



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

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Director's Update – December 2019

Upcoming Council Items

- Emergency ordinance to approve IH MULTE for 1500 SW Taylor at 911 SW 15th Ave – 105 Units; 7 Studio, 3 1-bedroom, & 1 2-bedroom unit affordable at 60% MFI. *December 4*
- Emergency ordinance to authorize Title 30 section for the implementation of the Manufactured Dwelling Park Density Bonus Program. *December 4*
- Establish 2020 sale price cap for the Homebuyer Opportunity Limited Tax Exemption Program (Resolution) *December 18*
- Approve limited tax exemptions for properties under the Homebuyer Opportunity Limited Tax Exemption Program (Resolution) *December 18*
- Amend resolution to terminate limited tax exemptions for properties under the Homebuyer Opportunity Limited Tax Exemption Program (amend Resolution 37449) *December 18*
- Emergency ordinance to approve \$200,000 contract with African American Alliance for Homeownership for Homeownership Asset Preservation Pilot Program (Ordinance) *December 18*
- Emergency ordinance to authorize Joint Office of Homeless Services IGA Amendment 6 Ordinance – FY 19-20 Fall BMP adjusted budget. *TBD*

General Updates

- Application and screening criteria proposed administrative rules published for 90-day comment and review period. Public hearing 11/7/19 at 3pm at the Housing Bureau. First draft comments due by 12/4/19 for a subsequent second draft of proposed administrative rules. Final rules published no earlier than 1/15/20.
- Security deposit proposed administrative rules published for 90-day comment and review period. Public hearing 11/7/19 at 3pm at the Housing Bureau. First draft comments due by 12/4/19 for a subsequent second draft of proposed administrative rules. Final rules published no earlier than 1/15/20.
- Mandatory Relocation Assistance second draft of proposed administrative rules published for 21-day comment and review period. Second draft comments due by 11/8/19. Final rules published no earlier than 11/8/19.

Land Use Projects

- Better Housing by Design
 - Council vote on amendments, December 5
 - Final Council vote, December 18
 - Effective date, March 1, 2020
- Bicycle Parking Code Update – Final Council vote, December 4
- Design Overlay Zone Amendments – work session at PSC, December 17
- Residential Infill Project – public hearing at Council, January 15

Update on Bonds

Portland's Housing Bond:

- Funding awards press event held September 17th and award letters sent to project sponsors October 7. Bond funding awarded to nine projects (see table below for further details).
- All PHB owned sites – NE Prescott, Westwind, and Joyce Hotel – will be made available to the developers under a 99-year ground lease. Kickoff meetings with development teams initiated.

Metro Housing Bond:

- Presentation of draft LIS to East Portland Action Plan on November 6
- Presentation of draft LIS to Housing Oregon on November 13
- Presentation of draft LIS to Community Report Back Session on November 14
- Finalize LIS December 6
- Presentation to City Council targeted January 2020
- Presentation to Metro Council for approvals on LIS and Metro-PHB IGA on February 5, 2020

Upcoming Public Meetings

- December 4: Rental Services Commission Executive Committee
- December 5: PHAC Executive Committee
- December 12: Fair Housing Advocacy Committee
- December 17: Rental Services Commission

PHAC Agenda Items

Tentative and subject to change

- December and January meetings will include discussions on the PHB requested budget.
- Future agenda items still being determined

Planning and Sustainability Schedule for October

- Hearings and work sessions on Design Overlay Zone Amendments beginning in November
- Briefing on street car expansion expected in January
- Briefing on historic resource code project expected in February

Portland Housing Bond Project Milestones

Project	Location	# of Units	Source of funds	Status
The Ellington – Home Forward	1610 NE 66 th Avenue	263	GO Bond; LTRB	Occupied.
East Burnside	10506 E. Burnside	51	GO Bond	Occupied.
3000 SE Powell – HF/Holst/Colas	3000 SE Powell	Current: 180	GO Bond	Additional due diligence underway.
Joyce Hotel - CPAH	322 SW 11th Ave.	66	GO Bonds/ SPB-URA TIF	Awarded
Westwind Apt-CCC	323-327 NW 6 th Avenue	100	GO Bonds; Multnomah Co.	Awarded
NE Prescott - CDP & NAYA	5827 NE Prescott	50	GO Bonds	Awarded
Anna Mann House - IHI	1021 NE 33 rd Ave.	88	GO Bonds	Awarded
Las Adelitas - Hacienda	6723 NE Killingsworth St.	141	GO Bonds	Awarded
Cathedral Village - Related NW & Catholic Charities	8614 N. Crawford St.	110	GO Bonds	Awarded
Susan Emmons - NHA	1727 NW Hoyt St.	144	GO Bonds	Awarded
115 th at Division St.- Related NW & CCC	11514 and 11518 SE Division St.	138	GO Bonds	Awarded
160 th & Stark Street - Human Solutions	16015 SE Stark St.	93	GO Bonds	Awarded

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
5020 N. INTERSTATE AVE./PROUD GROUND HDC / CHA	5020 N. Interstate Ave.	40 / 64	Interstate URA TIF	Submitted for permit 8/5/19
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	Pre-development
Renaissance Commons (ARGYLE)/TRIMET – REACH/MWA/ WALSH	2133 N Argyle Street	189	Interstate URA TIF	Construction. Renamed.
Louisa Flowers (BLOCK 45) - HF/LRS (LEVER) / O’NEILL WALSH	1010 NE Grand	240	OCC URA TIF / LIHTC	Close Out. Renamed.
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	Closed 8/27/19. Broke ground 9/20/19.
BEATRICE MORROW (aka GRANT WAREHOUSE) - PCRI / CHA/ COLAS	3368 NE MLK Jr BLVD	80	Interstate URA TIF	Converted to Perm
EASTSIDE HEALTH CLINIC- CC/ ANKROM/ WALSH	25 NE 122nd @ Burnside	52	Mult. Cty.	Close out
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 December
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
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
Songbird (N. WILLIAMS) - BRIDGE/ ANKROM	2124 N Williams	61	Interstate URA TIF	Construction. Renamed
OLIVER STATION - PALINDROME/ANKRO M/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 Certificate of Occupancy 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