



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

N/NE Oversight Committee

Neighborhood Housing
Strategy Oversight
Committee

January 10, 2019

5020 Condos

5020 N. Interstate

Proud Ground in partnership
with Habitat for Humanity
Portland/Metro East





Project Overview



Working Project Name	5020 Condos
Residential Units	64 (40 permanently affordable units)
Parcel Size	20,000 sq. ft.
Common Area	1,400 sq. ft.
Building Size	71,128 sq. ft.
Stories	6
Parking Spaces	16 spaces
Commercial Space	1,607 sq. ft.
Enclosed Play Area	1,400 sq. ft.



Project Updates



- Six floor added to leverage more market rate units within FAR requirements
- Pre-development loan and LIFT funds approved
- Schematic design and design development plans completed to meet all requirements and maximize amenities to families
- Ground floor commercial space added back in response to neighborhood and zoning requirements
- Grant request submitted to Prosper Portland to support affordable commercial space
- Presentation to Overlook Neighborhood Association
- Filed for design review approvals with City



Affordability Levels



UNIT MIX			
HOME TYPE	UNITS	AFFORDABILITY	PRICE Average
2 Bedroom	11 units	35-60% MFI	~ \$121,000
2 Bedroom	9 units	60-80% MFI	~ \$169,000
3 Bedroom	2 units	35-60% MFI	~ \$154,500
3 Bedroom	4 units	60-80% MFI	~ \$195,500
3 Bedroom	14 units	80-100% MFI	~ \$274,500
3 Bedroom	5 units	100-140% MFI	~ \$345,500
2 Bedroom	3 units	100-120% MFI	~ \$295,000
1 Bedroom	16 units	120-140% MFI	~ \$251,000



Development Team



Proud Ground – Sponsor

- Brings a 19-year history of providing working families, particularly families of color, with permanently affordable homeownership opportunities using the Community Land Trust model.

Habitat for Humanity – Lead Partner

- One of the nation's top performing Habitat affiliates and the only local organization consistently building and selling affordable homes to families earning 35-60% MFI, and working with these families to financially prepare them for successful homeownership.

JM Woolley & Associates – Owner's Representative

- A MWESB certified development services consulting firm with significant experience developing commercial and affordable housing projects and working on community economic development projects that seek to improve the livability and viability of urban neighborhoods like N/NE.



Development Team



Carleton-Hart Architecture – Architect

- A minority certified architectural firm that brings deep experience in affordable housing, community engagement and neighborhood building to the team, with approximately 70% of its work being with non-profits organizations that provide affordable housing to the community.

LMC Construction – General Contractor

- A general contracting firm that has had the construction and renovation of affordable housing projects throughout Oregon and Washington as one of its primary focuses since its inception, with a proven track record in completing projects that achieve or exceed MWESB participation, construction workforce hiring, and other community benefit goals.

Housing Development Center – Development Consultant

- Housing Development Center (HDC) is a nonprofit committed to strengthening opportunities for low-income families and individuals by developing, preserving and sustaining affordable housing and community facilities. Serving nonprofits, housing authorities and public entities in Oregon, Washington and throughout the United States, HDC helps organizations and communities build a lasting foundation for meeting critical human needs.



Collaborative Equity Focus



Proud Ground and Habitat for Humanity have been members of the AAAH Collaborative, together serving the needs of Preference Policy families and their communities. Historically:

- In total, 49% of Proud Ground homeowners are families of color
- Over 69% of Proud Ground's waitlist are households of color
- The median income of Proud Ground homebuyers is 63% MFI



- Habitat is the only homeownership organization consistently serving households as low as 35%-60% MFI
- 90% of households served in 2016 were families of color

- AAAH collaborative has experience working with and placing Preference Policy families in homeownership
- Presently, actively working with PHB and Portland Housing Center staff to target marketing to PP families.





Community Engagement



- **Targeted outreach meetings planned with community organizations** including Urban League, NAACP, Black Parent's Initiative, PAALF, SEI, POIC, KairosPDX, N/NE Neighborhood STEAM Coalition, local churches, PCRI, Hacienda CDC, and NAYA
- **Small focus groups series to be held** with prospective families to identify, prioritize, and inform their needs within the design and development process.
- **Large focus group planned** with neighborhood stakeholders to identify concerns, issues and input they may have about the design and development of the exterior of the project.
- **Attend neighborhood association meetings** to discuss the project.
- **Hold eco-charette session** with the development team and families that have been identified as prospective buyers to identify most valued sustainable features.
- **Naming process** to engage local community stakeholders in naming the building.
- **Regular project presentations** to the N/NE Housing Oversight Advisory Committee.



Community Benefits



Family-oriented, mixed income, energy efficient, transit oriented, urban infill, and a focus on establishing an intentional community

PROJECT ENGAGEMENT

- Interactive community visioning and planning of design
- Focus groups with clients and key stakeholders

PROJECT DEVELOPMENT

- Contractor's Construction Diversity Plan focuses on MWESB bidding/hiring
- Community input on potential uses of commercial space
- Committed to community engagement in all stages of development

LONG-TERM COMMUNITY BENEFITS

- Permanent affordability guaranteed for next generations of N/NE residents
- First-floor commercial space aimed at resident-supportive businesses/services, provides economic development and business growth opportunity for small and minority businesses in the area
- One-time subsidy investment, while also leveraging other private/public funds
- Post-purchase counseling ensures continued track record of zero foreclosures



Project Schedule



Design Development

- Jan. 2018 – Dec. 2018 – Spec./Plan Dev.
- Dec. 2018 - Feb. 2019 - Design Review
- Feb. 2019 - Oct. 2019 – Develop Construction Documents
- Dec. 2018 – Nov. 2019– Permitting
- Sept. 2019 – Nov. 2019 - Bidding

Financing

- Apr. 2017 – Apr. 2019 – Secure GAP funds
- Jan. 2018 - Sept 2018 - OHCS LIFT Funds
- Nov. 2018 - Nov. 2019 – Secure Construction Financing
- July. 2020 – Feb 2021 – Secure Permanent Loan for Commercial Space



Project Schedule



Development

- Dec. 2019 - Construction begins
- Feb. 2021 - Construction substantially done
- Feb. 2021 - Certificate of Occupancy

Marketing/ Sales

- Jan 2019 – Dec. 2020 - Preference Policy HH's identified, become mortgage ready
- Feb. 2022 - Sales complete



Project Design & Sustainability Features



Project Features

- Attractive, family friendly, cost efficient design and materials – 2 and 3 bedroom units.
- Designed to LEED GOLD standards to promote comfort, durability, and cost efficiency for families who live in the units
- Sustainable features including energy efficient mini-split HVAC systems, energy efficient lighting fixtures and appliances, low-flow plumbing fixtures, low VOC and durable interior finishes and materials to promote healthy indoor air quality
- All units include dishwasher, refrigerator, stove, microwave, and washer/dryer
- Enclosed bike parking and raised bed landscaping for ground floor units
- On light rail, increasing public transportation access and use
- 1,400 sq. ft. protected outdoor play area for families with small children and access to additional public park space within two blocks walking distance.



5020 Condos

Discussion Points
& Questions





Portland Housing Bureau

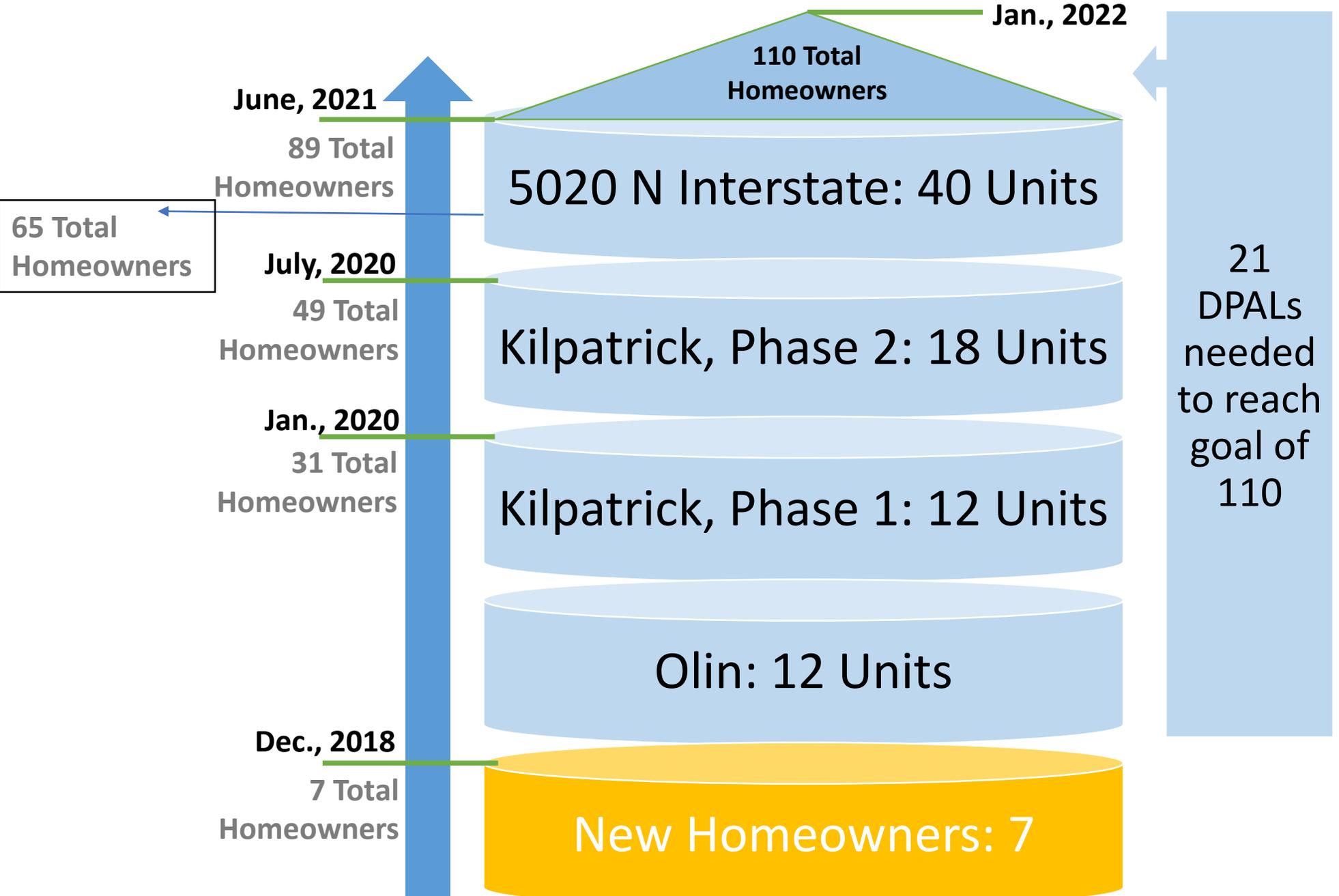
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N/NE Neighborhood Housing ICURA Expansion

**Leslie Goodlow, Business
Operations and Equity Manager
January 10, 2019**

N/NE Housing Strategy Rental Projects

Sponsor	Rental Project	# units	TIF allocation
PCRI	Beatrice Morrow	70	\$ 7,350,000.00
PCRI	King Parks	70	\$ 5,700,000.00
IHI	Magnolia II	50	\$ 4,000,000.00
CCC	Charlotte Rutherford	50	\$ 1,580,000.00
Bridge	N. Williams	60	\$ 4,500,000.00
Bridge Meadows	New Meadows	14	\$ 1,700,000.00
Reach	Argyle	189	\$ 15,900,000.00
Total		503	\$ 40,730,000.00



21 DPALs needed to reach goal of 110

In addition to PHB's N/NE Strategy funds, the following resources are available to individuals from the preference policy list:

- 14 Prosper Portland DPAL homeowner slots available
- 10 Citywide DPAL homeowner slots available

Potential Maximizing Indebtedness Amendment: Affordable Housing Impact

Remaining TIF Set Aside

\$6,000,000
Land Banking

Reserve for
Projects
underway
\$7,780,555

Proposal for Additional TIF Set Aside

Water Bureau
Property Purchase
and Development
\$11,750,000
50-70 units

Rental
Development
\$6,000,000
48 Units

Land Banked
Project
\$15 to \$22
million
120 to 176 units

Rental or Home
Ownership
\$7,500,000
60 units



N JERSEY ST
N IDA AVE

N LOMBARD ST

N NEWELL AVE

N OBERLIN ST

N MACRUM AVE

N SYRACUSE ST

N WESTANNA AVE

N 19
N SEPAUW ST

- Existing Interstate Corridor
- Water Bureau Properties

Carey Blvd Property

PHB purchased from the water bureau

Request for N/NE Oversight Committee

PHB requests that the Oversight Committee approve a recommendation to include the Carey Blvd property into the Interstate Urban Renewal Area through a Minor URA amendment.

The recommendation if approved would be forwarded to Prosper Portland for final approval by the Prosper Portland Board of Directors.