



Portland Housing Bureau

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Director's Update – March 2019

Upcoming Council Items

- Presentation of the N/NE Oversight Committee Annual Report. *March 20*
- Emergency ordinance to amend the OPC Relocation price agreement for the Westwind location. *March 20*
- Emergency ordinance for IH MULTE for 815 W Burnside; 138 units; six 3-bedroom units at 60% MFI. *March 20*

General Updates

- Link to PHAC mandate at request of commissioner: <https://www.portlandoregon.gov/citycode/28423>
- 2 new projects In East Portland announced per the HOME 2018 NOFA on February 21 - totaling 126 new affordable units — more than double the number anticipated in the solicitation. Of the new units, 81 will have two or more bedrooms to accommodate families with children, and the projects will provide 18 new units of Supportive Housing.
- Powell-Division Transit – Affordable Housing Update released - http://d31hzhkh6di2h5.cloudfront.net/20190221/1a/1a/89/7e/8b9ed673cf6cb7d22e34e654/Powell-Division_Corridor_Progress_-_Draft_3.pdf
- Equity & Inclusion Manager position is closed – resume review ongoing; interviews expected to begin in late February.
- Central Eastside Industrial District 2018 NOFA still in negotiations.
- Oregon Health & Science University (OHSU) and PHB planning to announce Request for Proposals (RFP) for a development opportunity, including a minimum of 100 new affordable housing units, on South Waterfront in March.

State and Federal Legislative Updates

- Senate Bill 608 passed the legislature on February 26, 2019

Land Use Projects

- Bicycle Parking Code Update – final work session is scheduled for March 12. Likely that allowance for affordable housing projects to place 50% of their long-term bike parking spaces in-unit will be removed, lacking commissioner support.
- Combined open house: Historic Resource Code Project and Design Overlay Zone Amendments
 - Center for Architecture 4-7pm March 19

Bond Updates

- The Joyce Hotel was approved as a new Portland Housing Bond PSH project by the RFI Committee today, with support from the 2 attending Bond Oversight Committee members
- Bond Oversight Committee meeting on 3/7 to provide update on draft bond solicitation, including subsidy per project caps, location priorities and property sites to include
- Westwind Apartments: 323-327 NW 6th Ave. Purchased. Managed by Central City Concern.

- 5827 NE Prescott: Purchased. Managed by Home Forward and Reliance Property Management.
- 10506 E Burnside: Purchased. Managed by IPM. 100% occupancy as of 1/18/19. Resident Services with Human Solutions in place December 10, 2018.
- 3000 SE Powell: Holst Architecture conducting feasibility study. Home Forward is preparing task orders, per the IGA, for CM/GC procurement and environmental assessments.

Tentative PHAC Agenda Items

- April
 - Inclusionary Housing Administrative Rules – proposed technical changes
 - Manufactured Dwelling Park affordable housing bonus – proposed administrative rules
- May
 - Residential Infill – revised proposed draft

Planning and Sustainability Schedule for March

- March 12
 - 82nd Ave Study, hearing and recommendation
 - Bike parking, work session and recommendation
 - Residential Infill, work session and recommendation
- March 19
 - Residential Infill, work session and recommendation
- March 26
 - I-5 Rose Quarter Improvement Project, briefing
 - Columbia/Lombard wayfinding, hearing and recommendation
 - Willamette River Greenway update, hearing and recommendation

Advisory Body Updates

- March 7: Bond Oversight Committee – 9:00 am – 12:00 pm at PHB
 - The BOC will focus on the upcoming solicitation process
- March 14: N/NE Oversight Committee – 6:00 – 8:30 pm at New Song Community Church
 - The N/NE Oversight Committee is working on setting their future agendas as well as finalizing their Annual Report. The report will be presented to City Council on March 20.
- March 19: Rental Services Commission – 2:30 – 5:00 pm at PHB
 - The RSC will be focusing on their work plan during this meeting and discussing what services needs exist and what potential services could the city provide that are currently unavailable.
- Fair Housing Advocacy Committee
 - The FHAC will not be meeting in March.

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	Grand opening scheduled 3/14/19 for 5-6pm
3000 SE Powell	3000 SE Powell	TBD Current estimate: 180	GO Bond	Holst Architects working on feasibility study.
5020 N. INTERSTATE AVE./PROUD GROUND- HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Construction start projected fall 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 nd Ave	101	Lents URA	Grand opening April 2019. Tenants moving in
Lents Commons (formally 91ST & FOSTER) - PDC/ HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Lease up and Close Out
ARBOR GLEN / HUMAN SOLUTIONS	2609 SE 145th Ave	97	CDBG	Target closing July 2019
ARGYLE/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	189	Interstate URA TIF	In Construction. Scheduled to be completed by 6/15/20
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
DIVISION STREET APTS - CCC-RELATED NW/ ANKROM/WALSH	11332 SE Division	60	CET/JOHS	Early pre-development
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Working to finalize financing plan.
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Lease up continuing

EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Multnomah County	In construction. Completion scheduled for 7/19/2019.
GARDEN PARK - IHI	3214 SE 136th Ave (at Powell)	124	HOME	Early pre-development
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Completion targeted Dec 2019.
FINDLEY COMMONS – DO GOOD MULTNOMAH-HOME FIRST-ST. MARK'S /DOUG CIRCOSTA/RELAY	5415 SE Powell	38	CET/JOHS/ OHCS	Early pre-development
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Construction start spring/summer 2019
HENRY-CCC	309 SW 4th	173	DTW TIF	In Construction, expected completion 6/22/2020
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 or ORCHARDS - ROSE CDC/SERA/O'NIEL WALSH	8118 SE Division	48	CDBG	Grand opening scheduled 4/25/19 from 4-6pm
JOYCE HOTEL; PURCHASE	322 SW 11th Ave.	TBD	South Parks Blocks URA TIF	PHB exploring redevelopment options
KING PARKS - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	In construction

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 - CCC	506 NW 5th Ave	60	River District TIF	Awarded funds for preservation of transitional housing.

N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	Construction start March/April 2019
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	In Construction. Completion scheduled Mid May 2019
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Grand Opening soon
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 Grand Opening March 2019. No firm schedule for remaining homes.
Powellhurst Place – NHA / DAO Architects/LMC	5403-5413 SE 122nd	65	HOME	Early design phase
RIVERPLACE PARCEL 3 (THE VERA APTS) - 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	Project completed.
WOODY GUTHRIE-ROSE-HF/CHAWALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.