



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 - August

Upcoming Council Items

- IH MULTE ordinance for 52nd Ave Apartments located at 6615 SE 52nd Ave – 5 of 32 units (15%) affordable at 80% MFI for 99 years – *August 8 (emergency)*
- Water Bureau, Carey Blvd/Syracuse property transfer ordinance. This property could provide new homeownership opportunities for 50 to 70 households. PHB would intend to include this property within the ICURA boundaries. No date scheduled, but September likely.
- Manufactured Dwelling Park zoning proposal (BPS) – August 22.

Upcoming Public Meetings

- August 14, 2018 – Fair Housing Advisory Commission; 3:00 – 5:00pm at PHB
- August 21, 2018 – Rental Services Commission; 2:30 – 5:00pm at PHB

Funding Updates

- PHB released its Summer NOFA. For a total of \$24.5 million in capital funding including \$2 million from OHCS. *Please see the attached overview of funding.*
- N/NE Oversight Committee and Prosper CDI met on July 19, 2018 to discuss a potential ICURA expansion for a possible additional \$67 million in the district. The current 70/30 split in favor of affordable housing is proposed to apply.
- PHB awarded three Preservation projects funding from its 2017 RFI: preserving 214 units of affordable housing:
 - **The Medford Hotel**, owned by Central City Concern, with 60 affordable units of supportive housing services at 506 NW 5th Avenue. (Central Portland)
 - **The Arbor Glen**, owned by Human Solutions, with 97 affordable units serving families transitioning from homelessness at 2609 SE 145th Avenue. (East Portland)
 - **The Rose Apartments**, owned by REACH CDC, with 57 units serving previously homeless women. (SE Portland)

General Updates

- Beatrice Morrow grand opening planned for August 28, 2018.
- BPS: Residential Infill Project final work session at the Planning and Sustainability Commission on August 14. Topic areas: narrow lots and land divisions. Recommendation scheduled for September 11.
- BPS: Better Housing by Design work sessions pushed back. First work session to be held on September 25.
- BPS: Neighborhood Contact public hearing to be held at the Planning and Sustainability Commission on August 14 at 12:30pm.

Bond Updates

- 5827 NE Prescott: Purchased
- 10506 E Burnside: Purchased

- 3000 SE Powell: Solicitation for design services for design services was released on June 11. Proposals were received July 17. Proposals to be reviewed by Bond committee at August meeting.

Production Pipeline Report

- Total affordable units: 2,326
- Total units: 2,446

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 complete. 13 responses to solicitation for design services received July 17. Proposal review committee to meet in early August
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	48	Interstate URA TIF	Demolition of buildings complete. Waiting for LIFT funding announcement. Evaluating request for predevelopment loan.
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	Lease up and Close Out
ARBOR GLEN	2609 SE 145th Ave	97	CDBG	Awarded funds for preservation of family-sized units.
ARGYLE/TRIMET – REACH/MWA/WALSH	2133 N Argyle Street	198	Interstate URA TIF	Design Development. As of 7/24/18 REACH awaiting notice from PHB to continue pre-development activities.
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	In construction.
CAREY BLVD.	6631 N Syracuse St. (and others)	TBD	None	Transfer of approximately 3 acre property from Water Bureau to PHB. Moving forward on sending transfer Ordinance to Council. No date yet, but August or September likely.
CAROLYN GARDENS	13907 SE Division	12	CDBG	Awarded funds for preservation of family-sized units.
GATEWAY - HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	100% Design Development; Closing expected 12/2018
BEATRICE MURROW (aka GRANT)	3368 NE MLK Jr BLVD	80	Interstate URA	Construction to be completed 8/2018. Grand opening scheduled for 8/28/18

WAREHOUSE) - PCRI / CHA/COLAS				
EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Multnomah County	In construction. Completion scheduled for 4/29/2019
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Construction to start in September 2018.
FRAMEWORK – HOME FORWARD/ LEVER/ WALSH	480 NW 10 th Ave	60	River District URA TIF	Project cancelled due to increased cost and resultant funding gap.
HEADWATERS – PHB OWNED	8833 SW 30 th Ave.	100	Freddie Mac	Refinancing of Series A bonds on hold to evaluate conversion of project to 100% affordable. Series B bonds have been repaid. Preparing to pay off deferred developer fee.
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	Construction completion scheduled for August 2018
THE JADE ROSE, CDC	SE Division & SE 82nd Ave	48	CDBG	In 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. City Council to approve ordinance for alternate contracting method. No date as yet, but summer/fall 2018. Solicitation for design services expected fall 2018. Structured façades are complete for the two street frontages on SW 11 th Ave. and SW Stark St.
KINGS PARK - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Restarted permitting process 05/21/18 for original (NOFA) plan. Revised reservation of funds (ROF) letter signed by PCRI on 6/14/18
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In Permit. Closing/construction start in Sept/Oct 2018.
MEDFORD	506 NW 5th Ave	60	River District TIF	Awarded funds for preservation of transitional housing.
MT TABOR ANNEX -	511 SE 60th Ave.	TBD	Housing Investment Fund	Zone change approved.

N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	Construction documents complete. Starting permitting process 10/18
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	In Construction. Delayed by sinkhole. Temporary certificate of occupancy (TCO) for the west block issued; Working towards Substantial Completion for the west block and (TCO) for the east block. 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/HOFF	2095 SE River Parkway	203	North Macadam URA	In construction.
ROSE APARTMENTS	631 SE Taylor	57 (SRO)	CDBG	Awarded funds for preservation for very low-income residents.
STARK STREET - CCC/ANKROM/BREMIK	12613 SE Stark Street	155	HOME / Multnomah County / HIF	In Construction; Completion 10/2018
WOODY GUTHRIE-ROSE-HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.