



At a glance

Total development cost: \$82.7 million

Metro bond funds: \$21.03 million

Bond funds per unit: \$143,089

Project type: Mixed construction

Sponsor: Home Forward

Architect: Lever

General contractor: Walsh Construction

Partners: Faubion Elementary School

Funding: Low Income Housing Tax Credits, Metro Affordable Housing Bond, tax exempt bonds, Home Forward equity, private funding

Construction begins: April 2022

Anticipated completion: January 2025

oregonmetro.gov

Dekum Court

NE 27th and Saratoga - Portland - Home Forward

Dekum Court, a property of Home Forward in Multnomah County, will be completely rebuilt in phases so current residents will not be displaced but move directly into new units. The original housing site was built in 1972. The complex currently features 40 apartments, and will construct an additional 147f apartments with Metro bond funding. A Head Start, playground, laundry facilities and other amenities are included.

Dekum Court is located at the intersection of NE 27th Avenue and Saratoga Street in Northeast Portland. The surrounding neighborhood is mostly comprised of single family homes built between the 1950s and the 1980s. The nearby 75 frequent service bus line connects west to the North Lombard Transit Center (Yellow Max Line) and south to the Hollywood Transit Center (MAX Red, Blue, and Green Lines). The site is also served by the 17 Holgate-Broadway bus line and the 70 12th Avenue/33rd Avenue bus line. The Dekum Court apartments are conveniently located about a mile away from a Walgreens Pharmacy and New Seasons grocery, which are accessible by bus. Portland Public School's Faubion Elementary School is two blocks away.

Dekum Court's current 40 households represent a diverse population and their stability is Home Forward's highest priority. Initial planning has focused on avoiding disruptions to housing stability for the large number of children attending local schools. This priority has resulted in a phased approach to redevelopment intended to minimize disruptions to current residents. Home Forward anticipates that the households living in the redeveloped Dekum Court will likely reflect current residents, of which 63% are people of color, 49% are under 18 years old and 69% are very low income.

