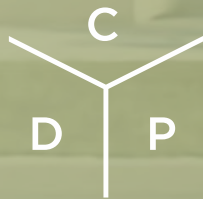


Abbey Townhomes

PORTLAND, OR

November 14, 2024



Community
Development
Partners

SEI

Team



Thomas Eldridge
Development Manager
CDP



Pooja Dalal
Housing Development
Senior Manager
SEI



Xaun Wilson
Development
Coordinator
CDP

Additional team members include:

COMMUNITY LAND TRUST

- Proud Ground

GENERAL CONTRACTOR

- TBD

ARCHITECT

- Scott Edwards Architecture (SE|A)

HOMEBUYING SERVICES PROVIDER

- Portland Housing Center

Development

STATUS

- OHCS Funding Awarded in 2024
- Community engagement session
- Construction targeted to start in Q2 2025
- Construction complete targeted for Q3 2026 and ready for move-ins!



CHALLENGES

- Financial gap / construction costs



Unit & Affordability Matrix

Unit Type	No. of Units	% AMI	Sales Price at 65% (as of today)	Market Rate Price (not appraised)	Square Footage	Gross Monthly House Payment
3 BR / 2.5 baths	8	65%-80% \$78,455	\$283,941	\$500,000 - \$800,000	~1,400 SF	\$2,290

HIGHLIGHTS

- 3-Floors
- Dedicated parking
- Back yard
- Accessible ground floor bathroom
- Washer & dryer
- Balcony on third floor

Resale Calculation for a \$285k house
(Market Rate Value Appreciates 5% YoY)

