

Block 45

Home Forward



Building Profile

Project Type	New Construction
Location	Oregon Convention Center
Regulated Units	240
Total Units	240
Status (as of 10/4/17)	Construction start: Jan 2018

Units

By Type	By Income Level		
Studio	88	30% MFI	20
1-Bedroom	109	40% MFI	-
2-Bedroom	43	50% MFI	3
3-Bedroom	-	60% MFI	217
Other	-	80% MFI	-
		Market Rate	-

MFI=Median Family Income

Estimate Development Cost

Total	\$55,776,019
TIF - Convention Center	\$5,100,000 + Land
Multnomah County	\$500,000
(new) Project Based Vouchers	20

Development Team

Home Forward, Sponsor
 LEVER Architecture & LRS Architect, Architects
 O'Neill/Walsh, General Contractor

Home Forward proposes to construct 240 affordable units consisting of studios, one bedrooms and two bedroom units in a 12-story tower. The project takes advantage of the site's high-amenity surroundings including proximity to the Convention Center, transit (MAX, Streetcar and high frequency buses) and employment centers, all of which provides high quality options for low-income households.

The building is a wide V-shaped tower that breaks down the scale along Grand Avenue, giving tenants north and south views and resulting in more eyes on the street. There is first-floor retail with outdoor seating along Grand to enhance the streetscape and the commercial vitality of the district. Home Forward will target retail businesses serving residents, travelers and surrounding workers. The first floor will include mailroom plus resident services, office manager and conference rooms. The building includes a small interior courtyard and a roof-top, south facing deck for residents. The building will meet LEED Gold certification.

Through a partnership with Multnomah County Domestic Violence Coordination Office, the Gateway Center, and other agencies, the Domestic Violence Coordinated Access housing system will be working with Home Forward to offer housing placement and retention support to 20 women at risk of homelessness as they escape domestic violence. Three apartments will be rented to households earning not more than 50% MFI and the remaining 217 units will be rented to households earning not more than 60% MFI. Residents will also receive self-sufficiency training, including credit repair, job placement, employment referrals, and home-buying education through Home Forward's GOALS program.



Portland Housing Bureau

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