



Director’s Update - November

Upcoming Council Items

- Emergency ordinance to amend ordinance passed in March making the MULTE available to pre- Inclusionary Housing projects. *November 7*
- Ordinance to authorize Bond purchase of Westwind Apartments. *November 14*
- Appointment Report to approve 3 new PHAC members. *November 14*
- 2018 State of Housing Report. *November 28*
- Ordinance to approve the “E” Apartments MULTE application. *November 28*
- Ordinance to approve the Virk Villa project MULTE application. *November 28*
- Ordinance for the Henry Apartments project. Authorize \$13.0M in DTWF URA funds for the preservation of 173 affordable units by Central City Concern at 309 SE 4th Avenue. *November 28*
- Ordinance for King Parks Apartments project. Authorize \$5.7M in ICURA funds and convey PHB owned land at 6431-6445 Martin Luther King Jr, Blvd for the development of 70 affordable rental units by PCRI. *November 28*

General Updates

- Burnside open house with Mayor Wheeler, 10/29/18
- 2018 NOFA responses for Permanent Supportive Housing, HOME and Central Eastside funding received total of eight proposals. Interviews with applicants week of *November 5th*
- Beatrice Morrow lease up continuing. Grand Opening scheduled 11/8/18 from 12:00 – 2:00 pm.
- Stark Street Apts./ Hazel Heights Grand Opening 11/27/18 from 2:00-3:00 pm.
- Charlotte Rutherford Apts. Grand Opening scheduled 12/4/18 from 2:00 - 3:00pm
- Portland Consortium Community Need Meetings for resource prioritization FY19-20
 - Gresham Library 11/14/18 at 5:45p.m.
 - New Song Community Center 11/15/18 at 5:45 p.m.
- BPS land use project schedule at Planning and Sustainability Commission

PHB Advisory Body Updates

- FHAC – meeting on November 27, 3 – 5pm
- RSC – meeting on November 7, 2 – 3pm, and November 20, 2:30 – 5pm
- N/NE Oversight – meeting on November 8, 6 – 8:30pm

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, schedule to be completed by 3/1/19
3000 SE Powell	3000 SE Powell	TBD Current	GO Bond	Architect has been selected. CM/GC RFP to be issued.

		estimate: 200		
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	51	Interstate URA TIF	PHB predevelopment loan documents being reviewed by Proud Ground. Construction start projected fall 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 nd Ave	101	Lents URA	In construction; Construction completion date 2/11/2019
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	Rehabilitation with PHB loans of \$1.7M. Target closing 12/31/18.
ARGYLE/TRIMET – REACH/MWA/WALSH	2133 N Argyle Street	189	Interstate URA TIF	Submitted for Permit. Target City Council approvals 12/19/18 and target closing January 2019. Construction start 2/15/19.
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	In construction. Scheduled to be completed by 10/1/19
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 November 2018.
CAROLYN GARDENS	13907 SE Division	12	CDBG	Rehabilitation underway. Completion target July 2019.
GATEWAY - HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Submitted for Permit; Closing expected end 2018/early 2019
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Building received temporary certificate of occupancy. Grand opening scheduled for 11/8/18 from 12-2pm
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 in November 2018.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Construction start delayed at least until April 2019.
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. City Council scheduled 11/28/18 for \$13.0M

				construction/permanent loan Closing 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. Grand opening scheduled 12/4/18 from 2-3pm.
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	Architecture and engineering Request for Proposals issued by City Procurement 9/10/18 Selection recommendation expected December 2018.
KINGS PARK - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Investment Committee approved 10/9/18. City Council scheduled 11/28/18 for \$5.7M construction/permanent loan. Closing planning for December 2018.
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	Target closing 11/15/18. 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	City Council approved 10/17/18 for \$3.2M construction loan. 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 completed in 2019. No firm schedule on 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 and leasing. Completion

				11/2018. Grand Opening 11/27/18 at 2-3pm.
WOODY GUTHRIE- ROSE- HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.