



Portland Housing Bureau

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Director's Update – September 2019

Upcoming Council Items

- Resolution to terminate exemptions under the Homebuyer Opportunity Limited Tax Exemption Program. *September 11*
- Emergency ordinance to approve IH MULTE for Garfield Housing LLC Apartments at 6700 NE Garfield Ave – 28 units; 1 studio & 1 1-bedroom units affordable at 60% MFI. *September 11*
- Emergency ordinance to amend contract with Metropolitan Public Defenders for expungement pilot program. *September 11*
- Ordinance to make technical changes to PCC 30.01.085 (mandatory relocation assistance) to modify the accessory dwelling unit exemption. *September/October*
- Emergency Ordinance to make technical changes to PCC 30.01.086 (application and screening criteria rules) by Ordinance 189580 and give the Housing Bureau administrative rule making authority in advance of the March 1, 2020 effective date. *September/October*
- Emergency Ordinance to make technical changes to PCC 30.01.087 (security deposit rules) by Ordinance 189581 and give the Housing Bureau administrative rule making authority in advance of the March 1, 2020 effective date. *September/October*
- Report to reappoint and appoint existing and new members to the Rental Services Commission *September 25*
- Report to appoint new members to the Portland Housing Advisory Commission. *September 25*

General Updates

- Relocation Assistance permanent administrative rules process began July 22. Public comment will be open at least 60 days.
- RFQ for landlord-tenant education and training services closed August 23.
- Preference Policy application for Magnolia II opens from September 3 through September 16.
- Fall BuMP due to City Budget Office September 9.

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

- Awards expected to be announced in mid-September

Upcoming Public Meetings

- September 17: Fair Housing Advocacy Committee
 - FHAC will share their budget concept requests with the PHB Budget team and discuss their Bylaws.
- September 17: Rental Services Commission; 2:30 – 5:00pm at PHB
 - The RSC will discuss the commissions operating procedures, discuss their budget concept requests with the PHB Budget team, and review and discuss the recently adopted screening criteria and security deposit legislation.
- September 19: N/NE Oversight Committee, 6:00 – 8:00pm at New Song Community Church
 - The Oversight Committee will also have a discussion on budget concept requests with the PHB Budget team. Additionally, the committee will discuss the potential expansion of the Interstate Corridor Urban Renewal Area.

PHAC Agenda Items

Tentative and subject to change

- October
 - Update of Bond Solicitation
 - Home retention pilot program
 - Manufactured Dwelling Park Administrative Rules
 - Pre-IH MULTE hearing
 - Commissioner conversation on PHAC Bylaws
- November
 - Budget
 - MWESB quarterly report
 - Metro Bond Local Implementation Strategy
 - Concepts for East Portland Community Grants program
- Potential retreat in February

Planning and Sustainability Schedule for September

- Historical context of racist planning in Portland 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	Closeout
3000 SE Powell – HF/Holst/Colas	3000 SE Powell	TBD Current estimate: 180	GO Bond	CM/GC Selected
5020 N. INTERSTATE AVE./PROUD GROUND HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Targeted financing close
72 FOSTER LENTS - REACH/LMC/HOLST	5005 SE 72nd Ave	101	Lents URA TIF	Closeout
Lents Commons (formally 91ST & FOSTER) - PDC/ HACKER /BREMICK	9101 SE Foster	17 / 54	Lents URA TIF	Closeout
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	Construction
BLOCK 45 - HF/LRS (LEVER) / O'NEILL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	Construction
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 URA TIF/ LIHTC/ Section 108	Closing 8/27/19
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/ COLAS	3368 NE MLK Jr BLVD	80	Interstate URA TIF	Lease Up
EASTSIDE HEALTH CLINIC- CC/ ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Mult. Cty.	Lease Up
GARDEN PARK – IHI	3214 SE 136th Ave (at Powell)	124	HOME	Pre-Development
OLIN TOWNHOMES – HABITAT FOR HUMANITY	7513 N. OLIN AVE	12	Interstate URA TIF	Construction
FINDLEY COMMONS – DO GOOD MULTNOMAH-HOME FIRST-ST. MARK'S/ DOUG CIRCOSTA/ RELAY	5415 SE Powell	36	CET/ JOHS/ OHCS	Pre-Development

KILPATRICK CONDOS – HABITAT FOR HUMANITY	8124 N Interstate, 1408 N Kilpatrick, 8106-8108 N Interstate	30	Interstate URA TIF	Closing fall 2019
HENRY-CCC	309 SW 4th	173	DTW URA TIF	Construction
6905 N. INTERSTATE, CHARLOTTE B. RUTHERFORD - CCC & HFD/CIRCOSTA/SILCO	6905 NE Interstate Ave.	51	Interstate URA TIF	Closeout
THE JADE or ORCHARDS - ROSE CDC/ SERA/ O'NEILL WALSH	8118 SE Division	48	CDBG	Lease Up
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 MLK Blvd.	70	Interstate URA TIF	Construction
MAGNOLIA 2 – IHI/ LRS/ BREMIK	NE MLK Blvd between Cook and Fargo	50	Interstate URA TIF	Construction
MEDFORD - CCC	506 NW 5th Ave	60	River District URA TIF	Pre-Development
N. WILLIAMS - BRIDGE/ ANKROM	2124 N Williams	61	Interstate URA TIF	Construction
OAK LEAF MOBILE HOME PARK / LIVING CULLY	4552 & 4556 NE Killingsworth	22	CBDG	Construction Complete
OLIVER STATION - PALINDROME/ANKROM/ UEB	9202 SE Foster	126 / 145	Lents URA 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 complete Blandena under construction N. Mason in permitting
Powellhurst Place – NHA/ DAO Architects/ LMC	5403-5413 SE 122nd	65	HOME	Pre-Development
RIVERPLACE PARCEL 3 (THE VERA APTS) - BRIDGE (W&D)/ ANKROM/ HOFF	2095 SE River Parkway	203	North Macadam URA TIF	Temporary CofO Issued
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