Affordable Housing at Portland Metro Workforce Training Center (Metro Center)

5600 NE 42nd Avenue
Affordable Housing at Metro Center

Why consider housing?
- Recent national studies have shown that about half of community college students experience housing insecurity. And 12 to 18% experience houselessness. *
- Provision of wrap around services can increase student success
- Support the new Opportunity Center service model proposed for Metro Center

*Source: Wisconsin Hope Lab, Sara Goldrick-Rab
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2018 Housing Study

Assessed:
• Number and mix of units
• Site layout
• Funding
• Partnerships

Met with:
• Portland Housing Bureau
• Metro
• Home Forward
• Developers
• Community Development Corporations
• Nonprofits
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Proposal:
• Partner with Home Forward
• Consider approximately 100 units with rents at 30% and 60% average median income
• Jointly provide wrap around services
• PCC maintains ownership of land
• Housing facility is owned and maintained by development partner
• PCC offers early marketing and encouragement to students and users of the Metro Center to apply for housing
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Existing Conditions:
• 5600 NE 42nd Avenue
• 3 acre site
• 2 existing buildings
• 30,000 square feet total
• Purchased in 1998
• 47 PCC and Department of Human Services staff
• 185 clients served a week
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Possible Layout:
Locate new Metro Center to southwest corner with housing behind
• Complement housing to the north
• Continue operating in existing building during construction
• Preserve land for future expansion when needed
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What Home Forward Does:
• Works directly with low-income households and develops affordable housing
• Administers Section 8 Vouchers
• Provides resident services
• Currently owns 6,500 units of affordable housing
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How to Fund Housing:

• Mortgage
• Low Income Housing Tax Credits (LIHTCs)
• Gap Funding
  – Portland Housing Bureau (bond funds)
  – Oregon Housing and Community Services
  – Home Forward Reserves
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Strength of a Partnership with Home Forward:
• Developer experience
• Wrap around service provider
• Long-term partner
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Next Steps:
• Memorandum of Understanding with Home Forward
• Determine best funding mix
• Home Forward to procure design team
• Lease Agreement with Home Forward
• On-going coordination with Metro Center redevelopment
Questions?