

JAMES HAWTHORNE APARTMENTS

Redevelopment of the former University Place

JANUARY 2010

QUICK FACTS

- 48 Single Room Occupancy (SRO) units have replaced University Place Apartments (formerly 12 SRO and 16 one-bedroom units) located at 1510 SW 13th Avenue.
- Luke-Dorf Inc. operates Multnomah County's Bridgeview program and will begin operations in the new facility by March 2010.
- The Bridgeview program is a key element in the social service network for the City of Portland and Multnomah County, providing short-term housing stabilization for people who are homeless or at imminent risk of homelessness.



DEVELOPMENT BACKGROUND

The James Hawthorne Apartments (formerly University Place) is located in Downtown's west end, on the southeast corner of SW Clay Street and SW 13th Avenue. The site is next door to HAP's Hamilton West and Peter Paulson apartment buildings. HAP purchased the former University Place in 2002 as a redevelopment opportunity. In January 2008, HAP determined that continuing to operate the building was neither physically or financially feasible, and began moving forward on a redevelopment plan for the site. While HAP was reviewing redevelopment options, Multnomah County requested HAP's assistance to locate a new home for the Bridgeview program and the two efforts were combined.

The Bridgeview program uses a "housing first" model and serves as a key element in the Ten Year Plan to End Homelessness. With 24-hour on-site staffing, residents receive case management, mental health treatment, drug and alcohol treatment, clinical supervision, housing services and support services.

Construction began in spring 2009 with completion less than 12 months later and occupancy by March 2010. HAP has master leased the building to the Bridgeview program operator, Luke-Dorf, Inc. Multnomah County's on-going commitment to fund these services ensures a long-term and stable partnership to provide quality space and services to a vulnerable population.

SOURCES AND USES

Funding Sources			Project Uses		
Multnomah County	\$.25 M	3%	Acquisition	\$.72 M	9%
PDC Urban Renewal Area TIF	\$6 M	76%	Construction	\$5.21 M	66%
OHCS Grants*	\$.93 M	12%	Development	\$2.01 M	25%
HAP Sales Proceeds	\$.76 M	9%			
\$7.94 M			\$7.94 M		

*OHCS trust fund, HELP funds, and Housing Plus Development