



**Portland
Housing Bureau**



Garden Park Estates

funded by the Metro Housing Bond

Molly C. Rogers, Interim Director

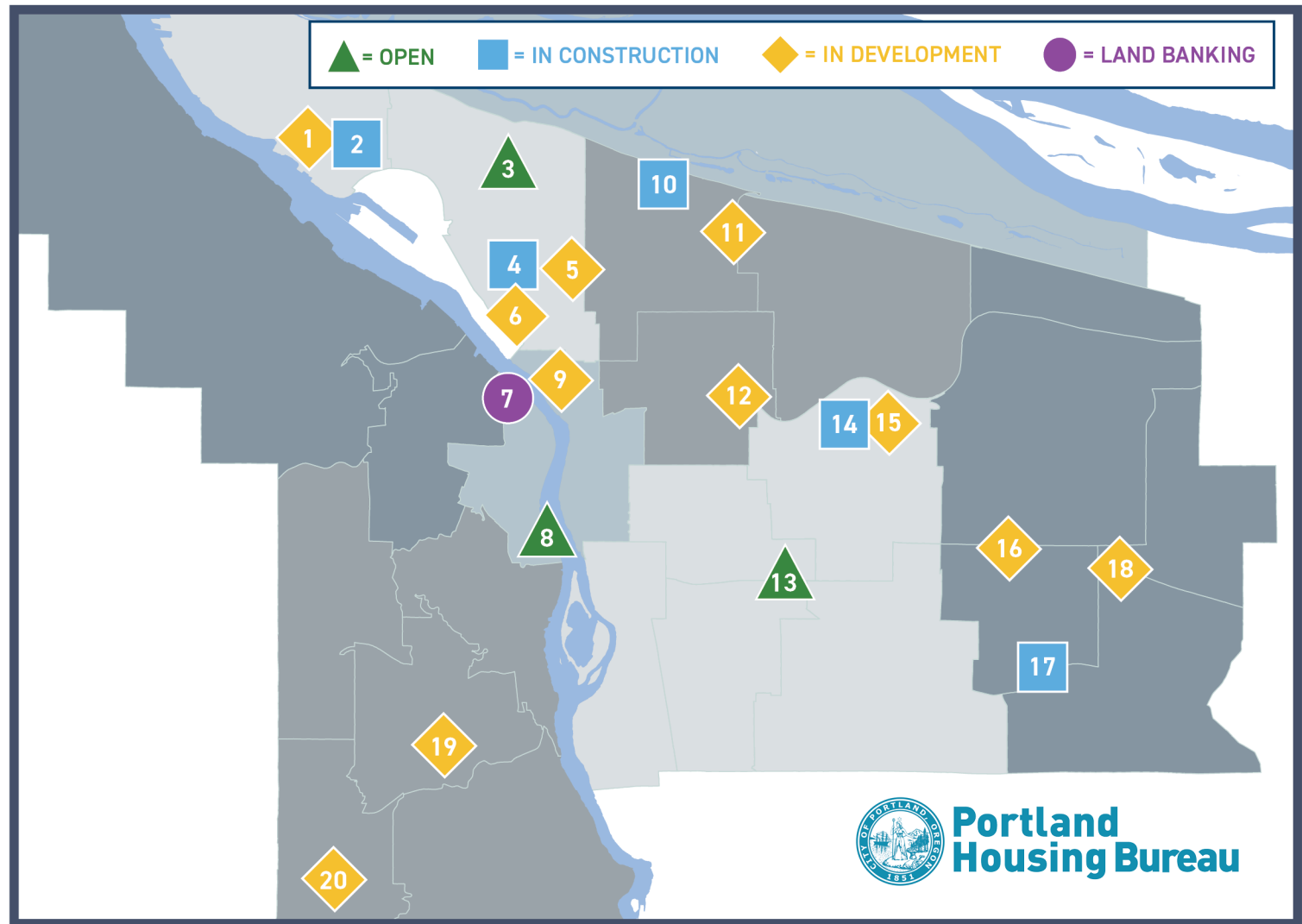
May 3, 2023



Metro

HOUSING BOND: PORTLAND

- **\$211 MILLION ALLOCATED TO PORTLAND**
- **1,475 UNIT GOAL**
- **1,541+ UNITS OPEN OR IN DEVELOPMENT**
- **4,000+ PORTLANDERS HOUSED**
- **271 UNITS OPEN**
- **64 UNITS OPENING '23**
- **848 UNITS EXPECTED IN '24/'25**
- **747+ FAMILY-SIZED UNITS**
- **289+ PERMANENT SUPPORTIVE HOUSING UNITS**
- **544+ DEEPLY AFFORDABLE UNITS**
- **\$148M ALLOCATED, OVER \$60M EARMARKED OR RESERVED**



- | | | |
|-------------------------------|------------------------------|-------------------------------|
| 1 - Carey Boulevard | 8 - Waterleaf | 15 - Beacon at Glisan Landing |
| 2 - Tistilal Village | 9 - Albina One | 16 - Meridian Gardens |
| 3 - Hattie Redmond Apartments | 10 - Dekum Court | 17 - Powellhurst Place |
| 4 - 5020 N Interstate | 11 - PCC Killingsworth | 18 - Garden Park Estates |
| 5 - Strong Family Parcel | 12 - hollywoodHUB* | 19 - Barbur Apartments |
| 6 - M. Carter Commons | 13 - Findley Commons | 20 - Portland Value Inn |
| 7 - Broadway Corridor | 14 - Aldea at Glisan Landing | |

2023 Metro Housing Bond Projects

NOW OPEN



HATTIE REDMOND - 60 housed

BROKE GROUND



TISTILAL VILLAGE - 87 housed

BROKE GROUND



ALDEA @ GLISAN LANDING - 276 housed

BREAKING GROUND



BEACON @ GLISAN LANDING - 41 housed

BREAKING GROUND



GARDEN PARK ESTATES - 149 housed

BREAKING GROUND



MERIDIAN GARDENS - 85 housed

BREAKING GROUND



ALBINA ONE - 268 housed

BREAKING GROUND



PCC KILLINGSWORTH - 237 housed

OPENING



POWELLHURST PLACE - 167 housed

Rehabilitation & New Construction

- 4.13-acre site with 2 access points
- Delayed maintenance, major systems replacement needed
- Many 2-bedroom units, 2-story townhomes with small backyards
- Regulated affordable by OHCS until 2033



Project Highlights

- **117 Total Units:**
 - 63 rehab/replacement
 - 54 new
- Powellhurst-Gilbert neighborhood
- 103 family-sized units
- 25 Permanent Supportive Housing units
- 99-year affordability period



Unit Mix

- **117 Units**
 - 8 studios
 - 6 1-BRs
 - 96 2-BRs
 - 7 3-BRs
- 25 units at 30% AMI or below
- 92 units at 60% AMI or below
- 25 supportive housing units



Amenities & Contracting

- Two additional laundry facilities
- New playground equipment
- Outdoor amphitheater
- New community room and office space
- Earth Advantage Gold
- 30% DMWESB contracting goal
- Construction: June 2023 - Oct 2025



Permanent Supportive Housing



Rental Subsidy

PSH units supported by project-based rental assistance from OHCS



INNOVATIVE HOUSING, INC.

Service Provider

A program manager, housing specialists, and a wellness specialist provide case management and other supports for PSH households



Services

Operating Support

Wrap-around service support for homeless households is \$10,000 per PSH unit, per year

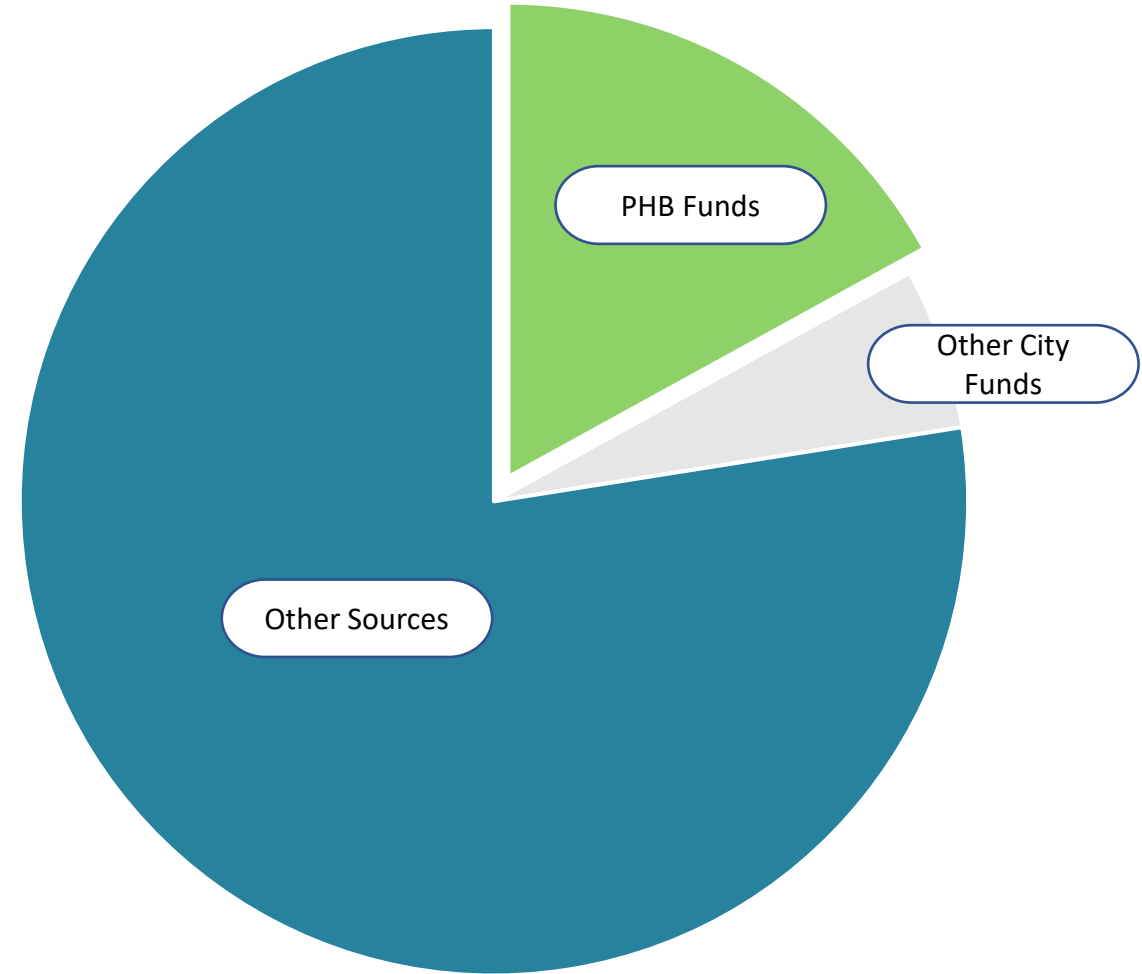
Resident Services

Innovative Housing, Inc.

Resident Services includes a youth/family program with after-school activities and academic support, along with core services such as eviction prevention, information and resource referrals, access to an emergency fund, and workshops and education.



Funding Sources



PHB resources leveraged 5x other private & public sources

City Council Request

- Authorize funding of up to \$9,649,712 to Garden Park Limited Partnership or an affiliate of Innovative Housing, Inc
- Authorize the Interim Director of PHB to approve amendments and execute any related documents necessary to advance the project within the maximum approved amounts