



Metro



At a glance

Total development cost:
\$77.8 million

Metro bond funds: \$21 million

Bond funds per unit: \$153,284

Project type: New construction

Developer/owners: Related Northwest, Catholic Charities, IRCO

Partners: IRCO, Stone Soup Catholic Charities

Architect: Holst Architecture

General contractor: LMC Construction and ALMAR Contracting

Funding: Oregon Housing and Community Services (OHCS), Metro affordable housing bond, Low Income Tax Credit, GHAP, PCEF, Metro TOD, LIFT, Permanent loan, SDC waiver, Deferred developers fee

Construction began: April 2023

Completion: March 2025

oregonmetro.gov/housing

Glisan Landing

Northeast Glisan - Portland - Related NW - Catholic Charities - Immigrant and Refugee Community Organization (IRCO)

New affordable housing at NE 74th and Glisan was co-developed and is co-owned by Related Northwest, Catholic Charities and Immigrant and Refugee Community Organization (IRCO). It will bring 137 new apartment homes to the Montavilla neighborhood, and serve families, larger households and people exiting homelessness. The first building provides 41 units of permanent supportive housing (PSH) for people in the community who are either exiting homelessness or require support to remain in their homes. The second building provides 96 units of affordable housing with a range of apartment sizes from studio to four bedroom. Across the entire project, forty-one percent of homes are available to people with very low incomes at 30% area median income or lower.

On-site culturally specific services will be provided by IRCO and Catholic Charities. Key elements of selection and screening criteria will be tailored to promote equitable access for priority populations and address racial disparities in tenant selection.

Amenities include a community room and kitchen, laundry room, multicultural reading room and book exchange, playground, picnic area, community garden, bike and car parking. A fiber arts studio and classroom provides space for residents to create with textiles and share their knowledge and skills with one another. Glisan Landing will also include two retail incubator spaces and a social impact café with a culinary and barista training program in the ground-floor commercial space. Adjacent to the property, IRCO is proud to be developing its first two-classroom multicultural preschool in Multnomah County. Parks, schools, a community center, grocery stores and two frequent service bus lines are located nearby.

Development program

Glisan Landing is a two building project with 137 units of new affordable housing.

Aldea: family building

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio	1	30%	0	400
Studio	8	60%	0	400
1 bedroom	4	30%	0	550
1 bedroom	20	60%	0	550
2 bedroom	7	30%	0	800
2 bedroom	38	60%	0	800
3 bedroom	2	30%	0	1,100
3 bedroom	13	60%	0	1,100
4 bedroom	1	30%	0	1,200
4 bedroom	2	60%	0	1,000
Total	96			

Beacon: permanent supportive housing building

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio	41	30%	41	400
Total	41		41	

Fifteen permanent supportive housing units in Beacon are Housing Trust Fund (HTF) assisted.

*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 room, kitchen and food bank
- Playground, picnic area and community garden
- Multicultural textile studio
- On-site multicultural preschool in partnership with IRCO
- Cafe and job training program in partnership with Stone Soup PDX
- Rosemont Bluff Natural Area and the Montavilla Community Center are nearby
- Grocery store within walking distance
- Two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue