



Metro



## At a glance

**Location:** 3715-3717 North Interstate Avenue, Portland

**Funding approval date:** July 9, 2024

**Development Cost:** \$36.2 million

**TOD Program funding:** \$300,000

**Number of units:** 63

**Number of regulated affordable units:** 62

**Commercial area:** None

**Height:** 6 stories

**Parking:** No parking spaces

**Increased transit ridership:** 8,594 annual trips

**Developer/Contractor:** O'Neil/Walsh Community Builders

**Architect:** Salazar Architects

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

# M Carter Commons Senior Apartments: Portland

## Amended TOD Project Seven Day Notice

*This Seven Day Notice amends a previous notice issued in July 2024 to include an additional \$50,000 in TOD Program climate leadership bonus funding.*

### Project Description

M Carter Commons Senior Apartments ("M Carter Commons") is a 63-unit, affordable apartment project reserved for seniors earning 30% to 60% of Area Median Income that includes studio and one-bedroom apartments and one unregulated manager's unit. The project will not have any on-site parking.

Northwest Housing Alternatives ("NHA") is developing the project in partnership with the Urban League of Portland ("Urban League"). The site is currently owned by the Kaiser Foundation, which will donate the property to NHA. Units will be rented through the Urban League to seniors aged 55 and older identified through the City of Portland's North/Northeast preference policy which prioritizes households at risk of displacement or those that have been previously displaced from North or Northeast Portland. The Urban League will provide culturally-specific resident services. Eleven units will be supported by project-based vouchers.

The site is 0.29 acres and located at the intersection of North Overlook Boulevard and Interstate Avenue and is immediately adjacent to Overlook Park and a TriMet MAX Yellow Line station. The Kaiser

Interstate Medical Center is located across Interstate Avenue to the southeast of the site. Overlook Park provides approximately 11 acres of recreational space. Fred Meyer and New Seasons grocery stores are approximately 1.5 miles and 1.0 miles to the north and can be directly accessed via the MAX Yellow Line.

The project meets TOD Program climate bonus criteria by working with an energy efficiency consultant to develop a 15 percent energy usage intensity ("EUI") reduction over baseline code and by developing an onsite multimodal mobility program. M Carter Commons will meet the EUI reduction by pursuing an Earth Advantage Platinum sustainability certification. The building has been designed with an energy efficient building envelope that includes increased insulation, comprehensive air-sealing and high-performance windows. On the interior, the project will utilize LED lighting, Energy Star-rated appliances, and high-efficiency heating and cooling systems, including mini-split heat pump units in the individual apartments. The project will also include a 60-kilowatt hour rooftop photovoltaic solar system with battery storage

Since M Carter Commons will have zero parking spaces and is located adjacent to the Overlook MAX station, the project will invest in transit passes for all building residents. NHA will purchase \$20,000 worth of passes via Portland Bureau of Transportation's Transit Demand Management program and will augment that funding through an existing grant with Metro's Regional Transportation Options Program. The project is also able to utilize funding for transit passes through Urban League, M Carter Commons' services provider. NHA is dedicated to providing transit passes for all residents who require one in the near term, and in the future by utilizing new grant funds and operating revenues.

### Conditions of Approval

On July 9, 2024, the TOD Steering Committee authorized \$250,000 in TOD Program funding for M Carter Commons. On October 8, 2024, the TOD Steering committee amended that decision to authorize an additional \$50,000, for a total of \$300,000 in TOD Program funding with the following conditions:

1. One six-story building.
2. 63 residential units restricted to senior households with incomes ranging from 30% to 60% Area Median Income, including one unrestricted manager's unit.
3. No permanent on-site parking.
4. Documentation of elements qualifying for a climate leadership bonus: EUI reduction of at least 15 percent from code requirements and a multimodal mobility program focused on purchasing transit passes for residents.



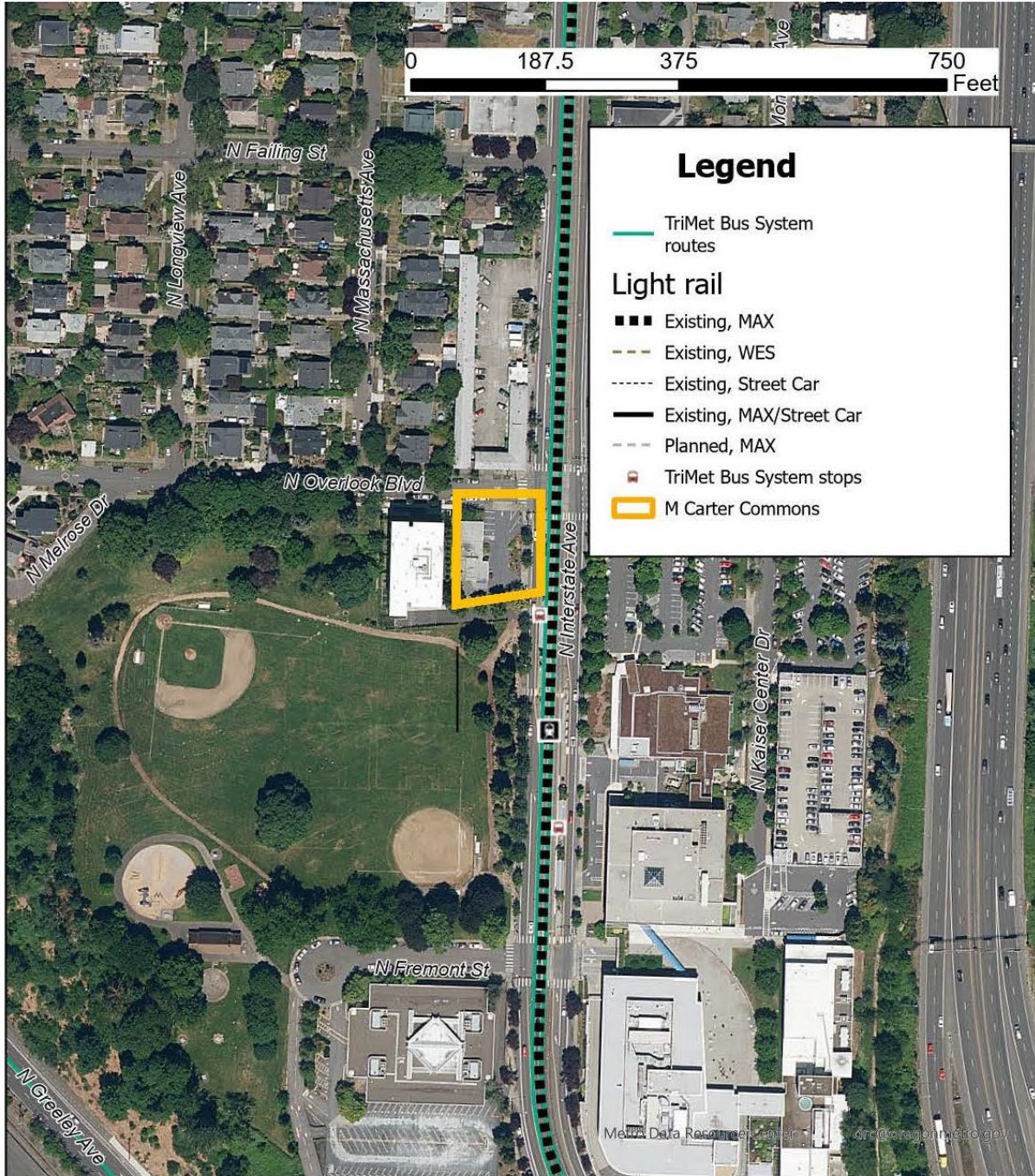
Marissa Madrigal  
Chief Operating Officer

10/30/2024

Date

*This notice is issued in accordance with the TOD Program Work Plan adopted by Council Resolution 12-4363 which states: "Following project funding approval by the TOD Steering Committee, the Chief Operating Officer shall issue a Seven-Day Notice to provide written notification to the Metro Council of the proposed project. The Councilors have seven (7) days from issuance to request that the COO provide an opportunity to review the decision in executive session. The decision of the TOD Steering Committee becomes final after seven (7) days if no Councilor(s) request it be presented to the full Metro Council for review."*

# M Carter Commons



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