



At a glance

Total development cost: \$38 million

Metro bond funds: \$2.48 million

Bond funds per unit: \$29,535

Project type: New construction

Developer and owner: Home Forward

Partners: Portland Community College and Native American Youth & Family Center (NAYA)

Architect: Hacker Architects

General contractor: O'Neil Walsh Community Builders

Funding: Oregon Housing and Community Services (OHCS), Metro Affordable Housing Bond, Low-Income Housing Tax Credit (LIHTC), permanent loan, sponsor loan, SDC waiver, CET exemption, deferred developers fee

Construction begins: June 2023

Completion: August 2024

oregonmetro.gov

PCC Killingsworth

NE 42nd Avenue - Portland - Portland Community College - Home Forward

This project brings 84 apartments to the Cully neighborhood, transforming an obsolete job training center into new affordable housing with a brand new Workforce Development Center operated by Portland Community College. A majority of the homes will be two and three bedrooms to accommodate larger families. Ten percent are fully accessible to people who use mobility devices, are blind or deaf, or have sight or hearing loss – and every apartment is fully visible for those with mobility impairments.

The buildings and public plaza have been designed to form a coherent, inviting neighborhood space. Amenities include a family room, a community kitchen, community computers, large laundry room with healthy food vending machines, secure play spaces for kids of all ages, a bike storage room and easy transit access. On-site services will be provided by the Native American Youth and Family Center. Outdoor space includes a dining area, courtyard and an experiential playscape. Through the collaboration with PCC, the site will offer a large public plaza designed to support a farmers market and other community activities, a casual amphitheater, Wi-Fi access and parking.

Included in the project are 12 project-based, service enriched Family Unification Program section 8 vouchers. These unique HUD vouchers will serve families needing stable, affordable housing to avoid foster care placements or reunite with children currently in foster care, and youth aging out of foster care.

This project brings new affordable housing exactly where it is needed: a diverse neighborhood actively resisting gentrification and displacement. This housing will help Cully residents vulnerable to displacement – many of whom are people of color – to remain where they have established community ties and support networks. Non-displacement is a key objective of the N/NE Neighborhood Housing Strategy.

Development program

PCC Killingsworth is 84 new affordable apartment homes, prioritizing families and including more accessible units than are code-required.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio	9	30%	0	519
Studio	3	0-30%	3	519
Studio	6	60%	0	519
1 bedroom	4	40%	0	652
1 bedroom	2	30%	0	652
2 bedroom	35	60%	0	858
2 bedroom	5	0-30%	5	858
2 bedroom	5	30%	0	858
3 bedroom	7	60%	0	1,130
3 bedroom	4	0-30%	4	1,130
3 bedroom	4	50%	0	1,130
Total	84		12	

Amenities

- Free Wi-Fi throughout the common spaces
- “Family room” that includes lounge seating around a large flat screen TV, community kitchen and a large dining table
- Community computers
- Large laundry room with healthy food vending machines
- Bicycle storage room

