

# Woody Guthrie

ROSE CDC



## Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	16
Total Units	65
Status	Open

## Units

By Type	By Income Level		
Studio	-	30% MFI	-
1-Bedroom	39	40% MFI	-
2-Bedroom	16	50% MFI	-
3-Bedroom	9	60% MFI	16
Other		80% MFI	-
		Market Rate	48

MFI=Median Family Income

## Estimate Development Cost

Total	\$17,384,434
Portland Housing Bureau	\$2,816,320

## Development Team

Rose CDC, Sponsor  
Rose CDC, Developer  
Carelton Hart Architects, Architect  
Walsh Construction Company, General Contractor  
Cascade Management Inc, Consultant

The Woody Guthrie Place Apartments is a mixed-income project developed by Rose CDC and is located at 5728 SE 91st St within the Lents Town Center. The project has an elevator serviced 4-story midrise built to LEED GOLD standards and will have a large solar array. There are 64,278 square feet (sf) of gross building area with a variety of one, two, and three-bedroom flats and townhomes. The building has post-tension slab concrete construction on the first floor, and wood frame construction for floors 2 through 4.

Property amenities include: a community room on the ground floor with a kitchenette, a fourth-floor lounge with a deck, common laundry facilities, secure bicycle/parking storage, a children's play area, and onsite property management. There are 28 vehicle parking spaces (12 in a covered ground floor garage and 16 in a surface parking lot).

The 16 affordable units are targeted for very-low income families with incomes at or below 30% of the area's median income of whom 15 will have Project-Based Section 8 vouchers. The affordable units consist of four 1BR units, seven 2BR units, and five 3BR units. The remaining 48 units will be workforce housing which are funded by Prosper Portland and will be restricted to residents with incomes up to 80% and 100% AMI and the project will have one unrestricted manager's unit.

The project came about through Prosper Portland's Lents solicitation. PHB and Prosper Portland's funding leverages almost \$8 million of FHA insured loans and other grants from Metro and PGE.



**Portland  
Housing Bureau**

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