



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

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## Director's Update – October 2020

### Upcoming Council Items

- Emergency ordinance to authorize the first Portland Housing Bond-funded new construction project with developers, Related NW & Central City Concern, for \$16.8 million for 138 affordable homes at 115 at Division (or Large Division) *September 30*
- HOLTE Quarterly Terminations and Approvals Resolution *September 30*
- Fair Housing Commission to report to appoint sixteen members *September 30*
- Emergency ordinance to amend IH MULTE for Marquam Hill Building 2 – 46 Units; 1 studio, and 3 one-bedroom units affordable at 60% MFI *September 30*
- Emergency ordinance to approve IH MULTE for Koz on N Interstate – 154 Units; 15 studios, 7 one-bedroom, and 1 two-bedroom units at 80% MFI *September 30*
- Emergency ordinance to authorize the Riverplace Parcel 3 Phase 2, a new construction project with developer, BRIDGE Housing, for \$26.7 million for 176 affordable homes in South Waterfront *October 21*

### General Updates

- Findley Commons – Do Good Multnomah – Home First – St. Mark's project approved for \$1.6 million in construction excise tax funding, submitted to Metro for an additional \$1.9 million. This is PHB's first Metro Bond Project, targeted closing 10/15/2020.
- Federal litigation regarding FAIR ordinance is proceeding to the deposition phase, document production is in process.
- 5020 N Interstate in discussion with potential new construction lender for \$11 million in construction financing; decision targeted by 9/30/2020 in order to meet expiration of reservation of funds on 12/31/2020.
- OHCS announced its second Permanent Supportive Housing Institute application due 9/2/2020. Successful applicants may be able to leverage these resources for PHB's Metro Housing Bond solicitation.

### Land Use Projects

- Historic Resource Code Project – Proposed Draft released and available for public comment. Public hearing scheduled at PSC October 27. <https://www.portland.gov/bps/hrccp/learn-more-and-testify>
- Tree Code update – PSC and Urban Forestry Commission separately forwarded their recommendations to City Council on proposed changes. Council briefing and public hearing to follow.
- Albina Vision – briefing at PSC October 27

### Update on Bonds

#### Portland's Housing Bond:

- Second all developer meeting held on September 9.
- Finalized templates for Portland Housing Bond documentation sent to all developers on September 16.

#### Metro Housing Bond:

- Metro-PHB Inter-Governmental Agreement (IGA) and Local Implementation Strategy (LIS) approved by City Council August 12, 2020, approved by Metro September 3, 2020.
- Metro Housing Bond Request for Qualifications (RFQ) focused on Permanent Supportive Housing is planned for release in early October 2020.

### **Upcoming Public Meetings**

- October 1: Bond Oversight Committee. Zoom, 9:30am – 11:00am.
- October 7: Rental Services Commission Executive Committee. Zoom, 2:00pm – 3:00pm.
- October 8: PHAC Executive Committee. Zoom, 10:00am – 11:00am.
- October 13: Fair Housing Advocacy Committee. Zoom, 3:00pm – 5:00pm.
  - First meeting following appointment of all new members.
- October 20: Rental Services Commission. Zoom, 2:30pm – 5:00pm.
- North/Northeast Oversight Committee not meeting in October.

### **Portland Housing Bond Project Milestones**

| <b>Project</b>                                      | <b>Location</b>                   | <b># of Units</b> | <b>Source of funds</b>  | <b>Status</b>  |
|---|-----------------------------------|-------------------|-------------------------|--|
| The Ellington – Home Forward                        | 1610 NE 66 <sup>th</sup> 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.                                    |
| Joyce Hotel - CPAH                                  | 322 SW 11th Ave.                  | 66                | GO Bonds/ SPB-URA TIF   | Pre-development  |
| Westwind Apt-CCC                                    | 323-327 NW 6 <sup>th</sup> Avenue | 100               | GO Bonds; Multnomah Co. | Pre-development  |
| Hayu Tilixam - CDP & NAYA                           | 5827 NE Prescott                  | 50                | GO Bonds                | Named building, formerly NE Prescott. Pre-development. |
| Anna Mann House - IHI                               | 1021 NE 33 <sup>rd</sup> Ave.     | 88                | GO Bonds                | Design 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                | Design development.                                    |
| 115 <sup>th</sup> at Division St.- Related NW & CCC | 11514 and 11518 SE Division St.   | 138               | GO Bonds                | In permitting.   |
| 160 <sup>th</sup> & Stark Street - Human Solutions  | 16015 SE Stark St.                | 93                | GO Bonds                | Pre-development.                                       |

### **Project Milestones**

| <b>Project</b>                              | <b>Location</b>         | <b># Units</b> | <b>Source of funds</b> | <b>Status</b>   |
|---|-------------------------|----------------|------------------------|---|
| 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. |
| Arbor Glen Human Solutions                  | 2609 SE 145th Ave       | 97             | CDBG                   | On hold.  |
| Renaissance Commons Trimet/REACH/MWA/Walsh  | 2133 N Argyle Street    | 189            | Interstate URA TIF     | Lease up.   |

|   |   |       |  |   |
|---|---|-------|--|---|
| Cully Place Condos<br>Habitat for Humanity                                    | 5640 NE Killingsworth   | 15    | CDBG   | All units reserved.<br>Closing sale of each affordable unit.                      |
| Cedar Commons<br>CCC-Related NW/<br>Ankrom/Walsh                              | 11332 SE Division   | 60    | CET/ JOHS/Mult.<br>County                          | In Construction.  |
| Depaul Treatment Center<br>Depaul-GED/Holst/R&H<br>Construction               | SE 102 <sup>nd</sup> and SE<br>Cherry Blossom DR  | 10    | Gateway TIF/<br>Cannabis/Special<br>Appropriations | In Construction   |
| Gateway/106 <sup>th</sup> Halsey<br>HS/Holst/LMC                              | 10520 NE Halsey   | 52/75 | Gateway TIF<br>LIHTC/Section 108                   | In Construction.  |
| Garden Park<br>IHI  | 3214 SE 136th Ave (at<br>Powell)  | 124   | HOME   | Pre-Development.  |
| Olin Townhomes<br>Habitat for Humanity  | 7513 N. OLIN AVE  | 12    | Interstate URA TIF                                 | In Construction.  |
| Findley Commons<br>Do Good<br>Mult/HomeFirst/St.Marks<br>Doug Circosta/ Relay | 5415 SE Powell  | 36    | CET/ JOHS/ OHCS                                    | In permitting. Target<br>financial close &<br>construction start mid<br>October.  |
| Kilpatrick Condos<br>Habitat for Humanity                                     | 8124 N Interstate,<br>1408 N Kilpatrick,<br>8106-8108 N Interstate  | 30    | Interstate URA TIF                                 | In Construction.  |
| Henry-CCC   | 309 SW 4th  | 173   | DTW URA TIF  | In Construction.  |
| King + Parks<br>PCRI/ MBA/ COLAS  | 6431-6435 NE MLK  | 70    | Interstate URA TIF                                 | In Construction.  |
| Medford - CCC   | 506 NW 5th Ave  | 60    | River District URA<br>TIF                          | In Construction.  |
| Songbird<br>BRIDGE/Ankrom   | 2124 N Williams   | 61    | Interstate URA TIF                                 | In Construction.  |
| PCRI Homeownership<br>Bundle  | 5254 N Williams<br>1531 N. Blandena<br>426 N. Mason<br>4616 NE Mallory<br>4608 NE Garfield<br>1305 N. Alberta | 20    | Interstate URA TIF                                 | Williams completed.<br>Blandena under<br>construction.<br>N. Mason in permitting. |
| Powellhurst Place – NHA/<br>DAO Architects/ LMC                               | 5403-5413 SE 122nd  | 65    | HOME   | Pre-Development.  |
| River Place Parcel 3<br>Phase 2/BRIDGE  | 2095 SE River<br>Parkway  | 178   | Macadam URA<br>TIF                                 | Permitted.  |