

The Beatrice Morrow

Portland Community Reinvestment Initiatives



Building Profile

Project Type	New Construction
Total Units	80
Address	3340 NE MLK Blvd
Urban Renewal Area	Interstate

Units

By Type		By Income	
Studio	4	30% MFI	16
1-Bedroom	32	50% MFI	7
2-Bedroom	32	60% MFI	48
3-Bedroom	12	Manager	1

MFI = Median Family Income

Development Cost

Total	\$26,700,033
Portland Housing Bureau TIF	\$7,350,000 + land

Development Team

PCRI, Sponsor
Gerding Edlen, Development Consultant
Carleton Hart Architects, Architect
Colas Construction, Construction Firm
Cascade Management, Property Management

The Beatrice Morrow Cannady building is named to honor Portland civil rights pioneer Beatrice Morrow Cannady. The building's grand opening on November 8, 2018 celebrated completion of 80 affordable apartments prioritized for historic residents of N/NE Portland. In addition, the development offers community space and community-serving commercial retail at street level. Leasing is underway for both the residential and commercial spaces.



Project Highlights:

- Construction began 5/2017, substantial completion 10/2018
- Project completed on budget
- After project was under construction, budget deemed sufficient to add solar PV system (with minimal grant funding/ incentives)
- Over 30% MWESB utilization for subcontracts (does not include Colas as GC); 25% of utilization is for MBE/WBE/DBE
- LEED Gold Certification

