



CITY OF
PORTLAND, OREGON
PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
421 SW 6th Avenue, Suite 500
Portland OR 97204
(503) 823-2375
Fax (503) 823-2387
www.portlandoregon.gov/PHB

Date: July 31, 2015
To: City Council
From: Javier Mena – PHB Assistant Director
Re: Fiscal Year 2014-2015
4th Quarter PHB Housing Investment Committee Report

Per Council Ordinance No. 183836 passed by Council on May 6, 2010, the Portland Housing Bureau is providing you with a report of all approved loan and investment activity which were recommended for approval by our Housing Investment Committee (HIC) and approved by the Director and/or Commissioner.

HOUSING INVESTMENT COMMITTEE ACTIVITY

Housing Investment Committee Activity FY 2014-2015

During the 4th Quarter of Fiscal Year 2014-2015, HIC recommended funding new construction of the Miracles Central and NAYA Generations projects. HIC also recommended the Hoyt Street Properties land acquisition, and the acquisition/rehab of the Bronaugh Apartments, which was the last of the 11 x 13 preservation initiative. These projects are summarized in the tables below.

New Construction

Project	Sponsor/Owner	Loan Type	Funds Source	Units	Amount
Miracles Central	Central City Concern	Cash Flow	TIF: OCC URA	47	\$7,100,000
Naya Generations	NAYA	Amortized Deferred Payment	CDBG	40	600,000
Total New Construction		2	Total Units/Dollars	87	\$7,700,000

Acquisition/Rehabilitation

Project	Sponsor/Owner	Loan Type	Funds Source	Units	Amount
Bronaugh Apartments	REACH CDC	Cash Flow	CDBG	50	\$1,689,816
Hoyt Street Properties Land Acquisition	Portland Housing Bureau				\$1,300,000
Total Acquisition/Rehabilitation		2	Total Units/Dollars	50	\$2,989,816

Single Family Activity

During the 4th Quarter of Fiscal Year 2014-2015 HIC recommended the approval of two single family items.

Project	Request	Items	Amount
Single Family			
▪ Home Repair loan	Increase \$15,000 home repair loan for necessary repairs to \$22,227.50.	1	\$22,227.50
▪ Loan Extension	Extend loan maturity date to 5/1/2044.	1	\$42,286.25
Total Single Family Items		2	\$64,513.75

Guideline Exceptions

During the 4th Quarter of Fiscal Year 2014-2015 HIC recommended the approval of five items that required exceptions to PHB's Housing Development Loan Manual guidelines. The exceptions are summarized in the table below.

Project	Exceptions to Guidelines
Briarwood East	A portion of replacement reserves is a priority payment prior to calculating excess cash flow.
Bronaugh Apartments	Asset management fee beginning at \$250 per unit per annum allowed as a priority payment prior to calculating excess cash flow. Initial debt service coverage ratio is 2 basis points below 1.25.
Guideline Exception	Current guidelines state a maximum loan amount of \$15000 + fees, we would like to take that amount up by \$7,051.50 for a total of \$22,227.50 for critical home repairs.
Miracles Central	1) Cash developer fee is 5.7% of total development costs, PHB range is 6-9%. 2) 100% hard cost savings to PHB for the \$100K earmarked to address issues with the Holy Rosary Church as contained in the Agreement with the Church.
Naya Generations	1) Pre-development loan term will be 60 years. 2) Pre-development loan language will omit "standard of forgiveness clause."
Total Guideline Exceptions	5