



Metro



At a glance

Total development cost: \$26 million

Metro bond funds: \$12.4 million

Bond funds per unit: \$143,000

Project type: New construction

Sponsor: Central City Concern

Partners: Puentes, The Imani Center and Flip the Script

Architect: Ankrom Moisan Architects

General contractor: Walsh Construction

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

Construction begins: February 2023

Completion: February 2024

oregonmetro.gov

Meridian Gardens

Southeast Division Street - Portland - Central City Concern

Meridian Gardens is a new 85-unit affordable housing development in the Powellhurst-Gilbert neighborhood in outer southeast Portland. The project will provide single room occupancy and studio apartments to individuals and couples experiencing or at risk of homelessness who are in substance use treatment or recovery. The site is adjacent to Cedar Commons, a permanent supportive housing community serving people who have been chronically homeless. Meridian Gardens expands CCC's supportive housing, providing recovery-specific housing and services with a peer-delivered service approach that has been the cornerstone of Central City Concern's programs for over 40 years. Peer delivery of services is an evidence-based practice that decreases hospitalizations, improves engagement in health care, increases symptom management, social skills, community building and agency.

Meridian Gardens was intentionally located to serve people of color and other marginalized communities displaced to outer east Portland. The project has been thoughtfully designed to feel less institutional and more like home, with culturally specific art and collective creation of communal guidelines and norms. Low-barrier lease-up strategies will be used to ensure accessibility to these new homes. On-site culturally specific services (provided by Puentes, the Imani Center and Flip the Script) are also important for the people who will call Meridian Gardens home.

This new affordable housing will include common kitchens and community rooms, recovery group rooms, a supportive services office, resident gym and large outdoor courtyard. The project is conveniently located near the Division Street bus rapid transit line to downtown Portland, as well as groceries, pharmacy and other services. A garden with raised beds will be shared with Cedar Commons.

Development program

Meridian Gardens is 85 single room occupancy and studio apartments for individuals and couples who are in substance use treatment or addiction.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Single room occupancy studio	55	0-30%	55	192
Single room occupancy studio	5	30%	0	192
Studio	10	0-30%	10	384
Studio	15	50%	0	384
Total	85		65	

Amenities

- Grocery store, pharmacy and other services located half a mile west on Southeast 122nd Street
- Kelly Butte, Ventura Park and Powell Butte are nearby
- Parking
- Laundry
- Community room
- Non-smoking building
- Wheelchair accessible
- On-site services
- On-site staff

