



*Housing, Hope and  
Help for All*



### Development and Community Revitalization

The Housing Authority of Portland (HAP), both alone and in partnership with others, pursues development projects that will augment the supply of low-cost housing, provide essential services to residents, and help revitalize the overall community. These projects take a number of forms, including the renovation of old housing, new construction, and pilot projects.

#### CURRENT PROJECTS

##### Humboldt Gardens

HAP received a federal HOPE VI program grant of \$16.9 million in 2005 to replace the aging Iris Court in north Portland with Humboldt Gardens, a new mixed-income development with 100 units of public housing and 30 units of affordable housing. Twenty of the public housing units have been pledged to the regional Bridges to Housing Program for homeless families, and an onsite opportunity center will deliver services to help residents move toward self-sufficiency under HAP's Opportunity Housing Initiative. All residents receive relocation and community services before, during, and after relocation. Construction of Humboldt Gardens began in summer 2007, with the first residents moving back in summer 2008. In addition to the onsite housing, 21 affordable houses are being offered for sale within a one-mile radius of Humboldt Gardens.

##### Resource Access Center

HAP is working with the City of Portland, Portland Development Commission, and Transition Projects, Inc. to develop a Resource Access Center in Portland's Old Town. The Resource Access Center will be a critical element of the city's and county's 10-year plan to end homelessness. It will comprise three elements: an access center (day facility); a shelter for men; and rental housing, including permanent supportive housing. HAP will be the master developer and owner and will operate the rental housing. Transition Projects will operate the access center and shelter. ADA (Americans with Disabilities Act) units will have special features and be fully accessible to persons in wheelchairs.

##### Grove Hotel

In partnership with the City of Portland, HAP recently purchased the Grove Hotel, a 70-unit single room occupancy hotel located in Portland's Old Town. HAP will rehabilitate the 100-year-old building and convert it to affordable housing. The purchase preserved the property for low-income and disabled residents before it could be converted to other uses. HAP will also work with the City, Portland Development Commission, Multnomah County, and local service providers to develop a long-term plan to serve downtown's low-income population.

##### University Place Apartments

HAP purchased the University Place Apartments site in downtown Portland in 2002 as a redevelopment opportunity. The dilapidated existing structure will be replaced by a new building comprising 50 studio units with kitchenettes and private bathrooms. Residents of the new building will be participants of Multnomah County's successful Bridgeview program, which serves individuals who are homeless or at risk of homelessness and experiencing mental health issues. The project will be financed by a combination of tax-exempt bonds, tax increment financing, and other resources.



## RECENTLY COMPLETED PROJECTS

### New Columbia

New Columbia is a new mixed-income community that has replaced 462 public housing units in the former Columbia Villa. A \$35 million HOPE VI grant received in 2001 was supplemented with funding from multiple other sources, for a project total of \$151 million. Completed in 2007, New Columbia's 854 housing units include public housing, affordable rentals, senior housing, and both market-rate and affordable homes for sale. Main Street on Trenton—the heart of the community—offers a variety of recreational, cultural, and educational opportunities for both New Columbia residents and the surrounding neighborhood. Ongoing support services have helped residents transition into the community and live successfully in their new homes.

### Fairview Oaks

Fairview Oaks, a 328-unit affordable housing development owned by HAP, is the site of an innovative pilot project. HAP has converted 40 of the existing Fairview units from affordable housing to public housing, using previously “banked” (unused) units of public housing subsidy. Because public housing rents are lower, residents' rent burden is eased by \$100 to \$600 per month. The pilot project also includes a self-sufficiency program for residents. HAP is the first public housing authority in the nation to use this new model, which increases affordability for residents, takes advantage of available public housing subsidies, and promotes mixed-income communities. HAP plans additional conversions at other affordable housing properties.

### The Morrison

The Morrison is a new five-story affordable housing apartment complex in downtown Portland. Completed in 2007, it is part of a mixed-income, mixed-use development that also includes an adjacent market-rate condominium building (The Civic). Ground-floor retail, underground parking, and

pathways link the two buildings in this unique collaboration between HAP and Gerding Edlen Development, a private developer. The Morrison has 140 affordable apartments. Of these, 45 units are permanent supportive housing for formerly homeless people who will receive ongoing, personalized services from two social service agencies. The Morrison is another important element of the 10-year plan to end homelessness.



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**HAP's Development and Community Revitalization group is also responsible for helping to plan and for implementing the major components of the Public Housing Preservation Initiative, including selling scattered-site public housing, developing 162 units of replacement public housing, and managing construction for major capital improvements for the remaining portfolio. HAP's *Real Estate Operations* fact sheet provides more information about this initiative.**

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