

King Parks Apartments

Portland Community Reinvestment Initiatives (PCRI)



Building Profile

Project Type	New Construction
Total Units	60
Addresses	6431 NE MLK Blvd
Urban Renewal Area	Interstate

Units

By Type		By Income	
Studio	-	30% MFI	14
1-Bedroom	27	50% MFI	45
2-Bedroom	21	60% MFI	-
3-Bedroom	11	80% MFI	-
4-Bedroom	1	Market Rate	1

MFI=Median Family Income

Estimated Development Cost

Total	\$20,185,473
Portland Housing Bureau	\$2,199,640
Multnomah County	\$1,760,000

Development Team

PCRI, *Sponsor*

Merryman Barnes, *Architect*

Colas, *Construction Firm*

Cascade, *Property Management*

In keeping with the N/NE Neighborhood Housing Strategy, the new King Parks Apartments will bring 60 units of affordable housing to the Piedmont neighborhood for households that have been displaced from N/NE Portland - or longtime residents who are at risk of displacement now. Project sponsor PCRI is planning to manage tenant outreach by partnering with community organizations, including Self-Enhancement, Inc. (SEI), the Urban League of Portland (UL), and Portland African American Leadership Forum (PAALF).

The planned mix of unit sizes, from one- to four-bedroom apartments, will serve individuals, families, and seniors earning up to 50% of the median family income (currently less than \$36,650 annually for a family of four).

The design features two buildings with a secured shared courtyard area. The four-story building fronting Martin Luther King Jr. Blvd, will include 49 apartments with a laundry room on each floor, as well as a community space and offices. Across the courtyard, a two-story building will have 11 three- and four-bedroom townhouses. Twenty-eight parking spaces, plus secure bike parking, and close proximity to mass transit means King Parks Apartments will be able to accommodate households using a variety of transportation methods.



PORTLAND HOUSING BUREAU
Dan Saltzman, Commissioner
Kurt Creager, Director

