



Metro



At a glance

Total development cost: \$34 million

Metro bond funds: \$9.2 million

Bond funds per unit: \$146,299

Project type: New construction

Developer and owners:

Community Development Partners, Self Enhancement Inc.

Architect: Carleton Hart Architecture

General contractor: LMC Construction and ALMAR Contracting

Funding: Oregon Housing and Community Services (OHCS) Weatherization, Metro affordable housing bond, Metro transit-oriented development (TOD), Low-Income Housing Tax Credit (LIHTC), permanent loan, deferred developer fee

Property management:

Guardian Management LLC

Construction began: July 2022

Completion: June 2024

oregonmetro.gov/housing

Dr. Darrell Millner Building

5050 North Interstate Avenue - Portland

Community Development Partners | Self Enhancement, Inc.

Dr. Darrell Millner Building is an affordable housing community with 63 apartment homes created in partnership by Community Development Partners (CDP) and Self Enhancement Inc (SEI). This project advances the goals of City of Portland's N/NE Preference Policy to redress historical displacement and harmful urban renewal practices by giving priority to displaced or longtime residents of North/Northeast Portland, especially Black families. It includes 18 deeply affordable homes for households with incomes of 30% AMI or lower, and 48 family-sized units to meet the needs of larger households and families.

The Dr. Darrell Millner Building site is located in Overlook, one of the North and Northeast Portland neighborhoods that comprise Albina, the historic center of Portland's Black community. Over the last few decades, gentrification and eminent domain* have resulted in the mass displacement of Black residents from Albina. By prioritizing these new homes to serve Black families, CDP and SEI aim to reconnect this displaced community with greater Albina and its culturally specific services and landmarks.

Amenities include a community garden, outdoor play area and courtyard, bike storage, on-site parking and services. A commercial space is located on the ground floor. Two MAX stations and frequent service bus lines are nearby. Patton Square City Park is three blocks north, and a range of grocery stores and health care options are in close proximity.

The development team committed to 30% participation by Minority, Women, Emerging Small Business (MWESB) as well as Service-Disabled Veteran-owned businesses or COBID-certified trade for the project's development.

*Eminent domain refers to government seizure of private land for public use, a process that often disproportionately impacts BIPOC communities. Learn more at www.albinavisioninc.com/our-history

Development program

Dr. Darrell Millner Building contains 63 units of affordable housing subject to City of Portland's N/NE Preference Policy.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
1 bedroom	4	30%	0	620
1 bedroom	11	60%	0	620
2 bedroom	6	30%	0	805-880
2 bedroom	17	60%	0	805-880
3 bedroom	7	30%	0	1,070-1,172
3 bedroom	18	60%	0	1,070-1,172
Total	63		0	

Amenities

- Located near two MAX stations and #72 and #4 TriMet bus lines
- Only a 4-minute walk north from Patton Square City Park
- Grocery stores nearby include Fred Meyer, New Seasons and independently owned Cherry Sprout
- Providence Medical Group and Kaiser Permanente's medical campus are nearby
- Washer/dryer and mini split air conditioning in every unit

