











Portland's Housing Bond
Project Progress Dashboard - August 4, 2022

Phases:
 = Predevelopment
  In Construction
  Open

Project Name	Project Developer/ Owner	PSH Services Provider(s)	Location	Development Phase	Financial Closing Date (est.)	Start of Lease-Up (est.)	Affordable Units only						People Housed	Population(s); Service Focus	Total Project Cost	Funding Award (+other PHB Funds) w/ PDF	Bond Funds per affordable unit w/o PDF	Notes (updates/changes from last Qtr)
							TOTAL#	Unit Mix	Family-Size	#30%	#PSH	PBS8						
Alder 9	Related NW and Centro Cultural	Impact NW	Central City-SE		Jan-23	Q3 2024	159	57 (S) 60 (1BR) 36 (2BR) 6 (3BR)	42	53	25	25	285	intergenerational families; chronically homeless; seniors with disabilities	\$73,379,388	\$25,519,500	\$150,000	Funding gap of ~\$5.7 million, applying for OHCS Market Cost Offset Funds (MCOF) and Portland Clean Energy Funds (PCEF). Requesting additional support
Francis+Clare Place	Caritas Housing/Catholic Charities	Catholic Charities, Native American Rehabilitation Assoc. (NARA)	Central City-SE		May-23	Q3 2024	61	51 (S) 10 (1BR)	0	61	61	61	285	BIPOC Individuals, chronically homeless	\$21,662,028	\$8,349,206	\$127,918	Funding gap of ~\$875k, need to submit 4% LIHTC for PABs.
Barbur Apts	Innovative Housing, Inc	n/a	Southwest		TBD	TBD	149	46 (1BR) 83 (2BR) 16 (3BR) 4 (4BR)	103	32	0	19	426	Individuals; families; immigrants, refugees	\$62,778,123	\$22,798,490	\$143,000	Project NOT awarded LIFT for funding gap of \$9+ million. Project includes 19 units at 45% AMI and 1 manager's unit (for 150 total units)
The Joyce	Community Partners for Affordable Housing	Cascadia Behavioral, NARA, Cascade AIDS Project	Central City		Dec-21	Apr-23	66	66 SRO	0	66	66	66	66	BIPOC Individuals, chronically homeless	\$21,588,595	\$802,500 (\$6,350,000)	\$11,364	Joyce recieved \$550,000 from OHCS MCOF
Anna Mann House	Innovative Housing, Inc	Immigrant and Refugee Community Org, Luke-Dorf	Northeast		Nov-21	Mar-23	128	66 (1BR) 48 (2BR) 13 (3BR) 1 (4BR)	62	42	12	12	315	Individuals; families; immigrants, refugees	\$58,700,170	\$12,544,000 (\$8,000,000)	\$91,589	IHI's appeal for waiver to design requirements for Historic Tax Credits approved by National Park Services
Emmons Place	Northwest Housing Alternatives	NW Pilot Project, NAYA	Central City		Jun-21	Oct-22 (No.) May-23 (So.)	144	144 Studio/SRO	0	78	48	48	144	Individuals; chronically homeless; seniors with disabilities	\$49,811,539	\$19,786,343	\$128,416	
Starlight (Westwind Apts)	Central City Concern	CCC, NARA	Central City		Apr-21	Oct-22	100	100 Studio/SRO	0	92	70	70	100	Individuals, chronically homeless	\$33,817,463	\$12,662,077 (\$4,375,000)	\$118,337	
Hayu Tilixam (NE Prescott)	Community Development Partners, Native American Youth & Family Ctr. (NAYA)	NARA	Northeast		Mar-21	Aug-22	50	8 (S) 22 (1BR) 11 (2BR) 9 (3BR)	20	17	9	8	119	Families; communities of color	\$19,778,220	\$7,971,500	\$149,000	TCO slipped from June to August
Cathedral Village	Related NW and Catholic Charities	Catholic Charities	North		Jan-21	Aug-22	110	17 (S) 37 (1BR) 45 (2BR) 11 (3BR)	56	37	8	0	263	Families	\$38,060,393	\$15,969,750	\$135,682	Grand Opening celebrations 9/20/22 from 2:30-4:30pm
Las Adelitas	Hacienda CDC	Cascadia Behavioral	Northeast		Mar-21	Dec-22	141	15 (S) 29 (1BR) 71 (2BR) 26 (3BR)	97	55	18	8	402	Individuals; families; communities of color	\$58,381,525	\$15,020,934	\$99,562	TCO delayed from Oct to Dec 2022

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							TOTAL#	Unit Mix	Family-Size	#30%	#PSH	PBS8						
The Aurora (Stark Street)	Human Solutions	Lifeworks NW, IRCO	East		Jun-21	Feb-23	93	47 (1BR) 33 (2BR) 13 (3BR)	46	31	16	16	235	Individuals; families experiencing housing instability and displacement	\$39,567,039	\$14,926,500	\$150,000	
3000-3032 SE Powell	Home Forward	El Programa Hispano	Southeast		Nov-21	Jan-24	206	123 (S) 18 (1BR) 59 (2BR) 6 (3BR)	65	68	30	50	357	families experiencing homelessness, including immigrant and refugees, communities of color	\$87,044,786	\$33,063,000	\$150,000	
Crescent Court (115/Division)	Related NW and Central City Concern	Central City Concern (CCC)	East		Oct-20	May-22	138	28 (S) 40 (1BR) 47 (2BR) 23 (3BR)	70	46	7	0	344	Families	\$43,103,043	\$16,754,923	\$113,470	Grand Opening celebrations held on Tuesday, May 10, 2022
East Burnside Apts	PHB	JOIN	East		May-18	18-Dec	51	7 (S) 20 (1BR) 24 (2BR)	24	16	9	16	94	Families experiencing homelessness	\$14,300,000	\$14,300,000	\$280,392	
Ellington	PHB	El Programa Hispano	Northeast		n/a	n/a	263	2 (S) 10 (1BR) 211 (2BR) 40 (3BR)	251	80	20	52	619	Families experiencing homelessness	\$47,000,000	\$37,000,000	\$140,684	

TOTALS (for all projects)

1,859

836

774

399

451

4,053

\$257,468,723

\$138,499

Average Bond Funds per unit - all projects