



# Portland Housing Bureau

Commissioner Carmen Rubio • Interim Director Molly C. Rogers

## Interim Director's Update – September 2023

### General Updates

- IH Calibration Study is near completion. Remaining work includes scenario analysis for potential tax exemption expansion outside the Central City and the final report from consultant. All work and presentation to the IH stakeholder work group can be found on the project website: <https://www.portland.gov/phb/inclusionary-housing/calibration-study>
- Council adopted a new cap for maximum number of annual applications for the Homebuyer Opportunity Limited Tax Exemption (HOLTE) program. For the next three years the application cap will be 500, up from 100 annually. The city will analyze the program for effectiveness in boosting production of family-sized middle housing and expanding access to homeownership for communities of color.
- PHB and Prosper Portland are leading a tax increment finance (TIF) district exploration process for East Portland and 82<sup>nd</sup> Avenue. Process will include public engagement conducted by community based organizations and city staff as well as focused conversations by Working Groups to recommend district boundaries and to co-create plans for the new districts – if there is sufficient interest and support.

### Housing Bond Updates

- Metro Bond:
  - 3 project open: Findley Commons, Waterleaf, Hattie Redmond
  - 9 projects in construction: 5020. N. Interstate, Powellhurst Place, Dekum Court, Tistal Village, Aldea at Glisan Landing (family site), Beacon at Glisan Landing (PSH site), Meridian Gardens, Garden Park Estates, Albina One
  - 6 projects in pre-development: hollywoodHUB (also has Portland Bonds), PCC Killingsworth, Carter Commons, Barbur Apartments, Portland Value Inn, Strong Family Property
  - 2 projects awaiting endorsement from Metro: Strong – Abbey Lot, Carey Boulevard
- Portland Housing Bond:
  - 11 projects open: Ellington Apartments, East Burnside Apartments, Hayu Tilixam, Crescent Court, Cathedral Village, Starlight, Las Adelitas, Emmons Place (south building), Aurora, Anna Mann House (east and existing buildings), Joyce Hotel
  - 1 project anticipated open in Sept/Oct: Anna Mann House (south building)
  - 5 projects in construction: Emmons Place (north building), 3000 SE Powell, Alder 9, Francis + Clare Place, Anna Mann House (south building)
  - 1 project in pre-development: hollywoodHUB (also has Metro Bonds)

### **PHB Advisory Body Meetings** *(all meetings are hybrid)*

- September 16: N/NE Oversight Committee, 6:00 pm – 8:00 pm
- September 19: Rental Services Commission, 2:30 pm – 5:00 pm
- October 10: Fair Housing Advocacy Committee, 3:00 pm – 5:00 pm