

# 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
<b>TOTAL</b>	<b>6</b>	<b>57</b>	<b>63</b>

\* 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

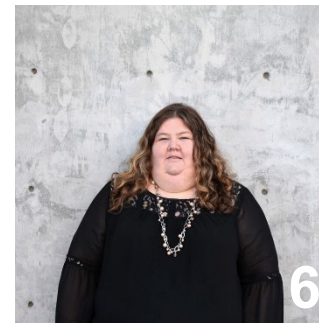
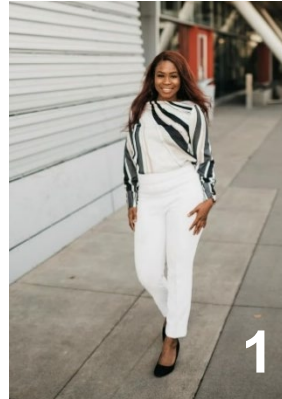
3. Mary Bradshaw, Senior Housing Developer
4. Natalie Thompson, Director of Programs

## 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**

# 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.

# Valuing Community Voices



- The M. Carter Commons team, in collaboration with The Urban League of Portland, Northwest Housing Alternatives, and Salazar’s Community and Wellbeing Design Labs, facilitated (2) CE events to identify design priorities from a group of participants in a similar demographic and life stages as future residents at MCC.
- The (44) participants engaged in discussions and voting on presentation boards that showcased options for the building characters, outdoor common area, interior amenities, and wellbeing goals.



# What Our Participants Had to Say



## Common Areas

- Seniors want opportunities to build community with neighbors through group activities, exercise classes, and social activities.
- Seniors value spaces where community members can come together with additional spaces for privacy when needed.
- A kitchenette for community events is desired (such as for cooking classes, potlucks, etc.)
- Outgoing mailboxes and parcel lockers for packages are preferred.

## Units

- Seniors expressed the need for lower cabinetry to enhance accessibility.
- Seniors expressed the importance of lots of natural lighting in the space.
- AC available to individual units were preferred

# What Our Participants Had to Say



## Safety

- Seniors value lighting inside and outside. Motion lighting at the exterior.
- Elevator has secure access with a FOB
- Security cameras installed in and around the building

## Exterior Façade

- Seniors admire natural colors for exterior design.
- Landscaped areas in the common outdoor area and around the building

## Interior Amenities

- Modern furniture that allows for easy mobility and flexibility
- Bright shades were preferred in common areas.
- Lots of light flooding the spaces to create a sense of happiness.

# What Our Participants Had to Say Cont.

## Accessibility

- Seniors expressed the need for spacious bathrooms and bedrooms that can allow for easy access with a walker
- Seniors expressed the importance of having handrails in stairwells

## Outdoor

- Seniors would prefer garden beds in the outdoor area
- Seniors valued communal and private areas in the outdoor area



# Turning Dreams into Reality



## Our Goal

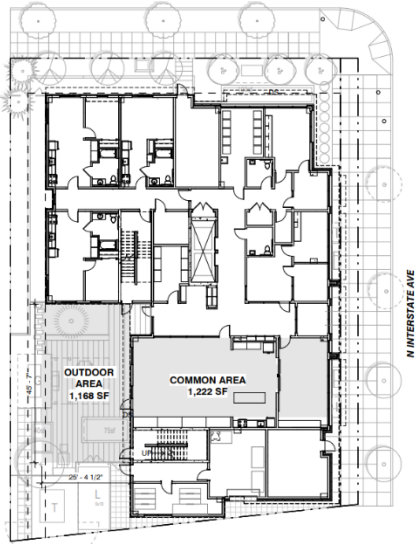
Provide a building that is beautiful, safe, welcoming, and inspired by the community.

## Our Strategy

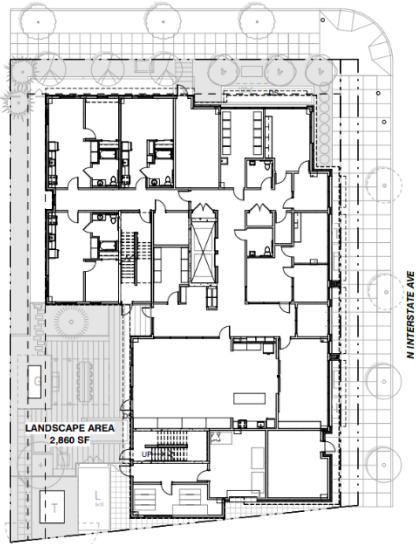
Celebrate musical inspiration of Margaret Carter. Building exterior design inspired by music notes and lines.

- Provide security features such as cameras, gates, signage, colors, and wayfinding.
- Provide slip resistant flooring in ground floor common areas (installing carpet and LVT)
- Provide Mini splits to all units.
- Flexible common area with pantry storage that could be used for cooling center, supply distribution, emergency gathering space, etc.

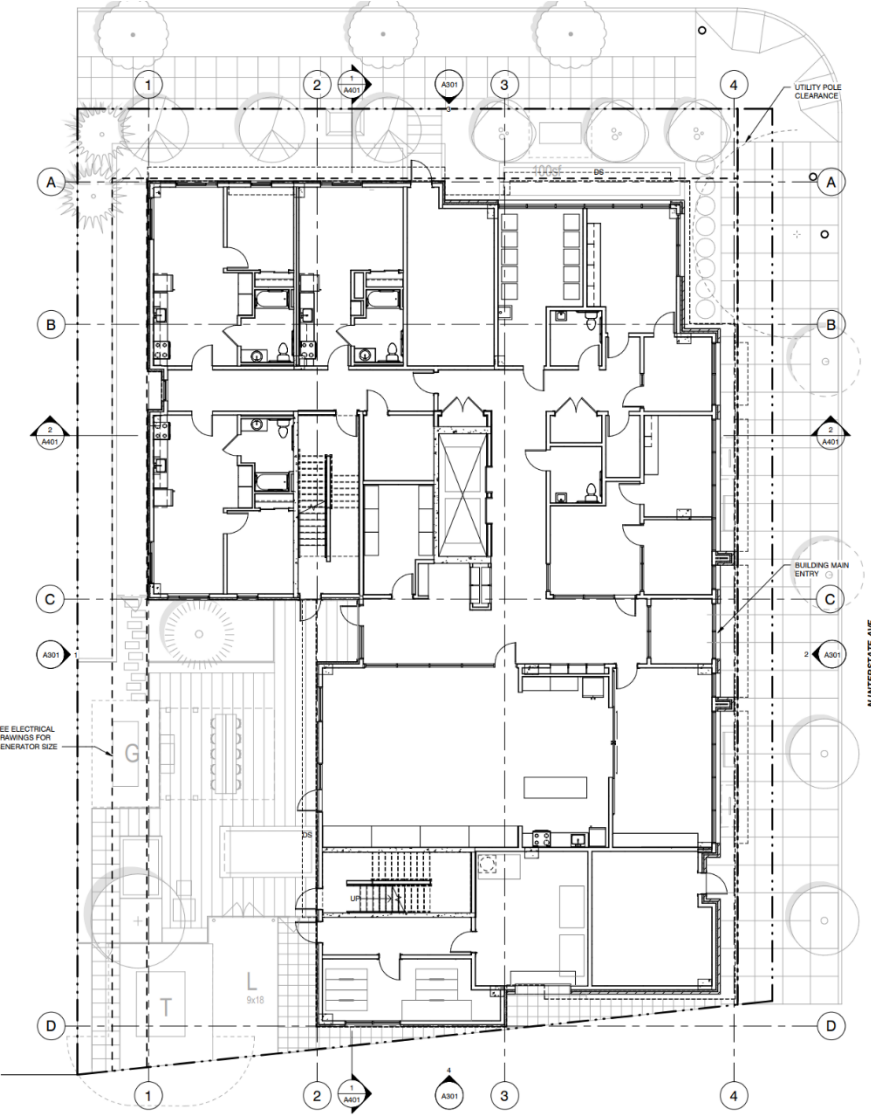
# Floorplans



**OUTDOOR/COMMON AREA DIAGRAM**  
 1 G002 1/16" = 1'-0"

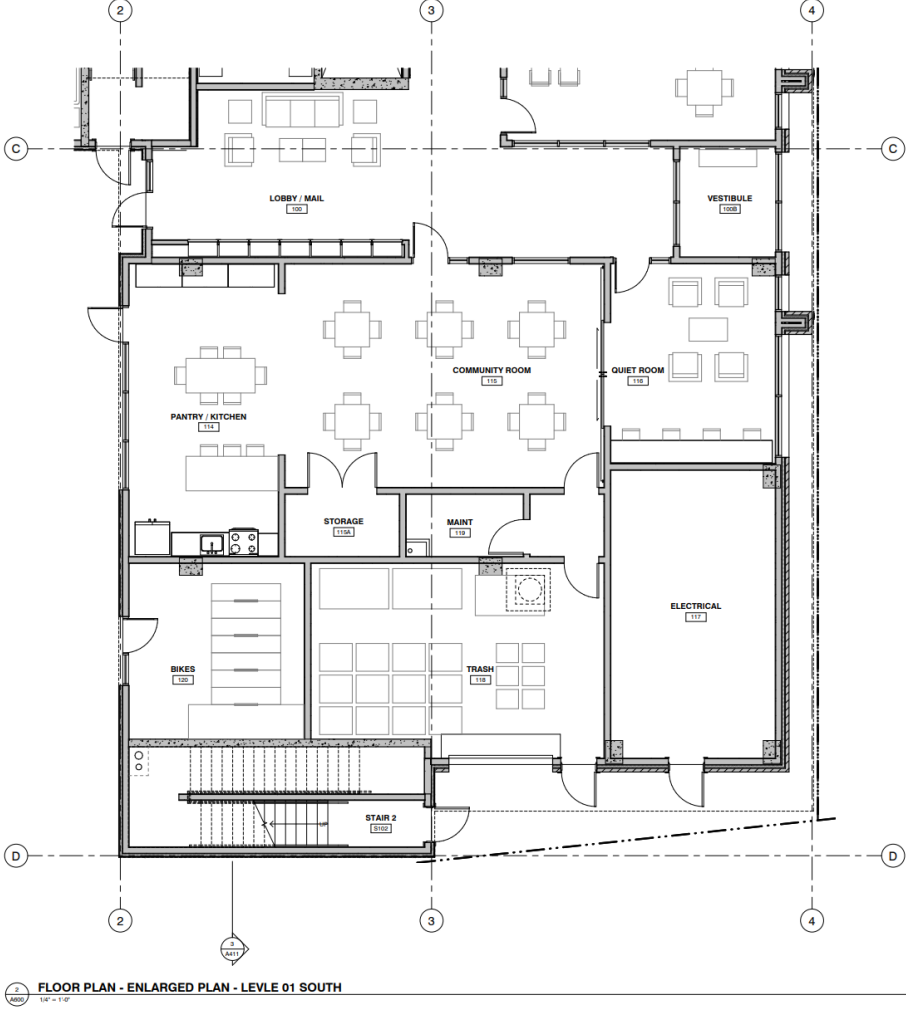


**LANDSCAPE AREA DIAGRAM**  
 1 G002 1/16" = 1'-0"

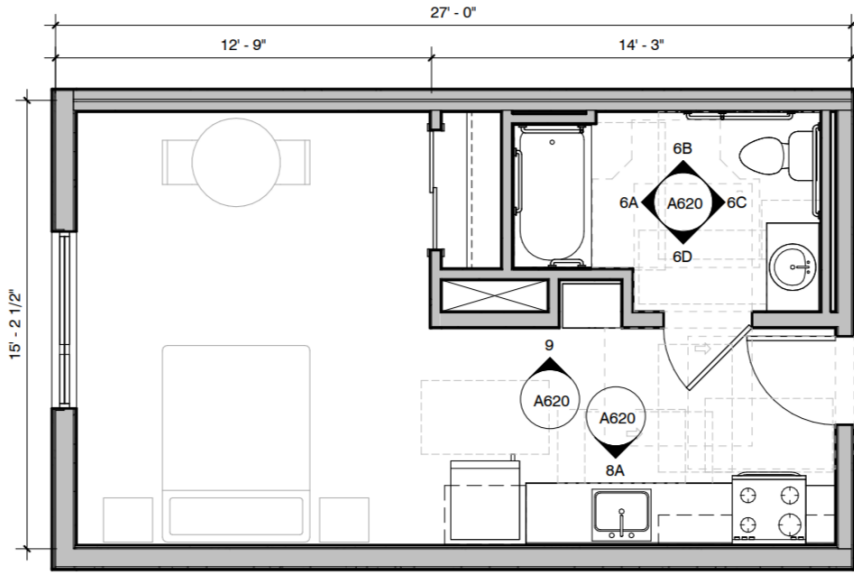


**SITE PLAN**  
 1 G002 1/16" = 1'-0"

# Floorplans

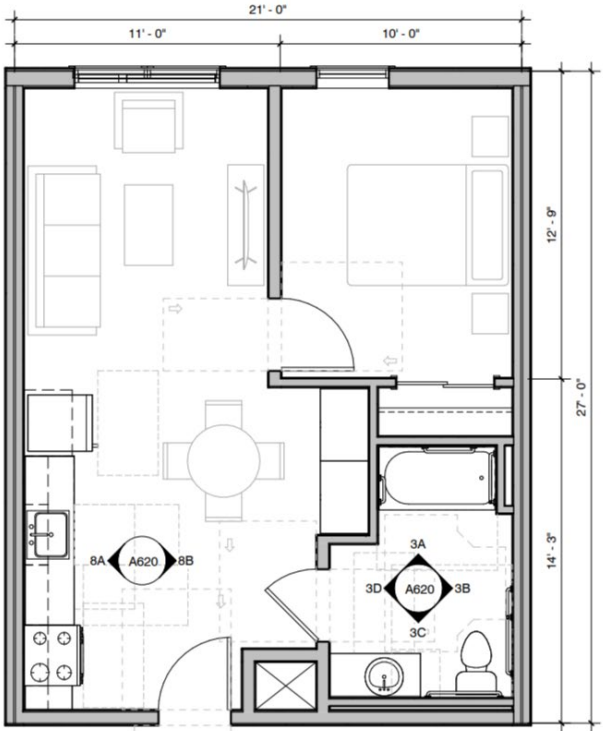


# Unit Plans



417 SF

**4**  
A620 **UNIT 0.1 - TYPE A UNIT**  
1/4" = 1'-0"



556 SF

**1**  
A620 **UNIT 1.1 - TYPE A UNIT**  
1/4" = 1'-0"

# Project Contacts

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Housing Developer, NHA

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