



## Canopy (USA Powell)

Portland, OR

USA Powell is a 169 apartment home development in SE Portland on mass transit and with easy access to Metro area jobs. The development focuses on large family sized units at 60% AMI and includes a large community room, interior courtyards for protected children's play spaces, urban community plaza for events, and 176 parking spaces.

The project is the first partnership between USA Properties, a for-profit affordable housing developer with headquarters in Sacramento, California and Northwest Housing Alternatives. USA brings property management, construction, and finance expertise as well as predevelopment funding with NHA providing local expertise and community partnerships. The project is part of a developing long term relationship between NHA and Hacienda CDC. Hacienda will provide resident services at the site focusing on family services including after school supports and homework club.

The project is another in a long line of developments with MWA Architects, Walsh Construction, and NHA. The project will work to further develop the Cost Efficient Design and Construction (CEDC) knowledge building through repetitive and simple form construction. The project will also work to push sustainable and energy efficient design working to leverage outside sources with the reduced CEDC construction cost.

### Project Characteristics

Type:	New Construction
Units:	169
County:	Multnomah
Population:	Family
Placed in Service:	TBD

Architect	MWA
Contractor	Walsh
Property Mgr	NWRECC
Investor	WNC
Perm Lender	Chase
Cons Lender	Chase

### Funding Sources:

4% LIHTC, OHCS Bond, LIFT, ORMEP

### Partnerships

USA Properties, Hacienda CDC

### Resident Services

Hacienda CDC

### Homelessness

The project will review partnering with Multnomah county or the State of Oregon after initial funding.

### Partnerships

The project includes a development partnership with USA Properties, and a service partnership with latino serving Hacienda CDC.

### Equity and Racial Justice

The project will have the high DMWESB contracting goals of 20% professional services and management contracts, and 30% construction contracting.