

# The Luther Strong Jr. and Dr. Jackie Strong Empowerment Village

PORTLAND, OR

November 14, 2024



Community  
Development  
Partners



# Team



**Lucy Corbett**  
Senior Development  
Manager  
**CDP**



**Kai Liang**  
Housing Development  
Director  
**SEI**

**Additional team  
members include:**

**GENERAL CONTRACTOR**

- Colas Construction

**ARCHITECT**

- Holst

**MANAGEMENT**

- Guardian



# Self Enhancement Inc (SEI)

## DEVELOPER & SPONSOR

Location: North 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 the Strong Property



PAUL AND GENEVA KNAULS BLDG., PORTLAND, OR



DR. DARRELL MILLNER BLDG., 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, NAYA, and NARA.
- Certified B Corporation which reflects a dedication to impact over profit
- Portfolio: successfully built 4,500+ units/\$1.3B+ in affordable housing investment; including 19 completed projects in Oregon (9 in Portland), with 4 additional currently under development in Portland





# Development

## STATUS

- Groundbreaking occurred on October 22nd
- Construction started on August 26th
- Construction is approximately 5% complete
  - Demolition complete
  - Site clearing and grubbing complete
  - Foundation and underground utilities underway



# Unit & Affordability Matrix

## HIGHLIGHTS

- 30-60% AMI
  - Eleven (11) 30% AMI Units
  - Sixty-four (64) 60% AMI Units
- 72% of units are family sized (2 or more bedrooms)

Unit Type	No. of Units	% AMI	PBS8 Requested	SH Units	Square Footage	Monthly Rent
1 BR	3	30	0	0	640	\$621
1 BR	18	60	0	0	640	\$1,285
2 BR	5	30	0	0	833	\$743
2 BR	27	60	0	0	833	\$1,540
3 BR	3	30	0	0	1,100	\$857
3 BR	19	60	0	0	1,100	\$1,778
<b>Totals</b>	<b>75</b>					



# Services & Programming

Led by SEI, resident services and programming will be designed to ensure Strong Property residents find a home that is welcoming, safe, and responsive to their needs. Our programming goals include:

- Onsite Resident Services Coordinator (minimum 20 hours/week)
- Employment services for seeking and/or maintaining stable income
- Child/Youth services including academic support, social programs, and after-school activities
- Family and parenting support
- Assistance accessing government benefits/supportive services
- Connection to SEI's Community + Family Programs
- Enhanced quality of life through physical fitness and lifestyle classes





# N/NE Housing Strategy

## HIGHLIGHTS

- Creating Rental Homes: 100% of the units will utilize the City's Preference Policy
- Supporting Economic Opportunity:
  - Black-owned General Contractor (Colas) and Owner (SEI), MWESB Architect (Holst)
  - MWESB subcontractors
    - Hard Costs: 35% commitment, currently at 29.17%
    - Design Services: 75% commitment, currently at 78%
- Track Record: CDP and SEI have completed 3 projects under the Alberta Alive portfolio, all designed to serve Portland's Black community



STRONG EMPOWERMENT VILLAGE, COURTYARD