



# Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

421 SW 6th Avenue, Suite 500  
Portland, OR 97204  
503-823-2375 PHONE  
503-823-2387 FAX  
portlandoregon.gov/phb

## Director's Update

### Upcoming Council Items

- Framework – HIPP staff is currently underwriting the Framework project. Will need to move to City Council to sometime in June 2018.
- Ordinance: Verify income of subsequent homeowners receiving a property tax exemption under the Homebuyer Opportunity Limited Tax Exemption Program - Amend Code Section 3.102.060 (Dory Van Bockel) *May 2, 2018.*
- State of Housing Report (Matthew Tschabold) – Changes to the design of the report are in process. *May 3, 2018, 4pm time certain.*
- Bond: Development IGA with Home Forward for 30<sup>th</sup> & Powell – Late May

### General Updates

- BPS: Residential Infill Project. Public hearings scheduled for May 8 and 15 at Planning and Sustainability Commission (PSC).
- BPS: Better Housing by Design. Briefing at PSC May 22.
- BPS: Manufactured Home Park Zoning – New zoning proposed. Public hearing on June 12.
- BPS: 2035 Comprehensive Plan – in effect on May 24 at 1pm.
  - Code Reconciliation Project – final vote at City Council May 24 on emergency.
  - Map Refinement Project – Vote on remaining amendments May 2.
- BPS: Central City 2035 Plan – first vote at City Council on May 24, final vote on June 6. Expected effective date of July 8, 2018.
- BPS: Design Overlay Zone Amendments – comments on discussion draft due June 1.

### Upcoming Public Meetings

- May 1, 2018 – Portland Housing Advisory Commission; 3:00 – 5:00pm at PHB
- May 2, 2018 Rental Services Commission; 1:00 – 1:45 at PHB
- May 2, 2018 Rental Services Commission Executive Committee; 2:00 – 3:00pm at PHB
- May 8, 2018 Fair Housing Advocacy Committee; 3:00 – 5:00pm at PHB
- May 9, 2018 Portland's Housing Bond Oversight Committee 2:00 – 4:00pm at TBD
- May 15, 2018 Rental Services Commission; 2:30 – 5:00pm at PHB

### Project Openings / Groundbreakings

- May 11, 2018 – Groundbreaking. New Meadows, 8710 N. Dana Ave., 10:00 am – 12:00pm

## HIPP Team Production Pipeline Report

- Total affordable units: 2,326
- 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 3/26/18. Solicitation for design services expected April 2018.
5020 N. INTERSTATE AVE.; PURCHASE	5020 N. Interstate Ave.	40/48 (homeown ership)	Interstate URA TIF	Commercial tenant has vacated 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 <sup>nd</sup> 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 (homeown ership)	Interstate URA TIF	Loan closing April 2018, Construction start April 2018
FRAMEWORK – HOME FORWARD/ LEVER/ WALSH	480 NW 10 <sup>th</sup> Ave	60	River District URA TIF	Closing and Construction start targeted July 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 <sup>th</sup> 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	Assessing development options.
Lents Commons (formally 91ST & FOSTER) - PDC/HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Residential units leasing up. Certificate of Occupancy excepted shortly for commercial areas
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	Construction Documents at 50% completion. Project to be submitted for permit in May/June.
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 Grand opening 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.
PCRI Homeownership Bundle	5254 N Williams 1531 N. Blandena 426 N. Mason 4616 NE Mallory 4608 NE Garfield 1305 N. Alberta	20	Interstate URA TIF	First site to begin construction April 2018. Final site construction to be completed June 2019.
RIVERPLACE PARCEL 3 - BRIDGE (W&D)/ANKROM/HOFFMAN	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 10/2018
WOODY GUTHRIE-ROSE-HF/CHA/WALSH/	SE 92nd Ave. and SE Reedway St.	16 / 64	Lents TIF	Closing/construction start May 2018.