



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

421 SW 6th Avenue, Suite 500
Portland, OR 97204
503-823-2375 PHONE
503-823-2387 FAX
portlandoregon.gov/phb

Director's Update – October 2019

Upcoming Council Items

- Emergency ordinance to approve “Incenting the Pipeline” MULTE for 18th Ave Apartments at 5205 SE 18th Ave – 59 units; 5 3-bedroom & 1 2-bedroom units affordable at 60% MFI. *October 2*

General Updates

- Relocation Assistance permanent administrative rules process began July 22. Public comment will be open at least 60 days.

Land Use Projects

- Better Housing by Design – public hearing at Council, October 2 at 3pm
- Residential Infill Project – recommended draft expected early fall
- Bicycle Parking Code Update – Council hearing in November
- Design Overlay Zone Amendments - proposed draft available for comment

Update on Bonds

Portland's Housing Bond:

- Funding awards press event held September 17th. Bond funding awarded to nine projects, including:
 - Cathedral Village, 110 units by Related NW and Catholic Charities
 - Alta at 18th, 144 units by Northwest Housing Alternatives
 - Anna Mann House, 88 units by Innovative Housing, Inc.
 - Las Adelitas, 141 units by Hacienda CDC
 - 115th at Division, 138 units by Related NW and Central City Concern
 - Stark Street, 93 units by Human Solutions
 - NE Prescott, 50 units by Community Development Partners and Native American Youth & Family Center
 - Joyce Hotel, 66 units by Community Partners for Affordable Housing
 - Westwind Apartments, 100 units by Central City Concern
- Multnomah County IGA for Wapato funds (\$4 million) in process for a Council date.

Metro Housing Bond:

- Drafting Portland's Local Implementation Strategy (LIS) and IGA for Metro Housing Bond. Internal staff review to begin early October. PHB to host a report-back session in October or November to hear highlights of the draft LIS and provide feedback.

Upcoming Public Meetings

- October 3: Bond Oversight Committee; 9:00 – 11:00am at PHB
 - The BOC will discuss general Bond updates, including awarded projects under the Spring 2019 Bond Opportunity Solicitation and overall production goal update and administrative items, including selection of new Chair and Vice-Chair positions.
- October 15: Rental Services Commission, 2:30 – 5:00pm at PHB
 - The RSC will continue to discuss and outline their workplan for the coming year.

PHAC Agenda Items

Tentative and subject to change

- November
 - **Budget**
 - *Manufactured Dwelling Park Administrative Rules*
- December
 - **Budget**
 - *Continued discussion around commission Bylaws*
- Potential retreat in March

Planning and Sustainability Schedule for October

- PSC beginning to hold hearing and work sessions on Design Overlay Zone Amendments

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	Closeout
3000 SE Powell – HF/Holst/Colas	3000 SE Powell	TBD Current estimate: 180	GO Bond	CM/GC Selected
5020 N. INTERSTATE AVE./PROUD GROUND HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Targeted financing close
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72nd Ave	101	Lents URA TIF	Closeout
Lents Commons (formally 91ST & FOSTER) - PDC/HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Closeout
ARBOR GLEN / HUMAN SOLUTIONS	2609 SE 145th Ave	97	CDBG	Targeted financial close fall 2019
ARGYLE/TRIMET – REACH/MWA/WALSH	2133 N Argyle Street	189	Interstate URA TIF	Construction
BLOCK 45 - HF/LRS (LEVER) / O'NEILL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	Construction
DIVISION STREET APTS - CCC-RELATED NW/ ANKROM/WALSH	11332 SE Division	60	CET/ JOHS/Mult. County	Schematic Design
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	52 / 75	Gateway URA TIF/ LIHTC/ Section 108	Closed 8/27/19. Broke ground 9/20/19.

BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/ COLAS	3368 NE MLK Jr BLVD	80	Interstate URA TIF	Lease Up
EASTSIDE HEALTH CLINIC- CC/ ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Mult. Cty.	Close out
GARDEN PARK – IHI	3214 SE 136th Ave (at Powell)	124	HOME	Pre-Development
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Construction
FINDLEY COMMONS – DO GOOD MULTNOMAH-HOME FIRST-ST. MARK’S/ DOUG CIRCOSTA/ RELAY	5415 SE Powell	36	CET/ JOHS/ OHCS	Pre-Development
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106- 8108 N Interstate	30	Interstate URA TIF	Closing fall 2019
HENRY-CCC	309 SW 4th	173	DTW URA TIF	Construction
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Closeout
THE JADE or ORCHARDS - ROSE CDC/ SERA/ O’NEILL WALSH	8118 SE Division	48	CDBG	Lease Up
JOYCE HOTEL – PHB Owned	322 SW 11th Ave.	TBD	South Parks Blocks URA TIF / Bonds	Included in Bond Solicitation
KING PARKS - PCRI/ MBA/ COLAS	6431-6435 NE MLK Blvd.	70	Interstate URA TIF	Construction
MAGNOLIA 2 – IHI/ LRS/ BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	Construction
MEDFORD - CCC	506 NW 5th Ave	60	River District URA TIF	Pre-Development
N. WILLIAMS - BRIDGE/ ANKROM	2124 N Williams	61	Interstate URA TIF	Construction
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Construction Complete
OLIVER STATION - PALINDROME/ANKRO M/UEB	9202 SE Foster	126 / 145	Lents URA TIF	Grand Opening TBD

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 complete Blandena under construction N. Mason in permitting
Powellhurst Place – NHA/ DAO Architects/ LMC	5403-5413 SE 122nd	65	HOME	Pre-Development
RIVERPLACE PARCEL 3 (THE VERA APTS) - BRIDGE (W&D)/ ANKROM/ HOFF	2095 SE River Parkway	203	North Macadam URA TIF	Temporary Certificate of Occupancy Issued
STARK STREET - CCC/ ANKROM/ BREMIK	12613 SE Stark Street	153	HOME /Mult Cty / HIF	Convert to Perm
WOODY GUTHRIE-ROSE-HF/ CHA/ WALSH	92nd and Reedway	16 / 64	Lents TIF	Lease Up