

M Carter Commons

Address: 3715 N. Interstate



Urban League
of Portland



Northwest
Housing
Alternatives



Project

Development Team:

- Urban League of Portland
- Northwest Housing Alternatives

Resident Services:

- Urban League of Portland

Priority Communities:

- Seniors (55 and older)
- N/NE Preference Policy Households

Unit Mix

Income Restriction	Studio	1-Bdrm	Total
0-30%	2	19	21
31-60%	4	37	41
Market / Manager Unit		1	1
TOTAL	6	57	63

* Income Regulated 99 years

Estimated Number of People Housed: 92

Partnership

Northwest Housing Alternatives

- Real Estate Development experience
- Deep service history in N / NE Portland
- Expansive Senior Housing Portfolio, Senior Services and Fund Raising for Services
- Culturally Responsive Service Provider
- Experience with NNE Preference Policy Outreach and Design
- During Operations: Shared Ownership, NHA provides Asset Management

Urban League

- Growing Development Partner
- Even deeper service history (77 years)
- 40 years of Multi-Cultural Senior Services in the NNE Community
- Culturally Specific Service Provider
- Experienced with NNE Preference Policy Outreach and Lease-up
- During Operations: Shared Ownership, UL provides Resident Services Coordination

Together

Shared Decision Making

Shared Developer Fee

Shared Capacity and Knowledge Building

UL option to purchase after Permanent Loan Term

Team

Urban League of Portland

1. Ty Brown, Housing Developer
2. Denetta Monk, Vice President of Programs

Northwest Housing Alternatives

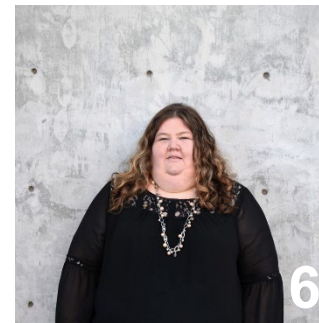
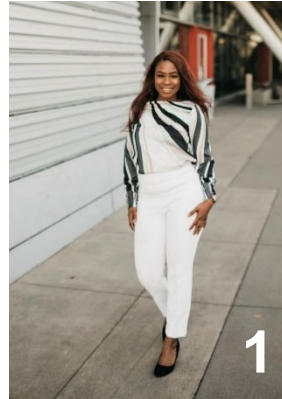
3. Mary Bradshaw, Senior Housing Developer
4. Natalie Thompson, Director of Programs

Salazar Architect*

5. Alex Salazar, Founding Principal
6. Jennifer Nye, Associate Principal

O'Neill* Walsh Community Builders

7. Ali O'Neill, Co-Founder



* COBID Certified Minority Business Enterprises / Disadvantaged Business Enterprises

Highlights

- New construction energy efficient, multi-family building with (62) affordable, accessible senior units.
- Located adjacent to the Overlook Light Rail Station creating direct connections to neighborhood amenities and the region's mass transit network
- Community room, resident services and property management offices and on-site laundry facilities.



Resident Services



- **Senior services including basic assessment of needs, 1:1 coaching, transportation, and advocacy**
- **Health focused programming such as health navigation workshops, health screenings, OHP sign up, and 1:1 navigation and connections to community resources**
- **Senior center activities, healthy cooking classes, community outings, yoga, sports, and walking fitness**

Project Funding Sources

Portland's Metro Bond & ICURA TIF	
4% Low Income Housing Tax Credit (LIHTC) Equity	\$11,333,751
Bank Permanent Loan	\$3,203,000
Metro Bond	\$9,300,000
City of Portland Clean Energy Fund & System Development Charge Waivers	\$1,800,000
GP Equity & Invested Developer Fee	\$885,795
Deferred Developer Fee	\$703,011
TOTAL PROJECT COSTS	\$27,325,557



PHB funds leveraged approximately \$16,125,557 million of other funding

Development Progress

- **Current stage of development**
 - **Pre-development**
 - Construction
 - Lease up/Operations
- **Project Highlights**
 - Site Due Diligence
 - Conceptual design underway
- **Upcoming Milestones**
 - Begin external community engagement with community partners.
 - Execute Option Agreement with Kaiser Permanente

Community Engagement

Who We Want To Talk To:

- Culturally specific communities
- N/NE Portland Residents – both current and past
- Other neighborhood and community groups
- Prospective residents
- COBID certified consultants and contractors

What Want To Achieve:

- Shape the project's design to reflect the needs of the future residents and the community.
- Develop new partnerships for resident and professional services and construction to support hiring 30% or greater COBID certified firms.

Issues/ Challenges

- **Site Risks** – Past uses for the site include a former gas station and neighborhood dump. Additional testing is needed.
- **Building Constraints** – The small site coupled with a 4:1 Floor Area Ratio limit the building size due to the small size of the site.

Project Contacts

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