



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

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Director's Update – November 2020

Upcoming Council Items

- Emergency ordinance to authorize the Disposition and Development Agreement of PHB owned site at 333 NW 6th Avenue to Central City Concern for Site remediation and anticipated development of the Westwind, a Portland Bond awarded project *November 4*
- Emergency ordinance to authorize amendment 6 to Housing Development Systems (HDS) Software Contract *November 4*
- Emergency ordinance to authorize MULTE Project “The 503” *November 18*
- Emergency ordinance to authorize Portland Housing Bond financing in an amount not to exceed \$17,350,050 for a Hacienda Community Development Corporation affiliate to develop Las Adelitas, a new construction project consisting of 141 affordable housing units at N. Killingworth and Cully Blvd. *November 18*

General Updates

- 4 COVID Relief Programs underway. Rent Assistance to the Community, Rent Assistance to Affordable Housing, Homeownership Stabilization and Household Assistance.
 - All programs are being tracked for potential programmatic and or reallocation strategies based on performance and end of year deadline for spending.
 - Reallocations expected to occur on or before November 15th.

Land Use Projects

- [Historic Resource Code Project](#) hearing at Planning and Sustainability Commission (PSC) *November 10*
 - *Limited to people that signed up for the 10/27 hearing and were not able to testify*
- Interstate Corridor Urban Renewal Area (for maximizing indebtedness) briefing at PSC *November 10*
- [Shelter to Housing Continuum](#) briefing *November 10*
- Historic Resource Code Project work session at PSC *November 24*
- Interstate Corridor URA hearing and recommendation at PSC *November 24*

Update on Bonds

Portland's Housing Bond:

- City Council approved \$16,754,923 for the first Portland Housing Bond awarded project, 115th Street Housing Limited Partnership, sponsored by Related NW and Central City Concern on 9/30/20. Financial close and construction start 10/29/20. Project renamed Crescent Court Apartments and media event at Mill Park Food Pantry to distribute food to mark construction commencement 11/10/20.

Metro Housing Bond:

- A Metro Housing Bond Request for Qualifications (RFQ) focused on Permanent Supportive Housing was released on October 16, 2020. A Pre-submission Conference is scheduled for 3pm, October 28, 2020.
- Findley Commons – Do Good Multnomah – Home First – St. Mark's project has been approved by HIC the Director for \$1.5M in CET funding, submitted to Metro for an additional \$1.9M in funding, Final Approval expected 10/12/20. Project closing and construction start targeted 11/4/20.
- City Council on 10/21/20 approved emergency ordinance for \$25M in North Macadam URA funds for

176 affordable homes in South Waterfront to be developed by Riverplace Parcel 3 Phase 2 or BRIDGE Housing affiliate. Metro also gave Final Approval on 10/12/20 for \$1,739,219 in gap funds; this is the second Metro Project. Financial close and construction start targeted 12/17/20.

Upcoming PHB Public Meetings

- November 12: N/NE Oversight Committee – 5:00 – 7:45pm via Zoom.
- November 17: Rental Services Commission – 2:30 – 5:00pm via Zoom.

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.
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	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	In permitting.
Crescent Court Apts - Related NW & CCC	11514 and 11518 SE Division St.	138	GO Bonds	Named Building. Formerly 115 th at Division. In construction.
160 th & Stark Street - Human Solutions	16015 SE Stark St.	93	GO Bonds	Pre-development.

Project Milestones

Project	Location	# Units	Source of funds	Status
5020 N. Interstate Ave Proud Ground HDC/CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Wind up.
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 Habitat for Humanity	5640 NE Killingsworth	15	CDBG	All units reserved. Closing sale of each affordable unit.
Cedar Commons 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.
Kenton Habitat for Humanity	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	In Construction. Renamed Building. Formerly Kilpatrick Condos.
Henry-CCC	309 SW 4th	173	DTW URA TIF	TCO 10/21/20
King + Parks PCRI/ MBA/ COLAS	6431-6435 NE MLK	70	Interstate URA TIF	Lease Up.
Medford - CCC	506 NW 5th Ave	60	River District URA TIF	In Construction.
Songbird BRIDGE/Ankrom	2124 N Williams	61	Interstate URA TIF	Lease Up.
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 homes completed. Blandena homes in construction. N. Mason homes in permitting.
Powellhurst Place – NHA/ DAO Architects/ LMC	5403-5413 SE 122nd	65	HOME	Pre-Development.
River Place Parcel 3 Phase 2/BRIDGE	2095 SE River Parkway	178	Macadam URA TIF	Permitted.