

Portland Housing Bureau

CHAUCER COURT

1019 SW 10th Avenue Portland, Oregon

TIF Set Aside: \$2.6 million in South Park Blocks Tax Increment Funds helped finance the rehabilitation of Chaucer Court. This project preserves 84 affordable units for the most vulnerable in the downtown core.

Serving the Most Vulnerable: 90% of residents are low-income seniors. 10% are people with disabilities that receive client services from local nonprofits. For many residents, the main source of income is Social Security /disability benefits

Affordable Housing Preservation Campaign: The Portland Housing Bureau is a member of a statewide collaborative that seeks to preserve existing affordable housing for older adults, people with disabilities and hard-working families. Across Oregon, some 7,300 affordable apartments are benefiting from federal rent assistance contracts which will expire over the next few years. In Portland, there are 11 apartment buildings at risk for losing affordability.

Chaucer Court is the sixth building in Portland preserved as part of PHB's "11x13" affordable housing preservation campaign, which also includes The Admiral, Walnut Park, the Roselyn, Uptown Tower and Upshur House.

The collaborative—known as the Oregon Housing Acquisition Project (OHAP)—works with building owners, nonprofits, and public and private funders to acquire and rehabilitate the properties so that tenants can stay in place. Through the efforts of PHB and OHAP, Portland has preserved more than 520 affordable homes.

Partnerships: In addition to \$2.6 million in tax increment funds, USBank financed \$8.8 million of the total rehabilitation cost. Other financing partners include Oregon Housing and Community Services, Energy Trust, and weatherization grants from the state and Multnomah County.

Nonprofits that provide services to residents include: NW Pilot Project; Transition Projects; Neighborhood House; Multnomah County Aging and Disability Services; Adult Protective Services; Loaves and Fishes; and Ride Connections.

Community: Chaucer Court residents make up a community. There's a group of folks who gather together for dinners and weekend brunches. They pool their resources together and have feasts. Building management hosts a weekly coffee hour so folks can gather and chat. Residents also gather for quarterly potlucks, where they share resources and dine together.

About the Building and the Renovation: Chaucer Court is part of the Historic Register – all exterior and interior improvements were approved by the State Historic Preservation Office.

Chaucer Court has six stories and includes a basement. At 70,907 sq. ft, it also features meeting rooms and support services. The building was constructed in 1924 as the regional headquarters for the Oddfellows Fraternal Organization. The original core of the building contained large meeting rooms, a ballroom and a large kitchen. In 1980, the ballroom was converted to six stories of affordable housing with an interior hallway surrounding an interior atrium courtyard.