



Portland Housing Bureau

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Director's Update – July 2020

Upcoming Council Items

- Emergency ordinance to authorize all subrecipient contract over \$100,000 for the FY20-21 *July 8*
- Emergency ordinance to authorize FY20-21 IGA with Prosper Portland *July 8*
- Emergency ordinance to appropriate \$2,000,000 for FY20-21 budget and authorize amendment to IGA with Home Forward and make payments for capital repairs of up to \$5,175,233 for Headwaters Apartments *July 8*
- Ordinance to approve code to implement the Affordable Housing Transfer Bonus and Three-Bedroom Bonus Programs *July 8*
- Emergency ordinance to approve IH MULTE for Cesar Apartments – 51 Units; 4 Studio, 3 One-bedroom, 1 Two-bedroom units affordable at 80% MFI *July 8*
- Emergency ordinance to approve IH MULTE for Prov3 – 22 Units; 1 Studio, 1 One-bedroom, and 1 Two-bedroom units affordable at 80% MFI *July 8*
- Emergency ordinance to approve IH MULTE for Burney 1 – 24 Units; 2 Studio, 1 One-bedroom, and 1 Two-bedroom units affordable at 80% MFI *July 8*
- Emergency ordinance to approve IH MULTE for Burney 2 – 42 units; 3 Studio, 2 One-bedroom, and 1 Two-bedroom units affordable at 80% MFI *July 8*
- Ordinance to approve IH MULTE for Pepsi Blocks – Phase 1A – 219 Units; 7 Studio, 13 One-bedroom, 12 Two-bedroom, and 12 Three-bedroom units affordable at 60% *July 8*
- Appointment Report for Kymberly Horner to join PHAC from 2020-2022 *July 8*
- Emergency ordinance to authorize FY20-21 IGA with Multnomah County Joint Office of Homeless Services *July 22*
- Emergency ordinance to authorize an IGA with Metro to implement the Metro Housing Bond *July 22*
- Report on Metro Bond Implementation Strategy *July 22*

General Updates

- Operational Stabilization Work Group discussions have resulted in the following actions: extensions in annual compliance reporting, adjustments to allowable Resident Services Fees, and alternative uses of replacement reserve funds and contribution requirements. Procedures to defer cash flow payment requirements are in process. PHB will be distributing tenant-based rent assistance (TBRA) funds to assist tenants and projects. The Work Group will reconvene again at the end of summer.
- Tomorrow, July 8, Council will vote on two new code sections to Title 30 which allow PHB to implement programming under the Better Housing by Design zoning code project that was approved in December. Both are bonus programs - one gives additional bonus density to projects that will make at least half of each building's units family sized with three or more bedrooms and affordable to households earning no more than 100% MFI; the other program allows existing projects with all units currently affordable at 60% MFI or below and receiving PHB funding (that will be affordable for at least another 30 years) to transfer bonus density to other properties.
- Affordable Housing Development Stabilization and Recovery Work Group has met with developers and general contractors/sub-contractors how COVID-19 is impacting affordable housing development and potential interventions to stabilize the pipeline; next conversation is with affordable housing funders and investors.

Land Use Projects

- Expanding Opportunities for Affordable Housing – adopted in to zoning code June 18
- Central City 2035 Plan – Re-adoption *July 2*
- Expiration Date Extension Project – *July 8*
- Residential Infill Project – Council vote on amendments *July 9*
- Design Overlay Zone Amendments – PSC work session and recommendation *July 14*

Update on Bonds

Portland's Housing Bond:

- Second All Developer meeting postponed until July 2020.

Metro Housing Bond:

- Presentation to approve LIS and Metro-PHB Inter-Governmental Agreement (IGA) to City Council, then Metro Council targeted July 22, 2020.

Upcoming Public Meetings

- July 9: N/NE Oversight Committee, 5:00 – 7:00 pm
- July 16: Portland Bond Oversight Committee, 9:30 – 11:00 am
- July 21: Rental Services Commission, 2:30 – 5:00 pm

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 | 3000-3032 SE Powell | 210 | GO Bond | Design development. Design review submission date target, July 2020. |
| Joyce Hotel - CPAH | 322 SW 11th Ave. | 66 | GO Bonds/ SPB-URA TIF | Pre-development |
| Westwind Apt-CCC | 323-327 NW 6 th Avenue | 100 | GO Bonds; Multnomah Co. | Pre-development |
| NE Prescott - CDP & NAYA | 5827 NE Prescott | 50 | GO Bonds | Pre-development |
| Anna Mann House - IHI | 1021 NE 33 rd Ave. | 88 | GO Bonds | Pre-development |
| Las Adelitas - Hacienda | 6723 NE Killingsworth St. | 141 | GO Bonds | In permitting. |
| Cathedral Village - Related NW & Catholic Charities | 8614 N. Crawford St. | 110 | GO Bonds | Pre-development |
| Susan Emmons - NHA | 1727 NW Hoyt St. | 144 | GO Bonds | Pre-development |
| 115 th at Division St.- Related NW & CCC | 11514 and 11518 SE Division St. | 138 | GO Bonds | In permitting. |
| 160 th & Stark Street - Human Solutions | 16015 SE Stark St. | 93 | GO Bonds | Pre-development |

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 | Project on pause due to current economic environment. |
| 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/Wa lsh | 2133 N Argyle Street | 189 | Interstate URA TIF | In Construction. |
| 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 | In Construction. |
| Division Street Apts CCC-Related NW/ Ankrom/Walsh | 11332 SE Division | 60 | CET/ JOHS/Mult. County | In Construction. |
| Depaul Treatment Center Depaul-GED/Holst/R&H Construction | SE 102 nd and SE Cherry Blossom DR | 10 | Gateway TIF/ Cannabis/Special Appropriations | In Construction |
| Gateway/106 th Halsey HS/Holst/LMC | 10520 NE Halsey | 52/75 | Gateway TIF LIHTC/Section 108 | In 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 | In Construction. |
| Findley Commons Do Good Mult/HomeFirst/St.Marks Doug Circosta/ Relay | 5415 SE Powell | 36 | CET/ JOHS/ OHCS | In permitting. |
| Kilpatrick Condos Habitat for Humanity | 8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate | 30 | Interstate URA TIF | In Construction. |
| Henry-CCC | 309 SW 4th | 173 | DTW URA TIF | In Construction. |
| King Parks PCRI/ MBA/ COLAS | 6431-6435 NE MLK | 70 | Interstate URA TIF | In Construction. |
| Magnolia II IHI/ LRS/ Bremick | 415 N Fargo | 50 | Interstate URA TIF | Grand opening postponed. |
| Medford - CCC | 506 NW 5th Ave | 60 | River District URA TIF | In Construction. |

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| Songbird (N. Williams) BRIDGE/Ankrom | 2124 N Williams | 61 | Interstate URA TIF | In Construction. |
| 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 | Closeout. |
| River Place Parcel 3 Phase 2/BRIDGE | 2095 SE River Parkway | 178 | Macadam URA TIF | Permitted. Pre-development. |
| Woody Guthrie Rose-HF/ CHA/ Walsh | 92nd and Reedway | 16 / 64 | Lents TIF | Closeout. |