



Metro



## At a glance

**Total development cost:**

\$26.2 million

**Metro bond funds:** \$4.1 million

**Bond funds per unit:** \$64,000

**Project type:** new construction

**Developer/owners:**

Northwest Housing Alternatives

**Partner:** Native American

Rehabilitation Association (NARA)

**Local implementation partner:**

Portland Housing Bureau

**Architect:** DAO Architecture

**General contractor:** LMC

Construction

**Other funding:** LIHTC equity, permanent debt, Metro affordable housing bond, PHB HOME, Metro transit-oriented development, Oregon Energy Trust, deferred fee, solar tax credit equity, SDC exemptions

**Construction began:** August 2022

**Completion:**

April 2024

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

# Powellhurst Place

## *SE 122nd Ave & SE Harold St - Portland - Northwest Housing Alternatives*

Powellhurst Place will provide 65 energy-efficient homes in a new four-story building in the Powellhurst-Gilbert neighborhood of outer Southeast Portland. Forty-six of the apartments will have two bedrooms for families, seven will be one-bedroom apartments for people making up to 60% of the area median income, and 12 one-bedroom apartments will be permanent supportive housing for people experiencing or at risk of homelessness.

The neighborhood is filled with residential blocks, numerous community amenities such as the Leach Botanical Garden, parks and community gardens, shopping, schools, hospitals, community centers and employment opportunities. Residents have easy access to three bus lines (including the frequent service lines #9 and #17) just half a block away. The Springwater Corridor Trail is a few blocks to the south, offering close-by recreation for cyclists and pedestrians, with access to Gresham to the east and inner Southeast Portland to the west.

Powellhurst Place will include a community room with a kitchenette, a secure landscaped courtyard with a playground, shared laundry facilities and secure bike parking. Each apartment will have Energy Star appliances and ductless mini-split heating and cooling.

Residents will also benefit from on-site property management and client-centered supportive services provided by Northwest Housing Alternatives and the Native American Rehabilitation Association (NARA). Core resident services will focus on health and wellness, asset building, referral and transportation services. NARA will provide mental health support, case management and wraparound services for permanent supportive housing residents.

# Development program

The Powellhurst Place affordable housing project will create 65 new homes, including 19 one-bedroom apartments and 46 two-bedroom apartments. Twelve one-bedroom apartments will be permanent supportive housing.

Unit size	Number of units	AMI %	Project Based Vouchers	Square feet/unit
1 BR	7	60%		572
1 BR	12	30%	12	572
2 BR	36	60%		800
2 BR	9	50%		800
2 BR / Manager's unit	1	n/a		800
<b>Total</b>	<b>65</b>		<b>12</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

- Community room with a kitchenette
- Bike parking
- Secure courtyard and playground
- EnergyStar appliances
- Ductless heating and cooling in each apartment
- On-site services in partnership with NARA and Northwest Housing Alternatives