



Metro



### At a glance

**Total development cost:**  
\$82.76 million

**Metro bond funds:** \$21 million

**Bond funds per unit:** \$143,000

**Project type:** mixed construction

**Developer/owners:** Home Forward

**Architect:** LEVER Architecture

**General contractor:** Walsh Construction

**Local implementation partner:**  
Portland Housing Bureau

**Other funding:** Low-Income Housing Tax Credits (LIHTC), tax exempt bonds, Home Forward equity, private funding, SDC waivers, AH CET exemption, multimodal incentive fee reduction

**Construction begins:**  
Stage 1: March 2022  
Stage 2: April 2023

**Anticipated completion:**  
Stage 1: April 2023  
Stage 2: January 2025

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

## Dekum Court

*NE 27th Avenue and NE Saratoga Street - Portland - Home Forward*

Dekum Court is a redevelopment project that replaced 40 existing affordable homes and added 147 new affordable homes in Portland's Concordia neighborhood. The project will be built in phases to avoid displacing current residents, allowing them to move directly into new units upon completion. The complex provides a range of apartment sizes from studios to four bedrooms. Walkable streets, bike paths and nearby frequent service bus lines connect residents to employment and education centers, parks, shopping and other necessities. Faubion Elementary School is two blocks away.

Planned amenities at Dekum Court include outdoor play spaces, community gardens, and off-street parking. A centralized community center will offer a community room and kitchen, laundry room, staff offices, and other flexible spaces. Community Advisory Committee input played a significant role in the final project design, leading to the inclusion of laundry hookups in each apartment, a covered basketball court, and a revised parking layout. The Committee also expressed a strong interest in using a portion of the site for affordable home ownership. To that end, 18% of the site was land banked for future affordable home ownership development. Additional site space is reserved for future educational programming.

Home Forward anticipates that the households living in the redeveloped Dekum Court will likely reflect current residents, of whom 63% are people of color, 49% are under 18 years old and 69% are very low income. Numerous coordinated services will be available at Dekum Court, including basic needs assistance, family and youth services, financial counseling, health services, legal services, job training, domestic violence advocacy and educational support.

# Development program

The Dekum Court affordable housing project will create 147 new homes, including 56 studios, 13 one-bedroom, 54 two-bedroom, 18 three-bedroom and six four-bedroom apartments.

Unit size	Number of units	AMI %*	Project Based Vouchers	Square feet/unit
Studio	24	30%		338
Studio	32	60%		338
1 BR	5	30%		552
1 BR	8	60%		552
2 BR	18	30%	16	769
2 BR	36	60%		769
3 BR	11	30%	11	991
3 BR	7	60%		991
4 BR	3	30%		1292
4 BR	3	60%		1292
<b>Total</b>	<b>147</b>		<b>27</b>	

\*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

- outdoor play spaces
- community gardens
- off-street parking, including infrastructure for at least 6 EV charging stations
- community center with kitchen, laundry room, staff offices and flex spaces
- laundry hookups in each unit

