



Buri BLDG

Portland, OR

The Buri Building, named after housing and tenant rights advocate, Justin Buri, is located in Portland’s growing Gateway District, a stone’s throw from Trimet’s Gateway Transit Center. As a designated Regional Center in Metro’s 2040 Growth Concept, Gateway is poised to become a major employment hub in East Portland and is therefore an ideal location for the development of workforce housing. As such, this project is primarily made up of studios and 1-bedroom units efficiently designed with open floor plans to allow for flexible furniture configurations and developed as workforce housing.

This project contains 159 units at 60% AMI including 102 studios, 51 one-bedroom units, and 6 two-bedroom units. An ample community room containing a common area kitchen and a resident services/leasing office will accommodate group and individual case-management programming and social events.

Northwest Housing Alternatives is working in partnership with Hacienda CDC and SAGE (Senior Advocates for Generational Equity) to provide referrals and specific supportive services for our residents.

The Project has a Total Development Cost of 28.4M with 2.5M in Acquisition, 20.5M Construction and 5.2M in Soft Costs. The COBID Construction Subcontract value was at 29.5% (5.9M) with 92.6% of those dollars associated with Minority Businesses Enterprises. The 17 COBID contacts were as low as 1,856 to Eagle Striping Services, and as much as 2.4M for O’Neil Electric. Professional Services Contracting added up to 69.4% (1M) COBID Certified with 75% of that being Minority owned firms.

Project Characteristics

Type:	New Construction
Units:	159
County:	Multnomah
Population:	General
Placed in Service:	08/06/20

Architect	MWA Architects
Contractor	O’Neil/ Walsh
Property Mgr	Cascade
Investor	Raymond James
Perm Lender	Chase
Cons Lender	Chase

Funding Sources

4% LIHTC, LIFT, OMEP, Metro TOD, Wells Priority Markets, ETO

Partnerships

Sage, Hacienda CDC

Resident Services

Northwest Housing Alternatives

Sustainability

- Earth Advantage Platinum
- Energy Star appliances
- High performance lighting
- Cost Efficient Design and Construction
- EV Charging Station
- Central boilers/hot water system
- Photovoltaic system

Partnerships

- SAGE (Senior Advocates for Generational Equity) works to enhance the lives of older LGBT community members.
- Hacienda CDC is a Latinx led culturally competent outreach and services provider.

Equity and Racial Justice

- 29.5% (5.9M) Construction subcontract value awarded to MWESB-SDV
- 69.4% (1M) Professional COBID Contracting
- 60% non-white residents at lease-up