



Emmons Place

Portland, OR

The Emmons Place project seamlessly combines an adaptive historic reuse and addition to the 1918 Buck Prager building with a new building designed to be compatible with the historic district’s character, to provide 144 new affordable studio units in NW Portland’s Historic Alphabet District. The Buck Prager and its addition will include a 48-unit Permanent Supportive Housing senior serving building that is fully project based rent assisted, and the new construction of a 98 unit general population building with 30 units set-aside for tenants at 30% of the Area Median Income. The project includes a manager’s unit in each building.

Project amenities include: large central community rooms; Property Management, Case Manager, and Resident Services offices; ample bike storage; a light filled quiet interior courtyard; and on-site laundry facilities. The project’s location directly adjacent to downtown Portland, on mass transit, and trolley routes makes it an ideal location for provision of services, proximity to employment, social connections, and supports, as well as tenant enjoyment of NW Portland’s shopping, food, and parks. The project is currently being designed to Earth Advantage Platinum standards with mini-splits, energy star appliances, and fixtures, high insulation values, and green building materials.

Project Characteristics

Type:	New Construction
Units:	146
County:	Multnomah
Population:	General
Placed in Service:	South 10/2022 North 3/2023
Architect	Carleton Hart
Contractor	Bremik
Property Mgr	IPM
Investor	Key Bank
Perm Lender	Key Bank
Cons Lender	Key Bank

Funding Sources:

4% LIHTC, PHB Bond, PBV, ORMEP, Metro TOD

Partnerships

Native American Youth and Family, Northwest Pilot Project

Resident Services

Northwest Housing Alternatives

Homelessness

New PSH units will provide critically needed rental assistance, and case management dollars. Tenants will be referred from the Coordinated Access System.

Partnerships

48 PSH units will include operating funds for case management services from JOHS to Northwest Pilot Project and NAYA

Equity and Racial Justice

Partnerships with culturally specific organizations. Goals of 20% Professional services, 30% construction contracts to DMWESB