

# Director’s Update – June 2020

**Upcoming Council Items**

* Ordinance to approve issuance of new City of Portland revenue bonds in the amount of $10,720,000 to refinance the existing Series A Bonds and provide rehabilitation funding for critical capital needs at the Headwaters Apartments *June 10 or 17*
* Ordinance to authorize all subrecipient contract over $100,000 for the FY20-21 *June 17 or 24*
* Ordinance to authorize FY20-21 IGA with Prosper Portland *June 17 or 24*
* Ordinance to authorize FY20-21 IGA with Multnomah County Joint Office of Homeless Services *June 17 or 24*

# General Updates

* 5020 N. Interstate will not be receiving $11M in construction financing; Proud Ground and construction lender in discussion. No other identified source of funds to move the project forward at this time.
* Recruitment process continues for new members of the Fair Housing Advocacy Committee, N/NE Oversight Committee, and Rental Services Commission.
* The multimodal incentive fee exemption for affordable housing sunsets on June 30, 2020. The multimodal fee for affordable housing units will be the equivalent of the TriMet low income fare.

# Land Use Projects

* Expiration Date Extension Project – Planning and Sustainability Commission hearing *May 26*
* Expanding Opportunities for Affordable Housing – Council hearing *May 27*
* Central City 2035 Plan – Council re-adoption hearing *May 28*
* Design Overlay Zone Amendments – PSC work session *June 9 and 23*
* Historic Resource Code Project proposed draft released in June *tentative*
* Residential Infill Project – Council hearing on amendments *June 3*
* Residential Infill Project – Council hearing continued *June 11*
* Residential Infill Project – Council vote *June 18*
* Central City 2035 Plan – Council re-adoption vote *June 24*

**Update on Bonds**

**Portland’s Housing Bond:**

* Second All Developer meeting postponed until June 2020.

**Metro Housing Bond:**

* Presentation to approve LIS and Metro-PHB Inter-Governmental Agreement (IGA) to City Council, then Metro Council targeted June 2020.

**Upcoming Public Meetings**

* June 3: Rental Services Commission Executive Committee: agenda planning
* June 4: PHAC Executive Committee; agenda planning
* June 16: Rental Services Commission; application, screening criteria, and security deposit administrative rule updates; discussion regarding affordable housing rent policies

**Portland Housing Bond Project Milestones**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Project** | **Location** | **# of Units** | **Source of funds** | **Status** |
| The Ellington –  Home Forward | 1610 NE 66th 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 | Concept Design revisions for expanded site presented to BOC on 4/13. |
| Joyce Hotel -  CPAH | 322 SW 11th Ave. | 66 | GO Bonds/ SPB-URA TIF | Pre-development |
| Westwind Apt-  CCC | 323-327 NW 6th Avenue | 100 | GO Bonds; Multnomah Co. | Pre-development |
| NE Prescott -  CDP & NAYA | 5827 NE Prescott | 50 | GO Bonds | Pre-development |
| Anna Mann House -  IHI | 1021 NE 33rd Ave. | 88 | GO Bonds | Pre-development |
| Las Adelitas -  Hacienda | 6723 NE Killingsworth St. | 141 | GO Bonds | Pre-development |
| Cathedral Village -  Related NW & Catholic Charities | 8614 N. Crawford St. | 110 | GO Bonds | Pre-development |
| Susan Emmons -  NHA | 1727 NW Hoyt St. | 144 | GO Bonds | Pre-development |
| 115th at Division St.-  Related NW & CCC | 11514 and 11518 SE Division St. | 138 | GO Bonds | Pre-development |
| 160th & Stark Street - Human Solutions | 16015 SE Stark St. | 93 | GO Bonds | Pre-development |

**Project Milestones**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Project** | **Location** | **# Units** | **Source of funds** | **Status** |
| 14th & Raleigh/Vibrant!  -IHI/LRS/Bremick | NW 14th & NW Raleigh (NE Corner) | 93 | River District URA TIF | Closeout |
| 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. |
| 72 Foster Lents  REACH/LMC/Holst | 5005 SE 72nd Ave | 101 | Lents URA TIF | Closeout |
| Lents Commons  (91st & Foster)  PDC/ Hacker /Bremick | 9101 SE Foster | 17 / 54 | Lents URA TIF | Closeout |
| Arbor Glen  Human Solutions | 2609 SE 145th Ave | 97 | CDBG | Pre-development |
| Renaissance Commons  Trimet/REACH/MWA/Walsh | 2133 N Argyle Street | 189 | Interstate URA TIF | Construction. |
| Louisa Flowers (Block 45)  HF/LRS (Lever)/ O’Neil Walsh | 1010 NE Grand | 240 | OCC URA TIF / LIHTC | Closeout. |
| Cully Place Condos  Habitat for Humanity | 5640 NE Killingsworth | 15 | CDBG | Construction. |
| Division Street Apts  CCC-Related NW/ Ankrom/Walsh | 11332 SE Division | 60 | CET/ JOHS/Mult. County | Financial close 5/28/20. Permit ready. |
| Depaul Treatment Center  Depaul-GED/Holst/R&H Construction | SE 102nd and SE Cherry Blossom DR | 10 | Gateway TIF/  Cannabis/Special  Appropriations | In Construction |
| Gateway/106th Halsey  HS/Holst/LMC | 10520 NE Halsey | 52/75 | Gateway TIF  LIHTC/Section 108 | 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 | Construction. |
| Findley Commons  Do Good  Mult/HomeFirst/St.Marks  Doug Circosta/ Relay | 5415 SE Powell | 36 | CET/ JOHS/ OHCS | Pre-Development. |
| Kilpatrick Condos  Habitat for Humanity | 8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate | 30 | Interstate URA TIF | Construction. |
| Henry-CCC | 309 SW 4th | 173 | DTW URA TIF | Construction. |
| King Parks  PCRI/ MBA/ COLAS | 6431-6435 NE MLK | 70 | Interstate URA TIF | Construction. |
| Magnolia II  IHI/ LRS/ Bremick | 415 N Fargo | 50 | Interstate URA TIF | Grand opening postponed. |
| Medford - CCC | 506 NW 5th Ave | 60 | River District URA TIF | Financial close early June. |
| Songbird (N. Williams) BRIDGE/Ankrom | 2124 N Williams | 61 | Interstate URA TIF | Construction. |
| Oliver Station  Palindrome/Ankrom/UEB | 9202 SE Foster | 126 / 145 | Lents URA TIF | Grand Opening TBD. |
| 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 completed.  Blandena under construction.  N. Mason in permitting. |
| Powellhurst Place – NHA/ DAO Architects/ LMC | 5403-5413 SE 122nd | 65 | HOME | Pre-Development. |
| River Place Parcel 3  (The Vera Apts)  BRIDGE (W&D)/ Ankrom/ Hoff | 2095 SE River Parkway | 203 | North Macadam URA TIF | Closeout. |
| River Place Parcel 3  Phase 2/BRIDGE | 2095 SE River Parkway | 178 | Macadam URA TIF | Permitted.  Pre-development. |
| Woody Guthrie  Rose-HF/ CHA/ Walsh | 92nd and Reedway | 16 / 64 | Lents TIF | Closeout. |