



# Portland Housing Bureau

# 2022 PHB Solicitation for Metro Housing Bond and Interstate TIF Funds

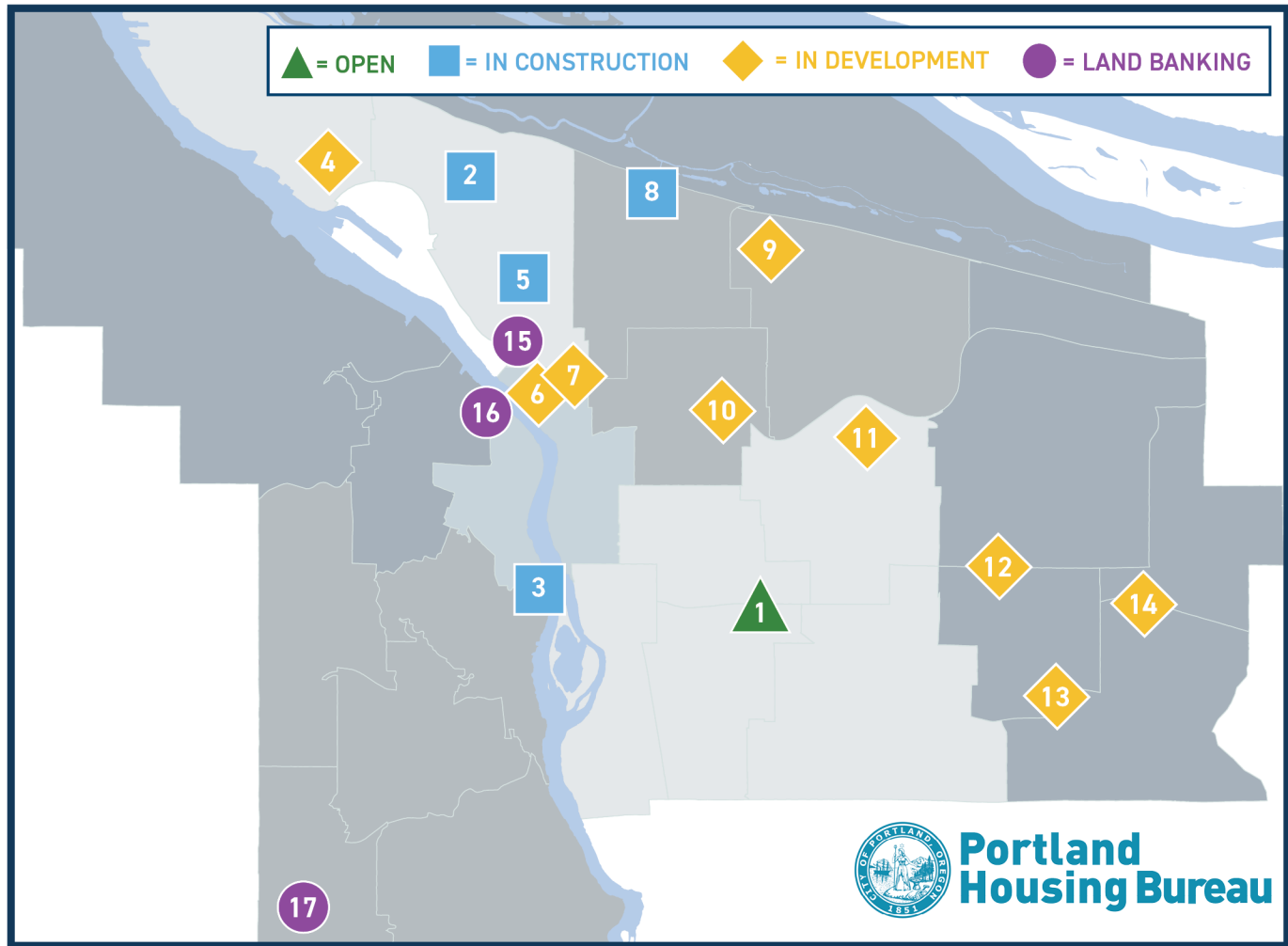
Portland Housing Advisory Commission | September 6, 2022



# Metro

## HOUSING BOND: PORTLAND

- **\$211 MILLION ALLOCATED TO PORTLAND**
- **1,475 UNIT GOAL**
- **3,000+ PORTLANDERS HOUSED**
- **1,297 UNITS OPEN OR IN DEVELOPMENT**
- **35 UNITS OPENED 2021**
- **307 UNITS OPENING '22/'23**
- **955 UNITS EXPECTED IN '24/'25**
- **629 FAMILY-SIZED UNITS**
- **288 PERMANENT SUPPORTIVE HOUSING UNITS**
- **497 DEEPLY AFFORDABLE UNITS**



- |                               |                       |                                |
|-------------------------------|-----------------------|--------------------------------|
| 1 - Findley Commons           | 7 - The Alcena        | 13 - Garden Park Estate        |
| 2 - Hattie Redmond Apartments | 8 - Dekum Court       | 14 - Powellhurst Place         |
| 3 - Waterleaf                 | 9 - PCC Killingsworth | 15 - Kaiser Permanente Parcel  |
| 4 - Tistilal Village          | 10 - HollywoodHUB     | 16 - Broadway Corridor         |
| 5 - 5020 N Interstate         | 11 - 74th & Glisan    | 17 - Portland Value Inn Parcel |
| 6 - Albina One                | 12 - Meridian Gardens |                                |

# 2022 Proposed Projects and Investments

## Estimated 210+ New Units or Homes

PHB Subsidy = **\$39.75M**

\$26M in Metro Bond

\$13.75 in Interstate Corridor TIF

## Properties to Release

Kaiser  
Permanente

**50 units**

Strong Family  
Property

**50 rental +  
5-11  
homes**

Metro Portland  
Value Inn

**80+ units  
(10-25% PSH)**

Carey Blvd

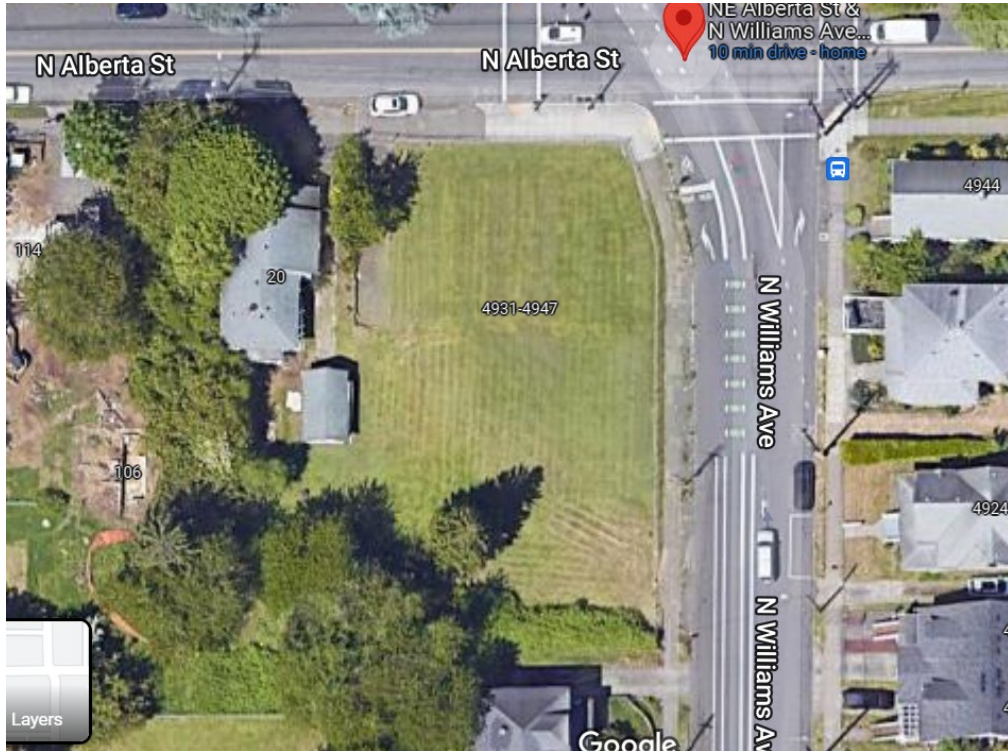
**40 homes**

# Kaiser Overlook – N. Interstate and N. Overlook



- Kaiser Permanente donated parcel of land to PHB in 2021
- Right next to Overlook park & across street from Kaiser Permanente
- Skinny lot on Interstate MAX lends itself to smaller size units
- Part of N/NE Housing Strategy
- Preference population: seniors with potential for rent assistance

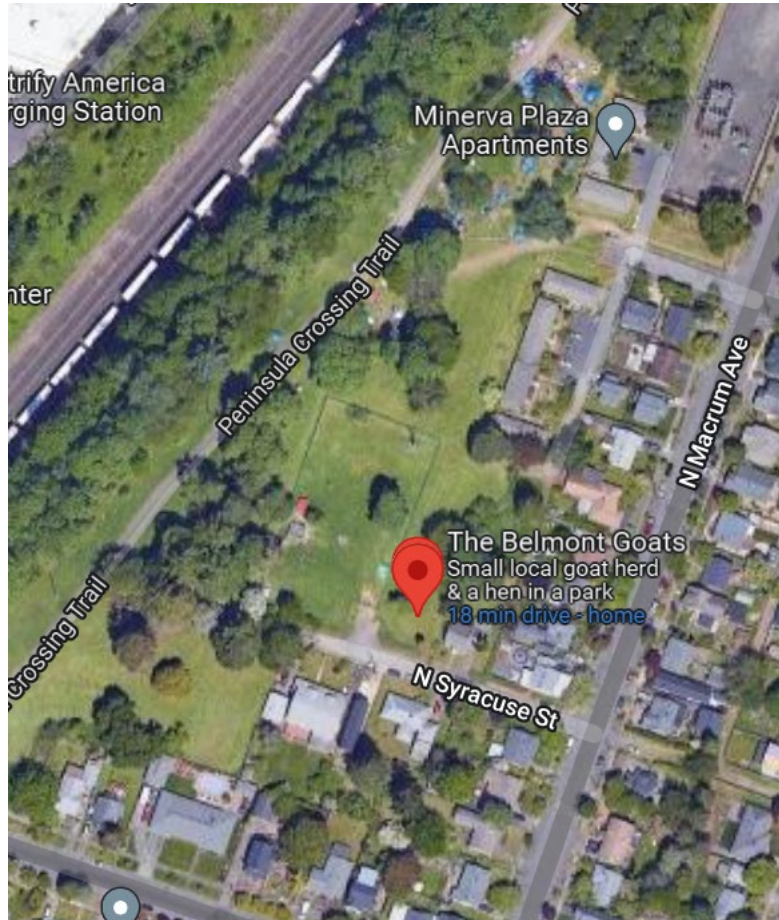
# Strong Family Property – N. Williams and N. Alberta



- Strong Family Property was purchased by PHB in 2019
- Council committed that the Strong family would be involved in naming rights
- Part of N/NE Housing Strategy
- 1 acre site, goal is to mix homeownership and rental, access and zoning constraints
- Preference population: families.
- Potential for wealth creation

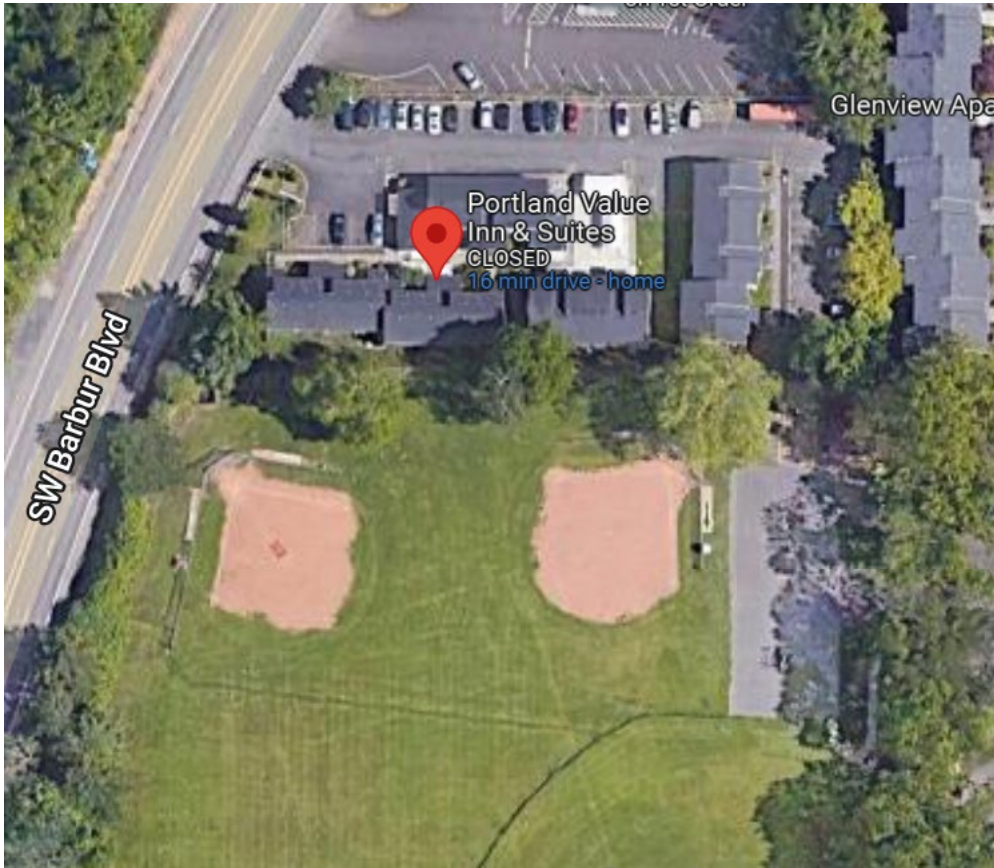


# Carey Blvd – N. Syracuse and N. Oberlin



- Purchased from Water Bureau in 2019
- Large, irregular lot w/ heritage tree abutting Peninsula Crossing Trail
- Limited street access and need for much street improvements; green space; mix of family-sized units possible
- Part of N/NE Housing Strategy for homeownership
- Preference population: families
- Current site of Safe Rest Village; will be construction ready in fall 2025

# Portland Value Inn - 10450 SW Barbur Blvd



- Metro acquired in 2021 using Housing Bond Site Acquisition Funding
- Metro conducting community engagement
- Currently being used as non-congregate shelter by JOHS
- Next to Markham Elementary
- Advances SWEDS goals
- Preference population: families, integrated PSH

# General Overview of Solicitation Schedule

<b>MBOS Issued</b>	Mid-September
<b>Mandatory Information Session</b>	~ 2 weeks after release
<b>Proposal Due Date</b>	1 <sup>st</sup> week of November
<b>Anticipated Dates for Evaluation Committee &amp; Developer Interviews</b>	Weeks of December 5-16
<b>Anticipated Notice of Awards</b>	January 2023