

City of Portland

Policies and Programs

4.01	103	City Plans and Policies
4.02	109	Focus Areas
4.03	110	Bureau Plans
4.04	111	Rental Portfolio and Programs
4.05	117	Strategic Initiatives
4.06	129	Housing Production and Pipeline

SECTION 1

City Plans and Policies

The Portland Housing Bureau is responsible for leading housing policy for the City of Portland and administering programs to produce affordable rental housing, increase and stabilize homeownership, end homelessness, and regulate and assist landlords and tenants in the rental housing market. These functions have been assigned to the Bureau through various city plans, policies, and budget notes. Outlined below are the most significant active city plans and policies that direct the Bureau's work. Included in the descriptions are the major goals identified in each of the plans, and the status of the progress toward each goal.

2035 Comprehensive Plan

Established 2016

Completed 2035

Adopted in 2016, the 2035 Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. The plan guides land use and investment decisions through 2035. Major policy goals and progress to date are outlined below.

GOALS

- Build 10,000 new units at 0-80% AMI by 2035
- Affirmatively further Fair Housing
- Mitigate and prevent displacement
- Land bank for affordable housing
- Site affordable housing in high opportunity areas
- Preserve and produce affordable housing
- Fund affordable housing
- Increase affordable rentals and homeownership opportunities
- ✓ Create and implement an inclusionary housing program
- Preserve mobile home parks
- Create homeowners
- Support homeowner retention services
- Offer a variety of homeownership paths (such as condos, land trust, etc.)
- Prevent and reduce homelessness
- ✓ Require safe and healthy housing
- Increase renter protections

HIGHLIGHTS

The Housing Bureau and its community partners bank land for affordable housing.

The Housing Bureau worked with the Bureau of Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Portland and Metro Housing Bonds, in these areas.

The Portland Inclusionary Housing Program has been in effect since February 2017.





The Housing Bureau currently offers a lead hazard control program.

Portland Plan


Established 2012

Adopted in 2012, the Portland Plan presents a strategic roadmap for the City of Portland. The plan has three integrated strategies—Thriving Educated Youth, Economic Prosperity, and Healthy Connected City—and provides a framework for advancing equity, designed to help realize the vision of a prosperous, educated, healthy and equitable Portland. Major policy goals and progress to date are outlined below.

PROGRESS INDICATORS

- Completed** 
- On Track** 
- In Process** 
- Not Completed** 

GOALS

-  Remove discriminatory barriers to Portlanders trying to secure housing
-  Prevent evictions and foreclosure
-  Move households from homelessness into transitional housing such as permanent supportive housing
-  Create more homeowners
-  Implement the Fair Housing Action Plan
-  Create more minority homeowners
-  Update 10-Year Plan to End Homelessness

HIGHLIGHTS

The Home for Everyone Plan was established in 2014.

Central City No Net Loss Policy

Established 2001

Adopted in 2001, the Central City No Net Loss Policy mandates that the City will maintain the number of units that were affordable at 60 percent AMI and below in 2002 in the Central City. According to the baseline established in a 2002 Central City housing inventory, 8,286 rental units were affordable at 60 percent AMI and below.

In 2021, there was a total of 9,585 total units in the Central City of which 8,801 units are regulated, and 784 units are market rate. Compared to 2020, the Central City gained 765 regulated units and lost 234 market rate units.

No Net Loss Rental Housing Units: 0-60% AMI Compared to Market Rate

Neighborhood	0-60% AMI 2002	0-60% AMI 2021	Market Rate 2002	Market Rate 2021	Total 2002	Total 2021
Central Eastside	160	560	464	202	624	762
Downtown	3,197	3,675	1,048	336	4,245	4,011
Goose Hollow	548	537	785	228	1,333	765
Lloyd District	no value	461	97	18	97	479
River District	1,485	3,354	502	no value	1,987	3,354
South Waterfront	no value	209	no value	no value	no value	209
Lower Albina	no value	5	no value	no value	no value	5
Total	5,390	8,801	2,896	784	8,286	9,585





While the number of regulated units has increased by 3,411 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units decreased by 24 percent from 1,018 in 2020 to 784 in 2021. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

East Portland Action Plan




A Guide for Improving Livability in Outer East Portland

Adopted in 2009, The East Portland Action Plan contains strategies and actions to provide guidance and direction to public agencies, nonprofit organizations, businesses, and individuals to address the broad array of opportunities and challenges facing East Portland. Major housing policy goals and progress to date are outlined in the table below.

PROGRESS INDICATORS

- Completed 
- On Track 
- In Process 
- Not Completed 

GOALS

-  Create a housing rehabilitation program
-  Expand nonprofit home repair and rehab programs
-  Review/assess housing development tax abatement benefits and their impacts in East Portland

Broadway Corridor Project

The Broadway Corridor project is an opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods, with the goal to maximize community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

GOALS

-  30% of Residential Development Rights for Affordable Housing at 0%-60% AMI and 0%-80% AMI brackets, creating approximately 720 units

Division Corridor Transit Project

The Division Transit Project will improve travel between Downtown Portland, Southeast and East Portland and Gresham with easier, faster, and more reliable bus service. As a part of the planning process the Housing Bureau worked with community stakeholders, to outline specific affordable housing goals. Affordable housing production targets are outlined below.

GOALS

- ✓ **Support the production of more and a variety of housing types of affordable housing: secure funding for 300-600 new affordable rental housing units for households earning up to 60% of AMI through 2021**
- ✓ **Secure approximately 20-25% of the above affordable housing investment in East Portland**

Southwest Corridor Project

Adopted by Portland City Council in 2018, the SW Corridor Equitable Housing Strategy will guide the distribution of affordable housing choices equitably throughout the corridor, while also addressing the displacement of low-income households and communities of color. A diverse array of community stakeholders is working together with city staff to create new housing policies and funding sources in advance of a major light rail project from downtown Portland to Tualatin so all Portlanders—regardless of race, ethnicity, family status, income, or disability—have a range of affordable choices near high quality affordable transit. Affordable housing goals and production targets are outlined below.

GOALS

- **Commit financial resources early and grow new resources for the long-term**
- **Prevent residential and cultural displacement: acquire, convert, or develop 150-200 homes serving households earning up to 60% AMI through 2027**
- **Increase choices for new homes for all household types and incomes: through Inclusionary Housing production, create 150 homes affordable to households earning up to 60% AMI.**

SECTION 2

Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas to implement policies, programs, and services necessary to achieve the City's housing goals and objectives.



The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB housing is required to remain affordable at targeted incomes for up to 99 years.

- Direct financing using local and federal resources
- Indirect subsidies, such as tax exemptions and fee waivers



The Housing Bureau funds programs to increase homeownership for historically excluded and low-income communities, directly and with community partners.

- Homebuyer education
- Down-payment assistance
- Tax exemptions
- New construction



The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.

- Tenant protections
- Rental Services Office
- Legal and mediation services
- Home repair grants and loans
- Foreclosure prevention
- Fair Housing audit testing



Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:

- Short-term rent assistance
- Permanent supportive housing
- Transitional housing
- Emergency and winter shelters

SECTION 3

Bureau Plans

Portland's Housing Bond

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland. A Policy Framework establishes goals for Portland's Housing Bond and outlines the community priorities to guide Bond investments. The Framework to identify, purchase, build, and renovate units was finalized following a six-month public process and with the input of nearly 1,000 community members. For a detailed look at the budget, programming goals, and performance to date, please turn to page 118.

Metro Affordable Housing Bond

In 2018, voters approved a \$652.8 million bond measure to create permanently affordable homes across Washington, Clackamas, and Multnomah counties. Metro is working with local partners and communities to bring affordable homes to 12,000 seniors, families, and veterans across the Metro region. The Portland Housing Bureau is the partner jurisdiction supporting Metro Housing Bond implementation for the City of Portland. For a detailed look at the local implementation strategy and performance to date, please turn to page 120.

N/NE Neighborhood Housing Strategy

The N/NE Neighborhood Housing Strategy is an initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime and displaced residents of the area. Since 2015, the Housing Bureau has used all Interstate Corridor Urban Renewal Area resources to implement and expand the housing strategy. For a detailed look at the budget, programming goals, and performance to date, please turn to page 122.

Supportive Housing Plan

In late 2017, Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of a plan to guide the production of at least 2,000 new units of supportive housing in Multnomah County by 2028. For a detailed look at the budget, programming goals, and performance to date, please turn to page 125.

A Home for Everyone

Joint Office of Homeless Services

In 2012, a committee was convened by the City of Portland, Multnomah County, and Home Forward to bring together diverse stakeholders to review data, listen to the community, and learn effective local and national practices to develop a plan to end homelessness. This plan was adopted and put into effect with the creation of the Joint City-County Office of Homeless Services, tasked with implementing the plan. For a detailed look at the budget, programming goals, and performance to date, please turn to page 128.

Tax Increment Financing Strategies

Adopted in 2006, the City of Portland's Tax Increment Financing Set-Aside Policy allocates an average of 45 percent of urban renewal resources to affordable housing programs. Each urban renewal area developed a separate housing strategy to be implemented with the tax increment resources. The Housing Bureau is responsible for meeting the affordable housing programming and production goals in each strategy. For a detailed look at the set-aside financial data, programming goals, and performance to date, please turn to Part 5, page 195.

SECTION 4

Rental Portfolio and Programs

The Portland Housing Bureau (PHB) works to increase the supply of affordable rental housing citywide by funding the construction of new housing and rehabilitation of existing housing (“preservation”), which is regulated to provide long-term affordability for households at targeted income levels.

PHB supports affordable housing development throughout the city by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

City Regulated Rental Units by Financing Structure*

Financing Structure	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	Total
Basic Financing	746	230	1414	2350	250	30	5,020
+Section 8 Project	541	365	580	1,008	23	0	2,517
+Tax Abatement	20	0	135	1014	676	44	1,889
+4% Tax Credits	380	74	580	1302	45	0	2,381
+9% Tax Credit	97	11	266	658	0	0	1,032
+4% Tax Credits and Section 8	446	418	492	851	37	0	2,244
+9% Tax Credits and Section 8	386	12	274	230	0	5	907
+4% Tax Credits and Tax Abatement	0	0	0	150	0	0	150
+9% Tax Credits and Tax Abatement	0	0	0	128	0	0	128
+4% Tax Credits, Section, and Tax Abatement	167	0	81	0	19	0	267
+9% Tax Credits, Section, and Tax Abatement	0	0	0	0	0	0	0
Total Units	2,783	1,110	3,822	7,691	1,050	79	16,535

City Regulated Rental Unit Production

New Construction

Year	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
2021	91	0	22	277	109	499
2020	32	0	393	229	654	0
2019	56	0	73	675	72	876
2018	62	0	89	539	113	803
2017	54	0	0	350	107	511
2016	9	0	57	241	0	362

City Regulated Rental Unit Production

Preservation

Year	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
2021	155	0	0	0	0	155
2020	9	0	162	1	172	0
2019	19	0	100	55	2	176
2018	31	0	0	152	0	183
2017	54	0	29	62	0	145
2016	49	0	0	0	0	49

*Expressed as a percentage of area median income
AMI=Area Median Income

HOUSING PROGRAMS

Resident Demographics

Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy received.

24,641
Total Residents

WITH AN

Average Residency
OF **4 years**

\$19,602

Average Annual Income

WITH

\$580

Average Gross Rent

Heads of Household

48% Female

52% Male

Demographic Characteristics

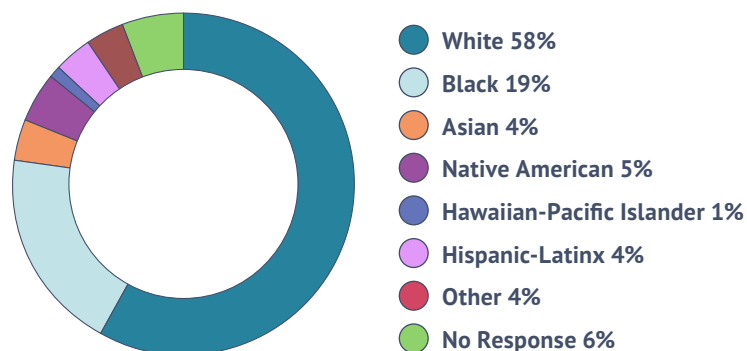
21% Elderly

10% Students

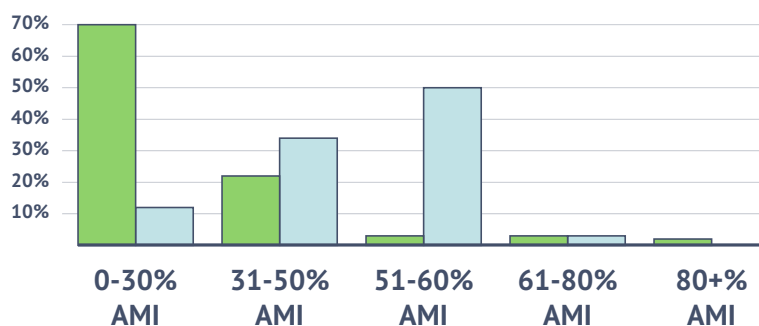
26% with Disability

23% Children

Head of Household by Race and Ethnicity



Household Income vs. Rent Levels



For example, 69% of households in the Bureau's rental housing earn at a level of 0-30% of the area median income (AMI), and 13% of households pay rent that is considered affordable for earners at the same level.

HOUSING PROGRAMS

Ending Homelessness

The City is a key partner in *A Home for Everyone*, the local collaboration to end homelessness. *A Home for Everyone* is comprised of community members and leaders from Multnomah County, the Cities of Portland and Gresham, Home Forward, nonprofit service organizations, and many other community partners.

The City funds programs designed to prevent and end homelessness for families and individuals through the Joint Office of Homeless Services. Services are delivered through contracts with various nongovernmental and other public entities, who provide a range of programming to address the diverse needs of people experiencing homelessness. Program areas include rent assistance and eviction prevention (collectively referred to below as "homelessness prevention"), permanent supportive housing and rapid rehousing (collectively referred to below as "permanent supportive housing"), and emergency shelter.

Homelessness Prevention

Numbers Served, by Race/Ethnicity

Race/Ethnicity	2019	2020	2021
Asian	400	340	1,970
Black	2,590	2,630	9,780
Hawaiian-Pacific Islander	250	240	740
Hispanic-Latinx	2,160	2,270	9,150
Native American	540	490	1,440
Non-Hispanic White	1,450	1,340	4,050
Other Race/Ethnicity	140	30	1,000
Total	7,220	7,310	26,730

Permanent Supportive Housing

Numbers Served by Race/Ethnicity

Race/Ethnicity	2019	2020	2021
Asian	300	330	310
Black	4,200	4,210	3,960
Hawaiian-Pacific Islander	540	480	390
Hispanic-Latinx	1,990	2,030	1,880
Native American	1,420	1,410	1,410
Non-Hispanic White	4,440	4,670	4,620
Other Race/Ethnicity	150	210	160
Total	11,900	12,240	11,610

Emergency/Winter Shelter

Numbers Served by Race/Ethnicity

Race/Ethnicity	2019	2020	2021
Asian	180	140	120
Black	1,510	1,240	1,260
Hawaiian-Pacific Islander	230	190	190
Hispanic-Latinx	840	760	710
Native American	860	710	630
Non-Hispanic White	2,990	2,970	2,660
Other Race/Ethnicity	180	280	220
Total	6,200	5,850	5,390

HOUSING PROGRAMS

Homeownership and Stabilization

PHB helps low- and moderate-income households realize the many benefits of owning a home through programs and investments to increase affordable homeownership and support home retention. To this end, PHB issues forgivable down payment assistance loans and grants for first-time homebuyers as well as forgivable home repair loans and grants to stabilize longtime homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest.

PHB also funds education and counseling programs through community-serving organizations to support first-time homebuyers and prevent foreclosure, as well as grants to improve the health and livability of owned homes.

The City directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include the System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable homes for sale.

Homeownership Loans, by Financing Instrument

Financing Instrument	< 50% AMI	51-80% AMI	81+% AMI	Total
Homebuyer Assistance Loan	82	235	47	364
Home Repair Loan	404	128	12	544
Total	486	363	59	908

Participants Served, by Income Level

Homebuyer Assistance Loan

Income Level	2016	2017	2018	2019	2020
Below 50% AMI	3	5	5	6	4
51-80% AMI	10	15	26	37	26
81+% AMI	5	10	7	9	9
Total	18	30	38	52	39

Home Repair Loan

Income Level	2016	2017	2018	2019	2020
Below 50% AMI	13	26	10	13	9
51-80% AMI	12	29	13	12	5
81+% AMI	0	0	4	7	4
Total	25	55	27	32	18

Home Repair Grant

Income Level	2016	2017	2018	2019	2020
Below 50% AMI	541	551	585	441	735
51-80% AMI	43	62	62	62	106
81+% AMI	0	0	0	0	0
Total	561	613	647	503	841

Lead Hazard Reduction

Income Level	2016	2017	2018	2019	2020
Below 50% AMI	30	1	14	62	7
51-80% AMI	23	1	10	40	7
81+% AMI	0	0	0	2	0
Total	53	2	24	104	14

SDC Exemption and Homeowner Tax Exemption

Income Level	2016	2017	2018	2019	2020
Below 50% AMI	15	14	16	15	15
51-80% AMI	30	29	33	36	65
81+% AMI	40	15	38	79	87
Total	85	58	87	130	167

AMI=Area Median Income

Participants Seved, by Racial Composition

Homebuyer Assistance Loan

Race/Ethnicity	2016	2017	2018	2019	2020
White	33%	22%	32%	17%	16%
Black	50%	59%	50%	71%	57%
Asian	0%	4%	8%	8%	3%
Hispanic-Latinx	11%	11%	8%	6%	16%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%
Native American	6%	15%	3%	0%	8%
African, Middle Eastern or Slavic	0%	0%	0%	0%	0%

Home Repair Loan

Race/Ethnicity	2016	2017	2018	2019	2020
White	48%	47%	48%	44%	36%
Black	48%	42%	33%	38%	57%
Asian	8%	5%	0%	0%	0%
Hispanic-Latinx	0%	0%	7%	9%	0%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%
Native American	4%	0%	7%	6%	0%
African, Middle Eastern or Slavic	0%	0%	4%	3%	7%

Home Repair Grant

Race/Ethnicity	2016	2017	2018	2019	2020
White	54%	53%	49%	49%	49%
Black	24%	24%	24%	28%	21%
Asian	4%	4%	5%	4%	3%
Hispanic-Latinx	6%	7%	8%	5%	10%
Hawaiian-Pacific Islander	1%	1%	1%	2%	2%
Native American	10%	2%	11%	11%	8%
African, Middle Eastern or Slavic	1%	0%	2%	2%	1%

Lead Hazard Reduction

Race/Ethnicity	2016	2017	2018	2019	2020
White	40%	100%	58%	13%	18%
Black	32%	0%	21%	27%	55%
Asian	2%	0%	4%	0%	9%
Hispanic-Latinx	6%	0%	13%	53%	18%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%
Native American	6%	0%	4%	2%	0%
African, Middle Eastern or Slavic	0%	0%	0%	0%	0%

SDC Exemption and Homeowner Tax Exemption

Race/Ethnicity	2016	2017	2018	2019	2020
White	36%	20%	32%	39%	41%
Black	5%	3%	6%	10%	16%
Asian	51%	65%	57%	41%	33%
Hispanic-Latinx	11%	3%	2%	9%	9%
Hawaiian-Pacific Islander	1%	0%	1%	2%	0%
Native American	4%	0%	0%	3%	6%
African, Middle Eastern or Slavic	2%	11%	10%	5%	4%

HOUSING PROGRAMS

Rental Services Office

The Portland Housing Bureau's Rental Services Office provides information on local Landlord-Tenant law, state Landlord-Tenant law, and Fair Housing law through a Technical Assistance line. Through the Office, the Bureau also funds programs designed to protect the rights of renters and to protect rental households vulnerable to the negative impacts of displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability. Funded services include a renters' rights hotline; a Fair Housing hotline; training and education to both Landlords and Tenants on topics such as Fair Housing laws, local Landlord-Tenant laws, and recent changes to state Landlord-Tenant law; Fair Housing testing; legal services for renters; renter advocacy support; and emergency housing placement. For all rental service programs, most clients served are below 50 percent area median income (AMI). Integrated into the Bureau's funded rental housing, supportive housing, and regulatory agreements, the RSO also works on compliance, policy, and program development.

Participants Served, by Race/Ethnicity

Fair Housing Advocacy

Race/Ethnicity	FHCO	UL
White	48	5
Black	34	45
Asian	4	1
Hispanic-Latinx	20	1
Hawaiian-Pacific Islander	2	0
Native American	2	3
African, Middle Eastern or Slavic	4	2
Other Race/Multiracial	0	0
Other, incl. declined to answer	173	0
Total	287	57

Renter Advocacy and Education

Race/Ethnicity	CAT
White	1,139
Black	237
Asian	55
Hispanic-Latinx	208
Hawaiian-Pacific Islander	28
Native American	192
African, Middle Eastern or Slavic	14
Other Race/Multiracial	0
Other, incl. declined to answer	68
Total	1,941

Rental Legal Services

Race/Ethnicity	LASO	MPD
White	159	82
Black	93	105
Asian	4	6
Hispanic-Latinx	20	15
Hawaiian-Pacific Islander	1	0
Native American	17	5
African, Middle Eastern or Slavic	4	0
Other Race/Multiracial	19	19
Other, incl. declined to answer	17	1
Total	334	233

Rental Habitability

Race/Ethnicity	Impact NW
White	39
Black	38
Asian	0
Hispanic-Latinx	9
Hawaiian-Pacific Islander	2
Native American	24
African, Middle Eastern or Slavic	0
Other Race/Multiracial	0
Other, incl. declined to answer	0
Total	287

Source: Homeless Management Information System (HMIS): Accessed December 2021

SECTION 5

Strategic Initiatives

- 118 Portland's Housing Bond
- 120 Metro's Affordable Housing Bond
- 122 N/NE Housing Strategy
- 124 Inclusionary Housing
- 125 Permanent Supportive Housing Plan
- 126 Rental Services Office
- 127 Joint Office of Homeless Services

Participants Served, by Gender

Fair Housing Advocacy

Gender	FHCO	UL
Female	27	30
Male	8	16
Nonbinary	0	0
Other, incl. declined to answer	234	0
Total	269	46

Renter Advocacy and Education

Gender	CAT
Female	1,143
Male	611
Nonbinary	0
Other, incl. declined to answer	0
Total	1,754

Rental Legal Services

Gender	LASO	MPD
Female	170	126
Male	109	106
Nonbinary	0	1
Other, incl. declined to answer	12	0
Total	291	233

Rental Habitability

Gender	Impact NW
Female	34
Male	22
Nonbinary	2
Other, incl. declined to answer	0
Total	58

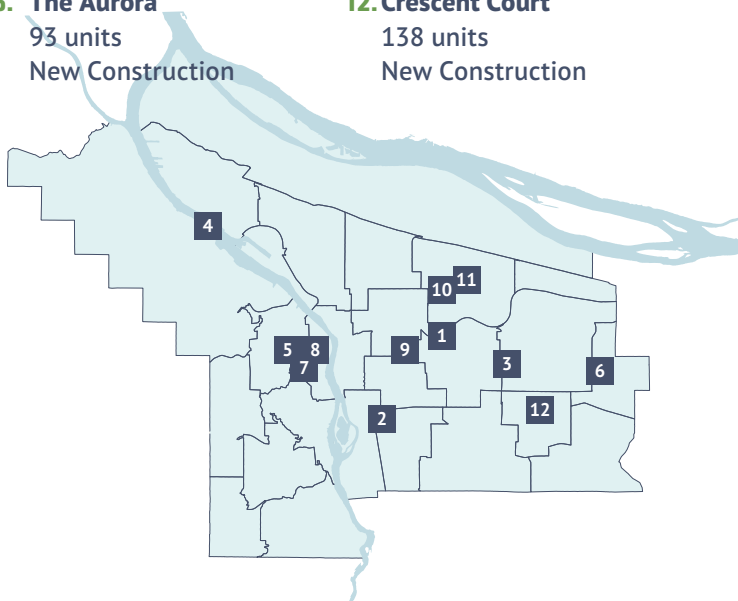
Portland's Housing Bond

Established Nov 2016 **Completion** 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing \$258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

Current Projects

- | | |
|--------------------------------------------------------------|------------------------------------------------------------|
| 1. The Ellington
263 units
Acquisition | 7. The Joyce
66 units
Rehab |
| 2. 3000 Powell
206 units
New Construction | 8. The Starlight**
100 units
New Construction |
| 3. East Burnside
51 units
New Construction | 9. Anna Mann House
128 units
New/Rehab |
| 4. Cathedral Village
110 units
New Construction | 10. Hayu Tilixam
50 units
New Construction |
| 5. Emmons Place
144 units
New/Rehab | 11. Las Adelitas
141 units
New Construction |
| 6. The Aurora*
93 units
New Construction | 12. Crescent Court
138 units
New Construction |



**Portland's
Housing Bond**

Investing Together in Affordable Homes

*Formerly Stark Family Housing
**Formerly The Weswind

Key Actions

November 2016 Bond Measure passes.

February 2017 City acquires the Ellington Apartments.

April–September 2017 A stakeholder advisory group is convened to create a policy framework to guide Bond expenditures; an independent oversight committee is appointed.

February 2018 City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects.

June 2018 City acquires a parcel on NE Prescott for future development and a new building on E Burnside, leased in partnership with homeless family service providers and other community partners.

November 2018 Oregon voters pass Measure 102 amending the State constitution regarding how general obligation bonds may be used. The amendment gives new authority to public entities to explore private partnerships and leverage additional sources of financing in developing bond projects. Oregon law previously required public ownership of bond-funded projects.

April 2019 Under new authority from Measure 102, the Portland Housing Bureau releases the Bond Opportunity Solicitation, marking the first time private and non-profit entities can bid for project funding from Portland's Housing Bond.

May 2019 Home Forward is selected as the developer for 3000 Powell.

September 2019 The Portland Housing Bureau awards \$115.3 million in Bond funding to nine projects selected through the Bond Opportunity Solicitation, adding another 930 units of affordable housing to the pipeline.

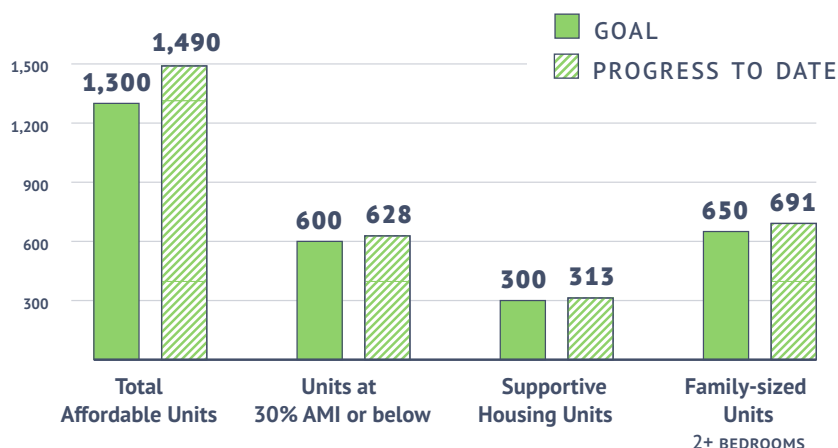
April–July 2020 Two Bond projects add units to building designs. 3000 Powell adds 26 units after acquiring an adjacent property for a total of 206 units of affordable housing. The Anna Mann House adds another 40 units, increasing the number of units with two or more bedrooms for families, for a total of 128 units.

October 2020 CCrescent Court, formerly known as 115th at Division, is the first Portland Housing Bond project to begin construction receiving City Council approval for \$15.6 million in Bond funds. The project is expected to finish construction and begin leasing in early 2022.

November 2020–Fall 2021 Nine Bond projects receive City Council approval for financial closing and start of construction.

Spring 2022 Five Bond projects are expected to finish construction and begin leasing units by the end of 2022: Crescent Court, Cathedral Village, Hayu Tilixam, the Starlight, and Las Adelitas.

2021 Outcomes to Date



82%

of the new units
are located in high
opportunity areas

25%

of the total units
are located in areas
at high risk for
gentrification

For more information:

portlandhousingbond.com

Metro's Affordable Housing Bond

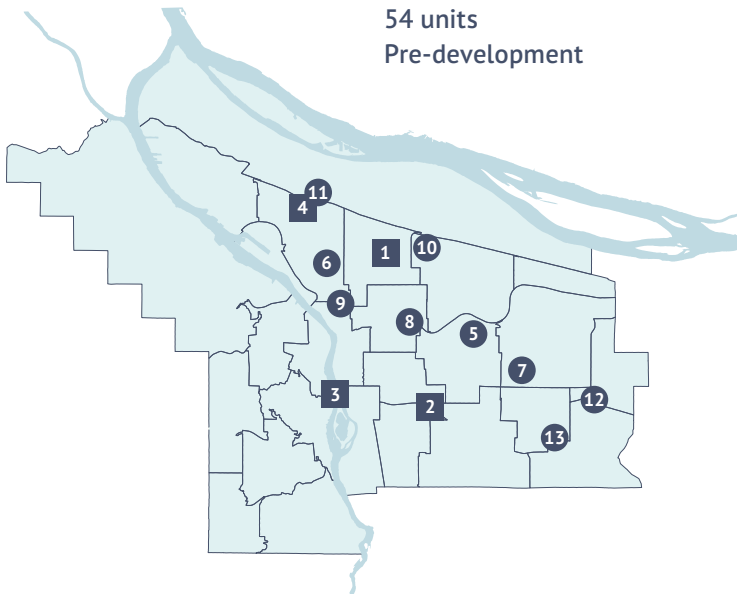
Passed 2018 Completion 2025

In 2018, Metro-area voters approved the Metro Affordable Housing Bond dedicating \$652.8 million in general obligation bonds to the development of 3,900 units of affordable housing for low-income households across Washington, Clackamas, and Multnomah counties. In 2020, Metro approved Portland's Local Implementation Strategy to guide its implementation according to community priorities. Of the total regional bond, the City of Portland is allocated \$211 million to create 1,475 units of affordable housing: 605 units for households with incomes at 30% AMI, and 737 family-sized units. Additionally, the City of Portland set a goal of 300 units of Supportive Housing using Metro Bond funds.



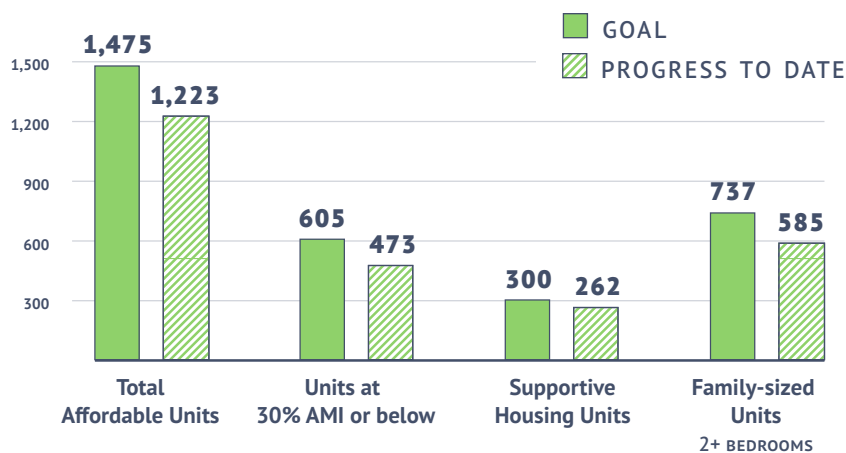
Current Projects

- | | |
|---------------------------------------------------------------|--------------------------------------------------------------------------|
| 1. Dekum Court
147 units
Pre-development | 7. Cedar Commons II
85 units
Pre-development |
| 2. Findley Commons
35 units
Open | 8. hollywoodHUB
199 units
Pre-development |
| 3. Parcel 3, Phase 2*
179 units
In Construction | 9. Albina One
94 units
Pre-development |
| 4. Hattie Redmond Apts.
60 units
In Construction | 10. PCC Killingsworth
84 units
Pre-development |
| 5. 74th & Glisan
137 units
Pre-development | 11. Tistilal Village
24 new units; 54 total
Pre-development |
| 6. 5020 Interstate
64 units
Pre-development | 12. Powellhurst Place
64 units
Pre-development |
| | 13. Garden Park Estates
54 units
Pre-development |



*AKA The Waterleaf

2021 Outcomes to Date



Key Actions

November 2018 Metro Affordable Housing Bond Measure passes.

July 2019 Metro Council approves several Phase I projects. Dekum Court, a 147-unit redevelopment in NE Portland's Concordia neighborhood, is approved for City of Portland.

August 2020 City Council approves an Intergovernmental Agreement and Local Implementation Strategy with Metro to implement Portland's \$211 million eligible share of Metro Affordable Housing Bonds.

September 2020 Metro approves two Phase II projects that start construction in November and December. Findley Commons, a 35-unit supportive housing project serving veterans, and RiverPlace Parcel 3 Phase 2, a 176-unit family project in South Portland, now known as Waterleaf

October 2020 The Portland Housing Bureau releases an RFQ for Supportive Housing to conditional award Metro Bond funds to projects advancing PSH units.

April 2021 The Portland Housing Bureau releases the Metro Bond Opportunity Solicitation prioritizing supportive housing and family-focused projects.

June 2021 The Hattie Redmond Apartments receives Metro approval and a funding award from PHB's RFQ for Supportive Housing. Project completion is expected in late 2022.

October 2021 The Portland Housing Bureau recommends \$96.2 Million in Bond funding to seven projects selected through the Metro Bond Opportunity Solicitation and two-Phase II projects selected through previous solicitations, adding another 805 units of affordable housing to the pipeline.

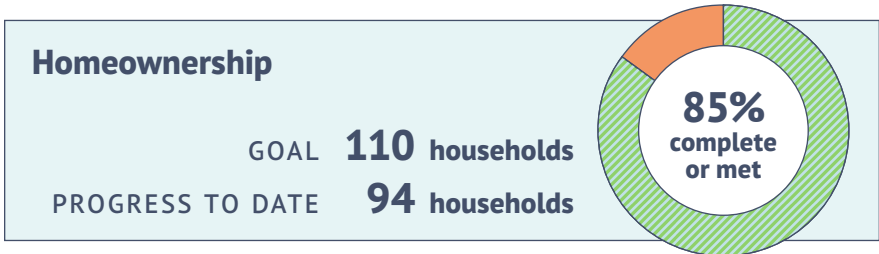
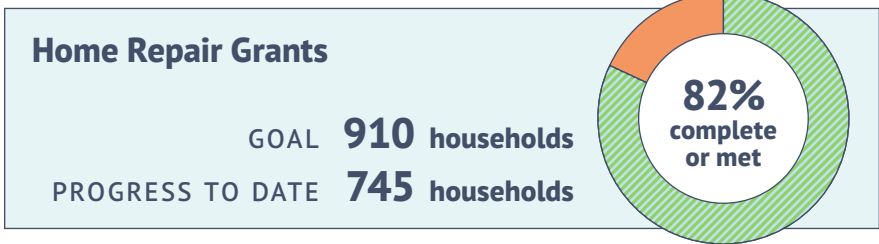
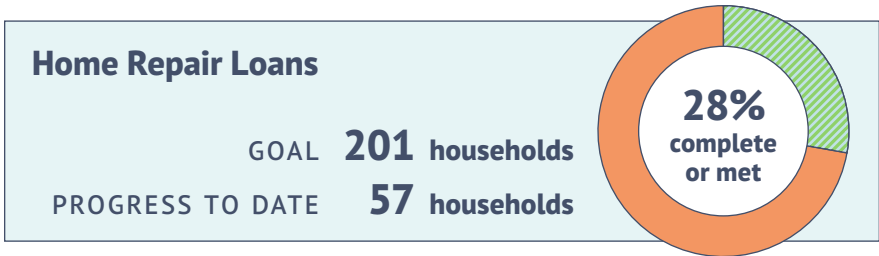
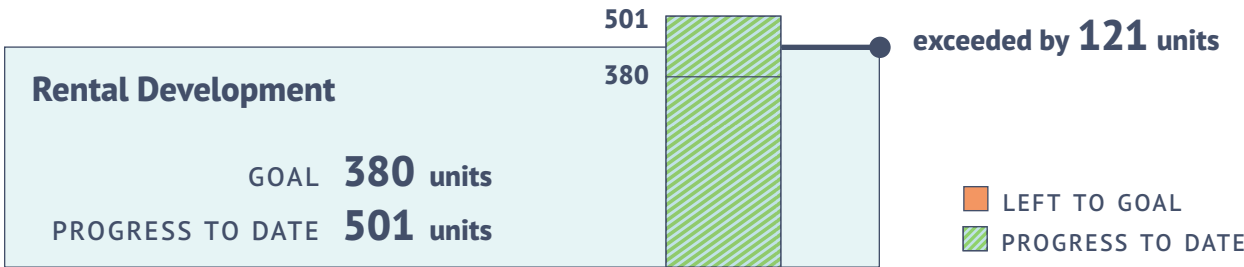
November 2021 Findley Commons, dedicated to veterans experiencing or at risk of homelessness, is the first Metro Bond project in Portland to complete construction and begin leasing units.

For more information: portland.gov/phb/metro-housing-bond

N/NE Housing Strategy Established Oct 2017 Completion 2028

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, and the historic and ongoing displacement of long-time community members in North and Northeast Portland. The strategy creates new homeowners through down payment assistance and the development of affordable ownership units, creates new affordable rental housing, and land banks property for future development in the Interstate Corridor Urban Renewal Area.

Program Goals and Progress Measures



2021 Outcomes to Date

Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original \$20 million housing plan to a budget of more than \$70 million in recognition of the continued community need and the inflating cost of housing in the area. The Housing Bureau has purchased property from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, a property purchased from the Water Bureau was included in the Interstate URA for future home ownership development.

Current Rental Projects



1. Charlotte B Rutherford
51 units ■ Open

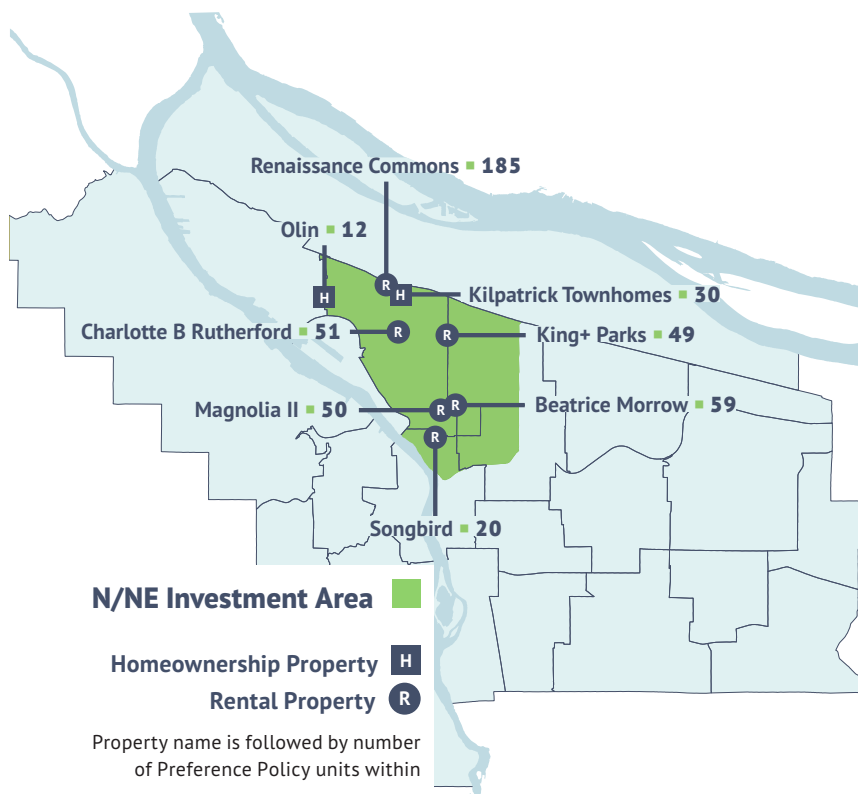
2. Beatrice Morrow
80 units ■ Open

3. King+ Parks
69 units ■ Open

4. Magnolia II
50 units ■ Open

5. Renaissance Commons
189 units ■ Open

6. Songbird
61 units ■ Open



N/NE Preference Policy

A central feature of the N/NE Housing Strategy is the N/NE Preference Policy, which prioritizes applicants who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland for City-funded affordable housing opportunities.

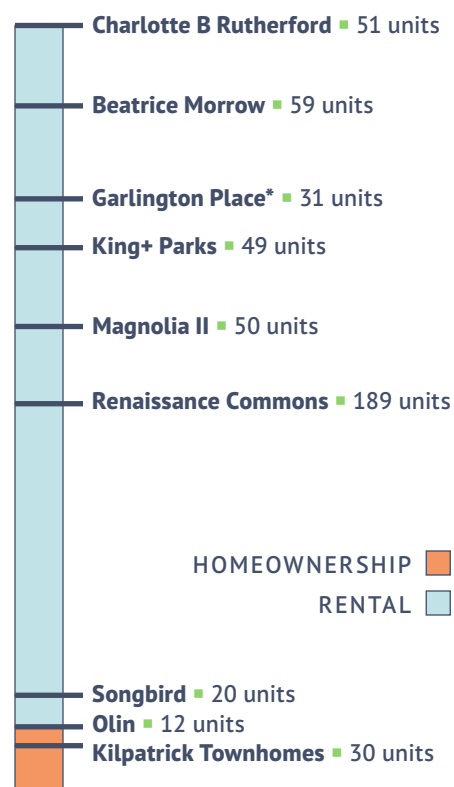
The Housing Bureau funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When these opportunities become available, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor's live or lived in N/NE Portland.

To date, the program has received over 6,000 applications from households interested in affordable housing opportunities in three homeownership and seven multifamily rental developments.

For more information: portland.gov/phb/nnehousing

491

Total Preference Policy Units



*Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily lease a portion of the building using Preference Policy households.

Inclusionary Housing

The City of Portland has identified the need for a minimum of 22,000 affordable housing units to serve low and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage of the units at rents affordable to households earning up to 80 percent of the area median income (AMI), with a program emphasis on units at 60 percent AMI or less.

Program Goals

1. Link affordable unit production to market-rate development
2. Support development of affordable units in high-opportunity areas
3. Increase housing opportunities for families and individuals facing the greatest disparities
4. Promote a wide range of affordable housing type options

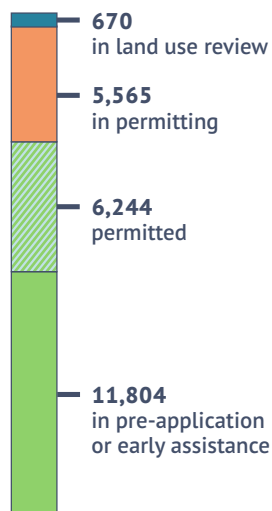
2021 Outcomes to Date

Since the IH program went into effect, there are a **total of 24,283 units in 273 proposed buildings** throughout the city at some stage of the pre-development or permitting process.

Of these, **182 projects with 1,188 affordable units** have permits or are close to permitting.

**Multifamily and Inclusionary
Housing Permitting Pipeline**
20+ unit buildings

24,283
Total Units



Established Feb 2017 Completion Ongoing

Inclusionary Housing Units

Permitted ●
Early Assistance ●

Total Units **24,283**
Total Projects **273**

Key Actions

June 2018 City Council approved technical changes to the IH program's fee-in-lieu option.

August 2018 Adopted administrative rules for IH homeownership requirements.

October 2018 Inclusionary housing development 18-month review memo published.

October 2018 City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR.

July 2019 City Council approved funding for a market analysis to recalibrate the IH Build Off-Site and Designate Off-Site program options to increase flexibility and utilization.

July 2019 Adopted technical changes to the IH program administrative rules.

May 2020 Council redistributes market study funding for COVID-19 emergency rent assistance program.

July 2020 Council extends lower inclusion rate outside the Central City as part of a COVID-19 development response package.

July 2021 Reallocation of the IH Calibration Study funds for market and program analysis

For more information:

portland.gov/phb/inclusionary-housing

Permanent Supportive Housing Plan

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions to create 2,000 new permanent supportive housing (PSH) units by 2028. The resolution was passed in response to one of our community's most urgent needs. PSH is an evidence-based housing solution for individuals and families with disabling conditions and experience of long-term (chronic) homelessness. PSH combines affordable housing with wrap-around services that support people who face complex challenges to live with stability, autonomy, and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, peer support, and health care. This past year, our community prioritized resource alignment to bring about unprecedented growth in the number of PSH units. Five years into our ten-year timeline, a total of 1,571 new PSH units have been opened or are in development, which is 78% of our overall goal.

Budget and Goals

An estimated investment of \$592 million to \$640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at \$43 million to \$47 million a year. The report from the Corporation for Supportive Housing includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

2021 Outcomes to Date

Since the adoption of the supportive housing resolutions in October 2017, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating, and services funding to create new PSH units.

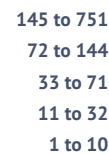
New PSH Units Since October 2017

Progress towards 2,000 Supportive Housing Units as of July 2021



Established Oct 2017 Completion 2028

Location of PSH Units



Key Actions

December 2020

Planning and Early Progress on Metro Supportive Housing Services (SHS)

Investments Jurisdictional leaders at the Joint Office of Homeless Services, PHB, Home Forward and community partners developed the Local Implementation Plan for Metro's Supportive Housing Services funds in Multnomah County. Program implementation began in July 2021 and includes a wide range of investments to increase outreach and behavioral health team capacity on the streets, expanded safe sleeping options for people living with a disability and supportive housing. One highlight is a newly launched local rent assistance program that is providing housing and supportive services for our homeless neighbors in market-rate apartments and through affordable housing communities operated by nonprofit partners. Through this program, 1,300 households will be housed this year.

October 2021

New PSH Units in Metro Housing Bond Projects

Four new housing projects with new PSH were submitted for approval to receive Metro Bond funds. The Portland-based projects were selected through the 2021 Spring Metro Bond Opportunity Solicitation, which brought together resources from the Metro Housing Bond, Multnomah County and Home Forward. When awarded, these projects will

join additional projects in development with PSH units. In total these new Metro Bond projects will deliver 262 new units of PSH over the next several years to serve people experiencing chronic homelessness, families and Black, Indigenous, and People of Color (BIPOC) communities.

Rental Services Office Established Oct 2017

The Rental Services Office (RSO) at the Housing Bureau provides information and referrals for landlords and renters including general information on state Landlord-Tenant laws and specializes in technical assistance for local renter protections. The RSO's main functions include:

- Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission.
- Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others.
- Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, rental unit screening criteria, and rental unit security deposits.
- Provision of information and technical assistance to the public through a call line, email, and walk-in office hours.*

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent 2019 estimates, 46.6 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (36.6 percent) and the state (37.6 percent). The housing cost disparity is even more pronounced for Black, Indigenous, Latinx, and other People of Color in addition to other protected classes.

Focus Areas

Implementation of Renter Protection Policies

RSO staff provide technical assistance to landlords and tenants on relevant policies such as those related to Fair Housing, state and local Landlord-Tenant laws, and temporary policy changes in response to emergency declarations.

Landlord-Tenant and Fair Housing

The RSO funds a network of community partners to provide a range of services for the benefit of landlords and tenants.

Research and Evaluation Pilot Programs

The RSO researches and evaluates pilot programs with demonstrable benefits. Systematic evaluation can help plan for the upscaling of beneficial programs for renters. An eviction legal defense pilot and eviction expungement pilot are examples of such efforts.

Invitation and Evaluating Proposals to Fund

The RSO uses competitive solicitations to request innovative proposals to enhance renter well-being. Annual federal funds are disbursed to support these efforts.

Landlord Training Workshops

RSO staff work continuously with partner agencies to plan and organize Landlord-Tenant law and Fair Housing training workshops.

Mandatory Rental Registration

The RSO works in coordination with the Revenue Division in planning, implementation, and technical assistance required for the rental unit registry and fee.

*Walk-in hours and face-to-face services were reduced because of the COVID-19 pandemic.

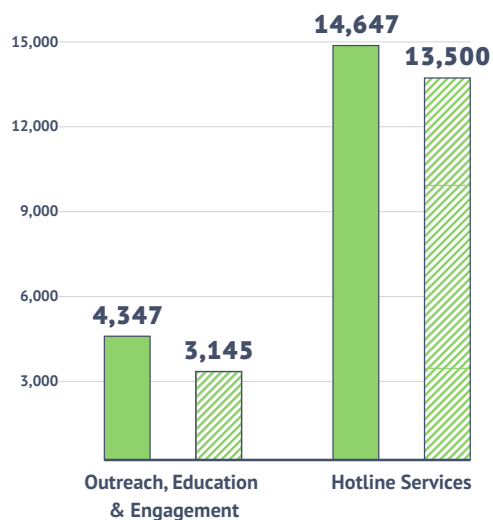
2021 Outcomes

As the city council continues to plan additional tenant protection policies, the work of RSO also continues to expand.

■ ACTUAL
▨ ANNUAL TARGET

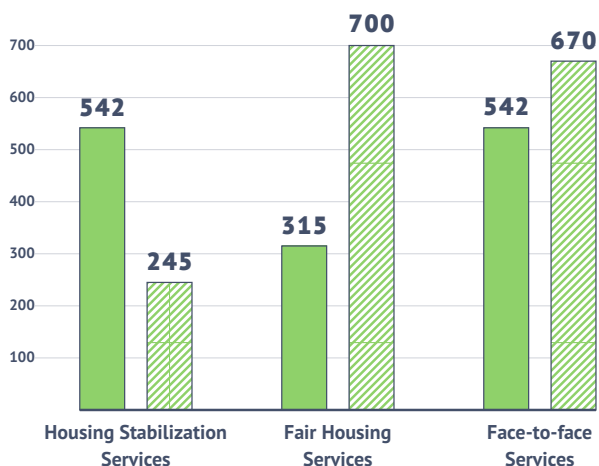
Information and Referrals

LANDLORD AND TENANT



Direct Services

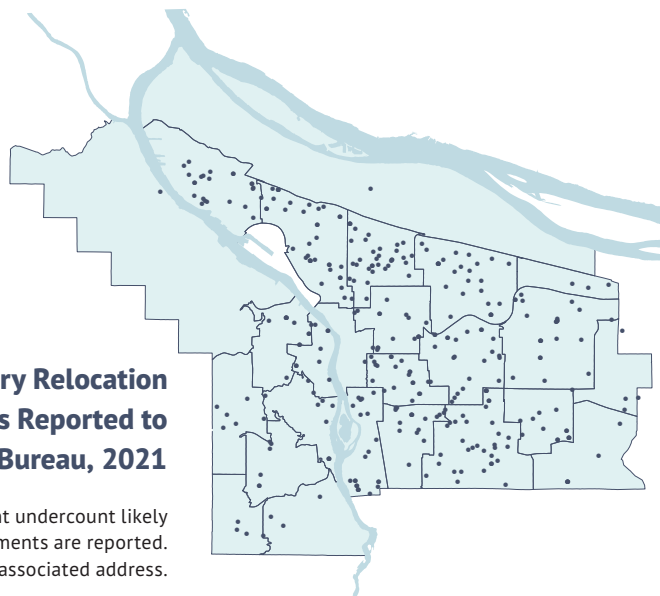
LANDLORD AND TENANT



*Face-to-face services were reduced because of the COVID-19 pandemic.

No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau, 2021

Note: Significant undercount likely because not all payments are reported. Each point is the associated address.



Key Actions

2017 Mandatory Relocation Assistance policy adopted.

2017 City Council creates the Rental Services Commission.

2017/2018 City Council supported expansions of Housing Bureau renter services to support new Landlord-Tenant initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a Landlord-Tenant training focused on new Landlord-Tenant laws.

2019 Adopted administrative rules for the Mandatory Relocation Assistance policy.

2019 State of Oregon passed Senate Bill 608 renter protections; the provisions of this law are in addition to Portland renter protection laws.

2019 City Council adopts ordinance on rental housing applications, screening criteria, and security deposits, known collectively as FAIR.

January 2020 Adopted administrative rules for rental housing application, screening criteria, and security deposit legislation.

August 2021 City Council authorizes Eviction Legal Defense pilot for low-income Tenants.

For more information:
portland.gov/phb/rental-services

Joint Office of Homeless Services

A Home for Everyone **Established** Jul 2014

Joint Office of Homeless Services **Established** Jul 2016

On any given night in the City of Portland and Multnomah County, thousands of our neighbors are experiencing homelessness or at imminent risk of becoming homeless. A large and growing percentage of these neighbors are considered chronically homeless. The 2019 Point in Time Count found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, with People of Color over-represented among the population experiencing homelessness.

The City and County have made unprecedented investments in homeless services over the last several years. In response to the COVID-19 pandemic, the Joint Office of Homeless Services (JOHS) has swiftly and strategically pivoted to a rapid and comprehensive emergency response to support the immediate health and safety needs of people living on the streets and/or in precarious housing situations. These activities have included: opening voluntary medical isolation shelters and socially distanced congregate shelters; providing increased access to motel shelter capacity; emergency rent assistance to households facing eviction; and distribution of survival gear and personal protective equipment.

In addition to the COVID-19 response, the JOHS continued essential operations of homeless services throughout our City and County, including expanded investments in Supportive Housing to provide affordable housing and supportive services for people experiencing chronic homelessness. Every year, these vital services respond to the housing needs of individuals and families through housing placement, prevention, and other investments to ensure people find housing stability and a safe place off the streets.

In May 2020, voters in Multnomah, Clackamas, and Washington counties approved the Metro Supportive Housing Services Measure 26-210. Through the passage of this measure, Metro's new Supportive Housing Services (SHS) Program will aim to reduce rates of chronic and short-term homelessness and address racial disparities within the homelessness service continuum across the Tri-County region.

Budget and Goals

The JOHS' annual budget in FY2021-2022 is \$161 Million and comprised of local, state, and federal funding sources. The JOHS provides a wide range of effective programs, initiatives, and policies, including supportive housing, housing placement, COVID-19 emergency response, homelessness diversion, shelter capital, and safety off the streets programs.



Looking Ahead

The JOHS administers Multnomah County's portion of the Metro Supportive Housing Services (SHS) Program funds. This year, investments are going towards supporting new and existing shelters, street outreach teams and cleanup programs, behavioral health caseworkers to provide expanded housing search and placements, as well as increased permanent housing placements for participants in need of long-term supportive services.

In the first year of the program, the JOHS has set a goal of funding 1,300 housing placements and more than 400 new shelter beds, including in alternative shelters such as pod villages and motels. Additionally, funds will be invested to increase street outreach capacity in the community and enhance the alignment of homeless services with the Behavioral Health system. Furthermore, the Metro SHS Program will provide the services funding for housing that is built through the Portland Housing Bureau's Metro Housing Bond and Portland Housing Bond. The SHS funds will be programmed with the priorities of centering racial equity, leveraging existing systems, and providing participant-centered approaches to meeting the needs of our unhoused neighbors.

For more information: multco.us/johs

SECTION 6

Housing Production and Pipeline

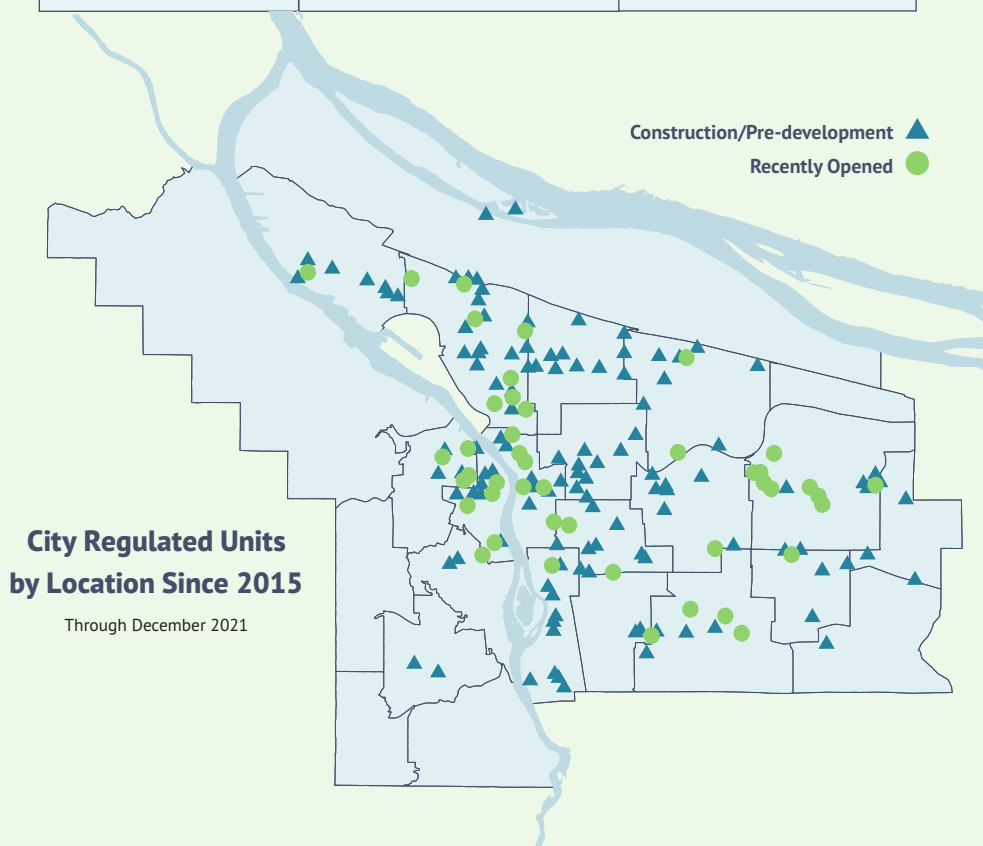
Housing State of Emergency

On October 7, 2015, Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past six years many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. Since the declaration, the Housing Bureau has opened more than 3,473 new units of affordable housing providing homes to an estimated 6,583 people. 80% of units opened were developed with PHB funding and an additional 20% of units have been created through the City's Inclusionary Housing Program and tax and development fee exemption programs. Nearly one-third of units opened are deeply affordable, i.e. affordable to households earning 0-30% of Area Median Income (AMI).

There are currently 4,200 units in the Housing Bureau's affordable housing development pipeline. These newly affordable units will house another estimated 8,000 low-income Portlanders. Nearly one third of the 4,200 units in the development pipeline are deeply affordable, i.e. affordable to households earning 0-30% AMI. Thirty-seven percent of the units are family sized units and 19% are Permanent Supportive Housing (PSH) units for homeless households and others needing wrap-around supportive services. The Housing Bureau tracks and reports on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers. The tables below list housing projects approved by City Council during the housing emergency with a count of total units, rent designation, estimate of total people housed, and project type.

City Regulated Units by the Numbers Since 2015

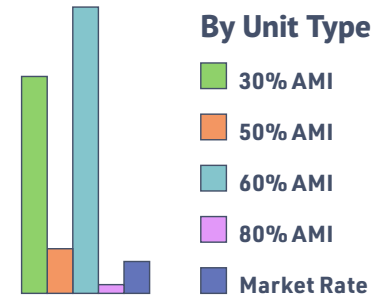
7,735 Affordable Units	11,544 Affordable Bedrooms	14,605 Est. People Housed
----------------------------------	--------------------------------------	-------------------------------------



CITY-FUNDED PRODUCTION SINCE 2015

Open

2,762 Affordable Units	3,552 Affordable Bedrooms	5,521 Est. People Housed
----------------------------------	-------------------------------------	------------------------------------



City Unit Production: Open

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
72 Foster	101	101	168	20	0	81	0	0	101	NC
Beatrice Morrow	79	79	207	24	7	48	0	1	80	NC
Carolyn Gardens	12	12	76	12	0	0	0	0	12	NC
Cedar Commons	60	60	60	40	20	0	0	0	60	NC
Charlotte Rutherford	51	51	102	3	28	20	0	0	51	NC
Cully Commons	15	no value	no value	0	0	11	4	0	15	NC
Fora Health Treatment Center	10	10	10	10	0	0	0	60	70	NC
Ellington Apartments	262	549	841	80	0	183	0	0	263	P
Findley Commons	35	35	45	35	0	0	0	0	35	NC
Gladstone Square/Multnomah Manor	101	108	168	68	14	19	0	0	101	P
Hawthorne East	70	70	105	70	0	0	0	1	71	P
Hazel Heights	153	214	321	8	30	115	0	0	153	NC
Hill Park	39	39	43	14	0	25	0	0	39	P
Kenton Townhomes	30	75	120	0	0	11	14	5	30	NC
King + Parks	70	131	206	24	0	45	0	1	70	NC
Lents Commons	16	16	37	0	0	16	0	38	54	NC
Louisa Flowers	240	279	381	20	3	217	0	0	240	NC
Magnolia II	50	93	145	6	16	28	0	0	50	NC
Medford	60	60	60	60	0	0	0	1	61	P
New Meadows	14	14	16	14	0	0	0	0	15	NC
Oak Leaf	22	39	59	0	0	22	0	0	22	P
Olin Townhomes	12	36	60	no value	no value	6	4	2	12	NC
Oliver Station	125	125	303	6	0	120	0	16	142	NC
Renaissance Commons	189	242	342	10	0	179	0	0	189	NC
Songbird	61	111	167	40	4	16	0	1	61	NC
St Francis Park	105	105	119	10	66	29	0	1	106	NC
The Blackburn	124	124	124	124	0	0	0	0	151	NC
The Henry	172	172	172	172	0	0	0	1	173	P
The Nick Fish	52	68	98	6	2	44	0	0	52	NC
The Orchards	48	66	101	12	30	5	0	1	48	NC
The Vera Apartments	203	263	365	90	0	103	0	0	203	NC
Vibrant!	93	93	298	59	0	33	0	1	93	NC
Woody Guthrie Place	37	61	95	16	0	0	21	27	65	NC
Total	2,762	3,552	5,521	1,069	220	1,411	43	157	2,939	

* In affordable housing

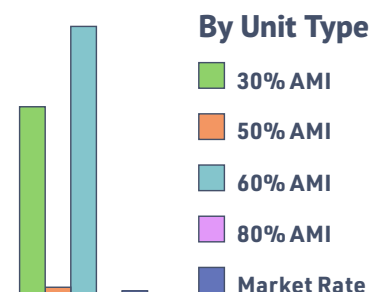
** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

CITY-FUNDED PRODUCTION SINCE 2015

In Construction

1,507 Affordable Units	2,848 Affordable Bedrooms	2,075 Est. People Housed
----------------------------------	-------------------------------------	------------------------------------



City Unit Production: In Construction

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
3000 Powell	206	357	216	68	0	138	0	0	206	NC
Arbor Glen	95	135	207	0	0	95	0	2	97	P
Anna Mann House	128	315	205	42	0	86	0	0	128	NC
Cathedral Village	110	263	169	37	0	73	0	0	110	NC
Crescent Court	138	230	343	46	0	92	0	0	138	NC
Emmons Place	144	144	72	78	0	66	0	2	146	NC
Hattie Redmond Apartments	60	60	60	60	0	0	0	0	60	P/NC
Hayu Tilixam	50	119	75	17	11	22	0	0	50	NC
The Joyce	66	66	66	66	0	0	0	0	66	P/NC
Las Adelitas	141	402	257	55	0	86	0	1	142	NC
Waterleaf	176	423	212	20	0	156	0	2	178	NC
The Aurora	93	235	152	31	0	62	0	0	93	NC
The Starlight	100	100	41	92	8	0	0	0	100	NC
Total	1,507	2,848	2,075	612	19	876	0	7	1,514	

* In affordable housing

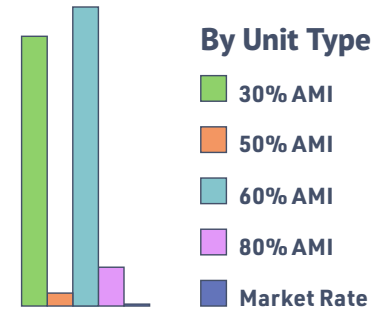
** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

CITY-FUNDED PRODUCTION SINCE 2015

Predevelopment

1,681 Affordable Units	2,692 Affordable Bedrooms	3,551 Est. People Housed
----------------------------------	-------------------------------------	------------------------------------

City Unit Production: Predevelopment[^]

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	PSH Units	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
The Fairfield	75	75	75	0	75	0	0	0	0	75	P
Alcena	75	112	76	19	31	0	44	0	0	75	NC
Barbur Apartments	149	426	276	0	32	19	98	no value	1	150	NC
The Clifford	88	88	88	67	67	0	0	21	0	88	P
Francis + Clare	61	61	61	0	61	0	0	0	0	61	NC
Garden Park	54	149	96	20	20	0	34	0	0	54	P/NC
Alder 9	159	285	179	25	53	0	106	0	0	159	NC
Powellhurst Place†	64	173	111	0	13	0	51	0	1	65	NC
Tistilal Village	57	154	101	16	24	0	33	0	1	58	P/NC
PCC Killingsworth	84	237	150	no value	28	0	56	0	0	84	NC
Albina One	94	256	165	16	32	0	62	0	0	94	NC
Meridian Gardens	85	85	85	65	70	15	0	0	0	85	NC
hollywoodHUB	199	556	357	0	69	0	130	0	2	201	NC
5020 N Interstate	63	217	136	0	17	no value	46	no value	no value	63	NC
74th & Glisan	137	317	196	41	56	0	0	81	0	137	NC
Dekum Court	187	360	540	0	61	0	126	0	0	187	P/NC
William & Russell Site	50	no value	no value	no value	no value	no value	no value	no value	no value	50	NC
Total	1,681	3,551	2,692	269	709	34	786	102	5	1,686	

[^]Note: Chart reflects projects in predevelopment as of February 2022.

* In affordable housing

** Market rate rental units receive no public subsidy

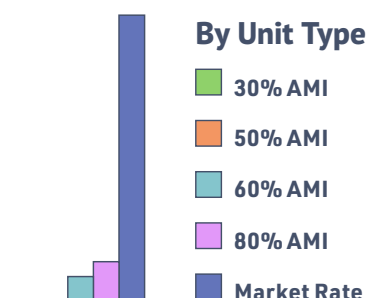
† HOME and Metro

NC=New Construction P=Preservation

INCLUSIONARY HOUSING/MULTE PRODUCTION SINCE 2015

Open

711 Affordable Units	808 Affordable Bedrooms	1,062 Est. People Housed
--------------------------------	-----------------------------------	------------------------------------



Inclusionary Housing/MULTE Production: Open

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
14th & Glisan	46	54	76	0	0	0	46	184	230	NC
38 Davis	18	18	24	0	0	0	18	47	65	NC
3rd & Ash	27	27	34	0	0	0	27	106	133	NC
330 Dekum	34	34	40	0	0	34	0	5	39	NC
54 Woodstock	3	3	3	0	0	3	0	35	38	NC
Argyle Gardens	3	3	3	0	0	3	0	69	72	NC
Arris PDX	1	0	0	0	0	1	0	38	39	NC
Artisan	2	4	6	0	0	0	2	52	54	NC
BD52 Apartments	5	5	6	0	0	0	5	27	32	NC
Buri Building	16	17	21	0	0	5	0	143	159	NC
Cathedral Flats	2	7	12	0	0	0	2	13	15	NC
Dean River Apartments	3	8	13	0	0	3	0	69	72	NC
Everett Street Lofts	18	18	23	0	0	0	18	99	117	NC
Kaya Camilla	3	3	3	0	0	3	3	36	39	NC
Koti Block 290	40	48	65	0	0	0	40	160	200	NC
Koz on Killingsworth	13	14	15	0	0	0	13	75	88	NC
Cardy Woodstock	2	2	2	0	0	2	0	26	28	NC
Cully Place	2	7	12	0	0	0	2	0	2	NC
Derby Slabtown Apartments	28	28	28	0	0	28	0	0	28	NC
Studio Pointe	30	30	30	0	0	30	0	0	30	NC
Enclave 54	28	28	28	0	0	28	0	0	28	NC
Halsey 28	8	8	8	0	0		8	44	52	NC
Ivan-4	1	4	7	0	0	0	1	18	19	NC
Juniper Apartments	4	5	9	0	0	4	0	0	4	NC
Kathryn Ann	22	22	30	0	0	0	22	123	145	NC
Koz on Sandy	17	17	18	0	0	0	17	95	112	NC
Koz on Thirteenth	13	13	13	0	0	0	13	74	87	NC
Koz on Yamhill	21	21	26	0	0	21	0	87	108	NC
Multnomah Station Apartments	1	1	5	0	0	1	0	38	39	NC
Nesika Illahee Apartments	5	8	16	0	0	5	0	54	59	NC
Nomad	6	14	22	0	0	6	0	124	130	NC
North Hollow Apartments	9	9	10	0	0	9	0	36	45	NC
NW 17th & Kearney	25	29	39	0	0	0	25	99	124	NC
NW 17th & Pettygrove	39	46	65	0	0	0	39	157	196	NC

* In affordable housing

** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

Inclusionary Housing/MULTE Production: Open (continued)

Property	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
Pettygrove Apartments	6	6	8	0	0	6	0	24	30	NC
Powell Apartments	10	10	10	0	0	10	0	40	50	NC
Everett Apartments	46	46	77	0	0	0	46	184	230	NC
Robert J. Breitung Veteran Building	2	2	3	0	0	2	0	26	28	NC
Ryder	15	15	21	0	0	0	15	81	96	NC
Sawbuck	10	20	30	0	0	10	0	172	182	NC
Spring Villa	3	5	8	0	0	0	3	21	24	NC
Solace PDX	27	35	49	0	0	27	0	109	136	NC
St J's Apartments	7	7	8	0	0	0	7	69	76	NC
Sullivan Ridge	24	30	36	0	0	0	24	0	24	NC
Tabor Commons Apartments	7	7	7	0	0	0	7	55	62	NC
The Bluffs	4	7	10	0	0	0	4	32	36	NC
The Marilyn	30	36	49	0	0	0	30	122	152	NC
Wy'East Plaza	14	15	20	0	0	14	0	161	175	NC
Yukon Flats	11	12	17	0	0	11	0	43	54	NC
Total BOTH PAGES	711	808	1,062	0	0	266	437	3,272	3,983	

* In affordable housing

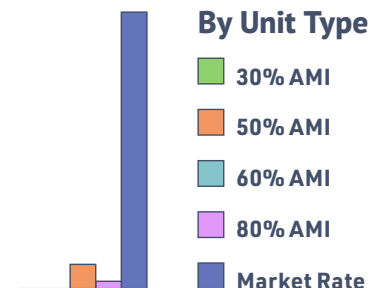
** Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

INCLUSIONARY HOUSING/MULTE PRODUCTION SINCE 2015

Pipeline

1,074 Affordable Units	1,644 Affordable Bedrooms	2,396 Est. People Housed
----------------------------------	-------------------------------------	------------------------------------



SECTION 7

Building Profiles

Predevelopment

74th & Glisan
The Clifford
Dekum Court
Garden Park Estates
hollywoodHUB
Meridian Gardens
PCC Killingsworth
Tistilal Village

Preference Policy

5020 N Interstate
Albina One

In Construction

Hattie Redmond Apts
Waterleaf

Portland's Housing Bond

3000 Powell
Anna Mann House
The Aurora
Cathedral Village
Crescent Court Apts
Emmons Place
Hayu Tilixam
The Joyce
Las Adelitas
The Starlight

Open

72Foster
Blackburn Center
Carolyn Gardens
Cedar Commons
Findley Commons
Fora Health Treatment Center
Gladstone Square/Multnomah Manor
Hawthorne East Apartments
Hazel Heights
The Henry
Hill Park Apartments
Lents Commons
Louisa Flowers
Medford
New Meadows
The Nick Fish
Oak Leaf Mobile Home Park
Oliver Station
Orchards of 82nd
St. Francis Park
Woody Guthrie
The Vera
Vibrant!

Portland's Housing Bond

East Burnside Apartments
The Ellington

Preference Policy

Beatrice Morrow
Charlotte B. Rutherford Place
King + Parks Apartments
Magnolia II
Olin Townhomes
Renaissance Commons
Songbird Apartments
Kenton Townhomes

BUILDING PROFILE > PREDEVELOPMENT

74th & Glisan

Building Profile

Project Type	New Construction
Location	Montavilla
Regulated Units	137
PSH Units	41
Total Units	137
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	50	30% AMI	56
1-Bedroom	24	40% AMI	-
2-Bedroom	45	50% AMI	-
3-Bedroom	15	60% AMI	81
4-Bedroom	3	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$56,515,000
Portland Housing Bureau	\$19,972,884

Development Team

- Related Northwest, Sponsor
- Catholic Charities, Sponsor / Service Provider
- Immigrant and Refugee Community Organization (IRCO), Sponsor / Service Provider
- Holst Architecture, Architect
- LMC Construction & ALMAR Contracting, General Contractor



Related Northwest, Catholic Charities, and IRCO are partnering to develop 137 units of affordable housing in Montavilla serving families and people exiting homelessness.

The 74th & Glisan project will consist of two buildings, one with 41 units of Permanent Supportive Housing (PSH), and the other providing 96 units of family housing. Together, the buildings create a housing continuum wherein residents moving out of PSH units have the opportunity to remain in the immediate community. The PSH portion of the project targets BIPOC, seniors, people experiencing homelessness, and survivors of domestic violence and/or sexual assault. The family-focused portion will target BIPOC, immigrant and refugee households, and intergenerational families. Catholic Charities will provide case management and services to PSH tenants; IRCO will provide resident services at the family housing property.

Planned amenities at 74th & Glisan include a community room and kitchen, laundry room, playground, picnic area, community garden, bike parking, surface parking, and onsite multicultural preschool. The project team is also partnering with Mercy Corps NW to promote small business classes and offer two retail incubator spaces and a café in the ground-floor commercial space. The site is well supported by parks and amenities including Rosemont Bluff Natural Area, the Montavilla Community Center, a grocery store within walking distance, and two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue.

BUILDING PROFILE > PREDEVELOPMENT

The Clifford

Building Profile

Project Type	Rehabilitation
Location	Buckman / Central Eastside URA
Regulated Units	88
PSH Units	67
Total Units	88
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	67
1-Bedroom	88	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	21
		Unrestricted	-
		AMI = Area Median Income	

Estimated Development Cost

Total Project Cost	\$48,308,000
Portland Housing Bureau	\$5,500,000

Development Team

Innovative Housing, Inc., Sponsor
 Multnomah County Department of
 Community Justice, Service Provider
 New Narrative, Service Provider
 Volunteers of America, Service Provider
 Carleton Hart Architecture and Akana, Architect
 Bremik Construction, General Contractor



SUMMER
2024

Innovative Housing, Inc. (IHI) is renovating the Clifford to preserve 88 units for highly vulnerable individuals in the Central Eastside URA.

The Clifford is IHI's existing affordable housing project located in inner Southeast Portland's Central Eastside URA. The Clifford's 88 studio units provide homes for individuals with very high barriers to housing, including people leaving homelessness, transitioning out of prison/jail, and those in recovery. IHI will complete a substantial rehabilitation that includes upgrading the building systems and converting all of the units into studios. Central Eastside Tax Increment Finance funds will support the addition of 22 permanent supportive housing (PSH) units, bringing the total to 67 in the building. Tenants will receive case management and supportive services through IHI's partnerships with New Narrative, Volunteers of America, and the Multnomah County Department of Community Justice.

Additional amenities after renovation will include improved offices for on-site management and resident services, a community room with kitchen and larger community gathering space, new shared laundry room, and better bike storage. Located in the vibrant Buckman neighborhood, the property is close to numerous retail and restaurant options, a hardware store, grocery store, bike repair shop, post office, and public transit including bus and streetcar. Nearby open spaces include Colonel Summers Park, the Eastbank Esplanade, and Waterfront Park.

BUILDING PROFILE > PREDEVELOPMENT

Dekum Court

Building Profile

Project Type	Redevelopment / New Construction
Location	Concordia
Regulated Units	187
PSH Units	-
Total Units	187
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	56	30% AMI	61
1-Bedroom	13	40% AMI	-
2-Bedroom	70	50% AMI	-
3-Bedroom	41	60% AMI	126
4-Bedroom	7	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$81,249,000
Metro Bond	\$21,034,000

Development Team

Home Forward, Sponsor
LEVER Architecture, Architect
Walsh Construction, General Contractor



Home Forward will rebuild 40 existing apartments and add 147 new homes at its Dekum Court development, with support from Metro Bond funds for the new units.

The project will be built in phases to avoid displacing current residents, allowing them to move directly into new units upon completion. Of the 187 new and preserved units, 118 will have two, three or four bedrooms to accommodate a range of family sizes. The redevelopment will eliminate the current on-site Head Start classroom and build two new classrooms at the nearby Albina Head Start Clegg site, located approximately one-half mile away, increasing the community's preschool capacity. Home Forward will also set aside a portion of the Dekum Court site for future development by an education partner. Phase 1 completion is anticipated in early 2023 with Phase 2 completion to follow in late 2024.

Planned amenities at Dekum Court include outdoor play spaces, community gardens, and off-street parking. A centralized community center will offer a community room and kitchen, laundry room, staff offices, and other flexible spaces. The property is ideally situated in the amenity-rich Concordia neighborhood, with Faubion Elementary School two blocks away and a Walgreens Pharmacy and New Seasons grocery store approximately one mile away. Dekum Court is served by the #17 and #70 bus lines providing residents with access to inner Northeast/ Southeast Portland and Downtown. Also nearby is the #75 bus line offering frequent service to the North Lombard Transit Center (MAX Yellow Line) and Hollywood Transit Center (MAX Red, Blue, and Green Lines).

BUILDING PROFILE > PREDEVELOPMENT

Garden Park Estates

Building Profile

Project Type	Rehabilitation / New Construction
Location	Powellhurst-Gilbert
Regulated Units	117
PSH Units	25
Total Units	117
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	8	30% AMI	25
1-Bedroom	6	40% AMI	-
2-Bedroom	96	50% AMI	-
3-Bedroom	7	60% AMI	92
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$40,751,210
Portland Housing Bureau	\$7,277,566

Development Team

Innovative Housing, Inc., Sponsor
 LRS Architecture, Architect
 LMC Construction, General Contractor



Innovative Housing, Inc. will renovate and expand the existing Garden Park Estates, creating and preserving 117 units for low-income households in Southeast Portland's Powellhurst-Gilbert neighborhood.

Garden Park Estates in outer Southeast Portland currently consists of 62 two-bedroom apartments and one three-bedroom house. Most of the buildings' major systems are now reaching the end of their useful life and the property is in growing need of reinvestment. By better utilizing the generous site, Innovative Housing, Inc. (IHI) will add 54 units, for a total of 117 apartments ranging in size from studios to three bedrooms. The new units will be developed as efficient, well-designed buildings with between nine and eighteen units each, most of them two-story townhouses. The existing units will be substantially rehabilitated into comfortable, energy-efficient apartments. Garden Park's newly configured site will provide lower rent levels and a wider array of unit types than currently offered, including 25 permanent supportive housing (PSH) units for individuals exiting homelessness and additional family-sized units. A phased construction and relocation plan will minimize the impact on existing residents.

Amenities include a children's play area, on-site management offices, laundry room, community/resident services space, and an outdoor amphitheater performance space that will be used by IHI's youth arts program and available to members of the surrounding neighborhood. Garden Park Estates is near two bus lines (the #9 and #17) and three major grocery stores, along with other retail and services to meet the needs of residents. The expansive Powell Butte Nature Park is one mile away.

BUILDING PROFILE > PREDEVELOPMENT

hollywoodHUB

Building Profile

Project Type	New Construction
Location	Hollywood
Regulated Units	199
PSH Units	-
Total Units	201
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	12	30% AMI	69
1-Bedroom	58	40% AMI	-
2-Bedroom	95	50% AMI	-
3-Bedroom	36	60% AMI	130
4-Bedroom	-	80% AMI	-
		Unrestricted	2

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$98,790,000
Portland Housing Bureau	\$29,084,328

Development Team

- BRIDGE Housing, Sponsor
- Hacienda CDC, Service Provider
- Try Excellence LLC, Outreach Consultant
- Holst Architecture, Architect
- O'Neil/Walsh Community Builders, General Contractor



BRIDGE Housing will develop hollywoodHUB to add 199 units of affordable, transit-oriented housing for families and individuals in the Hollywood neighborhood.

hollywoodHUB is BRIDGE Housing’s upcoming new construction project located on the southern and western portion of the Hollywood Transit Center. This 13-story building will provide 199 affordable housing units (plus 2 managers’ units) and a range of amenities including a rooftop terrace, community room, private meeting space, bike parking, courtyard, and approximately 40 parking spaces. A majority of the affordable units (129 out of 199) will be family-sized with two and three bedrooms, with 36 of the family-sized units supported by Project Based Section 8 vouchers. Hacienda CDC, a culturally specific organization, will provide resident services and coordinate partnerships with Portland Opportunities Industrialization Center (POIC), Immigrant and Refugee Community Organization (IRCO),

Urban Gleaners and others to support youth and families onsite.

The Tri-Met-owned site is walkable to numerous retail stores and offices, a 24-Hour Fitness next door, medical and dental offices, Providence Hospital, a post office, the Hollywood Library, Grant Park, the Hollywood Senior Center, the Northeast Community Center, and neighborhood schools. Three major grocery stores are located within a ¼ mile of

the site, and tenants will have convenient access to TriMet MAX and bus lines providing transit coverage across the Portland region.

BUILDING PROFILE > PREDEVELOPMENT

Meridian Gardens

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	85
PSH Units	65
Total Units	85
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	85	30% AMI	70
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	15
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$26,070,000
Portland Housing Bureau	\$12,435,416

Development Team

Central City Concern, Sponsor / Service Provider

Ankrom Moisan, Architect

Walsh Construction, General Contractor



Central City Concern (CCC) will build 85 units of recovery-oriented affordable housing in the Powellhurst-Gilbert neighborhood as the second phase of its Cedar Commons development.

Meridian Gardens is CCC's new 85-unit affordable housing development planned for the Powellhurst-Gilbert neighborhood in outer Southeast Portland. The project will provide Single Room Occupancy (SRO) and studio units to individuals and couples experiencing or at risk of homelessness who are in Substance Use Disorder treatment or recovery. The site is adjacent to the Cedar Commons Phase I building, a Permanent Supportive Housing community serving chronically homeless individuals. Phase II will expand upon CCC's campus of supportive housing buildings by providing recovery-specific services, with a peer-delivered services approach that has been the cornerstone of Central City Concern's programs for over 40 years.

Planned amenities at Meridian Gardens include common kitchens and community rooms, recovery group rooms, a supportive services office, resident gym, and large shared outdoor courtyard. A gardening area with raised beds will be shared with the Cedar Commons Phase I building. Tenants will have convenient access to the Division Street Bus Rapid Transit line to Downtown Portland, and a grocery store, pharmacy, and other commercial services are located less than a half-mile from the project on SE 122nd Ave.

BUILDING PROFILE > PREDEVELOPMENT

PCC Killingsworth

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	84
PSH Units	-
Total Units	84
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	18	30% AMI	28
1-Bedroom	6	40% AMI	10
2-Bedroom	45	50% AMI	4
3-Bedroom	15	60% AMI	42
4-Bedroom	-	80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$38,039,000
Portland Housing Bureau	\$2,538,237

Development Team

- Home Forward, Sponsor
- Native American Youth and Family Center (NAYA), Service Provider
- Hacker Architects, Architect
- O'Neill/Walsh Community Builders, General Contractor



Home Forward’s 84-unit new construction project located in the Cully neighborhood of Northeast Portland will co-locate affordable housing and a brand new Workforce Development Center operated by Portland Community College (PCC).

Included in the project’s mix of studios and family-size units are 12 project-based, service enriched Family Unification Program (FUP) Section 8 Vouchers. These unique HUD vouchers with state and locally funded case management will serve two vulnerable populations: families needing stable, affordable housing to avoid foster care placements of their children or reunite with children currently in foster care; and youth aging out of foster care.

Building amenities include a family room with lounge seating and TV, a community kitchen and dining table, community computers, a large laundry room with healthy food vending machines, and a bike storage room. Commercial space will be located on the ground floor, and the outdoor area will include a dining area and courtyard programmed with an experiential playscape. Through the collaboration with PCC, the site will offer a 16,000 square foot plaza designed to support a weekly farmers market and other community-focused activities, a casual amphitheater, Wi-Fi access throughout, and approximately 80 parking spaces shared between PCC and Home Forward.

BUILDING PROFILE > PREDEVELOPMENT

Tistilal Village

Building Profile

Project Type	Redevelopment
Location	Portsmouth
Regulated Units	57
PSH Units	16
Total Units	58
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	7	30% AMI	24
1-Bedroom	19	40% AMI	-
2-Bedroom	21	50% AMI	-
3-Bedroom	11	60% AMI	33
4-Bedroom	-	80% AMI	-

Unrestricted 1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$26,605,000
Portland Housing Bureau	\$3,511,176

Development Team

Native American Youth and Family Center (NAYA), Sponsor
 Native American Rehabilitation Association (NARA), Service provider
 Carleton Hart Architecture, Architect
 Colas Construction, General Contractor
 Housing Development Center, Development Consultant
 DDV Consulting Services, Relocation Advisor



Tistilal Village, owned by NAYA Family Center, will be redeveloped as 57 units of affordable housing with culturally specific services for Native American families in Portsmouth.

Led by a culturally specific developer and service providers, Tistilal Village is a redevelopment project by the Native American Youth and Family Center (NAYA) in the Portsmouth neighborhood of North Portland. Built in the 1970s, Tistilal Village's existing 34 units will be demolished to construct 57 new affordable units (plus one manager's unit) targeted to serve Native American families, including those experiencing homelessness. Metro Bond funding will support the newly affordable units for households at 30% AMI. The project will also integrate 16 permanent supportive housing units (PSH) with culturally specific supportive services from NAYA and the Native American Rehabilitation Association (NARA).

Planned outdoor spaces at Tistilal Village include a plaza, play area, seating and community gardens. Interior communal areas and supportive service offices will foster a trauma informed, community-focused setting for residents. The project site has direct bus access to the NAYA Family Center and three grocery stores within a short drive or bus ride. Charles Jordan Community Center, the 35-acre Columbia Park & Annex, and Portsmouth Park offering family-friendly playgrounds and sports fields are less than one mile away.

BUILDING PROFILE > PREDEVELOPMENT

5020 N Interstate

Building Profile

Project Type	New Construction
Location	Overlook / Interstate Corridor URA
Regulated Units	63
PSH Units	-
Total Units	63
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	17
1-Bedroom	15	40% AMI	-
2-Bedroom	23	50% AMI	-
3-Bedroom	25	60% AMI	46
4-Bedroom	-	80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$31,415,000
Portland Housing Bureau	\$9,216,838

Development Team

Community Development Partners (CDP), Sponsor
 Self Enhancement, Inc. (SEI), Sponsor / Service Provider
 Carleton Hart Architecture, Architect
 LMC Construction & ALMAR Contracting,
 General Contractor



Community Development Partners and Self-Enhancement, Inc. are building 64 units of affordable family housing in Overlook with priority to displaced or longtime residents of North/Northeast Portland under the City's Preference Policy.

Located in the Overlook neighborhood in the Interstate Corridor URA, 5020 N Interstate is a PHB-owned parcel offered through the M-BOS. The project offering included permit-ready designs for a 64-unit family-focused development. Community Development Partners (CDP) and Self-Enhancement, Inc. (SEI) have partnered as co-owners/developers to engage and serve the BIPOC community, furthering the goals of the N/NE Preference Policy to redress historical displacement and harmful urban renewal practices. The project will serve 18 households at 30% and includes 48 family-sized units to meet the needs of large families in North and Northeast Portland. Notably, the 30% AMI units are distributed proportionately among the unit types to ensure families have access to appropriately sized units. SEI's onsite resident services coordinator will assist tenants with navigating social services and accessing other community resources.

Amenities include a small community garden, outdoor play area and courtyard, bike storage, and onsite parking spaces. Approximately 2,500 square feet of neighborhood-serving commercial space will be located on the ground floor. 5020 N Interstate is within walking distance of two MAX stations and frequent-service bus lines #72 to Clackamas Town Center and #4 to Downtown Portland. Patton Square City Park is three blocks north of the site; a range of grocery stores, Providence Medical Group, and Kaiser Permanente are all in close proximity.

PORTLAND HOUSING BUREAU
 NORTH / NORTHEAST NEIGHBORHOOD
 HOUSING STRATEGY

BUILDING PROFILE > PREDEVELOPMENT

Albina One

Building Profile

Project Type	New Construction
Location	Eliot / Interstate Corridor URA
Regulated Units	94
PSH Units	-
Total Units	94
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	32
1-Bedroom	40	40% AMI	-
2-Bedroom	37	50% AMI	-
3-Bedroom	17	60% AMI	62
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$49,117,000
Portland Housing Bureau	\$13,752,107

Development Team

Albina Vision Trust, Sponsor
 Edlen & Co, Developer
 POIC + RAHS, Service Provider
 LEVER Architecture, Architect
 Colas Construction, General Contractor



Albina Vision Trust and Edlen & Co. will develop 94-units of family-focused affordable housing with priority to displaced or longtime residents of North/Northeast Portland under the City's Preference Policy.

Designed to counter the intentional displacement of Black people from the neighborhood due to urban renewal, freeway siting, and long-term gentrification, the mix of one, two and three-bedroom units will serve young Portlanders, notably those that work in the trades. POICS + RAHS (Portland Opportunities Industrialization Center + Rosemary Anderson High School) will support residents with culturally specific education, mentoring, family outreach, employment training, and career placement services for Black and BIPOC households.

Amenities at Albina One will include community rooms on the ground and top floors, on-site property management offices, secure bike parking, an outdoor plaza with garden and play areas, and 16 parking spaces. Tenants will have access to multimodal transportation options including TriMet Rose Quarter Transit Station, the streetcar, frequent-service bus lines, I-5, and bike share stations. The project is less than one mile from a grocery store and other commercial activities; also nearby are the Willamette River, Harriet Tubman Middle School, Dawson Park, Lillis Albina Park, and several churches with historic ties to Portland's Black community.

BUILDING PROFILE > IN CONSTRUCTION

Hattie Redmond Apartments

Building Profile

Project Type	New Construction
Location	Kenton
Regulated Units	60
PSH Units	60
Total Units	60
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	60	30% AMI	60
1-Bedroom	-	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	\$21,515,000
Portland Housing Bureau	\$4,603,770

Development Team

Home Forward, Sponsor
 SERA, Architect
 Bremik Construction, General Contractor
 Urban League, Service Partner



Home Forward's Hattie Redmond Apartments, formerly called the Baldwin, will provide 60 affordable units in Kenton for people exiting homelessness.

The Kenton neighborhood is also part of Albina, the historic center of Portland's Black/African American community. All units in the building will be permanent supportive housing (PSH) targeted to individuals who have experienced homelessness and request culturally specific services for African Americans, with the goal of reconnecting displaced residents to the Albina community.

Project amenities include a community room, laundry facilities, bike storage, common kitchen and pantry, outdoor plaza, dog run, and rooftop terrace. Tenants will also benefit from on-site property management and client-centered supportive services provided by Urban League and Home Forward. Hattie Redmond Apartments is located directly on the Yellow MAX line to Downtown Portland and two blocks from frequent service bus options; a full-service grocery store and Kenton neighborhood center are also within walking distance.

BUILDING PROFILE > IN CONSTRUCTION

Waterleaf

Building Profile

Project Type	New Construction
Location	South Waterfront
Regulated Units	176
PSH Units	20
Total Units	178
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	61	30% AMI	20
1-Bedroom	67	40% AMI	-
2-Bedroom	32	50% AMI	-
3-Bedroom	18	60% AMI	156
4-Bedroom	-	80% AMI	-
		Unrestricted	2

AMI = Area Median Income

Estimated Development Cost

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

Development Team

BRIDGE Housing, Sponsor
 Ankrom Moisan, Architect
 Walsh Construction, General Contractor



Waterleaf, formerly called RiverPlace Parcel 3 Phase 2, 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 Waterleaf 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 Tilikum Crossing, a bike/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 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 > IN CONSTRUCTION

3000 Powell

Building Profile

Project Type	New Construction
Location	Creston-Kenilworth
Regulated Units	206
PSH Units	30
Total Units	206
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	123	30% AMI	68
1-Bedroom	18	40% AMI	-
2-Bedroom	59	50% AMI	-
3-Bedroom	6	60% AMI	138
4-Bedroom	-	80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$87,044,000
Portland Housing Bureau	\$33,063,000

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.

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 > IN CONSTRUCTION

Anna Mann House

Building Profile

Project Type	New Construction/Rehabilitation
Location	Kerns
Regulated Units	128
PSH Units	12
Total Units	128
Status	Under Construction

Bedroom Size	No.	Affordability	No.
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	\$57,368,000
Portland Housing Bureau	\$20,544,000

Development Team

Innovative Housing, Inc., Sponsor
 Silco, General Contractor
 IRCO, Service Partner
 New Narrative, 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. The Portland Housing Bond-funded 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 an area packed with supportive amenities, 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 Hollywood 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. New Narrative, 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. The Anna Man House redevelopment is targeted for completion in three distinct phases: the South Addition in mid-winter 2023, the East Addition in late-winter 2023, and the existing Anna Mann House in early spring 2023.

Portland's Housing Bond

Investing Together in Affordable Homes

BUILDING PROFILE > IN CONSTRUCTION

The Aurora

Building Profile

Project Type	New Construction
Location	Glenfair
Regulated Units	93
PSH Units	16
Total Units	93
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	31
1-Bedroom	47	40% AMI	-
2-Bedroom	33	50% AMI	-
3-Bedroom	13	60% AMI	62
4-Bedroom	-	80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$39,567,000
Portland Housing Bureau	\$14,926,500

Development Team

- Human Solutions, Sponsor
- Edlen & Co., Development Consultant
- Colas Construction, General Contractor
- Lifeworks NW, Service Partner



The 93-unit Aurora (formerly Stark Family Housing) from Human Solutions under construction in the Glenfair neighborhood of outer East Portland.

This project by Human Solutions will use a Housing First model providing permanent housing for people experiencing homelessness with intensive on- site support and clinical services. The Aurora 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 > IN CONSTRUCTION

Cathedral Village

Building Profile

Project Type	New Construction
Location	Cathedral Park
Regulated Units	110
PSH Units	8
Total Units	110
Status	Construction

Bedroom Size	No.	Affordability	No.
Studio	17	30% AMI	37
1-Bedroom	37	40% AMI	-
2-Bedroom	45	50% AMI	-
3-Bedroom	11	60% AMI	73
4-Bedroom	-	80% AMI	-

Unrestricted -

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$38,060,000
Portland Housing Bureau	\$15,969,750

Development Team

Related Northwest, Sponsor
 Catholic Charities, Sponsor / Service Partner
 MWA Architects, 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.

The Portland Housing Bond-funded 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 > IN CONSTRUCTION

Crescent Court Apartments

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	138
PSH Units	7
Total Units	138
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	28	30% AMI	46
1-Bedroom	40	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	23	60% AMI	92
4-Bedroom	-	80% AMI	-

Unrestricted -

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$43,103,000
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.

Funded by the Portland Housing Bond, 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

BUILDING PROFILE > IN CONSTRUCTION

Emmons Place

Building Profile

Project Type	New Construction/Rehabilitation
Location	Northwest
Regulated Units	144
PSH Units	48
Total Units	146
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	144	30% AMI	78
1-Bedroom	2	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	66
4-Bedroom	-	80% AMI	-

Unrestricted 2

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$49,811,000
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 using Portland Housing Bond funds 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). Emmons Place is targeted for completion in two phases: the South Building in late fall 2022, and the North Building in early winter 2023.

Portland's Housing Bond

Investing Together in Affordable Homes

BUILDING PROFILE > IN CONSTRUCTION

Hayu Tilixam

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	50
PSH Units	9
Total Units	50
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	8	30% AMI	17
1-Bedroom	22	40% AMI	-
2-Bedroom	11	50% AMI	11
3-Bedroom	9	60% AMI	22
4-Bedroom	-	80% AMI	-

Unrestricted -

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$19,788,000
Portland Housing Bureau	\$7,971,500

Development Team

Community Development Partners, Sponsor

Native American Youth and 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 Bond-funded 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 > IN CONSTRUCTION

The Joyce

Building Profile

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

Bedroom Size	No.	Affordability	No.
Efficiency/SRO	66	30% AMI	66
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
SRO = Single-Room Occupancy		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$21,088,595*
Portland Housing Bureau	\$7,152,500

* excludes value of donated site

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



The Joyce, from Community Partners for Affordable Housing, is a redevelopment project in Downtown Portland providing 66 units for people exiting homelessness.

Using Portland Housing Bond funds, a complete renovation of The Joyce 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 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 ground floor will be reconfigured with community-serving spaces including a clinic room, offices for service providers, a community room, mail and laundry areas, and resident lobby. Above will be three stories of SRO-style units and restrooms.

Portland's Housing Bond

Investing Together in Affordable Homes

BUILDING PROFILE > IN CONSTRUCTION

Las Adelitas

Building Profile

Project Type	New Construction
Location	Cully
Regulated Units	141
PSH Units	18
Total Units	142
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	15	30% AMI	55
1-Bedroom	29	40% AMI	-
2-Bedroom	72	50% AMI	-
3-Bedroom	26	60% AMI	86
4-Bedroom	-	80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$58,381,000
Portland Housing Bureau	\$15,020,934

Development Team

Hacienda CDC, Sponsor
 Salazar Architect, Architect
 LMC, General Contractor
 Cascadia Behavioral Healthcare, Service Partner
 Familias En Accion, 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 Bond-funded 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 > IN CONSTRUCTION

The Starlight

Building Profile

Project Type	New Construction
Location	Old Town/Chinatown
Regulated Units	100
PSH Units	70
Total Units	100
Status	Under Construction

Bedroom Size	No.	Affordability	No.
Studio	100	30% AMI	92
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	8
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	7

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$ 33,817,000
Portland Housing Bureau	\$17,037,777

Development Team

TBD



Central City Concern is using Portland Housing Bond funds to develop The Starlight 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 Starlight'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

BUILDING PROFILE > IN CONSTRUCTION

Powellhurst Place

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	65
PSH Units	TBD
Total Units	65
Status	Pre-Development

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	13
1-Bedroom	19	40% AMI	-
2-Bedroom	46	50% AMI	-
3-Bedroom	-	60% AMI	51
4-Bedroom	-	80% AMI	-
		Unrestricted	1
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$23,670,000
Portland Housing Bureau	\$8,821,159

* excludes value of donated site

Development Team

Northwest Housing Alternatives, Sponsor
DAO Architecture, Architect
LMC Construction, General Contractor



Northwest Housing Alternatives’ (NHA) Powellhurst Place development will create 65 units for low-income families and those exiting homelessness in the Powellhurst-Gilbert neighborhood.

Forty-six of the units will be two-bedroom apartments targeting families, and NHA is seeking opportunities to include permanent supportive housing (PSH) units for people experiencing or at risk of homelessness. Planned amenities include a community room, playground and landscaped courtyard, secure bike parking, Energy Star appliances, and ductless mini-split heating/cooling. Tenants will also benefit from on-site property management and client-centered supportive services provided by Northwest Housing Alternatives and one or more nonprofit community partners. The project will pursue a Gold level certification through the Earth Advantage Multifamily program.

Located on SE 122nd Avenue, Powellhurst Place is adjacent to TriMet bus lines #10 and #73. Line #73 offers frequent service between the Parkrose/Sumner Transit Center (connecting with MAX Green, Red and Blue lines) and Foster and 94th (with connections to MAX Green line). A few blocks south is the Springwater Corridor Trail, offering close-by open space for cyclists and pedestrians, with access to Gresham to the east and inner Southeast Portland to the west.

BUILDING PROFILE > OPEN

72Foster

Building Profile

Project Type	New Construction
Location	Mt. Scott-Arleta/Foster-Powell
Regulated Units	101
PSH Units	-
Total Units	101
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	66	30% AMI	20
1-Bedroom	14	40% AMI	-
2-Bedroom	12	50% AMI	-
3-Bedroom	9	60% AMI	81
4-Bedroom	-	80% AMI	-

Unrestricted

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$22,926,442
Portland Housing Bureau	\$5,766,360

Development Team

REACH CDC, Sponsor
Holst, Architect
Housing Development Center, Consultant
LMC, General Contractor



REACH CDC developed 72Foster to bring 101 units of affordable intergenerational housing to Southeast Portland.

With a mix of studio to three- bedroom unit sizes, the 101 units are tailored to meet the needs of intergenerational families in Southeast Portland. The project team partnered with the Asian Health and Service Center (AHSC), located in nearby Lents town center, to include Asian seniors and families in affirmative marketing and outreach efforts. Twenty (20) units have Project-Based Section 8 rental assistance from Home Forward.

Project amenities at 72Foster include 32 surface spaces tucked under and behind the building, bike parking, laundry rooms, a top- floor lounge with open terrace, community room with kitchen, and sizeable courtyard. In addition, the project is a few blocks from the Mt. Scott Community Center/Park and three-quarters of a mile from the Eastport Shopping Plaza. TriMet serves the site with the #14 frequent service bus line; the #10 and #17 lines are also nearby.

BUILDING PROFILE > OPEN

Blackburn Center

Building Profile

Project Type	New Construction
Location	Hazelwood
Regulated Units	124
PSH Units	-
Total Units	124
Status	Completed

Bedroom Size*	No.	Affordability	No.
SRO	90	30% AMI	-
Studio	34	40% AMI	-
1-Bedroom	-	50% AMI	45
2-Bedroom	-	60% AMI	79
3-Bedroom	-	80% AMI	-
4-Bedroom	-	Unrestricted	-

SRO = Single-Room Occupancy

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$24,626,280
Portland Housing Bureau	\$1,700,000

Development Team

Central City Concern, Sponsor / Service Provider

Ankrom Moisan, Architect

Walsh Construction, General Contractor



Central City Concern's Blackburn Center combines 124 units of affordable housing with an on-site clinic and services for medical and mental health and recovery.

Blackburn Center was developed by Central City Concern (CCC) in the heart of East Portland adjacent to the East 122 Ave MAX light rail station. The project consists of 112,000 square feet of new construction which includes a 34,000 square foot healthcare clinic, 51 recuperative care beds, and 124 units of special needs housing, with a focus on medical and mental health care and substance use disorder recovery.

The Blackburn building is designed with two parts. Condo A includes 124 affordable apartments, of which 90 are SRO (single resident occupancy) units and 34 are studios. All units are leased to individuals with incomes from 0-60% AMI who are exiting or at risk of homelessness and suffering from mental health and/or addiction issues. Residents receive intensive case management provided by Central City Concern. Condo B contains the medical clinic and 51 beds for recuperative care targeted to individuals experiencing mental health issues.

BUILDING PROFILE > OPEN

Carolyn Gardens

Building Profile

Project Type	Acquisition/Rehabilitation
Location	Buckman
Regulated Units	12
PSH Units	-
Total Units	12
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	4	60% AMI	12
4-Bedroom	8	80% AMI	-

Unrestricted

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$2,083,000
Portland Housing Bureau	\$150,000

Development Team

Human Solutions, Owner / Developer
 STACK Architecture, Architect
 Colas Construction Inc., General Contractor
 Dalla Terra, Construction Management Consultant
 Principle Management, Property Management



Human Solutions renovated Carolyn Gardens to preserve 12 units of affordable family housing in Hazelwood.

Carolyn Gardens is a 12-unit property providing family-sized housing on SE Division Street, at the border of Hazelwood and Powellhurst-Gilbert. The project consists of four 3-bedroom and eight 4-bedroom units, all of which carry project-based Section 8 vouchers to serve very-low income families. Residents will benefit from high-capacity, frequent bus service through TriMet's Division Transit Project connecting outer Southeast Portland with Downtown.

Carolyn Gardens had struggled due to its small unit count, lack of amenities such as community or office space onsite for service delivery, several years of deferred maintenance, and significant construction defects. Funding from the Portland Housing Bureau allowed the owner/developer, Human Solutions, to undertake the needed rehabilitation to preserve this critically important family housing and leverage approximately \$1.9 million in other funding.

BUILDING PROFILE > OPEN

Findley Commons

Building Profile

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

Bedroom Size	No.	Affordability	No.
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

FALL
2021

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

All 35 units are Permanent Supportive Housing (PSH) targeting veterans that are homeless and individuals at risk of homelessness. Twenty (20) units serve veterans with severe mental health issues with rental subsidy from the HUD Veterans Affairs Support Housing (VASH) program. Do Good Multnomah provides PSH services including social work, case management, art therapy, wellness programs, and substance abuse counseling. Findley Commons has 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.

BUILDING PROFILE > OPEN

Fora Health Treatment Center

Building Profile

Project Type	New Construction
Location	Hazelwood
Regulated Units	10
PSH Units	-
Total Units	70
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	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

Fora Health / De Paul Treatment Centers,
Sponsor / Service Provider

Edlen & Co., Development Consultant

Holst Architects, Architect

R & H Construction, General Contractor



Fora Health, formerly DePaul Treatment Centers, has completed a new 70-bed facility in outer Southeast Portland for its alcohol and drug use treatment programs.

Fora Health's treatment facility in outer Southeast Portland provides a new setting for its alcohol and drug use education and treatment programs. The two-story development offers 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 includes 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).

BUILDING PROFILE > UNDER CONSTRUCTION

Cedar Commons

Building Profile

Project Type	New Construction
Location	Powellhurst-Gilbert
Regulated Units	60
PSH Units	40
Total Units	60
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	60	30% AMI	40
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	20
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project 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, provides 60 affordable units targeted to people exiting homelessness.

Related Northwest and Central City Concern have completed Cedar Commons, a 60-unit new construction project in the Powellhurst-Gilbert neighborhood of Southeast Portland. 40 Permanent Supportive Housing (PSH) units at Cedar Commons house chronically homeless individuals and people at risk of homelessness with services provided by Central City Concern. Ten of the PSH units are targeted to individuals with severe mental health issues. Cedar Commons has 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 also benefit from nearby public amenities including Midland Library, Ventura Park, the East Portland Community Center, and transit options.

BUILDING PROFILE > OPEN

Gladstone Square / Multnomah Manor

Building Profile

Project Type	Rehabilitation
Location	Powellhurst-Gilbert / Montavilla
Regulated Units	101
PSH Units	-
Total Units	102
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	24
1-Bedroom	24	40% AMI	-
2-Bedroom	54	50% AMI	59
3-Bedroom	23	60% AMI	18
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$18,184,937
Portland Housing Bureau	\$1,000,000

Development Team

Home Forward, Sponsor
 MWA Architects, Architect
 LMC, General Contractor
 Quantum Residential, Property Management



Home Forward renovated Gladstone Square and Multnomah Manor, two family-focused properties in Northeast and Southeast Portland, to preserve affordable housing and prevent the displacement of low-income households.

Gladstone Square and Multnomah Manor are two existing affordable housing projects owned by Home Forward that required extensive renovation. Both projects house a high number of large, low-income families and are in neighborhoods that are at risk of gentrification and displacement of low-income residents. Home Forward completed rehabilitation work to preserve the properties as safe, affordable, family-focused housing.

Gladstone Square is a garden style 48-unit wood frame development constructed in 1997. It is located in the Powellhurst-Gilbert neighborhood and features a mix of flats and townhome-style apartments, some with patios. The project has 24 units restricted at 60% AMI and 24 units at 30% AMI, including 12 three-bedroom and 36 two-bedroom units. The property has a community room, laundry facilities, a playground, and parking, and is just over a half-mile from a hardware store and full-service grocery, among other retail and services.

Multnomah Manor is located in the Montavilla Neighborhood and was constructed in 1969. The project has 53 one, two and three-bedroom apartments serving households earning up to 50% AMI. Amenities include laundry facilities, a playground, picnic area, and parking. The site provides access to nearby freeways and public transportation, including the MAX Light Rail and bus lines. Thirty households earning less than 30% AMI receive rent subsidy via project-based Section 8 vouchers.

BUILDING PROFILE > IN CONSTRUCTION

Kenton Townhomes

Building Profile

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

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	15	50% AMI	-
3-Bedroom	15	60% AMI	11
4-Bedroom	-	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 > OPEN

Hawthorne East Apartments

Building Profile

Project Type	Acquisition/Rehabilitation
Location	Buckman
Regulated Units	70
PSH Units	10
Total Units	71
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	-	30% AMI	70
1-Bedroom	70	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	\$16,206,329
Portland Housing Bureau	\$1,250,000

Development Team

Northwest Housing Alternatives, Sponsor



At Hawthorne East in inner Southeast Portland, Northwest Housing Alternatives has preserved 70 affordable homes for seniors and adults with special needs.

Hawthorne East is the final project in Portland's "11 x 13" preservation campaign to preserve 11 buildings with expiring federal Section-8 contracts and mortgages. Under the 11 x 13 preservation initiative, this 71-unit, at-risk building was acquired by Northwest Housing Alternatives in 2013 using short-term financing and a three-year extension of the expiring rent assistance contract, followed by low-income housing tax credits (LIHTC) for acquisition and renovation and a new 20-year rent assistance contract from HUD. The 70 affordable units are targeted to seniors 62+ and adults with special needs.

Located in amenity rich Buckman, residents have access to a range of shopping and services along Hawthorne Boulevard and the surrounding neighborhood. Colonel Summers Park is six blocks away and the project is just across the street from the historic Ladd's Addition area. Project amenities include a community room, onsite laundry facilities, and onsite parking.

BUILDING PROFILE > OPEN

Hazel Heights

Building Profile

Project Type	New Construction
Location	Hazelwood
Regulated Units	153
PSH Units	20
Total Units	153
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	8
1-Bedroom	92	40% AMI	-
2-Bedroom	61	50% AMI	30
3-Bedroom	-	60% AMI	115
4-Bedroom	-	80% AMI	-

Unrestricted -

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$29,197,817
Portland Housing Bureau	\$9,700,000

Development Team

Central City Concern, Sponsor /
Developer / Property Manager

Ankrom Moisan Architects, Architect
Team Construction, General Contractor



Hazel Heights is Central City Concern's 153-unit affordable housing development in Hazelwood.

Hazel Heights offers 153 units of low-barrier, affordable housing in East Portland and is the first of three apartment communities planned citywide as part of Central City Concern's Housing is Health initiative in collaboration with six major Oregon healthcare organizations. The project targets at-risk populations currently moving from Central City Concern's transitional housing and graduating from their recovery/job training programs, including formerly homeless individuals and families.

The project benefits from proximity to public amenities such as Midland Library, Ventura Park, the East Portland Community Center, and mass transit. There are 92 one-bedroom units, and 61 two-bedroom units at Hazel Heights.

Amenities include an on-site management office, ground-floor laundries in each of the two buildings, a community room with three offices for social services, an outdoor children's play area, a solar array, on-site parking spaces and 161 bicycle stalls.

BUILDING PROFILE > OPEN

The Henry

Building Profile

Project Type	Preservation
Location	Downtown
Regulated Units	172
PSH Units	-
Total Units	173
Status	Completed

Bedroom Size	No.	Affordability	No.
SRO	172	30% AMI	172
Studio	1	40% AMI	-
1-Bedroom	-	50% AMI	-
2-Bedroom	-	60% AMI	-
3-Bedroom	-	80% AMI	-
SRO = Single-Room Occupancy		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project 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 173-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.

BUILDING PROFILE > OPEN

Hill Park Apartments

Building Profile

Project Type	New Construction
Location	South Portland
Regulated Units	39
PSH Units	-
Total Units	39
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	17	30% AMI	14
1-Bedroom	22	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	25
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$10,785,195
Portland Housing Bureau	\$3,200,000

Development Team

Central City Concern, Sponsor / Property Manager

Carleton Hart Architecture, Architect

Colas Construction, General Contractor

Edlen & Co., Project Manager



Central City Concern's Hill Park Apartments in South Portland provides 39 affordable units with convenient access to transit and services.

Hill Park Apartments is located in the mixed residential and commercial neighborhood of Lair Hill, in South Portland. The 39-unit, three story apartment building is half a mile from the Portland Streetcar and MAX Orange Line stops and on several TriMet bus lines. Situated near the South Waterfront district, downtown, and Portland State University, the site offers convenient access to parks, shopping, retail, supportive services, schools and medical facilities.

Amenities include an elevator, lobby, community lounge, leasing office, common restroom, laundry facilities, secure access, 8 surface parking spaces, and 43 bicycle spaces. The project was built to Earth Advantage Gold standards. 17 units are studios and the remaining 22 are one-bedroom units. Rents for 10 units are supported with Project Based Section 8 rental assistance vouchers.

BUILDING PROFILE > OPEN

Lents Commons

Building Profile

Project Type	New Construction
Location	Lents
Regulated Units	16
PSH Units	-
Total Units	54
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	3	30% AMI	-
1-Bedroom	36	40% AMI	-
2-Bedroom	6	50% AMI	-
3-Bedroom	9	60% AMI	16
4-Bedroom	-	80% AMI	-
		Market Rate	38

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$16,565,025
Portland Housing Bureau	\$1,520,000

Development Team

Prosper Portland, Sponsor / Developer

Hacker Architects, Architect

Bremik Construction, General Contractor



Lents Commons offers 16 affordable apartments along with market-rate housing and retail space in the Lents Town Center.

Lents Commons joins a host of new developments revitalizing the Lents-Foster neighborhood and contributing to a vibrant, active town center. A joint project by Prosper Portland and the Portland Housing Bureau, Lents Commons is a four-story, 65,500 square-foot building with 38 units of market-rate housing, 16 units of affordable housing, and approximately 7,500 square feet of ground-floor retail space. Apartments range in size from studios to three-bedroom units and residents have access to parking spaces, an outdoor courtyard, storage units, and bike parking. Half of the retail space is reserved for Prosper Portland's Affordable Commercial Tenanting Program.

Lents Commons achieved LEED Gold certification with features that include high-performance Energy Star appliances, LED lighting, and energy efficient heating and cooling strategies. The project's location in the Lents Town Center provides convenient access to a range of community amenities including retail and services, Lents Park, the MAX Green Line station, the I-205 Multi-Use Path, and three TriMet bus lines.

BUILDING PROFILE > OPEN

Louisa Flowers

Building Profile

Project Type	New Construction
Location	Lloyd District
Regulated Units	240
PSH Units	-
Total Units	240
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	88	30% AMI	20
1-Bedroom	109	40% AMI	-
2-Bedroom	43	50% AMI	3
3-Bedroom	-	60% AMI	217
4-Bedroom	-	80% AMI	-

Unrestricted 1
AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$73,770,000
Portland Housing Bureau	\$5,100,000 + Land
Multnomah County	\$500,000

Development Team

Home Forward, Sponsor
LEVER Achitecture & LRS Architect, Architects
O'Neill/Walsh, General Contractor



Home Forward’s mixed-use, 240-unit Louisa Flowers project, located in the amenity-rich Lloyd District, is the largest affordable housing building completed in Portland in five decades.

The 12-story project on NE Grand Ave takes advantage of the location’s high-amenity surroundings, including proximity to the Convention Center, transit (MAX, streetcar, and frequent service buses), and employment centers.

Through a partnership with Multnomah County, the Gateway Center, and other agencies, the Domestic Violence Coordinated Access system works with Home Forward to offer housing placement and retention support to 20 women at risk of homelessness. Residents of the Louisa Flowers receive self-sufficiency services including credit repair, job placement, employment referrals, and home- buying education through Home Forward’s GOALS program.

The development includes first-floor retail with outdoor seating along NE Grand Ave to enhance the streetscape and commercial vitality of the district. Retail space is targeted to businesses serving residents, travelers, and workers in the surrounding area. Additional project features include a mailroom, conference rooms, laundry facilities, bike storage, small outdoor courtyard, and top-floor resident lounge with full kitchen. The building meets LEED Gold certification.

Photo courtesy: Jeremy Bitterman

BUILDING PROFILE > OPEN

Medford

Building Profile

Project Type	Rehabilitation
Location	Old Town
Regulated Units	60
PSH Units	-
Total Units	61
Status	Completed

Bedroom Size	No.	Affordability	No.
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 renovated 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 focused on the Medford's immediate needs to extend the life of the building. 30 of the units are transitional housing 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).

BUILDING PROFILE > OPEN

New Meadows

Building Profile

Project Type	New Construction
Location	Portsmouth
Regulated Units	14
PSH Units	-
Total Units	15
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	10	30% AMI	-
1-Bedroom	5	40% AMI	-
2-Bedroom	-	50% AMI	14
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$2,732,922
Portland Housing Bureau	\$1,377,173

Development Team

Bridge Meadow, Sponsor
 Carleton Hart Architecture, Architect
 Walsh Construction, General Contractor
 New Avenues for Youth, Service Provider



New Meadows offers 14 units of transitional housing in Portsmouth for young people who have aged out of foster care.

New Meadows at the Dorothy Lemelson House is a newly constructed two-story property in Portsmouth with 15 rental units, including 10 studios and 5 one-bedroom units. Developed by Bridge Meadows in partnership with New Avenues for Youth (NAFY), New Meadows serves as transitional housing for young people ages 17-21 who have aged out of the foster care system. One apartment is a non-restricted unit for a NAFY counselor, with the remaining units reserved for households earning up to 50% AMI. NAFY will provide skill-building training, educational resources, and case management to assist residents with goal achievement.

Amenities at New Meadows include a community room, community kitchen, laundry room, and interior and exterior bike racks. The site is less than 0.5 mile from groceries, pharmacies, restaurants, and other shopping and services, and within blocks of two bus stops that provide frequent bus service. The project is also located one block away from the Bridge Meadows North Portland family housing community, which allows for intergenerational connections between New Meadows and Bridge Meadows residents.

BUILDING PROFILE > OPEN

The Nick Fish

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	52
PSH Units	-
Total Units	52
Status	Completed

Bedroom Size	No.	Affordability	No.
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, Sponsor / Property Manager

Edlen & Co., Consultant

Holst Architects, Architect

LMC Construction, General Contractor



Human Solutions, Inc. has opened 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 has 75 units. The development consists of a six-story residential building with mixed-income housing units and community and retail spaces, and a two-story commercial building containing office and retail space.

Property amenities include a computer room, 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 are only for the 52 affordable units at 60% AMI or below.

BUILDING PROFILE > OPEN

Oak Leaf Mobile Home Park

Building Profile

Project Type	Acquisition/Rehabilitation
Location	Cully
Regulated Units	22
PSH Units	-
Total Units	22
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	22	50% AMI	-
3-Bedroom	-	60% AMI	22
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$5,269,585
Portland Housing Bureau	\$3,213,319

Development Team

St Vincent de Paul, Sponsor / Developer
 Bergsund, DeLaney Architecture and Planning, Architect
 Meili Construction, General Contractor



St. Vincent de Paul has purchased the Oak Leaf Mobile Home Park to preserve 22 affordable homes in Cully.

St. Vincent de Paul and non-profit coalition Living Cully, in partnership with the City of Portland, have completed the acquisition and rehabilitation of Oak Leaf Mobile Home Park, located in Northeast Portland's Cully neighborhood. This project was financed by the Housing Bureau at the request of City Council after Oak Leaf residents discovered that the owner was selling the park in 2016. The Oak Leaf originally contained 34 total spaces, of which 27 were occupied at the time of an initial census. Due to safety and zoning, the site only allowed for 22 units following park improvements.

The Oak Leaf project was completed in two phases: first, acquisition of the park to preserve its affordability, followed by rehabilitation to improve onsite environmental conditions, complete major infrastructure requirements including electrical and sewer work, and remediate traffic flow inside the park. St. Vincent de Paul serves the long-term owner and operator of this low-income rental community. The Oak Leaf is the first mobile home park in Portland to be owned by a non-profit organization for preservation as affordable housing.

BUILDING PROFILE > OPEN

Oliver Station

Building Profile

Project Type	New Construction
Location	Lents
Regulated Units	125
PSH Units	6
Total Units	145
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	-	30% AMI	6
1-Bedroom	48	40% AMI	-
2-Bedroom	78	50% AMI	-
3-Bedroom	-	60% AMI	119
4-Bedroom	-	80% AMI	-
SRO = Single-Room Occupancy		Unrestricted	1
		Market Rate	19
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$55,539,135
Portland Housing Bureau	\$13,262,131

Development Team

Palindrome Communities, Sponsor / Developer

Ankrom Moisan Architects, Architect

Urban Edge Builders Inc., General Contractor



Developed by Palindrome Communities, Oliver Station adds 125 units of affordable, transit-oriented housing to the Lents Town Center.

With its two five-story midrise buildings and a one-story retail building, Oliver Station marks the first major mixed-use development in southeast Portland's Lents Town Center area. Together with a slate of new developments including Lents Commons, the Woody Guthrie, and the Asian Health Services Center, Oliver Station is helping to create a vibrant, active center in the Lents neighborhood.

Of the building's one- and two-bedroom apartments, 125 are designated affordable up to 60% AMI, including six units set aside for households earning up to 30% AMI. Property amenities include a community room, a computer room, bike storage, a fitness center, a courtyard, a rooftop terrace in the West Block, a rooftop plaza on the East Block, central laundry rooms, parking, and electric vehicle charging stations. The development includes 29,000 square feet of ground floor commercial space and is located near Lents Park, the I-205 Multi-Use Path, the MAX Green Line station, and three TriMet bus lines, among other Lents Town Center amenities.

BUILDING PROFILE > OPEN

Orchards of 82nd

Building Profile

Project Type	New Construction
Location	South Tabor
Regulated Units	48
PSH Units	-
Total Units	48
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	12
1-Bedroom	33	40% AMI	-
2-Bedroom	12	50% AMI	30
3-Bedroom	3	60% AMI	5
4-Bedroom	-	80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$15,831,178
Portland Housing Bureau	\$1,857,307

Development Team

ROSE CDC, Sponsor

SERA Architects, Architect

O'Neill/Walsh Construction Company, General Contractor

Cascade Management Inc., Property Manager



Rose CDC's Orchards of 82nd, a 48-unit housing project and multicultural community space, addresses gentrification and displacement in Southeast Portland's Jade District.

Rose Community Development Corporation (Rose CDC) developed Orchards of 82nd, a 48-unit mixed-use development, on a site acquired by Metro in the South Tabor neighborhood. Located within Southeast Portland's Jade District, the Orchards project aims to prevent displacement of low-income residents caused by gentrification. More than 5,000 square feet of ground-floor commercial space houses the Asian Pacific Network of Oregon (APANO) offices and a multicultural community space for events, social services, and job training. Tenants are also served by Rose CDC's Baby Booster initiative to address child health disparities.

Project amenities include a small private courtyard, playground, on-site sheltered parking for cars and bikes, laundry facilities, a community room with a kitchenette, and on-site property management. Orchards of 82nd is located two blocks from a full-service grocery store, one-third of a mile from Harrison Park, and near numerous shops and services along 82nd Avenue and SE Division. The Division Transit Project, Trimet's first high-capacity bus line, will serve this location with a nearby station.

BUILDING PROFILE > OPEN

St. Francis Park

Building Profile

Project Type	New Construction
Location	Central Eastside
Regulated Units	105
PSH Units	-
Total Units	106
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	77	30% AMI	10
1-Bedroom	28	40% AMI	-
2-Bedroom	1	50% AMI	66
3-Bedroom	-	60% AMI	29
4-Bedroom	-	80% AMI	-

Unrestricted 1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$19,640,734
Portland Housing Bureau	\$6,500,000

Development Team

Catholic Charities/Caritas Housing
and Home Forward, Sponsors

Home Forward Development Enterprises, Developer

MWA Architects, Architect

O'Neill/Walsh Community Builders, General Contractor



Catholic Charities and Home Forward developed St. Francis Park to provide 105 affordable units in inner Southeast Portland.

The St. Francis Park Apartments, located in the Buckman neighborhood in the Central Eastside, provides new affordable housing in a high opportunity location with easy access to employment, transportation, and other amenities. The project by Catholic Charities/Caritas Housing and Home Forward offers 105 affordable residential units including 20 units reserved for households at risk of homelessness and five units for individuals escaping domestic violence. All units will serve households earning no more than 60% AMI, with 10 set aside for very low-income households earning up to 30% AMI.

The apartments comprise the full block between SE 11th and 12th Avenues with SE Oak St. to the north and SE Stark to the south, within a quarter mile of several frequent service bus lines and close to a specialty grocery, bakery, and hardware store. The project includes a large community room, outdoor space, and a resident services office. Adjacent to the site is Francis and Clare Commons, a pedestrian street offering green space and a large central open plaza.

The property was formerly owned by St. Francis of Assisi Parish of the Catholic Archdiocese, which made the development possible through its decision to sell the land at favorable terms.

Photo credit: MWA Architects

BUILDING PROFILE > OPEN

Woody Guthrie Place

Building Profile

Project Type	New Construction
Location	Lents
Regulated Units	64
PSH Units	-
Total Units	64
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	-	30% AMI	16
1-Bedroom	39	40% AMI	-
2-Bedroom	16	50% AMI	-
3-Bedroom	9	60% AMI	-
4-Bedroom	-	80% AMI	21
		100% AMI	26
		Manager's Unit	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$17,384,434
Portland Housing Bureau	\$2,816,320

Development Team

Rose CDC, Sponsor / Developer
 Carleton Hart Architects, Architect
 Walsh Construction Company, General Contractor
 Cascade Management Inc, Consultant



Rose CDC's Woody Guthrie Place provides 64 units of affordable and workforce housing in the Lents Town Center.

Woody Guthrie Place is a mixed-income project developed by Rose CDC at 5728 SE 91st Street in the Lents Town Center. The elevator-serviced, 4-story building is approximately 64,000 square feet and includes a mix of one, two, and three-bedroom flats and townhomes. Sixteen (16) units are targeted to very low-income families with incomes at or below 30% AMI, with rents for 15 of the units supported by Project- Based Section 8 vouchers. The affordable units include four 1-bedroom units, seven 2-bedroom units, and five 3-bedroom units to serve a range of family sizes. The remaining 48 units are workforce housing funded by Prosper Portland and restricted to residents with incomes up to 80% and 100% AMI, and one unrestricted manager's unit.

The Woody Guthrie meets LEED Gold standards with features that include a large rooftop solar array and electric vehicle charging stations. Property amenities include a community room on the ground floor with a kitchenette, a fourth-floor lounge with a deck, common laundry facilities, secure bicycle storage, a children's play area, 28 parking spaces, and onsite property management. The site is in walking distance of the large Lents Park, MAX Green Line station, I-205 Multi-Use Path, and weekly Lents International Farmers Market. Other nearby amenities include the EastPort Plaza Shopping Center and the several TriMet bus lines.

BUILDING PROFILE > OPEN

The Vera

Building Profile

Project Type	New Construction
Location	South Waterfront
Regulated Units	203
PSH Units	30
Total Units	203
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	70	30% AMI	90
1-Bedroom	81	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	5	60% AMI	111
4-Bedroom	-	80% AMI	-

Unrestricted 2

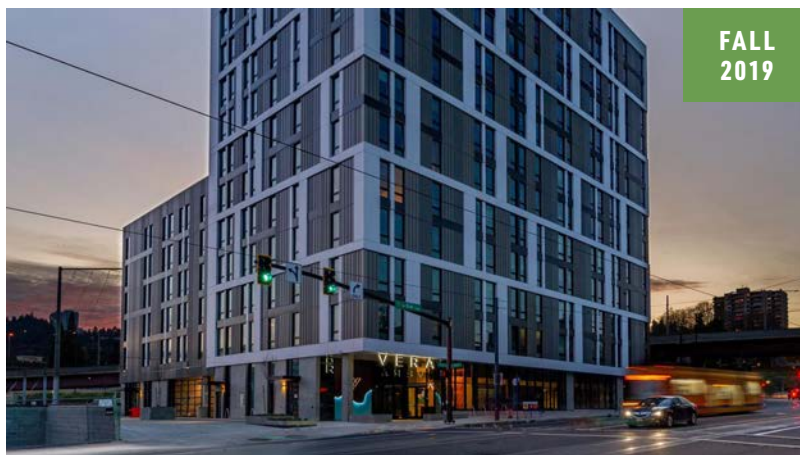
AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$15,831,000
Portland Housing Bureau	\$1,857,307

Development Team

Home Forward, Sponsor
 Holst Architects, Architect
 Colas Construction, General Contractor



Developed by BRIDGE Housing, the Vera brings 203 new affordable housing units to the South Waterfront.

The Vera is a new construction 203-unit affordable housing project developed by BRIDGE Housing in Portland's South Waterfront area. The project is located directly next to the Portland SW River Parkway/Moody streetcar stop and close to the MAX light rail line. Unique to the immediate area are Tilikum Crossing, the new bike/pedestrian/public transit bridge providing access to the close-in east side, and convenient access to the Oregon Health and Sciences University (OHSU) Waterfront and Marquam Hill campuses. The waterfront trail and Poet's Beach are approximately one block away.

The Vera's amenities include a community room with library and kitchen, resident services area, mail room, workroom and leasing office, community courtyard, play area, two laundry rooms, 75 underground parking spaces, and bicycle parking. 80 units are supported with rental assistance vouchers and 20 are permanent supportive housing for people who have experienced homelessness.

BUILDING PROFILE > OPEN

Vibrant!

Building Profile

Project Type	New Construction
Location	Pearl District
Regulated Units	92
PSH Units	20
Total Units	93
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	45
1-Bedroom	30	40% AMI	-
2-Bedroom	31	50% AMI	-
3-Bedroom	32	60% AMI	48
4-Bedroom	-	80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$35,842,665
Portland Housing Bureau	\$11,424,111

Development Team

Innovative Housing, Inc., Sponsor / Developer
 LRS Architecture and Salazar Architect, Architects
 Bremik Construction, General Contractor



Developed by Innovative Housing, Inc., Vibrant! adds 92 affordable units for low-income and formerly homeless households in the Pearl District.

Located at NW 14th and Raleigh, the Vibrant! Apartments provide safe, accessible, and affordable homes for individuals and families in the highly desirable Pearl District. Developed by Innovative Housing, Inc., the twelve-story tower maximizes density for the site, with 92 affordable units ranging in size from one to three bedrooms. Forty of the larger units have Project-Based Section 8 vouchers, including 20 permanent supportive housing units serving families exiting or at risk of homelessness.

The units at Vibrant! are linked to supportive services designed to meet basic needs, create a strong sense of community, access opportunities, and help residents use their housing as a foundation for success in all aspects of their lives. The building is designed to provide conveniences tailored to family needs, including an indoor/ outdoor play area, a partially covered outdoor courtyard, a laundry room with windows overlooking the play area, secure bike and vehicle parking, offices for services, and a roof deck. The Pearl District location offers convenient access to employment opportunities, shopping, services, transit, parks, and the waterfront greenway.

Photo credit: Dmitry Molla

BUILDING PROFILE > OPEN

East Burnside Apartments

Building Profile

Project Type	New Construction/Acquisition
Location	Hazelwood
Regulated Units	51
PSH Units	9
Total Units	51
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	7	30% AMI	16
1-Bedroom	20	40% AMI	-
2-Bedroom	24	50% AMI	-
3-Bedroom	-	60% AMI	35
4-Bedroom	-	80% AMI	-

Unrestricted

-

AMI = Area Median Income

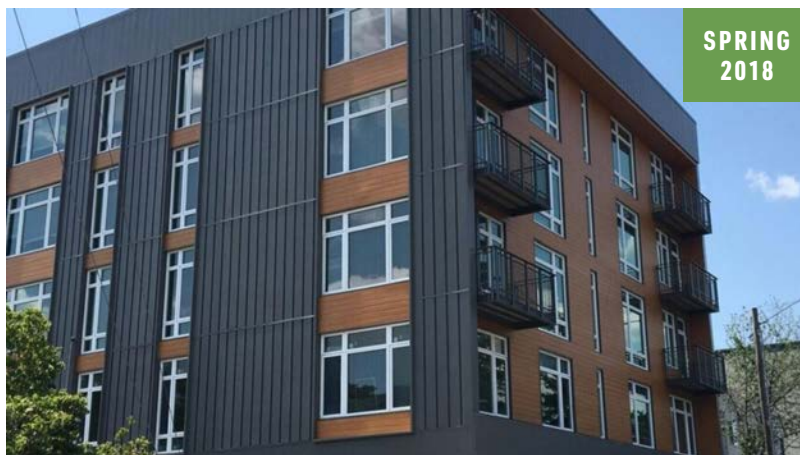
Estimated Development Cost

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 immigrant/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, in addition to resident services and supportive services onsite.

Portland's Housing Bond

Investing Together in Affordable Homes

BUILDING PROFILE > OPEN

The Ellington

Building Profile

Project Type	Acquisition/Rehabilitation
Location	Madison-South
Regulated Units	263
PSH Units	20
Total Units	263
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	2	30% AMI	80
1-Bedroom	10	40% AMI	-
2-Bedroom	210	50% AMI	-
3-Bedroom	41	60% AMI	183
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

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.

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.

BUILDING PROFILE > OPEN

Beatrice Morrow

Building Profile

Project Type	New Construction
Location	Interstate Corridor/NE MLK Blvd.
Regulated Units	79
PSH Units	-
Total Units	80
Status	Completed

Bedroom Size*	No.	Affordability	No.
Studio	4	30% AMI	24
1-Bedroom	32	40% AMI	-
2-Bedroom	32	50% AMI	7
3-Bedroom	12	60% AMI	48
4-Bedroom	-	80% AMI	-

Unrestricted 1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$26,700,032
Portland Housing Bureau	\$7,350,000

Development Team

PCRI, Sponsor
 Carleton Hart Architecture, Architect
 Colas Construction Inc., General Contractor
 Edlen & Co., Construction Firm
 Cascade Management, Property Management



The 80-unit Beatrice Morrow apartments, completed by PCRI in the Eliot neighborhood, serves displaced or longtime residents of North/Northeast Portland under the City's Preference Policy.

Located on NE MLK Blvd within the Interstate Corridor Urban Renewal Area, in rapidly gentrifying inner Northeast Portland, the Beatrice Morrow is one of the City's first rental projects to utilize the N/NE Preference Policy to prioritize households impacted by displacement for new housing opportunities.

The mixed-use building is the result of a 2015 Request for Qualifications soliciting a community-based team to develop a vacant City-owned parcel, formerly the Grant Warehouse site. Portland Community Reinvestment Initiatives (PCRI), in partnership with Edlen & Co., was selected to complete the development.

The Beatrice Morrow is certified LEED Gold and provides 79 new affordable units and one manager's unit, plus ground-floor community and commercial space and 29 parking spaces. Building features include indoor bike parking, a community room, a small outdoor play area, and laundry on each floor. Irving Park, Matt Dishman Community Center, and Legacy Emanuel Medical Center are located nearby, along with several frequent service transit and grocery options.

BUILDING PROFILE > OPEN

Charlotte B. Rutherford Place

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	51
PSH Units	-
Total Units	51
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	3
1-Bedroom	36	40% AMI	-
2-Bedroom	15	50% AMI	28
3-Bedroom	-	60% AMI	20
4-Bedroom	-	80% AMI	-
		Unrestricted	-
AMI = Area Median Income			

Estimated Development Cost

Total Project Cost	\$9,756,805
Portland Housing Bureau	\$1,820,000

Development Team

Central City Concern, Sponsor
 Home First Development, Developer
 Doug Circosta, Architect
 Silco, Construction Firm



Charlotte B. Rutherford Place, developed by Central City Concern, provides 51 units of affordable housing in the Arbor Lodge neighborhood, with priority given to displaced or longtime residents of North/Northeast Portland through the City's Preference Policy.

Charlotte B. Rutherford Place is part of the City of Portland's N/NE Neighborhood Housing Strategy to address displacement and gentrification in the historic neighborhoods of North and Northeast Portland. Longtime or displaced residents with ties to the community are prioritized for available housing through the Preference Policy.

Developed by Central City Concern, the four-story building has 51 apartments for households at 30-60% AMI. These units target employed clients who seek to exit transitional housing programs. On-site resident services include culturally specific recovery and employment support through partnerships with Miracles Club, the Native American Rehabilitation Association (NARA), and the Imani Program. Additionally, the proximity to Head Start childcare, grocery stores, medical facilities, and the Rosa Parks Way MAX station and N Lombard Transit Center will support residents in achieving self-sufficiency.

BUILDING PROFILE > OPEN

King + Parks Apartments

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	69
PSH Units	-
Total Units	70
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	24
1-Bedroom	20	40% AMI	-
2-Bedroom	38	50% AMI	-
3-Bedroom	12	60% AMI	45
4-Bedroom	-	80% AMI	-

Unrestricted 1

AMI = Area Median Income

Estimated 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 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 support 20 units for homeless families.

All 69 affordable units will be rented to households earning 60% area median income (AMI) or less.

BUILDING PROFILE > OPEN

Magnolia II

Building Profile

Project Type	New Construction
Location	Eliot
Regulated Units	50
PSH Units	3
Total Units	50
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	6
1-Bedroom	17	40% AMI	-
2-Bedroom	23	50% AMI	16
3-Bedroom	10	60% AMI	28
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$16,495,285
Portland Housing Bureau	\$4,000,000

Development Team

Innovative Housing Inc., Sponsor/Owner/Developer

LRS, Architectural Partners

Bremik Construction, General Contractor



Magnolia II by Innovative Housing, Inc. adds 50 units of affordable housing to the Eliot neighborhood, with priority given to displaced or longtime residents of North/Northeast Portland through the City's Preference Policy.

Magnolia II is a four-story, 50-unit, elevator-served building located in the Eliot neighborhood. Innovative Housing, Inc. (IHI) developed the project adjacent to its Magnolia I apartments, which were completed with support from Portland Housing Bureau funds in 2013. The two developments are connected via a corridor. Magnolia II is focused on providing family-sized units and includes indoor and outdoor play areas, an outdoor patio, nine surface parking spaces, and indoor bike parking. Additional amenities include a ground floor resident services office, community laundry room, and 1,000 sq. ft. common area maker space for residents to work on projects and participate in classes and workshops.

Located approximately halfway between Alberta Arts and the Lloyd District, Magnolia II residents have access to North/Northeast Portland's many amenities including nearby Irving Park, Matt Dishman Community Center, and Legacy Emanuel Medical Center. The project is located directly on the #6 frequent-service bus line and three blocks from the #24 line.

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

BUILDING PROFILE > OPEN

Olin Townhomes

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	12
PSH Units	-
Total Units	12
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	60
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	12	60% AMI	6
4-Bedroom	-	80% AMI	4
		100% AMI	2

AMI = Area Median Income

Estimated Development Cost

Total Project 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 are sold through a long-term affordability model, ensuring that they remain affordable to the next buyers.

BUILDING PROFILE > OPEN

Renaissance Commons

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	189
PSH Units	30
Total Units	189
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	53	30% AMI	10
1-Bedroom	71	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	18	60% AMI	179
4-Bedroom	-	80% AMI	-
		Unrestricted	-

AMI = Area Median Income

Estimated Development Cost

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

Development Team

REACH CDC, Sponsor

MWA Architects, Architect

Walsh Construction, General Contractor



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

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.

PORTLAND HOUSING BUREAU
NORTH / NORTHEAST NEIGHBORHOOD
HOUSING STRATEGY

BUILDING PROFILE > OPEN

Songbird Apartments

Building Profile

Project Type	New Construction
Location	Interstate
Regulated Units	60
PSH Units	10
Total Units	61
Status	Completed

Bedroom Size	No.	Affordability	No.
Studio	-	30% AMI	40
1-Bedroom	9	40% AMI	-
2-Bedroom	34	50% AMI	4
3-Bedroom	18	60% AMI	16
4-Bedroom	-	80% AMI	-
		Unrestricted	1

AMI = Area Median Income

Estimated Development Cost

Total Project 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. The project is in the Eliot neighborhood in the Interstate Corridor Urban Renewal Area.

Units range from one to three bedrooms and 700 to 1,278 square feet. 85% of the units 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.