

14th and Raleigh

Innovative Housing Inc.



Building Profile

Project Type	New Construction
Location	River District
Regulated Units	93
Total Units	93
Status (as of 10/4/17)	Expected Completion: February 2019

Units

By Type	By Income Level		
Studio	-	30% MFI	5
1-Bedroom	30	40% MFI	-
2-Bedroom	31	50% MFI	14
3-Bedroom	32	60% MFI	73
Other		80% MFI	-
		Market Rate	1

MFI=Median Family Income

Estimate Development Cost

Total	\$35,842,665
PHB River District TIF	\$11,434,111

Development Team

Innotative Housing Inc., Sponsor
 Innovative Housing Inc., Developer
 LRS Architecture and Alex Salazar Architects, Architects
 Bremik Construction, General Contractor
 Income Property Management, Property Manager

Located at NW 14th and Raleigh, the project, originally proposed six stories and 40 affordable housing units, has been revised to maximize density on the site. It is currently designed to be twelve stories with 93 units in the Pearl District. The building will be aesthetically pleasing and include many conveniences tailored to family needs, including an indoor/outdoor play area, a partially covered outdoor courtyard, a laundry room with windows that overlook the play area, secure bike and vehicle parking, offices for services and a roof deck at the top of the 12 story building. The units will provide services designed to meet basic needs, create a strong sense of community, access opportunities, and help residents use their housing as a foundation for success in all aspects of their lives. The project will create safe, accessible, and affordable homes in the highly desirable Pearl District with close access to services and jobs, parks, and transportation - a perfect place for families and individuals to put down roots and flourish.

The building will include 19 parking spaces on the second floor. The unit mix includes 32 three-bedrooms, 31 two-bedrooms, and 30 onebedrooms for an average of 2.02 bedrooms. Of the two and three bedroom units, 40 will have Project Based Section 8 vouchers, and are programmed for formerly homeless families or families at risk of homelessness.



PORTLAND HOUSING BUREAU

Mayor Ted Wheeler
 Director Kurt Creager