



Renaissance Commons (North Argyle & Interstate)

Renaissance Commons



- **189 Homes**

| | | |
|------------------|------------|------------|
| Studios | 53 | 1-2 people |
| 1 bedroom/1 bath | 71 | 1-3 people |
| 2 bedroom/1 bath | 47 | 2-5 people |
| 3 bedroom/2 bath | 18 | 3-7 people |
| TOTAL | 189 | |

- **Community Space**

- 2 Community Rooms (2,270 SF and 1,600 SF)
- Offices and Lobby
- Fitness Room
- Courtyards / Playground
- On-site laundry room



Building Name Input

- Solicited input from Vanport Mosaic, Oregon Black Pioneers, Kenton Neighborhood Assn., and other Kenton residents.
- Vanport Mosaic convened group of elders who grew up in Vanport, survivors of 1948 flood.
- Elders shared sense of both loss and hope: Loss of a unique community notable for diversity & inclusion, Hope that Vanport legacy may inspire re-birth of similar sense of community the elders experienced in Vanport.
- REACH selected **Renaissance Commons** to reflect intention for community to be a place of rebirth, inclusion & mutual support.
- With the support of Vanport Mosaic, exploring ways to directly commemorate the legacy of Vanport around the building.

- **Income Targets:**
 - 10 apartments for households at or below 30% of the Area Median Income (AMI)
 - 179 apartments for households at or below 60% AMI

Maximum Household Income (2019 Actual Limit)

| | 30% AMI | 60% AMI |
|----------|----------------|----------------|
| 1 person | \$18,480 | \$36,960 |
| 2 people | \$21,120 | \$42,240 |
| 3 people | \$23,760 | \$47,520 |
| 4 people | \$26,370 | \$52,740 |
| 5 people | \$28,000 | \$57,000 |
| 6 People | \$30,600 | \$61,200 |
| 7 People | \$32,700 | \$65,400 |

Leasing Process

- Leasing Process (applications) begins January 2020
- Collaborating with Portland Housing Bureau on lease up process.
- Preference Policy applies to all units.

Projected Rents (includes tenant-paid utilities)

| | 30% AMI | 60% AMI |
|--------|----------------|----------------|
| Studio | \$ 462 | \$ 924 |
| 1 BR | \$ 495 | \$ 990 |
| 2 BR | \$ 594 | \$1,188 |
| 3 BR | \$ 685 | \$1,371 |

Equity in Leasing



- Reviewing new FAIR Standards – revising screening criteria where needed.
- Collaborating with PHB on marketing including direct outreach to culturally specific organizations.
- Searching for space for lease-up office in community.
- Looking at ways to modify our Reach website to provide better language and cultural assistance.



Equity in Construction



- Part of PHBs Workforce Training and Hiring Program
- Currently tracking between 31% to 33% participation by DMWESB firms
- Includes 11 minority-owned businesses and 7 women-owned businesses contracted on the development
- Seven contracted businesses located in North/Northeast Portland

Apprenticeship (through October 2019):

- 53.2% of journeymen hours worked are by minority journeymen
- 40% of apprenticeship hours worked are by minority apprentices
- 12.9% of apprenticeship hours worked are by female apprentices

Schedule

- Began Construction on January 29th, 2019
- Leasing process launches January 2020
- June 2020 Construction completion
- June 2020 – Move-ins Begin
- March 2021 - Goal for 100% Leased



Site Plan



Renaissance Commons

