

SECTION 6

Housing Production and Pipeline

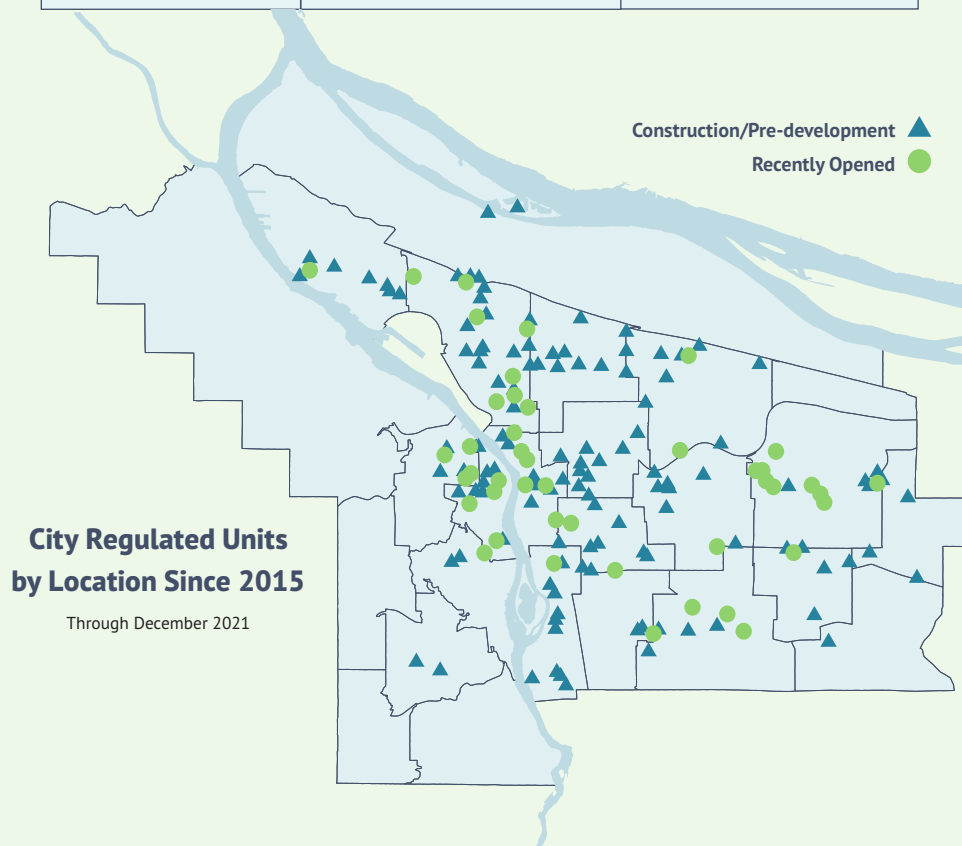
Housing State of Emergency

On October 7, 2015, Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past six years many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. Since the declaration, the Housing Bureau has opened more than 3,473 new units of affordable housing providing homes to an estimated 6,583 people. 80% of units opened were developed with PHB funding and an additional 20% of units have been created through the City's Inclusionary Housing Program and tax and development fee exemption programs. Nearly one-third of units opened are deeply affordable, i.e. affordable to households earning 0-30% of Area Median Income (AMI).

There are currently 4,200 units in the Housing Bureau's affordable housing development pipeline. These newly affordable units will house another estimated 8,000 low-income Portlanders. Nearly one third of the 4,200 units in the development pipeline are deeply affordable, i.e. affordable to households earning 0-30% AMI. Thirty-seven percent of the units are family sized units and 19% are Permanent Supportive Housing (PSH) units for homeless households and others needing wrap-around supportive services. The Housing Bureau tracks and reports on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers. The tables below list housing projects approved by City Council during the housing emergency with a count of total units, rent designation, estimate of total people housed, and project type.

City Regulated Units by the Numbers Since 2015

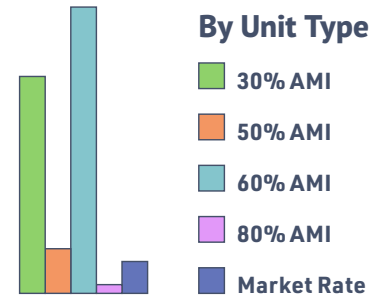
7,735 Affordable Units	11,544 Affordable Bedrooms	14,605 Est. People Housed
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CITY-FUNDED PRODUCTION SINCE 2015

Open

2,762 Affordable Units	3,552 Affordable Bedrooms	5,521 Est. People Housed
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City Unit Production: Open

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
72 Foster	101	101	168	20	0	81	0	0	101	NC
Beatrice Morrow	79	79	207	24	7	48	0	1	80	NC
Carolyn Gardens	12	12	76	12	0	0	0	0	12	NC
Cedar Commons	60	60	60	40	20	0	0	0	60	NC
Charlotte Rutherford	51	51	102	3	28	20	0	0	51	NC
Cully Commons	15	no value	no value	0	0	11	4	0	15	NC
Fora Health Treatment Center	10	10	10	10	0	0	0	60	70	NC
Ellington Apartments	262	549	841	80	0	183	0	0	263	P
Findley Commons	35	35	45	35	0	0	0	0	35	NC
Gladstone Square/Multnomah Manor	101	108	168	68	14	19	0	0	101	P
Hawthorne East	70	70	105	70	0	0	0	1	71	P
Hazel Heights	153	214	321	8	30	115	0	0	153	NC
Hill Park	39	39	43	14	0	25	0	0	39	P
Kenton Townhomes	30	75	120	0	0	11	14	5	30	NC
King + Parks	70	131	206	24	0	45	0	1	70	NC
Lents Commons	16	16	37	0	0	16	0	38	54	NC
Louisa Flowers	240	279	381	20	3	217	0	0	240	NC
Magnolia II	50	93	145	6	16	28	0	0	50	NC
Medford	60	60	60	60	0	0	0	1	61	P
New Meadows	14	14	16	14	0	0	0	0	15	NC
Oak Leaf	22	39	59	0	0	22	0	0	22	P
Olin Townhomes	12	36	60	no value	no value	6	4	2	12	NC
Oliver Station	125	125	303	6	0	120	0	16	142	NC
Renaissance Commons	189	242	342	10	0	179	0	0	189	NC
Songbird	61	111	167	40	4	16	0	1	61	NC
St Francis Park	105	105	119	10	66	29	0	1	106	NC
The Blackburn	124	124	124	124	0	0	0	0	151	NC
The Henry	172	172	172	172	0	0	0	1	173	P
The Nick Fish	52	68	98	6	2	44	0	0	52	NC
The Orchards	48	66	101	12	30	5	0	1	48	NC
The Vera Apartments	203	263	365	90	0	103	0	0	203	NC
Vibrant!	93	93	298	59	0	33	0	1	93	NC
Woody Guthrie Place	37	61	95	16	0	0	21	27	65	NC
Total	2,762	3,552	5,521	1,069	220	1,411	43	157	2,939	

* In affordable housing

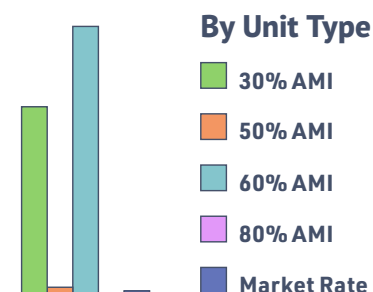
** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

CITY-FUNDED PRODUCTION SINCE 2015

In Construction

1,507 Affordable Units	2,848 Affordable Bedrooms	2,075 Est. People Housed
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City Unit Production: In Construction

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
3000 Powell	206	357	216	68	0	138	0	0	206	NC
Arbor Glen	95	135	207	0	0	95	0	2	97	P
Anna Mann House	128	315	205	42	0	86	0	0	128	NC
Cathedral Village	110	263	169	37	0	73	0	0	110	NC
Crescent Court	138	230	343	46	0	92	0	0	138	NC
Emmons Place	144	144	72	78	0	66	0	2	146	NC
Hattie Redmond Apartments	60	60	60	60	0	0	0	0	60	P/NC
Hayu Tilixam	50	119	75	17	11	22	0	0	50	NC
The Joyce	66	66	66	66	0	0	0	0	66	P/NC
Las Adelitas	141	402	257	55	0	86	0	1	142	NC
Waterleaf	176	423	212	20	0	156	0	2	178	NC
The Aurora	93	235	152	31	0	62	0	0	93	NC
The Starlight	100	100	41	92	8	0	0	0	100	NC
Total	1,507	2,848	2,075	612	19	876	0	7	1,514	

* In affordable housing

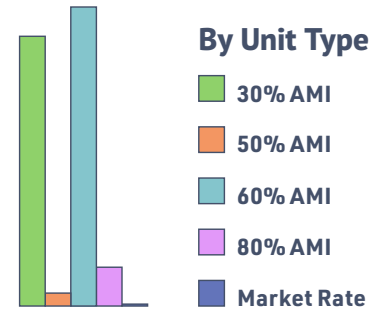
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CITY-FUNDED PRODUCTION SINCE 2015

Predevelopment

1,681 Affordable Units	2,692 Affordable Bedrooms	3,551 Est. People Housed
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City Unit Production: Predevelopment[^]

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	PSH Units	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
The Fairfield	75	75	75	0	75	0	0	0	0	75	P
Alcena	75	112	76	19	31	0	44	0	0	75	NC
Barbur Apartments	149	426	276	0	32	19	98	no value	1	150	NC
The Clifford	88	88	88	67	67	0	0	21	0	88	P
Francis + Clare	61	61	61	0	61	0	0	0	0	61	NC
Garden Park	54	149	96	20	20	0	34	0	0	54	P/NC
Alder 9	159	285	179	25	53	0	106	0	0	159	NC
Powellhurst Place†	64	173	111	0	13	0	51	0	1	65	NC
Tistilal Village	57	154	101	16	24	0	33	0	1	58	P/NC
PCC Killingsworth	84	237	150	no value	28	0	56	0	0	84	NC
Albina One	94	256	165	16	32	0	62	0	0	94	NC
Meridian Gardens	85	85	85	65	70	15	0	0	0	85	NC
hollywoodHUB	199	556	357	0	69	0	130	0	2	201	NC
5020 N Interstate	63	217	136	0	17	no value	46	no value	no value	63	NC
74th & Glisan	137	317	196	41	56	0	0	81	0	137	NC
Dekum Court	187	360	540	0	61	0	126	0	0	187	P/NC
William & Russell Site	50	no value	no value	no value	no value	no value	no value	no value	no value	50	NC
Total	1,681	3,551	2,692	269	709	34	786	102	5	1,686	

[^]Note: Chart reflects projects in predevelopment as of February 2022.

* In affordable housing

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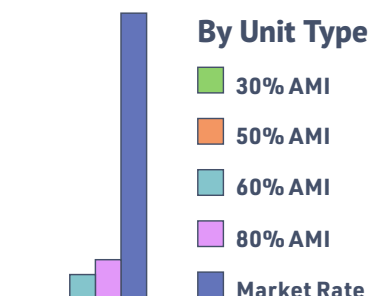
† HOME and Metro

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INCLUSIONARY HOUSING/MULTE PRODUCTION SINCE 2015

Open

711 Affordable Units	808 Affordable Bedrooms	1,062 Est. People Housed
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Inclusionary Housing/MULTE Production: Open

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
14th & Glisan	46	54	76	0	0	0	46	184	230	NC
38 Davis	18	18	24	0	0	0	18	47	65	NC
3rd & Ash	27	27	34	0	0	0	27	106	133	NC
330 Dekum	34	34	40	0	0	34	0	5	39	NC
54 Woodstock	3	3	3	0	0	3	0	35	38	NC
Argyle Gardens	3	3	3	0	0	3	0	69	72	NC
Arris PDX	1	0	0	0	0	1	0	38	39	NC
Artisan	2	4	6	0	0	0	2	52	54	NC
BD52 Apartments	5	5	6	0	0	0	5	27	32	NC
Buri Building	16	17	21	0	0	5	0	143	159	NC
Cathedral Flats	2	7	12	0	0	0	2	13	15	NC
Dean River Apartments	3	8	13	0	0	3	0	69	72	NC
Everett Street Lofts	18	18	23	0	0	0	18	99	117	NC
Kaya Camilla	3	3	3	0	0	3	3	36	39	NC
Koti Block 290	40	48	65	0	0	0	40	160	200	NC
Koz on Killingsworth	13	14	15	0	0	0	13	75	88	NC
Cardy Woodstock	2	2	2	0	0	2	0	26	28	NC
Cully Place	2	7	12	0	0	0	2	0	2	NC
Derby Slabtown Apartments	28	28	28	0	0	28	0	0	28	NC
Studio Pointe	30	30	30	0	0	30	0	0	30	NC
Enclave 54	28	28	28	0	0	28	0	0	28	NC
Halsey 28	8	8	8	0	0	0	8	44	52	NC
Ivan-4	1	4	7	0	0	0	1	18	19	NC
Juniper Apartments	4	5	9	0	0	4	0	0	4	NC
Kathryn Ann	22	22	30	0	0	0	22	123	145	NC
Koz on Sandy	17	17	18	0	0	0	17	95	112	NC
Koz on Thirteenth	13	13	13	0	0	0	13	74	87	NC
Koz on Yamhill	21	21	26	0	0	21	0	87	108	NC
Multnomah Station Apartments	1	1	5	0	0	1	0	38	39	NC
Nesika Illahee Apartments	5	8	16	0	0	5	0	54	59	NC
Nomad	6	14	22	0	0	6	0	124	130	NC
North Hollow Apartments	9	9	10	0	0	9	0	36	45	NC
NW 17th & Kearney	25	29	39	0	0	0	25	99	124	NC
NW 17th & Pettygrove	39	46	65	0	0	0	39	157	196	NC

* In affordable housing

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NC=New Construction P=Preservation

Inclusionary Housing/MULTE Production: Open (continued)

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
Pettygrove Apartments	6	6	8	0	0	6	0	24	30	NC
Powell Apartments	10	10	10	0	0	10	0	40	50	NC
Everett Apartments	46	46	77	0	0	0	46	184	230	NC
Robert J. Breitung Veteran Building	2	2	3	0	0	2	0	26	28	NC
Ryder	15	15	21	0	0	0	15	81	96	NC
Sawbuck	10	20	30	0	0	10	0	172	182	NC
Spring Villa	3	5	8	0	0	0	3	21	24	NC
Solace PDX	27	35	49	0	0	27	0	109	136	NC
St J's Apartments	7	7	8	0	0	0	7	69	76	NC
Sullivan Ridge	24	30	36	0	0	0	24	0	24	NC
Tabor Commons Apartments	7	7	7	0	0	0	7	55	62	NC
The Bluffs	4	7	10	0	0	0	4	32	36	NC
The Marilyn	30	36	49	0	0	0	30	122	152	NC
Wy'East Plaza	14	15	20	0	0	14	0	161	175	NC
Yukon Flats	11	12	17	0	0	11	0	43	54	NC
Total BOTH PAGES	711	808	1,062	0	0	266	437	3,272	3,983	

* In affordable housing

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INCLUSIONARY HOUSING/MULTE PRODUCTION SINCE 2015

Pipeline

1,074 Affordable Units	1,644 Affordable Bedrooms	2,396 Est. People Housed
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