



Metro



At a glance

Total development cost:

\$56.52 million

Metro bond funds: \$19.5 million

Bond funds per unit: \$142,500

Project type: New construction

Developer/owners: Related Northwest, Catholic Charities, IRCO

Partners:

Architect: Holst Architecture

General contractor: LMC Construction and ALMAR Contracting

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

Construction begins:

December 2022

Completion: May 2024

oregonmetro.gov

74th and Glisan

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

New affordable housing at NE 74th and Glisan will be co-developed and co-owned by Related NW, Catholic Charities and Immigrant and Refugee Community Organization (IRCO). It will bring 137 new apartment homes to the Montavilla neighborhood, and serve families and people coming out of homelessness. The first building will have 41 units of permanent supportive housing (PSH) prioritizing Black, Indigenous and other people of color (BIPOC), seniors and survivors of domestic violence/sexual assault. The second building will provide 96 units of family housing with a mix of unit sizes, prioritizing BIPOC, immigrant and refugee households and intergenerational families. 41% of homes will be available to people with very low incomes, 30% AMI or lower.

On-site culturally specific services will be provided by IRCO and Catholic Charities. Amenities include a community room and kitchen, laundry room, multicultural reading room and book exchange, playground, picnic area, community garden, bike and car parking. The project is also proud to feature the first IRCO led multicultural preschool in Multnomah County. The project team is partnering with Mercy Corps NW to promote small business classes, offer two retail incubator spaces and a social impact café with a culinary and barista training program in the ground-floor commercial space. Nearby are parks, schools, a community center, grocery stores and two frequent service bus lines.

To successfully serve priority populations and address racial disparities in tenant selection, key elements of selection and screening criteria at the project will be tailored to ensure equitable access. The screening criteria will be reviewed to ensure it meets all required fair housing laws, works to advance racial equity and does not directly or indirectly create disadvantages to priority populations.



Development program

74th and Glisan is a four-story, two building project with 137 units of new affordable housing.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio	42	30%	41	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	137		41	

Amenities

- Community room and kitchen
- Laundry room
- Playground, picnic area and community garden
- Bike parking, surface parking and onsite multicultural preschool
- Partnering with Mercy Corps NW to promote small business classes and offer two retail incubator spaces and a café in the ground-floor commercial space
- 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