



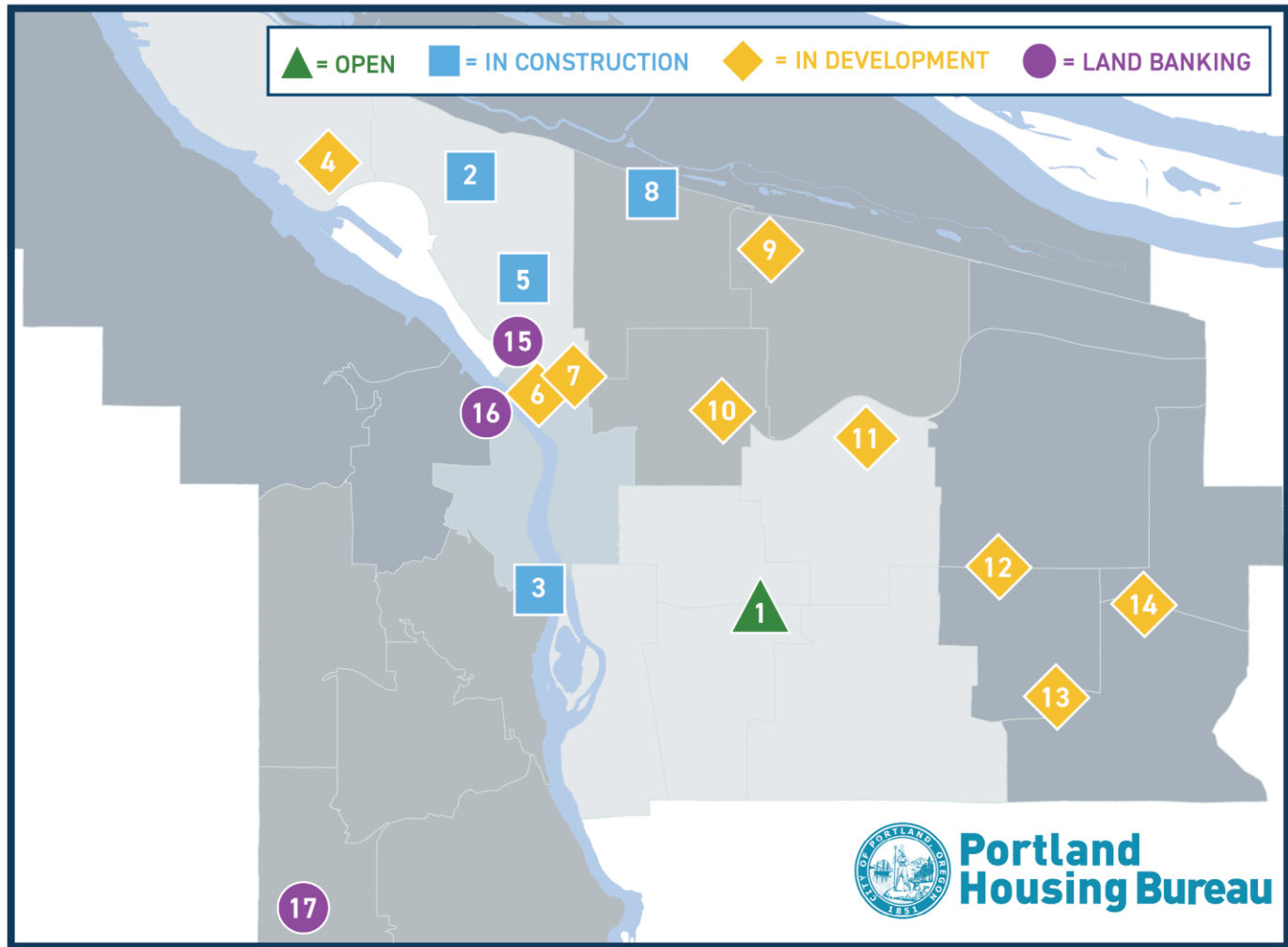
**Portland
Housing Bureau**

2022 Fall Solicitation for Metro Housing Bond and Interstate TIF Funds

N/NE Neighborhood Housing Strategy Oversight Committee

September 8, 2022

- **\$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 | |

Interstate Maximizing = \$44M



Production
Focused

4

Properties

300/350

Goal for # of
Units or Homes



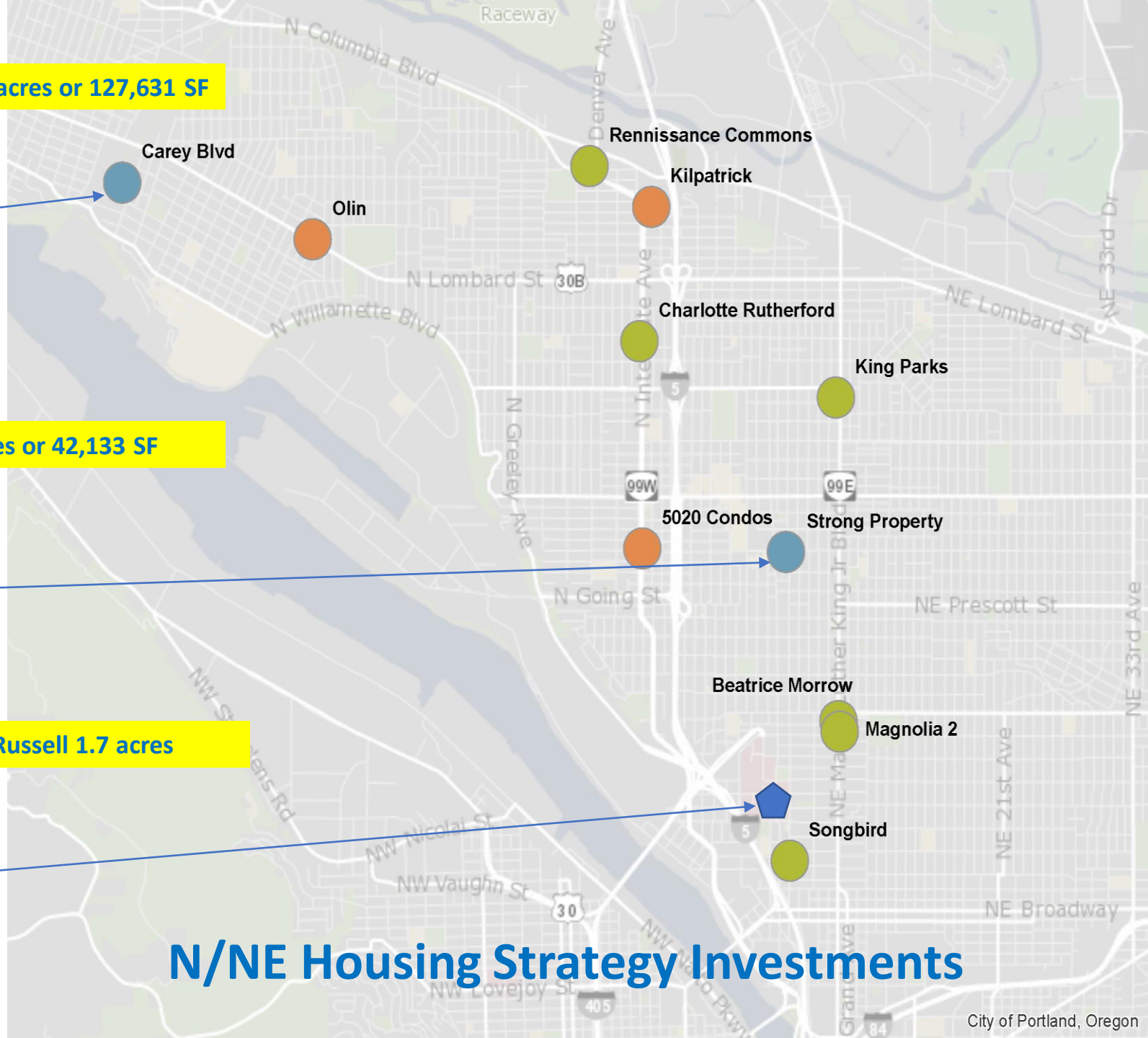
Carey Blvd 2.93 acres or 127,631 SF



Strong .97 acres or 42,133 SF

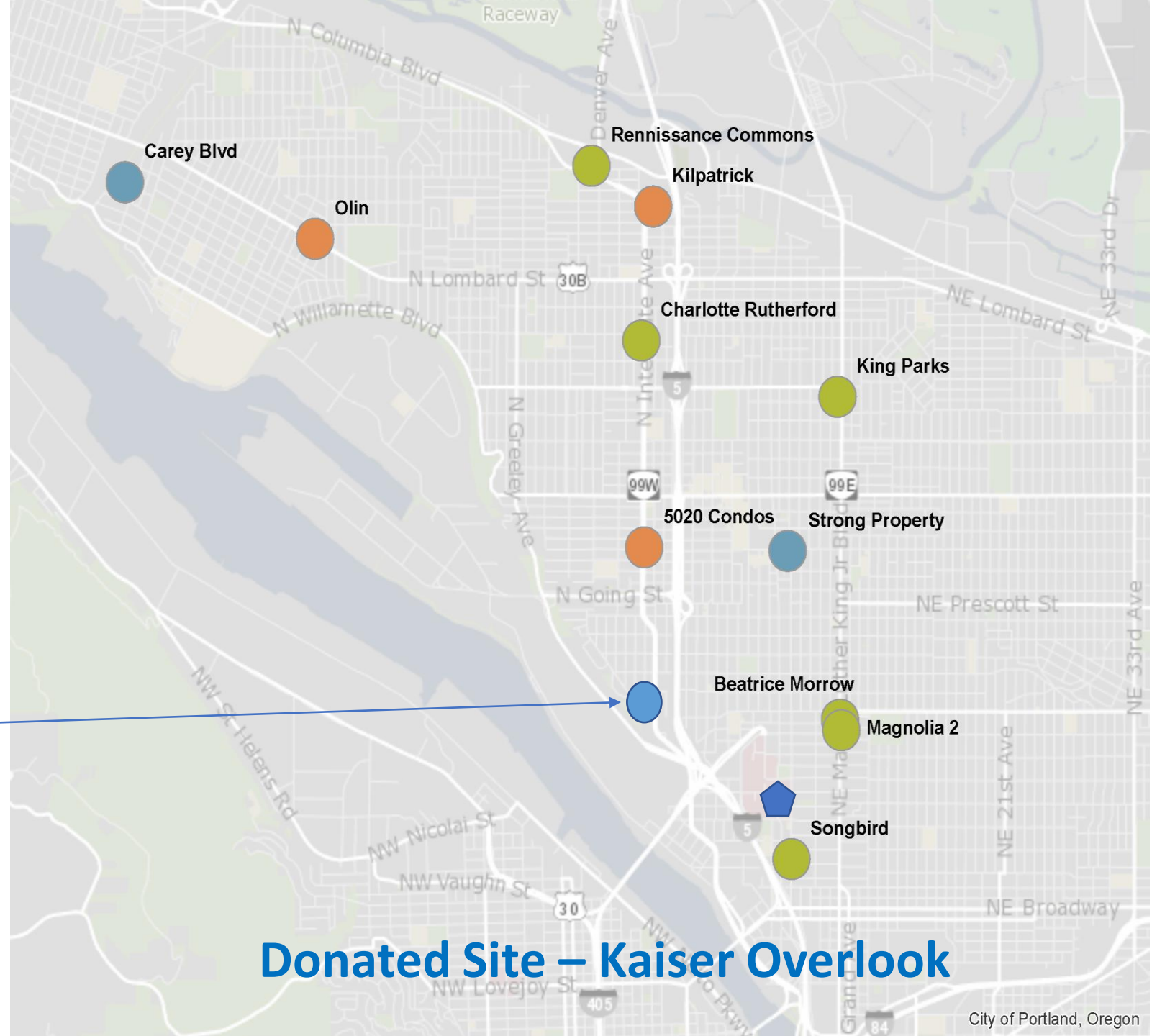
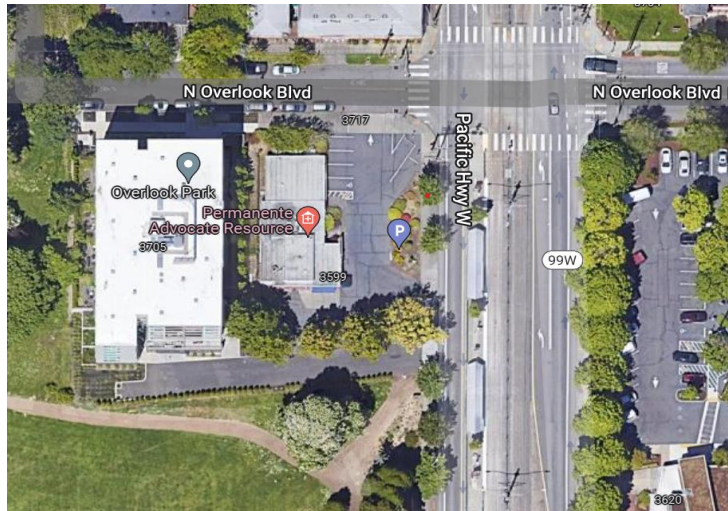


Williams & Russell 1.7 acres



N/NE Housing Strategy Investments

Kaiser 31 acres or 13,400 SF .



Donated Site – Kaiser Overlook

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

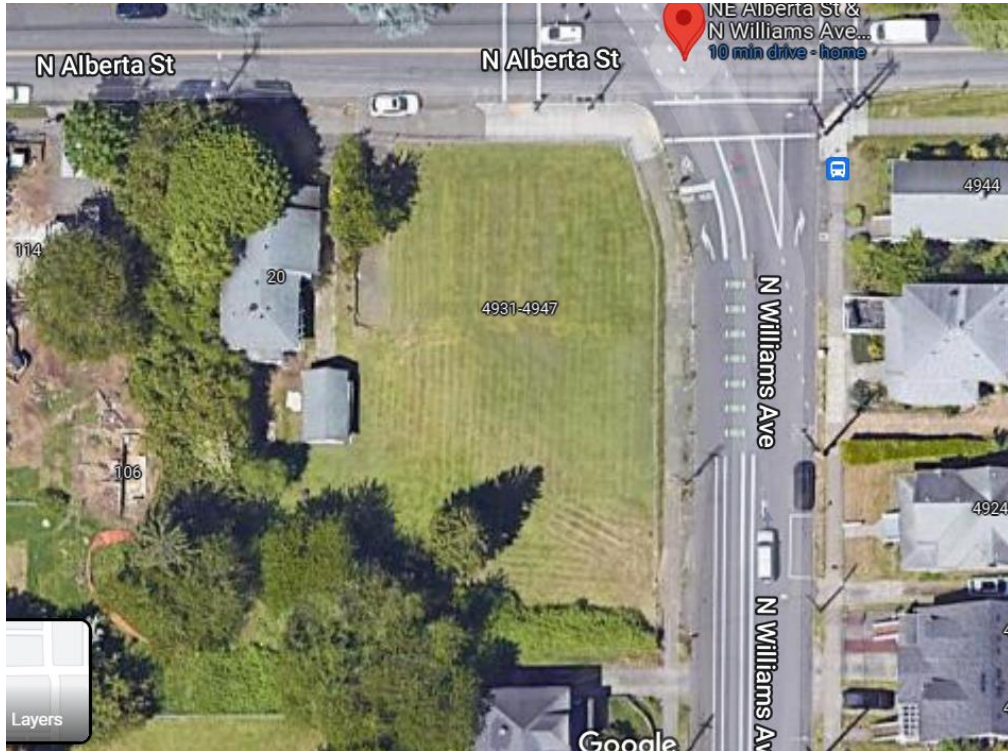
40 homes

Kaiser Permanente – N. Interstate and N. Overlook



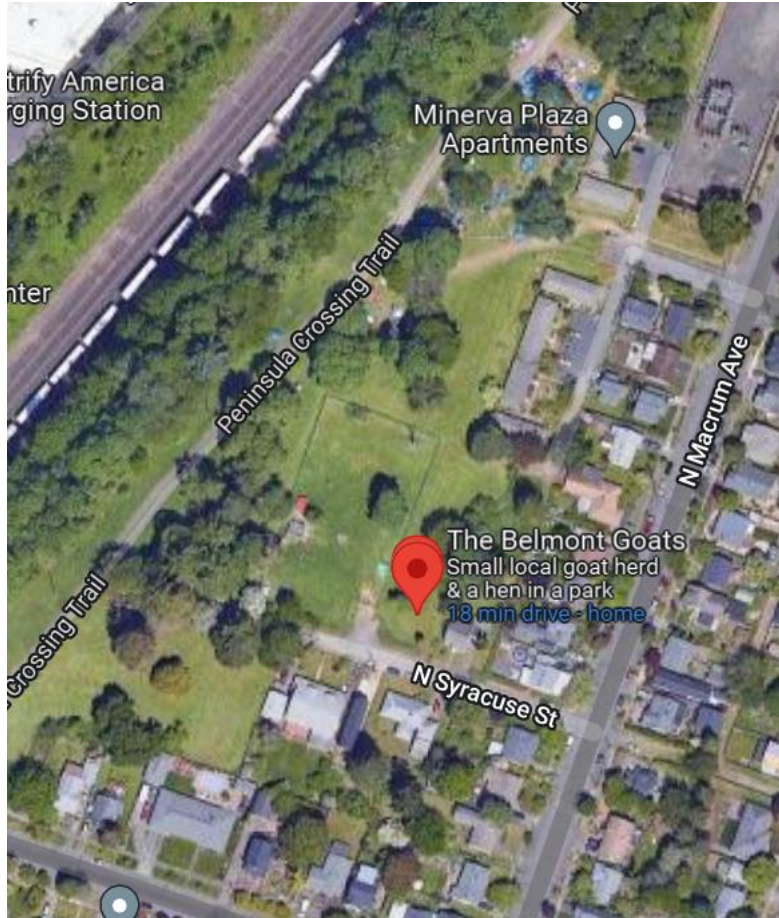
- Kaiser Permanente donated parcel of land to PHB in 2021
- Right next to Overlook Park & across street from Kaiser Permanente medical campus
- Skinny, .31-acre lot on Interstate MAX lends itself to smaller size units
- N/NE Ad hoc Committee feedback:
 - Seniors with potential for rent assistance

Strong Family Property – N. Williams and N. Alberta



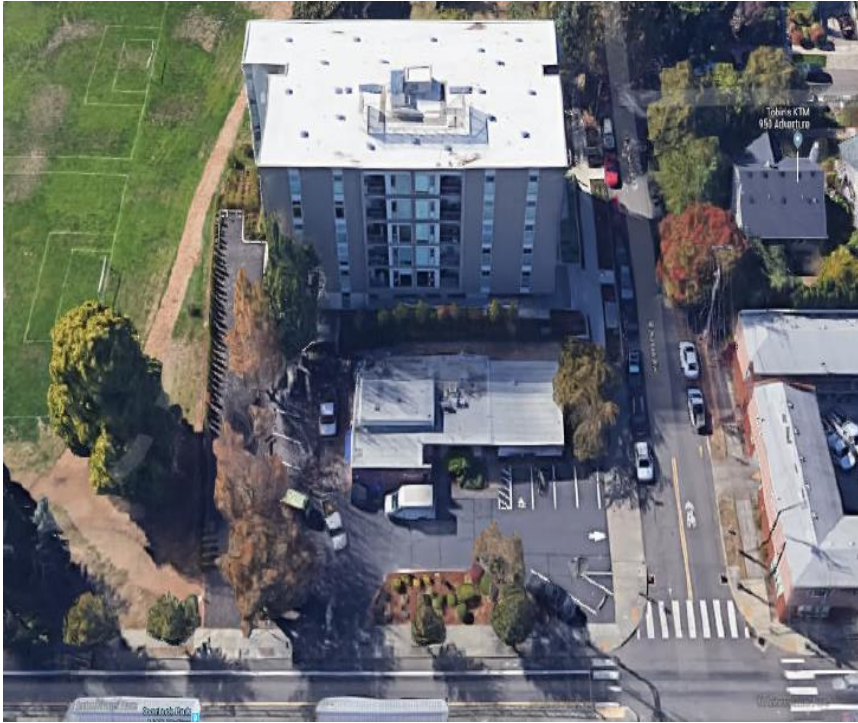
- Strong Family Property was purchased by PHB in 2019
- Council committed that the Strong family would be involved in naming rights
- 1 acre site; access and zoning constraints
- N/NE Ad Hoc Committee feedback:
 - Focus on families and mix rentals and homeownership
 - Look for wealth creation and equity building homeownership models

Carey Blvd – N. Syracuse and N. Oberlin



- Purchased from Water Bureau in 2019
- Current site of Safe Rest Village; will be construction ready in fall 2025
- Large, 3-acre irregular lot w/ heritage tree abutting Peninsula Crossing Trail
- Limited street access and need for much street improvements
- N/NE Ad Hoc Committee feedback:
 - Integrate mix of single-family homes and townhomes
 - Focus on larger bedroom sizes
 - Consider green space

N/NE Oversight Ad Hoc Committee Themes



- Focus on integrating communities to the extent possible via housing styles and mix uses and location of the homes
- Consider green spaces
- For homeownership, consider programming that promotes wealth creation
- Focus on families and seniors

General Overview of Solicitation Schedule

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