



Portland Housing Bureau

Mayor Ted Wheeler • 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 – May 2019

Upcoming Council Items

- Emergency ordinance for IH MULTE for “18th & Salmon” at 1715 SW Salmon; 182 units; using reconfiguration – 10 2-bedroom units at 60% MFI. *May 8*
- Emergency ordinance for IH MULTE for “Art Tower” at 1510 SW Alder; 314 units; using reconfiguration – 14 3-bedroom units at 60% MFI. *May 8*
- Emergency ordinance for IH MULTE for “North Lombard Apartments” at 6183 N Lombard; 46 units; one 1-bedroom and one 2-bedroom unit at 80% MFI. *May 8*

General Updates

- Preference policy homeownership round application window open for 5020 Condo from April 22, 2019 and closes May 3, 2019.
- IH Technical Administrative Rule public process underway with public hearing 4/30, PHAC review 5/7 and public comments due 5/10.
- Grand openings:
 - April 25: Orchids/Jade, 4-6pm, 8118 SE Division street
 - April 27: 72nd & Foster, 10am-12pm, 5005 SE 72nd Ave
 - June 12: Argyle groundbreaking event with other NE projects – details TBD
 - July 8: Eastside Health clinic, time TBD, 25 NE 122nd Ave
- 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 May.
- Oregon Health & Science University (OHSU) not moving forward with Request for Proposals (RFP) for a development opportunity, which included affordable housing units, on South Waterfront.

State Legislative Updates *as of April 19*

- The Joint Ways and Means Capital Construction Subcommittee held a public hearing on **HB 5030**, which allocates state Lottery Bonds for specified projects. Portland City Council provided testimony in support of funding for city priorities including a grant fund for seismic retrofits of unreinforced masonry (URM) buildings, the Levee Project Subaccount, the Brownfield Redevelopment Fund, and the Southwest Corridor Light Rail Extension Project.
- Portland City Council also provided testimony on **HB 5005**, which allocates state General Obligation (GO) bonds for specified purposes, including Permanent Supportive Housing and seismic retrofit of schools and emergency service buildings.
- **HB 2312-A** requires a seller of residential property to disclose information about flood hazards, specifically whether they have ever purchased flood insurance for the property. The Portland Housing Bureau provided testimony in support of the bill for a public hearing in the Senate Business and General Government Committee on April 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

- Release of first Portland Housing Bond solicitation for up to \$77.45M. Solicitation to include three PHB owned properties: Joyce Hotel, Westwind Apartments and 5827 NE Prescott St.
 - Scheduled for release April 30
 - Mandatory information session May 15th, 3-5pm at New Song Church
- 3000 SE Powell: Holst Architecture conducting feasibility study. PHB drafting Reservation of Funds letter to award development to Home Forward.
- Bond Oversight Committee meeting held April 4th at the IRCO Community Center in East Portland. Meeting attended by Mayor Wheeler and approximately 50 community members.

Tentative PHAC Agenda Items *(subject to reprioritization)*

- June
 - Metro Bond presentation
 - Budget process update
 - Bicycle Parking Code Update letter – PHAC commissioner discussion
 - Residential Infill – revised draft presentation
 - Manufactured Dwelling park affordable housing bonus – proposed administrative rules
- July
 - Historic Resource Code Project - presentation
 - Budget update

Planning and Sustainability Schedule for May

- No land use projects related to affordable housing in May

Advisory Body Updates

- May 9: N/NE Neighborhood Strategy Oversight Committee, 6-8pm, New Song Church
 - The May agenda includes: Metro Bond update and overview, updates on the Interstate Corridor projects from PCRI (King Parks, Beatrice Morrow, and homeownership construction) and Proud Ground (5020 N. Interstate Condos), and program updates from the PHB Neighborhood Housing Program team.
- May 21: Rental Services Commission, 2:30-5pm, Portland Housing Bureau
 - The RSC sent recommendations to Council regarding a Rental Registration fee structure, as well as new and expanded rental services. In May the RSC will provide recommendations to the Bureau of Development Services on building code amendments recommended by the Quality of Rental Housing Workgroup in 2008.
- Bond Oversight Committee meets quarterly. The next meeting is July 18 at Portland Housing Bureau.

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 closeout.
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 August 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	Move in June. Grand Opening 7/8/19.

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	Close Out
THE JADE or ORCHARDS - ROSE CDC/SERA/O'NIEL WALSH	8118 SE Division	48	CDBG	Grand opening 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 started 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. Blandena home under construction. N. Mason home in permitting.
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. Scheduled for completion 8/5/19.
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.