

Section 6

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OPEN

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Building Profile

3000 SE Powell

Building Profile

Project Type	New Construction
Location	Creston-Kenilworth
Regulated Units	206
Total Units	206
Status	Pre-Development

Units

By Type		By Income Level	
Studio	123	30% AMI	68
1-Bedroom	18	40% AMI	-
2-Bedroom	59	50% AMI	-
3-Bedroom	6	60% AMI	138
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$68,160,000
Portland Housing Bureau	\$33,705,000

Development Team

Home Forward, *Sponsor*

Holst Architects, *Architect*

Colas Construction, *General Contractor*



3000 Powell, a new multifamily construction project from Home Forward, will create 206 affordable rental units in Creston-Kenilworth.

New affordable housing is coming to Southeast Portland thanks to Portland's Housing Bond. Home Forward is developing the 3000 Powell project on the site of the former Safari Club in the Creston-Kenilworth neighborhood—where residents are at risk from rising rents—and will provide a mix of studios and larger units for Portland individuals and families in need of stable housing. The location is a short walk from Powell Park and provides easy access to the frequent-service bus line along Powell Boulevard. Since securing Portland Bond funds in 2018, Home Forward was able to acquire an adjacent parcel of land, expanding the project by 1.3 acres and increasing the total units to 206.

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

Anna Mann House

Building Profile

Project Type	New Construction & Rehabilitation
Location	Kerns
Regulated Units	128
Total Units	128
Status	Pre-Development

Units

By Type		By Income Level	
Studio	-	30% AMI	42
1-Bedroom	66	40% AMI	-
2-Bedroom	48	50% AMI	-
3-Bedroom	13	60% AMI	86
4-Bedroom	1	80% AMI	-
		Unrestricted	-

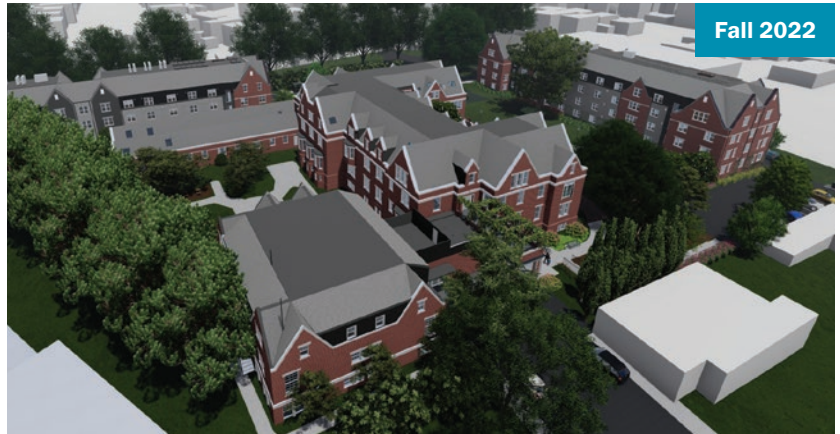
AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$37,700,000
Portland Housing Bureau	\$16,980,200

Development Team

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



Innovative Housing, Inc. is redeveloping the Anna Mann property to provide 128 affordable rental units in Kerns neighborhood, adjacent to Laurelhurst.

The Anna Mann House is a historic Portland property located in the amenity-rich Kerns neighborhood, adjacent to Laurelhurst. Redevelopment of the Anna Mann House will provide low-income households, including immigrants and refugees and other communities of color, with the opportunity to live in a location packed with supportive amenities offered by the Kerns/Laurelhurst area, including grocery stores, highly rated public schools, three city parks (Oregon, Laurelhurst and Grant) and the Northeast Community Center. The site is steps away from the Sandy high-frequency bus line and three-quarters of a mile from the 42nd Avenue MAX station. In addition to bringing much needed affordable housing to the neighborhood, the project will also drastically increase density and ease the impacts of gentrification. Luke-Dorf, Inc., a community based mental health provider, will provide supportive services on site and Immigrant and Refugee Community Organization (IRCO) will provide outreach and referral services.

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

Cathedral Village

Building Profile

Project Type	New Construction
Location	St. Johns
Regulated Units	110
Total Units	110
Status	Under Construction

Units

By Type		By Income Level	
Studio	17	30% AMI	37
1-Bedroom	37	40% AMI	-
2-Bedroom	45	50% AMI	-
3-Bedroom	11	60% AMI	73
		80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$37,700,000
Portland Housing Bureau	\$17,454,900

Development Team

Related Northwest, *Sponsor*
 Catholic Charities, *Sponsor*
 MWA, *Architect*
 LMC, *General Contractor*



Related Northwest and Catholic Charities are developing Cathedral Village, a new multifamily construction project consisting of 110 affordable rental units in St. Johns.

Cathedral Village Apartments will offer a new 110-unit family housing community in the St. Johns neighborhood. 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 affordable housing for families, communities of color, immigrants and refugees, and households experiencing or at risk of homelessness. Cathedral Village's location is well supported by parks and public amenities and its resident services will be complemented by an enriched after-school music program for children and teens. 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) with additional services for individuals and families impacted by homelessness.

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

Emmons Place

Building Profile

Project Type	New Construction & Rehabilitation
Location	Northwest
Regulated Units	144
Total Units	146
Status	Pre-Development

Units

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

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$39,700,000
Portland Housing Bureau	\$19,786,000

Development Team

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



Emmons Place is a new construction and redevelopment project by Northwest Housing Alternatives that will create 144 affordable units in Northwest Portland.

Emmons Place will create 144 new units of affordable housing in a high opportunity area greatly impacted by gentrification and represents a rare new construction opportunity in inner Northwest Portland's Historic Alphabet District. The project will serve priority populations identified under the Portland Housing Bond, including seniors, veterans, communities of color, and individuals with disabilities, while providing deeply needed services and 48 units of Permanent Supportive Housing (PSH) for people impacted by homelessness. Community spaces include a community room, bike storage, community courtyard, resident services office, and lounge. All residents will be served by Northwest Housing Alternative's onsite resident services coordinator, with additional services provided to seniors and PSH tenants by Northwest Pilot Project and Native American Youth and Family Center (NAYA).

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

Hayu Tilixam

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	50
Total Units	50
Status	Pre-Development

Units

By Type		By Income Level	
Studio	8	30% AMI	17
1-Bedroom	22	40% AMI	-
2-Bedroom	11	50% AMI	11
3-Bedroom	9	60% AMI	22
		80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$18,625,000
Portland Housing Bureau	\$8,025,000

Development Team

Community Development Partners, *Sponsor*
 Native American Youth & Family Center,
Sponsor / Service Partner
 Carleton Hart, *Architect*
 LMC, *General Contractor*
 Native American Rehabilitation Association,
Service Partner



Hayu Tilixam is Community Development Partners' new 50-unit, affordable multifamily construction project in Cully.

The Hayu Tilixam project will create 50 new apartment units in Cully, in an area of growing density and pedestrian activity near the intersection of NE Prescott Street and NE Cully Boulevard. Community Development Partners and Native American Youth and Family Center (NAYA) will jointly develop and own the project, which will replace the site's existing single-family home. The location is blocks from Rigler Elementary and across from a grocery store and pharmacy. Active ground floor uses will include a street-facing community space, a community room, a residential lobby and support spaces. An elevated second-floor courtyard will provide the tenant community with dedicated outdoor gathering space. NAYA and the Native American Rehabilitation Association (NARA) will partner to provide services to all residents, including nine units of Permanent Supportive Housing (PSH) and culturally specific programming for American Indian/Alaska Native households.

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

Joyce Hotel

Building Profile

Project Type	Rehabilitation
Location	Downtown
Regulated Units	66
Total Units	66
Status	Pre-Development

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	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$16,700,000
Portland Housing Bureau	\$5,704,700

Development Team

Community Partners for Affordable Housing, *Sponsor*
 Carleton Hart, *Architect*
 Bremik Construction, *General Contractor*
 Cascadia Behavioral Healthcare, *Service Partner*
 Native American Rehabilitation Association,
Service Partner
 Cascade AIDS Project, *Service Partner*



Community Partners for Affordable Housing's Joyce Hotel is a redevelopment project in Downtown Portland providing 66 units for people exiting homelessness.

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

Building Profile

Las Adelitas

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	141
Total Units	142
Status	Under Construction

Units

By Type		By Income Level	
Studio	15	30% AMI	55
1-Bedroom	29	40% AMI	-
2-Bedroom	72	50% AMI	-
3-Bedroom	26	60% AMI	86
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$56,624,000
Portland Housing Bureau	\$17,350,050

Development Team

Hacienda CDC, *Sponsor*

Salazar, *Architect*

LMC, *General Contractor*

Cascadia Behavioral Healthcare, *Service Partner*

Families in Acción, *Service Partner*



Hacienda CDC is constructing Las Adelitas, a new 142-unit multifamily project, in NE Portland's Cully neighborhood.

Las Adelitas is a community-based development which attempts to mitigate the effects of rising rents on families, and the inevitable displacement and gentrification within the Cully neighborhood. The four-story project will transform the former "Sugar Shack" site into a 141-unit, place-based affordable housing development with unit sizes ranging from studios to three bedrooms for homeless individuals, working families, and people of color in Cully. One-third of the units will serve those earning below 30% of area median income (AMI), including 18 units of Permanent Supportive Housing (PSH) supported by Cascadia Behavioral Healthcare. Hacienda CDC will offer resident services focused on youth/family support and housing and economic stability. Among other community amenities, Las Adelitas will provide an event hall, a classroom space dedicated to Hacienda's Portland Niños program for children 0-5 years of age, a central plaza, and open space for people to gather and play.

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

Riverplace Parcel 3, Phase 2

Building Profile

Project Type	New Construction
Location	South Waterfront
Regulated Units	176
Total Units	178
Status	Under Construction

Units

By Type		By Income Level	
Studio	61	30% AMI	20
1-Bedroom	67	40% AMI	-
2-Bedroom	32	50% AMI	-
3-Bedroom	18	60% AMI	156
		80% AMI	-
		Unrestricted Mgr. Unit	2

AMI = Area Median Income

Development Cost

Total Cost	\$80,268,000
Portland Housing Bureau	\$26,739,219

Development Team

BRIDGE Housing, *Sponsor*

Ankrom Moisan, *Architect*

Walsh Construction, *General Contractor*



Riverplace Parcel 3 Phase 2 project is the second building in a new development by BRIDGE Housing, bringing 176 new affordable housing units to the South Waterfront area.

BRIDGE Housing's Riverplace Parcel 3 Phase 2 project is the second building in a new development located in the amenity-rich South Waterfront area. The project will add 178 new units (of which 176 are affordable) on a site directly next to the Portland Streetcar station and close to the MAX light rail. Unique to the immediate area are the new Tillikum 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 Poet's Beach. The completed six-story Riverplace Parcel 3 Phase 2 development will provide ground-floor commercial space and common areas including a community room with a television lounge, two communal laundry areas, an outdoor courtyard and a playground. A bike hub and 75 existing underground residential automobile parking spaces will connect to the project, with another 67 parking spaces added during this second phase of the development.

Building Profile

Stark Family Housing

Building Profile

Project Type	New Construction
Location	Glenfair
Regulated Units	93
Total Units	93
Status	Pre-Development

Units

By Type		By Income Level	
Studio	-	30% AMI	31
1-Bedroom	47	40% AMI	-
2-Bedroom	33	50% AMI	-
3-Bedroom	13	60% AMI	62
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$30,900,000
Portland Housing Bureau	\$14,926,500

Development Team

Human Solutions, *Sponsor*
 Gerding Edlen, *Consultant*
 Colas Construction, *General Contractor*
 Lifeworks NW, *Service Partner*



Stark Family Housing is a new construction, 93-unit affordable multifamily project being developed by Human Solutions in the Glenfair neighborhood.

The 93-unit Stark Family Housing project will be constructed in the Glenfair neighborhood of outer East Portland. The project will use a Housing First model providing permanent housing for people experiencing homelessness with intensive on-site support and clinical services. Stark Family Housing 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. The site is located across from a full-service grocery and within a quarter mile of a Blue Line MAX stop connecting residents to downtown Portland and Gresham. Human Solutions and LifeWorks Northwest will provide PSH residents with comprehensive case management and access to mental health, addiction, recovery and legal services, along with life skills and employment resources.

Portland's Housing Bond

Investing Together in Affordable Homes

Building Profile

The Westwind

Building Profile

Project Type	New Construction
Location	Old Town/Chinatown
Regulated Units	100
Total Units	100
Status	Pre-Development

Units

By Type		By Income Level	
Studio	100	30% AMI	92
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	8
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$28,500,000
Portland Housing Bureau	\$11,770,000

Development Team

Central City Concern, *Sponsor*
 Works Progress Architecture, *Architect*
 Walsh Construction, *General Contractor*
 Native American Rehabilitation Association,
Service Partner



The Westwind, Central City Concern's new construction project in Old Town, will replace an existing building to create 100 deeply affordable units for people experiencing homelessness.

Central City Concern is developing the Westwind in Portland's Old Town, replacing the existing building with 100 new units of deeply affordable single-room occupancy (SRO) and studio housing. Residents will benefit from extensive supportive services and amenities, including immediate access to Central City Concern's (CCC) network of medical and social services throughout Old Town. Project features include community bike spaces, an art education/creative arts studio, conference rooms, education and lounge areas, and supportive services offices. These ample shared amenities and gathering spaces will elevate community interaction for residents and supportive services staff in the building. Most of the Westwind's residents will be individuals transitioning from homelessness and experiencing a disabling condition, and 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

Under Construction

Building Profile

Cedar Commons

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	60
Total Units	60
Status	Under Construction

Units

By Type		By Income Level	
Studio	60	30% AMI	40
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	20
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Cost	\$15,949,000
Portland Housing Bureau	\$8,475,000

Development Team

Related Northwest, *Sponsor*
Central City Concern, *Sponsor / Service Partner*
Ankrom Moisan, *Architect*
Walsh Construction, *General Contractor*



Cedar Commons, a new development by Related Northwest and Central City Concern in the Powellhurst-Gilbert neighborhood, will provide 60 affordable units targeted to people exiting homelessness.

Related Northwest and Central City Concern are developing Cedar Commons, a 60-unit new construction project in the Powellhurst-Gilbert neighborhood of Southeast Portland. Forty (40) Permanent Supportive Housing (PSH) units will house chronically homeless individuals and people at risk of homelessness with services provided by Central City Concern. Ten of the PSH units are anticipated to house individuals with severe mental health issues. Cedar Commons will have offices for counseling, group kitchens on each floor, community space, laundry, a planned community garden, and off-street parking spaces for staff and residents. The project is located one mile from Central City Concern's newly opened Blackburn Center providing services for substance use, primary care, behavioral health, and employment. Cedar Commons residents will also benefit from nearby public amenities including Midland Library, Ventura Park, the East Portland Community Center, and transit options.

Under Construction

Building Profile

Crescent Court Apartments

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	138
Total Units	138
Status	Under Construction

Units

By Type		By Income Level	
Studio	28	30% AMI	46
1-Bedroom	40	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	23	60% AMI	92
		80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$39,099,000
Portland Housing Bureau	\$16,754,900

Development Team

Related Northwest, *Sponsor*
Central City Concern, *Sponsor / Service Partner*
Ankrom Moisan, *Architect*
Walsh Construction, *General Contractor*



Crescent Court is a new 138-unit, affordable multifamily construction project from Related Northwest and Central City Concern in the Powellhurst-Gilbert neighborhood.

Crescent Court Apartments will be Phase II of the Division Street Apartments, consisting of Crescent Court and the adjacent Cedar Commons, a low-barrier Permanent Supportive Housing (PSH) project. The 138-unit Crescent Court project leverages services investments at Cedar Commons to create a housing continuum whereby residents moving out of PSH units can access housing at Crescent Court 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-sized, including units at 30% AMI, recognizing the needs of large families in outer Southeast Portland. Central City Concern will provide resident services plus additional case management for PSH families. Unique to this project, the Boys and Girls Club of Portland will offer on-site after-school programming at no charge. The project site is one mile from Central City Concern's newly opened Blackburn Center and offers convenient access to public amenities including Midland Library, Ventura Park, the East Portland Community Center, and transit options.

Portland's Housing Bond

Investing Together in Affordable Homes

Under Construction

Building Profile

DePaul Treatment Center

Building Profile

Project Type	New Construction
Location	Hazelwood
Regulated Units	10
Total Units	70
Status	Under Construction

Units

By Type		By Income Level	
Studio (Beds)	70	30% AMI	10
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	60

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$29,117,000
Portland Housing Bureau	\$2,177,000

Development Team

DePaul Treatment Centers,

Sponsor / Service Provider

Gerding Edlen, *Development Consultant*

Holst Architects, *Architect*

R & H Construction, *General Contractor*



DePaul Treatment Centers is constructing a new 70-bed facility in outer Southeast Portland for its alcohol and drug use treatment programs.

DePaul Treatment Centers is constructing a new treatment facility in outer Southeast Portland to provide its alcohol and drug use education and treatment programs. The two-story project will contain 70 adult treatment beds, 24 medical withdrawal management beds, and an 80-person day treatment facility that expects to serve 920 outpatient clients a year. The facility will include space for administrative offices, medical and counseling offices, group meeting rooms, a commercial kitchen, and residential and outdoor gathering spaces. The property is located near Mall 205 and the Adventist Health campus. On-site parking is provided. Of the 70 beds, 10 will be regulated to serve people earning up to 30% of area median income (AMI).

Open

Building Profile

East Burnside

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	-
		Unrestricted	-

AMI = Area Median Income

Acquisition

Total Project Cost	\$14,383,900
Portland Housing Bureau	\$12,887,522

Development Team

Human Solutions, Service Provider
JOIN, Service Provider



The Portland Housing Bureau purchased the 51-unit East Burnside Apartments after completion and is operating the building, located in the Hazelwood neighborhood, as regulated affordable housing.

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 refugee households representing half of all residents. The 51-unit East Burnside development provides affordable housing to individuals and formerly homeless families in an area highly vulnerable to gentrification and displacement. Located just two blocks from 102nd Avenue MAX station, residents have access to work, school and services, including resident services and supportive services onsite.

Portland's Housing Bond

Investing Together in Affordable Homes

Under Construction

Building Profile

Findley Commons

Building Profile

Project Type	New Construction
Location	South Tabor
Regulated Units	35
Total Units	35
Status	Under Construction

Units

By Type		By Income Level	
Studio	15	30% AMI	35
1-Bedroom	20	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$7,041,700
Portland Housing Bureau	\$3,621,800

Development Team

Home First Development, *Sponsor*
Do Good Multnomah, *Sponsor / Service Partner*
Doug Circosta Architect LLC, *Architect*
Beaudin Co., *General Contractor*



Home First Development and Do Good Multnomah are developing Findley Commons, a 35-unit new construction project in South Tabor for veterans and individuals experiencing homelessness.

Home First Development and Do Good Multnomah are partnering to develop Findley Commons, a new 35-unit affordable housing project in the South Tabor neighborhood. All 35 units are Permanent Supportive Housing (PSH) targeting veterans that are homeless and individuals at risk of homelessness. Twenty (20) units will serve veterans with severe mental health issues with rental subsidy from the HUD Veterans Affairs Support Housing (VASH) program. Do Good Multnomah will provide PSH services including social work, case management, art therapy, wellness programs, and substance abuse counseling. Findley Commons will have office space for counseling, kitchen and laundry on the first floor, lounges on each floor, a bike room, storage and an outdoor patio. The project includes surface parking and is located on a frequent-service bus line.

Under Construction

Building Profile

Kenton Townhomes

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	30
Total Units	30
Status	Under Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	15	50% AMI	-
3-Bedroom	15	60% AMI	11
		80% AMI	14
		Unrestricted	5

AMI = Area Median Income

Estimated 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, *Architect*



Habitat for Humanity Portland/Metro East is constructing the 30-unit Kenton Townhomes to provide affordable homeownership opportunities for families in the Kenton neighborhood.

This new affordable condominium project, which will consist of 30 family-sized units at completion, is located at the intersection of N. Interstate Avenue and N. Kilpatrick Street in the Kenton neighborhood. Habitat for Humanity Portland/Metro East is completing the first phase of the project in Fall 2020. The sustainable and energy-efficient homes are targeting Earth Advantage Gold standards. The location is near Kenton's business district and neighborhood parks, and offers convenient access to the MAX Yellow Line connecting residents to the Rose Quarter and downtown Portland. All units are subject to PHB's N/NE Preference Policy for affordable homeownership. The project also utilizes a long-term affordability model, ensuring that the homes will remain affordable to the next buyers.

Building Profile

Medford

Building Profile

Project Type	Rehabilitation
Location	Old Town
Regulated Units	60
Total Units	61
Status	Under Construction

Units

By Type		By Income Level	
Studio	61	30% AMI	60
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$2,800,000
Portland Housing Bureau	\$2,800,000

Development Team

Central City Concern, *Sponsor*
 Studio Petretti, *Architect*
 Walsh Construction, *General Contractor*



Central City Concern is rehabilitating its Medford building in Portland's Old Town to continue providing 60 units of low-barrier affordable housing.

Central City Concern is renovating its Medford property, located in Old Town near Union Station and Bud Clark Commons, to continue providing 60 units of low-barrier, recovery-oriented affordable housing. The building was constructed in 1907 and converted to housing in 1989.

Improvements will focus on the Medford's immediate needs to extend the life of the building. Thirty (30) of the units are transitional units targeted to people being released from the corrections system, with rent assistance provided by Multnomah County. These individuals work to meet parole requirements and receive employment services and permanent housing placement assistance. The other 30 units provide permanent housing for those who successfully complete the transitional program. Longer term services include employment support, permanent housing placement, self-sufficiency services, and reintegration assistance. All of the Medford's affordable units serve individuals earning up to 30% of area median income (AMI).

Under Construction

Building Profile

The Nick Fish

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	52
Total Units	52
Status	Under 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	-
		Unrestricted	-

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, *Property Manager*

Spring 2021



The Nick Fish is a mixed-income, mixed-use development in the Gateway area providing 52 affordable units and commercial space for office and retail uses.

Human Solutions, Inc. is developing The Nick Fish, a new mixed-income, mixed-use project in Portland's Gateway area offering 52 units for households earning up to 60% of area median income (AMI). Including market-rate and workforce housing, the project will include a total of 75 units. The development consists of a six-story residential building containing mixed-income housing units and community and retail spaces, and a two-story commercial building containing office and retail space. Human Solutions will relocate its current office to the site. The property will have a computer room, community trash area, dog wash, resident lounge with kitchen facilities, vehicle and bicycle parking spaces, and a plaza for events staging. The Nick Fish is adjacent to the newly opened, 3.2-acre Gateway Discovery Park featuring green space, an inclusive playground, and skate and picnic areas. The location also provides access to Gateway's many amenities including a MAX station served by three light rail lines, full-service grocery stores, and other shopping and services.

Note: Unit sizes noted are only for the 52 affordable units at 60% AMI or below.

Open

Building Profile

King + Parks

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	69
Total Units	70
Status	Open

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

Development Cost

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

Development Team

PCRI, *Sponsor*
Merryman Barnes, *Architect*
Colas Construction, *General Contractor*
Cascade Management, *Property Manager*



King + Parks is a new construction, 70-unit multifamily rental project developed by PCRI in the Piedmont neighborhood.

King + Parks Apartments is a new construction, 70-unit multifamily rental project developed by PCRI in the Piedmont neighborhood of the Interstate Corridor Urban Renewal Area. Its location at the intersection of Martin Luther King Jr. Blvd. and Rosa Parks Way has historical significance to the Black/African American community. Most of the homes have two or three bedrooms, with all three-bedroom units designed townhome-style with direct access to the central courtyard and play area. Project amenities include a large community room and 24 on-site parking spaces. King + Parks is a half-mile from Woodlawn City Park and well located near public transit, services and other amenities. The project is subject to the City's N/NE Preference Policy. Project Based Section 8 Vouchers will support 20 units for homeless families and survivors of domestic violence.

The project is 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. 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.

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY
PREFERENCE POLICY

Open

Building Profile

Olin Townhomes

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	12
Total Units	12
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	12	60% AMI	6
		80% AMI	4
		Unrestricted	2

AMI = Area Median Income

Development Cost

Total Cost	\$3,000,000
Portland Housing Bureau	\$1,500,000

Development Team

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



Habitat for Humanity Portland/Metro East's Olin Townhomes development consists of 12 affordable homes for families in the Portsmouth neighborhood.

The Olin Townhomes are a pair of three-story buildings in the Portsmouth neighborhood of North Portland. Habitat for Humanity Portland/Metro East purchased the 0.21 acre site to redevelop the property. Each building consists of six family-sized, 3-bedroom, 2-bath condos, averaging 1,278 square feet per unit. The project's energy-efficient features meet Earth Advantage Gold standards or higher. The Olin Townhomes are located a few blocks from Columbia Park and near several bus lines. All units are subject to PHB's N/NE Preference Policy for affordable homeownership. Homes will be sold through a long-term affordability model, ensuring that they remain affordable to the next buyers.

Open

Building Profile

Renaissance Commons

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	189
Total Units	189
Status	Open

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	-
		Unrestricted	-

AMI = Area Median Income

Development Cost

Total Cost	\$53,656,846
Portland Housing Bureau	\$15,950,000

Development Team

REACH CDC, *Sponsor*

MWA Architect, *Architect*

Walsh Construction, *General Contractor*



The Renaissance Commons project is a new construction, 189-unit multifamily rental project developed by REACH CDC in Kenton neighborhood in the Interstate Corridor Urban Renewal Area.

The Renaissance Commons is a new construction, 189-unit multifamily rental project developed by REACH CDC. The project consists of two buildings located in the Kenton neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of Argyle and Interstate Avenue. The Renaissance Commons includes units ranging from studios to three-bedroom units, with sizes varying from 375 to 1,055 square feet. It is located across from Kenton Park and within walking distance of the Kenton/N Denver MAX station. Amenities include ground floor community space, office spaces, a fitness room, community pantry, bike rooms, an outdoor play area and small lounge areas. All units will be rented to households earning 60% of area median income (AMI) or less, with ten units rented to those earning 30% AMI or less. The project is subject to the City's N/NE Preference Policy.

Open

Building Profile

Songbird Apartments

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	61
Total Units	61
Status	Open

Units

By Type		By Income Level	
Studio	-	30% AMI	40
1-Bedroom	9	40% AMI	-
2-Bedroom	34	50% AMI	4
3-Bedroom	18	60% AMI	16
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

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



The Songbird Apartments is a new construction, 61-unit multifamily rental project developed by BRIDGE Housing Inc. in Eliot neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of NE Tillamook and N Williams Avenue.

The Songbird Apartments is a new construction, 61-unit multifamily rental project developed by BRIDGE Housing Inc. The project is in the Eliot neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of NE Tillamook and N Williams Avenue. Units range from one to three bedrooms and 700 to 1,278 square feet. Most of the units (85%) are family-sized, consisting of two- and three-bedroom units. Amenities include a first-floor community room with kitchen, common area laundry, on-site leasing and management office, mail area and resident services delivery area, outdoor children's play area and gathering spaces, and an indoor trash and recycling space. Surface parking and long-term bike spaces are available. The project is served by TriMet buses and is walking distance to the Rose Quarter Transit Center. Subject to the City's N/NE Preference Policy, all affordable units are rented to households earning 60% of area median income (AMI) or less, with a portion of the units subsidized for households at 30% AMI or less.

Open

Building Profile

The Ellington

Building Profile

Project Type	Acquisition & Rehabilitation
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	-
		Unrestricted	-

AMI = Area Median Income

Acquisition

Total Project Cost	\$47,000,000
Portland Housing Bureau	\$47,000,000

Development Team

Home Forward, Service Provider
JOIN, Service Provider



The Portland Housing Bureau purchased and renovated the Ellington, converting its 263 market-rate units to dedicated affordable housing for families in the Madison South neighborhood.

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, the City has renovated the development to preserve all units as affordable homes, welcoming at least 80 extremely low-income families and stabilizing hundreds who were previously at risk of losing their housing. Notably, 95% of the units in the Ellington are family-sized (two and three bedrooms). The property is located three-quarters of a mile from the 60th Avenue MAX station, providing access to three light rail lines connecting residents to downtown Portland and the city's suburbs.

Portland's Housing Bond

Investing Together in Affordable Homes

Open

Building Profile

The Henry

Building Profile

Project Type	Rehabilitation
Location	Downtown
Regulated Units	172
Total Units	173
Status	Open

Units

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

AMI = Area Median Income

Development Cost

Total Cost	\$37,674,708
Portland Housing Bureau	\$12,977,742

Development Team

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



The Henry in Downtown Portland is a 172-unit development owned by Central City Concern that serves some of the city's most vulnerable residents.

Originally designed as an office building in 1909, the Henry is now listed on the National Registry of Historical Places. Today, the Henry provides 172 zero-barrier single occupancy rooms in Portland's Downtown to some of the city's most vulnerable populations, including people transitioning from homelessness. Central City Concern (CCC) rehabilitated the project in 2020 to add 20 new residential units, complete a partial seismic upgrade, and make other capital improvements. CCC works with service partners including the Veteran's Administration, Care Oregon, Dept. of Community Justice and Old Town Recovery Center. Tenants of The Henry benefit from wraparound services including access to healthcare and mental health, supported employment, recovery services, rent and food assistance, and case management.