



Metro



At a glance

Total development cost: \$55.9 million

Metro bond funds: \$2.5 million

Bond funds per unit: \$21,364

Project type: New construction

Developer and owner: Our Just Future, Edlen & Co

Partners: Our Just Future, APANO, Portland Community College

Architect: Bora Architects

General contractor: LMC Construction

Funding: Low Income Housing Tax Credit (LIHTC), Metro transit-oriented development, OHCS LIFT, Portland Clean Energy Fund, SDC waivers, deferred developer fee, permanent loan, Portland Housing Bureau Metro bond, tax credits

Construction begins: July 2024

Completion: January 2026

oregonmetro.gov

PCC Southeast

Montavilla - Portland - Portland Community College - Our Just Future

PCC Southeast is an affordable housing development of 124 apartments, located on Portland Community College's Southeast campus. The development will re-purpose formerly underutilized land on PCC's campus to provide affordable homes for students, many of whom are nontraditional and not suited for standard university housing. Apartments will also be available to the broader community of Southeast Portland's Montavilla neighborhood, including families and larger households. Nonprofit developer and owner Our Just Future is leading the project's development in consultation with Edlen & Co. Culturally specific organization Asian Pacific American Network of Oregon (APANO) will inform design and support on-site resident services and programming.

The development will contain 20 units for people who earn 30% or less of the area median income, while the remaining units will be designated for residents at 60% area median income or less. Apartments range in size from studio to three-bedroom.

PCC Southeast is located ideally for public transit, with multiple frequent service bus lines two blocks away and the MAX green line less than one mile away. Grocery stores and restaurants are nearby, including many culturally specific grocery stores along 82nd Avenue. The site is within walking distance of Mt. Tabor park, providing access to recreational spaces and community events.

A strong collaboration between leaders in education, affordable housing and cultural advocacy make this project a valuable addition to Southeast Portland. Its completion will help ensure that PCC students can live where they learn and that the broader community has additional options for affordable housing.