



Portland Housing Bureau:
A Look at Recent Transit
Oriented Development
Projects for Affordable
Housing

TAKING OUT GAS STATIONS



DISPLACING GOATS



DEMOLISHING STRIP CLUBS



If you've done one of these activities recently.....



You're probably an
affordable housing
developer.....



Portland
Housing
Bureau: A Look
at Recent
Transit
Oriented
Development
Projects



**PROJECTS AT A
GLANCE**



LESSONS LEARNS



WHAT'S NEXT

OLIVER STATION: TRANSIT ORIENTED DEVELOPMENT IN DOWNTOWN LENTS



OLIVER STATION: AT A GLANCE

- **Developer:** Palindrome
- **Architect:** Ankrom Moisan Architects
- **Contractor:** UEB
- 145 Units, mixed-use, retail at grade
- Type VA / TYPE IA
- 5 STORIES
- BOLI PREVAILED
- \$13.2M in PHB GAP FUNDING
- \$55M TDC





SE 91ST AVE

SE 92ND AVE

SE FOSTER ROAD

SE WOODSTOCK BLVD

SCALE: 1" = 60'





SE 91ST AVE

SE 92ND AVE

SE FOSTER ROAD

SE WOODSTOCK BLVD



SCALE: 1" = 60'









OLIVER STATION





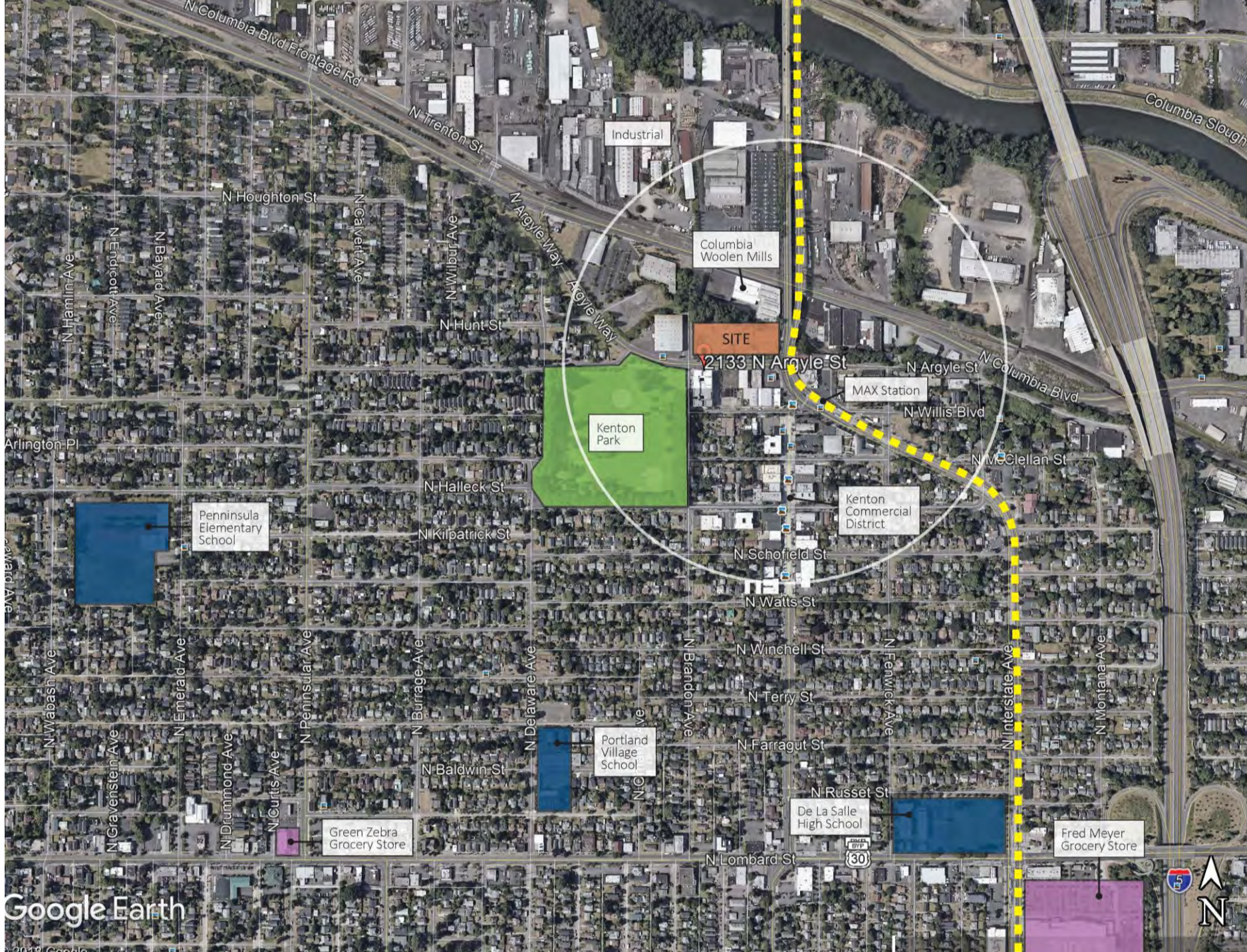


RENAISSANCE COMMONS: TRANSIT ORIENTED DEVELOPMENT IN DOWNTOWN KENTON



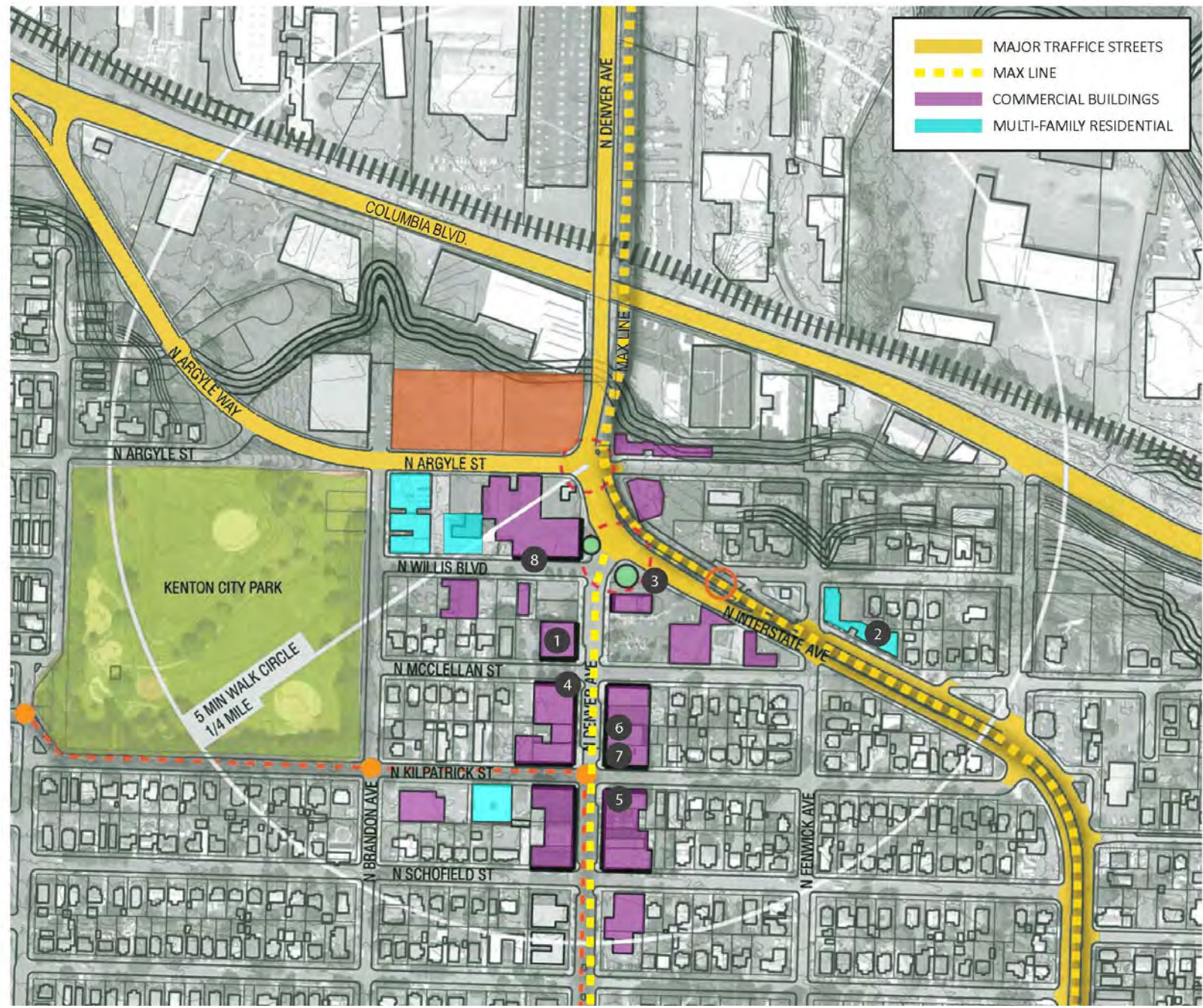
RENAISSANCE COMMONS: AT A GLANCE

- **Developer:** REACH
- **Architect:** MWA
- **Contractor:** Walsh
- 189 Units
- 4 STORIES
- Unprevailed
- \$15.9M in PHB GAP FUNDING
- \$51M TDC



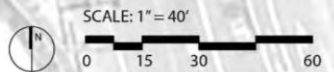
Google Earth

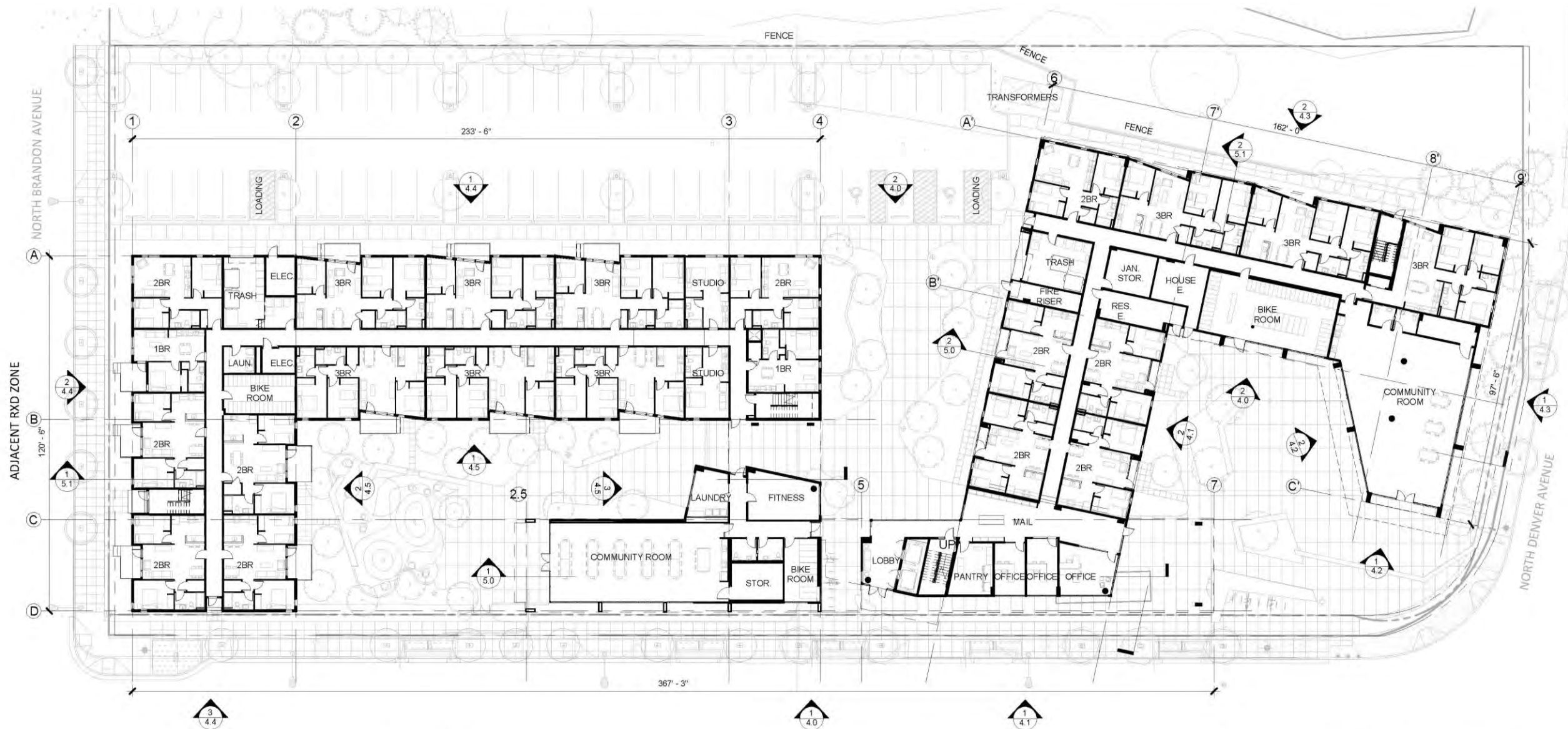






ILLUSTRATIVE SITE PLAN





GROUND FLOOR PLAN

ZONING: RXD
 MULTI-FAMILY RESIDENTIAL ZONE
 WITHIN DESIGN ZONE

NORTH ARGYLE STREET









Lessons From the Field



Lessons From the Field



Pre- Development Considerations

- **Site selection is one of the best, early ways to control affordable housing costs**
- **Bad soil / good infiltration**
- **Properly coordinating a CMMP from cost estimating to pre-con**
- **Acoustic mitigation (planes, trains and automobiles)**

Pre- Development Considerations

- **HUD Environmental Review**
 - Choice Limiting Actions
 - 16 category review
 - 30 Day Tribal Notification
 - Archeological Surveys and soil testing
 - SHPO Clearance Form
 - Adverse Effect Mitigation / MOA
 - Acoustic Mitigation
 - Environmental Justice

Construction Considerations

- **Public Works Permits as Critical Path**
 - Early PGE / PPL engagement is key
 - ODOT reviews are lengthy
 - 30% PWP at building permit pull is not enough
 - 60% PWP to request perm water install (exception / not guarantee)
 - 90% PWP to be granted perm water request (but still at risk)
 - Trenching vs boring / franchise utility coord.
 - Mast arms design and procurement timelines
 - Perm power = Elevator = Path to TCO

What's Next for Portland Housing Bureau



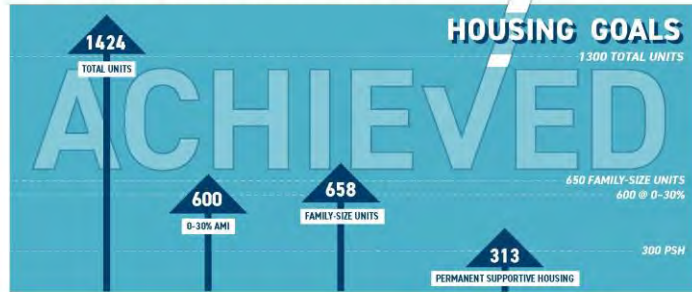
2019 PROGRESS REPORT

**Portland's
Housing Bond**

Investing Together in Affordable Homes

PROGRESS

IN NOVEMBER 2016, Portland voters passed the city's first housing bond, dedicating \$258.4 million to create 1,300 units of permanently affordable homes. In early 2017, the Portland Housing Bureau began acquiring properties to transform into affordable homes for Portlanders. 2019 saw the most progress under the Bond so far, with nine new projects announced, another moving into predevelopment, and two more that are already providing hundreds of homes for Portlanders.



- 1 CATHEDRAL VILLAGE**
Pre-Development

UNITS: 110
TARGET POPULATIONS: Families, including immigrant and refugee communities; households experiencing homelessness.
- 2 THE SUSAN EMMONS**
Pre-Development

UNITS: 144
TARGET POPULATIONS: Seniors, veterans, Communities of Color, disabled.
- 3 THE WESTWIND**
Pre-Development

UNITS: 100
TARGET POPULATIONS: Chronically homeless; adults, Communities of Color.
- 4 THE JOYCE**
Pre-Development

UNITS: 66
TARGET POPULATIONS: Chronically homeless adults, Communities of Color.
- 5 ANNA MANN HOUSE**
Pre-Development

UNITS: 88
TARGET POPULATIONS: Families, immigrants and refugees, households experiencing homelessness.
- 6 3000 SE POWEL**
Pre-Development

UNITS: 180
TARGET POPULATIONS: Families, Community of Color, immigrants and refugees.
- 7 THE ELLINGTON**
Open/Occupied

UNITS: 263
TARGET POPULATIONS: Families and formerly homeless families.
- 8 NE PRESCOTT**
Pre-Development

UNITS: 50
TARGET POPULATIONS: Families, Communities of Color, American Indian/Alaska Natives.
- 9 LAS ADELITA**
Pre-Development

UNITS: 141
TARGET POPULATIONS: Families, Community of Color.
- 10 EAST BURNSIDE APTS**
Open/Occupied

UNITS: 51
TARGET POPULATIONS: Formerly homeless families with children.
- 11 115TH @ DIVISION ST**
Pre-Development

UNITS: 138
TARGET POPULATIONS: Families, immigrants and refugees, Communities of Color.
- 12 STARK ST PROJECT**
Pre-Development

UNITS: 93
TARGET POPULATIONS: Families, Community of Color.

What's Next for Portland Housing Bureau

Questions?

Masaye Hoshide

Senior Housing Construction Coordinator



**Portland
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Bureau

421 SW 6th Avenue, Suite 500

Portland OR 97204

Direct: (503) 823-4937 | Cell: (503) 823 - 8128

Main: (503) 823-2875

Email: masaye.hoshide@portlandoregon.gov

Web: <https://www.portlandoregon.gov/phb/>

