



Metro



### At a glance

**Total development cost:** \$30.7 million

**Metro bond funds:** \$13.3 million

**Bond funds per unit:** \$157,237

**Project type:** New construction

**Developer:** Central City Concern

**Partners:** Puentes

**Local implementation partner:** Portland Housing Bureau

**Architect:** Ankrom Moisan Architects

**General contractor:** Walsh Construction

**Funding:** Metro affordable housing bond, Metro Transit-Oriented Development, Low-Income Housing Tax Credit (LIHTC), permanent loan, deferred developers fee, SDC Waiver, Metro AC Funds, Housing Trust Fund, Energy Trust of Oregon Grant, Solar Tax-Credit Equity

**Construction begins:** July 2023

**Completion:** October 2024

[oregonmetro.gov/housing](https://oregonmetro.gov/housing)

# Meridian Gardens

## *Southeast Division Street - Portland - Central City Concern*

Meridian Gardens is a new 85-unit affordable housing development in the Powellhurst-Gilbert neighborhood in outer Southeast Portland. The project provides single room occupancy and studio apartments to individuals and couples experiencing or at risk of homelessness who are in substance use treatment or recovery. The site is adjacent to Cedar Commons, a permanent supportive housing community serving people who have been chronically homeless. Meridian Gardens expands Central City Concern's supportive housing, providing recovery-specific housing and services with a peer-delivered service approach that has been the cornerstone of Central City Concern's programs for over 40 years. Peer delivery of services is an evidence-based practice that has been shown to decrease hospitalizations and improve engagement in health care. It can also increase individuals' symptom management, social skills, community building and agency.

Meridian Gardens was intentionally located to serve people of color and other communities that have been displaced to outer Southeast Portland. The project has been thoughtfully designed to feel welcoming and comfortable rather than institutional. Culturally specific nonprofit organization Puentes will provide on-site services.

The development includes common kitchens and community rooms, recovery group rooms, a supportive services office, gym and large outdoor courtyard. The project is conveniently located near the Division Street bus rapid transit line to downtown Portland, as well as groceries, pharmacy and other services. A garden with raised beds will be shared with Cedar Commons.

## Development program

Meridian Gardens features 85 single room occupancy and studio apartments for individuals and couples who are in substance use treatment or recovery.

Unit size	No. of units	AMI %	PBVs	Square feet/unit
Single room occupancy	55	0-30%	55	192
Single room occupancy (Housing Trust Fund)	3	30%	0	192
Single room occupancy	2	30%	0	192
Studio	10	0-30%	10	384
Studio	15	50%	0	384
Total	85		65	

\*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD) and determines maximum monthly rents for these affordable homes. More information on current area median income levels and maximum rents can be found on [Metro's website](#).

## Amenities

- Grocery store, pharmacy and other services located half a mile west on Southeast 122nd Street
- Kelly Butte, Ventura Park and Powell Butte are nearby
- Parking
- Laundry
- Community room
- Non-smoking building
- Wheelchair accessible
- On-site services and staff, including culturally specific services

