



PORTLAND HOUSING BUREAU

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Fast Starts Program

Update

March, 7 2017

Summary & Background

- **Solicitation Summer 2016 modeled after the “Flexible Services Contracting”**
- **Allow PHB to request project specific proposals from a pre-qualified pool of developers/owners**
- **Intended to get affordable housing units off-the-ground quicker than regular processes**
- **Proposers included national and local, for profit and non-profit developers with a wide range of development experiences and capabilities**

Update

- **Created Database to Facilitate Short-Listing of Respondents to Prequalify for Select Projects**
- **Additional Respondent Information Sought**
 - **Type of Buildings Developed**
 - **Type of Clients Served**
 - **Familiarity with City Processes & Locations**
 - **MWESB Outcomes**
 - **Financing Experience**
- **Database Reviewed**
- **Public Process & Community Input**

→ **Ready to Use**

Fast Starts Use & Feedback

- **When projects arise, PHB anticipates selecting a few Fast Starts teams to submit detailed proposals based off meeting key selection criteria.**
- **For example, 11 proposers based off experience in:**
 - **PDX Central City**
 - **Seismic**
 - **\$20MM+ projects**
- **However, feedback is requested on:**
 - **Additional “filters” or information needed?**
 - **Improvements in process?**

Next Steps

Potential Fast Starts Projects

- All properties are currently owned by PHB

Project Name	Location	Description	Est. Timing
Joyce Hotel	322 SW 11 th Ave	Existing 69 unit SRO in poor condition. Complete rehab including seismic upgrades and storefront improvements.	Mid-late 2017
Gateway Center	10225 NE Burnside St.	Undeveloped ~30,000 SF lot adjacent to Gateway Center for Domestic Violence (GCDV) partially used for parking.	TBD
Mt Tabor Annex	511 SE 60 th Ave.	~35,000 SF property purchased from the Parks Bureau in 2016. Current site contains school leased to YMCA for childcare programs. Building is well past its useful life.	Late 2017 or 2018