



Metro



At a glance

Total development cost:

\$37.9 million

Metro bond funds: \$8.1 million

Bond funds per unit: \$131,158

Project type: new construction

Developer/owners: Urban League of Portland, Northwest Housing Alternatives

Architect: Salazar Architects

General contractor: O'Neill Walsh Community Builders

Other funding: Low-Income Housing Tax Credit (LIHTC), ICURA TIF, SDC waiver, Metro TOD, Energy Trust of Oregon incentives, Portland Clean Energy Fund grant, PGE Renewable Development fund for solar, Federal 45L energy tax credits

Construction begins:

February 2025

Anticipated completion:

May 2026

oregonmetro.gov

M. Carter Commons

N Interstate & Overlook Blvd - Portland - Urban League of Portland, Northwest Housing Alternatives

Named after Oregon's first Black woman legislator, Margaret Louise Carter, M. Carter Commons will create 62 senior apartments in the Overlook neighborhood for households looking to return to the area under the N/ NE Preference Policy. The project, located on land donated by Kaiser Permanente, will have low barriers to entry, and approximately one-third of the apartments will be affordable at extremely low incomes (30% AMI or below).

The project is directly adjacent to a light rail stop with frequent service to local services, activities, and regional mass transit connections. The site is across the street from a Kaiser Permanente medical campus and within one block of the historically Black Albina District neighborhoods. Residents will also enjoy immediate proximity to Overlook Park, with its sweeping views of the Willamette River. Surrounding streets are accessible with continuous sidewalks and signalized intersections.

A community room, property management and resident services offices, shared laundry facilities, and a protected courtyard will all be available to residents.

The Urban League will design services for those identifying as Black/ African American, elders and people with disabilities to support self-determination and independent living with life skills development coaching and workshops. Additional services will include food security resources, transportation support, hygiene resource connections, financial planning, workforce training, and eviction prevention.

Development program

The M. Carter Commons affordable housing project will create 62 new homes, including 6 studio and 56 one-bedroom apartments.

Unit size	Number of units	AMI %	Project Based Vouchers	Square feet/unit
Studio	2	30%		446
Studio	4	60%		446
1 BR	19	30%	11	596
1 BR	37	60%		596
1 BR / Manager's unit	1	n/a		596
Total	63		11	

*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

- proximity to transit
- community room
- on site property management
- shared laundry facilities
- protected courtyard

