

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 homelessness. *
- 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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ANKROM MOISAN ARCHITECTS
STRUCTURE DEVELOPMENT ADVISORS

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?