



Portland Housing Bureau

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Director's Update – August 2020

Upcoming Council Items

- Emergency ordinance to authorize FY20-21 IGA with Multnomah County Joint Office of Homeless Services *August 12*
- Emergency ordinance to authorize an IGA with Metro to implement the Metro Housing Bond *August 12*
- Emergency ordinance to authorize FY20-21 IGA with Gresham for HOME grand *August 12*
- Emergency ordinance to approve IH MULTE for Vibrant Cities Fargo 100 Units; 8 studio, 6 One-bedroom, and 1 Two-bedroom unit affordable at 80% MFI *August 12*
- HOLTE Quarterly Terminations and Approvals Resolutions *September 16*

General Updates

- 5020 N. Interstate will not yet receive \$11M in construction financing; Proud Ground and construction lender in discussion with the reservation of funds expiring on Dec. 31, 2020. No other identified source of funds to move the project forward at this time.
- Mandatory relocation assistance final draft of proposed administrative rules in staff review. Final rules published TBD. Interim F.A.I.R. rules will be published for public comment in July, after passage of code changes. Public hearing on the code changes scheduled for August 11 and the sixty-day public comment period ends on September 30.
- Annual Action Plan application was submitted by July 15, 2020. The initial 2019 Action Plan Amendment for CARES Act funds has been accepted and we are waiting for the grant applications.
- The public participation process for ESG CV-2 will begin the week of July 27th and a hearing will be held before the City Council hearing on August 12.
- OHCS announced awards from its LIFT NOFA for \$64M for homeownership and rental on July 13. Four projects in Portland received funding: for homeownership – Habitat (Foster Road project, not a PHB project, \$3.9M), for rentals – Hacienda (Las Adelitas, PHB Bond project, \$5,440,570), Human Solutions (Stark Street, PHB Bond project, \$3,812,500), and PDX Signature Properties (Minnesota Places, not a PHB project, \$3,537,499).
- Public hearing on draft permanent administrative rules for Deeper Housing Affordability and Three-Bedroom Unit FAR Density Bonus programs and FAR Transfer from Existing Affordable Housing program to be held on August 27.

Land Use Projects

- Expiration Date Extension Project – Final discussion and vote *July 29*
- Residential Infill Project – Staff return to Council with the “As-amended” draft *August 5*

Update on Bonds

Portland's Housing Bond:

- Second All Developer meeting postponed to August

Metro Housing Bond:

- Presentation to approve LIS and Metro-PHB Inter-Governmental Agreement (IGA) to City Council, then Metro Council targeted August 12, 2020.

Upcoming Public Meetings

- August 5: Rental Services Executive Committee, 2:00 – 3:00 pm
- August 6: Portland Housing Advisory Commission Executive Committee, 10:00 – 11:00 am
- August 18: 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, August 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
Hayu Tilixam - CDP & NAYA	5827 NE Prescott	50	GO Bonds	Named building, formerly known as NE Prescott. 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	In permitting.
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/Walsh	2133 N Argyle Street	189	Interstate URA TIF	Lease up.
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.
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.
Woody Guthrie Rose-HF/ CHA/ Walsh	92nd and Reedway	16 / 64	Lents TIF	Closeout.