



Metro



At a glance

Location: 7705 SE Division Street, Portland, OR 97206

Funding approval date: May 14, 2024

Development Cost: \$60.1 million

TOD Program funding: \$250,000

Number of units: 124

Number of regulated affordable units: 124

Commercial area: N/A

Height: Four stories

Parking: 37

Site area: 1.61 acres

Density: 75 units per acre

Annual transit ridership: 39,004 annual trips

Increased transit ridership: 12,539 annual trips

Developer: Our Just Future

Architect: BORA Architecture

Contractor: LMC Construction

oregonmetro.gov/TOD

PCC Southeast Campus: Portland, Oregon

TOD Project Seven Day Notice

Project Description

Portland Community College (“PCC”) Southeast Campus Affordable Housing will provide 124 regulated affordable housing units including a mix of studio, one, two, and three-bedroom units. Units will be restricted to 30% to 60% of Area Median Income (“AMI”) with 20 units supported by project-based vouchers. The project will include 37 parking spaces.

The site, located at Southeast 77th Avenue and Division Street in Portland, is owned by PCC and directly abuts the college’s Southeast Campus. PCC will lease the site to the project’s developer, Our Just Future, for one dollar annually. The planned housing will be marketed to non-traditional students, including single parents, adults who have exited foster care, and students in job training programs. Resident services will be provided by Our Just Future and Asian Pacific American Network of Oregon (“APANO”).

The site is 1.61 acres and benefits from excellent transit access. TriMet’s FX2-Division frequent express bus has stops two blocks to the west. The 72-Killingsworth/82nd frequent service bus stops approximately 1,000 feet to the east on 82nd Avenue.

The site is also close to open space and fresh food options. The Fubon Shopping Center includes a grocery store and is approximately one-quarter mile to the southeast. Mount Tabor Park is one-quarter mile to the northwest.

The site is currently vacant with a parking lot used by the college and is zoned Campus-Institution 2 ("CI-2"). While residential uses are not typically permitted in CI-2 zones, an amendment to ORS 197.308 passed in 2023, Senate Bill 8, allows for affordable housing on nonresidential land when the land is publicly owned. A Phase I ESA completed in January 2022 found no evidence of recognized environmental conditions.

Using a base case of a similarly sized market rate project, staff estimates that the project will generate 34 additional transit trips daily and 12,539 additional transit trips annually. Over a 30-year period, the estimated value of the project's additional transit ridership is \$658,857.

Conditions of Approval

On May 14, 2024, the TOD Steering Committee authorized \$250,000 in TOD Program funding for PCC SE Campus Affordable Housing as follows:

1. One four-story building.
2. 124 units restricted to incomes ranging from 30% to 60% of Area Median Income.
3. Approximately 37 onsite parking spaces.



Marissa Madrigal
Chief Operating Officer

July 3, 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."

PCC Southeast Campus Affordable Housing

