

For Immediate Release
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Media Release

Innovative, Deeply Affordable Housing Project Taking Shape in Portland’s Kenton Neighborhood

Local dignitaries & neighbors to gather on September 6th to celebrate launch

September 4, 2019 – PORTLAND, Ore. – Seventy-two low-income and formerly homeless individuals will soon find a home in the Kenton neighborhood of North Portland through the development of LISAH, or *Low-Income Single Adult Housing*. Sponsored by local non-profit Transition Projects, LISAH is a flexible, deeply affordable, low-cost housing prototype built from modular units.

On Friday 6 September from 3:30pm – 5:30pm, local dignitaries and community members will gather on the site to celebrate the installation of the first modular units. A brief program will include remarks from Congressman Earl Blumenauer; Metro Councilor Sam Chase; Michael Parkhurst of Meyer Memorial Trust, and George Devendorf, Executive Director of Transition Projects. Site tours will be offered.

According to Devendorf, “Our modular co-housing approach seeks to drive down both the construction and operating costs of deeply affordable housing by refreshing the single room occupancy (SRO) approach to housing single adults with very low incomes. We refer to it as “SRO 2.0” and believe that that this concept will play an important role in helping address our area’s tremendous gap in the supply of affordable housing.”

While the project was inspired by the needs of people emerging out of homelessness, Holst Architecture conceived of a highly flexible, co-housing design that can be easily adapted for use by various low-income renters, including entry-level workers, students, and single adults nearing or in retirement.

LISAH’s N. Portland Kenton location is sited along a residential-industrial divide close to the MAX light rail, bus lines, and commercial shopping areas. The project consists of four buildings of deeply affordable units oriented around a central outdoor space. The largest building contains thirty-five 220 square foot studio apartment units. A large community space that includes laundry facilities and support service offices serves as a central hub and communal gathering space for all residents. Each of three cohousing buildings features two six-bedroom pods, each of which has two shared bathrooms and a large kitchen. **A time-lapse video of construction to-date can be seen [here](#).**

Funded primarily with low income housing tax credits (LIHTC) from the State of Oregon, the design of LISAH aims for maximum impact for minimal cost. Each building is composed of modular units constructed offsite by Mods PDX. Gabled roof trusses, shingled roofs, and durable cladding will make the modular construction imperceptible from the exterior. Each building takes a simple rectilinear form with a slice removed to reveal color and translucent polycarbonate panels that bring vibrancy to the composition.

Transition Projects, Holst, and development consultant Housing Development Center involved the progressive, supportive Kenton neighborhood in the development of the project. By offering deeply affordable units with supportive services and adjacent outdoor space, LISAH will help Kenton expand its supply of affordable rental options during a time of ongoing gentrification.

LISAH’s co-housing modular approach works within the existing Portland zoning code and can adapt to any area that allows duplexes or additional density. Efficient construction techniques, prefabricated elements, a maximized efficiency of space, and an aesthetic typology can easily adapt LISAH to a variety of locales across Oregon—from city neighborhoods to the Coast to the Cascades.

Project Details

Location 8550 N. Argyle, Portland, OR
Completion Expected by March 2020; full lease-up expected by June 2020
Number of units 72

Project Team

- Transition Projects, Sponsor
- Housing Development Center, Development Consultant
- Holst Architecture, Architect
- Walsh Construction, General Contractor
- Mods PDX, Modular Design and Fabrication
- KPFF, Civil Engineer
- 2.ink, Landscape Architect
- All Structure, Structural Engineer
- MFIA, Mechanical Engineer
- Samata, Electrical Engineer
- Acoustic Design Studio, Acoustical Consultant
- Earth Advantage, Sustainability Consultant

Project Funders

- Oregon Housing and Community Services
- U.S. Bank CDC
- Umpqua Bank
- Meyer Memorial Trust
- Metro
- Bonneville Environmental Foundation
- Energy Trust of Oregon
- Wells Fargo
- Home Forward
- Veteran's Administration

About Transition Projects | www.tprojects.org

Transition Projects exists to help people transition from homelessness to housing. With five decades of experience providing shelter, housing and supportive services for very low-income people, we are recognized across the region for our work with veterans, women, people with disabilities, and other highly vulnerable groups. Founded in 1969, our team of over 300 assists more than 10,000 people each year through programs designed to help people survive the streets, find housing, and retain their housing. Each year, more than 1,000 people find safe, affordable housing in the four-county area with our support. We are also the largest provider of publicly funded shelter services in Oregon, serving more than 750 women, men, and couples each night. Finally, through our Resource Center located in Old Town, we serve nearly 500 people daily, 365 days-a-year, with services ranging from hygiene and medical support to shelter and housing assistance.

About Housing Development Center (HDC) | www.housingdevelopmentcenter.org

HDC is a nonprofit consulting group that works with mission-driven organizations to create and sustain affordable homes and human-service facilities. HDC was founded on the belief that everyone deserves a safe, affordable home, with access to resources that support well-being and create opportunity. Working with partners in urban, suburban, and rural communities in Oregon and Washington, HDC has helped to create and preserve more than 6,000 affordable homes and to improve the financial condition of thousands more. Read Sr. Construction Project Manager Jenn Sharp's [blog series on modular construction](#) use to develop affordable housing.

About Holst | www.holstarc.com

Holst Architecture is an award-winning, women-owned architecture firm of forty professionals based in Portland, Oregon. Holst's studio creates custom places to live, work, learn, and come together. The firm strives to make a social impact with every space they design with recognized leadership in the design of affordable, supportive, and homeless housing projects in Portland and beyond. Holst's other work of note includes the Bud Clark Commons, a LEED Platinum homeless resource center and permanent housing building built for Home Forward and Transition Projects; 72Foster, an affordable housing development for REACH Community Development that opening earlier this year; and One North, a model of transformative design and sustainable excellence for speculative office development. Holst's projects have been widely published and recognized with over fifty design awards in the last ten years.

About Walsh Construction | www.walshconstruction.com

Founded in 1961, Walsh Construction Co. builds throughout the Pacific Northwest with offices operating in Portland, OR, Seattle, WA and Tacoma, WA. Working with organizations that make fundamental contributions to the community has always been at the heart of our business - we are committed to understanding and supporting our clients' mission. We are passionate about building responsibly for a sustainable future and in the delivery of high-performance, green buildings. We place a high priority on creating healthy, durable and highly energy-efficient buildings, understanding that a building which uses less energy will reduce environmental impacts and operating costs for the residents.