



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

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PHAC Update

Upcoming Council Items

- Ordinance to “incent the pipeline” for pre-Inclusionary Housing projects, proposing increased incentive through the Multiple-Unit Limited Tax Exemption (MULTE) Program and update administrative rules *March 14, 2018*
- Resolution to Council to approve, deny and terminate tax exemptions under the Homebuyer Opportunity Limited Tax Exemption (HOLTE) Program *March 14, 2018*
- State of Housing Report (Matthew Tschabold) – Targeted for *March, awaiting time certain.*
- Framework – HIPP staff is currently underwriting the Framework project. Tentative City Council dated moved to *March 21, 2018.*
- NE Housing Strategy Annual Report (Leslie Goodlow) *April 4, 2018, tentative*

General Updates

- Nine proposals to the Request for Qualifications (RFQ) for the Broadway Corridor were submitted to Prosper Portland. Prosper and PHB staff is reviewing applications for minimum qualification, and leadership from PHB and the Mayor’s office will be involved in the selection committee. PHB is coordinating a briefing with representatives from the various PHB committees (PHAC, BOC, RSC, FHAC, N/NE Oversight) to be held in late March.
- Inclusionary Housing Homeownership proposed administrative rules hearing will be held on *February 27, 2018.* Following the hearing, PHB will issues revised draft rules. We expect significant changes and would like time to talk more with the private development community. After the revised draft is issued we will have another 30 days for comment before final adoption.
- OneAppOregon.com launched in December of 2017 as a public internet listing site, allowing renters to search for and see if they qualify for homes they are interested in. Renters are able to search properties that serve both low-income households as well as conventional market rate listings, taking into consideration each household’s unique social and economic make up.

The Housing Bureau has worked with OneApp Oregon to develop renter questions that are specific to regulated affordable housing, and is encouraging partnerships between OneApp Oregon and affordable housing providers. REACH recently used OneApp Oregon to fill a vacancy in their regulated portfolio and other affordable housing providers are preparing to list new units and vacancies on the platform. The project is currently on schedule and is 66% complete in both its implementation timeline and budget.

Upcoming Public Meetings

- February 26, 2018 – Creston-Kenilworth Neighborhood Association meeting to discuss 3000 SE Powell Blvd. property; 7:00 – 8:30
- February 27, 2018 – Public Hearing on Proposed Changes to Inclusionary Housing – Homeownership; 6:00 – 8:00 at PHB
- March 6, 2018 – Portland Housing Advisory Commission; 3:00 – 5:00pm at PHB
- March 7, 2018 – Rental Services Commission Executive Committee; 2:00 – 3:00pm at PHB
- March 8, 2018 – N/NE Oversight Committee; 6:00 – 8:00 pm at New Song
- March 13, 2018 – Fair Housing Advocacy Committee; 3:00 – 5:00pm at PHB
- March 15, 2018 – Rental Services Commission Listening Session; 6:00 – 8:00 at IRCO Community Center
- March 20, 2018 – Rental Services Commission; 2:30 – 5:00pm at PHB

HIPP Team Production Pipeline Report – March 6, 2018

- Total affordable units: 2,306
- Total units: 2,446

Project	Location	# of Units (affordable/ total)	Source of funds	Status
14th & RALEIGH - IHI/LRS/BREMICK	NW 14th & NW Raleigh (NE Corner)	93	River District URA TIF	In construction
3000 SE Powell – PHB	3000 SE Powell	200 (estimated)	GO Bond	Building demolition starting approximately 2/19/18.
5020 N. INTERSTATE AVE.; PURCHASE	5020 N. Interstate Ave.	40/48 (homeown ership)	Interstate URA TIF	Commercial tenant currently vacating building; demo of all existing buildings thereafter. PHB and Proud Ground negotiating their proposed development of the site.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SW 72 nd Ave	101	Lents URA	In construction; Construction completion date 2/11/2019
ARGYLE/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	189	Interstate URA TIF	Design development; Target closing and construction 9/18. Discussing changes to programming from original proposal

BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 -1034 NE Grand Ave.	240	OCC URA TIF / LIHTC	In construction.
. BEATRICE MURROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLKJ BLVD	80	Interstate URA	Construction Started. To be completed 8/2018.
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/ SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Started construction. Completion scheduled for 8/1/18.
EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Mult. Cty	In construction. Completion scheduled for 4/29/2019
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12 (homeownership)	Interstate URA TIF	Loan closing April 2018, Construction start April 2018
FRAMEWORK – HOME FORWARD/ LEVER/ WALSH	480 NW 10 th Ave	60	River District URA TIF	Closing and construction start late-March 2018
GATEWAY - HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Schematic Design; Closing expected 12/2018
HENRY-CCC	309 SW 4 th Ave.	153	DTW TIF	In permit
THE JADE ROSE, CDC	SE Division & SE 82nd Ave	48	CDBG	Started Construction. Completion scheduled for 2/19/19
JOYCE HOTEL; PURCHASE	322 SW 11th Ave.	69 (estimated)	South Parks Blocks URA TIF	Owner's rep selected. Design process begins Spring 2018.
KINGS PARK - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Project redesign to be submitted for permit in March 2018
Lents Commons (formally 91ST & FOSTER) - PDC/ HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Temporary certificate of occupancy received. Final certificate of occupancy expected 2/16/18. Tenants beginning to move in.
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In design development. Project to be submitted for permit in April 2018
MT TABOR ANNEX - PHB	511 SE 60th Ave.	40 (estimated)	Housing Investment Fund	In process of zoning change
N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams Ave.	61	Interstate URA TIF	Design Development in process.
NEW MEADOWS - NM/CHA/REN	8710 N. Dana Ave	16	Interstate URA TIF	In Construction, 75% complete Construction completion 5/11/18
OAKLEAF/ST VINCENT DEPAUL	4556 NE Killingsworth	22	CDBG	On hold. Seeking additional funding

OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster Rd.	126 / 145	Lents TIF	In Construction. Completion approximately 5/18/18.
RIVERPLACE PARCEL 3 - BRIDGE (W&D)/ANKROM/ HOFFMAN	2095 SE River Parkway	203	North Macadam URA	In construction. Ground breaking February 16, 2018.
SQUARE/MANOR - HF	9110 NE Hassalo Street / 12020 SE Gladstone Street	102	CDBG	Construction Complete Start close out period
STARK STREET - CCC/ANKROM/ BREMIK	12613 SE Stark Street	155	HOME / Mult Cty / HIF	In Construction; Completion 8/2018
WOODY GUTHRIE- ROSE- HF/CHA/WALSH/	SE 92nd Ave. and SE Reedway St.	16 / 64	Lents TIF	Closing/construction start April 2018.