



Portland Housing Bureau

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Director's Update – January

Upcoming Council Items

- Ordinance for the Gateway 106 Halsey project. Authorize \$5.04M from a combination of Gateway URA and CHDO HOME funds for new 78-unit mixed income, mixed use project in which 40 units will be affordable, being developed by Human Solutions and Gerding Edlen at the corner of NE 106th Avenue and Halsey Street. *February 6*
- Ordinance for the North Williams project. Authorize \$4.5M in Interstate URA funds for new 61-unit new affordable housing by Bridge Housing at 2124 N Williams. *January 16*
- Resolution to approve and terminate limited tax exemptions for properties under the Homebuyer Opportunity Limited Tax Exemption Program. *January 16*
- Emergency ordinance to amend renter protections to modify exemption for affordable housing providers under certain conditions. (Ordinance; amend Code Section 30.01.085) *TBD*

General Updates

- The Metro Bond has the following unit production goals (as of 12/21/18): 3,900 total units including: 1,600 deeply affordable at 30% AMI or less, at least half of units with 2 or more bedrooms, maximum of 10% of units may be 61-80% AMI.
- Bike parking code update public hearing at Planning and Sustainability Commission *January 22*

Bond Updates

Approved acquisitions

- Westwind Apartments: 323-327 NW 6th Ave. Purchased. Managed by Home Forward (asset management) and Central City Concern (property management).
- 5827 NE Prescott: Purchased. Managed by Home Forward.
- 10506 E Burnside: Purchased. Managed by IPM. Thirty-five 31-60% AMI units leased. Four 0-30% AMI project-based voucher and permanent supportive housing units have been leased. Resident Services with Human Solutions in place December 10, 2018.
- 3000 SE Powell: Holst Architecture conducting feasibility study. RFP for CM/GC on hold until Development Services IGA with Home Forward is finalized.

Upcoming Public Meetings

- January 8 – Portland Housing Advisory Commission: 3:00 – 5:00 pm at PHB (Bridge/Steel Rm.)
- January 8 – Fair Housing Advisory Committee: 3:00 – 5:00 pm at PHB (Broadway Rm.)
- January 10 – N/NE Neighborhood Housing Strategy Oversight Committee: 6:00 – 8:30 pm at New Song Community Center, 220 NE Russell Street
- January 15 – Rental Services Commission: 2:30 – 5:00 pm at PHB

PHB Advisory Body Updates

- FHAC – There was no meeting in December. The next meeting is scheduled for January 8th to discuss the recommended actions in the report, and legislative proposals related to Fair Housing and equitable housing access.
- RSC – In December, the RSC established a 6-month draft workplan for discussing Rental Registration. They reviewed a comparative analysis of 12 cities with Rental Registries and provided staff with feedback of what they'd like to see in future meetings.
- N/NE – The bulk of the December meeting focused on the bureau's homeownership report and a strategy discussion. The January meeting will have a presentation by Proud Ground on a project in the corridor, discussion of including a piece of City property in to the URA, and a discussion of the group's annual reporting requirement.
- Bond – The Bond Oversight Committee meets quarterly. The most recent meeting was held in December where they discussed Measure 102, the constitutional amendment, and its relationship to the Portland housing bond. The next meeting is scheduled for February.

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, scheduled to be completed by 3/1/19
3000 SE Powell	3000 SE Powell	TBD Current estimate: 200	GO Bond	Architect has been selected. CM/GC RFP to be issued.
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Proud Ground requested design change with additional floor. Predev loan closed 12/24/18. Construction start projected fall 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 nd Ave	101	Lents URA	In construction; Construction completion date 2/15/2019

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	Rehabilitation with PHB loans of \$1.6M. Target closing April 2019
ARGYLE/TRIMET – REACH/MWA/WALSH	2133 N Argyle Street	189	Interstate URA TIF	Submitted for Permit. City Council approved \$15.95M 12/20/19. Target closing and construction start 1/28/19
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. The Belmont Goats leasing a portion of the property as of November 2018.
CAROLYN GARDENS	13907 SE Division	12	CDBG	Rehabilitation underway. Completion target July 2019
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Submitted for Permit; Targeted City Council early Feb 2019. Closing mid/late Mar 2019.
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Building has received temporary certificate of occupancy. Lease up continuing
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	Permits expected Dec then Construction to start.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Submit for phased permitting 12/21/18, Construction start delayed to 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. Deferred developer fee paid off 11/30/18.
HENRY-CCC	309 SW 4th	173	DTW TIF	In permit. City Council approved 12/05/18 for \$13.0M construction/permanent loan closed 12/28/18
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Lease up and Close Out
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 selection recommendation expected December 2018. Property management transferred to Home Forward.
KING PARKS - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	City Council approved 12/05/18 for \$5.7M construction/permanent loan. Closed 12/20/18
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In Construction. Completion scheduled for 1/2/20.
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. YMCA lease expires 10/22/19. Management transferred to Home Forward.
N. WILLIAMS - BRIDGE/ANKROM/ /UEB	2124 N Williams	61	Interstate URA TIF	In Permitting. City Council targeting 1/16/19. Target pre- closing 2/14/19; Closing 2/19/19.
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Closed 11/29/18. In Construction
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Both blocks occupied. Completing ROW work. 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	Has Temp Cert of Occupancy and is occupied & leasing. Expect Notice of Completion Dec 2018
WOODY GUTHRIE- ROSE- HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.