



Director's Update - December

Upcoming Council Items

- 2018 State of Housing Report. *December 5*
- Ordinance to approve the "E" Apartments IH MULTE application. *December*
- Ordinance to approve the Virk Villa project IH MULTE application. *December*
- Ordinance to approve the River Apartments project IH MULTE application. *December 5*
- Ordinance for the Henry Apartments project. Authorize \$13.0M in DTWF URA funds for the preservation of 173 affordable units by Central City Concern at 309 SE 4th Avenue. *December 5*
- Ordinance for King Parks Apartments project. Authorize \$5.7M in ICURA funds and convey PHB owned land at 6431-6445 Martin Luther King Jr, Blvd for the development of 70 affordable rental units by PCRI. *December 5*
- Ordinance to extend the ramp-up inclusion rates of the IH Program outside the Central City, maintaining them at 15% at 80% MFI and 8% at 60% MFI for another two years. *December 12*
- Ordinance for the Argyle Apartments project. Authorize \$15.95M in Interstate URA funds for new 189-unit construction by Reach CDC at 2133 N Argyle. *December 19*
- Emergency ordinance to amend renter protections to modify exemption for affordable housing providers under certain conditions. (Ordinance; amend Code Section 30.01.085) *TBD*

General Updates

- 2018 NOFA responses for Permanent Supportive Housing, HOME and Central Eastside funding received total of ten proposals. Interviewed with proposers' week of *November 5th*
- Portland Consortium Community Need Meetings for resource prioritization FY19-20 held at Gresham Library and New Song Community Center. *November 11 & 14*
- Stark Street Apts. Grand Opening 11/27/18 from 2:00-3:00 pm.
- Charlotte Rutherford Apts. Grand Opening scheduled 12/4/18 from 2:00 - 3:00pm
- Westwind Apartments: 323-327 NW 6th Ave. City Council approved acquisition *November 14*
- 5827 NE Prescott: Purchased. Managed by Home Forward.
- 10506 E Burnside: Purchased. Leasing for 31-60% AMI units began 8/27/18. Referrals and leasing for 0-30% AMI project-based voucher and permanent supportive housing units began 10/15/18.
- 3000 SE Powell: Holst Architecture has been selected for design services.
- Land use, planning, and zoning project updates:
 - Residential Infill and Better Housing by Design projects at City Council *Spring 2019*
 - Fox Run manufactured dwelling park zone changes at City Council *December 12*
 - Bike parking code update work session at Planning and Sustainability Commission *January 8*
 - Design overlay zone amendments project discussion draft available *early 2019*
 - Historic resource code project discussion draft available *November 2019*

PHB Advisory Body Updates

- Bond Oversight Committee December 3 from 3pm - 4pm C
Constitutional amendment and Metro Housing Bond
- Fair Housing Advisory Committee December 11 from 3pm – 5pm
Reviewed Fair Housing audit test report at November meeting
- Rental Services Commission December 18 from 2:30pm – 5pm
Discussed proposed rental screening and security deposit ordinance at November meeting

Project Milestones

Project	Location	# of Units	Source of funds	Status
14th & RALEIGH/Vibrant! -IHI/LRS/BREMICK	NW 14th & NW Raleigh (NE Corner)	93	River District URA TIF	In construction, scheduled to be completed by 3/1/19
3000 SE Powell	3000 SE Powell	TBD Current estimate: 200	GO Bond	Architect has been selected. CM/GC RFP to be issued.
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	48	Interstate URA TIF	Construction start projected fall 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 nd Ave	101	Lents URA	In construction; Construction completion date 2/15/2019
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	Rehabilitation with PHB loans of \$1.7M. Target closing 12/31/18
ARGYLE/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	189	Interstate URA TIF	Construction start 1/28/19
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	In construction. Scheduled to be completed by 10/1/19
CAREY BLVD.	6631 N Syracuse St. (and others)	TBD	None	Property has transferred to PHB. Arranging to have the Belmont Goats located on a portion of the property. Tentative move-in in December 2018.
CAROLYN GARDENS	13907 SE Division	12	CDBG	Rehabilitation underway. Completion target July 2019
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Submitted for Permit; Closing early 2019
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Tenants moving in

EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Mult. Cty	In construction. Completion scheduled for 6/19/2019
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Construction to start early 2019.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Construction start April 2019.
HEADWATERS – PHB OWNED	8833 SW 30 th Ave.	100	Freddie Mac	
HENRY-CCC	309 SW 4th	153	DTW TIF	Closing December 2018
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/ SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Grand opening scheduled 12/4/18 from 2-3pm.
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	Architecture and engineering Request for Proposals issued by City Procurement 9/10/18 Selection recommendation expected December 2018.
KING PARKS - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Closing planned for December 2018
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	Construction start in 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	No immediate redevelopment plans
N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	Closing February 2019.
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CDBG	Construction began November 2018.
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Both blocks occupied. Grand Opening TBD. 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 homes will be completed fall 2018. Blandena home complete in 2019. No firm schedule for remaining homes.
RIVERPLACE PARCEL 3 - BRIDGE (W&D)/ANKROM/	2095 SE River Parkway	203	North Macadam URA	In construction.

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STARK STREET - CCC/ANKROM/ BREMIK	12613 SE Stark Street	155	HOME / Mult Cty / HIF	In Construction; Bldg B has Temp Cert of Occupancy and is occupied & leasing. Grand Opening 11/27/18 at 2:00-3:00pm
WOODY GUTHRIE- ROSE-HF/CHAWALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.