



Metro



At a glance

Total development cost:
\$78.9 million

Metro bond funds: \$21 million

Bond funds per unit: \$153,341

Project type: New construction

Developer/owners: Related Northwest, Catholic Charities, IRCO

Partners: Stone Soup PDX, IRCO

Architect: Holst Architecture

General contractor: LMC Construction and ALMAR Contracting

Funding: Oregon Housing and Community Services (OHCS), Metro affordable housing bond, Low-Income Housing Tax Credit (LIHTC), permanent loan, SDC waiver, deferred developers fee

Construction begins:
December 2022

Completion: October 2024

oregonmetro.gov/housing

74th and Glisan

Northeast Glisan - Portland - Related NW - Catholic Charities - Immigrant and Refugee Community Organization (IRCO)

New affordable housing at NE 74th and Glisan will be co-developed and co-owned by Related NW, Catholic Charities and Immigrant and Refugee Community Organization (IRCO). It will bring 137 new apartment homes to the Montavilla neighborhood, and serve families, larger households and people exiting homelessness. The first building will have 41 units of permanent supportive housing (PSH) prioritizing Black, Indigenous and other people of color (BIPOC) and seniors. The second building will provide 96 units of affordable housing with a mix of unit sizes. Forty-one percent of homes will be available to people with very low incomes at 30% area median income or lower.

On-site culturally specific services will be provided by IRCO and Catholic Charities. Amenities include a community room and kitchen, laundry room, multicultural reading room and book exchange, playground, picnic area, community garden, bike and car parking. The project is also proud to feature the first IRCO-led multicultural preschool in Multnomah County. The project will include two retail incubator spaces and a social impact café with a culinary and barista training program in the ground-floor commercial space. Parks, schools, a community center, grocery stores and two frequent service bus lines are located nearby.

Key elements of selection and screening criteria at the project will be tailored to ensure equitable access for priority populations and to address racial disparities in tenant selection.

Development program

74th and Glisan is a two building project with 137 units of new affordable housing.

Aldea: family building

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio	1	30%	0	400
Studio	8	60%	0	400
1 bedroom	4	30%	0	550
1 bedroom	20	60%	0	550
2 bedroom	7	30%	0	800
2 bedroom	38	60%	0	800
3 bedroom	2	30%	0	1,100
3 bedroom	13	60%	0	1,100
4 bedroom	1	30%	0	1,200
4 bedroom	2	60%	0	1,000
Total	96			

Beacon: permanent supportive housing building

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio	41	30%	41	400
Total	41		41	

Fifteen permanent supportive housing units in Beacon are Housing Trust Fund (HTF) assisted.

Amenities

- Community room, kitchen and food bank
- Playground, picnic area and community garden
- Multicultural textile studio
- On-site multicultural preschool in partnership with IRCO
- Cafe and job training program in partnership with Stone Soup PDX
- Rosemont Bluff Natural Area and the Montavilla Community Center are nearby
- Grocery store within walking distance
- Two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue