



Baldwin

N Interstate Avenue - Portland - Home Forward - Urban League of Portland

At a glance

- Total development cost:** \$23.4
- Metro bond funds:** \$4.5 million
- Bond funds per unit:** \$75,000
- Project type:** Redevelopment
- Sponsor:** Home Forward
- Architect:** SERA Architects
- General contractor:** Bremik Construction
- Partners:** Urban League of Portland
- Funding:** Oregon Housing and Community Services (OHCS), Metro Affordable Housing Bond, Oregon Health Authority (Governor’s PSH Initiative), Low Income Housing Tax Credits, deferred developers fee
- Construction begins:** October 2021
- Anticipated completion:** Fall 2022

Home Forward and the Urban League of Portland, the state’s oldest civil rights and social service organization, have come together to provide hope and stability for people of color experiencing chronic homelessness. The new rBaldwin redevelopment project will provide safe housing for 60 formerly homeless individuals. The proposed four-story, 34,000-square-foot building will feature an array of services to help folks regain purpose and dignity living in an area they may once have called home.

An on-site team will include a resident services coordinator, case managers and peer support specialists. Urban League, an organization that serves and advocates for the African American community in Portland, will rely on its success with their Project HAVEN permanent supportive housing program and will integrate trauma-informed, culturally specific, and client-centered input into the building design, financing and programming. A team of housing specialists and case managers help each resident maintain housing stability by supporting individual needs, whether it is teaching life skills, balancing a budget, or attending a medical appointment.

“Meeting resident needs is our overarching priority,” said Leslie Crehan, senior project manager, Home Forward. “ People who transition from homelessness need to feel safe and secure, and to have access to amenities that make their life easier. Their new housing must offer them the privacy they can’t get on the street and encourage the hope they have for their future.” Sixty generously sized studio units will accommodate individuals and couples. “Our goal is to make these studios feel nice and roomy,” Crehan said. “Generous windows will bring natural daylight and views to the units. Communitybuilding is also important, so we’ll have common rooms, a community kitchen facility, outdoor areas and other amenities that bring residents together,” she continued.

Ideally located on busy North Interstate Avenue and steps from North Lombard Street, the Baldwin site is also adjacent to an established, quiet neighborhood. With limited parking required, a small parking lot will separate the property from the nearest neighbors. Landscaping will soften outdoor spaces and serve as a buffer to provide additional privacy.

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Development program

Home Forward's Baldwin is a four-story building of 60 deeply affordable studio apartments, each with a linear kitchen (sink, range, refrigerator & microwave), bathroom, and bedroom/living area. Residents will be individuals and couples, largely representing communities of color.

Unit size (no. of bedrooms)	No. of units	AMI%	OHCS Rent Assistance
Studio	60	30%	60
Total	60		60

Amenities

- Community room
- Conference rooms and computer access
- Outdoor patio
- Bike parking
- Laundry room facility
- Fourth floor outdoor deck area
- Nearby shopping and groceries
- Access to the Interstate Yellow Max Line and multiple bus lines
- An on-site team, including a resident services coordinator, case managers and peer support specialists

