



Metro



At a glance

Total development cost: \$45.2 million

Metro bond funds: \$11.2 million

Bond funds per unit: \$76,190

Project type: New construction

Sponsor: Edlen and Co.

Architect: Ankrom Moisan

General contractor: Pence Construction

Partners: Urban League of Portland, Latino Network, El Programa Hispano, IRCO

Funding: Kerr land contribution, capital campaign, Low Income Housing Tax Credits, Metro Affordable Housing Bond, OR-MEP, bonds, private funding

Construction begins: January 2021

Anticipated completion: June 2022

oregonmetro.gov

Wynne Watts Commons

NE 162nd - Gresham - Edlen and Co.

Albertina Kerr is partnering with City of Gresham to build 147 units of new affordable housing on NE 162nd Avenue. The project will house direct support professionals (117 units) and adults with developmental and intellectual disabilities (30 units spread throughout the project to help prevent isolation). Three units will serve as temporary emergency housing.

Direct support professionals (DSPs) include those with critical vocational roles supporting adults, children and people with disabilities, jobs such as nurse's aides, home health aides, personal- and home-care aides. DSPs are disproportionately people of color and women, and are more likely to have low wages, live in poverty and rely on public benefits. In a 2018 survey of their own workforce, Kerr found that nearly half the DSPs had annual incomes less than \$35,000. Former Kerr Chief Executive Officer Jeff Carr has said, "Frankly it's immoral that we would have people who are serving the most vulnerable people in our community and caring for them, and yet in some ways they're as vulnerable as the people they're caring for." The organization resolved to respond with this affordable housing project, securing stable housing for people whose work provides critical support to community members but who themselves are often struggling to make ends meet. The housing will be open to all with qualifying incomes, not only Kerr employees.

The project, which will preserve as many of the mature Douglas fir trees on its campus as possible, has convenient access to transit, grocery stores, health care, community centers, parks and schools. There are bus stops directly adjacent to the site and a MAX station half a mile away with sidewalks, ramps and lights along the entire distance. The project will include street improvements along the full Kerr property line, bringing a sidewalk and bike lane that currently do not exist.

The project will be net-zero, producing more energy than it requires to operate at stabilization. This will include the largest solar PV system on any affordable housing project in the Pacific Northwest and will be the fourth largest multifamily net-zero project in the United States.

Development program

Wynne Watts Commons is 150 units (147 restricted units and three temporary emergency housing units). 117 units for people working in direct service professions, and 30 for people with intellectual/developmental disabilities.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs
Studio	22	60%	0
Studio	3	80%	0
One-bedroom	22	30%	0
One-bedroom	60	60%	0
One-bedroom	9	80%	0
Two-bedroom	8	30%	0
Two-bedroom	13	60%	0
Two-bedroom	2	80%	0
Three-bedroom	7	60%	0
Three-bedroom	1	80%	0
Temporary emergency housing	3		0
Total	150		

Amenities

- Bus lines directly adjacent, MAX station within half mile
- Grocery stores and health care within one mile
- Project will provide street improvements including sidewalk and bike lane completion
- Project will preserve as many mature trees on site as possible
- Net zero energy project

