

# The Henry

Central City Concern



## Building Profile

Project Type	Rehabilitation
Location	Central City
Regulated Units	172
Total Units	172
Status	In Construction

## Units

By Type	By Income Level		
Studio	-	30% MFI	-
1-Bedroom	-	40% MFI	-
2-Bedroom	-	50% MFI	-
3-Bedroom	-	60% MFI	-
SRO	172	80% MFI	-
		Unrestricted	-

MFI=Median Family Income

## Estimate Development Cost

Total	\$37,674,155
Portland Housing Bureau	\$12,977,742

## Development Team

Central City Concern, Sponsor  
KPF, Engineer  
Colas Construction, General Contractor  
Central City Concern, Property Manager

Originally designed as an office building in 1909, the Henry is now listed on the National Registry of Historical Places. Today, the Henry provides zero-barrier single occupancy rooms to some of the city's most vulnerable populations. This rehabilitation will add 20 new residential units in the existing center lightwell.

A partial seismic upgrade along with other capital renovations is made possible with a \$13 million award from the Portland Housing Bureau will allow the Henry to continue providing a "Housing First" option. PHB's funds are needed to leverage more than \$31.1 million of other public and private financing. Central City Concern, the sponsor, expects 24% hard cost contracting for DMWESB which exceeds City's target of 20% since the general contractor is an experienced, minority owned firm that has operated since 1997.

The Henry serves a high needs population many of whom receive supportive services and/or are transitioning from homelessness. Central City Concern, the sponsor, is working with service partners including the Veteran's administration, Care Oregon, Dept. of Community Justice and Old Town Recovery Center. Tenants will receive wraparound services e.g. access to healthcare and mental health, supported employment services, recovery services, rent and food assistance, and case management services.



**Portland  
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan