



Portland Housing Bureau

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PHAC Update

Upcoming Council Items

- Regular, emergency ordinance amending the Housing Development Center contract for the Bureau of Planning and Sustainability to commission a feasibility report for affordable housing in the SW Corridor (Jill Chen) *March 28, 2018*
- NE Housing Strategy Annual Report (Leslie Goodlow) *Time Certain Confirmed for 10:00 am April 4, 2018*
- Framework – HIPP staff is currently underwriting the Framework project. Need to move City Council to April 4, 2018.
- Time Certain Confirmed for 2:00 pm – Fair Housing Month Proclamation and Presentation (Kim McCarty) 1 ½ hours requested
- State of Housing Report (Matthew Tschabold) – Targeted for *April, awaiting time certain.*

General Updates

- Permanent Mandatory Renter Relocation Assistance adopted on emergency on March 7. Since March 9 staff have responded to approximately 130 queries from either phone calls, emails or walk-ins. Have received approximately 40 exemption applications. Already receiving notices of payments made which is not mandated until May 1.
- Ordinance to “incent the pipeline” for pre-Inclusionary Housing projects was passed by City Council and is going to the Board of County Commissioners.
- BPS: Residential Infill Project (RIP) – Proposes an affordable housing bonus for single-dwelling zones. Proposed Draft due out beginning of April.
- BPS: Better Housing by Design (BHD) – Proposes four affordable housing bonuses; two new and two reconfigured options. Public comment period on the Discussion Draft closed on March 19.
- PBOT: Transportation Demand Management (TDM) Plans – Amends administrative rules to require a multi-modal financial incentive in new developments of 10 or more dwelling units. Draft of the administrative rules due out beginning of April.
- City/County Joint Office of Homeless Services IGA (Inter Governmental Agreement). The City invests significant resources in programs and community initiatives to prevent and end homelessness for thousands of households each year. The budget for homeless services is passed to, and directly administered by, the City/County Joint Office of Homeless Services (JOHS). Funding consists of City General Funds and federal Emergency Solutions Grant (ESG)

and Housing Opportunities for Persons with AIDS (HOPWA) grant funds from the U.S. Department of Housing and Urban Development (HUD).

The JOHS was formed by an IGA established between the City and Multnomah County in July 2016. The IGA authorizes JOHS with the primary functions of:

- Leading policy, planning, coordination efforts and centralized funding for homeless services in Multnomah County; including staffing and advancing policies and priorities of the [A Home for Everyone](#) communitywide collaboration;
- Administering subrecipient contracts to more than 21 nonprofit and public agencies, to provide a comprehensive range of services to assist people experiencing homelessness or housing instability. Primary service categories are:
 - Supportive Housing (in collaboration with PHB related to city-regulated affordable housing)
 - Diversion and Employment
 - Housing Placement & Retention
 - Safety off the Streets (including emergency shelter operations)
 - System Support Services
- Tracking quarterly and annual performance measures in HMIS (Homeless Management Information System) for A Home for Everyone initiatives and other associated homeless service investments;
- Conducting and publishing the annual/bi-annual Point-In-Time Count of Homelessness for Portland/Gresham/Multnomah County. The JOHS reports to the Policy & Budget Alignment Committee (PBAC), comprised of elected and appointed officials from the City and County.

Upcoming Public Meetings

- April 3, 2018 – Portland Housing Advisory Commission; 3:00 – 5:00pm at PHB
- April 4, 2018 – Rental Services Commission Executive Committee; 2:00 – 3:00pm at PHB
- April 5, 2018 – Portland’s Housing Bond Oversight Committee; 9:00 – 12:00pm at PHB
- April 11, 2018 – Fair Housing Advocacy Committee: Fair Housing Act 50th Anniversary Breakfast; 8:00 – 9:30am in the City Hall Atrium
- April 11, 2018 – Fair Housing Advocacy Committee: Fair Housing Act 50th Anniversary Proclamation; 2:00 – 4:00pm at City Hall
- April 17, 2018 – Rental Services Commission; 2:30 – 5:00pm at PHB

HIPP Team Production Pipeline Report

Project	Location	# of Units	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	3000 SE Powell	TBD Current estimate: 200	GO Bond	Building demolition starting approximately 3/26/18. Solicitation for design services expected April 2018.
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	48	Interstate URA TIF	Commercial tenant relocation ordinance passed by Council 3/14/18. Commercial tenant will vacate by end of March 2018. Demolition of building will begin after commercial tenant vacates. Proud Ground project on hold pending outcome of their LIFT funding application to Oregon Housing and Community Services.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SW 72 nd Ave	101	Lents URA	In construction; Construction completion date 2/11/2019
Lents Commons (formally 91ST & FOSTER) - PDC/HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Phased certificate of occupancy with final expected 3/2/18 (weather delays)
ARGYLE/TRIMET – REACH/MWA/WALSH	2133 N Argyle Street	198	Interstate URA TIF	Design Development; Target Closing & Construction 9/18. Need to discuss/approve programmatic changes
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	In Construction
GATEWAY - HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Schematic Design; Closing expected 12/2018
BEATRICE MURROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Construction Started. To be completed 8/2018.
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	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 targeted April 16, 2018.
HENRY-CCC	309 SW 4th	153	DTW TIF	In permit
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.
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.	TBD	South Parks Blocks URA TIF	Through an RFP, Shiels, Obletz, Johnsen has been selected as PHB's Owner's Rep.
KINGS PARK - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Assessing development options.
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.
MT TABOR ANNEX -	511 SE 60th Ave.	TBD	Housing Investment Fund	In process of zoning change
N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	Design Development in process. PBOT traffic and parking issues providing a delay. Project team met with PBOT on 01/26/18, but no resolution as of yet.
NEW MEADOWS - NM/CHA/REN	8710 N. Dana Ave	16	Interstate URA TIF	In Construction, 75% complete Construction completion 5/11/18
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	In Construction. Completion approximately 5/18/18. Webcam at http://ueb.net/webcam20.html
RIVERPLACE PARCEL 3 - BRIDGE (W&D)/ANKROM/ HOFF	2095 SE River Parkway	203	North Macadam URA	In construction.
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/	92nd and Reedway	16 / 64	Lents TIF	Closing/construction start May 2018