



Metro



## At a glance

**Total development cost:**

\$70.7 million

**Metro bond funds:** \$22.5 million

**Bond funds per unit:** \$150,000

**Project type:** New construction

**Developer/owners:** Innovative Housing

**Jurisdictional partner:** Portland Housing Bureau

**Architect:** LRS Architects / Access Architects

**General contractor:** Todd Construction

**Funding:** Metro affordable housing bond, OHCS LIFT, Low-income housing tax credits (LIHTC), permanent loan, PHB congressional fund, owner equity, weatherization rebates (Energy Trust), Portland Clean Energy Fund

**Construction begins:** December 2024

**Anticipated completion:** June 2026

[oregonmetro.gov/housing](https://oregonmetro.gov/housing)

# Barbur Apartments

## *SW Barbur Blvd - Portland - Innovative Housing*

Barbur Apartments will provide 150 apartment homes with 149 affordable apartments and one market-rate manager's unit. The project includes a mix of one- to four-bedroom apartments for households who earn less than 30% to 60% of the area median income.

Barbur Apartments will be geared toward serving and preventing the displacement of Muslim and East and North African households that currently live in the SW Corridor region of Portland. With Portland's largest mosque located nearby as well as several religious and cultural organizations, Barbur Apartments will provide affordable housing in a neighborhood with close proximity to existing culturally specific, community-based resources. Two resident service coordinators from Immigrant and Refugee Community Organization (IRCO) will work on site and provide basic needs navigation, community activities and housing resources. Several other local culturally specific organizations will provide additional resident services and support priority referrals for housing opportunities.

The project's inclusion of three- and four-bedroom apartments is in response to the SW Corridor Equitable Housing Strategy that prioritizes larger units for families and large households. The surrounding neighborhood provides easy access to a Safeway grocery store, other commercial amenities and high-frequency public transit. Four parks and four schools are located within a one-mile radius of Barbur Apartments, ensuring that future residents have access to recreational and educational opportunities.

Project developer Innovative Housing has intentionally engaged The Wenaha Group and National Association of Minority Contractors (NAMC) as project partners. The Wenaha Group will provide day-to-day construction capacity support, while NAMC will facilitate Certification Office for Business Inclusion and Diversity (COBID) outreach to ensure that goals related to cultural responsiveness and inclusivity are met.

# Development program

The Barbur Apartments project will create 150 apartments in the SW Corridor neighborhood of Portland, with resident services geared toward East and North African and Muslim community members.

	Unit size (# of bedrooms)	# of units	AMI%*	Project-based vouchers	Square feet/unit
	1 BR	6	30%		556
	1 BR	12	45%		556
	1 BR	29	60%		556
	2 BR	5	30%		660
	2 BR	15	30%	15	660
	2 BR	5	45%		660
Manager	2 BR	1	N/A		660
	2 BR	57	60%		660
	3 BR	2	30%		1,000
	3 BR	3	30%	3	1,000
	3 BR	2	45%		1,000
	3 BR	9	60%		1,000
	4 BR	1	30%	1	1,250
	4 BR	3	60%		1,250
<b>Totals</b>		<b>150</b>		19	

\*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD) and determines maximum monthly rents for these affordable homes. More information on current area median income levels and maximum rents can be found on [Metro's website](#).

## Amenities

- Convenient location with access to grocery stores, schools and parks
- Proximity to transit
- On-site resident services in partnership with IRCO
- Laundry room on each floor
- Bike storage room and 72 parking spaces
- All units will be accessible or adaptable for people with disabilities