

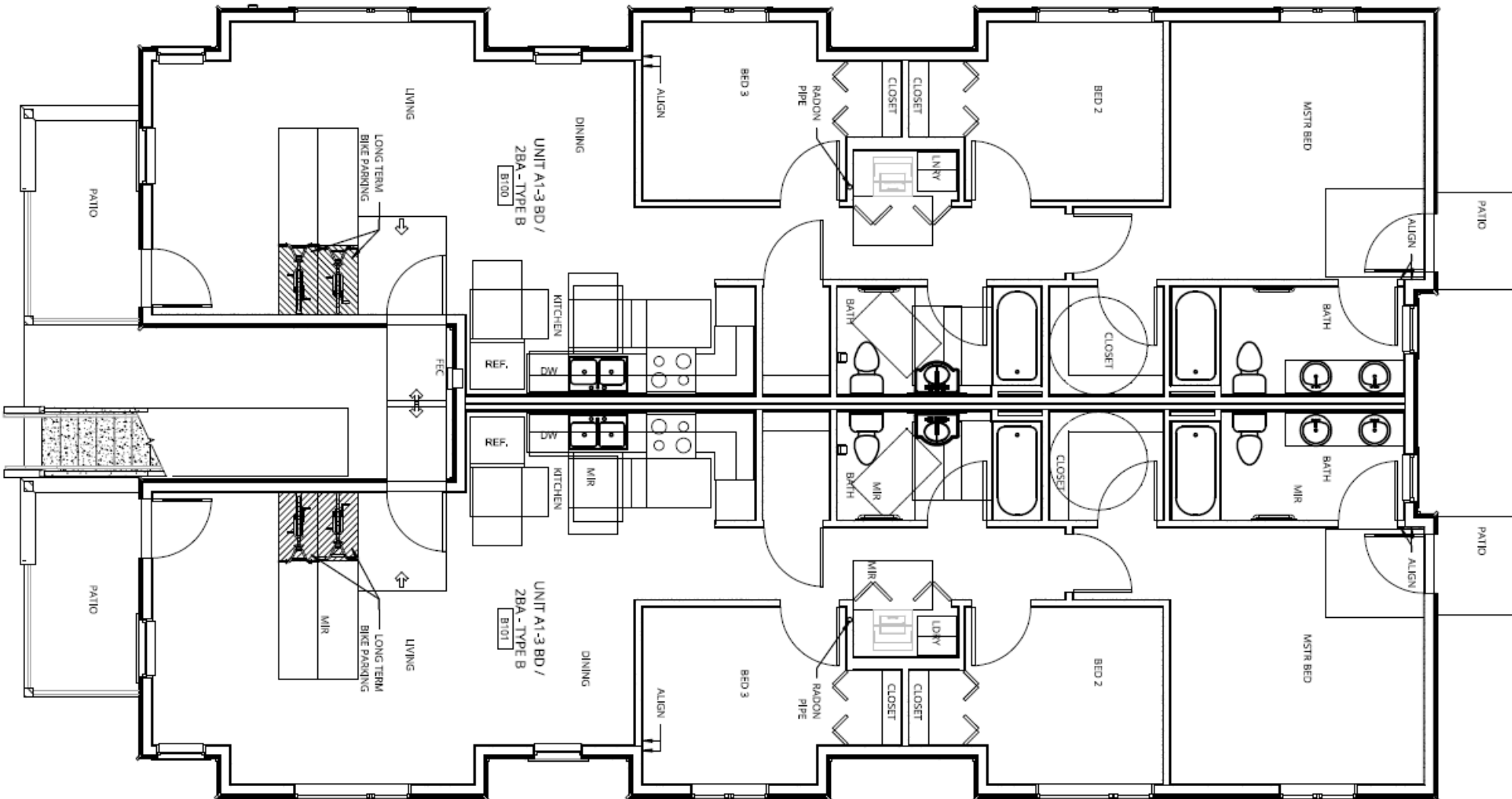
Habitat for Humanity

7513 N. Olin Street Condos

Olin Condos Floor Plan

Three Bedroom [\$113,500 – \$230,000] 12 Units Available

2 Bath, 1,119 square feet

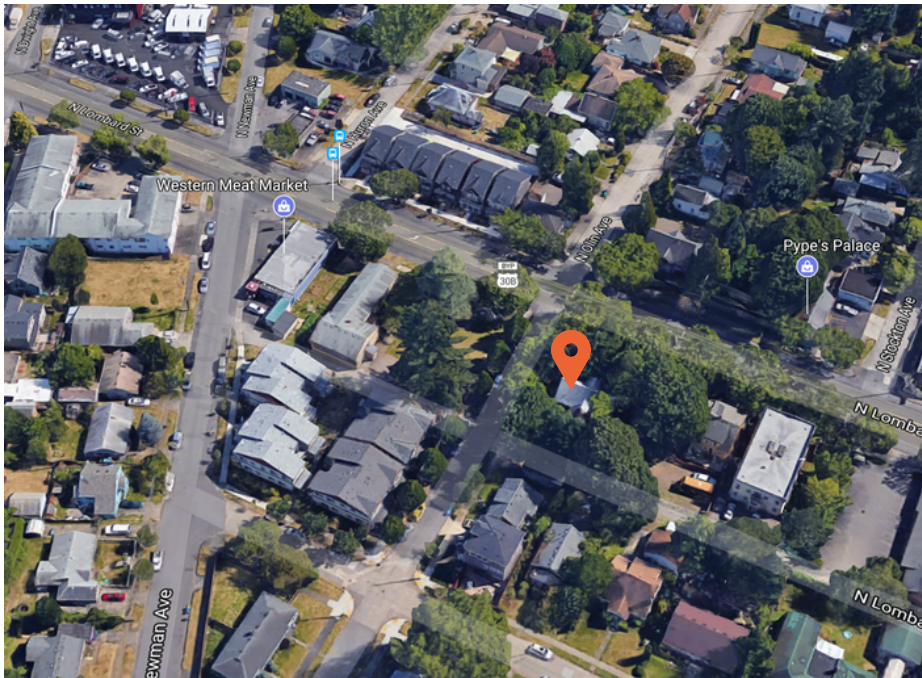


Olin Street Project Overview



10 homes to remain permanently affordable to buyers at or below 80% of Median Family Income

2 homes shall remain permanently affordable to homebuyers earning between 80% and 100% of area median income.



ALL homebuyers must qualify under the N/NE Preference Policy

ALL families will be first time homebuyers

First Mortgage Amounts and Families Served

35-60% Median Family Income - \$113,500

- A minimum of 6 townhomes will be sold to 35-60% MFI families

61-80 Median Family Income - \$190,000

- A maximum of 4 townhomes will be sold to 61-80% MFI families

81-100% Median Family Income - \$230,000

- A maximum of 2 townhomes will be sold to 81-100% MFI families

Development Team

Developer and General
Contractor

Habitat for Humanity

Architect

Ankrom Moisan

Permanent Affordability
Partner

Proud Ground



Homeownership Counseling Partner

**African American Alliance for Homeownership
Collaborative**

Standard Features

Interior

- Luxury vinyl flooring available in two color options
- Tile backsplash in kitchen and bathroom
- Custom cabinets and hardware (two color options)
- Houses will have carpeted bedrooms (two color options)
- Energy Recovery Ventilation system for circulation of fresh clean air
- Humidistat moisture detecting fans in bathrooms
- Energy Star Refrigerator
- Electric range/hood vent
- Energy Star Dishwasher
- Washer and dryer
- Gas tankless water heater
- Cadet heaters in each room for independent temperature control

Exterior

- Hardy Plank Siding - long lasting and more durable than vinyl
- Low Maintenance sod and native-plant landscaping
- Bike Parking in Unit
- ADA accessible units available
- Double pane windows
- Energy star rated doors and windows



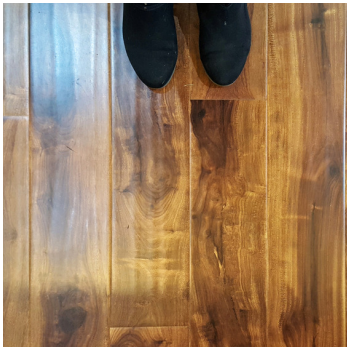
Finishes



We offer customized finish options to make new houses feel like home.

Countertop, Backsplash and Cabinetry Options

- Three package options available for kitchen and bathroom countertop and backsplash
- Option of Light or Dark Cabinets



Flooring Options

- Families will have the a light and dark option for both carpet and the vinyl flooring
- Bedrooms will be carpeted and families may choose between carpet or vinyl plank flooring for the remainder of the home



Green Features



Between 2016 and 2017 Habitat sold a total of 20 Earth Advantage Platinum Certified homes, and was named the 2017 Low Income Green Home Builder of the Year

Earth Advantage Certified Homes

- WaterSense water fixtures
- Energy Star certified appliances, exterior doors, and windows
- Light fixtures with LED bulbs
- Double paned windows
- Panasonic WhisperComfort ERVs and WhisperGreen fans in all Habitat homes.
- Drought-tolerant native plant landscaping
- On-Site stormwater management

In addition, we work to use materials that are sustainably sourced, recyclable and environmentally friendly, and energy efficient whenever possible.

We also partner with NW Natural to provide gas service to the homes we build in areas where service is available, and in exchange they donate on-demand gas water heaters for each of our homes.

Powered by Volunteers



Built by the community

- Habitat for Humanity will be the Developer *and* General Contractor
- 15,000 volunteer hours
- 2,000+ volunteers will contribute to the project
- Participation from corporate, youth, faith, and other community teams
- Future Habitat homeowners will work with neighbors and community members to contribute 300 hours of on site Sweat Equity

Additional Subsidies and Funding

In Kind Donations

Whirlpool appliances, Malarkey Roofing, NW Natural Water Heaters

Corporate Donations

SHOP and other public subsidies will be pursued.



Providing Job and Leadership Training for Portland



- Portland YouthBuilders
- Tivnu
- Women Build
- Other apprenticeship programs

Equity and Diversity in HFH Subcontracting

Minority Women Emerging Small Business (MWESB)

43% of the contracts awarded at our 21 home Helensview site went to MWESB.

\$23,383 per unit build went to MWESB



Hiring for Diversity

59%

of the 32 new hires in 2016
were Section 3

21%

Staff Hires in 2017 were
people of color

Impact on Habitat Homeowners

Impact on children, multigenerational families, and people with disabilities

92% of kids who grow up in Habitat homes in Oregon graduate from high school, 17% higher than the statewide graduation rate.

70% said their children's grades improved after moving into their Habitat home

90% say it was easy for their children to find a quiet place to study in their new home

38 People with disabilities served

80% Can't imagine moving

Schedule

Project Timeline

Site Aquisition **August 2017**

Site Demolition and Clearing **November 2017**

Building Permits **February 2018**

Home Buyers Identified **June 2018**

Construction Completed **June 2019**

Sale of Units **November 2019**