



# Portland Housing Bureau

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## Director's Update – June 2019

### Upcoming Council Items

- Emergency ordinance for IH MULTE for “Willis Apartments” at 1627 N Willis Blvd; 31 units; 2 units at 60% MFI. *June 5*
- Ordinance to Authorize Prosper Portland IGA for 19-20. *June 19*
- Ordinance to Authorize HOME IGA with City of Gresham for 19-20. *June 19*
- Ordinance to Authorize Joint Office IGA with Multnomah County for 19-20. *June 19*
- Ordinance to Adopt Action Plan for HUD grants for FY19-20. *June 19*
- Master Ordinance for PHB Subrecipient Contracts for 19-20 over \$100,000. *June 19*
- Emergency Ordinance for the Gateway 106 Halsey project. Authorize \$7.35M for new 78-unit mixed income, mixed use project in which 52 units will be affordable, being developed by Human Solutions and Gerding Edlen, consultant. *July 10*

### General Updates

- June 20: Woody Guthrie Grand Opening – Time TBD at 92nd and Reedway
- July 8: Eastside Health Clinic Grand Opening – Time TBD at 25 NE 122nd (at Burnside)
- Interviews conducted and final candidate names for open PHAC seats being submitted to Mayor's Office for approval. Upon approval, Council date and candidates will be publicly announced.
- Jurisdictions currently providing feedback to Metro regarding local IGA's.
- FY 20/21 Budget Changes in Adopted Budget:
  - In addition to the previously announced funding decisions by the Mayor the Portland Housing Bureau also received an additional \$283K in one-time funding for educational materials and services related to Rental Services.

### State Legislative Updates *as of May 24*

- The City's legislative priority to extend the statutory authorization for the **Multiple Unit Limited Tax Exemption (MULTE)** from January 1, 2022 to January 1, 2032 (SB 262) was unanimously approved by the House Revenue Committee on Wednesday, May 22nd and now heads to the House floor for final consideration. MULTE is a key incentive in conjunction with Inclusionary Housing for the development of affordable residential units. The Portland Housing Bureau previously testified in support and Portland City Council previously provided a letter in support.
- May 23rd, the Senate voted unanimously to concur with House amendments and repass SB 484-A. The bill specifies that a landlord may only require an applicant to pay a **single screening charge** within any 60-day period, regardless of how many residential units owned or managed by the landlord that the applicant has applied to rent. SB 484-A now heads to the Governor's desk for consideration.
- The Senate unanimously passed HB 2285-A on Tuesday, May 22nd. The bill revises **receivership proceedings**, including specifying that a city or county may obtain a judgment in lieu of receivership against unsafe or insanitary unoccupied properties that meet other certain conditions. The Bureau of Development Services previously provided testimony in support of the bill. HB 2285-A now heads to Governor Brown for consideration.
- HB 2916-B removes the two-parcel limit on **transitional housing accommodations** within a municipality; provides a non-exclusive list of the types of shelter, including yurts, cabins and huts; removes the requirement for parking facilities and walkways; removes the application of the recreation

park specialty code to shared facilities; and removes Department of Consumer and Business Services authority to apply specialty code to transitional housing accommodations. The bill also allows the Oregon Health Authority to develop best practices for shared health and sanitation facilities for transitional Housing accommodations. The City of Portland joined a letter with the League of Oregon Cities and the City of Medford supporting the bill. The Joint Office of Homeless Services also provided testimony in support. The Senate approved the bill 24-2 on Thursday, May 23rd. HB 2916-B now heads back to the House floor for consideration of the Senate amendments.

- On May 20th, the Senate Housing Committee held a work session on HB 2997-A, which had proposed to authorize the City of McMinnville to implement a pilot inclusionary housing program for multiple-structure housing developments. The existing statutory authorization for cities and counties to implement inclusionary housing requirements is restricted to multifamily structures of at least 20 units. The committee adopted the -A13 amendment that: 1) removes the pilot program authorization, and 2) provides a **conditional exemption from inclusionary housing requirements for Continuing Care Residential Communities (CCRCs)** that record a covenant specifying that the CCRC must comply with city or county inclusionary housing requirements if units within the CCRC are converted to another use. The committee unanimously approved the bill as amended and the Senate voted 21-5 to pass HB 2997-B on Thursday, May 23rd. HB 2997-B now moves back to the House floor for consideration of the Senate amendments.

### Land Use Projects

- Better Housing by Design revised proposed draft approved by the Planning and Sustainability Commission <https://www.portlandoregon.gov/bps/article/732752>
- Bicycle Parking Code Update - recommended draft to Council in late summer – early fall
- 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

- Bond Opportunity Solicitation (BOS) Mandatory Information Session held May 15.
- Developers/Service Providers Meet & Greet held May 22.
- Site Visits for properties included in the BOS; Joyce Hotel, 5/23, 9-10am; Westwind, 5/23, 10:30-11:30am; NE Prescott, 5/30, 9:00-9:30am.
- BOS Proposals due June 28 at 3:00pm.
- Multnomah County IGA for Wapato funds (\$4 million) in process with a tentative June 12, 2019 Council date.

### Tentative PHAC Agenda Items *(subject to reprioritization)*

- July
  - Historic Resource Code Project - presentation
  - Budget update
  - Rental registration fee

### Planning and Sustainability Schedule for May

- Inclusionary Housing update (Matthew Tschabold and Dory Van Bockel) *June 11*
- Building Healthy Connected Communities along Division Transit Corridor *June 11*

### Advisory Body Updates

- June 18: Rental Services Commission, 2:30-5pm, Portland Housing Bureau

- The June RSC meeting will focus on Rental Service Office and tenant protections program and policy updates by PHB staff. The updates will include a discussion amongst the commissioners on their desired level of participation in these matters as well as next steps.
- Bond Oversight Committee meets quarterly. The next meeting is July 18 at Portland Housing Bureau.
- Fair Housing Advocacy Committee meets quarterly. The next meeting is being planned for August.
- N/NE Neighborhood Strategy Oversight Committee meets every other month. The next meeting is July 11, 6-8:30pm at New Song Church.

**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	Contractor selection in process.
5020 N. INTERSTATE AVE./PROUD GROUND- HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Construction start projected end 2019.
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72nd Ave	101	Lents URA	Move-in & Close Out
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
BLOCK 45 - HF/LRS (LEVER) / ONIEL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	In construction
CAROLYN GARDENS	13907 SE Division	12	CDBG	Rehabilitation complete
DIVISION STREET APTS - CCC-RELATED NW/ ANKROM/WALSH	11332 SE Division	60	CET/JOHS/ Mult. County	Schematic Design
GATEWAY – 106 HALSEY HS/HOLST/LMC	10520 NE Halsey Street	52 / 75	Gateway TIF / LIHTC / Section 108	City Council targeted 7/10/19 and targeted closing date 7/31/19

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	Mult. Cty	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	36	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 summer 2019
HENRY-CCC	309 SW 4th	173	DTW TIF	In Construction
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	Move In.

JOYCE HOTEL – PHB Owned	322 SW 11th Ave.	TBD	South Parks Blocks URA TIF	Included in Bond solicitation.
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.
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	Ground Breaking 5/30/19 Construction started 3/21/19
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Site construction complete and setting up mobile homes
OLIVER STATION - PALINDROME /ANKROM/UEB	9202 SE Foster	126 / 145	Lents TIF	Grand Opening TBD.
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 completed March 2019. Blandena homes under construction N. Mason home in permitting process.
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 to be completed 8/5/19.
STARK STREET - CCC/ANKROM/ BREMIK	12613 SE Stark Street	153	HOME / Mult Cty / HIF	Close out.
WOODY GUTHRIE- ROSE-HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	In Construction. Grand Opening on 6/20/19.