



Metro



### At a glance

**Total development cost:** \$7 million

**Metro bond funds:** \$1,945,175

**Bond funds per unit:** \$55,576

**Project type:** New construction

**Sponsor:** Do Good Multnomah and Home First Development

**Architect:** Doug Circosta

**General contractor:** Beaudin Construction

**Partners:** St Marks Lutheran Church, Home First

**Funding:** Portland Housing Bureau, Metro Affordable Housing Bond, OHCS, Meyer Memorial Trust, church land sale, private funding

**Construction begins:** October 2020

**Anticipated completion:** December 2021

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# Findley Commons

*SE 54th Avenue and SE Powell Blvd - Portland - Do Good Multnomah and Home First Development*

Findley Commons is an innovative project and partnership between Do Good Multnomah, Home First Development and St. Mark's Lutheran Church. The development will transform a large and under-utilized church-owned parking lot into 35 quality, affordable and Permanent Supportive Housing (PSH) units for veterans who are homeless and those at risk of homelessness.

Findley Commons will provide 20 one-bedroom units and 15 single room occupancy units. The SROs use the co-housing model that focuses on social interaction and group support as essential contributors to residents transitioning successfully from homelessness. The 20 one-bedroom units will serve veterans with severe mental health issues. They will also benefit from subsidies from the HUD-VASH program. Building amenities include owner-paid utilities, elevator, community area and service delivery spaces, a bike room, storage, energy-efficient appliances and fixtures, quartz countertops, luxury vinyl plank flooring and other features comparable to a market-rate development. An outdoor patio and 34 parking spaces are included.

Full veteran-specific wrap-around services will be provided by Do Good Multnomah and VA social workers. DGM provides a dedicated licensed social worker, case management, art therapy, wellness groups, gardening and employment programs, clinical alcohol and drug counselor and a peer monitor program. Findley Commons is located in the South Tabor neighborhood of Southeast Portland. Several community amenities are within walking distance of the development, including Clinton Park, TriMet bus stops, affordable convenience food, a library and grocery stores. Walkability in the area is improved by buffered sidewalks with curb ramps, signalized crossings and recently enhanced street lighting.

The Findley Commons site was selected based on a partnership with St. Mark's Lutheran Church and the desire to transform their underutilized parking to help serve the community's need for affordable housing and support formerly homeless Veterans. Together Do Good Multnomah and St. Mark's will provide vulnerable members of the community a safe place to call home and provide on-site amenities, including a food pantry and a community closet.



Portland Housing Bureau



Metro

## Development program

Findley Commons is 35 units of new affordable housing for veterans with extremely low incomes, who have been homeless. The project includes 20 project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
SRO	15	0-60%		175	\$500
One bedroom	20	0-50%	20	450	\$1,204
Total	35		20		

## Amenities

- Large grocery store and affordable convenience food within walking distance
- Veteran specific supportive services including art therapy, wellness groups and classes
- ADA accessible units
- City parks nearby
- Library within walking distance
- Bicycle parking
- Bus stops on site and across the street