

Block 45

Home Forward



Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	240
Total Units	240
Status	In Construction

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	\$77,009,430
Portland Housing Bureau	\$5,100,000 + Land

Development Team

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

Construction is underway on 240 new affordable units, from studios to two-bedroom apartments, in Portland's bustling Lloyd District. The 12-story project on NE Grand Ave takes advantage of the high-amenity surroundings, including proximity to the Convention Center, transit (MAX, Streetcar, and high frequency buses), and employment centers, all of which provide high quality options for low-income households.

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. Three apartments will also 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.

The project will include first-floor retail with outdoor seating along NE Grand Ave to enhance the streetscape and the commercial vitality of the district. Home Forward will target retail businesses serving residents, travelers and surrounding workers. Additional project features include a mailroom, resident services, conference rooms, a small interior courtyard and a roof-top deck for residents. The building will meet LEED Gold certification.



**Portland
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan