



Metro



At a glance

Total development cost: \$15.3 million

Metro bond funds: \$6.7 million

Bond funds per unit: \$141,900

Project type: Acquisition

Developer and owners: Home Forward

Funding: Oregon Housing and Community Services (OHCS) PSH funds, Metro Affordable Housing Bond, Portland Housing Bureau, deferred developer fee

Conversion begins: December 2024

Completion: December 2025

oregonmetro.gov/housing

The Cesar

SE Cesar Chavez Boulevard - Portland Home Forward

The Cesar is 47 apartments that will offer permanent supportive housing (PSH) services to single adults who require assistance to achieve and maintain housing stability. This recently constructed building has been acquired through Home Forward's Affordability through Acquisitions program (ATA). Prospective residents will be offered housing and services at the Cesar through a coordinated entry process with a strong emphasis on racial equity.

With this program, Home Forward aims primarily to serve people who have experienced chronic homelessness and have at least one disability. In addition to long-term rent subsidies, supportive services will encompass programs to build community between residents, provide transportation assistance, food security and household supply needs, and connect to health and wellness services. Educational opportunities to manage finances, help resolve conflict and pursue avenues for income are also planned.

The Southeast Portland site is located near the corner of SE Hawthorne and SE Cesar Chavez Blvd. There is easy walking access to grocery stores, pharmacies, parks, restaurants and an urgent care facility. The site is along two frequent service bus lines and a short walk from the rapid transit bus line on SE Division St. An emergency room and hospital are 1.5 miles away.

Amenities include a community room, secured bicycle storage, single point of entry, onsite services and property management.

Home forward prioritizes advancing racial equity as a key component of its mission. Its dedication to this is evident in agency-wide equity training for staff, implementation of policies that lower barriers of entry into stable housing and collaborating with culturally specific community non-profit organizations to foster trust with the city's most vulnerable populations.

Development program

The Cesar is 47 units of PSH housing that will primarily serve single adults who have experienced chronic homelessness.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	PSH Units	Square feet per unit
Studio	28	30%	28	28	270
1 bedroom	15	30%	15	15	368
2 bedroom	4	30%	4	4	563
Total	47		47	47	

*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 space on ground floor
- 24-hour onsite staffing
- Durable in-unit finishes, floor drains in bathrooms
- Walking distance to public transit, parks, shopping, and social services
- Culturally specific wraparound permanent supportive housing services