



At a glance

Total development cost:

\$7.2 million

Metro bond funds: \$1.2 million

Bond funds per unit: \$150,000

Project type: new construction townhomes (homeownership)

Developer/owners: SEI, Community Development Partners

Architect: Polyphon Architecture & Design

General contractor: Eichler Construction Group

Partner: Proud Ground

Other funding: proceeds from sales, construction loan, energy efficiency tax credits

Construction begins: June 2024

Home sales: February 2025

oregonmetro.gov

Abbey Lot Townhomes

NE Alberta & NE Mallory - Portland - SEI, Community Development Partners

Abbey Lot Townhomes is part of the part of the Alberta Alive development initiative that aims to celebrate and strengthen Portland's historically Black N/NE neighborhoods by providing culturally specific affordable housing, supportive services, and a shared sense of community for underserved individuals and families. The project will create eight three-bedroom / 2.5-bath townhomes for displaced families making up to 80% of the area median income and looking to return to the area under the N/NE Preference Policy.

These three-story attached townhomes will be in the King neighborhood near ample retail businesses and services on major commercial streets, including MLK Jr. Blvd., Alberta Street, Killingsworth Street and Interstate Avenue. The area is also home to many places of cultural importance to the Black community, including several churches along the Williams/Vancouver corridor. Residents will also benefit from close proximity to grocery stores, transit, schools, the Dishman Community Center and culturally specific service organizations.

Each townhome is designed with families in mind, with roughly 1,275 SF of living space, a front porch, a fenced yard and a parking space. The project is intended to be a highly efficient, all-electric, EnergyStar-rated building with a sloped roof to accommodate solar panels.

Prospective homeowners will gain access to Proud Ground's Homeownership Education and Counseling Program, which helps first-time homebuyers become mortgage-ready. Proud Ground then administers down-payment assistance funds as homebuyers complete the purchasing process.

Development program

The Abbey Townhomes affordable housing project will create eight new three-bedroom homeownership townhomes.

Unit size	Number of units	AMI %	Square feet/unit
3 BR	8	80%	1275
Total	8		

Amenities

- central location in the heart of NE Portland
- proximity to transit
- front porches
- fenced yards
- designated parking