



Metro Affordable Housing Bond Fund



CITY OF BEAVERTON, OREGON
FISCAL YEAR 2019-20 BUDGET

**METRO AFFORDABLE HOUSING BOND FUND
SUMMARY OF REVENUES AND EXPENDITURES
AND OTHER FINANCING SOURCES & USES**

	FY 2016-17 Actual	FY 2017-18 Actual	FY 2018-19 Budgeted	FY 2018-19 Estimated	FY 2019-20 Adopted
Revenues:					
Intergovernmental	\$0	\$0	\$0	\$0	\$3,000,000
Interest on investments	0	0	0	0	0
Right-of-Way fees	0	0	0	0	0
Project engineering charges	0	0	0	0	0
Miscellaneous	0	0	0	0	0
Sub Total Revenues	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,000,000</u>
Expenditures:					
Personnel services	\$0	\$0	\$0	\$0	\$0
Materials & services	0	0	0	0	3,000,000
Capital outlay	0	0	0	0	0
Sub Total Expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,000,000</u>
Revenues Over/Under Expenditures	\$0	\$0	\$0	\$0	\$0
Other financing sources (uses):					
Transfers in	\$0	\$0	\$0	\$0	\$0
Transfers out	0	0	0	0	0
Total Other Financing Sources (Uses):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net Change in Fund Balance	\$0	\$0	\$0	\$0	\$0
Fund Balance/Working Capital					
Beginning of Year	0	0	0	0	0
Fund Balance (Contingency)/Working Capital End of Year	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

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CURRENT LEVEL OF SERVICES

FUND: 104 METRO AFFORDABLE HOUSING BOND FUND	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

MISSION STATEMENT:

The primary goal of the Metro Affordable Housing Bond Fund is to create 218 new affordable homes accessible to vulnerable Beaverton households. The City will work with selected developers to increase minority and women owned contractor participation throughout the life of the project, and to lower the barriers to housing currently prevalent in the market.

REQUIREMENTS	FY 2016-17 ACTUAL	FY 2017-18 ACTUAL	FY 2018-19 BUDGETED	FY 2019-20 PROPOSED	FY 2019-20 ADOPTED
POSITION					
MATERIALS & SERVICES	\$0	\$0	\$0	\$3,000,000	\$3,000,000
TRANSFERS					
CONTINGENCY					
TOTAL	\$0	\$0	\$0	\$3,000,000	\$3,000,000

Funding Sources:	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2019-20
Metro Affordable Housing Bond Revenues	\$0	\$0	\$0	\$3,000,000	\$3,000,000

Program Objectives (services provided):

The program addresses the priorities of the Mayor and City Council in this way:

- Increase the regulated affordable housing stock in the City of Beaverton
- Build stronger relationships with regional partners – Metro, Washington County, City of Hillsboro, Oregon Housing and Community Services
- Work with partners to address issues of homelessness – REACH CDC, Washington County, Veterans Administration office

The program addresses the Community Vision:

- #5 – Expand outreach to under-represented populations
- #34 – Adopt measures to reduce and prevent homelessness
- #70 – Increase downtown housing options
- #96 – Promote participation in internship apprentice programs
- #102 – Integrate affordable housing in multiple neighborhoods

Progress on FY 2018-19 Action Plan:

Regional voters approve the Metro Affordable Housing Bond measure at the November 2018 election to authorize \$652.8 million in general obligation bonds to support the construction of affordable housing in Washington, Clackamas and Multnomah counties. Funds will be allocated to local implementation jurisdictions on the basis of the City's properties assessed value. At the same election statewide voters amended the Oregon Constitution to allow general obligation bonds leverage private investments, Low Income Housing Tax Credits, and other funding source typically associated with the finance of affordable housing development.

The first project approved in the region is the Mary Ann Apartments, located on a half block at 1st & Main with capacity for approximately 54 housing units. The site is a block from Beaverton High School and has great access to transit. The adjacent high school is highly diverse with a majority minority enrollment, and as such, housing located near the school has the ability

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to serve a diverse tenant population. The location has also been prioritized because of City ownership and the commitment of HOME federal funds.

The project is currently envisioned to have a good mix of housing units, including 26 two-bedroom and 3 three-bedroom units targeted to families with children. Eleven of the 54 units will have rents at 30% AMI, and 8 project-based Section 8 vouchers will ensure that those units are affordable to lowest income households.

The Mary Ann has an estimated total development cost of \$20.9 million. Funding sources include 9% Low Income Housing Tax Credits (LIHTC), Metro Regional Bond funds, permanent debt, Washington County HOME funds, write down land costs by Beaverton, among other funds. If REACH CDC is successful in receiving 9% LIHTC allocation, the project is scheduled to break ground in the first quarter of 2020 and come online 18 months thereafter.

FY 2019-20 Action Plan

The principle action is to assist REACH CDC achieve project funding and then move on to other sites and projects working with the housing agencies and development firms.

Performance Measures	FY 2018-19 Budgeted/Revised	FY 2019-20 Adopted
Build affordable housing	New measure	75 units
TBD	New measure	