

Information Updates

Lents Town Center Urban Renewal Advisory Committee

1. Item: Foster Road Commercial Corridor Outreach

In November, PDC E/SE team member Pasqual Contreras, “hit the streets” in the newly expanded portions of the Foster Road Commercial Corridor of the Lents URA to meet and greet small business owners. This outreach effort informed owners and employees of their new eligibility status for PDC programs. They are now able to access grants and low interest loans for renovation, redevelopment, or expansion of their businesses. Informational hand outs were taken door-to-door along Foster from SE 50th to SE 86th.

The outreach effort has had notable success as PDC has received a number of applications/ inquiries about the Storefront Improvement Programs and Development Opportunity Services (DOS) Programs.

Resuming in April, the program will expand its focus to include businesses along SE 122nd and Gateway business districts following an initial mailing.

For additional information contact: Pasqual Contreras, PDC, (503) 823-3379

2. Item: Storefront Improvement Program

Storefront Program has been very busy on Foster and in Lents area in general. Thirteen new applications were received. There are some interesting projects moving along, including Day Music Building, Day Theatre, Maple Leaf Restaurant, and Cascade Medical.

Casa Real Estate and Best Value Inn have completed their storefront work and the results are very nice.



Before



After



Before



After

For additional information contact: Sherry Lenard, PDC, (503) 3582

3. Item: Housing Update

- As mentioned at the last URAC meeting, PDC is preparing to release an RFP (Request for Proposals) for affordable rental housing funds for the LTCURA. This is going to be a joint RFP with the Interstate Corridor URA due to similar priorities and funding available. The key points of the RFP are:
 - Up to \$3.5 Million in rental housing funds in Lents (2008/09, 09/10, and 10/11 budgets). Interstate also has up to \$3.5 Million.
 - Eligible projects can be preservation of existing affordable rental housing (non-profit owned), preservation of projects with expiring tax credits or other funding sources, acquisition and rehab of private-market projects to preserve them as affordable housing, or new construction. In Lents, the priority is for preservation and rehab of existing housing.
 - Projects must provide housing for households at or below 60% Median Family Income (MFI), with a portion of units serving households at 30% MFI. Projects can include a mix of higher income units.
 - Projects will be prioritized that are transit-oriented (within .25 mile of a frequent service bus line or future light rail station).
 - Funding decisions will be based on meeting the RFP requirements, the prioritization criteria, feasibility of the project, and the cost effectiveness and leverage in the project (based on PDC averages of similar projects).

We expect to release the RFP in early March and make funding decisions in the month of May. The project proposals will be evaluated by a staff technical committee and funding decisions made by the PDC Housing Director and Executive Director.

- Along a similar line, one of the PDC Commissioners raised the issue of funding for smaller rental properties in Lents. Several years ago, the PDC board had approved a new program called the “Small Rental Rehab” loan program. It is essentially loans from \$20,000 - \$50,000 for repair of 1-4 unit rental complexes (single family homes, duplexes, triplexes and four-plexes) by the property owners. This size of project does not work well with PDC’s standard rental housing loans, which are very complex and suited for large construction projects. But, since this new Small Rental Rehab program was adopted, it has not been utilized for a variety of reasons. So, we are going to take a fresh look at the program guidelines, make changes if warranted, and consider launching a marketing effort for rental repair loans in Lents. With current economic

conditions and what we know about the size and repair needs of small rental properties in the URA, we are aiming to more aggressively tailor this program to help owners of smaller rental properties with needed repairs that will improve the housing for the neighborhood, the living conditions for the tenants, and help the property owners improve and stabilize their investments. Any loans funded through this program would be out of the overall Rental Housing budget.

- Another homeownership program update! The PDC Neighborhood Housing Program is happy to report that their assistance programs for homebuyers and home repair in Lents have had even higher demand in the last 2 months due to favorable mortgage interest rates and available affordable homes in Lents. The loan officers at PDC have committed nearly \$1.2 Million dollars in URA homeownership assistance this fiscal year, far surpassing any past years' records. The trend has been similar in Interstate URA, where PDC is actually out of funds until next Fiscal Year. In Lents, there is some funding remaining, but we expect to spend the entire budget before June 30. At the end of the Fiscal Year, we will provide a total of how many homeowners were assisted with this funding.

For additional information contact: Sara Culp, PDC, (503) 823-3239

4. Item: Lents Little League Ball Park Improvement Project

Despite the awful winter weather, the project is on schedule to be completed in early April. Power, lighting, water, sewer and electrical supplies are now complete. All backstop and outfield posts are installed with new fencing to follow. At the time of this writing, the concrete work was scheduled to be completed at the end of the week. The concession building framing is complete. With the exception of a few minor change orders, the project has been built as designed and cost savings have been found in the field by the general contractor – Bernhardt Golf.

The project remains on schedule with an estimated completion date of April 2009. The work that remains includes the completion of the concession building, restroom enclosure, asphalt pathway, ancillary site furnishings, and baseball field renovations (spectator areas, scoreboard installation, team areas, scorekeeper's platform, etc.).

A grand opening celebration is being planned by PDC and is scheduled for Saturday, April 11, 10 – noon. Sue Bush, President of the Lents Little League, will emcee the event. In addition to the pageantry of marking the first day of the new season for the Lents Little League, PDC Commissioner John Mohlis will provide remarks and Parks Commissioner Nick Fish will throw the first pitch around 11:30 am to commemorate the renovations and a new home for the Lents Little League.

For additional information contact: Kevin A. Cronin, PDC, (503) 823-3305 or Vann Starr, Portland Parks & Recreation, (503) 823-5766.

5. Item: PDC Releases Request for Qualifications for 92H

On Monday, February 9, PDC released a Request for Qualifications (RFQ) for 92H, the SE 92nd & Harold Redevelopment Project in the Lents Town Center Urban Renewal Area.

The RFQ seeks qualified teams with the capability, experience, and commitment to deliver a project that meets the following key redevelopment principles:

- Transform the Lents Town Center
- Create a Showcase Transit-Oriented Development
- Provide Community Connections
- Advance Sustainability
- Celebrate the Past and Future of this Diverse Community

Submittals are due to PDC March 31, 2009. During the evaluation period, PDC staff will work with a Selection Advisory Committee (SAC), comprised of developers, non-profit representatives, and Lents business owners and residents. The SAC will make a recommendation of a preferred development team(s) to PDC staff, which will in turn make a recommendation to the PDC Executive Director, who will ultimately select the development team (expected in May/June 2009).

Following development team selection, PDC staff will enter an approximately six month master planning period, during which staff and the team will explore programming, design, sustainability, and financing considerations before entering into a Disposition and Development Agreement (approximately early 2010).

For additional information contact: Justin Douglas, PDC, (503) 823-4579

6. Item: East Lents Floodplain Restoration Project

Environmental Services is continuing design work on the East Lents Floodplain Restoration Project, south of Foster Road between the former Freeway Land Company site and around SE 110th Drive/112th Avenue. The project will help reduce Foster Road flooding and flood damage to private property. It will also improve water quality and fish and wildlife habitat. Project construction is planned for 2011.

Last spring, Environmental Services released an early design proposal for public comment. Currently the design is being revised to incorporate additional site and technical analysis, and consideration of public comments. A public open house will be held when the design reaches 30% completion. Property acquisition continues within the area with eight properties purchased in 2008.

For additional information contact: Marie Johnson, Bureau of Environmental Services, (503) 823-6199

For additional information on Lents programs and projects please visit <http://www.pdc.us> or <http://www.portlandonline.com> anytime.

Also see PDC on YouTube <http://www.youtube.com/PDXDevelopmentComm>