

Broadway Vantage

Portland, Oregon

Transit-oriented
development

Project Profile



The Broadway Vantage Apartments are located on a reclaimed site where an Interstate off-ramp once stood. The narrow configuration and steep slopes made this site especially difficult to develop. Cost premiums included extensive site preparation, retaining walls and foundations, in addition to the typical premiums associated with higher density mixed-use buildings.

The Broadway Vantage Apartments consist of a smaller building with 11 studios and one bedroom units, and a larger five-story building with 47 two, three, and four family-sized bedroom units. The ground floor features indoor and outdoor community space, a community kitchen, playground, and a Creative Minds Learning Center. Housing for families is a priority and 46 units have two, three, or four bedrooms. Households earning 30 to 50 percent median family income are eligible to rent units, with 15 units reserved under the Section 8 program for homeless families. The

Broadway Vantage is just a block from the 82nd Avenue MAX light rail station and the 82nd Avenue and Halsey Street bus hub, making it an ideal location to provide families with transportation options.

AT A GLANCE

Location 8340 NE Broadway St., Portland

Status Completed 2008

Total development cost \$12.24 million

TOD program funding \$225,000

Mixed uses 58 affordable housing units;
2,670 square foot childcare center

Building Two and five stories

Parking 10 tuck-under, 50 surface

Site 1.2 acres

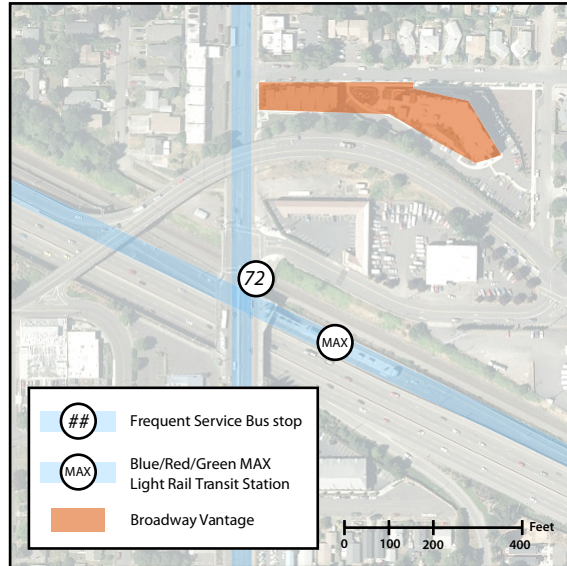
Density 50 dwelling units per acre

Increased transit ridership 13,741
annual trips



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights

- Non-profit developer, Innovative Housing, Inc., partnered with Portland Impact to provide family residential services to low-income tenants
- Active ground floor that includes a community room, kitchen, child care center, classroom with computers, and office space for building management, resident services, and Bridges to Housing
- Within close walking distance to MAX light rail station and frequent service bus stop

Private partners

Developer Innovative Housing, Inc.

Architects LRS Architects

Contractor Walsh Construction

Permanent financing Network for Oregon Affordable Housing

Public partners

Metro TOD program funding

City of Portland HOME Funds

Oregon Housing & Community Services
Housing Trust Fund Grant

State of Oregon 9% LIHTC, OAHTC,
Weatherization Grant

For more information, call 503-797-1758 or visit www.oregonmetro.gov/tod

