



Director’s Update – April 2019

Upcoming Council Items

- Presentation of the Bond Oversight Committee Annual Report *April 3*
- Report to nominate Anneliese Koehler to the Bond Oversight Committee. *April 3*
- Emergency ordinance for “Incenting the Pipeline” (Pre-IH) MULTE for “NE Killingsworth Apartments” at 5470 NE 16th Ave; 39 units; eight units at 60% MFI. *April 3*
- Security deposit and screening criteria ordinance (Commissioner Eudaly) *April 4*
- Presentation of the Bond Oversight Committee Annual Report. *April 11*
- Emergency ordinance for IH MULTE for “Nomad” at 5620 N Interstate Ave; 130 units; using reconfiguration - two studios and four 3-bedroom units at 60% MFI. *April 17*
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- Emergency ordinance for IH MULTE for “Koz on Killingsworth” at 151 N Killingsworth; 88 units; 13 units at 80% MFI. *April 17*

General Updates

- Preference policy homeownership round marketing begins March 25 for Proud Ground/Habitat project located at 5020 N. Interstate Ave. Application for preference waitlist open from April 22 – May 3. Family-sized condominiums (2&3 bedrooms) from \$121,000 - \$274,500 based on AMI range per unit:

Bedroom Size	Number of Units	Affordability Range (AMI%)	Estimated Price Average
2 BR	11	35 - 60	\$121,000
2 BR	9	60 - 80	\$169,000
3BR	2	35 - 60	\$154,500
3BR	4	60 - 80	\$195,500
3BR	14	80 - 100	\$274,500

- Candidate selection for open PHAC seats and remaining executive committee position continues. Selection committee narrowing down original 35 candidates. Interviews of final candidates anticipated in late April.
- 2 new projects In East Portland announced per the HOME 2018 NOFA on February 21 - totaling 126 new affordable units — more than double the number anticipated in the solicitation. Of the new units, 81 will have two or more bedrooms to accommodate families with children, and the projects will provide 18 new units of Supportive Housing.
- Powell-Division Transit – Affordable Housing Update released - <http://d31hzhk6di2h5.cloudfront.net/20190221/1a/1a/89/7e/8b9ed673cf6cb7d22e34e654/Powell-Division Corridor Progress - Draft 3.pdf>

- Oregon Health & Science University (OHSU) and PHB planning to announce Request for Proposals (RFP) for a development opportunity, including a minimum of 100 new affordable housing units, on South Waterfront at end of March.

State Legislative Updates as of March 15

- A City legislative priority, HB 2700 and SB 262 extend the statutory authorization for the **MULTE** from January 1, 2022 to January 1, 2032. On Monday, March 4th, HB 2700 was approved unanimously by the Housing Human Services and Housing Committee and SB 262 was approved unanimously by the Senate Housing Committee. The bills now head to the Senate Finance and Revenue Committee and the House Revenue Committee, respectively, for further consideration
- On Monday, March 11th, the Senate Housing Committee unanimously approved SB 197, which extends the sunset from 2020 to 2026 on the \$5,000 **refundable tax credit for residents who are displaced due to the closure of a manufactured home park**. The bill now heads to the Joint Tax Expenditures Committee for further consideration. An identical House bill, HB 2136, was previously unanimously approved by the House Human Services and Housing Committee with a subsequent referral to the House Revenue Committee.
- The Senate Housing Committee unanimously approved legislation on Monday, March 11th to **limit residential tenancy applicant screening charges**. SB 484 specifies a landlord may only require an applicant to pay a single screening charge, regardless of how many residential units owned or managed by the landlord that the applicant has applied to rent. The bill now heads to the Senate floor.
- HB 2812 expands the use of **Home Ownership Assistance Account** funds to serve households up to 100 percent of the area median income (AMI), up from the current statutory limit of 80 percent of AMI established in HB 4007 in the 2018 session. HB 2812 had a public hearing on Monday, March 11th in the House Human Services and Housing Committee and is scheduled for a work session on Monday, March 18th.
- The House Human Services and Housing Committee held work sessions Monday, March 11th unanimously approving four bills regarding **manufactured homes**. HB 2893, HB 2894 with -3 amendments, HB 2495 with -1 amendments, HB 2496 with -2 amendments. All four bills now head to the Joint Ways and Means Committee for consideration.
- The House Human Services and Housing Committee held a public hearing on Monday, March 11th on HB 3349, which amends the **mortgage interest deduction** to only apply to a taxpayer's principal residence, caps the income tax deduction for households at or above \$250,000 adjusted gross income (AGI), and phases out the deduction starting at households with \$200,000 AGI. The bill is scheduled for a possible work session on Monday, March 18th.

Land Use Projects

- Better Housing by Design
 - Still being heard at Planning and Sustainability Commission, see PSC schedule below
- Bicycle Parking Code Update - recommended draft to Council in late summer – early fall
 - 50% in-unit bike space parking allowance regardless of project as affordable or market rate
 - 100% in-unit bike space parking allowance for projects 12 units or less
- Historic Resource Code Update - proposed draft expected late summer – early fall
- Design Overlay Zone Amendments - proposed draft expected in summer
- Residential Infill Project – recommended draft expected in summer

Bond Updates

- PHB staff are actively working on several activities related to the first solicitation for Portland Bond funds including outreach events and writing of the solicitation document. Release of solicitation

expected mid to late April 2019. Expected funding: \$50M- \$75M. Solicitation to include three PHB owned properties: Joyce Hotel, Westwind Apartments and 5827 NE Prescott St.

- 3000 SE Powell: Holst Architecture conducting feasibility study which should be complete in April or May 2019, (Home Forward)

Tentative PHAC Agenda Items (*subject to reprioritization*)

- May
 - Residential Infill – revised proposed draft
 - Manufactured Dwelling park affordable housing bonus – proposed administrative rules
 - Fair Housing Action Plan - hearing
- June
 - Historic Resource Code Project - presentation
 - Bicycle Parking Code update – PHAC commissioner discussion

Planning and Sustainability Schedule for April

- April 9
 - Better Housing by Design, work session and recommendation
- April 30
 - Better Housing by Design, work session and recommendation

Advisory Body Updates

- April 4: Bond Oversight Committee – 6 – 8:30 pm at IRCO, 10301 NE Glisan Street
 - Light dinner served. RSVP at [PDXHousingBond.Eventbrite.com](https://www.eventbrite.com/e/pdx-housing-bond-event)
 -
- April 16: Rental Services Commission – 2:30 – 5:00 pm at PHB
 - Discussion of potential fee structure for Rental Registration, discussion of future agenda items regarding potential services provided by the Rental Services Office
- N/NE Oversight and Fair Housing Advocacy Committees will not be meeting in April

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	Grand opening 3/14/19
3000 SE Powell	3000 SE Powell	TBD Current estimate: 180	GO Bond	Holst Architects working on feasibility study.
5020 N. INTERSTATE AVE./PROUD GROUND- HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Construction start projected fall 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 nd Ave	101	Lents URA	Grand opening April 27, 2019
Lents Commons (formally 91ST & FOSTER) - PDC/ HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Close Out
ARBOR GLEN / HUMAN SOLUTIONS	2609 SE 145th Ave	97	CDBG	Target closing July 2019
ARGYLE/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	189	Interstate URA TIF	In Construction. Scheduled to be completed by 6/15/20
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 complete.
DIVISION STREET APTS - CCC-RELATED NW/ ANKROM/WALSH	11332 SE Division	60	CET/JOHS	In pre-development
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	40 / 78	Gateway TIF / LIHTC / Section 108	Delayed due to funding gap.

BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/COLAS	3368 NE MLK Jr BLVD	80	Interstate URA	Lease up continuing
EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Multnomah County	In construction. Completion scheduled for 7/19/2019.

GARDEN PARK - IHI	3214 SE 136th Ave (at Powell)	124	HOME	Early pre-development phase
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Completion targeted Dec 2019.
FINDLEY COMMONS – DO GOOD MULTNOMAH-HOME FIRST-ST. MARK'S /DOUG CIRCOSTA/RELAY	5415 SE Powell	38	CET/JOHS/ OHCS	In pre-development
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Construction to start spring/summer 2019.
HENRY-CCC	309 SW 4th	173	DTW TIF	In Construction. Expected completion 6/22/2020
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 or ORCHARDS - ROSE CDC/SERA/O'NIEL WALSH	8118 SE Division	48	CDBG	Grand opening scheduled 4/25/19
JOYCE HOTEL; PURCHASE	322 SW 11th Ave.	TBD	South Parks Blocks URA TIF	Will be released in Bond solicitation spring 2019.

KING PARKS - PCRI/MBA/COLAS	6431-6435 NE MLKJ Blvd.	70	Interstate URA TIF	In construction
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 - CCC	506 NW 5th Ave	60	River District TIF	Awarded funds for preservation of transitional housing.

N. WILLIAMS - BRIDGE/ANKROM/	2124 N Williams	61	Interstate URA TIF	Construction start April 2019
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	In Construction. Completion scheduled Mid May 2019
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Construction complete. Grand Opening soon
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 complete, sales beginning. No firm schedule for remaining homes.
Powellhurst Place – NHA / DAO Architects/LMC	5403-5413 SE 122nd	65	HOME	In pre-development
RIVERPLACE PARCEL 3 (THE VERA APTS) - 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	Close out.
WOODY GUTHRIE-ROSE-HF/CHAWALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Completion scheduled for 6/15/19.