









Portland's Housing Bond  
Project Progress Dashboard - July 13, 2023

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	PDX Funding Award (+other PHB Funds) w/ PDF	PDX Bond Funds per affordable unit w/o PDF	Notes (updates/changes from last Qtr)
							TOTAL#	Unit Mix	Family-Size	#30%	#PSH	PBS8						
Hollywood Hub	Bridge Housing & Hacienda CDC	n/a	Northeast		Jul-24	Q3 2026	149 (222)	0 (43 s) 46 (54-1BR) 83 (95-2BR) 20 (32-3BR)	102	32	0	19	418	Individuals; families;	\$144,233,955	\$22,525,560 (\$9,629,972 HOME ARP & \$7,634,858 Metro Bonds)	\$124,074	Project fully funded with Portland Bonds, HOME ARP, Metro Bonds, PCEF, Congressional Direct Spend. Anticipate close 2Q24. 149 units counted toward Portland's Housing Bond, 222 units total.
Francis+Clare Place	Caritas Housing/Catholic Charities	Catholic Charities, Native American Rehabilitation Assoc. (NARA)	Central City-SE		Jun-23	Q4 2024	61	51 (s) 10 (1BR)	0	61	61	61	66	BIPOC Individuals, chronically homeless	\$28,511,633	\$9,421,891	\$144,353	Closed 6/23/23. Slight cost increased due to add'l parish requests related to land costs and amenities .
Alder 9	Related NW and Centro Cultural	Impact NW	Central City-SE		Jan-23	Oct-24	159	55 (s) 62 (1BR) 36 (2BR) 6 (3BR)	42	53	25	46	286	intergenerational families; chronically homeless; seniors with disabilities	\$86,442,847	\$27,231,500 (\$3,133,000)	\$160,063	Closed 1/9/23, funding gap of ~\$4.7 million, gap reduced w add'l vouchers and CES and PCEF
3000-3032 SE Powell	Home Forward	El Programa Hispano	Southeast		Nov-21	Mar-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	Completion slipped 2 mos.
The Joyce	Community Partners for Affordable Housing	Cascadia Behavioral, NARA, Cascade AIDS Project	Central City		Dec-21	Jun-23	66	66 SRO	0	66	66	66	66	BIPOC Individuals, chronically homeless	\$21,588,595	\$802,500 (\$6,350,000)	\$11,364	Completion slipped 1 mos. Increased opex seeking add'l funds
Anna Mann House	Innovative Housing, Inc	Immigrant and Refugee Community Org, Luke-Dorf	Northeast		Nov-21	May-23 (So.) Jul-23 (East) Sep-23 (Exist)	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	Completion slipped 1-2 mos
The Aurora (Stark Street)	Human Solutions	Lifeworks NW, IRCO	East		Jun-21	May-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	Completion slipped 4 mos
Emmons Place	Northwest Housing Alternatives	NW Pilot Project, NAYA	Central City		Jun-21	Feb-23 (So.) Aug-23 (No.)	144	144 Studio/SRO	0	78	48	48	144	Individuals; chronically homeless; seniors with disabilities	\$49,811,539	\$19,786,343	\$128,416	Seeking add'l Private Activity Bonds for 4% LIHTC. Completion slipped 4+ mos

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							TOTAL#	Unit Mix	Family-Size	#30%	#PSH	PBS8						
Hayu Tilixam (NE Prescott)	Community Development Partners, Native American Youth & Family Ctr. (NAYA)	NARA	Northeast		Mar-21	Sep-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	
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	\$15,878,044	\$135,682	Closed out, cost savings and reduced PHB financing by \$91,700
Crescent Court (115/Division)	Related NW and Central City Concern	Central City Concern (CCC)	East		Oct-20	Apr-22	138	28 (S) 40 (1BR) 47 (2BR) 23 (3BR)	70	46	7	0	344	Families	\$43,103,043	\$16,754,923	\$113,470	
Starlight (Westwind Apts)	Central City Concern	CCC, NARA	Central City		Apr-21	Nov-22	100	100 Studio/SRO	0	92	70	70	100	Individuals, chronically homeless	\$33,817,463	\$12,662,077 (\$4,375,000)	\$118,337	
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	
East Burnside Apts	PHB	JOIN	East		May-18	Dec-20	51	7 (S) 20 (1BR) 24 (2BR)	24	16	9	16	109	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	850	Families experiencing homelessness	\$47,000,000	\$37,000,000	\$140,684	
<b>TOTALS (for all projects)</b>							<b>1,859</b>	<b>835</b>	<b>774</b>	<b>399</b>	<b>472</b>	<b>4073</b>			<b>\$259,888,772</b>	<b>\$139,800</b>	Average Bond Funds per unit - all projects	
							Total Units		Family-size	30% AMI	PSH	PBS8	Total People					
Completed Project Totals							1284		626	560	283	296	2946					\$ 259,888,772
Under Construction Project Totals							426		107	182	116	157	709					
Committed Project Totals							149		102	32	0	19	418					
						check	1859		835	774	399	472	4073					