



Metro

## At a glance

**Total development cost:** \$58.9 million

**Metro bond funds:** \$1.7 million

**Bond funds per unit:** \$13,505

**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:** Dec 2024

**Completion:** June 2026

[oregonmetro.gov](http://oregonmetro.gov)

# Legin Commons

## *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.

## Development program

Legin Commons is 124 units on the Portland Community College Southeast Campus designed to serve both non-traditional PCC students and the diverse community members of Southeast Portland's Montavilla neighborhood and the Jade District.

Unit size (no. of bedrooms)	No. of units	% AMI*	Project based vouchers	Square feet per unit
Studio	6	30%	6	335
Studio	27	60%	0	335
One bedroom	7	30%	7	598
One bedroom	21	60%	0	598
Two bedroom	5	30%	5	758
Two bedroom	42	60%	0	758
Three bedroom	2	30%	2	1032
Three bedroom	14	60%	0	1032
Total	124		20	

\*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

- Nearby public transportation options
- Culturally specific services provided by APANO
- Walking distance to Mt. Tabor Park
- Interconnected with PCC community
- Onsite parking
- Equitable access to indoor and outdoor common spaces, including community garden.