



Metro



## At a glance

**Total development cost:** \$56.5 million

**Metro bond funds:** \$19.9 million

**Bond funds per unit:** \$142,500

**Project type:** New construction

**Developer/owners:** Related Northwest, Catholic Charities, IRCO

**Partners:** Quantum Residential, We All Rise

**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:** February 2023

**Completion:** May 2024

[oregonmetro.gov](http://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.