2019 was a productive year and 2020 looks to be the same. Tyler has already been with us working hard on projects for over a year. Time flies.

**Completed Projects in 2019**

Development completed renovation of **841 Congress Street** in June. This 5-unit building was severely distressed and at-risk of foreclosure when Portland Housing purchased the building. Thanks to the diligent work of CWS Architects, Hardypond Construction and MaineHousing, we preserved 5 affordable homes and renovated them to like-new condition. (Project Manager – Tyler)

In November, **155 Anderson Street** became PHA’s first public housing property to convert to a project-based voucher platform under HUD’s Rental Assistance Demonstration (RAD) program. It is a momentous milestone for our organization as it took years of groundwork and planning to make this first public housing conversion possible. We look forward to more conversions – whether by RAD or Section 18 – in the coming years. (Project Manager – Tyler)

**Under Construction**

**58 BOYD STREET**

The **58 Boyd Street** project is under construction and is about 30% complete! Wright-Ryan Construction is our builder. We are hoping to lease the first units in September of this year. The project utilizes Low Income Housing Tax Credits (LIHTC) from MaineHousing, City of Portland funding, Federal Home Loan Bank
of Boston AHP funding, and a mortgage with Bangor Savings Bank. One of the last items to be constructed this Summer will be solar photovoltaic panels covering the roof. Solar power is being incorporated as part of a collaboration with our solar partner, Revision Energy, and grant funding from Efficiency Maine. (Project Manager – Jay)

Projects in Development

FRONT STREET (50 Units of Public Housing)
The Front Street Redevelopment is happening in two phases. With planning board approval for both phases last July and Low Income Housing Tax Credits in hand for the first phase, we are moving forward with design. Phase 1 will be Front Street ‘East,” the 28 units on the East side of Presumpscot Street and including the community building. Our new Resident Transition Specialist, Latoya Hunder, has been meeting one-on-one with families at Front Street to help them with their relocation needs. Upon HUD’s approval for the Section 18 application we will start temporarily relocating residents this Summer with Tenant Protection Vouchers. Upon completion, all residents will be invited to return, and Phase II will begin with residents in Front Street “West” relocating to the Completed Phase I.

The third phase is an eight-unit homeownership project in the planning stage. See below. (Project Manager – Jay)

Proposed Site Plan

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Bedrooms</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td>50</td>
<td>182</td>
<td>~50</td>
</tr>
<tr>
<td><strong>Total Proposed</strong></td>
<td>113</td>
<td>209</td>
<td>119</td>
</tr>
<tr>
<td><strong>Rental Units (Phase 1)</strong></td>
<td>60</td>
<td>140</td>
<td></td>
</tr>
<tr>
<td><strong>Senior Rental Units (Phase 2)</strong></td>
<td>45</td>
<td>51</td>
<td></td>
</tr>
<tr>
<td><strong>Condo (Phase 3)</strong></td>
<td>12</td>
<td>18</td>
<td></td>
</tr>
</tbody>
</table>

58 Boyd Street with 5 of 6 stories framed, around February 1st.
WASHINGTON GARDENS (100 Units of Public Housing)
Development is happy to announce that Washington Gardens also received a 9% LIHTC award from MaineHousing. The goals of the Washington Gardens rehabilitation will include improving the property’s energy efficiency, building exteriors, unit interiors, accessibility/mobility, landscaping, and tenant safety and comfort. The rehab will also tackle recurring issues cited by residents, Maintenance and Property Management staff, such as plumbing clogs, freezing water lines, and issues with rear boiler rooms. The project will also refurbish Community Room and Laundry Room. Development aims to begin rehabilitations in late-2020 and anticipates construction completion in early-2022. PHA held a meeting with Washington Gardens residents in late-January to discuss the rehabilitation, resident relocations, and the transition from Public Housing to a MaineHousing LIHTC project with Project-Based Voucher operating subsidy under HUD’s Section 18 program. (Project Manager – Tyler)

RIVERTON PARK (141 Units of Public Housing)
Riverton Park is another rehabilitation project that Development is currently working on. Not only would rehabilitation of Riverton Park improve its buildings and the surrounding site. We are also exploring a significant expansion of the Riverton Park community center so our service providers – PHA Study Center, Boys & Girls Club, Greater Portland Health and Community Policing – can have better space to deliver services to residents. Development plans to reach out and begin discussing preliminary designs with site staff and on-site service providers about new Property Management and Maintenance space in early-2020. We look forward to your input! Similar to Washington Gardens, Riverton Park will use HUD’s Section 18 program to convert to PBVs. Development anticipates construction starting in 2021. (Project Manager- Tyler)

HARBOR TERRACE (120 Units of Public Housing)
Rehabilitation at Harbor Terrace is also in design. Development is currently working with architects to define a scope of work and a contractor to obtain estimated pricing. We anticipate that Harbor Terrace will convert to a voucher platform using the RAD public housing conversion program. We anticipate construction beginning in 2021. (Project Manager- Tyler)

47-49 BOYD STREET (9 units of private housing)
47-49 Boyd Street is next door to our Bayside Anchor development. The building is one of the last remaining structures of the “old” Bayside neighborhood before Urban Renewal moved many families out of Bayside to create Franklin Arterial. This property has been owned by Portland Housing Development Corp. (a PHA affiliate) for several years. We are in the early stages of design and budgeting for this project. The 9 units will likely get minor renovations, and then will house residents from our other properties while they are under renovations. (Project Manager – Tyler)
WORKING TO MOVE HISTORY INTO THE FUTURE FOR CERTAIN PUBLIC HOUSING PROPERTIES

Sagamore Village and Franklin Towers are in our Phase 2 group of developments that we hope to convert from Public Housing to the Section 8 funding platform. Sagamore Village, designed as housing during WWII for shipwrights building Liberty Ships in South Portland in the 1940s, is over 75 years old, and in great need of renovations. Franklin Towers, currently the tallest building in Maine, just turned 50 years old last year. This property also needs some major renovations and energy efficiency upgrades. We are working on having both these developments listed on the National Register of Historic Places in order to access Historic Tax Credits that could pay for up to 25% of renovation costs. (Project Manager – Tyler for Franklin Towers, Jay for Sagamore Village)

YOUTH AND FAMILY OUTREACH

Portland Housing Development Corporation has recently entered into a joint venture with Youth and Family Outreach of Portland. You may have seen their childcare facility in a former church on the corner of Cumberland and Preble Streets. Here is a short summary of our partnership:

Youth and Family Outreach creates opportunities that support learning and enhance the quality of life for children, teens, and families in Greater Portland. Youth and Family Outreach and Portland Housing Authority acknowledge the importance of residing in an affordable, stable home, particularly for our most vulnerable families. Combining the foundations of home and high-quality education increase the opportunity to grow and live with a sense of purpose, well-being, and stability. By increasing the availability of affordable homes and childcare and educational opportunities within Portland, Maine’s downtown core, YFO and PHA strive to provide even more opportunity for residents of Portland to engage and prosper.

PHDC will develop a 60-unit affordable housing building and additional childcare, non-profit office and community meeting space at 337 Cumberland Avenue. This project is in the early planning stages and we hope to have planning board approval this Summer and apply for tax credits from MaineHousing in the Fall of 2020. More on this project soon! (Project Manager – Jay)

Let us know if you have questions!

Jay Waterman – 221-8009

Tyler Plante – 221-8028