



Information Updates

Lents Town Center Urban Renewal Advisory Committee

1. Item: PDC Receives Eight Responsive Submittals for 92H Request for Qualifications

In late March, PDC received nine responses from development teams in response to a Request for Qualifications (RFQ) for 92H, the SE 92nd & Harold Redevelopment Project in the Lents Town Center Urban Renewal Area. Eight submittals were deemed responsive and will move into the formal evaluation process.

Following are the eight development teams that will move into the evaluation process:

- DH&G Development, LLC
- Geller, Silvis & Associates, Inc
- North Fork Market, LLC
- Pacific Community Investment Partners, LP
- ROSE Field of Dreams, LLC
- The Fields
- Turtle Island Development
- Williams/Dame & Associates, Inc.

A twelve-member Selection Committee has been assembled with representation from the development community, non-profit organizations active in Southeast Portland, the Lents Urban Renewal Advisory Committee, the Lents Neighborhood Association, and PDC staff.

It is anticipated that by July 2009, the Selection Committee will recommend to the PDC Executive Director which development teams will move forward into a phase two selection process. During this approximately four month process, development teams will receive a stipend to further develop proposals, including programming, design, sustainability, and financing considerations. Following the phase two process, the PDC Executive Director will select one team to enter into a Disposition and Development Agreement with PDC (approximately early 2010).

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

2. Item: Storefront Improvement Program

The Storefront Improvement Program is a very popular program that provides cash grants and technical assistance to business and property owners in eligible neighborhoods. Recipients can use the support for a variety of improvements ranging from repainting or purchase of new windows and awnings, among other improvements. The program offers up to \$20,000 to assist with rehabilitation projects. Previously, the grant required a 50% matching funds, but for a limited time, until June 2010, the grant is increasing to providing 75% and only requiring a 25% match. There are currently 31 active Storefront Improvement Projects in Lents and 8 new applications this year. Of the 31 active projects, 13 are within the newly formed URA boundary.

The Kiev Square, an international market, is a recent example of the types of storefront improvements that can be done to redevelopment a site.



Before



After

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

3. Item: Housing Updates

➤ Homebuyer and Homeowner Assistance

The Neighborhood Housing Program (NHP) has had a very active year so far in the Lents Town Center URA. With TIF-funding for the Down Payment Assistance Loan (DPAL) and the Home Repair Loan, we have already assisted a total of 31 homebuyers (\$1,378,037) and 5 homeowners (\$113,528) since July 1, 2008. In addition to the closed loans, we also have two more homebuyer commitments (\$80,700) and three homeowner commitments (\$60,000). Currently, NHP allocated its full amount of funding for the Down Payment Assistance Loan. It will resume making new reservations for the program on June 15th for purchases closing on or after August 1st. NHP does have an uncommitted balance of \$76,473 in funding for Home Repair Loan program for existing low income homeowners within the URA through the end of June 2009.

In addition to the TIF-funded programs, NHP has also closed a total of 19 Oregon Bond Loans and issued three Mortgage Credit Certificates to first-time homebuyers within the URA. We have also helped a total of four homeowners access the Portland Regional Lead Hazard Control Program grant in the Lents URA.

April was a busy month for the Neighborhood Housing Program. On April 14th, NHP staff, as well as Juan-Carlos Ocana-Chiu, volunteered at the Junior Achievement's BizTown Day in Lents where PDC funding made it possible for 75-5th graders from Kelly Elementary to attend the day long financial educational field trip where the students ran 18 different businesses and learned about saving, money management, running a business, and check writing among other things. Every child in attendance held a job including Mayor, CEO, CFO, Tellers, and much more teaching them about the world of work. On April 18th, PDC sponsored Rose CDC's East Portland Homeownership Fair at Kelly Elementary School in the Lents Town Center URA. The fair was well attended by a total of 510 people made up of 127 registered households.

For additional information contact: Jon Gail, PDC, (503) 823-3292

➤ **Housing Development**

Cambrian Park Rental Apartments (now called J&S Place): The rehabilitation of this 17-unit complex near SE 75th and Foster is nearing completion this spring. ROSE Community Development Corp and PDC are discussing plans for an open-house or “before and after” slide show for the LTC URAC and neighbors. Stay tuned for more information about this.

Habitat for Humanity has acquired property for a third homeownership project in the URA. This was through a funding agreement they had with PDC from a competitive Request for Proposals process last year. The project will be called “Lents Landing” and is at 6305 SE 97th Ave.—just across the underpass from the new Town Center MAX station. Construction of the 9 quality new homes for families will begin in late 2009 and go through 2010.

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

4. Item: Lents Little League Ball Park Improvement Project - Completion

After a decade had passed since PDC purchased the 92nd & Harold site, PDC, Portland Parks & Recreation, and Lents Little League celebrated the grand opening of a new home on April 11. Over 250 people came to celebrate the new facilities, including current and former PDC and Parks staff, Lents Little League teams, current and former Board members, and extended family. URAC members Cora Potter, Rachel Lent Cunningham, and Ray Hites attended as well.

Although a downpour the night before the event didn’t allow for immediate playing, the new T-Ball field worked as designed, absorbed a lot of moisture, and allowed the neighborhood to gather and celebrate at a large public park intended for such an activity. Essentially, a lot of planning, forethought, and meetings paid off and will provide dividends to the community for generations.

Staff presented a brief overview of the project to the PDC Board on April 23. At this meeting, Sue Bush, President of Lents Little League (LLL), presented a video that was produced by the LLL. Here is a link to the video that was very well received by the PDC Board: <http://lentslittleleague.com/MovingOn!.wmv>

As this project closes out, PDC staff is working with Lents Little League on transitioning from their old site. Kristy Branson, property manager in PDC’s Real Estate Division, and Justin Douglas, Project Manager for 92/H, will work with LLL on eventually clearing the site, donating as many items as possible to other city Little Leagues for reuse, and preparing the site for demolition and clean up later this year or next, depending on the outcomes of the 92/H process.

For additional information contact: Kevin A. Cronin, PDC, (503) 823-3305

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>