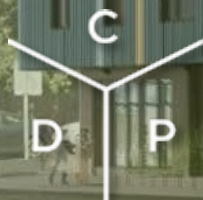


5020 N. Interstate Avenue

PORTLAND, OR

January 10, 2022



Community
Development
Partners



Team



Eric Paine
CEO
CDP



Jessica Woodruff
Director of Development
CDP



Tony Hopson, Sr.
President & CEO
SEI



Libra Forde
Chief Operating Officer
SEI



Anthony Deloney
Director of Development
SEI

Additional team members not shown here include:

GENERAL CONTRACTOR
Partnership between **LMC Construction** and **ALMAR Construction**

REAL ESTATE BROKER
Dwell Realty Commercial (DRCOMM)

ARCHITECTURE
Carleton Hart Architecture (CHA)

Self Enhancement, Inc. (SEI)

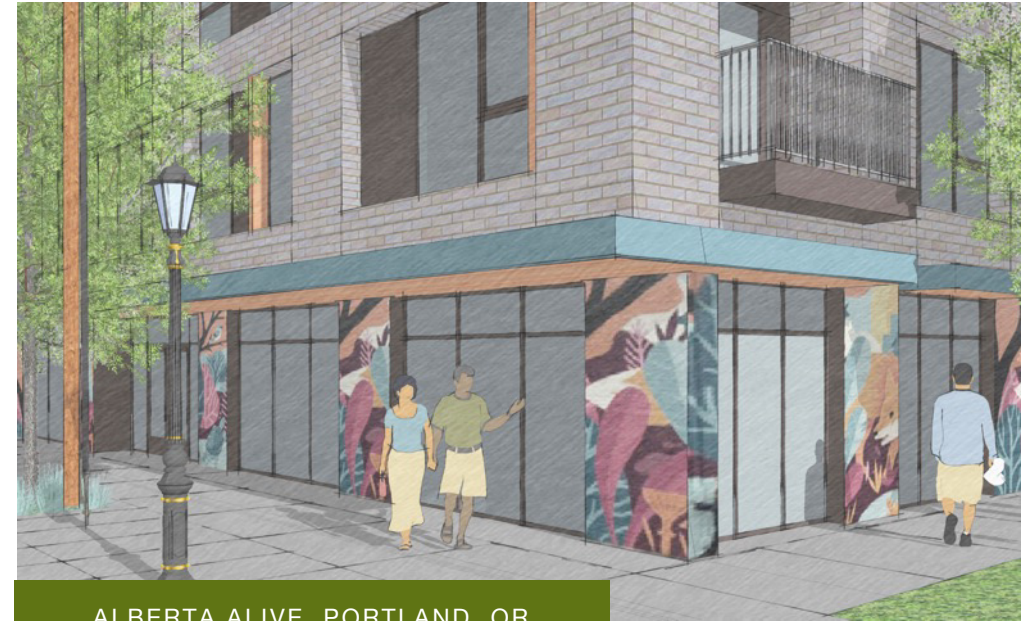
DEVELOPER & SPONSOR

Location: Northeast Portland

ORGANIZATION HIGHLIGHTS

- Oregon's largest African American-led nonprofit multi-service organization, and second-largest minority-operated employer
- Philosophy and service model rooted in self-actualization and trauma-informed practices with the goal of overcoming persistent race-based disparities
- Partners with 23 public schools in five districts across Multnomah County
- Serves over 16,000 K-12 students annually
- Will lead and oversee all resident services and programming at 5020 N. Interstate

5020 N. Interstate



ALBERTA ALIVE, PORTLAND, OR



5020 N. INTERSTATE, PORTLAND, OR

Community Development Partners (CDP)

DEVELOPER & SPONSOR

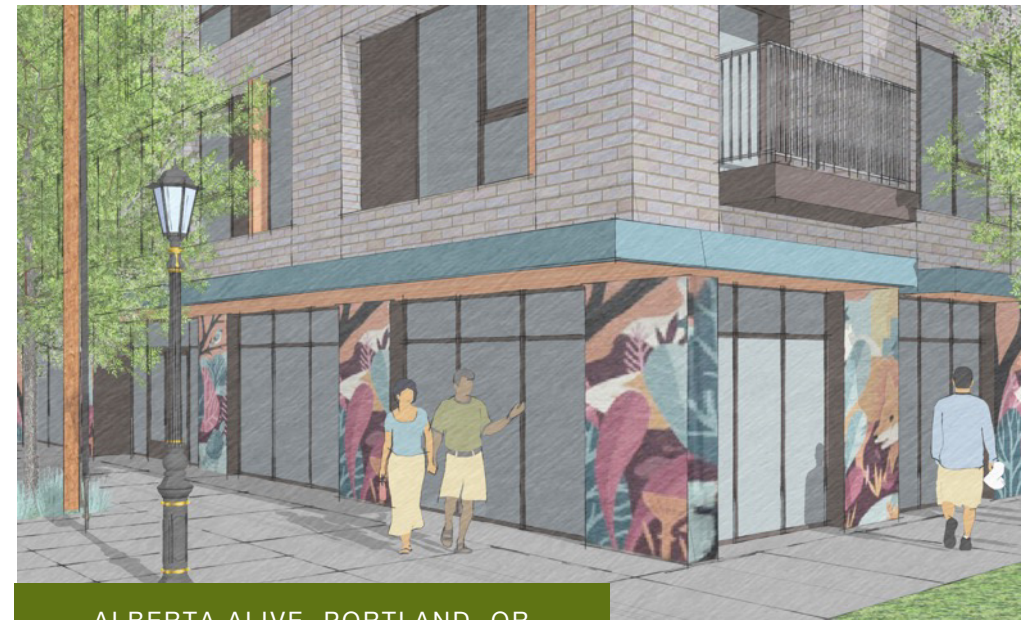
Location: Northeast Portland

ORGANIZATION HIGHLIGHTS

- Mission to create life enhancing affordable housing with a focus on long-term community engagement
- Long-term development partnerships with Portland-based organizations, including SEI, Hacienda CDC, and NAYA
- Certified B Corporation which reflects a dedication to impact over profit
- Portfolio: successfully built 2,000+ units/\$575M+ in affordable housing; including 10 completed projects in Oregon (4 in Portland), with 3 additional currently under development in Portland



ROCKWOOD VILLAGE, GRESHAM, OR



ALBERTA ALIVE, PORTLAND, OR



We are excited to build upon our shared values with the development of 5020 N. Interstate. CDP & SEI are committed to furthering the goals of the North/Northeast Preference Policy and bring affordable housing and commercial spaces that serve displaced and longtime residents of the neighborhood.

Partnership History

SELF ENHANCEMENT, INC. & COMMUNITY DEVELOPMENT PARTNERS

Co-Sponsors and Co-Developers

- Co-sponsors and co-developers since 2019
- Formed their partnership in order to address the Black, Indigenous and Person of Color housing disparity crisis prevalent within N/NE Portland
- Currently partners on four unique development sites in N/NE Portland
- First partnership: Alberta Alive
 - Two-site project serving the BIPOC community and Veterans
 - 52 total units available at/below 60% AMI, incorporating VASH vouchers
- Resident services provided by SEI at all sites



Deal Structure

CO-OWNERSHIP MODEL

- Leveraging each organizations expertise
 - SEI co-owner
 - CDP co-owner
 - CDP developer
 - SEI service provider
 - CDP asset manager

DETAILS

- Ownership: SEI .0049%/CDP .0051%
- Financial Risk/Guaranties: CDP 100%
- Finance pre-development: CDP 100%
- Developer Fee: SEI 20%/CDP 80%
- Resident Services: SEI paid through operating budget (\$35K/year escalating 3% per year)
- Asset Management: CDP paid through available cashflow (due to amount of deferred fee required by PHB, this is not expected to be paid within the first 15 years)
- CDP will master lease the commercial space to protect the project from any challenges leasing the ground floor commercial space.

Project Overview



Design & Program

HIGHLIGHTS

- 64 affordable units, available to households and families earning 30% and 60% AMI
- Approx. 2,500 square feet neighborhood-serving ground floor commercial space
- Mix of family-size unit types: one-, two-, and three-bedrooms
- Located within 0.3 miles of two light rail MAX stations and several bus stops
- Site amenities include a resident lobby, community gathering space, community garden, and child play structure
- 13 parking stalls



Unit & Affordability Matrix

HIGHLIGHTS

- 30-60% AMI
 - Eighteen (18) 30% AMI Units
 - Forty-six (46) 60% AMI Units
- 75% of units are family sized (2 or more bedrooms)
- No project-based Section 8 vouchers, meaning all units will serve Preference Policy households

UNIT SIZE	MEDIAN INCOME	NUMBER OF UNITS
1 Bedroom	30%	5
1 Bedroom	60%	11
2 Bedroom	30%	6
2 Bedroom	60%	17
3 Bedroom	30%	7
3 Bedroom	60%	18
TOTAL	-	64

Challenges and opportunities of changing from condos to apartments

OPPORTUNITIES

- Permitted as condos which had more in-unit amenities than standard rentals including:
 - Air conditioning
 - Laundry and appliances
 - Robust and durable finishes and fixtures

CHALLENGES

- Designed without onsite offices or community space
- BDS has denied our request to repurpose a small amount of ground floor commercial for property management and service offices



SOUTHWEST ELEVATION

5020 N. Interstate



WEST UNITS STREET FRONT

5020 N. Interstate



SOUTH UNITS STREET FRONT

5020 N. Interstate



WEST COMMERCIAL STREET FRONT

5020 N. Interstate



Resident services & programming will be designed to ensure residents who have been or are at risk of being displaced find a home at 5020 N. Interstate that is welcoming, comfortable, and responsive to their needs.

Services and Programming

OVERVIEW

- Programming Goals:
 - Connect Residents with SEI's Community + Family Programs
 - Offer educations and skills programs
 - Enhance quality of life through physical fitness and lifestyle classes
- A SEI Resident Services Coordinator (RSC) will work on-site
- Opportunity to partner with the Alberta Arts Foundation and host events at The Alberta Abby



Services Summary

PARENTING CLASSES

20-week program using a nationally recognized evidence-based curriculum

PARENT-CHILD DEVELOPMENT SERVICES

Activities designed to promote parent competence and healthy child development

ANTI-DOMESTIC & SEXUAL VIOLENCE PROGRAM

Advocacy, safety planning, crisis-oriented services, counseling and support groups

SHORT-TERM RENTAL ASSISTANCE

Provide assistance for families with school-age children, and/or individuals from the African American community

MULTNOMAH STABILITY INITIATIVE (MSI)

Long-term case management to help families achieve their goals and become self-sufficient

COMMUNITY WORKS PROJECT

A collaborative project design to empower job seekers on TANF through skills development, resources, and job leads

IN-HOME SAFETY & REUNIFICATION SERVICES (ISRS)

Help stabilize families in crisis and keep children out of foster care whenever possible

N/NE Housing Strategy

- **Creating Rental Homes:** 100% of the units will utilize the City's Preference Policy
- **Supporting Economic Opportunity:**
 - We kept the architect and general contractor used on the condo project, and asked the general contractor to partner with ALMAR, a minority owned general contractor
 - MWESB – 40% commitment, 50% goal
 - Ground floor commercial, strategies to lease to black and women businesses
- **Land Availability:** We have purchased 3 other sites to serve the black community



Development Timing

HIGHLIGHTS

- Will pay for permits in April 2022 before they expire
- Seeking investor/lenders offers now and interest is high. Expect to select financial partners in February 2022
- Close and begin construction in July 2022
- Construction completion/move-ins begin August 2023



