

Hill Park Apartments

Central City Concern



Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	39
Total Units	39
Status	Open

Units

By Type	By Income Level	
Studio	17	30% MFI 4
1-Bedroom	22	40% MFI -
2-Bedroom	-	50% MFI -
3-Bedroom	-	60% MFI 35
Other	-	80% MFI -
		Market Rate

MFI=Median Family Income

Estimate Development Cost

Total	\$10,785,195
Portland Housing Bureau	\$3,200,000

Development Team

Central City Concern, Sponsor
Carlton Hart, Architect
Colas Construction Inc., General Contractor
Gerding Edlen, Project Manager
Central City Concern, Property Manager

Hill Park Apartments is located on the southwest corner of SW First Avenue and Arthur Street in southwest Portland in the Lair Hill neighborhood which has a mix of residential and commercial use zonings. The project is located across the street from the western boundary of the North Macadam URA and .5 miles from the SW First and Harrison stop on the Portland Streetcar. It has close proximity to the South Waterfront district with parks, cafes, and retail and is conveniently close to downtown and Portland State University. It has good access to I-405, close proximity to parks, supportive services, transportation systems, schools and medical facilities.

The three story apartment building is located along the northern portion of the site and surface parking and street access is on the southeastern portion of the site with access from First Avenue. The Project has brick masonry exterior with some metal accents, an elevator, lobby, a community lounge, a leasing office, common restroom, laundry facilities, secure access, 8 surface parking spaces, 43 bicycle spaces, and was built to Gold Earth Advantage standards. The Project has 17 studio units, and 22 one-bedroom units. It will have 31 units for workforce housing. An award of 10 Project Based Section 8 rental assistance vouchers results in 36% of the Project serving extremely low income residents.



**Portland
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan