



# Portland Housing Bureau

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## Director's Update – August 2019

### Upcoming Council Items

- Emergency ordinance to approve IH MULTE for Marguam Hill Apartments (Building 1) at 3192 SW 12<sup>th</sup> Avenue – 40 units; 2 2-bedroom & 1 3-bedroom units (using reconfiguration) affordable at 60% MFI. *August 7*
- Emergency ordinance to approve IH MULTE for Marguam Hill Apartments (Building 2) at 3192 SW 12<sup>th</sup> Avenue – 24 units; 1 2-bedroom & 1 3-bedroom units (using reconfiguration) affordable at 60% MFI. *August 7*
- Emergency ordinance to approve IH MULTE for Lombard 2 Apartments located at 5150 N. Lombard St – 36 units; 1 studio & 3 2-bedroom units (using reconfiguration) affordable at 80% MFI. *August 7*

### General Updates

- Relocation Assistance permanent administrative rules process begins July 22. Public comment will be open at least 60 days. Initial public hearing at IRCO August 8, 6-8 pm.

### Land Use Projects

- Better Housing by Design recommended draft expected August
- Residential Infill Project – recommended draft expected early fall
- Bicycle Parking Code Update - recommended draft to Council expected Oct/Nov
- Design Overlay Zone Amendments - proposed draft expected early fall

### Bond Updates

- Review of Bond Opportunity Solicitation Proposals underway. One proposer withdrew as they received state funds to develop their project. Announcement expected in mid-September.
- Multnomah County IGA for Wapato funds (\$4 million) in process for an August Council date.

### Upcoming Public Meetings

- August 10: Rental Services Commission; 2:30 – 5:00pm at PHB
  - The RSC continues to work on developing their next workplan.
  - The RSC Bylaws Committee will also be meeting on 8/29 to discuss the new bylaw requirements provided by the Office of Community and Civic Life.
- FHAC and N/NE Oversight Committees will not be meeting in August.

### PHAC Agenda Items

*Tentative and subject to change*

- September
  - Progress on Supportive Housing
  - Manufactured Dwelling Park administrative rules
  - Budget kick off and budget request concepts
- October
  - Outcomes of Bond Solicitation
  - Home retention pilot program

- November
  - Budget
  - MWESB quarterly report
  - Concepts for East Portland Community Grants program
- Potential retreat in February

### Planning and Sustainability Schedule for August

- Parkrose Argay Study Area briefing

### 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 – HF/Holst/Colas	3000 SE Powell	TBD Current estimate: 180	GO Bond	Colas selected as CM/GC. SD in process.
5020 N. INTERSTATE AVE./PROUD GROUND- HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Targeted financial close end 2019
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72 <sup>nd</sup> Ave	101	Lents URA	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) / O'NEILL 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	Anticipated closing date 8/27/19
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	Lease up and Move in.
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/RELAY	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	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 URA TIF	Close Out
THE JADE or ORCHARDS - ROSE CDC/SERA/O’NEILL 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 / Bonds	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	CDBG	Site Construction is 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	Convert to Perm
WOODY GUTHRIE-ROSE-HF/CHA/WALSH/	92nd and Reedway	16 / 64	Lents TIF	Lease up & Move in.