



Portland Housing Bureau

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Director's Update – July 2019

Upcoming Council Items

- Ordinance to Authorize Prosper Portland IGA for 19-20. *July 10*
- Ordinance to Authorize Joint Office IGA with Multnomah County for 19-20. *July 10*
- 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. *July 10*
- Emergency Ordinance to authorized acquisition of property (N/NE Acquisition). *July 10*
- Emergency Ordinance for the Kilpatrick 1 & 2 project. Authorize up to \$3.3M to develop new 30-unit affordable home ownership project, for Preference Policy buyers, being developed by Habitat for Humanity. *July 10*
- Resolution to adopt an annual rental unit registration fee to fund the Rental Services Office, effective in tax year 2019. *July 31*
- Ordinance to authorize an IGA with Portland State University for program design and evaluation of the landlord-tenant mediation pilot program. *July 31*

General Updates

- July 9: Eastside Health Clinic Grand Opening – Time TBD at 25 NE 122nd (at Burnside)

State Legislative Updates *as of*

- HB 2997 was signed in to law. The bill provides a conditional exemption from inclusionary housing for Continuing Care Retirement Communities (CCRCs).
- HB 2916 was signed in to law. The bill removes the two-parcel limit on transitional housing accommodations within a municipality; provides a non-exclusive list of the types of shelter, removes parking and walkway requirements, removes shared facilities requirement, removes Department of Consumer Business Services authority to apply specialty code.
- HB 2306 was signed in to law. The bill stipulates that a city or county may not deny a building permit to a developer of a residential subdivision who has substantially completed conditions of development and obtained a performance bond to secure completion of remaining improvements.
- SB 1045 heads to the Governor's desk for consideration. The bill authorizes a city or county to adopt a property tax exemption program for home sharing, whereby a homeowner rents a portion of their home to a qualified home share seeker. Limits the exemption to \$300,000 of assessed value, limits eligibility to home seekers with income at or below 60% of AMI, and caps the number of tax exemption statewide to 500.
- SB 5512-A awaits a vote in the Senate. The bill includes the budget for the Oregon Housing and Community Services (OHCS). The budget includes \$40M for SHAP & EHA, \$5M in one-time funding for EHA and \$5M in one-time funding for competitive awards for shelter projects.
- HB2002-B heads to the Senate floor for consideration. The bill extends the amount of notice owners of publicly supported housing must provide to qualified purchasers and requires owners to extend right of first refusal to qualified purchasers.
- HB 2003-B heads to the House floor for consideration. The bill updates the framework for cities to conduct housing needs analyses and requires cities to establish housing production strategies.

- HB 2006-B heads to the Senate floor for consideration. The bill allocates \$3M to OHCS for rental market resources programs and \$3M to the Department of Justice to assist victims of domestic violence and sexual assault with housing needs. The bill also makes two technical corrections to SB 608 to clarify that a landlord's own residence does not count toward the exception to the bill requirement for paying relocation assistance for landlords with an ownership interest in four or fewer residential units.
- HB 2896-B moves to the House floor for consideration. The bill combines 4 separate bills, allocates \$9.5M for a new loan fund to OHCS for housing authority, nonprofit, or resident owned cooperative to purchase a manufactured home park, establishes an advisory committee on manufactured housing within OHCS, establishes a new loan fund at OHCS to provide supplementary loans for new energy efficient manufactured dwellings, and adds a new grant fund at OHCS for decommissioning and disposing of manufactured dwellings.
- HB 2312-B heads back to the House floor for consideration. The bill approved by the Senate requires a seller of residential property to disclose information about flood hazards to the property disclosure statement.
- HB 2949-B is headed to the Governor's desk. The bill allows Multnomah and Washington counties to set the cap for a property tax exemption for manufacture and mobile homes above the statutory limit of \$34,000 and allows either county to implement a partial exemption instead of a full exemption above the statutory limit.

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 Proposals due June 28 at 3:00pm.
- Multnomah County IGA for Wapato funds (\$4 million) in process for a July 31, 2019 Council date.

Tentative PHAC Agenda Items *(subject to reprioritization)*

- August
 - Inclusionary Housing Briefing and Update
 - Bike Parking Code Update Project
 - Supportive Housing Models
- September
 - Home retention pilot program
 - Manufactured Dwelling Park administrative rules
 - Budget kick off
- October
 - Outcomes of Bond Solicitation
 - Budget work

Planning and Sustainability Schedule for July

- No meetings scheduled for July

Advisory Body Updates

- July 16: Rental Services Commission, 2:30-5pm, Portland Housing Bureau
Tentative agenda items include reviewing the administrative rules for the Mandatory Renter Relocation Assistance policy and the rental registration fee.

- July 11: N/NE Neighborhood Strategy Oversight Committee, 6-8:30pm at New Song Church
Agenda development in process.
- July 18: Bond Oversight Committee, 9:00-11:00am, Portland Housing Bureau.
Topics include: 1) Bond updates, including the recently completed performance audit of the Housing Bond conducted by the City Auditors' Office, and an update of the Spring 2019 Bond Opportunity Solicitation; and 2) Introduction to the Metro Housing Bond. Highlights from the audit report are found here: <https://www.portlandoregon.gov/auditservices/article/734895>
- The next meeting for the Fair Housing Advocacy Committee is being planned for August.

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	Current estimate: 180	GO Bond	CM/GC selection in process.
5020 N. INTERSTATE AVE./PROUD GROUND- HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Targeted financial close by 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	Targeted financial close Fall 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 Blvd	80	Interstate URA	Lease up continuing.
EASTSIDE HEALTH CLINIC- CCC/ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Mult. Cty	Grand Opening 7/8/19
GARDEN PARK – IHI	3214 SE 136th Ave (at Powell)	124	HOME	Early development phase.
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	In construction.
FINDLEY COMMONS – DO GOOD MULTNOMAH- HOME FIRST-ST. MARK’S /DOUG CIRCOSTA/RELA Y	5415 SE Powell	36	CET/JOHS/ OHCS	In predevelopment.
KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	City Council targeted 7/10/19. Closing 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 URTIF	Close Out
THE JADE or ORCHARDS - ROSE CDC/SERA/O’NIEL WALSH	8118 SE Division	48	CDBG	Lease up and 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	In predevelopment.
N. WILLIAMS - BRIDGE/ANKROM	2124 N Williams	61	Interstate URA TIF	In construction.
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Site construction complete.
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 predevelopment.
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	153	HOME / Mult Cty / HIF	Close out.
WOODY GUTHRIE- ROSE- HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	Achieved TCO. Grand Opening on 6/20/19.