





The Portland Housing Bureau (PHB) addresses the unmet housing needs of the people of Portland, Oregon. One way we do this is by preserving existing affordable homes, particularly those serving seniors and people with disabilities.

THE CHALLENGE

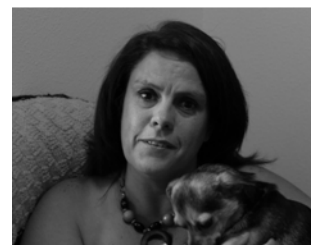
In 2008, PHB identified 11 privately owned buildings at risk of losing their affordability by 2013. Because of their highly desirable locations, more than 700 affordable homes were susceptible to being converted to market-rate rentals or sold as condominiums, displacing vulnerable residents. Under the leadership of Portland City Commissioner Nick Fish and then-Bureau Director Will White—now serving in the office of U.S. Senator Jeff Merkley—PHB launched 11X13, a campaign to preserve the affordability of those buildings subsidized by federal rent assistance contracts with U.S. Department of Housing and Urban Development (HUD) that were set to expire.

WORKING TOGETHER

The City partnered with the HUD, the State of Oregon, the Network for Oregon Affordable Housing (NOAH), local nonprofits and private funders. Meyer Memorial Trust and the John D. and Catherine T. MacArthur Foundation provided the catalytic investments and pivotal programmatic support that fueled the collaborative preservation effort. A coalition worked in close coordination for five years, and this spring, the City announced that it had successfully preserved each of the 11 buildings, requiring 60 years of affordability for 700 homes located in Portland's vibrant and desirable neighborhoods.

11X13 was funded by local, private and federal sources. For every dollar the City invested, we leveraged \$4 in private and \$5 in federal funds. The City invested \$22 million in Community Development Block Grant (CDBG), Section 108 loans, and local urban renewal dollars. This leveraged \$110 million in private investments and more than \$120 million in federal assistance over the next 20 years.

The flexibility of CDBG funds was critical in filling financing gaps throughout this campaign. Without CDBG, the \$120 million in federal rent assistance contracts would have been at risk. More importantly, over 700 affordable homes in our community would have been lost.





The Portland Housing Bureau and partners successfully preserved each of the 11 buildings below, which are home to some of our city's most vulnerable citizens. Operating agreements require 60 years of affordability for 700 homes.

Project Name	Locations	Units
The Admiral	910 S.W. Park	37
Roselyn Apartments	424 N.W. 21st Ave.	31
Walnut Park	5272 N.E. 6th Ave.	38
Upshur House	2650 N.W. Upshur St.	30
Uptown Tower	710 S.W. St. Clair St.	71
Chaucer Court	1019 S.W. 10th Ave.	83
1200 Building	1200 S.W. 12th Ave.	89
Lexington Apartments	1125 S.W. 12th Ave.	54
Park Tower	731 S.W. Salmon St.	162
Hawthorne East	1420 S.E. 16th Ave.	71
Bronaugh Apartments	1434 S.W. Morrison St.	51

OUR PARTNERS



CEDAR SINAI PARK
love. honor. respect.





Seniors, people with disabilities and other vulnerable people add value and diversity to our city. Their presence and participation in our community is dependent on the availability of safe, decent and affordable places to call home. At the core of the 11X13 Preservation Campaign was an effort to preserve affordable homes and ensure that seniors and other vulnerable people can stay in their homes and continue to contribute to their communities.

As you view the profiles of residents from each of these 11 buildings, you can read and also hear their stories by scanning the QR codes at the bottom right of each poster with the QR reader on your phone.

You'll hear from residents—many of whom are seniors, disabled and earning very low incomes—telling their stories about what their homes mean to them as they are able to age in place and maintain access to the parks, cultural events and services that our community has to offer.

This accomplishment in preservation was possible because of our local partners, REACH CDC, Northwest Housing Alternatives, Cedar Sinai Park, Union Labor Retirement Association, Guardian Management, Winkler Development Corp. and Harsch Investment Properties, which are mission-driven nonprofit organizations or businesses with a passion for providing homes for vulnerable people.

This commitment to residents is exemplified by the unique services provided by these agencies for residents. For example, Northwest Housing Alternatives has a well developed Resident Services Program to promote health and housing stability for its residents. When REACH renovated Walnut Park, garden boxes were added for residents to grow their vegetables. Cedar Sinai Park provides comprehensive “aging-in-place” services to residents. These details are part of what transforms these buildings into homes and expands everyone's access to the amenities that make this city great.



“Living here has been a godsend.”

Robert Gutierrez, Resident of the 1200 Building



Photo by Cathleen Arnerich

Seniors deserve the opportunity to “age in place” within the community they helped build. Robert, 75, moved to Oregon in 1963 from El Paso, Texas. Robert was a renowned hair stylist, working with notable salons and theater companies. When his rent tripled, Robert needed a lifeline. Today, he lives in a beautiful ninth-floor apartment with a patio sanctuary he created with ceramic tile and tropical plants. Robert says, “I never wanted to live in the suburbs.” At the 1200 Building, he enjoys stunning views of the West Hills from his downtown location. Robert lives near museums, theaters and shopping, maintaining the life he wants to continue throughout his senior years.



1200 Building

1220 S.W.12th Ave., Portland, OR 97201

The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

The 1200 Building has 89 units for seniors or disabled, low-income residents earning at or below 60% Median Family Income (MFI) in downtown Portland.



PRESERVATION

The 1200 Building was preserved in August, 2012. The building nearly lost affordability with pending expiration of the U.S. Department of Housing and Urban Development's (HUD) mortgage and rent assistance contract.

With public and private investments, Cedar Sinai Park purchased and renovated The 1200 Building. It will remain affordable for the next 60 years through public and private financial assistance, a long-term, renewed rent assistance contract and a regulatory agreement with the City.

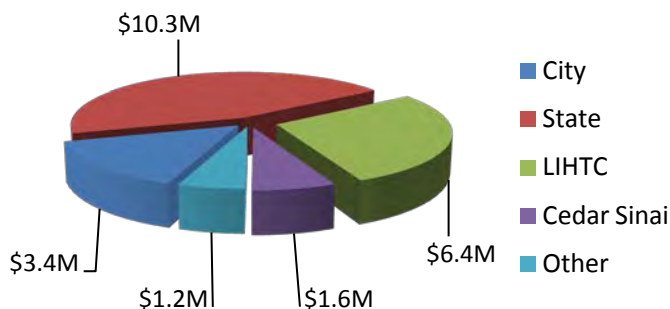
The 1200 Building is one of several downtown Portland buildings that benefitted from a preservation tool unique to Oregon, "Residual Receipts." Residual Receipts were funds held in a HUD-controlled account by the State and represented rent in excess of operating expenses from prior years.



FUNDING

PHB provided a loan of \$3.4M that leveraged \$19.5M in other financing to acquire and rehab the 1200 Building.

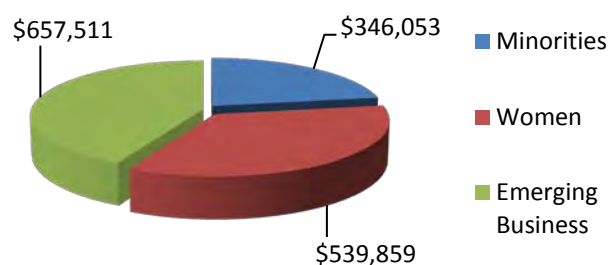
Other financing includes 4% LIHTC equity through U.S. Bank; a U.S. Bank permanent loan; Residual Receipts; Oregon Housing Preservation Fund; weatherization and General Housing Account funds through Oregon Housing and Community Services; an Enterprise grant; and sponsor cash as deferred fee.



ECONOMIC AND BUSINESS EQUITY

Minority participation in this project is 27.5%. Women participation is currently 13% with a total MWESB participation of 36.1%, far exceeding requirements.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



PARTNERS

- Cedar Sinai Park
- U.S. Department Housing & Urban Development (HUD)
- Oregon Housing and Community Services (OHCS)
- Network of Oregon Affordable Housing (NOAH)
- U.S. Bank
- Enterprise Community Investments
- Winkler Development
- Harsch Investments
- R & H Construction
- LRS Architects

QUICK FACTS

- The 1200 Building was built in 1982 and is a mixed-use development with ground level commercial space.
- This building is conveniently located in amenity-rich downtown Portland, in close proximity to the Portland Streetcar, MAX and bus lines.
- The buildings provide comprehensive “aging-in-place” services to residents, provided by Cedar Sinai Park.
- Resident services include nutrition guidance, medical appointment scheduling, addiction recovery services, low-income telephone assistance, Meals on Wheels, library services, monthly food box delivery, daily coffee service, exercise classes and housing services coordination.

CONTACTS

Sponsor:	Cedar Sinai Park
Owner:	CSP 1200, LP
Property Management:	Harsch Investments
Property Contact:	503-231-0682
PHB Contact:	Jaymee Cuti, 503 823-3239

“It’s nice to know I have secure housing. It keeps the stress level down.”

Jamie Montoya, Resident of The Admiral



Everyone deserves a safe, decent and affordable place to call home. Jamie, 45, moved into The Admiral six months ago. She struggles with bipolar disorder and attempted suicide several times. After her most recent attempt, she left the hospital with a new outlook on life. She says the stability that her home provides helps her manage her stress and mental health. According to Jamie, living at the Admiral has provided her with self sufficiency and independence. Now, Jamie works as a peer mentor where she coaches people with mental health challenges. Jamie loves the location of her downtown building, which is close to public transportation and Director Park, where she attends concerts with her dog, Zeek.



Admiral Apartments

910 S.W. Park Ave., Portland, OR 97205

The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

Admiral Apartments is a 37-unit, historic building in the City's South Park Blocks Urban Renewal Area. It is home to seniors and adults with special needs earning less than 60% Median Family Income (MFI).



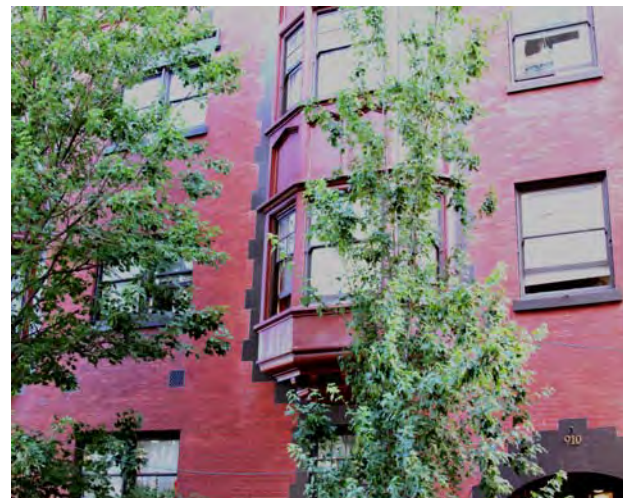
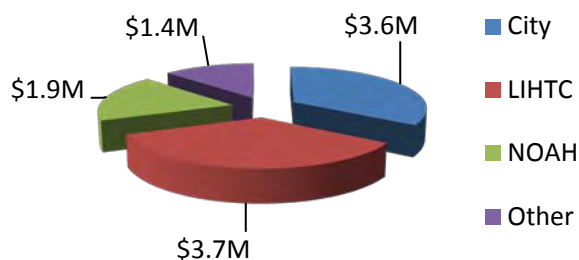
PRESERVATION

Admiral Apartments was preserved in November, 2008 by REACH CDC. The building nearly lost affordability with pending expiration of the U.S. Department of Housing and Urban Development's (HUD) mortgage and rent assistance contract.

This building will remain affordable for the next 60 years through public and private financial assistance, a long-term, renewed rent assistance contract and a regulatory agreement with the City.

FUNDING

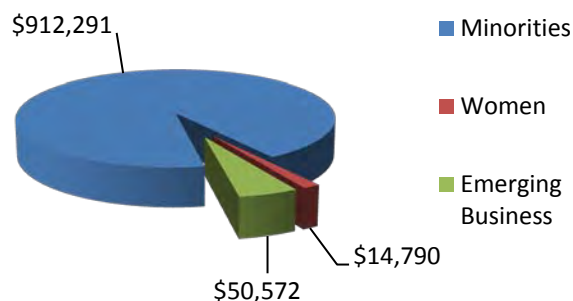
The City's investment of \$3.64M in tax increment financing leveraged \$7M in other financing, including investor equity from historic tax credits and LIHTC, permanent loans, a weatherization grant and owner equity including a deferred development fee.



ECONOMIC AND BUSINESS EQUITY

This project met City workforce hiring and business equity goals and provided BOLI wages. It also exceeded the City procurement goals of 20% participation by MWESB contractors and met the outreach requirements for workforce hiring.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



QUICK FACTS

- The Admiral has 37 units, including 14 studios and 23 one-bedrooms.
- Located in downtown Portland with a “walkscore” of 100, The Admiral is near the Central Library, the Performing Arts Center, Fox Tower Theater and the new outdoor urban space, Director Park.
- The project utilized historic tax credits and low-income housing tax credits as sources of financing.
- Renovation included replacing all plumbing and electrical systems, a new boiler and exterior brick siding, new windows, seismic upgrades and interior unit improvements.

PARTNERS

- REACH CDC
- U.S. Department of Housing and Urban Development (HUD)
- Network of Oregon Affordable Housing (NOAH)
- U.S. Bancorp CDC
- Portland Development Commission
- Oregon Housing and Community Services (OHCS)
- SERA Architects
- Walsh Construction Company
- Housing Development Center



CONTACTS

Owner: Wheeldon Admiral, LLC

Sponsor: REACH CDC

Management Contact: REACH CDC, Jennifer Hancock, 503-546-9191

PHB Contact: Jaymee Cuti, 503-823-3239

“I feel like this is my home, and I can stay here for a long time.”

Lorena Magee, Resident of Bronaugh Apartments



Photo by Cathleen Arnerich

Everyone in our community deserves a safe place to call home. Lorena, 48, fled from an abusive relationship in the late '90s. She found Bronaugh Apartments in her time of need and has lived there for 10 years. After experiencing trauma from past abuse, addiction and mental illness, Lorena says living with her partner and pets at the Bronaugh brings her comfort. She likes the bustling downtown location. “Even though it’s a big city, it’s like a small town. People will stop and talk to you,” says Lorena. If she didn’t live at the Bronaugh, Lorena says she’d be on the street or in a group home. Here, she is part of a community.



Bronaugh Apartments

1434 S.W. Morrison St., Portland, OR 97205

Preservation in Progress

The Bronaugh Apartments, a brick building near the Goose Hollow neighborhood, is home to 60 seniors and disabled households that depend on federal rent assistance.



PRESERVATION

In 2012, the Bronaugh's federal rent assistance contract was due to expire and the property was on the market as non-restricted housing.

U.S. Department of Housing and Urban Development (HUD) rent assistance is temporarily extended and the permanent preservation process has begun with the building's purchase by the nonprofit REACH CDC, using temporary bridge financing through the Network of Oregon Affordable Housing (NOAH).

A permanent plan for financing the acquisition and renovation is expected in 2015.

CONTACTS

Sponsor & Management: REACH CDC

Property Contact: Destiny Penticoff
503-227-3367

PHB Contact: Jaymee Cuti,
503-823-3239

“I’ve been very happy here and I am thankful to be here.”

Dolores Sheppard, Resident of Chaucer Court



Photo by Cathleen Arnerich

Everyone needs the sense of community that comes with having a place to call home. Originally from Georgia, Dolores, 67, has lived in Oregon for 40 years and at Chaucer Court for 16. A survivor of cancer, Dolores had support from her neighbors and managers at Chaucer Court when she was ill. Today, she remarks on the convenience of her downtown location, where she can take the Portland Streetcar to errands and medical appointments. Dolores says there’s nowhere she could live that would be as convenient as Chaucer Court.



11 x 13 PRESERVATION CAMPAIGN

Chaucer Court

1019 S.W. 10th Ave., Portland, OR 97205

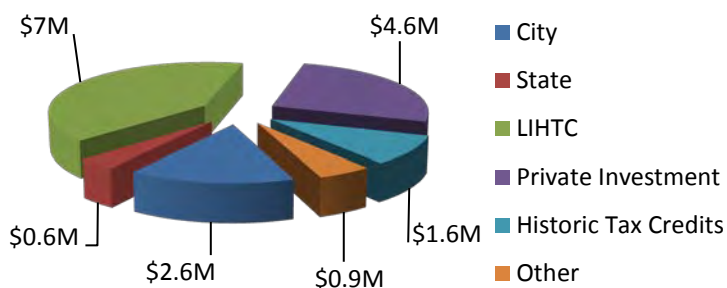
The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

Chaucer Court provides 84 units of affordable homes to seniors and disabled residents earning less than 60% Median Family Income (MFI) in downtown Portland.



FUNDING

The City's \$2.6M of tax increment financing from the South Park Blocks Urban Renewal Area leveraged approximately \$14.7M in investments and loans from other sources including U.S. Bank to accomplish this \$17.3M project.



PRESERVATION

Chaucer Court was preserved in December, 2011.

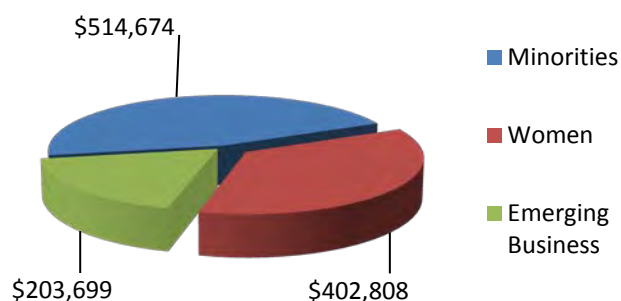
With public and private investments, Union Labor purchased and renovated Chaucer Court. This building will remain affordable for 60 years through public and private financial assistance, a long-term renewed rent assistance contract and a regulatory agreement with the City.



ECONOMIC AND BUSINESS EQUITY

Chaucer Court achieved 17.2% of MWESB participation, which included three minority business enterprise subcontractors, seven women business enterprise subcontractors and four emerging small business subcontractors.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



PARTNERS

- Chaucer Court Manor LP
- Union Labor Retirement Association (ULRA)
- Walsh Construction Company
- Carlton Hart Architecture
- Oregon Housing and Community Services (OHCS)
- Network of Oregon Affordable Housing (NOAH)
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Bank
- Good James Consulting
- Portland Development Commission
- Housing Development Center

QUICK FACTS

- Chaucer Court was built as the Odd Fellows Lodge in 1924 and became housing in 1980.
- The building is on the National Register of Historic Places and used Historic Tax Credits to assist in financing the renovation.
- Renovations included interior unit upgrades, window replacement and repair, restoration of historic architectural details and major overhaul of building systems. These reduced energy use and operating expenses.
- Chaucer is located in amenity-rich downtown Portland, conveniently located by shops, restaurants, parks and in close proximity to the Portland Streetcar, MAX and bus lines.

CONTACTS

- Owner:** Chaucer Court Union Manor, LP
- Sponsor:** Union Labor Retirement Assoc.
- Property Manager:**
Manor Management Services, Inc.
- Site Contact:**
Sue Bailey, 503-224-3559
- PHB Contact:**
Jaymee Cuti, 503-823-3239

**“We’ve beaten the bushes to make a living.
Now we give and take and live and let live.”**

Don Carter, Resident of Hawthorne East



Photo by Cathleen Arnerich

Seniors, who helped shape our community, deserve the very best that our city has to offer. Don, 75, moved from Seattle to Portland in 1970. When he met his wife in 1990, he cut back on his work as a furniture upholsterer, and his income dropped dramatically. If it weren't for Hawthorne East, his home for 10 years, Don says he might be homeless. Don appreciates the building's security, affordability and quick access to transit. "We have the best bus service," he said. Don likes to walk to his nearby garden plot, where he grows and shares vegetables and blueberries. Don is glad he can experience the "winding down" period of his life in a home that offers comfort and convenience.



**PORTLAND
HOUSING
BUREAU**

11 x 13 PRESERVATION CAMPAIGN

Hawthorne East

1420 S.E. 16th Ave., Portland, OR 97214

Preservation in Progress

The Hawthorne East is a seven-story brick building in the dynamic Hawthorne district east of the Willamette River. The property is home to 70 seniors and disabled households that depend on federal rent assistance.



PRESERVATION

In 2016, the project's federal rent assistance contract was due to expire. The former owner, Simpson Properties, approached several potential buyers to keep the housing affordable, and selected Northwest Housing Alternatives to buy the building.

A permanent plan for financing the acquisition and renovation is expected by 2016, when resources are available. The financing plan is expected to require a variety of private and public resources, including low-income housing tax credits, temporary bridge financing through the Network of Oregon Affordable Housing (NOAH) and funds allocated by the City of Portland.

CONTACTS

Sponsor:

Northwest Housing Alternatives

Management:

Cascade Management

Property Contact:

Cascade Management, 503-230-0306

PHB Contact:

Jaymee Cuti, 503-823-3239

“When you’re single, disabled and have low income, it’s everything you need.”

Dan Ding, Resident of Lexington Apartments



Everyone deserves access to the opportunities that our city has to offer. Dan Ding, 64, moved to Lexington Apartments nine years ago. He appreciates that it is safe, quiet and well managed. He also likes the convenient downtown location. “I like everything about this area,” said Dan, who frequents the Central Library, farmers markets and attends events in the Cultural District. A lifelong Portlander, Dan says he knows most of his neighbors and finds the Lexington to be a friendly community.



Lexington Apartments

1125 S.W. 12th Ave., Portland, OR 97205

The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

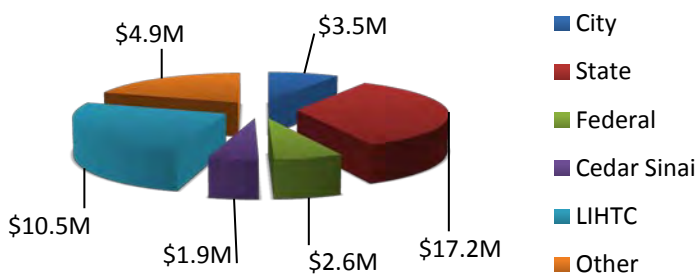
Lexington Apartments' 54 units are home to seniors, low-income or disabled households with most incomes far below 60% Median Family Income (MFI) in downtown Portland.



FUNDING

The Lexington was financed by coupling the nearby Park Tower project as a single financial project.

PHB provided two loans to this \$40.7M acquisition and rehab project, including a loan of \$3.5M using City funding and \$2.6M in federal block grants, which helped leverage other funding from the State, private investment and a grant from Enterprise Community Partners.

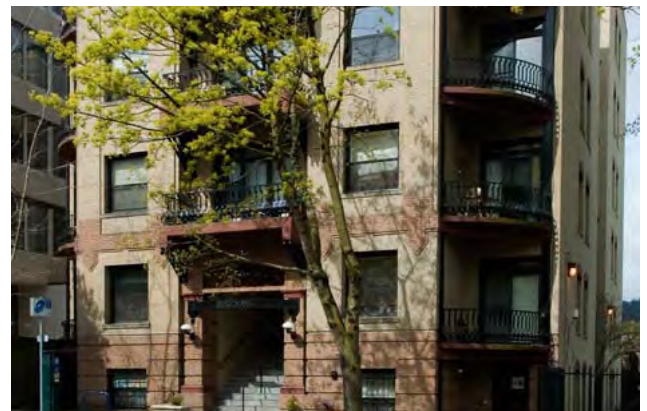


PRESERVATION

Lexington Apartments was preserved in January, 2012. The building nearly lost affordability with pending expiration of the U.S. Department of Housing and Urban Development's (HUD) mortgage and rent assistance contract.

With public and private investments, Cedar Sinai Park purchased and renovated Lexington. It will remain affordable for the next 60 years through public and private financial assistance, a long-term, renewed rent assistance contract and a regulatory agreement with the City.

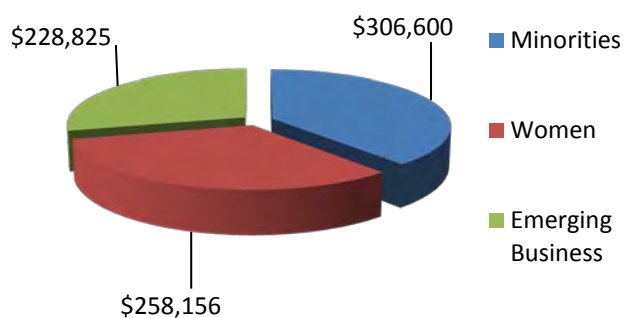
Lexington was one of several downtown Portland projects that benefitted from the use of "Residual Receipts" to finance the preservation effort. Residual Receipts were funds held in a HUD-controlled account by the state and represented rent subsidy in excess of operating expenses from prior years.



ECONOMIC AND BUSINESS EQUITY

This project is expected to meet City workforce hiring and business equity goals and provide BOLI wages. It also exceeds the City procurement goals of 20% participation by MWESB contractors and will meet the outreach requirements for workforce hiring. The Park Tower had MWESB participation of more than 35% and Lexington Apartments was more than 30%.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



PARTNERS

- Cedar Sinai Park
- R & H Construction
- LRS Architects, Inc.
- Harsch Investment Properties
- PNC Bank
- Wells Fargo Bank
- Portland Development Commission
- Robison Jewish Home
- Winkler Development
- Oregon Housing and Community Services (OHCS)
- U.S. Department of Housing and Urban Development (HUD)
- Network of Oregon Affordable Housing (NOAH)
- Enterprise

QUICK FACTS

- Park Tower and Lexington Apartments are a 216-unit acquisition and rehabilitation project involving two buildings.
- Park Tower and the Lexington were built in the early 1900s.
- Both buildings are conveniently located in amenity-rich downtown Portland, close to the Portland Streetcar, MAX and bus lines.
- The buildings provide comprehensive “aging-in-place” services to residents, provided by Cedar Sinai Park.
- This rehabilitation ensures the continued availability of units to very low-income, elderly and disabled residents. Modifications to the buildings are in conformance with the Americans with Disabilities Act (ADA) and increase sustainability and use of green building products.



CONTACTS

Owner:	Cedar Sinai Park
Sponsor:	CSP-Park Lexington LP
Management:	Harsh Investment
Property Contact:	Quinn Black, 503-227-3367
PHB Contact:	Jaymee Cuti, 503-823-3239

**“I like living downtown. People
are nice here.”**

Sara Brown, Resident of Park Tower



Photo by Cathleen Arnerich

Our most vulnerable residents deserve a safe place to call home. Sara, 71, moved into Park Tower in 1989. Originally from Indiana, Sara survived breast cancer and wanted a place to live where she could feel safe while maintaining her independence. She likes living downtown. Sara volunteers for Meals on Wheels and is a member of the Portland Art Museum. If it weren't for her home at Park Tower, Sara says, “I would be on the street, where there's danger, stress and depression.”

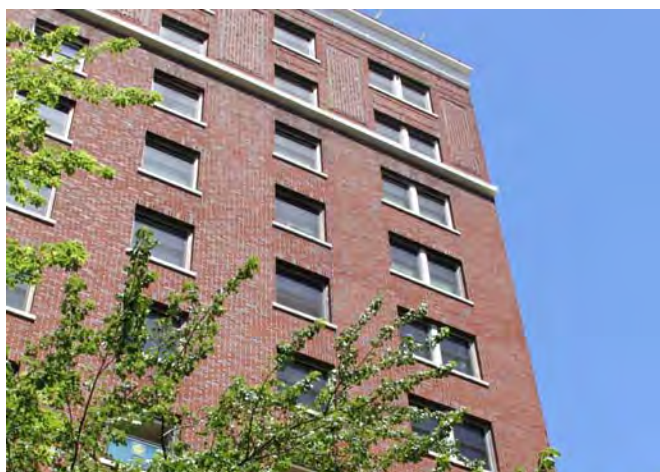


Park Tower

731 S.W. Salmon St., Portland, OR 97205

The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

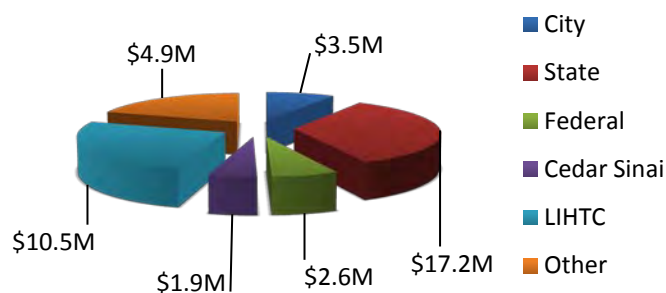
Park Tower's 162 units are home to seniors or disabled households with incomes below 60% Median Family Income (MFI) in downtown Portland.



FUNDING

Park Tower was financed by coupling the nearby Lexington Apartments project as a single financial project.

PHB provided two loans to this \$40.7M acquisition and rehab project, including a loan of \$3.5M using City funding and \$2.6M in federal block grants, which helped leverage other funding from the State, private investment and a grant from Enterprise Community Partners.



PRESERVATION

Park Tower was preserved in January, 2012. The building nearly lost affordability with pending expiration of the U.S. Department of Housing and Urban Development's (HUD) mortgage and rent assistance contract.

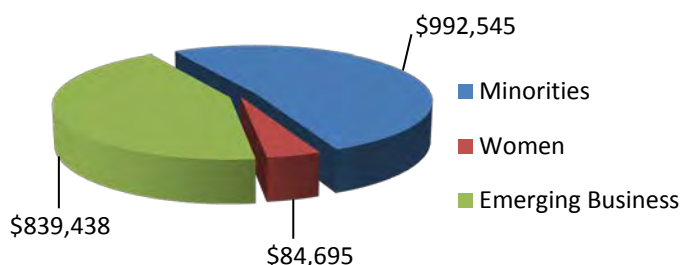
With public and private investments, Cedar Sinai Park purchased and renovated Park Tower. It will remain affordable for the next 60 years through public and private financial assistance, a long-term, renewed rent assistance contract and a regulatory agreement with the City.

This two-building project benefitted greatly from a financial resource unique to the Oregon Preservation effort, called "Residual Receipts." Residual Receipts were funds held in a HUD-controlled account by the State and represented rent in excess of operating expenses from prior years.

ECONOMIC AND BUSINESS EQUITY

This project is expected to meet City workforce hiring and business equity goals and provide BOLI wages. It also exceeds the City procurement goals of 20% participation by MWESB contractors and will meet the outreach requirements for workforce hiring. The Park Tower had MWESB participation of over 35% and Lexington Apartments was over 30%.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



PARTNERS

- Cedar Sinai Park
- R & H Construction
- LRS Architects, Inc.
- Harsch Investment Properties
- PNC Bank
- Wells Fargo Bank
- Portland Development Commission
- Robison Jewish Home
- Winkler Development
- Oregon Housing and Community Services (OHCS)
- U.S. Department of Housing and Urban Development (HUD)
- Network of Oregon Affordable Housing (NOAH)
- Enterprise

QUICK FACTS

- Park Tower and Lexington Apartments are a 216-unit acquisition and rehabilitation project involving two buildings.
- Park Tower and the Lexington were built in the early 1900s. Park was part of the Heathman Hotel.
- Both buildings are conveniently located in amenity-rich downtown Portland, close to the Portland Streetcar, MAX and bus lines.
- The buildings provide comprehensive “aging-in-place” services to residents, provided by Cedar Sinai Park.
- Park Tower has 140 studios and 22 one-bedroom units. The ground floor includes commercial units.
- The project included investor equity from historic tax credits and low-income housing tax credits.



CONTACTS

Owner:	Cedar Sinai Park
Sponsor:	CSP-Park Lexington LP
Management:	Harsh Investment
Property contact:	Quinn Black, 503-227-3367
PHB Contact:	Jaymee Cuti, 503-823-3239

“I love it here. I’m not moving.”

Doris Driver, Resident of Roselyn Apartments



Photo by Cathleen Arnerich

Seniors and people with disabilities deserve the dignity of a decent place to call home. Doris, 70, has experienced homelessness. At Roselyn Apartments, Doris has rebuilt her life and participates in the social opportunities that her building and community provide. She attends a jewelry beading group, shops at the nearby farmers market, plays bingo and enjoys lunches at Loaves and Fishes. This lifelong Oregonian and former caregiver says she knows everyone in her building, where she’s lived for 13 years.



**PORTLAND
HOUSING
BUREAU**

11 x 13 PRESERVATION CAMPAIGN

Roselyn Apartments

424 N.W. 21st Ave., Portland, OR 97209

The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

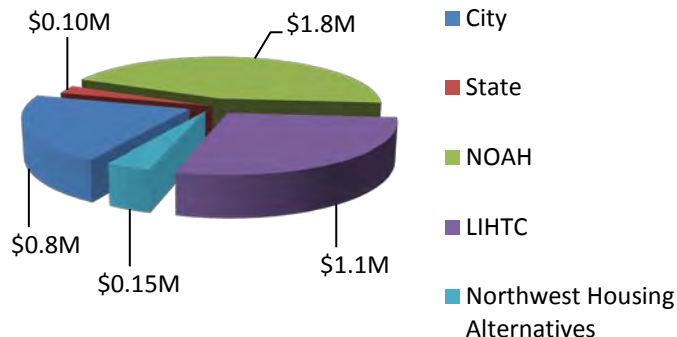
Roselyn Apartments is a 31-unit building, including seven units of Permanent Supporting Housing, in Northwest Portland. All tenants have incomes at or below 60% Median Family Income (MFI).



FUNDING

PHB provided an \$830,000 Section 108 HUD guaranteed loan, leveraging \$3.1M to this acquisition and rehab preservation project.

Other financing includes LIHTC Equity, a permanent loan from, OHCS weatherization grants and Trust Funds and sponsor funding from Northwest Housing Alternatives.



PRESERVATION

Roselyn Apartments was preserved in June, 2009. The building had an expiring Section 8 contract and was in need of significant rehabilitation, including unit interior upgrades, new roofing and improvements to electrical and mechanical systems.

The Roselyn has been preserved through a purchase by Northwest Housing Alternatives. This building will remain affordable to seniors and people with disabilities for 60 years through public and private financial assistance, a long-term renewed rent assistance contract and a regulatory agreement with the City.

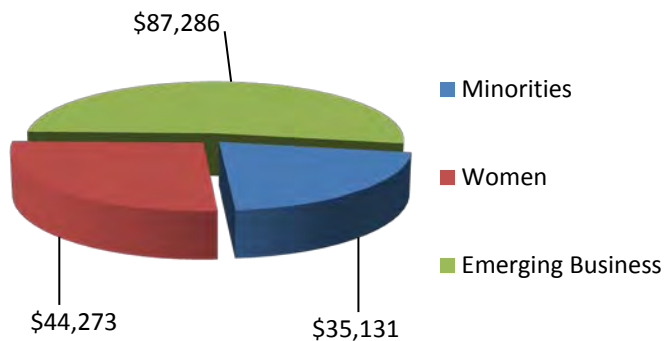


ECONOMIC AND BUSINESS EQUITY

This project had a total of 19% MWESB participation in the amount of \$166,690.

Minority owned business participation was at 4% and women owned business at 3%.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



QUICK FACTS

- Roselyn Apartments was built in 1912 and preserved as affordable housing in 2009.
- The Roselyn is located in Northwest Portland, where affordable housing is scarce.
- This four-story building (including a daylight basement) is located on a 5,000 square-foot lot in a mixed residential and commercial area of vibrant Northwest Portland.
- The 31 units include one manager's unit and 30 studio apartments with project-based rent subsidy.
- Northwest Housing Alternatives offers a Residential Services Program to promote health and housing stability for its residents.

PARTNERS

- Northwest Housing Alternatives
- The Network of Oregon Affordable Housing (NOAH)
- State Housing Trust Fund
- Oregon Housing and Community Services (OHCS)
- Wells Fargo Bank
- Andrews Architects, Inc.
- Walsh Construction
- U.S. Department of Housing and Urban Development (HUD)



CONTACTS

Owner:	Roselyn Renewal, LLC
Sponsor:	Northwest Housing Alternatives
Property Management:	Cascade Management, Inc.
Property contact:	Karen Stuart, 503-228-4220
PHB Contact:	Jaymee Cuti, 503-823-3239

“I find it encouraging to say this is where I live.”

Debriana Broadwater, Resident of Upshur House



Photo by Cathleen Arnerich

The foundation of a healthy family is a stable home. Five years ago, Debriana, 23, was homeless. She worked in a fast food restaurant, but couldn't cover her basic needs. Her life changed when she moved into Upshur House two years ago with her son, Ronald. Now they live within walking distance of Head Start and Ronald can play in the children's area. "I used to be very shy," says the vivacious young mom and recent graduate of a medical assisting program. "This has allowed me to mature and given me the chance to reflect. I'm definitely going to conquer life. My son is going to have a more fulfilling life, too."



Upshur House

2650 N.W. Upshur St., Portland, OR 97210

The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

Upshur House is a 30-unit building in Northwest Portland, home to low-income individuals, couples and families at or below 50% Median Family Income (MFI).



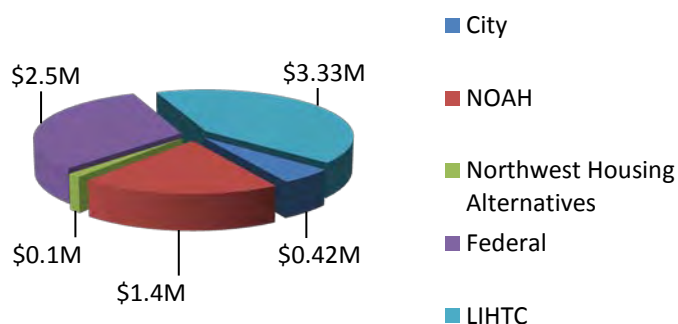
PRESERVATION

Upshur House was preserved in May, 2010 and is affordable because of a project-based Section 8 contract from the U.S. Department of Housing and Urban Development (HUD) that was due to expire in July, 2010.

With public and private investments, Northwest Housing Alternatives purchased and renovated Upshur House. This building will remain affordable for 60 years through public and private financial assistance, a long-term renewed rent assistance contract and a regulatory agreement with the City. Affordability was preserved in April, 2011.

FUNDING

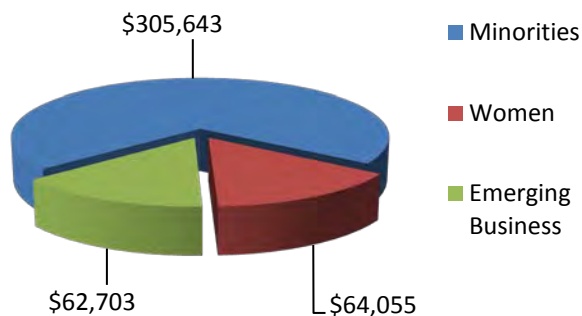
Funding for this project was provided by a combination of permanent loans, Section 108 funds, LIHTC Equity, TCAP, Enterprise Grant, deferred developer fee and from cash flow during rehab.



ECONOMIC AND BUSINESS EQUITY

There was 23.7% MWESB contractor participation in this project totaling \$432,401 to minority contractors including 17% minority participation and 4% women owned businesses.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



PARTNERS

- Northwest Housing Alternatives
- Walsh Construction Company
- Andrews Architects
- Epic Land Solutions Relocation Services
- Cascade Management
- U.S. Department of Housing and Urban Development (HUD)
- Oregon Housing and Community Services (OHCS)
- Network of Oregon Affordable Housing (NOAH)

QUICK FACTS

- Upshur House was built in 1980.
- Five units are designed as Permanent Supportive Housing with services provided by Friendly House and Neighborhood House.
- Upshur consists of five, two-story buildings with one-, two- and three-bedroom, family-sized units.
- Upshur House is conveniently located near excellent schools, public transit and an urban hub of the city known for its parks, restaurants, shopping and walkable neighborhoods.
- Northwest Housing Alternatives offers a Residential Services Program to promote health and housing stability for its residents.
- The common area amenities include a courtyard with a playground and an on-site leasing office.



CONTACTS

Owner: Upshur Renewal Housing, LP
Sponsor: Northwest Housing Alternatives
Property Management: Cascade Management
Management Contact: 503-226-3485
PHB Contact: Jaymee Cuti, 503-823-3239

“You don’t feel like you’re put out in the wilderness.”

Bill Gentile, Resident of Uptown Tower



Photo by Cathleen Arnerich

Our city is stronger when seniors can age in place and continue contributing to the community they helped shape. Originally from Connecticut, Bill Gentile, 64, has called Uptown Tower home for eight years. He can easily hop on public transit for appointments at the Veteran Affairs Medical Center and other errands. “You want intergenerational contact. You feel like you’re part of the community,” said Bill, who is a retired investigator with the National Labor Relations Board and is active with many organizations, including Elders in Action and the Public Involvement Advisory Committee. Bill enjoys walks to Washington Park and Powell’s Books. He said if he were not at Uptown Tower, he’d likely be isolated from services and friends.



Uptown Tower

712 S.W. St. Clair Ave., Portland, OR 97205

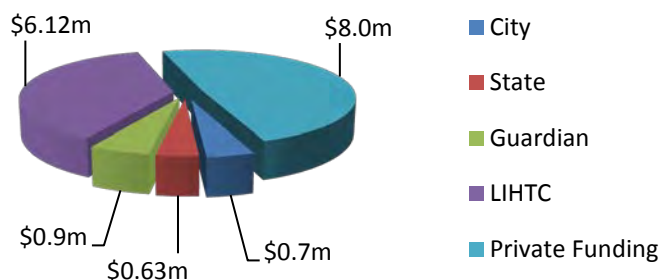
The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

Uptown Tower, a 71-unit building near the Goose Hollow neighborhood, is home to seniors, very low-income and disabled residents. The average income is 15% Median Family Income (MFI). All residents have incomes at or below 30% of MFI.



FUNDING

Funding for this project was provided by permanent loans, Section 108 funds, LIHTC Equity, Oregon Housing and Community Service funds, BETC and BES Roof Grant, Enterprise Grant, deferred developer fee, Weatherization Grant, residual receipts and cash flow during rehab.



PRESERVATION

Uptown Tower was preserved in January, 2011. The building has a U.S. Department of Housing and Urban Development (HUD) project-based Section 8 contract for 71 one-bedroom units, which was originally due to expire in June of 2013.

With public and private investments, Guardian Management purchased and renovated Uptown Tower.

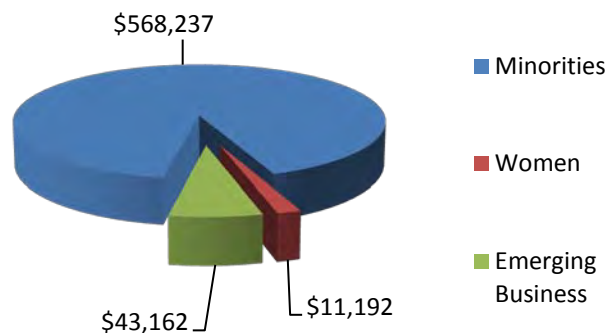
This building will remain affordable for the next 60 years through public and private financial assistance, a long-term, renewed rent assistance contract and a regulatory agreement with the City.



ECONOMIC AND BUSINESS EQUITY

There was 25.2% MWESB contractor participation in this project, totaling \$622,591, including 23% minority participation and 2% to emerging small businesses.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



QUICK FACTS

- Uptown Tower was built in 1983 and renovated in 2011.
- This eight-story building consists of one-bedroom units, an on-site manager's office, a large lobby and retail space.
- Amenities include a large community room with a library and kitchen.
- Uptown Tower is in the upscale Goose Hollow neighborhood of Southwest Portland, near shops, grocery stores, parks and restaurants.
- Access to public transportation is superb, with Uptown Tower conveniently located near the Portland Streetcar, bus stops and a MAX station.

PARTNERS

- Guardian Real Estate Management
- Carleton Hart Architecture
- LMC Construction
- Oregon Housing and Community Services (OHCS)
- Inspections Unlimited
- U. S. Department of Housing and Urban Development (HUD)
- LMC Construction
- Carleton Hart Architecture
- JP Morgan Chase
- Enterprise



CONTACTS

Owner: Uptown Tower Apts., LA
Sponsor: Guardian Management
Property Management: Guardian, 503-248-9645
PHB Contact: Jaymee Cuti, 503-823-3239

“The managers are wonderful. They treat us like human beings.”

Gabriella Steele, Resident of Walnut Park



Photo by Cathleen Arnerich

Everyone deserves access to opportunities in the neighborhood of their choice. After living at Walnut Park for 12 years, Gabriella, 68, says she feels inspired to paint again. She worked as a caregiver and moved around a lot because of rising rent prices. She experienced homelessness for two years. Even then, Gabriella found reasons to be happy every day, “When I am happy, I can move a mountain.” Gabriella, who moved to Oregon from Italy in 1975, lives passionately and expresses herself through Latin dance, singing karaoke, cooking, painting and gardening. “I’m very glad to be here. Here, I can take care of myself.”



Walnut Park

5272 N.E. Sixth Ave., Portland, OR 97211

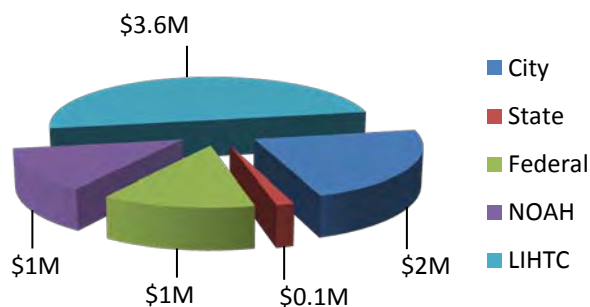
The Portland Housing Bureau (PHB) invests community resources to solve the unmet housing needs of Portlanders.

Walnut Park is a 38-unit building occupied by seniors and people with disabilities with Median Family Incomes (MFI) at or below 50 percent, located in inner Northeast Portland.



FUNDING

PHB provided a \$1.6M Section 108 HUD guaranteed loan, leveraging \$5.7M in other financing for this \$7.3M acquisition and rehab preservation project. Other financing included a permanent loan from Network for Oregon Affordable Housing (NOAH), federal TCAP funds, LIHTC equity through Bank of America, Oregon weatherization funds and sponsor funds through deferred fee.

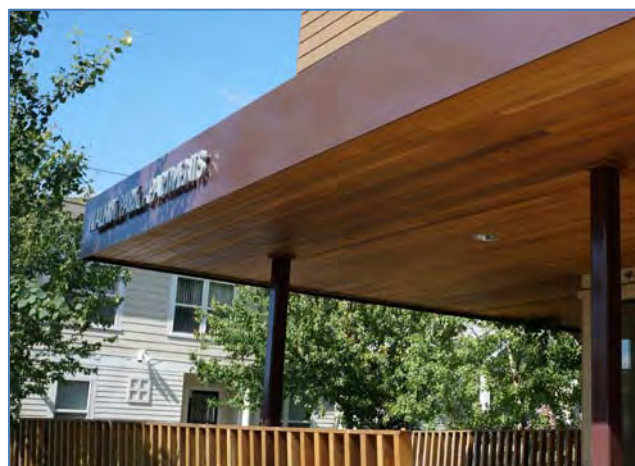


PRESERVATION

Walnut Park was preserved in November, 2009. The building nearly lost affordability with pending expiration of the U.S. Department of Housing and Urban Development's (HUD) mortgage and rent assistance contract.

With public and private investments, REACH purchased and renovated Walnut Park. This building will remain affordable for the next 60 years through public and private financial assistance, a long-term, renewed rent assistance contract and a regulatory agreement with the City.

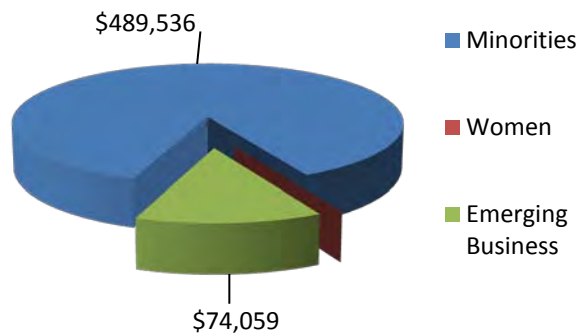
This project benefited from an allocation of Tax Credit Assistance Program (TCAP) funds through Oregon Housing and Community Services (OHCS). This one-time program provided federal funds to projects that were unable to raise significant capital through the use of LIHTC credits given financial market conditions in 2009.



ECONOMIC AND BUSINESS EQUITY

This project had 22.6% MWESB participation with \$563,595 to MWESB contractors. There was 20% minority owned participation and 3% by emerging small businesses.

MINORITY, WOMEN, AND EMERGING SMALL BUSINESS CONSTRUCTION CONTRACTS



PARTNERS

- REACH CDC
- Enterprise
- Bank of America
- Network for Oregon Affordable Housing
- Oregon Housing and Community Services (OHCS)
- Housing Development Center
- U.S. Department of Housing and Urban Development (HUD)
- Carleton Hart Architects
- LMC Construction

QUICK FACTS

- This project was originally developed in 1981 under the Oregon Housing and Community Services' Elderly and Disabled Bonds Program.
- REACH CDC acquired the property in March 2009 and permanent financing closed in November 2009.
- The grand re-opening was June 2010.
- All are one-bedroom units.
- All units have project-based Section 8 rent subsidies and two units are ADA accessible.
- Green features include bioswales, energy efficient water heaters and Energy Star lighting. The green space contains low water-use landscaping and a community garden with raised planting beds.



CONTACTS

Owner:	REACH Walnut Partners LP
Sponsor:	REACH CDC
Property Management:	REACH CDC
REACH CDC Contact:	Jill Scheckla, 503-282-7449
PHB Contact:	Jaymee Cuti, 503-823-3239



Portland Housing Bureau

Solving the unmet housing needs of the people of Portland

Dan Saltzman, Commissioner

Traci Manning, Director

For more information, please contact Jaymee Cuti, Public Information Officer.

Tel: 503-823-3239

Email: jaymee.cuti@portlandoregon.gov

