

The Beatrice Morrow

Portland Community Reinvestment Initiatives



Building Profile

Project Type	New Construction
Total Units	80
Address	3368 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

Estimated Development Cost

Total	\$26,700,033
Portland Housing Bureau TIF loan	\$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 is a housing development which will encompass 80 affordable apartments prioritized for historic residents of north and northeast Portland. In addition, the development will offer community space and community-serving commercial retail at street level. The site is located at the former Grant Warehouse site on NE Martin Luther King Jr. Boulevard, between NE Cook and Ivy Streets. Construction will begin in early spring 2017, with completion anticipated in 2018.

Named to honor Portland civil rights pioneer Beatrice Morrow Cannady, the building will be the first city-funded project to use Portland Housing Bureau's Preference Policy to prioritize rental homes and commercial space for previously-displaced residents and businesses.

The development team has had a particular focus on creating equitable economic opportunity in the development of the project, including partnership with Colas Construction and Carleton Hart Architects, both minority-owned firms. Professional services contracted during the project's design phase have been overwhelmingly focused on minority- and women-owned firms. In addition, Colas Construction is working to ensure significant participation among minority- and women-owned firms during the project's construction.

In addition to the Portland Housing Bureau, project partners include Oregon Housing and Community Services, U S Bank, Bellwether Enterprise Real Estate Capital, Home Forward, and Meyer Memorial Trust.



PHB Portland Housing Bureau
Mayor Ted Wheeler • Director Kurt Creager



- 80 % occupied
- 12 – pending applications
- Assigning units with approved applicants
- Reviewing the MFHMP for any needed modifications with marketing