



Portland Housing Bureau

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Director's Update – February 2019

Upcoming Council Items

- Ordinances for IH MULTE approvals for four projects: “Anna Jeter,” Halsey 106, Koz on NE Sandy Blvd, and “Stacy DeWall.” *February 6*
- Ordinance for the Gateway 106 Halsey project. Authorize \$5.04M from a combination of Gateway URA and CHDO HOME funds for new 78-unit mixed income, mixed use project in which 40 units will be affordable, being developed by Human Solutions and Gerding Edlen at the corner of NE 106th Avenue and Halsey Street. *February 20*
- 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

- Permanent supportive housing/SRO NOFA (*see one pager attached*) – tentative selections made. HOME and CES awards in negotiation.
- New IH projects in the Central City:
 - 1515 SW Morrison; “Art Tower”; 314 total units
 - 1715 SW Salmon & 924 SW 18th; “18S Apartment Building”; 182 total units
- Portland to testify in support of House Bill 608 at Senate Committee on Housing
- Equity & Inclusion Manager position is posted – applications and resume review expected in February.

Bond Updates

Bond Oversight Committee meeting on 2/7: review proposed workplan regarding leveraged model bond solicitation including:

- Community outreach
 - Contracting and workforce outreach
 - Developer outreach
 - Presenting to Housing Oregon Policy Council on March 13

Approved acquisitions

- Westwind Apartments: 323-327 NW 6th Ave. Purchased. Managed by Central City Concern.
- 5827 NE Prescott: Purchased. Managed by Home Forward and Reliance Property Management.
- 10506 E Burnside: Purchased. Managed by IPM. 100% occupancy as of 1/18/19. Resident Services with Human Solutions in place December 10, 2018.
- 3000 SE Powell: Holst Architecture conducting feasibility study. Home Forward is preparing task orders, per the IGA, for CM/GC procurement and environmental assessments.

Upcoming Public Meetings

- February 5: Portland Housing Advisory Commission – 3:00 – 5:00 pm at PHB
- February 6: Rental Services Commission Executive Committee – 2:00 – 3:00 pm at PHB
- February 7: Bond Oversight Committee – 9:00 am - 12:00 pm at PHB
The BOC will discuss preliminary plans for an upcoming bond solicitation opportunity, including the proposed inclusion of the City-owned Joyce Hotel as a Bond project. They will also receive progress and updates on existing bond projects.
- February 15: Rental Services Commission – 2:30 – 5:00 pm at PHB
- The RSC will be discussing the Rental Service Office contracted services and service levels. They will likely provide a recommendation and or specific input on services and service levels.

The N/NE Oversight Committee and the Fair Housing Advocacy Committee are not meeting in February

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. Tentatively grand opening scheduled for 3/14/19
3000 SE Powell	3000 SE Powell	TBD Current estimate: 180	GO Bond	Architect has been selected. CM/GC RFP to be issued.
5020 N. INTERSTATE AVE.	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Proud Ground requested design change with additional floor. Predev loan closed 12/24/18. Design Review package was submitted for land use in mid Dec. Construction start projected fall 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72nd 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 \$1.6M. Target closing April 2019
ARGYLE/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	189	Interstate URA TIF	Closed 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. The Belmont Goats leasing a portion of the property as of November 2018.

CAROLYN GARDENS	13907 SE Division	12	CDBG	Rehabilitation underway. Completion target July 2019
DIVISION STREET APTS - CCC-RELATED NW/ ANKROM/WALSH	11332 SE Division	60	CET/JOHS	Awarded funds for construction of new 40 SROs for PSH and 20 new studios for high needs residents.
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Submitted for Permit Closing mid/late Mar 2019.
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Building has received temporary certificate of occupancy. Lease up continuing
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	Permits expected March then Construction to start. Completion targeted Dec 2019. Condo sale completion targeted Feb 2020
FINDLEY COMMONS – DO GOOD MULTNOMAH-HOME FIRST-ST. MARK'S /DOUG CIRCOSTA/RELAY	5415 SE Powell	38	CET/JOHS/ OHCS	Awarded funds for construction of new SRO (20) and 1BR units (18) at St Marks for Veterans needing PSH.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Submit for phased permitting 12/21/18, Phase I (12 units) permit targeted May then construction to start. Phase II permits targeted Q3 2019.
HEADWATERS – PHB OWNED	8833 SW 30th Ave.	100	Freddie Mac	Refinancing of Series A bonds on hold to evaluate conversion of project to 100% affordable.
HENRY-CCC	309 SW 4th	173	DTW TIF	construction/permanent loan closed 12/28/18. Construction to start Feb.
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/ SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Lease up and Close Out
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	PHB assessing next steps.

KING PARKS - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	Construction/permanent loan, closed 12/20/18
MAGNOLIA 2 – IHI/LRS/BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	In Construction. Completion scheduled for 1/2/20.
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 2/19/19.
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Closed 11/29/18. In Construction
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Both blocks occupied. Completing ROW work. 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 Winter 2019. Blandena home complete in 2019. No firm schedule for remaining homes.
RIVERPLACE PARCEL 3 - BRIDGE (W&D)/ANKROM/HOFF	2095 SE River Parkway	203	North Macadam URA	In construction.
STARK STREET - CCC/ANKROM/ BREMIK	12613 SE Stark Street	155	HOME / Mult Cty / HIF	Move-in, C of O and Close out.
WOODY GUTHRIE-ROSE-HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.