



Metro



At a glance

Total development cost: \$52 million

Metro bond funds: \$2.5 million

Bond funds per unit: \$71,500

Project type: New construction

Developer and owner: Home Forward

Partners: Portland Community College and Native American Youth & Family Center (NAYA)

Architect: Hacker Architects

General contractor: O’Neill Walsh Community Builders

Funding: Oregon Housing and Community Services (OHCS); Portland Housing Bureau Metro bond; permanent loan (including LIHTC Equity); sponsor loans: Portland Clean Energy Fund, NAYA, PCC; SDC waiver; CET exemption, deferred developers fee

Construction begins: February 2024

Completion: June 2025

oregonmetro.gov

PCC Killingsworth

NE 42nd Avenue - Portland - Portland Community College - Home Forward

PCC Killingsworth brings 84 apartments to the Cully neighborhood, transforming an obsolete job training center into new affordable housing with a public plaza and multi-use spaces. A majority of the homes will be two and three bedrooms to accommodate larger households, and 10% of units are fully accessible to people who use mobility devices, are blind or deaf, or have sight or hearing loss.

The buildings and public plaza have been designed to form a coherent, inviting neighborhood space. Amenities include a family room, a community kitchen, community computers, large laundry room with healthy food vending machines, secure play spaces for kids of all ages, a bike storage room and easy transit access. Outdoor space includes a dining area, courtyard and an experiential playscape. Farmers markets, community events and performances The plaza is designed to support a variety of activities for residents and the broader community, including a farmers market, events and performances. The development's central hub has wi-fi access and parking.

Through a partnership with Native American Youth & Family Center (NAYA), the first floor of the building will serve as an early childhood education center for tenants and the broader community. NAYA will design and build out the education center and oversee programming. Directly adjacent to the main building is Portland Community College's reimagined Opportunity Center, a workforce development center that will offer free and low-cost job training. Portland Housing Bureau leveraged Metro Bond funds to finance a portion of the development.

This project brings new affordable housing exactly where it is needed: a diverse neighborhood actively resisting gentrification and displacement. This housing will help Cully residents vulnerable to displacement – many of whom are people of color – to remain where they have established community ties and support networks. Non-displacement is a key objective of the N/NE Neighborhood Housing Strategy.



Development program

PCC Killingsworth is an affordable housing community with 84 units in the Cully neighborhood of Northeast Portland.

Unit size (no. of bedrooms)	No. of units	AMI %	PBVs	Square feet/unit	Gross monthly rent/unit
Studio	12	30%	12	394	\$592
Studio	6	60%	0	394	\$1,185
1-Bedroom	2	30%	2	527	\$634
1-Bedroom	4	60%	0	527	\$1,269
2-Bedroom	10	30%	10	733	\$762
2-Bedroom	35	60%	0	733	\$1,524
3-Bedroom	4	30%	4	1,005	\$880
3-Bedroom	11	60%	0	1,005	\$1,760
Total	84		28		

Amenities

- Large, multipurpose outdoor space with amphitheatre, playscapes and plaza for many event types
- First floor early childhood education center operated by NAYA
- Significant share of two- and three-bedroom apartments to accommodate larger households
- Close access to transit and green spaces, with Fernhill Park located across the street