Part 4

City of Portland Policies & Programs

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Section 1

City Plans & Policies

The Portland Housing Bureau is responsible for leading housing policy for the City of Portland and administering programs to produce affordable rental housing, increase and stabilize homeownership, end homelessness, and regulate and assist landlords and tenants in the rental housing market. These functions have been assigned to the Bureau through various city plans, policies, and budget notes. Outlined below are the most significant active city plans and policies that direct the Bureau's work. Included in the descriptions are the major goals identified in each of the plans, and the status of the progress toward each goal.

Progress Indicators

✔ Completed ○ On Track ○ In Process ✖ Not Completed

2035 Comprehensive Plan

Established 2016 **Completion** 2035

Adopted in 2016, the 2035 Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. The plan guides land use and investment decisions through 2035. Major policy goals and progress to date are outlined in the table below.

	Goal
○	▸ Build 10,000 new units at 0-80% AMI by 2035
○	▸ Affirmatively Further Fair Housing
○	▸ Mitigate and prevent displacement
○	▸ Land bank for affordable housing *The Housing Bureau and its community partners land bank for affordable housing.*
○	▸ Site affordable housing in high opportunity areas *The Housing Bureau worked with the Bureau of Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Housing Bond, in these areas.*
○	▸ Preserve and produce affordable housing
○	▸ Fund affordable housing
○	▸ Increase affordable rentals and homeownership opportunities
✓	▸ Create and implement an inclusionary housing program *The Portland Inclusionary Housing Program has been in effect since February 2017.*
○	▸ Preserve mobile home parks
○	▸ Create homeowners
○	▸ Support homeowner retention services
○	▸ Offer a variety of homeownership paths (such as condos, land trust, etc.)
○	▸ Prevent and reduce homelessness
✓	▸ Require safe and healthy housing *The Housing Bureau currently offers a lead hazard control program.*
○	▸ Increase renter protections

Portland Plan

Established 2012

Adopted in 2012, the Portland Plan presents a strategic roadmap for the City of Portland. The plan has three integrated strategies—*Thriving Educated Youth*, *Economic Prosperity and Affordability*, and *Healthy Connected City*—and provides a framework for advancing equity, designed to help realize the vision of a prosperous, educated, healthy and equitable Portland. Major policy goals and progress to date are outlined in the table below.

	Goal
◎	▸ Remove discriminatory barriers to Portlanders trying to secure housing
◎	▸ Prevent evictions and foreclosure
◎	▸ Move households from homelessness into transitional housing such as permanent supportive housing
◎	▸ Create more homeowners
◎	▸ Implement the Fair Housing Action Plan
◎	▸ Create more minority homeowners
✔	▸ Update 10-Year Plan to End Homelessness *The Home for Everyone Plan was established in 2014.*

Central City No Net Loss Policy

Established 2001

Adopted in 2001, the Central City No Net Loss Policy mandates that the City will maintain the number of units that were affordable at 60 percent AMI and below in 2002 in the Central City. According to the baseline established in a 2002 Central City housing inventory, 8,286 rental units were affordable at 60 percent AMI and below.

In 2019, there was a total of 8,785 total units in the Central City of which 7,962 units are regulated and 823 units are market rate. Compared to 2018, the Central City gained 165 regulated units and gained 496 market rate units.

Policy goals and progress to date are outlined in the table below.

	Regulated Units		Market Units		Total Units	
No Net Loss Rental Housing Units, 0-60% AMI	**2002**	**2019**	**2002**	**2019**	**2002**	**2019**
Central Eastside	160	464	464	231	624	695
Downtown	3,197	3,216	1,048	482	4,245	3,698
Goose Hollow	548	551	785	87	1,333	638
Lloyd District	-	278	97	11	97	289
River District	1,485	3,225	502	-	1,987	3,225
South Waterfront	-	209	-	-	-	209
Lower Albina	-	19	-	12		31
Total	5,390	**7,962**	2,896	**823**	8,286	**8,785**

While the number of regulated units has increased by 2,407 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units more than doubled from 327 in 2018 to 823 in 2019. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

East Portland Action Plan | *A Guide for Improving Livability in Outer East Portland*

Adopted in 2009, The East Portland Action Plan contains strategies and actions to provide guidance and direction to public agencies, nonprofit organizations, businesses and individuals to address the broad array of opportunities and challenges facing East Portland. Major housing policy goals and progress to date are outlined in the table below.

	Goal
✖	▸ Create a housing rehabilitation program
○	▸ Expand nonprofit home repair and rehab programs
○	▸ Review/assess housing development tax abatement benefits and their impacts in East Portland

Broadway Corridor Project

The Broadway Corridor project is an opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods, with the goal to maximize community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

	Goal
○	▸ 30% of Residential Development Rights for Affordable Housing at 0%-60% AMI and 0%-80% AMI brackets, creating approximately 720 units

Division Corridor Transit Project

The Division Transit Project will improve travel between Downtown Portland, Southeast and East Portland and Gresham with easier, faster and more reliable bus service. As a part of the planning process the Housing Bureau worked with community stakeholders, to outline specific affordable housing goals. Affordable housing production targets are outlined below.

	Goal
✔	▸ Support the production of more and a variety of housing types of affordable housing: secure funding for 300-600 new affordable rental housing units for households earning up to 60% of AMI through 2021
✔	▸ Secure approximately 20-25% of the above affordable housing investment in East Portland.

Southwest Corridor Project

Adopted by Portland City Council in 2018, the SW Corridor Equitable Housing Strategy will guide the distribution of affordable housing choices equitably throughout the corridor, while also addressing the displacement of low-income households and communities of color. A diverse array of community stakeholders is working together with city staff to create new housing policies and funding sources in advance of a major light rail project from downtown Portland to Tualatin so all Portlanders—regardless of race, ethnicity, family status, income, or disability—have a range of affordable choices near high quality affordable transit. Affordable housing goals and production targets are outlined below.

	Goal
○	▸ Commit financial resources early and grow new resources for the long-term
○	▸ Prevent residential and cultural displacement: acquire, convert, or develop 150-200 homes serving households earning up to 60% AMI through 2027
○	▸ Increase choices for new homes for all household types and incomes: through Inclusionary Housing production, create 150 homes affordable to households earning up to 60% AMI

Section 2

Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas to implement policies, programs, and services necessary to achieve the City's housing goals and objectives.

Production & Preservation

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB's housing is required to remain affordable at targeted incomes for up to 99 years.

- Direct financing using local and federal resources
- Indirect subsidies, such as tax exemptions and fee waivers

Home Ownership

The Housing Bureau funds programs to increase homeownership for vulnerable communities, directly and with community partners.

- Homebuyer education
- Down-payment assistance
- Tax exemptions
- Mortgage tax credits
- Construction

Preventing Displacement

The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.

- New tenant protections
- Rental Services Office
- Legal services funding
- Home repair grants and loans

Ending Homelessness

Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:

- Short-term rent assistance
- Permanent supportive housing
- Transitional housing
- Emergency shelter and winter shelter

Together with partners, the Housing Bureau is working to achieve Portland City Council's goal of creating 2,000 new supportive housing units by 2028.

Section 3

Bureau Plans

Portland's Housing Bond

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland. A Policy Framework establishes goals for Portland's Housing Bond and outlines the community priorities to guide Bond investments. The Framework to identify, purchase, build, and renovate units was finalized following a six-month public process and with the input of nearly 1,000 community members. For a detailed look at the budget, programming goals, and performance to date, please turn to page 106.

N/NE Neighborhood Housing Strategy

The N/NE Neighborhood Housing Strategy is an initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime residents of the area. Since 2015, the Housing Bureau has used all Interstate Corridor Urban Renewal Area resources to implement and expand the housing strategy. For a detailed look at the budget, programming goals, and performance to date, please turn to page 108.

Supportive Housing Plan

In late 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of this plan to guide the production of at least 2,000 new units of supportive housing in Multnomah County by 2028. The resolutions required that the plan include the actual need for supportive housing, the total cost of meeting the 2,000 unit goal, an assessment of resources currently and prospectively available to meet the goal, and the necessary next steps for implementation. For a detailed look at the budget, programming goals, and performance to date, please turn to page 112.

A Home for Everyone | Joint Office of Homeless Services

In 2012, a committee was convened by the City of Portland, Multnomah County, and Home Forward to bring together diverse stakeholders to review data, listen to the community, and learn effective local and national practices to develop a plan to end homelessness. This plan was adopted and put into effect with the creation of the Joint City-County Office of Homeless Services tasked with implementing the plan. For a detailed look at the budget, programming goals, and performance to date, please turn to page 116.

Tax Increment Financing Strategies

Adopted in 2006, the City of Portland's Tax Increment Financing Set-Aside Policy allocates an average of 45 percent of urban renewal resources to affordable housing programs. Each urban renewal area developed a separate housing strategy to be implemented with the tax increment resources. The Housing Bureau is responsible for meeting the affordable housing programming goals in each strategy. For a detailed look at the set-aside financial data, programming goals, and performance to date, please turn to Part 5, page 167.

Section 4

Rental Portfolio & Programs

Through the Portland Housing Bureau, the City of Portland works to increase affordable rental housing by subsidizing the construction of new buildings and rehabilitation of existing buildings ("preservation") to provide long-term affordability for households at targeted income levels.

The Portland Housing Bureau supports affordable housing development throughout the city by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	Total
Total Units	**2,446**	**1,110**	**3,800**	**6,885**	**550**	**79**	**14,870**
Basic Financing	732	230	1,414	1,911	250	30	4,567
+ Section 8 Project	309	365	580	1,008	23	-	2,285
+ Tax Abatement	20	-	135	691	176	44	1,066
+ 4% Tax Credits	380	74	558	1,258	45	-	2,315
+ 9% Tax Credits	97	11	266	658	-	-	1,032
+ 4% Tax Credits and Section 8	446	418	492	851	37	-	2,244
+ 9% Tax Credits and Section 8	386	12	274	230	-	5	907
+ 4% Tax Credits and Tax Abatement	-	-	-	150	-	-	150
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	-	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-	-

**Expressed as a percentage of area median income*

AMI=Area Median Income

	30% AMI		40% AMI		50% AMI		60% AMI		80% AMI		Total	
City Regulated Rental Unit Production	**NC**	**P**	**NC**	**P**	**NC**	**P**	**NC**	**P**	**NC**	**P**	**NC**	**P**
2019	56	19	-	-	73	100	675	55	72	2	876	176
2018	62	31	-	-	89	-	539	152	113	-	803	183
2017	54	54	-	-	-	29	350	62	107	-	511	145
2016	9	49	-	-	57	-	241	-	-	-	362	49

Note: Regulated affordable units added to asset portfolio totals when construction is complete

NC=New Construction P=Preservation & Rehabilitation

Resident Demographics

Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy received.

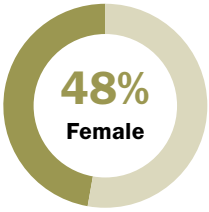
21,322
Total Residents

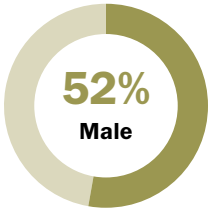
7.4 years
Average Residency

$18,825 Average Annual Income

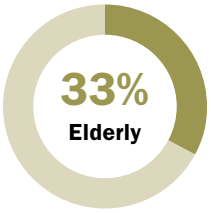
$568 Average Gross Rent

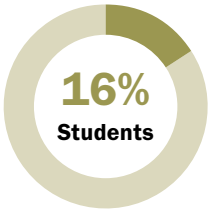
Heads of Household

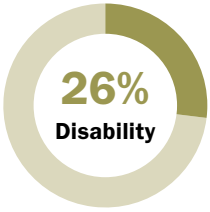


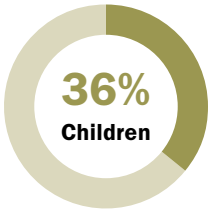


Demographic of Residents

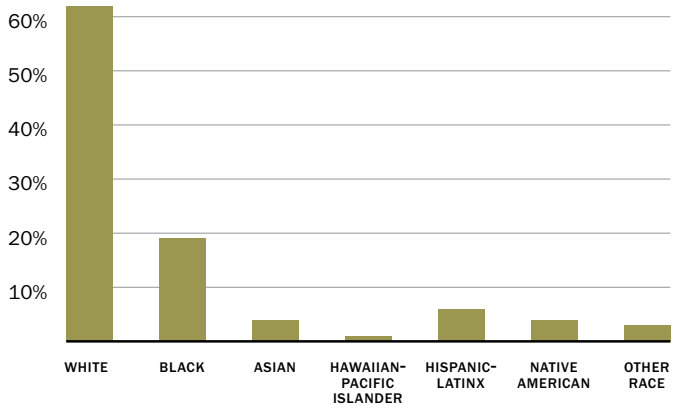




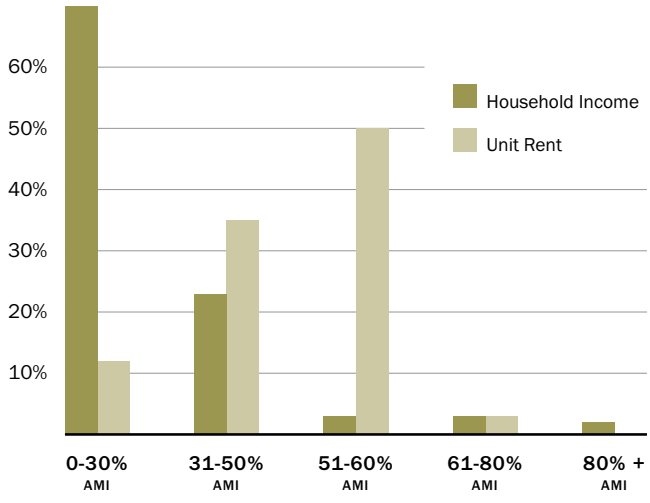




Head of Household by Race & Ethnicity



Household Income vs. Rent Levels



▲ *For example, 69% of households in the Bureau's rental housing earn at a level of 0-30% of the area median income (AMI), and 13% of households pay rent that is considered affordable for earners at the same level.*

Ending Homelessness

The City is a key partner of *A Home for Everyone*, the local collaboration to end homelessness. A Home for Everyone is comprised of community members and leaders from Multnomah County, the Cities of Portland and Gresham, Home Forward, nonprofit service organizations, and many other community partners.

The City funds programs designed to prevent and end homelessness for families and individuals through the Joint Office of Homeless Services. Services are delivered through contracts with various nongovernmental and other public entities, who provide a range of programming to address the diverse needs of people experiencing homelessness. Program areas include rent assistance and eviction prevention (collectively referred to below as "homelessness prevention"), permanent supportive housing and rapid rehousing (collectively referred to below as "permanent housing"), and emergency shelter.

	Homelessness Prevention			Permanent Housing			Emergency / Winter Shelter		
Numbers Served by Race/Ethnicity, FY 2017-19	**2017**	**2018**	**2019**	**2017**	**2018**	**2019**	**2017**	**2018**	**2019**
TOTAL	6,580	7,460	7,220	9,540	11,490	11,900	8,530	8,310	6,200
White*	-	-	-	-	-	-	4,610	4,460	3,360
Non-Hispanic White	1,940	2,110	1,730	4,110	4,740	4,920	-	-	-
Black	1,483	1,274	1,127	658	1,057	820	690	413	319
Asian	240	250	300	210	170	180	90	80	80
Hispanic-Latinx	1,620	2,000	2,060	1,540	1,780	1,880	1,110	960	730
Hawaiian-Pacific Islander	110	170	170	200	280	310	150	220	90
Native American	180	150	130	350	390	460	350	320	320
Other Race/Ethnicity	560	640	680	1,010	1,350	1,380	880	900	760

Source: ServicePoint Homeless Management Information System (HMIS): Accessed November 2019

**Emergency Shelter reporting follows HUD's APR and does not allow for differentiating Non-Hispanic White from Hispanic White at this point in time.*

Notes: Data above are from reports pulled from HMIS roughly 15 days after the end of each period, which are the newest available for FY19, as of this writing. Any previously reported numbers from the Joint Office of Homeless Services that are higher than those above are from reports pulled more than 15 days after the end of the period. HMIS data are subject to change due to data lag and administrative changes. Numbers reflect all people active in indicated project types for the respective time periods, regardless of when they enrolled. Numbers are rounded to the nearest ten. Sort order for Race & Ethnicity groups above is based upon numbers served in permanent housing in FY19. See Data Dictionary of the FY19 AHFE year-end report for reporting methodologies, which are different for different service lines, as of this writing. AHFE quarterly reports are available at http://ahomeforeveryone.net/outcome-reports.

Homeownership & Stabilization

Through programs and investments to increase access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

The City funds education and counseling programs to support first-time homebuyers and prevent foreclosure, as well as grants to improve the health and livability of owned homes. These programs are administered through community-serving organizations to reach underserved populations.

The City directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include the Mortgage Credit Certificate (MCC) program, which increases the buying power of first-time homebuyers, as well as System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

Homeownership Loans by Financing Instrument	Below 50% AMI	51-80% AMI	81%+ AMI	Total
Total Homeownership Loans	**1,049**	**358**	**39**	**1,446**
Home Buyer Assistance Loan	82	185	38	305
Home Repair Loan	967	173	1	1,141

AMI=Area Median Income

	Below 50% AMI				51-80% AMI				81%+ AMI				Total			
Homeownership Production by Program	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018
Home Buyer Assistance Loan	4	3	5	5	7	10	15	26	-	5	10	7	17	18	30	38
Home Repair Loan	9	13	26	10	21	12	29	13	-	-	-	4	30	25	55	27
Home Repair Grant	600	541	551	585	92	43	62	62	1	-	-	0	693	561	613	647
Lead Hazard Reduction	N/A	30	1	14	N/A	23	1	10	N/A	-	-	0	N/A	53	2	24
Mortgage Credit Certificate	-	-	-	1	23	16	12	14	81	41	33	52	104	57	45	67
SDC Exemption Program	14	15	14	16	24	30	29	33	30	40	15	38	68	85	58	87
Homeownership Tax Exemption	23	12	14	-	26	22	29	-	32	30	16	-	81	64	59	-

AMI=Area Median Income

Homeownership & Stabilization cont.

	Home Buyer Assistance Loan				Home Repair Loan				Home Repair Grant			
Racial Composition	**2015**	**2016**	**2017**	**2018**	**2015**	**2016**	**2017**	**2018**	**2015**	**2016**	**2017**	**2018**
White	24%	33%	22%	32%	34%	48%	47%	48%	52%	54%	53%	49%
Black	53%	50%	59%	50%	59%	48%	42%	33%	27%	24%	24%	24%
Asian	-	-	4%	8%	-	8%	5%	-	4%	4%	4%	5%
Hispanic-Latinx	18%	11%	11%	8%	7%	-	-	7%	5%	6%	7%	8%
Hawaiian-Pacific Islander	-	-	-	-	-	-	-	-	1%	1%	1%	1%
Native American	-	6%	15%	3%	-	4%	-	7%	10%	10%	2%	11%
African, Middle Eastern or Slavic	5%	-	-	-	-	-		4%	1%	1%	-	2%

	Lead Hazard Reduction				Mortgage Credit Certificate				SDC Exemption & Homeowner Tax Exemption			
Racial Composition	**2015**	**2016**	**2017**	**2018**	**2015**	**2016**	**2017**	**2018**	**2015**	**2016**	**2017**	**2018**
White	N/A	40%	100%	58%	84%	74%	85%	78%	49%	36%	20%	32%
Black	N/A	32%	-	21%	4%	7%	13%	6%	2%	5%	3%	6%
Asian	N/A	2%	-	4%	7%	9%	3%	10%	42%	51%	65%	57%
Hispanic-Latinx	N/A	6%	-	13%	5%	11%	13%	6%	4%	11%	3%	2%
Hawaiian-Pacific Islander	N/A	-	-	-	-	-	-	-	-	1%	-	1%
Native American	N/A	-	-	4%	-	-	-	-	1%	4%	-	-
African, Middle Eastern or Slavic	N/A	-	-	-	-	-	-	-	2%	2%	11%	10%

Source: Homeless Management Information System (HMIS): Accessed November 2019

Rental Services Office

The Portland Housing Bureau Rental Services Office provides information on local landlord-tenant and Fair Housing laws, coordinates legal aid services, and works on tenant protections. Through the Office, the Bureau funds programs designed to protect the rights of renters and to protect rental households vulnerable to the negative impacts of displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability.

Funded services include a renter hotline, a Fair Housing hotline, Fair Housing training, Fair Housing testing, landlord/tenant education, legal aid, advocate support, and emergency housing placement. For all rental service programs, most clients served are below 50 percent area median income (AMI). Compliance, policy, and program development are also done by the Rental Services Office. The Bureau links these rental service programs to its funded rental housing, supportive housing, and regulatory agreements.

Numbers Served, FY 2018-19	Fair Housing Education	Renter Advocacy & Education	Legal Aid	Renter Habitability
Racial Composition: Total	**599**	**1,942**	**456**	**91**
White	142	1,271	195	-
Black	102	273	137	30
Asian	3	70	14	5
Hispanic-Latino	59	146	58	3
Hawaiian-Pacific Islander	4	30	3	5
Native American	13	113	17	4
African, Middle Eastern or Slavic	11	21	24	44
Declined to Answer	265	18	8	-
Gender Composition: Total	**609**	**1,502**	**441**	**69**
Female	221	838	279	35
Male	82	664	144	33
Declined to Answer	306	-	12	1
Missing	-	-	6	-

Source: Homeless Management Information System (HMIS): Accessed October 2019

Section 5

Strategic Initiatives

Portland's Housing Bond

Passed November 2016 **Completion** 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing $258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing within seven years. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

Current Projects

The Ellington
263 units
Acquisition

3000 SE Powell
180 units
New Construction

East Burnside
51 units
New Construction

Cathedral Village
110 units
New Construction

The Susan Emmons
144 units
New/Rehab

The Joyce
66 units
Rehab

The Westwind
100 units
New Construction

Anna Mann House
88 units
New/Rehab

9 image coming soon

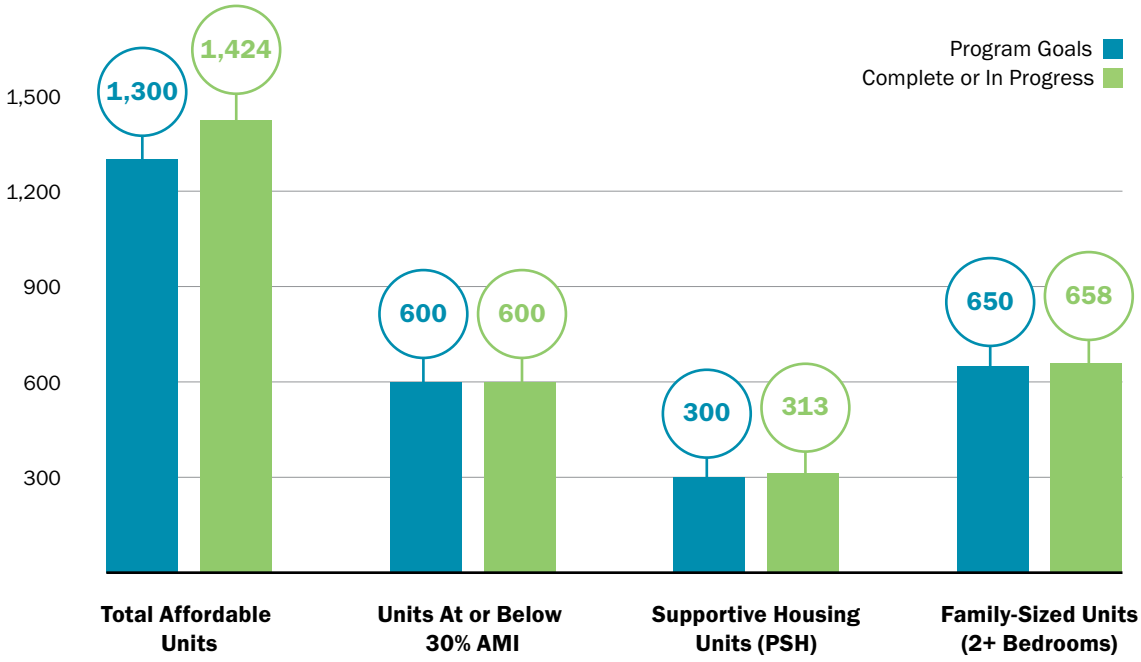
NE Prescott
50 units
New Construction

Las Adelitas
141 units
New Construction

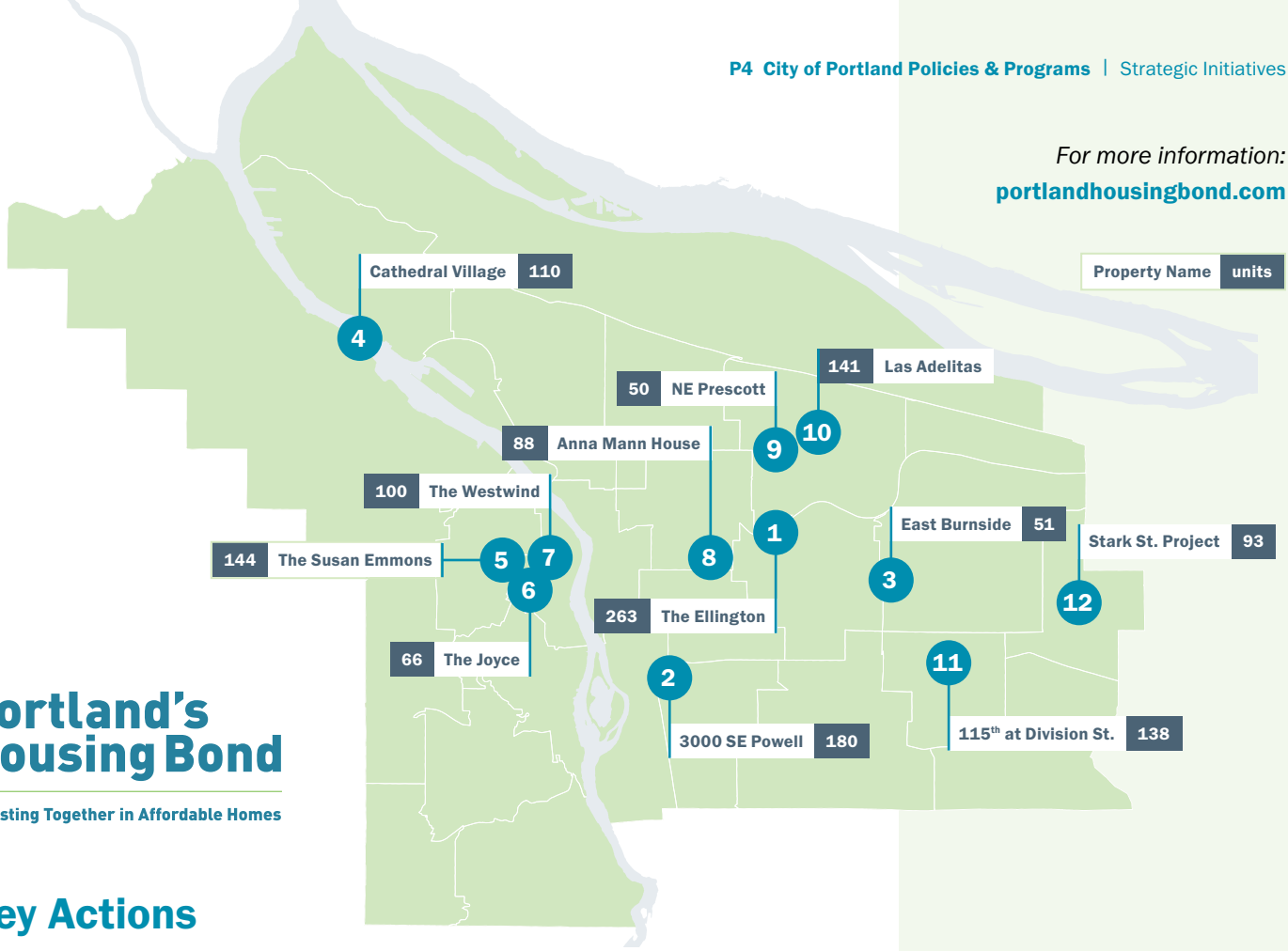
115th @ Division St.
138 units
New Construction

Stark St. Project
93 units
New Construction

2019 Outcomes to Date



For more information:
portlandhousingbond.com



Portland's Housing Bond

Investing Together in Affordable Homes

Key Actions

- **November 2016** Bond Measure passes
- **February 2017** City acquires the Ellington Apartments
- **April–September 2017** A stakeholder advisory group is convened to create a community-driven policy framework to guide Bond expenditures; an independent oversight committee is appointed to review expenditures and monitor implementation
- **February 2018** City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects
- **June 2018** City acquires a parcel at 5827 NE Prescott for future development and a new building at 10506 E Burnside, leased in partnership with homeless family service providers and other community partners
- **October 2018** A team lead by Holst Architecture is selected to develop 3000 SE Powell under the Housing Bond
- **November 2018** The Westwind Apartments is purchased for redevelopment in partnership with Multnomah County to provide Permanent Supportive Housing (PSH)
- **November 2018** Oregon voters pass Measure 102 amending the State constitution regarding how general obligation bonds may be used. The amendment gives new authority to public entities to explore private partnerships and leverage additional sources of financing in developing bond projects. Oregon law previously required public ownership of bond-funded projects.
- **April 2019** Under new authority from Measure 102, the Portland Housing Bureau releases the Bond Opportunity Solicitation, marking the first time private and non-profit entities had the opportunity to bid for project funding from Portland's Housing Bond.
- **May 2019** Home Forward is selected as the developer for 3000 SE Powell, continuing the work accomplished under their role as a Development Services Consultant.
- **July 2019** Colas Construction is selected as the General Contractor for the 3000 SE Powell site.
- **September 2019** The Portland Housing Bureau awards $115.3 million in Bond funding to nine projects selected through the Bond Opportunity Solicitation, adding another 930 units of affordable housing to the pipeline, including 443 at 30% AMI, 329 units of family-size housing, and 254 units of PSH.

N/NE Housing Strategy

Established January 2015 **Completion** 2022

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, in particular, the historic and ongoing displacement of long-time community members in North and Northeast Portland. The strategy creates new homeowners through down payment assistance and the development of affordable ownership units, creates new affordable rental housing, and land banks in the Interstate Corridor Urban Renewal Area—investments that respond to and attempt to prevent displacement of current residents.

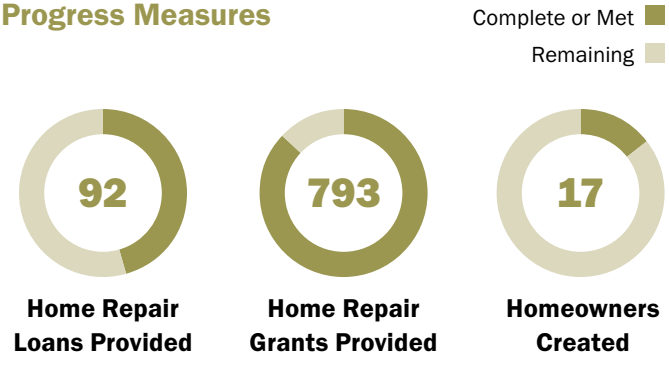
Program Goals

Rental Development	Home Repair Loans	Home Repair Grants	Homeownership
380 Units	**201** Households	**910** Households	**110** Households

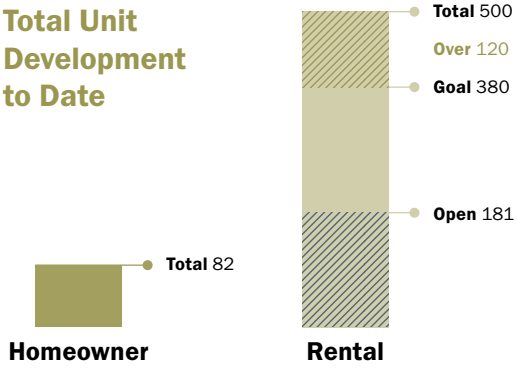
2019 Outcomes to Date

Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original $20 million housing plan to a budget of more than $60 million in recognition of the continued community need and the inflating cost of housing in the area. During fiscal year 2018/19, the Housing Bureau purchased property from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, the property purchased from the Water Bureau was included in the Interstate URA for future home ownership development.

Progress Measures



Total Unit Development to Date



Current Rental Projects

Charlotte B Rutherford
51 units
Now Open

Beatrice Morrow
80 units
Now Open

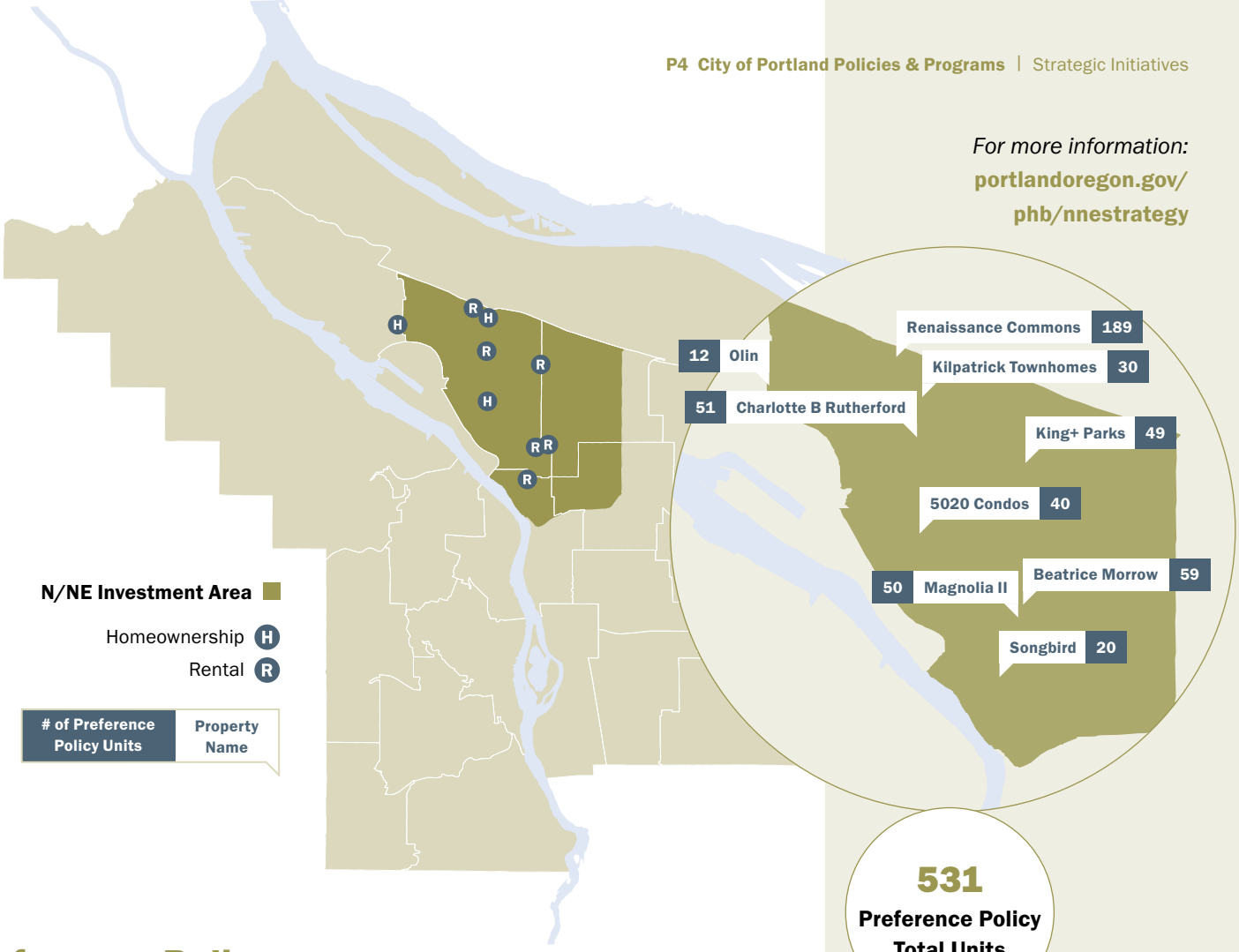
King+ Parks
69 units
Open June 2020

Magnolia II
50 units
Open January 2020

Renaissance
189 units
Open June 2020

Songbird
61 units
Open June 2020

For more information:
portlandoregon.gov/phb/nnestrategy



Preference Policy

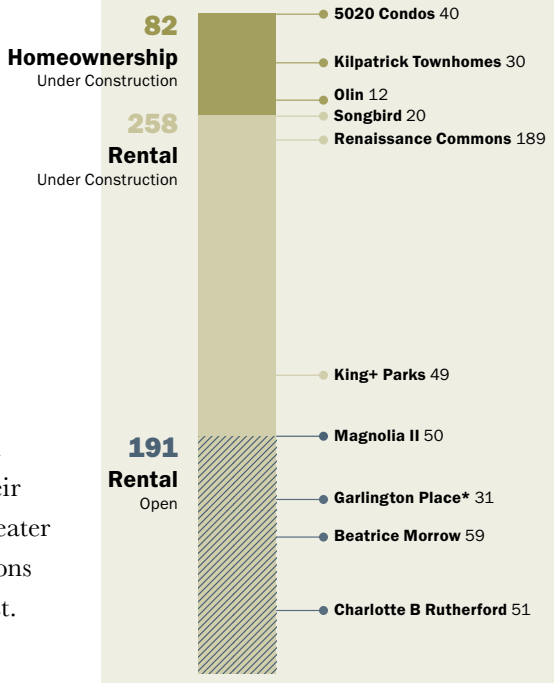
A central feature of the N/NE Housing Strategy is the **Preference Policy**. The preference policy prioritizes applicants for the City's investments in affordable housing opportunities in the Interstate Corridor Urban Renewal Area who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

The Housing Bureau funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When any of these opportunities become available in the Interstate Corridor Urban Renewal Area, the Housing Bureau will open a waitlist for those interested in the housing opportunity.

The waitlist is open to all interested parties; however, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor's live or have lived in N/NE Portland. Applications documenting a greater impact of urban renewal activity will be placed higher on the list and applications with little or no impact of urban renewal activity will be placed lower on the list.

To date, the program has received over 5,000 applications from households interested in affordable housing opportunities in three homeownership and seven rental multifamily developments.

531
Preference Policy Total Units



**Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily leased up a portion of the building using Preference Policy households.*

Inclusionary Housing

Established February 2017 **Completion** ongoing

The City of Portland has identified the need for a minimum of 22,000 affordable housing units to serve low and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage of the units at rents affordable to households earning up to 80 percent of the area median income (AMI), with a program emphasis on units at 60 percent AMI or less.

Program Goals

1. **Link affordable unit production to market-rate development**
2. **Support development of affordable units in high-opportunity areas**
3. **Increase housing opportunities for families and individuals facing the greatest disparities**
4. **Promote a wide range of affordable housing type options**

2019 Outcomes to Date

Since the IH program went into effect, there are a **total of 17,971 units in 153 proposed buildings** throughout the city at some stage of the pre-development or permitting process.

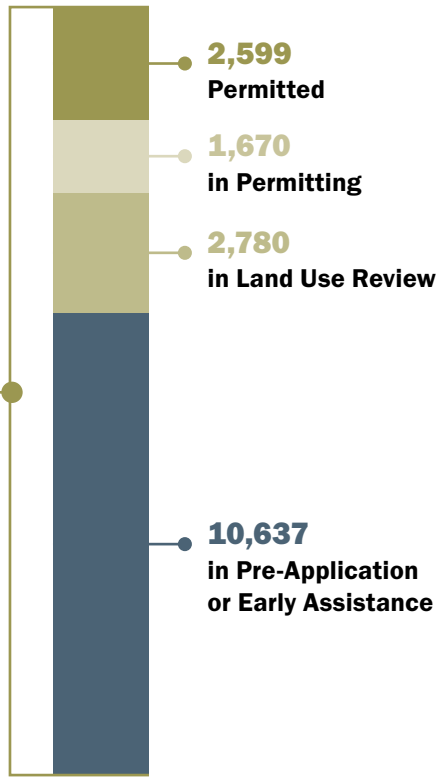
Multifamily & Inclusionary Housing Permitting Pipeline

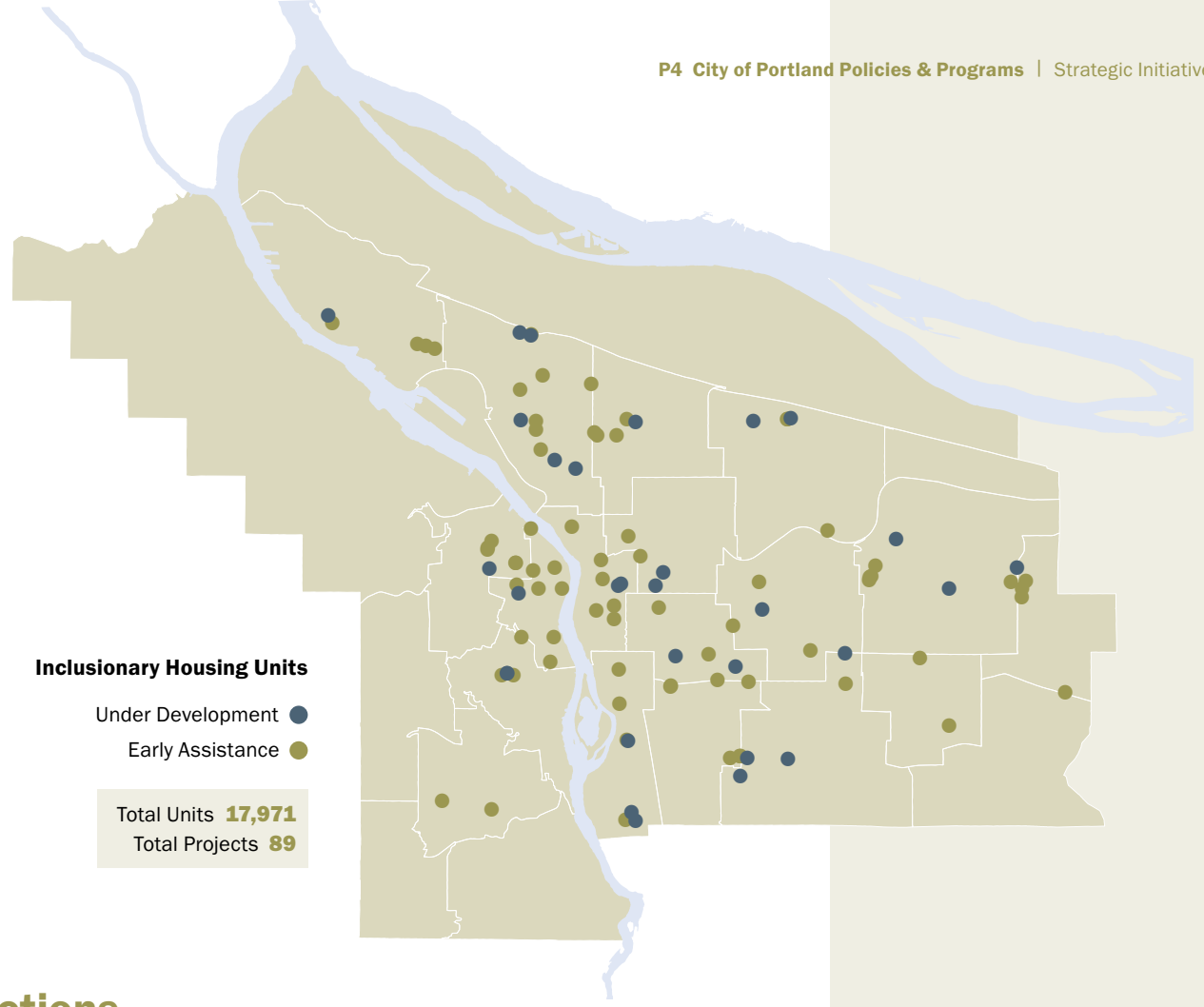
20+ Unit Buildings

17,971 Total Units

Of these, **89 projects with 533 affordable units** have permits or are close to permitting.

As of October 2019





Key Actions

- **June 2018** City Council approved technical changes to the IH program's fee-in-lieu option
- **August 2018** Adopted administrative rules for IH homeownership requirements
- **October 2018** Inclusionary housing development 18-month review memo published
- **October 2018** City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR
- **July 2019** City Council approved funding for a market analysis to recalibrate the IH Build Off-Site and Designate Off-Site program options to increase flexibility and utilization
- **July 2019** Adopted technical changes to the IH program administrative rules

For more information:
portlandoregon.gov/phb/inclusionary-housing

Supportive Housing Plan

Passed October 2017 **Completion** 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions stating the goal to create 2,000 new supportive housing units by 2028. The resolution was passed in response to one of our community's most urgent needs.

Supportive housing is an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care.

An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicated Multnomah County had a gap of at least 2,400 units of supportive housing.

Budget & Goals

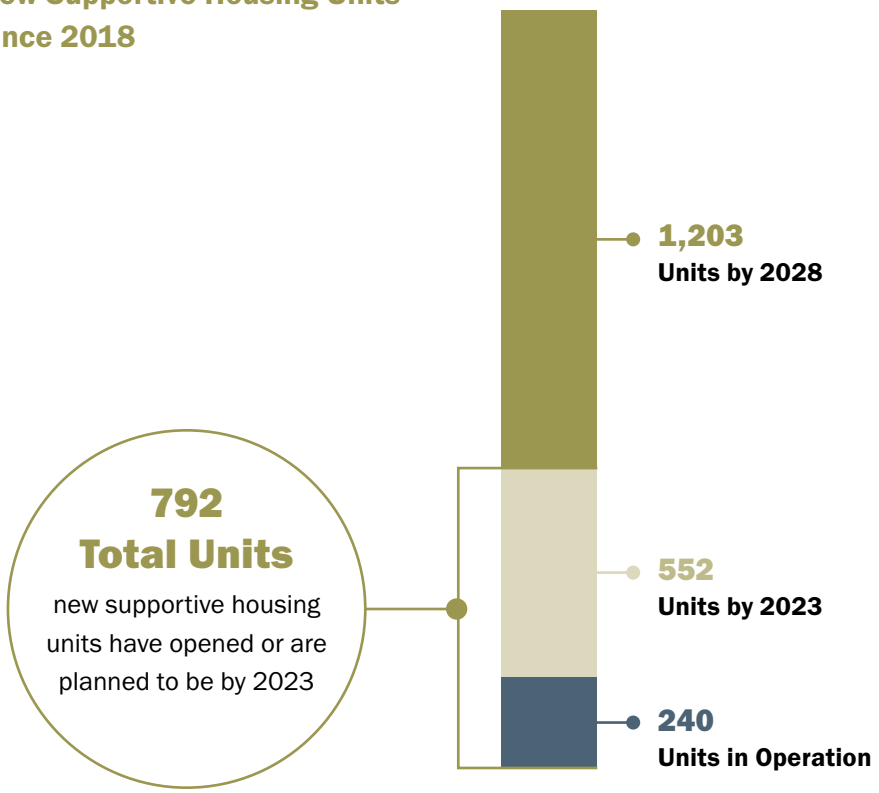
The estimated investment of $592 million to $640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at $43 million to $47 million a year. The report from CSH includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

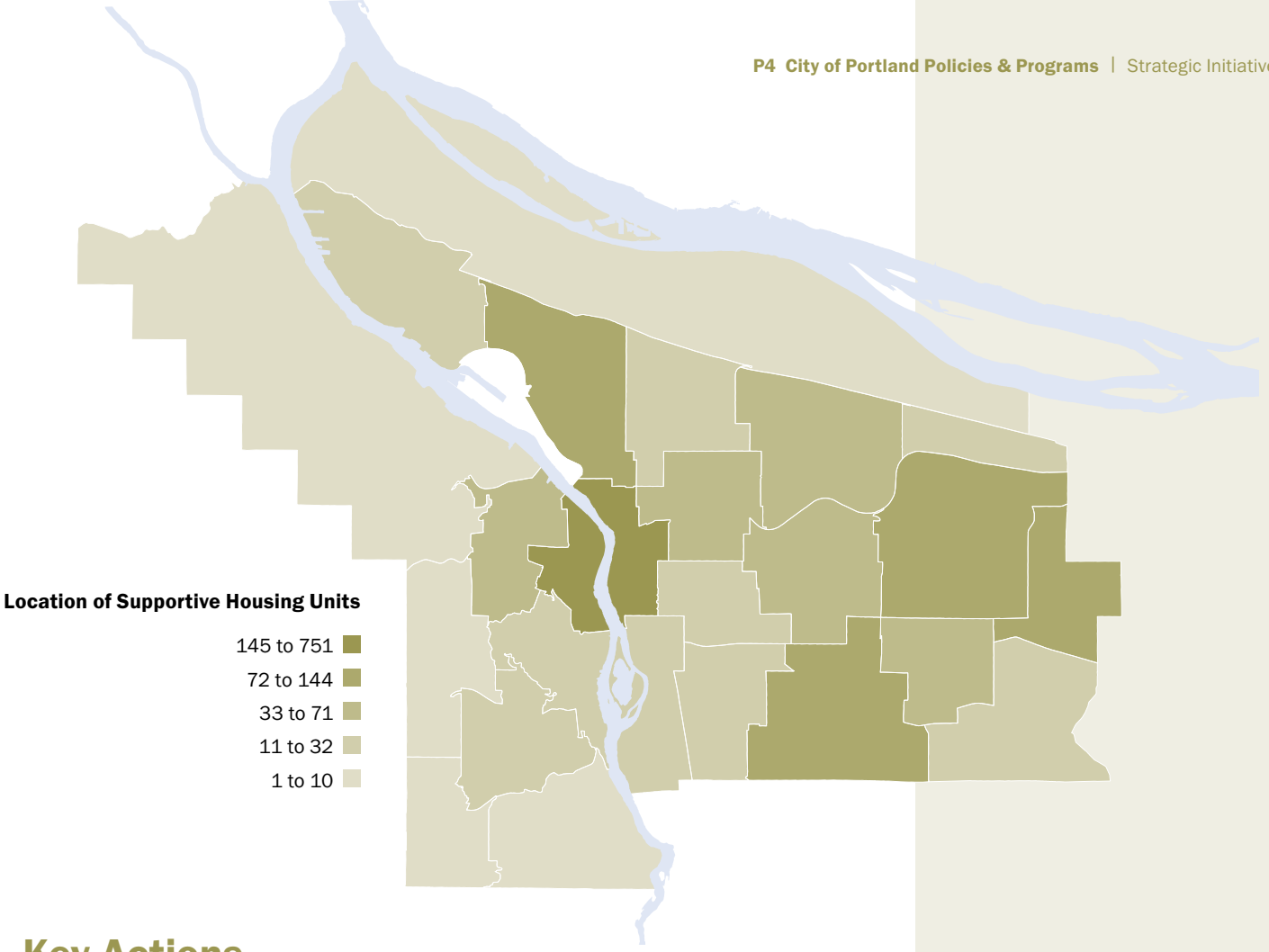
2019 Outcomes to Date

Over the last two fiscal years, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating and services funding to create new supportive housing units.

As a result of these and other collaborative efforts, **792 new supportive housing units** have opened or are planned to be developed by the year 2023.

New Supportive Housing Units since 2018





Key Actions

- **July 2018** The PHB *2018 Summer Notice of Funding Availability* (NOFA) was released, which combined state and local capital funding with local services funding to create 50 new units of Permanent Supportive Housing.
- **November 2018** Acquisition of the Westwind Apartments, a Portland Housing Bond and Multnomah County project, will redevelop a minimum of 70 Single Room Occupancy (SRO) supportive housing units.
- **June-July 2019** Forty units of supportive housing for families and individuals exiting homelessness were leased-up at two new affordable housing properties—Vibrant! (developed by Innovative Housing, Inc.) and The Vera (developed by BRIDGE Housing). These new units provide safe and affordable housing in neighborhoods with access to transit, schools, parks and groceries.
- **September 2019** Nine new housing projects were awarded funding through the 2019 Bond Opportunity Solicitation (BOS), which combined resources from Portland's Housing Bond, Multnomah County and Home Forward. The projects in total will deliver 254 new units of Supportive Housing over the next several years to serve individuals experiencing chronic homelessness, families and Communities of Color.

Rental Services Office

Established 2017

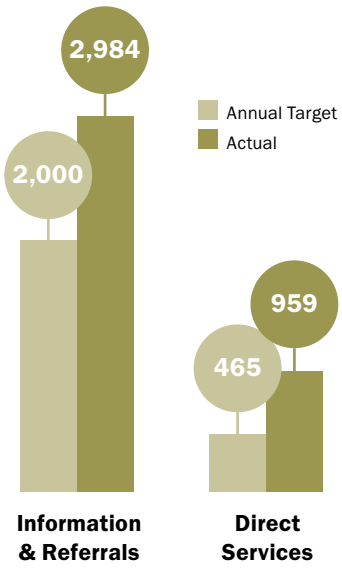
The Rental Services Office (RSO) is the newest functional area of the Housing Bureau, consolidating certain work products of the Bureau and establishing new work products recently adopted or funded since January 1, 2017. RSO's main functions include:

- Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission
- Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others
- Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, etc.
- Provision of information and technical assistance to the public through a call line, email, and walk-in office hours

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent estimates, 46.6 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (+10 percent) and the state (+9 percent). The housing cost disparity is even more pronounced for Communities of Color and other protected classes.

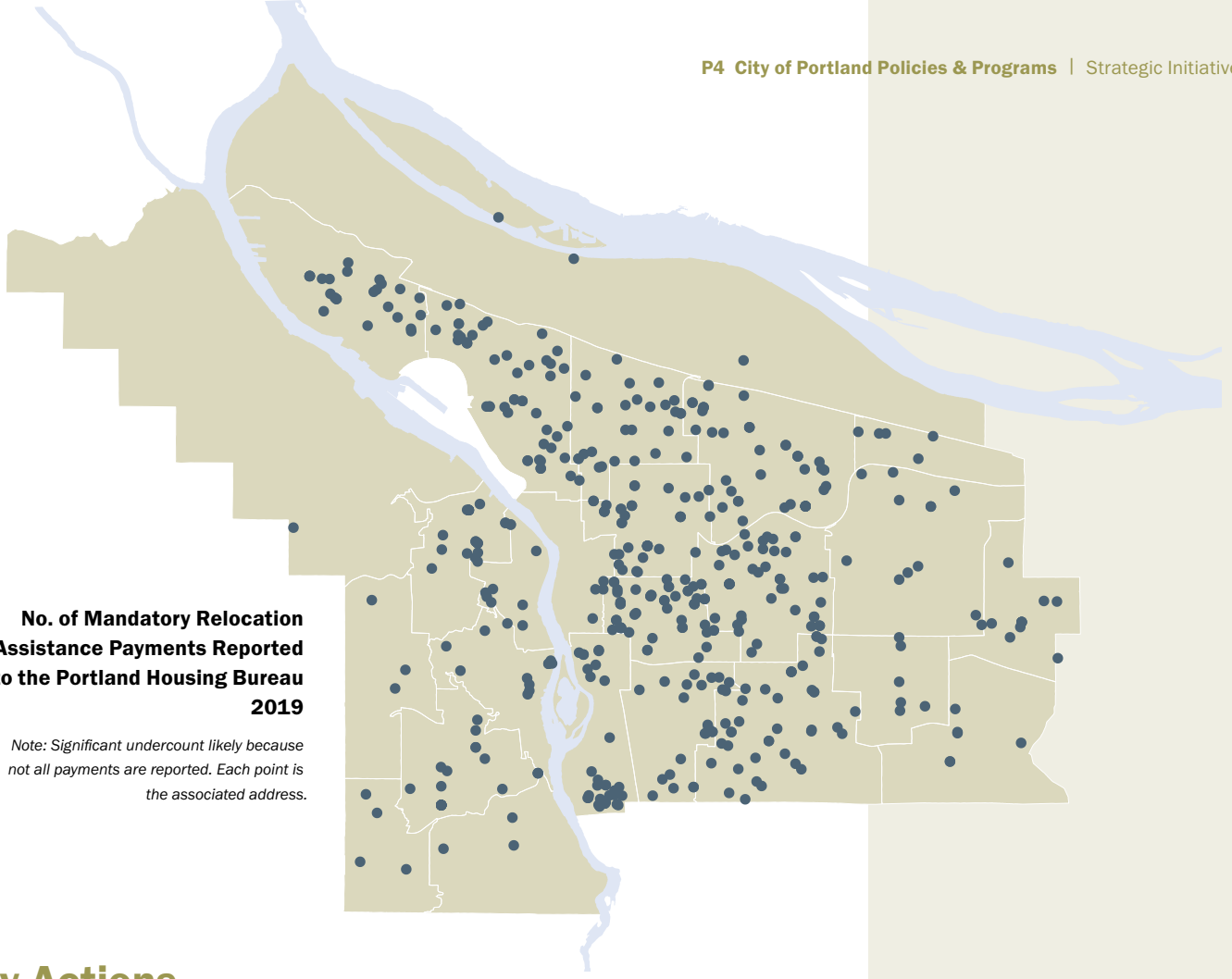
2019 Outcomes

As the city council continues to plan additional tenant protection policies, the work of RSO also continues to expand.



Focus Areas

- **Mandatory Rental Registration**
  In July 2018, City Council amended the business license law to enact a residential rental registration program. RSO is working with the Revenue Division in planning, implementation and technical assistance required to implement the registry and fee.
- **Implementation of New Renter Protection Policies**
  As the City Council implements new tenant protection policies, RSO staff will be providing technical assistance to landlords and tenants relevant to those policies. Additional policy ideas may emerge from the Analysis of Impediments to Fair Housing and community hearings about housing needs.
- **Research & Evaluation Pilot Programs**
  As services for renters expand, RSO is taking on research and evaluation of pilot programs with demonstrable benefits. Evaluation of an eviction pilot and expansion of an expungement pilot are examples of such efforts. Systematic evaluation can help plan for scaling up beneficial programs for renters.
- **Invitation & Evaluating Proposals to Fund**
  RSO will continue to use competitive solicitations to request for innovative proposals with potential to contribute to enhancing renter well-being. This effort is tied to disbursing a portion of federal funds that the city receives annually.
- **Landlord Training Workshops**
  RSO staff are working closely with partner agencies and the inspection team at the City's Bureau of Development Services (BDS) to plan and organize landlord training workshops.



No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau 2019

Note: Significant undercount likely because not all payments are reported. Each point is the associated address.

Key Actions

- **2017** City Council created the Rental Services Commission
- **2017/2018** City Council supported the expansion of Housing Bureau renter services to support new tenant/landlord initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a Landlord-Tenant training focused on the new landlord tenant laws.
- **2019** February 2019, the State of Oregon passed Senate Bill 608 renter protections. The provisions of this law are in addition to Portland renter projection laws.
- **2019** The Revenue Division exercised its authority to create a rental registration fee of $60. The Revenue Division and PHB are working to publicize and educate owners about the registration fee due in April 2020.
- **2019** RSO adopted final administrative rules for the mandatory renter relocation assistance policy. Administrative rules for application, screening and security deposit legislation, collectively called FAIR, will be adopted by prior to the policy effective date of March 1, 2020.

Joint Office of Homeless Services | A Home for Everyone

A Home for Everyone **Established** July 2014
Joint Office of Homeless Services **Established** July 2016

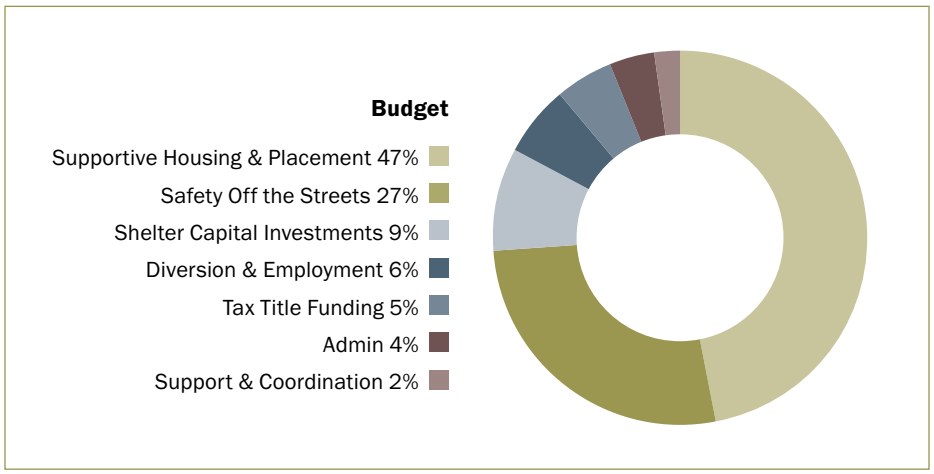
Ending homelessness has been a major priority for the City of Portland and Multnomah County for more than 30 years. Like other West Coast cities, housing costs in Portland have risen faster than incomes, resulting in growing inequalities which push thousands of people into homelessness each year. The most recent *Point in Time Count* found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, a 4 percent decrease from 2017. People of color continue to be over-represented among the population experiencing homelessness and the number of individuals who report being chronically homeless or having a disabling condition continues to rise.

The City and County have made unprecedented investments in homeless services over the last several years. The Joint Office of Homeless Services administers homeless services funding, including investments in Supportive Housing to provide affordable housing and supportive services for people experiencing chronic homelessness. Every year, these vital services respond to the housing needs of individuals and families through housing placement, prevention and other investments to ensure people find housing stability and a safe place off the streets.

The Joint Office of Homeless Services leads our local *A Home for Everyone* collaboration to respond to the crisis of homelessness in Multnomah County. *A Home for Everyone* brings together people who experience homelessness; elected officials from Portland, Gresham, and Multnomah County; our local housing authority, Home Forward; and leaders from the faith, philanthropy, business and non-profit sectors in the effort to end homelessness.

Budget & Goals

City general fund investments in homeless services in FY2018-2019 were more than $32 million. The total funding of the Joint Office of Homeless Services supports a range of effective programs, including housing placement, diversion services, supportive housing, and shelter.



For more information:
ahomeforeveryone.net

Looking Ahead

The City and Multnomah County have committed to creating 2,000 new supportive housing units by 2028. Supportive housing is an evidence-based solution offering affordable housing with wrap-around services for individuals and families who have experienced long-term (chronic) homelessness. The PHB and the JOHS will continue to work alongside partners from government, housing development, philanthropic, health care, and nonprofit sectors to advance this goal.

Section 6

Housing Production & Pipeline

State of Housing Emergency

On October 7, 2015, the 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 four years many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. In 2018, the Housing Bureau opened 800 newly affordable housing units, the largest number ever produced in a single year. This record-breaking number was surpassed in 2019 with the opening of 878 newly affordable housing units. The newly affordable units opened in 2019 will provide homes for approximately 1,500 people. 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.

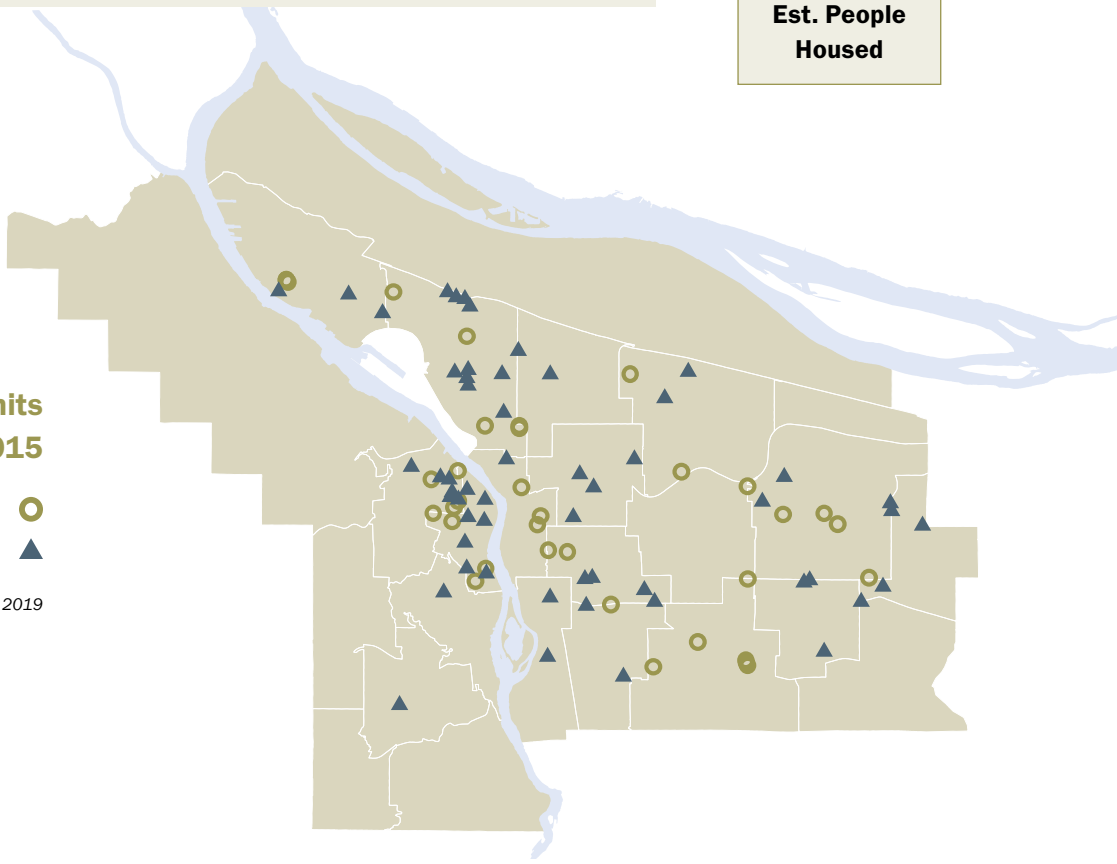
City Regulated Units by the Numbers Since 2015

5,263
Affordable Units

6,831
Affordable Bedrooms

10,098
Est. People Housed

City Regulated Units by Location Since 2015



Recently Opened
Construction / Pre-Development

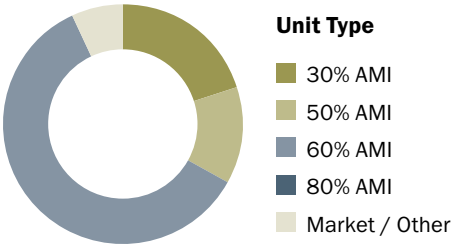
Through December 2019

City Funded Production: Open Since 2015

1,973 Affordable Units

2,507 Affordable Bedrooms

4,138 Est. People Housed



City Unit Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
10506 East Burnside	51	51	109	16	-	35	-	-	51	NC
72 Foster	101	101	168	20	-	81	-	-	101	NC
Beatrice Morrow	79	79	207	24	7	48	-	1	80	NC
Carolyn Gardens	12	12	76	-	-	12	-	-	12	P
Charlotte B Rutherford	51	51	102	3	28	20	-	-	51	NC
The Ellington	262	549	841	80	-	183	-	-	263	P
Gladstone Square/Multnomah Manor	101	108	168	24	59	18	-	-	102	P
Hawthorne East	70	70	105	70	-	-	-	-	71	P
Hazel Heights	153	214	321	8	30	115	-	-	153	NC
Hill Park	39	39	43	4	-	35	-	-	39	NC
Lents Commons	16	16	37	-	-	16	-	38	54	NC
Magnolia II	50	93	145	6	24	20	-	-	50	NC
New Meadows	14	14	16	-	14	-	-	-	15	NC
Oak Leaf	22	39	59	-	-	22	-	-	22	P
Oliver Station	125	125	303	6	-	120	-	16	142	NC
St. Francis Park	105	105	119	10	66	29	-	1	106	NC
The Blackburn Center	124	124	124	-	45	79	-	-	151	NC
The Louisa Flowers	240	279	381	20	3	217	-	-	240	NC
The Orchards	48	66	101	-	-	48	-	-	48	NC
The Vera Apartments	201	263	365	90	-	111	-	2	203	NC
Vibrant!	93	93	298	45	-	48	-	1	93	NC
Woody Guthrie	16	16	52	-	-	16	-	48	65	NC
Total Opened	**1,973**	**2,507**	**4,138**	**426**	**276**	**1,273**	**-**	**107**	**2,112**	

** In affordable housing*

*** Market rate rental units receive no public subsidy*

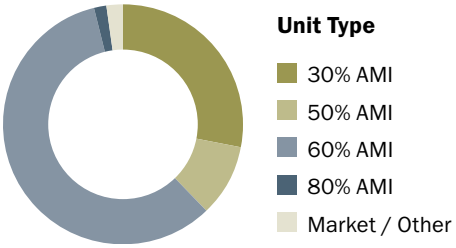
NC=New Construction P=Preservation

City Funded Production: Pipeline Since 2015

2,358 Affordable Units

3,267 Affordable Bedrooms

4,534 Est. People Housed



City Unit Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
Construction										
Cully Park Condos	15	-	-	-	-	11	4	-	15	NC
Halsey 106	52	62	83	6	2	44	-	-	52	NC
Kilpatrick Townhomes	25	75	120	-	-	11	14	5	30	NC
King+ Parks	69	132	204	24	-	45	-	1	70	NC
Olin	12	-	-	-	-	-	-	-	12	NC
Renaissance Commons	189	272	391	10	-	179	-	-	189	NC
Songbird	61	131	206	-	-	61	-	-	61	NC
The Henry	172	172	172	9	-	-	-	1	173	P
Total Construction	595	844	1,175	49	2	351	18	7	602	
Pre-Development										
3000 SE Powell	180	241	312	61	-	119	-	-	180	NC
115 at Division	138	230	343	46	-	92	-	-	138	NC
5020 Condos	26	100	160	-	-	13	13	14†/24	64	NC
Anna Mann	88	139	213	29	-	59	-	-	88	NC/P
Arbor Glen	97	TBD	TBD	-	-	97	-	1	97	P
Cathedral Village	110	177	264	37	-	73	-	-	110	NC
DePaul Treatment Center	10	TBD	TBD	-	-	10	-	-	10	NC
Division Street Apartments	60	60	60	40	20	-	-	-	60	NC
Findley Commons	35	35	45	15	-	20	-	-	35	NC
Garden Park	124	228	338	13	-	111	-	-	124	NC/P
Joyce Hotel	66	66	66	66	-	-	-	-	66	P
Las Adelitas	141	264	402	47	-	94	-	-	141	NC
Medford	60	60	60	-	60	-	-	-	60	P
NE Prescott	50	79	119	17	11	22	-	-	50	NC
Parcel 3 Phase Two	177	242	342	27	-	150	-	1	178	NC
Powellhurst Place	64	111	167	3	3	58	-	1	65	NC
Stark Street	93	147	226	31	-	62	-	-	93	NC
The Susan Emmons	144	144	145	78	-	66	-	2	146	NC
The Westwind	100	100	100	92	8	-	-	-	100	NC/P
Total Pre-Development	1,763	2,423	3,359	602	102	1,046	13	5	1,805	
Total	**2,358**	**3,267**	**4,534**	**651**	**104**	**1,397**	**31**	**12**	**2,407**	

** In affordable housing*

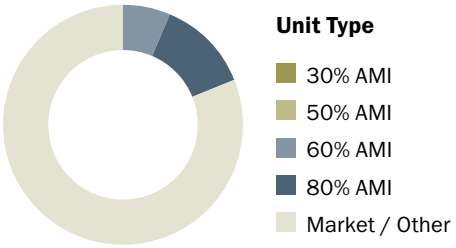
*** Market rate rental units received no public subsidy*

† At 100% AMI

NC=New Construction P=Preservation

MULTE / Inclusionary Housing Production: Open Since 2015

483	528	719
Affordable Units	**Affordable Bedrooms**	**Est. People Housed**



Multiple Unit Limited Tax Exemption (MULTE) Production: Open

	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	-	-	-	46	184	230	NC
NW 17th & Kearney	25	29	39	-	-	-	25	99	124	NC
NW 17th & Pettygrove	39	46	65	-	-	-	39	157	196	NC
28th Street Lofts	18	18	25	-	-	-	18	101	119	NC
3rd & Ash	27	27	34	-	-	-	27	106	133	NC
38 Davis	18	18	24	-	-	-	18	47	65	NC
5149 SE Woodstock	3	3	3	-	-	3	-	35	38	NC
52nd Avenue Apartments	5	5	6	-	-	-	5	27	32	NC
Cathedral Flats	5	5	5	-	-	5	-	19	24	NC
Derby Slabtown Apartments	26	31	40	-	-	26	-	101	127	NC
Fairfield Killingsworth	28	31	38	-	-	-	28	112	140	NC
Ivanhoe 4	1	4	7	-	-	-	1	18	19	NC
Koz on Yamhill	6	6	16	-	-	6	-	24	30	NC
Koz 4th & Grant	21	21	26	-	-	21	-	87	108	NC
Koz on Thirteenth	13	13	13	-	-	-	13	74	87	NC
The Marilyn	12	12	15	-	-	-	12	47	59	NC
Mississippi Avenue Apartments	30	36	49	-	-	-	30	122	152	NC
North Hollow Apartments	24	24	33	-	-	-	24	97	121	NC
Pettygrove Apartments	9	9	10	-	-	9	-	36	45	NC
Powell Apartments	6	6	8	-	-	6	-	24	30	NC
Redwood Apartments	10	10	10	-	-	10	-	40	50	NC
Rodney Apartments	46	46	77	-	-	-	46	184	230	NC
SE 26th & Ankeny Apartments	15	15	21	-	-	-	15	81	96	NC
St J's Apartments	5	5	10	-	-	5	-	17	22	NC
Tabor Commons Apartments	7	7	8	-	-	-	7	69	76	NC
Vancouver Avenue Apartments	27	35	49	-	-	-	27	109	136	NC
Yukon Flats	11	12	17	-	-	11	-	43	54	NC
Total	**483**	**528**	**719**	-	-	**102**	**381**	**2,060**	**2,543**	

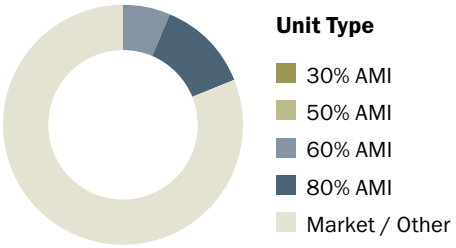
** In affordable housing*

*** Market rate rental units received no public subsidy*

NC=New Construction P=Preservation

MULTE / Inclusionary Housing Production: Pipeline Since 2015

449	529	707
Affordable Units	**Affordable Bedrooms**	**Est. People Housed**



MULTE & Inclusionary Housing Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
124 & Ash	14	15	20	-	-	14	-	161	175	NC
14th & Burnside	21	22	32	-	-	-	21	119	140	NC
1500 SW Taylor	11	12	15	-	-	11	-	91	105	NC
1717 SE Tenino	18	18	25	-	-	18	-	73	91	NC
18th Ave Apartments	6	17	28	-	-	6	-	53	59	NC
18th & Salmon (18S)	10	20	30	-	-	10	-	172	182	NC
32 Division	5	5	6	-	-	-	5	27	32	NC
5434 SE Milwaukie	28	28	28	-	-	28	-	-	28	NC
6716 NE Garfield	2	2	3	-	-	2	-	26	28	NC
AMARA	6	-	-	-	-	6	-	132	138	NC
Arbor Lodge Apartments	10	10	15	-	-	-	10	56	66	NC
Art Tower	14	42	70	-	-	14	-	300	314	NC
Block 33	33	38	50	-	-	-	33	134	167	NC
Broadway Tower II	24	25	31	-	-	-	24	49	73	NC
Cully Commons	2	7	12	-	-	-	2	13	15	NC
Division Two	2	1	1	-	-	-	2	52	54	NC
Ellis Apartments	30	30	30	-	-	30	-	-	30	NC
Gooseberry Apartments	4	6	9	-	-	4	-	40	44	NC
Halsey Apartments	8	8	12	-	-	-	8	44	52	NC
Holman 42 Apartments	5	8	12	-	-	5	-	55	59	NC
Killingsworth North D Block	3	3	5	-	-	3	-	33	36	NC
Koti - Block 290	40	48	65	-	-	-	40	160	200	NC
Koz on Killingsworth	13	14	15	-	-	-	13	75	88	NC
Koz on Sandy	17	17	18	-	-	-	17	95	112	NC
LISAH	3	3	3	-	-	3	-	33	36	NC
Marquam Hill	5	12	19	-	-	5	-	61	64	NC
Multnomah Station Apartments	1	-	-	-	-	1	-	38	39	NC
Nehalem Apartments	38	39	54	-	-	29	9	25	63	NC
NE 148th Apartments	3	3	4	-	-	-	3	21	24	NC
NE Killingsworth Apartments	8	8	10	-	-	8	-	31	39	NC
NHA Glisan Housing	16	17	21	-	-	16	-	143	159	NC
Nomad	6	2	2	-	-	6	-	124	130	NC
North Lombard Apartments	7	8	10	-	-	-	7	39	46	NC
NW 26th & Upshur	22	22	30	-	-	-	22	123	145	NC
River Apartments	3	2	3	-	-	3	-	69	72	NC
The E	5	5	6	-	-	-	5	27	32	NC
Willis Apartments	1	2	2	-	-	1	-	30	31	NC
Virk Villa Apartments	5	10	15	-	-	-	5	25	30	NC
Total	**449**	**529**	**707**	**-**	**-**	**223**	**226**	**2,749**	**3,198**	

** In affordable housing*

*** Market rate rental units received no public subsidy*

NC=New Construction P=Preservation

Section 6

Building Profiles

Portland's Housing Bond

Building Profile

115th at Division Street

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	138
Total Units	138
Status	Bond Obligation Solicitation 2019

Units

By Type	
Studio	27
1-Bedroom	42
2-Bedroom	46
3-Bedroom	23

By Income Level	
30% AMI	46
40% AMI	-
50% AMI	-
60% AMI	92
80% AMI	-
Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$38,300,000**
Portland's Housing Bond Funding	$15,700,000
Bond Subsidy per Unit	$113,470

Development Team

Central City Concern, *Sponsor*

Related Northwest, *Sponsor*

115th at Division Street will be Phase II of the adjacent Division Street Apartments—a low-barrier Permanent Supportive Housing (PSH) project currently in pre-development. The project leverages services investments at the Division Street Apartments to create a housing continuum whereby residents moving out of PSH units can access housing at 115th at Division Street and remain in the immediate community. The project will serve households at 30% and 60% area median income (AMI) with seven units set aside for PSH. Fifty percent of the total units are family-size, recognizing the needs of large families in outer Southeast Portland. Notably, the 30% AMI units are distributed proportionately among the unit types to ensure families below 60% AMI have access to appropriately sized units.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

Anna Mann House

Building Profile

Project Type	New Construction & Rehabilitation
Location	Laurelhurst
Regulated Units	88
Total Units	88
Status	Bond Obligation Solicitation 2019

Units

By Type	
Studio	-
1-Bedroom	45
2-Bedroom	35
3-Bedroom	8

By Income Level	
30% AMI	29
40% AMI	-
50% AMI	-
60% AMI	59
80% AMI	-
Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$28,500,000**
Portland's Housing Bond Funding	$12,960,000
Bond Subsidy per Unit	$147,319

The Anna Mann House is a historic Portland property located in the amenity-rich Laurelhurst neighborhood. The property will be rehabilitated and expanded to provide 88 low-income housing units for families and households experiencing homelessness. Innovative Housing and Luke-Dorf, Inc., a community-based mental health provider, will partner to support families in 12 permanent supportive housing units. A partnership with Immigrant and Refugee Community Organization (IRCO) and other culturally-specific organizations will provide outreach, marketing and general resident services to future immigrant and refugee tenants at Anna Mann House.

Development Team

Innovative Housing, *Sponsor*
IRCO, *Service Partner*
Luke-Dorf, Inc., *Service Partner*

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

Cathedral Village

Building Profile

Project Type	New Construction
Location	St. Johns
Regulated Units	110
Total Units	110
Status	Bond Obligation Solicitation 2019

Units

By Type		By Income Level	
Studio	15	30% AMI	37
1-Bedroom	39	40% AMI	-
2-Bedroom	45	50% AMI	-
3-Bedroom	11	60% AMI	73
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$33,400,000**
Portland's Housing Bond Funding	$16,300,000
Bond Subsidy per Unit	$148,300

Development Team

Catholic Charities, *Sponsor*
Related Northwest, *Sponsor*

Cathedral Village Apartments will offer a new family housing community in the St. Johns neighborhood in North Portland. The proposed community will be complemented by an enriched after school arts/music program. The collaboration between Catholic Charities and Related Northwest represents a thoughtful response to the housing needs of the North Portland community and will provide equitable access to new low-income housing which will serve families, communities of color, immigrants and refugees, and households experiencing homelessness or at risk of homelessness in an area well supported by parks and public amenities. Thirty-seven units will be affordable to households with incomes at or below 30% area median income, eight of which will provide Permanent Supportive Housing (PSH) for families.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

Joyce Hotel

Building Profile

Project Type	Rehabilitation
Location	Portland Downtown
Regulated Units	66
Total Units	66
Status	Bond Obligation Solicitation 2019

Units

By Type		By Income Level	
Studio	66	30% AMI	66
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$16,700,000**
Portland's Housing Bond Funding	$2,500,000
Bond Subsidy per Unit	$86,436

Development Team

Community Partners for Affordable Housing, *Sponsor*
Cascadia Behavioral Healthcare, *Service Partner*
Native American Rehabilitation Assoc., *Service Partner*
Cascade AIDS Project, *Service Partner*

A complete renovation of the Joyce Hotel will provide Permanent Supportive Housing (PSH) for people who have been homeless, who are vulnerable, and who need both subsidized housing and services to be successful. The Joyce Hotel will be dedicated fully to residents who need this combination of intensive services and deeply affordable rents. A rich array of voluntary supportive services will be offered onsite through a collaboration of supportive service providers: Cascadia Behavioral Healthcare, Native American Rehabilitation Association (NARA), and Cascade AIDS Project. The renovated building will also include ground-floor commercial space designed for local women-owned, minority-owned, and emerging small businesses supported through Prosper Portland.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

Las Adelitas

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	141
Total Units	141
Status	Bond Obligation Solicitation 2019

Units

By Type		By Income Level	
Studio	15	30% AMI	47
1-Bedroom	29	40% AMI	-
2-Bedroom	71	50% AMI	-
3-Bedroom	26	60% AMI	94
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$54,100,000**
Portland's Housing Bond Funding	$16,200,000
Bond Subsidy per Unit	$115,000

Development Team

Hacienda CDC, *Sponsor*

Cascadia Behavioral Healthcare, *Service Partner*

Las Adelitas is a community-based anti-displacement development which attempts to mitigate the effects of rising rents on families, and inevitable displacement and gentrification within the Cully neighborhood. The four-story project will transform the former "Sugar Shack" site into a place-based affordable housing development with units ranging from studios to three bedrooms, and will provide supportive social and economic opportunities for homeless individuals, working families, and people of color in Cully. One-third of the units will serve those below 30% area median income (AMI), including 18 units of Permanent Supportive Housing (PSH) supported by Cascadia Behavioral Healthcare. Among other community amenities, Las Adelitas will also provide a large classroom dedicated to Hacienda's Portland Niños program which serves children 0-5 years of age.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

NE Prescott

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	50
Total Units	50
Status	Bond Obligation Solicitation 2019

Units

By Type		By Income Level	
Studio	8	30% AMI	17
1-Bedroom	22	40% AMI	-
2-Bedroom	11	50% AMI	-
3-Bedroom	9	60% AMI	33
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$16,800,000**
Portland's Housing Bond Funding	$7,500,000
Bond Subsidy per Unit	$150,000

The proposed development will create 50 new apartment units within the Cully neighborhood, in an area of growing density and pedestrian activity near the intersection of NE Prescott Street and NE Cully Boulevard. Community Development Partners Native American Youth and Family Center (NAYA) will jointly develop and own the project, which will replace the site's existing single-family home. NAYA and the Native American Rehabilitation Association (NARA) will partner to provide services to all residents, including nine units of Permanent Supportive Housing (PSH). Active ground floor uses will include a street-facing community space, a community room, a residential lobby and support spaces.

Development Team

Community Development Partners, *Sponsor*
Native American Youth & Family Center, *Sponsor*
Native American Rehabilitation Assoc., *Service Partner*

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

Stark Street Project

Building Profile

Project Type	New Construction
Location	Rosewood
Regulated Units	93
Total Units	93
Status	Bond Obligation Solicitation 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	31
1-Bedroom	49	40% AMI	-
2-Bedroom	34	50% AMI	-
3-Bedroom	10	60% AMI	62
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$31,200,000**
Portland's Housing Bond Funding	$13,950,000
Bond Subsidy per Unit	$150,000

The proposed new construction project will use a Housing First model providing permanent housing for people experiencing homelessness with intensive, on-site support and clinical services. Located in outer East Portland, the project will contribute to the Rosewood Initiative's Purpose Built Communities plan and will include family-sized units from one to three bedrooms with 16 Permanent Supportive Housing (PSH) units in an area where families are experiencing extremely high rates of housing instability, school mobility, and displacement.

Development Team

Human Solutions, *Sponsor*
Lifeworks NW, *Service Partner*
IRCO, *Service Partner*

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

The Susan Emmons

Building Profile

Project Type	New Construction & Rehab
Location	Northwest District
Regulated Units	144
Total Units	144
Status	Bond Obligation Solicitation 2019

Units

By Type		By Income Level	
Studio	144	30% AMI	78
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	66
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$39,800,000**
Portland's Housing Bond Funding	$18,500,000
Bond Subsidy per Unit	$128,416

Development Team

Northwest Housing Alternatives, *Sponsor*
Northwest Pilot Project, *Service Partner*
Native American Youth & Family Center, *Service Partner*

The Susan Emmons will create low-cost, services-strong affordable housing in a high opportunity area greatly impacted by gentrification and is a rare new construction opportunity in inner Northwest Portland's Historic Alphabet District. The proposed project delivers over 10 percent of the Bond's total desired units in an ideal location, and will serve priority populations identified under the Bond, while providing deeply needed services and Permanent Supportive Housing (PSH). The Susan Emmons seeks to equitably serve disadvantaged populations including seniors, veterans, communities of color, and individuals with disabilities with services that are culturally responsive and flexible, and leverages continued PSH and referral relationships with Northwest Pilot Project and NAYA.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

The Westwind

Building Profile

Project Type	New Construction
Location	Old Town/Chinatown
Regulated Units	100
Total Units	100
Status	Bond Obligation Solicitation 2019

Units

By Type		**By Income Level**	
Studio/SRO	100	30% AMI	92
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	8
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$28,500,000**
Portland's Housing Bond Funding	$11,000,000
Bond Subsidy per Unit	$150,000

Development Team

Central City Concern, *Sponsor*

Native American Rehabilitation Assoc., *Service Partner*

The proposed project replaces the existing building with 100 new units of deeply affordable single-room occupancy (SRO) and studio housing, combined with extensive supportive services and amenities, and immediate access to Central City Concern's (CCC) network of medical and social services throughout Old Town. The interior programming will deliver efficient SRO and studio units, with ample shared amenities and gathering space to elevate community interaction for residents and supportive services staff in the building. The majority of residents will be individuals transitioning from homelessness and experiencing a disabling condition. The project further prioritizes communities who are over-represented in Portland's homeless population through service partnerships and CCC's culturally specific programming.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

3000 SE Powell

Building Profile

Project Type	New Construction
Location	Creston-Kenilworth
Regulated Units	180
Total Units	180
Status	Pre-Development

Units

By Type	
Studio	107
1-Bedroom	19
2-Bedroom	46
3-Bedroom	8

By Income Level	
30% AMI	15
40% AMI	-
50% AMI	-
60% AMI	165
80% AMI	-
Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$56,000,000**
Portland's Housing Bond Funding	$27,000,000
Bond Subsidy per Unit	$150,000

New affordable housing is coming to Southeast Portland thanks to Portland's Housing Bond. The new development will be located in the Creston-Kenilworth neighborhood—where residents are at risk from rising rents—and will provide homes for Portland families in need of stable housing. The new homes will be built at the site of the former Safari Club. The design process has started and construction is expected to begin in 2020.

Development Team

Home Forward, *Sponsor*

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

East Burnside Apartments

Building Profile

Project Type	New Construction
Location	Hazelwood
Regulated Units	51
Total Units	51
Status	Open

Units

By Type		By Income Level	
Studio/SRO	7	30% AMI	16
1-Bedroom	20	40% AMI	-
2-Bedroom	24	50% AMI	-
3-Bedroom	-	60% AMI	35
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Acquisition

Total Project Cost	**$14,300,000**
Portland's Housing Bond Funding	$14,400,000
Bond Subsidy per Unit	$280,392

Development Team

City of Portland, *Sponsor*
Home Forward, *Sponsor*
Human Solutions, *Service Partner*
JOIN, *Service Partner*

The Hazelwood neighborhood and David Douglas school district in East Portland are home to the City's most diverse populations, with Communities of Color, and immigrants and refuge households representing half of all residents. This 51-unit building will provide affordable housing to individuals and formerly homeless families in an area highly vulnerable to gentrification and displacement. Located on the TriMet Max line, residents have access to work, school and services, including resident services and supportive services onsite.

Portland's Housing Bond

Investing Together in Affordable Homes

Portland's Housing Bond

Building Profile

The Ellington

Building Profile

Project Type	Acquisition
Location	Madison-South
Regulated Units	263
Total Units	263
Status	Open

Units

By Type		By Income Level	
Studio	2	30% AMI	80
1-Bedroom	10	40% AMI	-
2-Bedroom	210	50% AMI	-
3-Bedroom	41	60% AMI	183
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Acquisition

Total Project Cost	**$47,000,000**
Portland's Housing Bond Funding	$37,000,000
Bond Subsidy per Unit	$140,684

Development Team

City of Portland, *Sponsor*
Home Forward, *Sponsor*
Home Forward, *Service Partner*
JOIN, *Service Partner*

The Portland Housing Bureau purchased the Ellington Apartments in February 2017. Before the acquisition, its 263 garden-style apartments and townhomes were being marketed to higher-income clientele, threatening to displace residents. Now, plans are underway to transform all of the units into affordable homes, welcoming at least 80 extremely low-income families and stabilizing hundreds who were previously at risk of losing their housing.

Portland's Housing Bond

Investing Together in Affordable Homes

Open

Building Profile

72 Foster

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	101
Total Units	101
Status	Open

Units

By Type		By Income Level	
Studio	66	30% AMI	20
1-Bedroom	14	40% AMI	-
2-Bedroom	12	50% AMI	-
3-Bedroom	9	60% AMI	81
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Cost	**$22,926,442**
Portland Housing Bureau	$5,766,360

Development Team

REACH CDC, *Sponsor*
Housing Development Center, *Consultant*
Holst, *Architect*
LMC, *General Contractor*

72nd & Foster is a four-story new construction project being developed by sponsor REACH CDC at the SE corner of 72nd Avenue and SE Foster Road across from the Portland Mercado. 72nd & Foster will target Asian seniors and families for the 101 residential units through marketing and outreach. The development team expects to partner with the Asian Health and Service Center (AHSC), located in the Lents town center that was recently developed with support from Prosper Portland. The partnership will develop culturally responsive intergenerational housing in property as it offers a mixture of unit sizes ranging from studios to three-bedroom apartments. In addition, it will partner with Hacienda CDC on place making strategies.

Project amenities include 32 surface spaces tucked under and behind the building. Bike parking and communal laundry are provided on floors two to four. A smaller lounge and balcony area on the fourth floor is available to tenants only. In addition, the project is a few blocks from the Mt Scott Community Center and the Eastport Shopping Plaza. TriMet serves the site with lines 14 (rapid service on the Foster side), and 10 and 17, which are farther away (0.3 miles).

The Portland Housing Bureau funding leveraged over $14 million in grants, senior debt and tax credits from KeyBank and Oregon Housing and Community Services. In addition, the project was awarded 20 Project-Based Section 8 vouchers from Home Forward.

Open

Building Profile

Beatrice Morrow Cannady

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	79
Total Units	80
Status	Open

Units

By Type	
Studio	4
1-Bedroom	32
2-Bedroom	32
3-Bedroom	12

By Income Level	
30% AMI	24
40% AMI	-
50% AMI	7
60% AMI	48
80% AMI	-
Market Rate	1

AMI = Area Median Income

Development Cost

Total Project Cost	**$26,700,032**
Portland Housing Bureau	$7,350,000

Development Team

PCRI, *Sponsor*

Carleton Hart Architecture, *Architect*

Colas Construction Inc., *General Contractor*

Gerding Edlen, *Construction Firm*

Cascade Management, Property Management

Located within the Interstate Corridor Urban Renewal Area, in the rapidly gentrifying inner Northeast Portland, the Beatrice Morrow is one of the City's first rental projects to utilize the N/NE Preference Policy to prioritize households impacted by the area's history of displacement for new housing opportunities.

The mixed-use building is the result of a 2015 Request for Qualifications soliciting a community-based team to develop a vacant City-owned parcel, formerly the Grant Warehouse site. Portland Community Reinvestment Initiatives (PCRI), in partnership with Gerding Edlen, was selected with an initial contribution of $4.5 million in funding from the Portland Housing Bureau (PHB) plus the land at no cost. Funding was later increased to $7.35 million to maximize unit density.

The building is certified LEED Gold and includes 80 new affordable units, ranging in size from studios to three-bedroom apartments, plus ground-floor community and commercial space, and 29 parking spaces. Community space includes indoor bike parking, a community room, and a small outdoor play area. Laundry is available on each floor. The site is served by numerous transit options and located near grocery stores and other amenities.

The PHB funding leveraged over $17 million from other public and private entities including US Bank, Oregon Housing and Community Services, Meyer Memorial Trust and Bellweather Capital.

Open

Building Profile

Carolyn Gardens

Building Profile

Project Type	Rehabilitation
Location	Gateway
Regulated Units	12
Total Units	12
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	12
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	4	60% AMI	-
4-Bedroom	8	80% AMI	-
		Market Rate	-

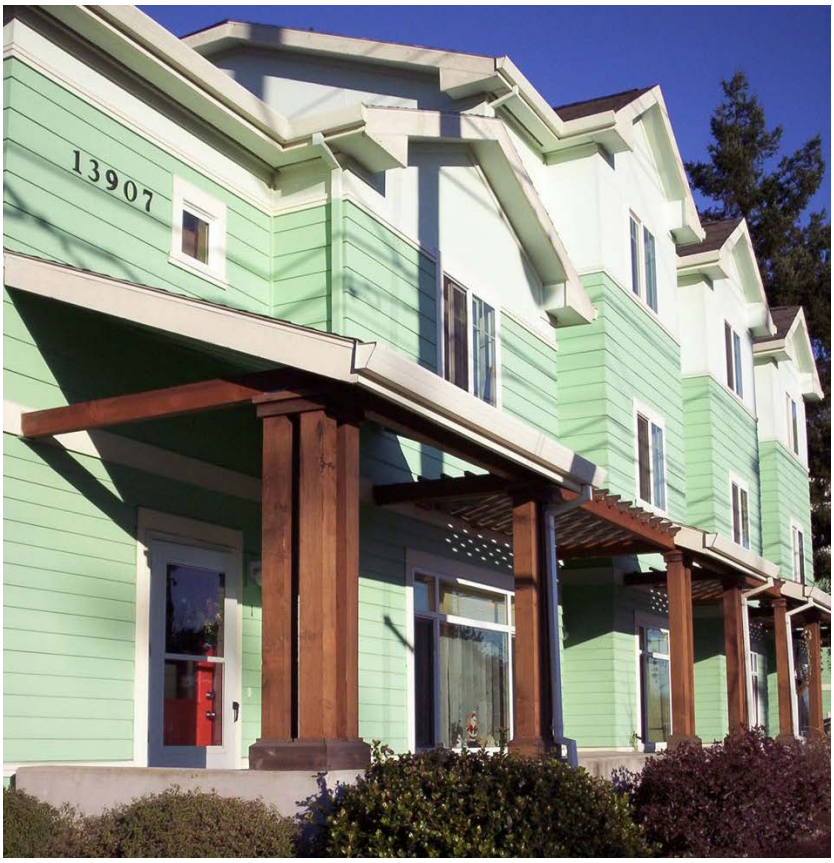
AMI = Area Median Income

Development Cost

Total Project Cost	**$150,000**
Portland Housing Bureau	$150,000

Development Team

Human Solutions, Inc., *Owner*
Human Solutions, Inc., *Developer*
Dalla Terra, *Construction Management Consultant*
Principle Management, *Property Management*
Colas Construction Inc., *General Contractor*
STACK Architecture, *Architect*



Carolyn Gardens is a 12-unit property providing family-size housing on SE Division Street in the Gateway neighborhood. The project consists of four three-bedroom and eight four-bedroom units, all of which carry project-based Section 8 vouchers to serve very-low income families.

Carolyn Gardens has struggled due to its small unit count, lack of amenities such as community or office space onsite for service delivery, long-standing deferred maintenance and significant construction defects. Funding from the Portland Housing Bureau has allowed the owner/developer, Human Solutions, to undertake the needed rehabilitation to preserve this critically important family housing and leverage over $1.7 million in new funding from other sources.

Open

Building Profile

Charlotte B Rutherford Place

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	51
Total Units	51
Status	Open

Units

By Type	
Studio	-
1-Bedroom	34
2-Bedroom	17
3-Bedroom	-

By Income Level	
30% AMI	3
40% AMI	-
50% AMI	28
60% AMI	20
80% AMI	-
Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	**$9,756,805**
Portland Housing Bureau	$1,820,000

Development Team

Central City Concern, *Owner*
Home First Development, *Developer*
Doug Circosta, *Architect*
Silco, *Construction Firm*

Charlotte B. Rutherford Place is part of the City of Portland's N/NE Neighborhood Housing Strategy to address displacement and gentrification in the historic neighborhoods of North and Northeast Portland by prioritizing longtime or displaced residents with ties to the community through the Preference Policy.

The four-story building has 51 apartments for households at 30 to 60% area median income (AMI). These units target employed clients who seek to exit transitional housing programs.

Onsite resident services include culturally specific recovery and employment support through partnerships with Miracles Club, NARA, and the Imani Program. Additionally, the close proximity to Head Start child care, mass transit, two grocery stores, and medical facilities will support residents achieve self-sufficiency.

Open

Building Profile

Gladstone Square/Multnomah Manor

Building Profile

Project Type	Rehabilitation
Location	SE Portland/NE Portland
Regulated Units	101
Total Units	102
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	24
1-Bedroom	24	40% AMI	-
2-Bedroom	54	50% AMI	59
3-Bedroom	23	60% AMI	18
4-Bedroom	-	80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	**$18,184,937**
Portland Housing Bureau	$1,000,000

Development Team

Human Forward, *Sponsor*
MWA Architects, *Architect*
LMC Construction, *Construction Firm*
Quantum, *Property Manager*

Gladstone Square and Multnomah Manor are two existing affordable housing projects owned by Home Forward and in need of extensive renovation. Both projects house an unusually high number of large, low income families. These projects will now be under a new limited liability corporation (LLC) called Square Manor LLC.

Gladstone Square is a garden style 48-unit wood frame development constructed in 1997. It is located at 12020 SE Gladstone Street in the Powellhurst-Gilbert Neighborhood. The project has 24 units restricted at 60% area median income (AMI) and 24 units restricted at 30% AMI; including 12 three-bedroom units and 36 two-bedroom units. The property has a community room, laundry facilities, a playground and parking. The majority of the households identify as Hispanic with Spanish as the primary language spoken.

Multnomah Manor is located at 9110 NE Hassalo Street in the Montavilla Neighborhood. The project has 53 units serving households with incomes from 50% to 80% AMI. The project was constructed in 1969. The property has laundry facilities, a playground and parking. Twenty percent of residents are seniors and one third are African American. Thirty households earning less than 30% AMI utilize project-based vouchers provided through the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) program.

Open

Building Profile

Hawthorne East

Building Profile

Project Type	Rehabilitation
Location	Southeast
Regulated Units	70
Total Units	71
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	70
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	1

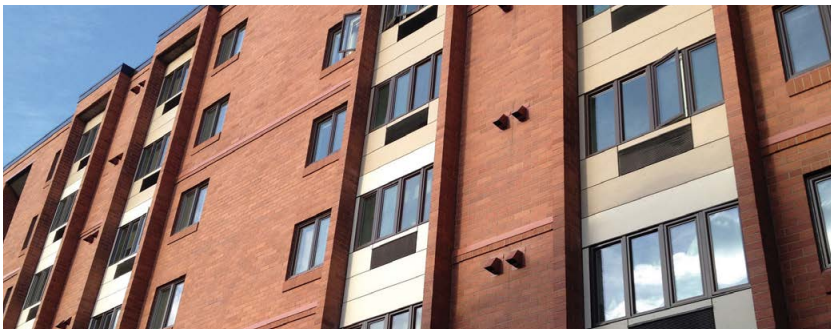
AMI = Area Median Income

Development Cost

Total Project Cost	**$16,206,329**
Portland Housing Bureau	$1,250,000

Development Team

Northwest Housing Alternatives, *Sponsor*



This $16.2 million project at the 71-unit Hawthorne East, is the final stage in Portland's 11 x 13 preservation campaign to preserve eleven buildings with expiring federal Section 8 contracts and mortgages. Under the 11 x 13 preservation initiative, this "at-risk'' building was acquired by Northwest Housing Alternatives in 2013 using short-term financing and a three year extension of the expiring rent assistance contract. The project has low income housing tax credit program (LIHTC) for acquisition and renovation and will include a new 20-year rent assistance contract from HUD.

Open

Building Profile

Hazel Heights

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	153
Total Units	153
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	8
1-Bedroom	92	40% AMI	-
2-Bedroom	61	50% AMI	30
3-Bedroom	-	60% AMI	117
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	**$29,197,817**
Portland Housing Bureau	$9,700,000

Development Team

Central City Concern, *Sponsor*
Central City Concern, *Developer*
Ankrom Moisan Architects, *Architect*
Team Construction, *General Contractor*
Central City Concern, *Property Manager*

Hazel Heights offers 153 units of low-barrier, affordable housing in East Portland and is the first of three apartment communities planned citywide as part of Central City Concern's Housing is Health initiative in collaboration with six major Oregon healthcare organizations. The project targets at-risk populations currently moving from Central City Concern's transitional housing and graduating from their recovery/job training programs, including formerly homeless individuals and families.

The project benefits from proximity to public amenities such as Midland Library, Ventura Park, the East Portland Community Center, and mass transit. There are 92 one-bedroom units, and 61 two-bedroom units at Hazel Heights.

Amenities include an onsite management office, ground-floor laundries in each of the two buildings, a community room with three offices for social services, an outdoor children's play area, a solar array, onsite parking spaces and 161 bicycle stalls.

Open

Building Profile

Hill Park Apartments

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	39
Total Units	39
Status	Open

Units

By Type		By Income Level	
Studio	17	30% AMI	4
1-Bedroom	22	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	35
4-Bedroom	-	80% AMI	-
		Market Rate	-

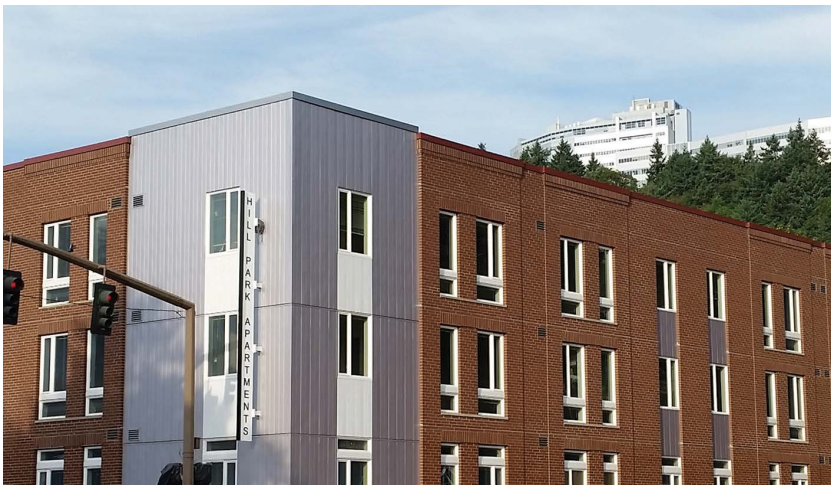
AMI = Area Median Income

Development Cost

Total Project Cost	**$10,785,195**
Portland Housing Bureau	$3,200,000

Development Team

Central City Concern, *Sponsor*
Carleton Hart Architecture, *Architect*
Colas Construction, Inc., *General Contractor*
Gerding Edlen, *Project Manager*
Central City Concern, *Property Manager*



Hill Park Apartments are located on the southwest corner of SW First Avenue and Arthur Street in Southwest Portland in the Lair Hill neighborhood which has a mix of residential and commercial use zonings. The project is located across the street from the western boundary of the North Macadam URA and 0.5 miles from the SW First and Harrison stop on the Portland Streetcar. It has close proximity to the South Waterfront district with parks, cafes, and retail, and is conveniently close to downtown and Portland State University. It also has good access to I-405, and close proximity to supportive services, schools, and medical facilities.

The three story apartment building is located along the northern portion of the site and surface parking and street access is on the southeastern portion of the site with access from First Avenue. The project has brick masonry exterior with some metal accents, an elevator, lobby, a community lounge, a leasing office, common restroom, laundry facilities, secure access, 8 surface parking spaces, 43 bicycle spaces, and was built to Gold Earth Advantage standards. The Project has 17 studio units, and 22 one-bedroom units. It will have 31 units for workforce housing. An award of 10 Project Based Section 8 rental assistance vouchers results in 36 percent of the project serving extremely low income residents.

Open

Building Profile

Lents Commons

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	16
Total Units	54
Status	Open

Units

By Type		By Income Level	
Studio	3	30% AMI	-
1-Bedroom	36	40% AMI	-
2-Bedroom	6	50% AMI	-
3-Bedroom	9	60% AMI	16
		80% AMI	-
		Market Rate	38

AMI = Area Median Income

Development Cost

Total Cost	**$16,565,025**
Portland Housing Bureau	$1,152,000

Development Team

Prosper Portland, *Sponsor*
Prosper Portland, *Developer*
Hacker, *Architect*
Bremik Construction, *General Contractor*

The mixed-use, mixed-income Lents Commons joins a host of new developments revitalizing the Lents-Foster neighborhood and contributing to a vibrant, active town center there.

The project is a four-story mixed-use building with 38 units of market-rate housing, 16 units affordable housing, plus nearly 9,000 square feet of ground-floor retail space.

Lents Commons offers residents apartments ranging in size from studios to three-bedroom units, as well as amenity space, parking spaces, an outdoor courtyard, storage units, and bike parking.

Open

Building Profile

Magnolia II

Building Profile

Project Type	New Construction
Location	MLK-Alberta
Regulated Units	50
Total Units	50
Status	In Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	6
1-Bedroom	17	40% AMI	-
2-Bedroom	23	50% AMI	24
3-Bedroom	10	60% AMI	20
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$16,495,285**
Portland Housing Bureau	$4,000,000

Development Team

Innovative Housing Inc., *Sponsor/Owner/Developer*
LRS, *Architectural Partners*
Bremik Construction, *General Contractor*

The Magnolia II is a four-story, 50-unit, elevator-served building that will be located at 415 NE Fargo Street on a currently vacant site at the corner of NE Fargo Street and Martin Luther King Jr. Boulevard, owned by the project sponsor, Innovative Housing, Inc. It is adjacent to the Magnolia I apartments just north of this project which was built with prior PHB funding in 2013.

Magnolia II is focused on providing family sized units and will have nine surface parking spots and 14 bike indoor spots. Amenities included a ground floor resident services office and community laundry room, as well as a common area maker space for the use of residents. An indoor and outdoor play area plus an outdoor patio are additional amenities, and a corridor connects Magnolia I and II.

Total project costs are about $16.4 million and PHB's funds are needed to leverage more than $12.4 million of other public and private financing. The project sponsor, Innovative Housing, Inc., is targeting 30 percent hard cost contracting for DMWESB which exceeds City's target of 20 percent.

Open

Building Profile

New Meadows

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	14
Total Units	15
Status	Open

Units

By Type		By Income Level	
Studio	10	30% AMI	-
1-Bedroom	5	40% AMI	-
2-Bedroom	-	50% AMI	14
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Development Cost

Total Cost	**$2,732,922**
Portland Housing Bureau	$1,377,173

Development Team

Bridge Meadows, *Sponsor*
Carleton Hart Architecture, *Architect*
Walsh Construction, *General Contractor*
NAFY & Bridge Meadows, *Property Manager*

New Meadows, located at 8710 N Dana Ave, is new two-story construction with 15 units of multifamily rental property. There will be 10 studios and five one-bedrooms. A one-bedroom will be a non-restricted unit for a Master's level counselor provided by New Avenues for Youth (NAFY). All other units will be restricted at 50% area median income (AMI). Additionally, the property has a community room, community kitchen and laundry room.

New Meadows is less than 0.5 miles from groceries, pharmacies, restaurants and other shopping areas and services. Residents are within 0.1 miles of two bus stops that provide frequent service lines (every 15 minutes). Interior and exterior bike racks will be provided for each of the residents.

NAFY will provide skill-building training and educational resources to the youth. Youth will be able to work on their education and obtain a High School Diploma or GED by utilizing the New Avenues Education Center. The onsite counselor will assist youth with their emotional well-being and provide case management and planning for short-and long-term goal achievement.

Open

Building Profile

Oak Leaf Mobile Home Park

Building Profile

Project Type	Acquisition/Rehabilitation
Location	Roseway-Cully
Regulated Units	22
Total Units	22
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	22	50% AMI	-
3-Bedroom	-	60% AMI	22
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	**-**
Portland Housing Bureau	$3,219,319

Development Team

St. Vincent de Paul, *Sponsor*
St. Vincent de Paul, *Developer*
Bergsund, DeLaney Architecture & Planning, *Architect*
Meili Construction, *General Contractor*

The project is an acquisition rehabilitation of an existing mobile home park, the Oak Leaf, completed by the Bureau at the request of City Council to assist when Oak Leaf residents sought help upon discovering that the owner of the park was selling in 2016. The mobile home park originally contained 34 total spaces, of which 27 were occupied at the time of an initial census. However due to safety and zoning, the site only allowed for 22 units.

The project has proceeded in two phases: the first being to acquire the park to preserve its affordability; the second being to rehabilitate onsite environmental conditions, complete major infrastructural requirements (including electrical and sewer work), remediate traffic flow inside the park, and convert the park to a low-income rental community.

The City's funding leverages about $2 million of other public and private financing from Oregon Housing and Community Services Preservation Grant, Oregon Community Foundation Grant, Multnomah Weatherization grant, Bank of America grant, Energy Trust of Oregon Grant and NOAH Loan.

Open

Building Profile

Oliver Station

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	125
Total Units	142
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	6
1-Bedroom	48	40% AMI	-
2-Bedroom	78	50% AMI	-
3-Bedroom	-	60% AMI	120
		80% AMI	-
		Market Rate	16

AMI = Area Median Income

Development Cost

Total Cost	**$55,539,135**
Portland Housing Bureau	$13,262,131

Development Team

Palindrome Communities, *Sponsor*
Palindrome Communities, *Developer*
Ankrom Moisan Architects, *Architect*
Urban Edge Builders Inc., *General Contractor*
Pacific Cap Management Inc., *Property Manager*

With its two five-story midrise buildings and a one-story retail building, Oliver Station marks the first major mixed-use development to come to southeast Portland's Lents Town Center area. Together with a slate of new developments including Lents Commons, the Woody Guthrie, the Asian Health Services Center and more, Oliver Station is helping create a vibrant, active town center in the Lents neighborhood.

Of the building's one- and two-bedroom apartments, 126 are designated affordable up to 60% area median income (AMI). Six of these are set aside for households with incomes at or below 30% AMI.

Property amenities include a community room, a computer room, bike storage, a fitness center, a courtyard, a rooftop terrace in the West Block, a rooftop plaza on East Block, central laundry rooms, parking, and each midrise provides electric vehicle charging stations.

Open

Building Profile

St. Francis Park

Building Profile

Project Type	New Construction
Location	Central Eastside
Regulated Units	105
Total Units	106
Status	Open

Units

By Type		By Income Level	
Studio	77	30% AMI	10
1-Bedroom	28	40% AMI	-
2-Bedroom	1	50% AMI	66
3-Bedroom	-	60% AMI	29
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Development Cost

Total Project Cost	**$19,640,734**
Portland Housing Bureau	$6,500,000

Development Team

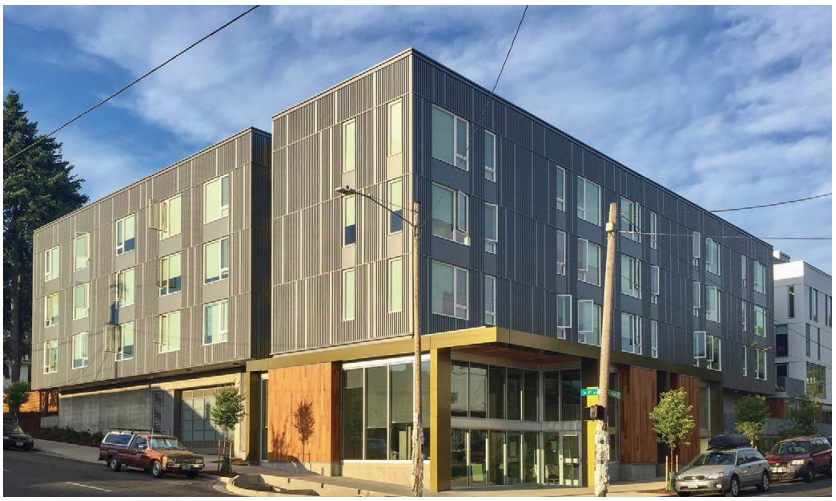
Catholic Charities/Caritas Housing Initiatives and Home Forward, *Sponsors*

Home Forward Development Enterprises, *Developer*

MWA Architects, *Architect*

O'Neill/Walsh Community Builders, *General Contractor*

Cascade Management, *Property Manager*



The St. Francis Park Apartments, located in inner Southeast Portland, provides new affordable housing in a high opportunity neighborhood with easy access to employment, transportation and other Portland amenities. The project has 106 affordable residential units including 25 units reserved for households at risk of homelessness (20 units) and for individuals escaping domestic violence (5 units). All units will be for households earning not more than 60% area median income (AMI), with ten units reserved for very low-income tenant households earning not more than 30% AMI.

The apartments comprise the full block between SE 11th and 12th Avenues with SE Oak Street to the north and SE Stark Street to the south, which is 0.25 miles of several frequent service bus line stops and close to a specialty grocery, bakery and hardware store. The project includes a large community room, outdoor space and a resident services office.

The property was formerly owned by St. Francis of Assisi Parish of the Catholic Archdiocese which was instrumental in making the development possible through its decision to sell the land at a very favorable rate and terms for this project.

Open

Building Profile

The Blackburn Center

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	124
Total Units	151
Status	Open

Units

By Type		By Income Level	
Studio	34	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
SRO*	90	80% AMI	-
**Single-Room Occupancy*		Unrestricted	-

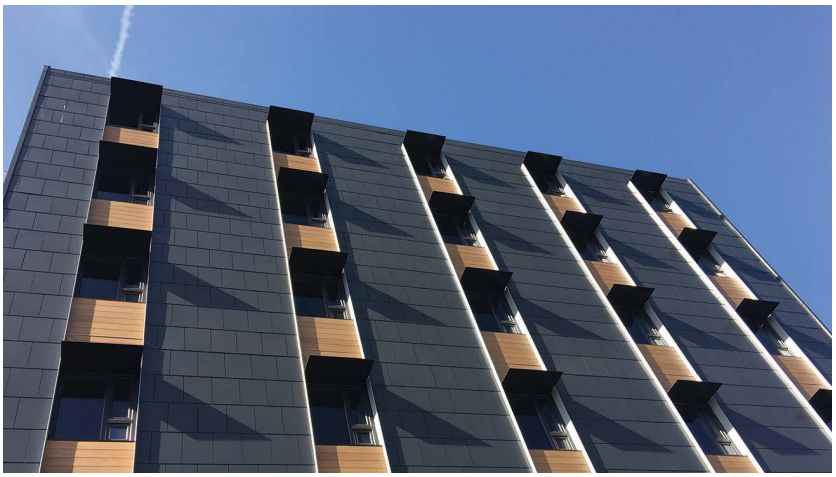
AMI = Area Median Income

Development Cost

Total Project Cost	**$24,626,280**
Portland Housing Bureau	$1,700,000

Development Team

Central City Concern, *Sponsor*
Ankrom Moisan, *Architect*
Walsh Construction, *General Contractor*
Central City Concern, *Property Manager*



The Blackburn Eastside Campus was developed by Central City Concern (CCC) in the heart of East Portland adjacent to the East 122nd Avenue MAX light rail station. The project consists of 112,640 square feet of new construction which includes a 34,476 square feet federal qualified healthcare clinic plus 175 units of special needs housing focusing on medical and mental health recuperative care and recovery-oriented housing.

The Blackburn is a building designed with two parts: Condo A and Condo B. Condo A will have 124 affordable apartments of which 90 are single-room occupancy (SRO) units and 34 studios. All units will be leased to those with household incomes from 0-60% area median income (AMI). The households will be provided with intensive case management. The population to be served will be those coming out of or at risk of homelessness and who are suffering from mental health and/or addiction issues. Condo B will be the medical clinic and have 51 beds for recuperative care. The focus of care will be for those with mental health issues.

Portland Housing Bureau's (PHB) funding of $1.7 million was provided by Multnomah County's A Home For Everyone Funds and will be used only for Condo A. PHB funds leverage over $8 million in tax credits from US Bancorp. In addition, over $10 million in grant funding of which six health organization (Kaiser, Care Oregon, Legacy, OHSU, Providence and Adventist Health) provided the bulk.

Open

Building Profile

The Louisa Flowers

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	240
Total Units	240
Status	Open

Units

By Type		By Income Level	
Studio	88	30% AMI	20
1-Bedroom	109	40% AMI	-
2-Bedroom	43	50% AMI	3
3-Bedroom	-	60% AMI	217
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	**$77,009,430**
Portland Housing Bureau	$5,100,000 + Land

Development Team

Home Forward, *Sponsor*
LEVER Architecture & LRS Architect, *Architects*
O'Neill/Walsh, *General Contractor*

The Louisa Flowers houses 240 new affordable units, from studios to two-bedroom apartments, in Portland's bustling Lloyd District. The 12-story project on NE Grand Avenue takes advantage of the high-amenity surroundings, including proximity to the Convention Center, transit (MAX, Streetcar, and high-frequency buses), and employment centers, all of which provide high quality options for low-income households.

Through a partnership with Multnomah County Domestic Violence Coordination Office, the Gateway Center, and other agencies, the Domestic Violence Coordinated Access housing system will be working with Home Forward to offer housing placement and retention support to 20 women at risk of homelessness. Three apartments are rented to households earning less than 50% area median income (AMI) and the remaining 217 units are rented to households earning not more than 60% AMI. Residents also receive self-sufficiency training, including credit repair, job placement, employment referrals, and home-buying education through Home Forward's GOALS program.

The Louisa Flowers includes first-floor retail with outdoor seating along NE Grand Avenue to enhance the streetscape and the commercial vitality of the district. Home Forward will target retail businesses serving residents, travelers and surrounding workers. Additional project features include a mailroom, resident services, conference rooms, a small interior courtyard and a roof-top deck for residents. The building will meet LEED Gold certification.

Open

Building Profile

The Orchards

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	48
Total Units	48
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	33	40% AMI	-
2-Bedroom	12	50% AMI	-
3-Bedroom	3	60% AMI	48
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	**$15,831,178**
Portland Housing Bureau	$1,875,307

Development Team

Rose CDC, *Sponsor*

SERA Architects, *Architect*

O'Neill/Walsh Construction Company, *General Contractor*

Cascade Management Inc., *Property Manager*

The Orchard Apartments is located at the corner of SE 82nd Avenue and Division Street in Southeast Portland's Jade District, one of eight Neighborhood Prosperity Initiative districts.

It is a mixed-use project developed by Rose Community Development Corporation on a site acquired by Metro to facilitate development of livable, affordable, and transit-oriented neighborhoods. The four-story midrise is designed to prevent displacement of low-income Jade District residents as Portland's gentrification continues eastward, and will support Baby Booster, a collaboration to address child health disparities in the surrounding area.

The 48,000 square foot project has more than 5,000 square feet of ground-floor commercial space reserved for the Asian Pacific Network of Oregon (APANO) to house their offices and a Multi-Cultural Community Center. The unit mix includes 33 one-bedroom units, 11 two-bedroom units, 3 three-bedroom units, and a manager's unit. Rents in the affordable units will be restricted at or below 60% area median income (AMI), 12 of which will have Project Based Section 8 Vouchers.

The building will be built to Earth Advantage Platinum standards and amenities will include a small private courtyard and a playground on the ground floor, on-site sheltered parking, common laundry rooms, a community room with a kitchenette, and on-site property management.

Open

Building Profile

The Vera

Building Profile

Project Type	New Construction
Location	South Portland-Marquam Hill
Regulated Units	203
Total Units	203
Status	In Construction

Units

By Type		By Income Level	
Studio	70	30% AMI	90
1-Bedroom	81	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	5	60% AMI	103
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$46,729,155**
Portland Housing Bureau	$21,700,000

Development Team

Bridge Housing, *Sponsor*
Williams & Dame Development, *Developer*
Ankrom Moisan, *Architect*
Hoffman Construction, *General Contractor*

A new construction 103-unit affordable housing project developed by Bridge Housing. The project sits immediately across from the newly constructed Hyatt House hotel and is located directly next to the Portland SW River Parkway/Moody Streetcar stop, and close to the MAX light rail. Unique to the immediate area are the new Tilikum Crossing, a pedestrian/public transit bridge providing access to the close-in east side, as well as convenient access to the Oregon Health and Sciences University (OHSU) Waterfront and Marquam Hill campuses. Approximately one block away are the Waterfront trail, and the newly opened Poet's Beach.

The Vera will serve a high-needs population, many requiring supportive services. 70 units will have project-based Section 8 vouchers, 10 will have project-based VASH (veterans) vouchers and 20 are permanent supportive housing tenants. The Vera amenities include a community room with library and kitchen, resident services area, mail room, workroom and leasing office, community courtyard and play area, two community laundry rooms, and underground parking spaces, and bicycle parking.

The Vera came about through a Prosper Portland (formerly the Portland Development Commission) solicitation. The City's funding leverages over $48 million of other public and private financing contributed by Key Bank, Barings, National Equity Fund and Oregon Housing and Community Services.

Open

Building Profile

Vibrant!

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	93
Total Units	93
Status	Open

Units

By Type	
Studio	-
1-Bedroom	30
2-Bedroom	31
3-Bedroom	32

By Income Level	
30% AMI	45
40% AMI	-
50% AMI	-
60% AMI	48
80% AMI	-
Market Rate	1

AMI = Area Median Income

Development Cost

Total Project Cost	**$35,842,665**
Portland Housing Bureau	$11,434,111

Development Team

Innovative Housing Inc., *Sponsor*
Innovative Housing Inc., *Developer*
LRS Architecture and Alex Salazar Architects, *Architects*
Bremik Construction, *General Contractor*
Income Property Management, *Property Manager*

Located at NW 14th Avenue and Raleigh Street, Vibrant! provides safe, accessible, and affordable homes for families in the highly desirable Pearl District neighborhood. The twelve-story tower maximizes the density opportunities for the site, with 93 units—all affordable—ranging in size from one to three bedrooms. Forty of the larger units have Project Based Section 8 vouchers to serve families exiting homelessness or at risk of homelessness.

The units are also linked to supportive services designed to meet basic needs, create a strong sense of community, access opportunities, and help residents use their housing as a foundation for success in all aspects of their lives. The building is designed to provide conveniences tailored to family needs, including an indoor/outdoor play area, a partially covered outdoor courtyard, a laundry room with windows overlooking the play area, secure bike and vehicle parking, offices for services, and a roof deck.

Its close proximity to services, jobs, parks, and transportation makes Vibrant! a perfect place for families and individuals to put down roots and flourish.

Open

Building Profile

Woody Guthrie

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	16
Total Units	65
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	39	40% AMI	-
2-Bedroom	16	50% AMI	-
3-Bedroom	9	60% AMI	16
		80% AMI	-
		Market Rate	48

AMI = Area Median Income

Development Cost

Total Cost	**$17,384,434**
Portland Housing Bureau	$2,816,320

Development Team

Rose CDC, *Sponsor*
Rose CDC, *Developer*
Carleton Hart Architects, *Architect*
Walsh Construction Company, *General Contractor*
Cascade Management Inc, *Consultant*

The Woody Guthrie Place Apartments is a mixed-income project developed by Rose CDC and is located at 5728 SE 91st Avenue within the Lents Town Center. The project has an elevator serviced four-story midrise built to LEED GOLD standards and will have a large solar array. There are 64,278 square feet of gross building area with a variety of one-, two-, and three-bedroom flats and townhomes. The building has post-tension slab concrete construction on the first floor, and wood frame construction for floors two through four.

Property amenities include a community room on the ground floor with a kitchenette, a fourth-floor lounge with a deck, common laundry facilities, secure bicycle/parking storage, a children's play area, and onsite property management. There are 28 vehicle parking spaces (12 in a covered ground floor garage and 16 in a surface parking lot).

The 16 affordable units are targeted for very-low income families with incomes at or below 30% area median income (AMI) of whom 15 will have Project-Based Section 8 vouchers. The affordable units consist of four one-bedroom units, seven two-bedroom units, and five three-bedroom units. The remaining 48 units will be workforce housing which are funded by Prosper Portland and will be restricted to residents with incomes up to 80% and 100% AMI and the project will have one unrestricted manager's unit.

The project came about through Prosper Portland's Lents solicitation. PHB and Prosper Portland's funding leverages almost $8 million of FHA insured loans and other grants from Metro and PGE.

Under Construction

Building Profile

Halsey 106

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	52
Total Units	52
Status	In Construction

Units

By Type		By Income Level	
Studio	11	30% AMI	6
1-Bedroom	31	40% AMI	-
2-Bedroom	10	50% AMI	2
3-Bedroom	-	60% AMI	44
4-Bedroom	-	80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$17,423,822**
Portland Housing Bureau	$7,350,000

Development Team

Human Solutions, Inc., *Sponsor*
Gerding Edlen, *Consultant*
Holst Architects, *Architect*
LMC Construction, *General Contractor*
Human Solutions, Inc., *Property Manager*

Human Solutions, Inc. was awarded $4.25 million out of the Fall 2015 Notice of Funding Availability (NOFA) for rental and homeownership projects in the Gateway Urban Renewal Area. Prosper Portland concurrently awarded development rights to the project site at 106th and NE Halsey Street, and will provide a ground lease on the site to the project.

The proposed new construction project is a mixed-use, mixed-income elevator-served development with a six-story residential building containing market rate and affordable housing units, community and retail spaces, and a two-story commercial building containing office and retail space. Human Solutions will relocate its current office to the project. PHB funding is allocated only to the 52 affordable rental units scattered throughout the taller residential building.

Located in the residential common area is a computer room, community trash area, dog wash and resident lounge with kitchen facilities. There are 50 vehicle tuck under parking spaces, and 81 covered bicycle parking spaces.

This project has an extremely attractive amenity in the brand new Gateway Discovery Park which is north of the site in the middle of the Gateway community. A plaza along one side of the project will allow for events staging as well.

Under Construction

Building Profile

The Henry

Building Profile

Project Type	Rehabilitation
Location	Central City
Regulated Units	172
Total Units	172
Status	In Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
SRO*	172	80% AMI	-
		Unrestricted	-

**Single-Room Occupancy*

AMI = Area Median Income

Estimated Development Cost

Total Cost	**$37,674,155**
Portland Housing Bureau	$12,977,742

Development Team

Central City Concern, *Sponsor*
KPFF, *Engineer*
Colas Construction, *General Contractor*
Central City Concern, *Property Manager*

Originally designed as an office building in 1909, the Henry is now listed on the National Registry of Historical Places. Today, the Henry provides zero-barrier single occupancy rooms to some of the city's most vulnerable populations. This rehabilitation will add 20 new residential units in the existing center lightwell.

A partial seismic upgrade along with other capital renovations is made possible with a $13 million award from the Portland Housing Bureau will allow the Henry to continue providing a "Housing First" option. PHB's funds are needed to leverage more than $31.1 million of other public and private financing. Central City Concern, the sponsor, expects 24 percent hard cost contracting for DMWESB which exceeds City's target of 20 percent since the general contractor is an experienced, minority-owned firm that has operated since 1997.

The Henry serves a high-needs population, many of whom receive supportive services and/or are transitioning from homelessness. Central City Concern, the sponsor, is working with service partners including the Veteran's administration, Care Oregon, the Department of Community Justice, and Old Town Recovery Center. Tenants will receive wraparound services, e.g., access to healthcare and mental health, supported employment services, recovery services, rent and food assistance, and case management services.

Building Profile

5020 Condos

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	40
Total Units	64
Status	In Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Market Rate	24

AMI = Area Median Income

Estimated Development Cost

Total Cost	**$24,130,582**
Portland Housing Bureau	$5,000,000

Development Team

Proud Ground, *Sponsor*
Carleton Hart Architecture, *Developer*
LMC, *General Contractor*

Proud Ground and Habitat for Humanity are developing condominiums on North Interstate Avenue. These are anticipated to be completed by 2021. The six-story building will have 40 of the 64 units available to purchase by participants of the North/Northeast Neighborhood Housing Strategy Preference Policy.

Purchased in 2016 for approximately $2 million, the Portland Housing Bureau currently owns the 0.46-acre, half-block site, and intends to lease the land for 99 years.

Homeowners purchasing these units will be purchasing into Proud Ground's Community Land Trust. In a Community Land Trust, homeowners who decide to sell their home receive a fair return on their initial investment and agree to maintain that affordability for the next income-qualified homebuyer.

Building Profile

Kilpatrick Townhomes

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	30
Total Units	30
Status	Pre-Development

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	**$10,806,890**
Portland Housing Bureau	$3,300,000

Development Team

Habitat for Humanity Portland/Metro East, *Sponsor*
Ankrom Moisan Architects, *Architect*

The project is a new construction of 30 affordable condominium units, targeting Earth Advantage Gold construction standard, located at 8124 North Interstate Avenue.

All units are subject to PHB's N/NE Preference Policy for affordable homeownership. The project will utilize a long-term affordability model at the time each unit is sold.

Building Profile

King+ Parks

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	70
Total Units	70
Status	In Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	24
1-Bedroom	20	40% AMI	-
2-Bedroom	38	50% AMI	-
3-Bedroom	12	60% AMI	45
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	**$27,828,398**
Portland Housing Bureau	$5,700,000

Development Team

PCRI, *Sponsor*

Merryman Barnes, *Architect*

Colas, *General Contractor*

Cascade Management, *Property Manager*

The King+ Parks Apartments is slated for development at the intersection of NE Martin Luther King Jr. Boulevard (MLK) and Rosa Parks Way, an area of historical significance to the African American community. The project is a new construction, 70-unit multifamily rental project being developed by PCRI in the Piedmont neighborhood in the Interstate Corridor Urban Renewal Area.

The project is a four-story building along MLK and steps down to three-stories on the west side. Total development is 80,000 square feet with a 1,200 square foot community room for resident programming and neighborhood use. Majority of the homes are two- and three-bedrooms with all three-bedroom units being townhomes designed with direct access to the central courtyard and play area. The project will have many amenities including secured entry system, trash/recycling room, on site management office, a large community room and 24 surface/tuck under parking spaces. The project is located near public transit, services, and other amenities.

The project is subject to the City's N/NE Preference Policy. All units will be rented to households earning 60% area median income (AMI) or less. 24 units are rented to those earning 30% AMI or less with 20 being supported through Project Based Section 8 Vouchers. The project will provide housing to those at-risk of homelessness and survivors of domestic violence.

The project came about through the 2015 PHB NOFA (Notice of Funding Availability) and PHB is providing the land as well as $5.7 million in subordinated loans. The City's funding leverages about $17 million of other public and private financing contributed by Umpqua Bank, US Bank, Metro and Oregon Housing and Community Services.

Building Profile

Olin Townhomes

Building Profile

Project Type	New Construction
Location	North
Regulated Units	12
Total Units	12
Status	Pre-Development

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	12	60% AMI	-
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	**-**
Portland Housing Bureau	$1,500,000

Development Team

Habitat for Humanity Portland/Metro East, *Sponsor*

Habitat for Humanity Portland/Metro East, *General Contractor*

Ankrom Moisan, *Architect*

The Olin is a pair of three-story six-plexes that will front onto North Olin Street. Habitat for Humanity Portland/Metro East purchased the 0.21-acre site to redevelop the property. Each building will consist of six family-sized, three-bedroom, two-bath condos, averaging 1,278 square feet per unit. The project will meet Earth Advantage Gold or higher.

The homes will be built with a combination of volunteer labor and licensed professionals who donate their services or who are paid out of Habitat's corpus, donations or sponsorships.

Homes are to be purchased by families who have applied to and have been screened under PHB's N/NE preference policy, their ability to pay and in accordance with Habitat's model. Once selected, families are required to contribute a minimum 300 hours of sweat equity in building their own homes.

Building Profile

Renaissance Commons

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	189
Total Units	189
Status	In Construction

Units

By Type		**By Income Level**	
Studio	53	30% AMI	10
1-Bedroom	71	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	18	60% AMI	179
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	**$53,078,566**
Portland Housing Bureau	$15,950,000

Development Team

REACH CDC, *Sponsor*

The Housing Development Center, *Developer*

MWA Architect, *Architect*

Walsh Construction, *General Contractor*

The Renaissance Commons project is a new construction, 189-unit multifamily rental project being developed by REACH CDC, located in the Kenton neighborhood in the Interstate Corridor Urban Renewal Area, located near the intersection of Argyle and Interstate Avenue. The project includes a variety of unit sizes, ranging from studios to three-bedroom units with sizes varying from 375 to 1,055 square feet.

Renaissance Commons consist of two buildings with numerous shared amenities and lobby entrance. There is ground floor community space, office spaces, a fitness room, community pantry, bike rooms as well as an outdoor play area and small lounge areas. The project is located across from the Kenton Park and walking distance to the Kenton/N Denver MAX line.

The Project is subject to the City's N/NE Preference Policy. All units will be rented to households earning 60% area median income (AMI) or less, with ten units rented to those earning 30% AMI or less.

The project came about through a 2016 TriMet issued solicitation and in partnership with PHB, REACH was selected to redevelop the approximately two-acre site. PHB's funding leverages more than $35 million of other public and private financing contributed by Barings Multifamily, Metro, REACH, BES, and Oregon Housing and Community Services.

Building Profile

Songbird

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	61
Total Units	61
Status	In Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	9	40% AMI	-
2-Bedroom	34	50% AMI	-
3-Bedroom	18	60% AMI	61
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	**$19,045,302**
Portland Housing Bureau	$4,500,000

Development Team

BRIDGE Housing, *Sponsor/Owner/Developer*
Ankrom Moisan, *Architect*
Colas Construction, *General Contractor*

Songbird is a new construction project, a 61-unit multifamily rental project being developed by BRIDGE Housing, Inc. The Project is located in the Eliot neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of NE Tillamook and N Williams Avenue. The project units range from one to three-bedroom units with sizes varying from 700 to 1,278 square feet.

The project is elevator-served affordable family housing project with 5 stories, a first-floor community room, common area laundry, leasing and office, mail area and resident services delivery area, outdoor children's play area and gathering spaces, and an indoor trash and recycling space. There are vehicle surface parking spaces and long-term bike parking spaces. The project is served by TriMet buses and is walking distance to ROSE Quarter Transit Center.

Subject to the City's N/NE Preference Policy, all affordable units will be rented to households earning 60% area median income (AMI) or less, with 40 Section 8 subsidized units rented to at 30% AMI or less. BRIDGE intends to partner with Albertina Kerr to serve developmentally disabled tenants for approximately 10 units.

The project came about through the 2015 PHB Fall NOFA (Notice of Funding Availability) in partnership with Multnomah County and BRIDGE was selected to redevelop the site. PHB's funding leverages more than $20 million of other public and private financing contributed by Barings Multifamily, Metro, Meyer Memorial Trust, Prosper Portland, USBank, and Oregon Housing and Community Services.