



Metro



At a glance

Total development cost:

\$56 million

Metro bond funds: \$2.2 million

Bond funds per unit: \$41,000

Project type: mixed construction

Developer/owners: Innovative Housing, Enterprise Communities Fund

Architect: LRS Architects

General contractor: LMC Construction

Other funding: Low-Income Housing Tax Credit (LIHTC), Portland Housing Bureau, SDC waiver, ODOT easement payment, weatherization grants/rebates, Portland Clean Energy Fund grant

Construction begins: June 2023

Anticipated completion: October 2025

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Garden Park Estates

SE 136th & Powell - Portland - Innovative Housing, Enterprise Communities Fund

Garden Park Estates in outer Southeast Portland's Powellhurst-Gilbert neighborhood currently comprises 62 two-bedroom apartments and one three-bedroom house. Most of the buildings' major systems are now reaching the end of their useful life, and the property is in growing need of reinvestment. By better utilizing the generous site, Innovative Housing will add 54 units for a total of 116 apartments ranging in size from studios to three bedrooms. The new units will be developed as efficient, well-designed buildings with nine to 18 units each, most of them two-story townhouses. The existing units will be substantially rehabilitated into comfortable, energy-efficient apartments. Garden Park's newly configured site will provide lower rent levels and a more comprehensive array of unit types than currently offered, including 25 permanent supportive housing apartments for individuals exiting homelessness and additional family-sized units. A phased construction and relocation plan will minimize the impact on existing residents.

Residents will be served by a full-time resident services coordinator, housing support specialist, peer support specialist, and support from the building manager and assistant manager.

Amenities include a children's play area, on-site management offices, laundry room, community/resident services space, and an outdoor amphitheater performance space that will be used by Innovative Housing's youth arts program and available to members of the surrounding neighborhood. Garden Park Estates is located near three frequent service bus lines (the #2, #9 and #17) and three major grocery stores, along with other retail and services to meet the needs of residents. The expansive Powell Butte Nature Park is one mile away.

Development program

The Garden Park Estates affordable housing project will create 54 new homes, including eight studios, six one-bedroom apartments, 34 two-bedroom apartments and six three-bedroom apartments.

Unit size	Number of units	AMI %	Permanent Supportive Housing	Project Based Vouchers	Square feet/unit
Studio	5	30%	5	5	450
Studio	3	60%			450
1 BR	5	30%	5	5	625
1 BR	1	60%			625
2 BR	13	30%	13	13	900
2 BR	21	60%			900
3 BR	2	30%	2	2	1,250
3 BR	4	60%			1,250
Total	54		25	25	

Amenities

- children’s play area
- laundry room
- community/resident services space
- outdoor amphitheater