



Metro



### At a glance

**Location:** 6183 N. Lombard St.,  
Portland

**Funding approval date:**  
January 9, 2024

**Development Cost:**  
\$22,134,001

**TOD Program funding:**  
\$250,000

**Number of units:** 46

**Number of regulated  
affordable units:** 46

**Height:** 4 stories

**Parking:** 7 spaces

**Increased transit ridership:**  
6,670 annual trips

**Developer:** HMS Development

**Architect:** FFA Architecture

**Contractor:** Walsh

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

## Lombard Apartments: Portland

### TOD Project Seven Day Notice

#### Project Description

HMS Development will develop Lombard Apartments, a four-story affordable housing development that will include 46 total residential units for households earning at or below 60 percent area median income (AMI). HMS Development is a private firm with experience developing market-rate residential and office projects throughout the region. Previously designed as a market rate apartment development, HMS is preserving the design and repositioning it as an affordable project with restricted rents. The developer will partner with Portland Opportunities Industrialization Center and Rosemary Anderson High School (POIC+RAHS), a provider of services in alternative education, mentoring, family outreach, employment training, and placement. POIC+RAHS will serve as cosponsor, lead programming and assist in lease up. POIC+RAHS will leverage their work administering apprenticeship programs and family outreach to help place households into Lombard Apartments.

The project is located in North Portland on North Lombard Street, near the intersection with North Wall Avenue. The property is approximately a quarter acre in size and is currently vacant. A New Seasons grocery store is directly across the street from the site and a midblock crosswalk facilitates pedestrian access. Bus stops for the TriMet frequent service bus route 75-Cesar Chavez/Lombard are on the south side of Lombard Street and the east side of Wall Avenue, but both are under 250 feet away. The rest of the surrounding neighborhood consists primarily of single-family homes or two story, garden-style apartment buildings with street-fronting surface parking.

Lombard Apartments will program the quarter acre site with 46 units ranging in size from studios to two bedrooms. All units will be restricted to households earning at or below 60 percent AMI, with an additional six

units available to households at 40 percent AMI or below. The project's ground floor will be primarily transparent with a single residential unit, lobby, and community service space. Originally programmed as a retail use when the building was planned as market rate, the community space will now be used by POIC+RAHS to support their ongoing apprenticeship and family outreach programs. While the outdoor space in the building is relatively limited, the site is close to McKenna and Northgate Parks, and a mile to Columbia Park on Lombard Street. Lombard Apartments will include indoor secure bicycle parking and space for seven automobiles.




HMS Development estimates the project's total cost at just under \$22 million. This relatively low cost and total unit count positions Lombard Apartments well to make use of nine percent Federal Low-Income Housing Tax Credits. Nine percent credits offer more subsidy per unit but are capped at the total amount available per project, making the credits a more efficient tool for smaller buildings. However, the nine percent program is very competitive and the selection process tends to favor projects with deeper affordability levels. HMS applied for a tax credit allocation at the end of 2023 and should find out if it was selected in the first quarter of 2024. If not, the project may apply again or finance the project using four percent credits or other subsidies.

### Conditions of Approval

On January 9th, 2024, the TOD Steering Committee authorized \$250,000 in TOD Program funding for Lombard Apartments with the following conditions:

1. One four-story building
2. 46 total housing units, all of which will be restricted to households earning up to 60 percent AMI.
3. Approximately seven dedicated parking spaces.

  
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Marissa Madrigal  
Chief Operating Officer

2/5/2024  
Date

*This notice is issued in accordance with the TOD Program Work Plan adopted by Council Resolution 12-4363 which states: "Following project funding approval by the TOD Steering Committee, the Chief Operating Officer shall issue a Seven-Day Notice to provide written notification to the Metro Council of the proposed project. The Councilors have seven (7) days from issuance to request that the COO provide an opportunity to review the decision in executive session. The decision of the TOD Steering Committee becomes final after seven (7) days if no Councilor(s) request it be presented to the full Metro Council for review."*