

## Media Release

# Deeply Affordable Housing Project Opens, Welcoming Individuals Experiencing Homelessness During the Coronavirus Pandemic

## *Argyle Gardens offers permanent housing and builds community during tough times*

May 25, 2020 – PORTLAND, Ore. –Transition Projects is pleased to announce the completion of **Argyle Gardens**, 72 units of deeply affordable housing. Argyle Gardens is open for low-income Portlanders and those formerly experiencing homelessness. More than half of the units have been leased and programming has begun with residents. During this time of global hardship, Transition Projects is providing new units of housing for those who need it most.

Argyle Gardens is located in North Portland and features an innovative, modular design, that offers the opportunity to live independently while engaging in community-building activities and supportive services. A co-housing approach, small unit sizes, and modular construction contributed to achieving development costs that were 31% lower than typical affordable housing projects.

Based in the thriving Kenton community, Argyle Gardens is situated close to light rail, a public park, bus lines, a vibrant downtown and commercial shopping areas. The project consists of four buildings oriented around a central outdoor space accessible for individual or community use. The largest building contains 36 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 the three co-housing buildings are based on a single room occupancy (SRO) model and feature two six-bedroom pods, each of which has two shared bathrooms and a large kitchen.

The project was inspired by the needs of people emerging out of homelessness. Portland firm Holst Architecture designed Argyle Gardens. The design contemplates the needs of low-income renters, including entry-level workers, students, and single adults nearing or in retirement. The development team named their approach LISAH, or *Low Income Single Adult Housing*, which is a highly flexible approach that can be adapted for use by different populations. Additionally, Argyle Garden's modular approach works within the existing Portland zoning code and can adapt to any area that allows duplexes or additional density.

Resident Service Coordinator Wyndham McNair is starting a gardening club, hosting cooking demonstrations, and reaching out to residents to ensure that they feel supported during the transition to permanent housing. He sees his role as “a community steward, cultivating relationships and trust to ensure that residents of Argyle Gardens feel cared for as they take the next step in their lives.”

Made possible by low income housing tax credits (LIHTC) from the State of Oregon, the design of this project aims for maximum impact for minimal cost. Transition Projects and the project partners involved in bringing Argyle Gardens to life believe that the concepts behind this project will play an important role in helping address our area's tremendous gap in the supply of affordable housing.

George Devendorf, Transition Projects Executive Director, emphasizes that these concepts can be replicated in almost any community and offer, “a compelling case for innovative, low cost solutions that meet the need of the individuals we serve.”

## Project Details

Location	8550 N. Argyle, Portland, OR
Completion	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 Co., 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](http://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](http://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](http://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](http://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.*