



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

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Director's Report - October

Upcoming Council Items

- Ordinance to adopt the SW Corridor Equitable Housing Strategy. *October 4.*
- Ordinance to adopt the SW Corridor Locally Preferred Alternative. *October 10*
- Emergency ordinance to Title 30 on IH: Amending IH code to make a technical correction to the floor area ratio requirement for the tax exemption. *October 17*
- Amend Portland Renter Protections to clarify the exemption for affordable housing providers. (Ordinance; amend Code Section 30.01.085) *October 17*
- Oak Leaf Mobile Home Park Ordinance. *October 17*
- Magnolia 2 Development project ordinance *October 24*
- Intergovernmental Agreement (IGA) between PHB and Home Forward for property development activities related to the Housing Bond. *TBD*

Bond Updates

- 105 E Burnside: Grand opening planned for mid-October 2018.
 - 2 tenants moved in, 6 in process

Upcoming Public Meetings

- October 4, 2018 – Bond Oversight Committee (BOC); 9:00 – 11:15am at PHB
- October 9, 2018 – Fair Housing Advocacy Committee (FHAC); 3:00 – 5:00pm at PHB
- October 10, 2018 – Rental Services Commission (RSC); 2:30 – 5:00pm at PHB

General Updates

- Beatrice Morrow grand opening delayed. *TBD*
- DPAL resolution to revise homeownership financial assistance guidelines approved by City Council
- BPS project dates at Planning and Sustainability Commission:
 - Better Housing by Design *October 9*
 - Fox Run MDP map change *October 9*
 - Extension of the current lower Inclusionary Housing rate outside the Central City *October 9*
- BDS unreinforced masonry plaques and tenant notification ordinance to City Council *October 3*

Production Pipeline Report

- Total affordable units:
- Total units:

Project Milestones:

Project	Location	# of Units	Source of funds	Status
14th & RALEIGH/Vibrant! - IHI/LRS/BREMICK	NW 14th & NW Raleigh (NE Corner)	93	River District URA TIF	In construction
3000 SE Powell	3000 SE Powell	TBD Current estimate: 200	GO Bond	Building demolition complete. Architect has been selected. CM/GC RFP to be issued.
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	51	Interstate URA TIF	Demolition of buildings complete. Proud Ground's application for LIFT for funds recommended for approval by OHCS staff. PHB predevelopment loan for Investment Committee approval 9/201/8.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 nd Ave	101	Lents URA	In construction; Construction completion date 2/15/2019
Lents Commons (formally 91ST & FOSTER) - PDC/HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Lease up and Close Out
ARBOR GLEN	2609 SE 145th Ave	97	CDBG	Predevelopment. Awarded funds for preservation of family-sized units.
ARGYLE/TRIMET – REACH/MWA/WALSH	2133 N Argyle Street	189	Interstate URA TIF	Submitted for Permit. Target closing/construction start 2/15/19
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	In construction.
CAREY BLVD.	6631 N Syracuse St. (and others)	TBD	None	Property has transferred to PHB. Arranging to have the Belmont Goats located on a portion of the property. Tentative move-in in November 2018.
CAROLYN GARDENS	13907 SE Division	12	CDBG	Awarded funds for preservation of family-sized units.
GATEWAY - HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Submitted for Permit; Closing expected 12/2018
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Construction substantially complete. Grand opening no date as yet.
EASTSIDE HEALTH CLINIC- CCC/ANKROM/WALSH	25 NE 122nd @ Burnside	52	Mult. Cty	In construction. Completion scheduled for 6/19/2019

OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Construction to start November 2018.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Phase 1 (12 units) requires a complete feasibility study and zoning analysis due to new M zoning overlay on part of site. Construction delayed to early 2019. PHB bridge loan to be extended three-months.
HEADWATERS – PHB OWNED	8833 SW 30 th Ave.	100	Freddie Mac	Refinancing of Series A bonds on hold to evaluate conversion of project to 100% affordable. Series B bonds have been repaid. Preparing to pay off deferred developer fee.
HENRY-CCC	309 SW 4th	153	DTW TIF	In permit. Closing November or December 2018
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Construction completion scheduled for October 2018. Organic matter discovered but should not impact construction costs and are being monitored.
THE JADE ROSE, CDC	SE Division & SE 82nd Ave	48	CDBG	In Construction. Completion scheduled for 2/19/19
JOYCE HOTEL; PURCHASE	322 SW 11th Ave.	TBD	South Parks Blocks URA TIF	City Procurement issued architecture and engineering Request for Proposals. Next steps: City Council approval of alternate contracting method ordinance.
KINGS PARK - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Restarted permitting process 05/21/18 for original (NOFA) plan. Revised reservation of funds (ROF) letter signed by PCRI on 6/14/18 & PHB on 8/16/18. Closing November 2018
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In Permit. Closing/construction start in Dec 2018.
MEDFORD	506 NW 5th Ave	60	River District TIF	Awarded funds for preservation of transitional housing.
MT TABOR ANNEX -	511 SE 60th Ave.	TBD	Housing Investment Fund	. No immediate redevelopment plans
N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	50% Construction documents complete. Starting permitting process 10/18. Closing February 2019.
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CDBG	PHB Investment Committee 9/20/18. City Council targeted

				10/17/18. Construction start tentatively November 2018.
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Both blocks leasing and occupied. Working toward full Substantial Completion. Grand Opening TBD. http://ueb.net/webcam20.html
PCRI Homeownership Bundle	5254 N Williams 1531 N. Blandena 426 N. Mason 4616 NE Mallory 4608 NE Garfield 1305 N. Alberta	20	Interstate URA TIF	Williams homes will be completed fall 2018. Blandena home complete in 2019. No firm schedule for remaining homes.
RIVERPLACE PARCEL 3 - BRIDGE (W&D)/ANKROM/HOFF	2095 SE River Parkway	203	North Macadam URA	In construction.
STARK STREET - CCC/ANKROM/BREMIK	12613 SE Stark Street	155	HOME / Mult Cty / HIF	In Construction; Bldg B has Temp Cert of Occupancy and is occupied & leasing. Completion 11/2018
WOODY GUTHRIE-ROSE-HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.