



Portland Housing Bureau

Budget Amendment for Barbur Apartments

Helmi Hisserich, PHB Director

January 15, 2025

Purpose of Request

- Increase FY24-25 Housing Bureau budget by \$7M
 - Accept and appropriate \$2M in HUD Community Project Funding awarded by Congress
 - Appropriate \$5M in HUD Community Development Block Grant funds from prior years' balance
- Support Innovative Housing, Inc.'s development of Barbur Apartments, new construction of 149 affordable housing units in SW Portland

Project Highlights

- 149 new units of affordable housing plus 1 manager unit
- Located in Capitol Hill Neighborhood in SW Portland
- 2nd PHB-supported project to receive Congressionally designated funding
- 99-year affordability period



Unit Mix

- 149 affordable units at/below 60% AMI
 - 47 1-BRs
 - 82 2-BRs
 - 16 3-BRs
 - 4 4-BRs
- 21% of units (32) targeted for 30% AMI
- 13% of units (19) targeted for 45% AMI
- 38 units have rental subsidy



Amenities & Contracting

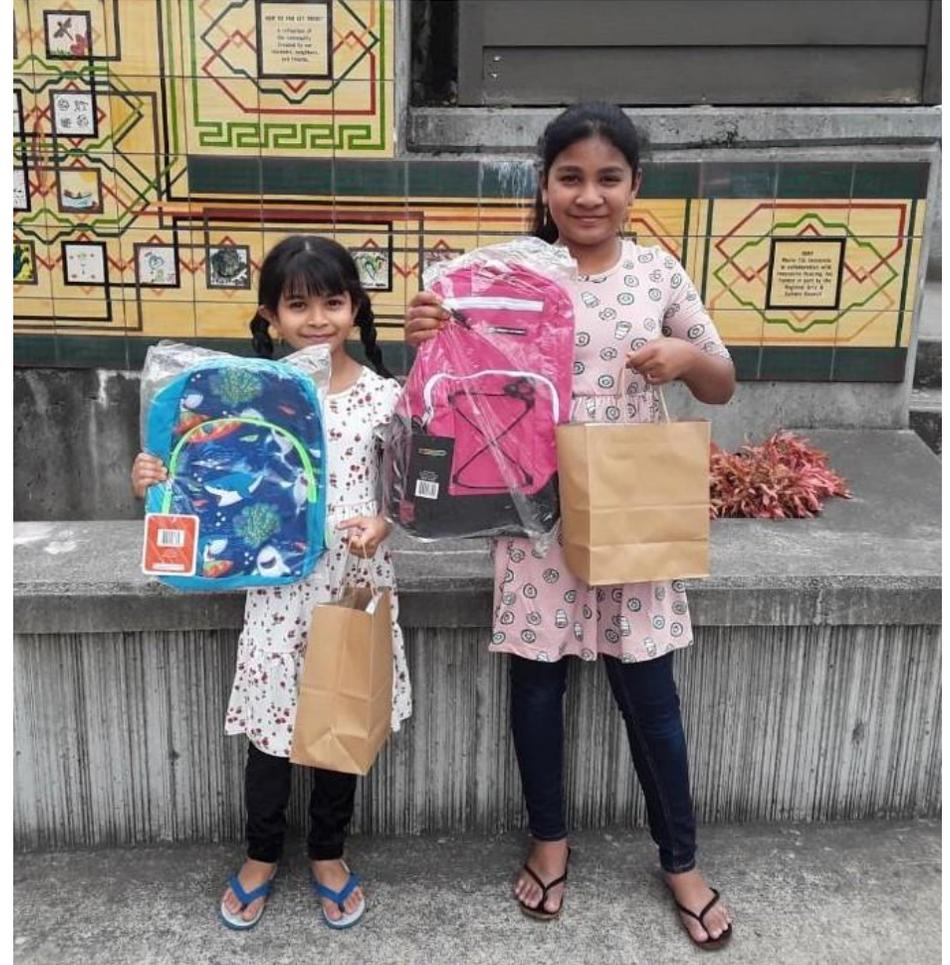
- Large central outdoor play area, laundry facilities, bike and vehicle parking, resident services and management offices, and two large community rooms
- Earth Advantage Gold
- PHB Equity in Contracting goals
- Build America, Buy America procurement requirements
- Construction: March 2025 through Q1 2027



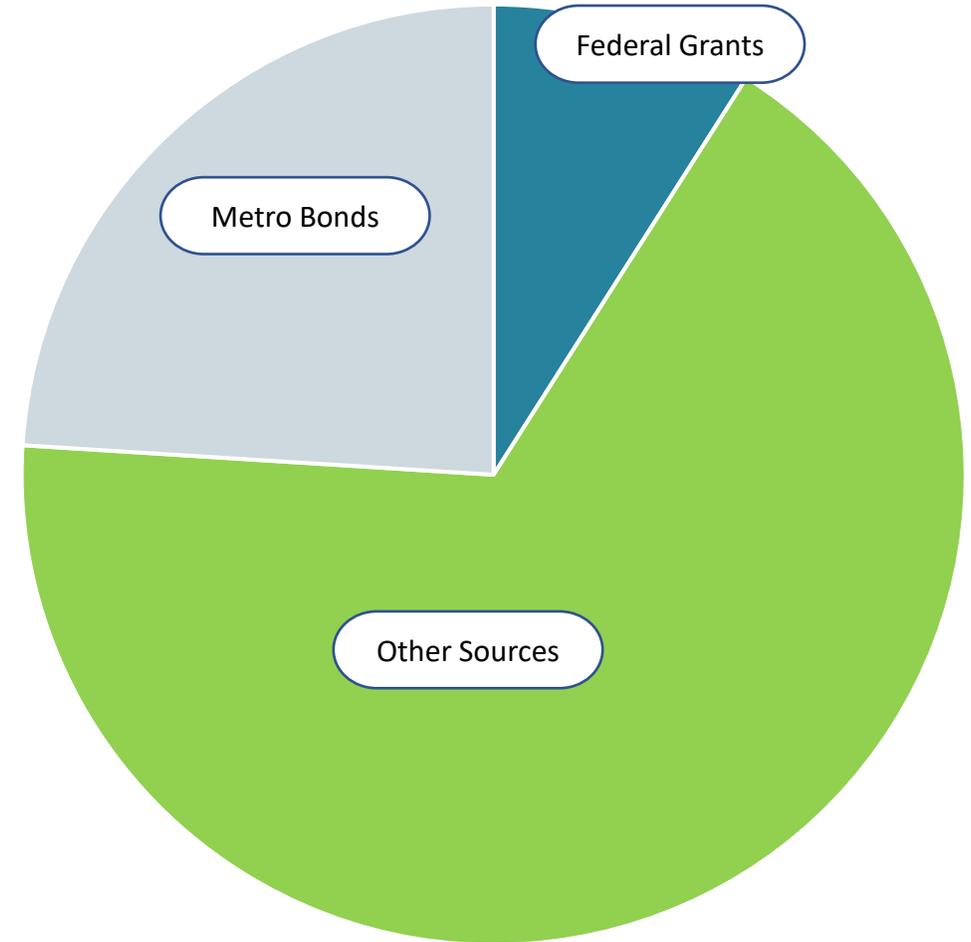
Resident Services

Innovative Housing Inc (IHI) and the Immigrant and Refugee Community Organization (IRCO)

- Partnership with the Immigrant and Refugee Community Organization (IRCO) for culturally specific programming
 - Regular after school programming
 - Community Contemplation/Prayer Room
- Additional partnerships with nearby community centers and mosques, the Community Services Network, and Neighborhood House



Funding Sources



Federal grants leverage 10x other private & public sources

City Council Request

- Appropriate federal grants totaling \$7,000,000 from the U.S Department of Housing and Urban Development (HUD) for the development of Barbur Apartments, a new affordable housing project located at 8066 SW Capitol Hill, 8090 SW Capitol Hill and 8205 SW 19th Avenue