

Project Overview

SEARS ARMY RESERVE CENTER

2730 SW Multnomah Boulevard, Portland

Community Partners for Affordable Housing (CPAH) and Neighborhood House are proposing to develop the existing Multnomah Armory, declared a surplus federal property in 2005, to provide 110 units of affordable family housing for renters and first-time homebuyers. The proposal by CPAH and Neighborhood House responds to the federal mandate for preference to homeless programs in the military base closure process as well as the pressing need for affordable housing in SW Portland by providing:

- **Ample green open space** to be used by entire community, including **amphitheater** for outdoor movies and events. **A new community center** providing Head Start and/or other multi-purpose community space.
- **15 units of rental housing affordable to very low-income families** earning 30% or less of local median income, with marketing efforts directed to the families of homeless veterans, and access to onsite services designed to foster self-reliance and economic independence.
- **20 units of for sale housing for families** earning around 80% of median income, or slightly over \$50,000 for a family of four, with marketing efforts directed towards first-time minority homebuyers.
- **75 additional units of rental housing for families and individuals** earning up to 60% of median income.

This proposal also seeks to **preserve the unique character of Portland's Multnomah Neighborhood** through the following design considerations:

- Placement of most of the units adjacent to existing commercial structures located near the corner of 25th Avenue and Multnomah.
- Clustering of for sale townhomes and downscaling along the West and North property lines, in keeping with the character of adjoining single-family neighborhood.
- Creation of a small community facility surrounded by greenspace on Multnomah Blvd. in the center of the site, providing opportunities for interaction between area residents at community meetings and other events open to public use.
- **Mitigation of auto traffic** by: placement of a traffic signal at the corner of Multnomah and 25th Avenue; a private, one-way "slow street" through the site providing access to off-street parking for residents and visitors with a right turn only return to Multnomah Blvd., and; connection of a pedestrian and bike only pathway as a continuation of 27th Avenue through the site to Multnomah Blvd.
- Creates a **partnership between CPAH and Neighborhood House**, well-established SW Portland agencies. CPAH, located in Tigard, is completing the Watershed at Hillsdale, a green senior housing project within a mile or so of the Armory site, and focuses its efforts on Southeastern Washington County and Southwest Portland. Originally founded as a settlement house for newly-immigrated citizens in 1905, Neighborhood House has evolved into a multi-service agency providing social, emergency and recreational services for individuals (including seniors) and families in Southwest Portland. In partnership with project consultants at the Housing Development Center, and single family developers at HOST (Homeownership One Street at a Time), the team is prepared to work closely with the community to ensure that design and amenities reflect the creative and independent spirit of Multnomah Village!