



Metro



## At a glance

**Location:** 10450 SW Barbur Blvd, Portland, OR 97219

**Funding approval date:** February 18, 2025

**Development Cost:** \$59.5 million

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

**Number of units:** 96

**Number of regulated affordable units:** 96

**Commercial area:** None

**Height:** 5 stories

**Parking:** 36 parking spaces

**Increased transit ridership:** 12,570 annual trips

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

**Architect:** LRS Architects

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

# Jamii Court: Portland

## TOD Project Seven Day Notice

### Project Description

Jamii Court is a five-story affordable housing development with 96 units for households earning between 30 and 60 percent of Area Median Income (AMI). The property is located in Portland, near the route 12 TriMet frequent service bus line that runs along Barbur Boulevard. The project will be developed by Community Partners for Affordable Housing (CPAH).

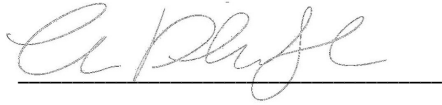
CPAH will build Jamii Court on the current site of the Barbur Portland Value Inn. The property was purchased by Metro through the Affordable Housing Bond's Site Acquisition Program and was leased to Multnomah County to operate as an interim shelter. The Portland Housing Bureau selected CPAH as the developer through a solicitation informed by participants in the Southwest Corridor Equitable Development Strategy. CPAH will partner with HAKI Community Organization, a supportive organization for East African Immigrants in the Portland metro area, to offer community services at Jamii Court.

The five-story project will include two community rooms on the ground floor, the larger of which will include a community kitchen connected to the main lobby and main outdoor space. The outdoor space will include a shared grill and seating area. The smaller community room will include a lending library, computer space, and a study area. Units range from studios to 4-bedrooms. Each floor has a laundry room and each 3-bedroom and 4-bedroom unit includes a washer and dryer. There will be 36 surface parking spaces on the north side of the property.

## Conditions of Approval

On February 18th, 2024, the TOD Steering Committee authorized \$300,000 in TOD Program funding for Jamii Court with the following conditions:

1. One five-story building.
2. 96 total housing units earning at or below 60 percent AMI.
3. Approximately 36 dedicated parking spaces on site.
4. Documentation of elements qualifying for climate leadership bonus; solar panel installation and energy model documenting 15% or greater EU savings.



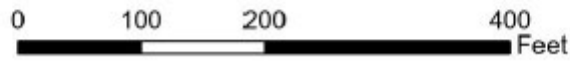
Marissa Madrigal  
Chief Operating Officer

3/10/2025

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."*





Jamii Court

