



NORTH/NORTHEAST NEIGHBORHOOD HOUSING STRATEGY OVERSIGHT COMMITTEE

Presented by: Kymberly Horner

PCRI Executive Director

July 8, 2020

KING + PARKS

LOCATED IN THE PIEDMONT NEIGHBORHOOD
MARTIN LUTHER KING JR. BLVD & ROSA PARKS

- In alignment with goals of PCRI's Pathway 1000 initiative
- Developed to mitigate historic displacement in North/Northeast
- Project will utilize a geographic preference policy developed by Portland Housing Bureau

- 70 Unit Building
- 49 Units for Preference Policy Applicants
- 20 Units Project Base
- 1 Unit Reserved for On-Site Manager



KING + PARKS



- Punch walks have been completed for the townhouses and the 4th floor.
- Third floor punch walk to be completed by July 10th.
- The elevator is scheduled for installation no later than July 10th
- Storefront installation is underway and 1st floor storefront will commence soon.
- The last multistory course of brickwork is about to commence & courtyard concrete work is underway.
- The feature staircase has treads all the way up.
- Permanent power has been on for a few weeks

- Exterior of the building wrapping up, construction on the King+Parks project is heading to the finish line.
- Temporary Certificate of Occupancy is anticipated by August 31st
- Preleasing activities have started as well following guidance of the NW Preference policy.
- We expect to have all of the King+Parks living units stabilized by the end of this calendar year.
- Local artists have been coordinating with PCRI to memorialize not only the buildings namesake(s) but the African American community at large.

NORTH BLANDENA TOWNHOMES PCRI HOMEOWNERSHIP

**Blandena Townhomes is a For Sale 8 unit
affordable development**

Construction was completed in spring 2020

Approximately 4 of the 6 units are in escrow

**Designated with Families in Mind Two or Three
Bedrooms**

Two and Three Levels

**The energy efficient homes have dedicated patios,
high quality finishes, elegant window assemblies
and Landscaped Walkways**

**Established HOA for maintenance oversight of
buildings exterior and landscaping**

**Consistent with guidance provided by our
Pathway 1000 initiative, PCRI's homeownership
program is continuing to serve the community**

NORTH BLANDENA TOWNHOMES

Building Profile

Project Type	New Construction
Total Units	6
Address	1531 N Blandena St. Portland, OR 97217
Urban Renewal Area	Interstate
Total Building Area	8,545 square feet

Proposed Mix of Homes

2-Bedroom, 1.5 bath	2	1005 SF, 2 stories
3-Bedroom, 2.5 bath	4	1508 SF, 3 stories

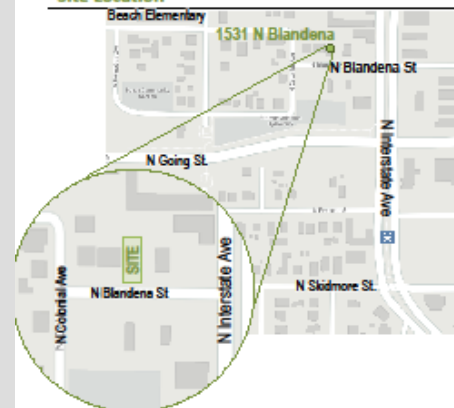
Timeline

Groundbreaking	Fall 2018
Completion date	Fall 2019

Development Team

PCRI, Sponsor
Brett Schulz, Architect
Albina Construction, Construction Firm

Site Location



Project Overview

Six townhomes will be developed on a lot on North Blandena Street, just west of North Interstate Avenue. The previous house that was on the site was deconstructed prior to the start of construction for the new homes – a more sustainable process that allowed for greater reuse and recycling of materials from the original house. The townhomes are designed with families in mind, offering two or three bedrooms, and will be two to three stories, respectively. Each home's front entry and porch will be accessed by a landscaped walkway. A condo association will be established that will maintain the building's exterior and landscaping. Homes will be sold to pre-qualified homeowners, including clients in PCRI's homeownership program. The site provides easy access to a variety of services and amenities, including schools, youth programs, parks, and multiple modes of transit. Construction is anticipated to begin late Fall 2018 with targeted completion in late-Summer of 2019.

Pathway 1000 Initiative

These homes are part of PCRI's Pathway 1000 Initiative – an effort to help displaced residents move back to the community. Responding to dramatic gentrification that has occurred in North and Northeast Portland, PCRI plans to build 1000 units in N/NE Portland over the next 10 years to help prevent and mitigate displacement. This will include homes for rent and for sale. In addition, PCRI is committed to integrating workforce development opportunities into these projects, including working with small, minority, and women-owned businesses, and supporting mentorship and training opportunities.

Homeownership Education Program

PCRI is committed to providing sustainable, successful homeownership opportunities. Participants in PCRI's HUD-certified homebuyer education program have access to a suite of services to support buyers prior to their purchase and following move-in. These services include matched-savings Individual Development Accounts, down payment assistance, budget planning, credit building and repair, workshops on a variety of topics from lending and credit to tax benefits, and one-on-one support throughout the process. Services are provided by PCRI's dedicated Homeownership Program Coordinators and additional committed partners. Learn more at: pcrihome.org/homeownership

