



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

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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.
- Bond: Development IGA with Home Forward for 30th & Powell – Late June

General Updates

- BPS: Manufactured Home Park Zoning – Public hearing, June 12, PCC SE Campus
- BPS: Better Housing by Design – Public hearing, June 12, PCC SE Campus
- BPS: 2035 Comprehensive Plan in effect as of May 24 at 1pm
- BPS: Central City 2035 Plan – Final vote on June 6. Expected effective date of July 8, 2018.
- SDC waiver policy – proposed by Commissioner Eudaly to extend the sunset for the waiver of SDCs for ADUs indefinitely, with a prohibition on short-term rentals. Approved for second reading in July. Commissioner Saltzman indicated his office would be proposing an amendment for universal design requirements.
- Although City Council approved an ordinance in March that would make the MULTE program available to projects outside of Inclusionary Housing for 2 years, the County Commission has not scheduled to hear a resolution approving the use of the program as such.

Upcoming Public Meetings

- June 5, 2018 Action plan meeting; 5:30 – 7:30pm, light dinner at 6pm
- June 12, 2018 Fair Housing Advocacy Committee; 3:00 – 5:00pm at PHB
- June 19, 2018 Rental Services Commission; 2:30 – 5:00pm at PHB

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 complete. Solicitation for design services expected May 2018.
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	48	Interstate URA TIF	Commercial tenant has vacated building; asbestos abatement complete. Demolition of all existing buildings expected May 2018. 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
ARGYLE/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	198	Interstate URA TIF	Design development; Target closing and construction 9/18. Need to discuss/approve programmatic changes. Applied for LIFT funds, waiting on response from Oregon Housing and Community Services.
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand Ave.	240	OCC URA TIF / LIHTC	In construction.
BEATRICE MURROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr 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.
CAREY BLVD.	6631 N Syracuse St. (and others)	TBD	None	Transfer of approximately 3 acre property from Water Bureau to PHB. Ordinance to City Council in temporarily on hold.
EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122 nd @ 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 May 2018
FRAMEWORK – HOME FORWARD/ LEVER/ WALSH	480 NW 10 th 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	50% Design Development; Closing expected 12/2018
HEADWATERS – PHB OWNED	8833 SW 30 TH Ave	100	Freddie Mac	Refinance application submitted by CBRE December 2017. Closing delayed while PHB assesses additional refinance options.
HENRY-CCC	309 SW 4 th Ave.	153	DTW TIF	In permit
THE JADE ROSE, CDC	SE Division & SE 82 nd Ave	48	CDBG	Started Construction. Completion scheduled for 2/19/19
JOYCE HOTEL; PURCHASE	322 SW 11 th Ave.	TBD	South Parks Blocks URA TIF	Through an RFP, Shiels, Oblatz, Johnsen has been selected as

				PHB's Owner's Rep. Solicitation for design services expected summer 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	Lease up and Close out
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In permit, applied for LIFT funds, waiting for response from Oregon Housing and Community Services.
MT TABOR ANNEX - PHB	511 SE 60th Ave.	TBD	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	Construction complete. Grand opening 5/11/18
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster Rd.	126 / 145	Lents TIF	In Construction. Completion approximately 5/18/18. Delay due to sink hole. Webcam at: http://ueb.net/webcam20.html
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 May 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	Closed. Construction start May 2018.