6% | 2.2 | | | | 1.3% | 10.0% | 16.8% | 12.5% | 1.7% | 1.4% | 0.4% | 1.2% | 1.6% |
| 11 to 20% | 403 | 27.7% | 2.0 | | | | 3.2% | 13.1% | 9.0% | 14.3% | 1.2% | 1.6% | 0.3% | 0.5% | 0.7% |
| 21 to 30% | 271 | 18.6% | 2.4 | | | | 3.5% | 4.9% | 5.1% | 10.5% | 0.4% | 1.1% | 0.1% | 0.8% | 0.6% |
| 31 to 50% | 257 | 17.6% | 2.5 | | | | 1.8% | 3.6% | 7.1% | 8.0% | 0.7% | 0.9% | 0.1% | 0.5% | 0.4% |
| 51 to 80% | 7 | 0.5% | 2.4 | | | | 0.1% | 0.1% | 0.1% | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Over 80% | | | | | | | | | | | | | | | |
| All | 1,457 | 100.0% | 2.2 | | | | 9.8% | 31.7% | 38.0% | 45.7% | 3.9% | 4.9% | 0.9% | 3.1% | 3.4% |

Short Term Rent Assistance

| | # of Households Participating | \$ Amount of Assistance Provided | Average Cost per Household |
|----------------------------|-------------------------------|----------------------------------|----------------------------|
| Shelter Plus Care | 523 | \$278,578 | \$533 |
| Short Term Rent Assistance | 494 | \$273,576 | \$554 |

Resident Services

Resident Programs

| Housing Program Served | Households Served/ Participants | Monthly Funding Amount | Average Funds per Participant | | | | | | |
|---|---------------------------------|------------------------|-------------------------------|------------------------------|----------------------------|---------------------|-------------------------|---------------------|--|
| Congregate Housing Services * as of previous month | Public Housing | 89 | \$94,604 | \$1,063 | | | | | |
| Resident Services Coordination | | # HH Stabilized | # HH Transitioned | Health and Safety Stabilized | Unduplicated Number Served | Crisis Intervention | Support System Enhanced | # Events | # Event Attendees |
| | Public Housing | 118 | 40 | 468 | 862 | 8 | 35 | 96 | 1103 |
| Community Supportive Services | | # HH Enrolled | # in Self Sufficiency | # In GOALS | | | | | |
| | Public Housing | 92 | 63 | 2 | | | | | |
| | Section 8 | 25 | 7 | 0 | | | | | |
| GOALS Program | | # of Participants | Escrow \$ Held | New Enrollees | # of Graduates | Escrow \$ Disbursed | Terminations or Exits | Escrow \$ Forfeited | Avg Annual Earned Income Increase Over Last Year |
| | Public Housing | 73 | \$106,928 | 1 | 0 | \$1,945 | 1 | \$0 | -\$1,624 |
| | Section 8 | 239 | \$611,683 | 2 | 0 | \$12,752 | 4 | \$0 | \$407 |

Agency Financial Summary

| Six months ending 9/30/2010 | Fiscal Year to Date | Prior YTD | Increase (Decrease) |
|-------------------------------|---------------------|---------------|---------------------|
| Subsidy Revenue | \$39,353,324 | \$36,081,880 | \$3,271,445 |
| Grant Revenue | \$5,171,340 | \$5,043,192 | \$128,148 |
| Property Related Income | \$7,260,381 | \$6,259,655 | \$1,000,726 |
| Development Fee Revenue | \$2,095,017 | \$100,000 | \$1,995,017 |
| Other Revenue | \$1,572,013 | \$1,455,165 | \$116,848 |
| Total Revenue | \$55,458,849 | \$48,939,891 | \$6,518,958 |
| Housing Assistance Payments | \$31,192,985 | \$29,975,313 | \$1,217,672 |
| Operating Expense | \$18,899,220 | \$18,286,485 | \$612,736 |
| Depreciation | \$2,990,120 | \$2,489,380 | \$500,740 |
| Total Expense | \$53,082,325 | \$50,751,178 | \$2,331,148 |
| Operating Income | \$2,376,524 | -\$1,811,286 | \$4,187,810 |
| Other Income(Expense) | \$3,062 | \$3,429,306 | (\$3,426,244) |
| Capital Contributions | \$7,944,013 | \$13,547,902 | (\$5,603,889) |
| Increase(Decrease) Net Assets | \$10,323,598 | \$15,165,921 | (\$4,842,323) |
| Total Assets | \$346,790,152 | \$345,260,042 | \$1,530,111 |
| Liquidity Reserves * | \$28,142,522 | \$18,124,516 | \$10,018,006 |

* as of 6/30/2010

Development/Community Revitalization

New Development / Revitalization

Hawthorne Apartments *
Multnomah Village Lots
The Resource Access Center
Hillsdale Terrace
Jeanne Anne
Martha Washington
The Jeffrey

| Units | Construction Start | Construction End | Current Phase | Total Cost | Cost Per Unit |
|-------|--------------------|------------------|-------------------|--------------|---------------|
| 48 | Apr-09 | Mar-10 | Post Construction | \$7,914,653 | \$164,889 |
| tbd | tbd | tbd | Concept | tbd | tbd |
| 130 | Nov-09 | Apr-11 | Construction | \$46,951,074 | \$361,162 |
| tbd | tbd | tbd | Concept | tbd | tbd |
| 45 | Oct-10 | Aug-11 | Construction | \$4,426,487 | \$98,366 |
| 108 | Aug-09 | Jun-10 | Construction | \$18,043,118 | \$167,066 |
| 80 | Jun-10 | Sep-10 | Construction | \$16,600,000 | \$207,500 |

Capital Improvement

Ainsworth
Sweet 16
Gallagher Plaza/Sellwood Center
Hollywood East
FAM4
Holgate House
Misc Upgrades

| Units | Construction Start | Construction End | Current Phase | Total Cost | Cost Per Unit |
|-------|--------------------|------------------|-------------------|--------------|---------------|
| 88 | Mar-11 | tbd | Predevelopment | \$1,980,000 | \$22,500 |
| 296 | May-09 | Sep-10 | Post Construction | \$12,262,541 | \$41,428 |
| 197 | Dec-11 | Jun-13 | Concept | \$18,728,648 | \$95,069 |
| 288 | Apr-10 | Aug-10 | Construction | \$1,700,000 | \$5,903 |
| 105 | Aug-10 | Apr-11 | Construction | \$5,408,965 | \$51,514 |
| 80 | Aug-10 | Oct-10 | Construction | \$171,000 | \$2,138 |
| tbd | tbd | tbd | tbd | \$452,200 | |

Legend

* Formerly known as University Place

RESOLUTIONS

M E M O R A N D U M



DATE: November 16, 2010

TO: Board of Commissioners

FROM: Michael Andrews, Director of Development & Community Revitalization

SUBJECT: Authorizing HAP to apply for a HOPE VI grant in response to HUD's FY 2010 Notice of Funding Availability ("NOFA"), as published in the August 25, 2010 Federal Register. This grant will support the demolition and revitalization of Hillsdale Terrace, a 60 unit complex in Southwest Portland.
Resolution 10-11-02

The Board of Commissioners is specifically requested to adopt a resolution authorizing:

- 1) Submission of an application to the U.S. Department of Housing and Urban Development ("HUD") seeking approximately \$18,500,000 in HOPE VI funds for the redevelopment of Hillsdale Terrace public housing site.
- 2) Commitment of up to \$6,900,000 of HAP resources from the Public Housing Preservation Initiative ("PHPI") to support redevelopment activities.

The projected total cost for the project is \$47.3 million. This amount is inclusive of relocation, Community and Supportive Services ("CSS"), soft and hard costs.

Background

Hillsdale Terrace, an existing public housing community located at 6775 SW 26th Avenue in the Hillsdale neighborhood of Southwest Portland, is severely distressed. An evaluation of the property has lead to the conclusion that the property is physically, socially and economically isolated from the surrounding community and that these conditions need to be remedied. In March 2009, the Board of Commissioners approved a resolution to pursue a comprehensive redevelopment of the site (Resolution 2009-03-05). In November 2009, HAP submitted an application for HOPE VI funding to redevelop Hillsdale Terrace, but the application was not selected for funding. The development team has continued to refine and improve the

redevelopment plan, and is submitting a second HOPE VI application to redevelop this site.

In order to improve the financial leverage commitment, staff has worked with partners including the Oregon State Treasurer's Office, Oregon Housing and Community Services and Enterprise Community Investment to strengthen their commitments of financial resources to the project. Specifically, HAP secured a competitive allocation of 9% Low-Income Housing Tax Credits ("LIHTC") that will generate approximately \$6.8 million in leverage. All of the financial leverage commitments are stronger than last year and are expected to be accepted by HUD.

HAP has also taken several steps to improve connectivity to the surrounding neighborhood:

- 1) Purchase three adjacent properties to establish a physical connection to Capitol Highway. These three properties will be integrated into new Hillsdale and will be home to the Early Education Center and will improve pedestrian connections to Capitol Highway. This purchase was approved at the October 2010 Board of Commissioners meeting.
- 2) Improve pedestrian connections at all four corners of the site to increase residents' access to transportation, local businesses and local natural amenities and to improve access for all residents—regardless of ability—to and from the site.
- 3) Create a network of green spaces that weave together the site and the residential neighborhood to the south. Transform the California Street right-of-way (along the south property line) into a linear park that connects green spaces on both the Hillsdale Terrace site and the adjacent Hillsdale Community Church property. New residential units along the south perimeter of the site will have direct access to the linear park, which provides improved access to SW 30th Avenue/Capitol Highway.

Policy Implications

This action will authorize HAP to submit an application for an \$18.5 million grant in HOPE VI funding to demolish the existing housing and rebuild 122 rental units on the public housing site, and 7 affordable homeownership units off-site. The redevelopment will include 73 public housing units, and is envisioned to also include 36 project-based Section 8 units, and 13 affordable units. This unit count includes replacing the 60 existing three-bedroom units on site and 17 additional subsidized three- and four-bedroom units.

Budget Implications and Financial Impact on HAP

The budget for a comprehensive redevelopment of Hillsdale is estimated to be \$47.3 million. Development capital is assumed from a variety of sources including LIHTC equity, a HOPE VI grant, the City of Portland, and HAP's PHPI proceeds. Pursuit of a HOPE VI grant requires the expenditure of predevelopment capital and staff time. Staff expects to spend no more than \$300,000 during the grant application phase for

Hillsdale Terrace. It is anticipated HAP would earn an estimated \$4.2 million developer fee for the revitalization, all of which is net to HAP. Up to \$6.9 million of Public Housing Preservation Initiative (PHPI) proceeds would be contributed to the redevelopment.

Risks and Opportunities

Risks of pursuing a comprehensive redevelopment may include:

- 1) Securing the HOPE VI Revitalization Grant is a highly competitive endeavor. There is no other grant source capable of providing \$18.5 million to fund the redevelopment of this site. Should a grant not be awarded, HAP will need to settle on alternative plans for this site.
- 2) Capital markets continue to experience duress. Based on our preliminary planning, a comprehensive redevelopment would commence and close financing in mid 2012. We have assumed modest improvements in LIHTC equity pricing will have occurred by this time, which is supported by letters of interest from Enterprise Community Investment, a potential investor.
- 3) A comprehensive redevelopment in a neighborhood setting brings the conventional design, construction, including potential unique risks related to the topography of the site. We believe sufficient due diligence has been completed to date and that this risk can be mitigated.

A redevelopment of Hillsdale Terrace would include:

- 1) Correcting the physical and social distress that currently exists at Hillsdale Terrace.
- 2) A net increase in our supply of affordable housing over the current unit count. The plan proposes 122 rental units, a 62 unit increase over the current development. This includes 13 additional public housing units over the 60 public housing units currently on site. The plan also includes 7 affordable homeownership units, which would be located off-site.
- 3) Up to \$2.0 million to fund Community Supportive Services to residents.
- 4) Ability to develop early childhood education facilities to support residents.

Operational Implications

A significant amount of staff time has already been invested and additional time will be required to produce a competitive HOPE VI application.

Following past submissions, HUD has taken between three and six months to announce awards. Should HAP be awarded the grant, this project would become a priority for the Development and Community Revitalization department and would be managed to a schedule included in the HOPE VI application that was the basis for an award.

The site is currently plagued by deferred maintenance, persistent mold, and high utility and operating costs. It is also HAP's most expensive property to operate due to inefficient utility systems and an ever-expanding list of capital needs; the overall

cost to operate it is 42% higher. This redevelopment would address the current challenges faced by Real Estate Operations.

Conclusion/Recommendation

Staff recommends approval of Resolution 10-11-02.



RESOLUTION 10-11-02

RESOLUTION 10-11-02 AUTHORIZES HAP TO APPLY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A HOPE VI GRANT IN RESPONSE TO HUD'S FISCAL YEAR 2010 NOTICE OF FUNDING AVAILABILITY (NOFA), AS PUBLISHED IN THE AUGUST 25, 2010 FEDERAL REGISTER, TO REVITALIZE HILLSDALE TERRACE, A 60-UNIT PUBLIC HOUSING DEVELOPMENT LOCATED IN SOUTHWEST PORTLAND.

WHEREAS, the Housing Authority of Portland has been recognized by local partners and HUD for its accomplishments in developing its first two HOPE VI projects, New Columbia and Humboldt Gardens. New Columbia was a significant community revitalization project. By remaining on schedule, on budget, and on mission HAP has demonstrated its capacity as a developer and provider of Community and Supportive Services; and

WHEREAS, the Housing Authority of Portland has assessed the conditions at the Hillside Terrace site and has deemed the property to be severely distressed, and in need of revitalization to improve the quality of HAP's Public Housing stock, and to provide more housing and supportive service opportunities for HAP's residents; and

WHEREAS, the Housing Authority of Portland has engaged the community and Hillside Terrace residents who have expressed their strong support for such revitalization, as proposed under HAP's 2010 HOPE VI application for 2010 HOPE VI funding; and

WHEREAS, the Housing Authority of Portland has evaluated all options for revitalizing Hillside Terrace, and has concluded that an application for HOPE VI funding offers the most feasible and effective means of accomplishing that goal; and

WHEREAS, the Housing Authority of Portland stands ready to proceed by having the capacity, experience and ability to complete a successful revitalization of Hillside Terrace; and

WHEREAS, the Housing Authority of Portland has evaluated all options and determined that the revitalization plan and service program proposed are appropriate for the site, residents and surrounding community; and

WHEREAS, the Housing Authority of Portland submitted an application for HOPE VI funding in 2009, which scored within two points of the winning applications, but was not awarded a grant; and

WHEREAS, the Housing Authority of Portland had a productive debrief session with staff from the U.S. Department of Housing and Urban Development. HAP has taken major steps to address feedback received from HUD on the 2009 application and improve competitiveness, and incorporated feedback from residents and other community stakeholders; and

WHEREAS, the Housing Authority of Portland bought three adjacent duplexes to improve connectivity to Southwest Capitol Highway; and

WHEREAS, the Housing Authority of Portland formed a Community Advisory Committee (CAC) to involve residents and community members in the redevelopment process; and

WHEREAS, the Housing Authority of Portland was awarded an allocation of 9% Low-Income Housing Tax Credits (LIHTC) to support the redevelopment; and

WHEREAS, the plan successfully incorporates a design that physically improves the site; and

WHEREAS, the plan successfully incorporates social integration with the wider community; and

WHEREAS, the Housing Authority of Portland will leverage partnerships to create economic stability and housing self sufficiency among residents, support youth to achieve from cradle to career, and create a healthy, connected and stable community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Portland:

- 1) The executive director is authorized to make application to the U.S. Department of Housing and Urban Development for a 2010 HOPE VI Revitalization Grant for Hillsdale Terrace; and
- 2) The chair of the Board of Commissioners or the executive director and secretary/treasurer of the Housing Authority of Portland, or both, as may be required or necessary, are hereby authorized and directed to execute any and all documents, agreements and certifications necessary for and required in connection with submission to HUD of the duly approved HOPE VI Revitalization Plan and Application for transforming the Hillsdale Terrace public housing project; and,

3) As an additional commitment of support for the HOPE VI Revitalization Proposal, the Housing Authority of Portland hereby agrees to commit up to \$6.9 million of Public Housing Preservation Initiative funding towards this development.

Adopted: November 16, 2010

HOUSING AUTHORITY OF PORTLAND

Lee E. Moore, Sr., Chair

Attest:

Steven D. Rudman, Secretary

M E M O R A N D U M



DATE: November 16, 2010

TO: Board of Commissioners

FROM: Michael Andrews, Director of Development & Community Revitalization

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Conclusion/Recommendation

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Adopted: November 16, 2010

HOUSING AUTHORITY OF PORTLAND

Lee E. Moore, Sr., Chair

Attest:

Steven D. Rudman, Secretary

Resolution 10-11-03
Authorize Construction Contract for Unit Work at the Jeanne Anne
Apartments
To be provided at Board of Commissioners Meeting

M E M O R A N D U M



DATE: November 16, 2010

TO: Board of Commissioners

FROM: Dianne Quast, Director Real Estate Operations
Ben Wickham, Asset Manager

SUBJECT: Community Policing at New Columbia
Resolution 10-11-04

HAP now has the opportunity to enter into a new agreement extending this enhanced policing arrangement through September 2012. As the annual cost to HAP of this agreement is approximately \$160,000, we are seeking board approval.

Background

We have long recognized that collaboration with Portland Police is an important part of our strategy for success in the New Columbia community. Over the past several years HAP has maintained an inter-governmental agreement (IGA) with the City of Portland, through which two full-time officers are assigned to New Columbia. (These officers also provide enhanced policing services to St. Johns Woods and the Tamaracks Apartments). New Columbia has also been designated an enhanced safety property by Portland Police, giving site staff quick access to important information regarding police activity at the property.

This arrangement has brought many benefits to New Columbia, Tamaracks Apartments and St. Johns Woods Apartments. Not only do the officers communicate regularly and often with staff working at the properties, they also put forth great effort to get to know our residents. Since early August when arrangements were made to have four officers working in the community, we have seen improving results in the areas of lease enforcement, community perception, and the exchange of information between police and staff working at the site.

Budget Implications and Financial Impact on HAP

Our proposal to renew the IGA with City of Portland and expand the scope to four full-time officers will cost HAP approximately an additional \$80,000 per year over the next two years. The total financial commitment as detailed in the Agreement will be

approximately \$160,000 per year. The City of Portland will match HAP's annual investment under the terms of the IGA.

Risks and Opportunities

The financial investment required of HAP to maintain this level of police involvement in the New Columbia community is substantial. We are carefully monitoring the amount of money available in our New Columbia Supplemental Fund (NCSUP). This fund was set up using proceeds from lot sales at New Columbia. As the endowment funds initially established as part of the Hope VI project to provide ongoing services at New Columbia are gradually exhausted, the NCSUP fund takes on an increasingly important role in our ability to pay for supportive services at the property.

This has already proved to be an opportunity to elevate the collaboration between HAP and North Precinct. The amount of energy and commitment the officers and supervisors assigned to New Columbia are currently putting into the community is in line with our safety and livability goals for the property.

Recommendations

We recommend that the Board of Commissioners approve the attached resolution authorizing HAP's executive director to execute the new IGA with City of Portland.



RESOLUTION 10-11-04

A RESOLUTION AUTHORIZING HAP'S EXECUTIVE DIRECTOR TO EXECUTE AN INTER-GOVERNMENTAL AGREEMENT WITH THE CITY OF PORTLAND TO PROVIDE COMMUNITY POLICING AT NEW COLUMBIA, TAMARACKS AND ST. JOHNS WOODS APARTMENTS THROUGH SEPTEMBER 2012. HAP'S FINANCIAL CONTRIBUTION AMOUNTS TO APPROXIMATELY \$160,000 PER YEAR.

WHEREAS, HAP previously entered into an inter-governmental agreement with City of Portland to provide enhanced policing at New Columbia through September 2010; and

WHEREAS, events at New Columbia during the summer of 2010 have made it clear that there is a continuing and even greater need for enhanced police presence and a high level of collaboration between HAP and Portland Police;

NOW, THEREFORE, BE IT RESOLVED: HAP is authorized to execute a new inter-governmental agreement with the City of Portland which will provide four full-time police officers from North Precinct to work in the communities of New Columbia, Tamaracks and St. Johns Woods Apartments. This new agreement will extend from October 1, 2010 through September 30, 2012. HAP will be billed the actual cost to City of Portland for 2 FTE police officers, including regular hours, overtime hours, and benefits. The cost to HAP will be approximately \$160,000 per year, with a variance of +/- 10% depending on the officers assigned.

Adopted: November 16, 2010

HOUSING AUTHORITY OF PORTLAND

Lee E. Moore, Sr., Chair

Attest:

Steven D. Rudman, Secretary