



At a glance

Total development cost: \$151 million

Metro bond funds: \$10.3 million

Bond funds per unit: \$46,200

Project type: New construction

Partners: TriMet, Impact NW

Owner and developer: BRIDGE Housing

Local implementation partner: Portland Housing Bureau

Architect: Holst Architecture

General contractor: O'Neill/Walsh Community Builders

Funding: Metro affordable housing bond, Low-income Housing Tax Credit (LIHTC), SDC Waiver, Metro transit-oriented development, PHB Portland Bond, Deferred and Contributed developer fees, Portland Clean Energy Fund, 45L tax credits, PHB Home ARP, OHCS Housing Trust Fund, Energy Trust of Oregon.

Construction begins: November 2024

Completion: January 2027

hollywoodHub

NE Halsey Street - Portland - BRIDGE Housing

hollywoodHUB is an innovative project bringing family-focused affordable housing for people of color and people with lower incomes into a high opportunity area. BRIDGE Housing and Hacienda CDC have designed the first project under TriMet's transit-oriented development guidelines, developed with feedback from over 60 organizations serving communities of color and other marginalized people.

The 12-story building will provide 222 resident apartments and two manager apartments. More than half of the homes will be family-sized, with two and three bedrooms. Seventy-one homes will be available to families making 30% or less than the area median income and 55 of those will have project-based Section 8 vouchers, making them affordable to those with very low or no income. Accessibility is central to the design: the building includes two elevators, and all community spaces use universal design principles.

Amenities include an entry courtyard, community rooms, meeting space, an indoor playground, bike and car parking including seven electric vehicle charging spaces, and on-site services by Impact NW. The site is walkable to retail stores, offices, gyms, healthcare, a post office, library, park, community centers and schools.

hollywoodHUB's development plan centers racial equity. The location reverses decades of gentrification and displacement by providing new homes for people of color and other low-income households who have been priced out of, and may not feel welcome in, the Hollywood neighborhood. The homes will be affirmatively marketed to communities of color and large families, especially Latine, African American, Asian American and Native American households who have been priced out of the Hollywood area.

The project repurposes the Hollywood Transit Center and embraces the Hollywood District as a hub for transit, equity and community.

Development program

hollywoodHub is a new affordable housing development in the Hollywood neighborhood of Northeast Portland that will provide 222 resident apartments and two manager apartments.

Unit size	No. of Units	AMI %*	PSH	PBVs	Square feet/unit
Studio	4	30%	0	0	395
Studio	39	60%	0	0	395
1 BR	20	30%	0	8	593
1 BR	33	60%	0	0	593
2 BR	33	30%	0	33	837
2 BR	61	60%	0	0	837
2 BR	1	Manager	0	0	837
3 BR	14	30%	0	14	1,120
3 BR	18	60%	0	0	1,120
3 BR	1	Manager	0	0	1,120
Total	224			55	

*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

- Entry courtyard
- Designed for excellent transit access, with three light-rail lines and three bus lines directly adjacent to the building
- Numerous grocery stores, shops and restaurants within walking distance
- Indoor play structure
- On-site services, including culturally specific services

