



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

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Director's Update – February 2020

Upcoming Council Items

- Amendment to HOLTE Termination Resolution removing one property from the list of terminated exemptions *February 5*
- Emergency ordinance to approve IH MULTE for Woodstock at 5111 SE Woodstock Blvd – 28 unit; 2 studio units affordable at 60% MFI *February 5*
- Amend ordinance increase compensation for subrecipient contract with Urban League of Portland in the amount of \$107,000 for services in support of Fair Housing Enforcement *February 12*

General Updates

- Application and screening criteria second draft proposed administrative rules public comment period ended 1/17/2020. Staff are drafting a final rule. Final rules published no earlier than 1/27/20.
- Security deposit second draft proposed administrative rules public comment period ended 1/17/20. Staff are drafting a final rule. Final rules published no earlier than 1/27/20.
- Mandatory Relocation Assistance final draft of proposed administrative rules are in staff review. Final rules published no earlier than 1/27/20.
- Development of Better Housing by Design affordable housing density bonus program is being developed. Draft administrative rules anticipated to be available March 2020.

Land Use Projects

- Residential Infill Project – Council work session; 1/29
- Broadway Corridor – Report to Council from Prosper Portland; 1/30
- Design Overlay Zone Amendments – PSC work sessions: 1/28, 2/11, 2/25
- Expanding Opportunities for Affordable Housing – PSC work sessions: 2/11, 3/10

Update on Bonds

Portland's Housing Bond:

- All projects in various stages of predevelopment working towards financial close.

Metro Housing Bond:

- Presentation to Metro Community Oversight Committee to recommend approvals on the Local Implementation Strategy (LIS) February 5, 2020
- Presentation to approve LIS and Metro-PHB Inter Governmental Agreement (IGA) to City Council, then Metro Council targeted late February/early March 2020.

Upcoming Public Meetings

- February 5: Rental Services Commission Executive Committee; RSC workplan
- February 6: PHAC Executive Committee; agenda planning
- February 6: Bond Oversight Committee; Updates project process and expenditure reporting
- February 11: Fair Housing Advocacy Committee; Analysis of Impediments to Fair Housing
- February 18: Rental Services Commission; RSC workplan

PHAC Agenda Items

- Staff and executive committee members working on agenda planning

Portland Housing Bond Project Milestones

Project	Location	# of Units	Source of funds	Status
The Ellington – Home Forward	1610 NE 66 th Avenue	263	GO Bond; LTRB	Occupied.
East Burnside	10506 E. Burnside	51	GO Bond	Occupied.
3000 SE Powell – HF/Holst/Colas	3000 SE Powell	Current: 180	GO Bond	Additional due diligence underway.
Joyce Hotel - CPAH	322 SW 11th Ave.	66	GO Bonds/ SPB-URA TIF	Awarded
Westwind Apt-CCC	323-327 NW 6 th Avenue	100	GO Bonds; Multnomah Co.	Awarded
NE Prescott - CDP & NAYA	5827 NE Prescott	50	GO Bonds	Awarded
Anna Mann House - IHI	1021 NE 33 rd Ave.	88	GO Bonds	Awarded
Las Adelitas - Hacienda	6723 NE Killingsworth St.	141	GO Bonds	Awarded
Cathedral Village - Related NW & Catholic Charities	8614 N. Crawford St.	110	GO Bonds	Awarded
Susan Emmons - NHA	1727 NW Hoyt St.	144	GO Bonds	Awarded
115 th at Division St.- Related NW & CCC	11514 and 11518 SE Division St.	138	GO Bonds	Awarded
160 th & Stark Street - Human Solutions	16015 SE Stark St.	93	GO Bonds	Awarded

Project Milestones

Project	Location	# Units	Source of funds	Status
14th & Raleigh/Vibrant! -IHI/LRS/Bremick	NW 14th & NW Raleigh (NE Corner)	93	River District URA TIF	Closeout
5020 N. Interstate Ave Proud Ground HDC/CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Submitted for permit 8/5/19
72 Foster Lents REACH/LMC/Holst	5005 SE 72nd Ave	101	Lents URA TIF	Closeout
Lents Commons (91st & Foster) PDC/ Hacker /Bremick	9101 SE Foster	17 / 54	Lents URA TIF	Closeout
Arbor Glen Human Solutions	2609 SE 145th Ave	97	CDBG	Pre-development
Renaissance Commons Trimet/REACH/MWA/Walsh	2133 N Argyle Street	189	Interstate URA TIF	Construction. Renamed.
Louisa Flowers (Block 45) HF/LRS (Lever)/ O'Neil Walsh	1010 NE Grand	240	OCC URA TIF / LIHTC	Closeout.
Cully Place Condos Habitat for Humanity	5640 NE Killingsworth	15	CDBG	Construction.

Division Street Apts CCC-Related NW/ Ankrom/Walsh	11332 SE Division	60	CET/ JOHS/Mult. County	In permit.
Gateway/106 th Halsey HS/Holst/LMC	10520 NE Halsey	52/75	Gateway TIF LIHTC/Section 108	Construction.
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 Mult/HomeFirst/St.Marks 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	Construction.
Henry-CCC	309 SW 4th	173	DTW URA TIF	Construction.
Charlotte B. Rutherford CCC-HFD/Circosta/Silco	6905 NE Interstate	51	Interstate URA TIF	Closeout.
The Jade (Orchards) Rose CDC/ SERA/ O'Neill-Walsh	8118 SE Division	48	CDBG	Closeout.
King Parks PCRI/ MBA/ COLAS	6431-6435 NE MLK	70	Interstate URA TIF	Construction.
Magnolia II IHI/ LRS/ Bremick	415 N Fargo	50	Interstate URA TIF	Construction.
Medford - CCC	506 NW 5th Ave	60	River District URA TIF	Pre-Development.
Songbird (N. Williams) BRIDGE/Ankrom	2124 N Williams	61	Interstate URA TIF	Construction. Renamed.
Oliver Station Palindrome/Ankrom/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 completed. Blandena under construction. N. Mason in permitting.
Powellhurst Place – NHA/ DAO Architects/ LMC	5403-5413 SE 122nd	65	HOME	Pre-Development.
River Place Parcel 3 (The Vera Apts) BRIDGE (W&D)/ Ankrom/ Hoff	2095 SE River Parkway	203	North Macadam URA TIF	TCO Issued.
River Place Parcel 3 Phase 2/BRIDGE	2095 SE River Parkway	178	Macadam URA TIF	Permitted.
Woody Guthrie Rose-HF/ CHA/ Walsh	92nd and Reedway	16 / 64	Lents TIF	Closeout.