



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

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Director's Update – September

Upcoming Council Items

- Authorize IGA with Portland Housing Bureau and Portland State University to provide funding for a Graduate Research Assistant to work with PHB. *September 5*
- HOLTE resolution to approve and terminate property tax exemptions. *September 12.*
- IH MULTE ordinances for 3 properties. (33 Units) *September 19*
 - 341 total IH units to date
- Commissioner Eudaly's Office: Amend Portland Renter Protections to clarify the exemption for affordable housing providers. *September 19*
- DPAL resolution to revise homeownership financial assistance guidelines. *September 19*

Bond Updates

- Tenants begin moving into 105 E Burnside in September
 - Grand Opening anticipated in October – TBD
- 30th & Powell architect selection underway
 - Community Design Charette in October – TBD

Upcoming Public Meetings

- September 7 and 18 - Rental Services Commission – 2:30 pm – 5 pm
- September 11 - Fair Housing Advisory Commission – 3 pm – 5 pm
- September 13 - N/NE Oversight Committee – 6 pm – 8 pm

General Updates

- Beatrice Morrow grand opening *September 17, 2018.*
- Joint Session (City/County Commissioners) Briefing on Supportive Housing on *September 11, 2:00-3:30pm in Council Chambers*
- City Council work session on the SW Corridor on *September 4 at 10am*
- Land use proposals at the Planning and Sustainability Commission for September: Neighborhood Contact, Residential Infill Project, Better Housing by Design, SW Corridor Locally Preferred Alternative

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 August 24
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	48	Interstate URA TIF	Demolition of buildings complete. Proud Ground project could move forward without LIFT funding if owner incomes go up, otherwise need to wait for LIFT funding announcement. Evaluating request for predevelopment loan.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 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	189	Interstate URA TIF	Design Development. Prosper agreed in-principal to close the gap on their supported non-affordable units. Target application for permit 9/10/18 and closing/construction start 2/15/19
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. Ordinance approved by Council 8/21/18.
CAROLYN GARDENS	13907 SE Division	12	CDBG	Awarded funds for preservation of family-sized units. PHB funding of \$150k approved by Investment Committee 8/2/18. Closing targeted 8/29/18
GATEWAY - HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	100% Design Development; Closing expected 12/2018
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Construction to be completed 8/2018. Fair Housing issue being discussed with sponsor. Grand opening scheduled for 8/28/18
EASTSIDE HEALTH CLINIC- CCC/ANKROM/	25 NE 122nd @ Burnside	52	Mult. Cty	In construction. Completion scheduled for 6/19/2019

WALSH				
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Construction to start in September 2018.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Site design rework. Targeting Closing & Construction start Oct 2018
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. Organic matter discovered but should not impact construction costs and are being monitored.
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, Oblatz, Johnsen has been selected as PHB's Owner's Rep. City Council to approve ordinance for alternate contracting method. No date yet, but should be 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 & PHB on 8/16/18
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In Permit. Closing/construction start in Nov/Dec 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. No immediate redevelopment plans
N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	Construction documents complete. Starting permitting process 10/18. Closing February 2019.

OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Discussing policy issues with HUD. Evaluating potential impacts from new city Manufactured Dwelling Park zoning.
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	In Construction. Delayed by sinkhole. Substantial Completion for the west block & housing leased up. Working towards Temp. Cert. of Occupancy for the east block. 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	Williams and Blandena homes will be completed fall 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	Fully funded without PHB gap funding. Sponsor withdrew \$300k funding request.
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/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.