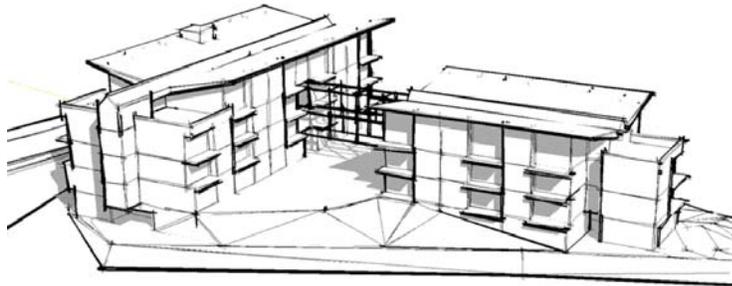




Bertha Triangle Senior Housing Overview



The Bertha Triangle site represents an excellent opportunity for a smart, equitable, mixed-use, in-fill development in the heart of the Hillsdale Town Center:

Bertha Triangle Senior Housing will include:

- 51 affordable senior housing units serving very low income senior - 50 units of Project Based Section 8 committed
- ~2,000 square foot Community Center for residents/community, and on-site manager's office
- ~2,500 square feet of ground floor commercial space
- 0.5 parking spaces per residential unit and 1 parking space per 300 square feet of commercial space

- **Mixed-use:** The development program includes 3 floors of residential uses over ground floor commercial space. A 2,000 square foot Community Center for residents' use and for use by the local residents and organizations for meetings, social events and community gatherings.
- **Mixed-income:** Rental apartments will serve seniors between 30% and 60% of median family income. Very low-income senior will be served through Section 8 assistance provide by the Housing Authority of Portland. The non-profit project sponsor, Community Partners for Affordable Housing, will maintain this mixed-income community for the life of the project.
- **Transit-oriented:** The site abuts a well served Tri-Met transfer point with seven bus lines providing direct access to downtown Portland, Beaverton, Tigard, Tualatin and locations throughout the metro area, including the nearby OHSU/Veterans Administration medical complex. FlexCar and secure bicycle parking for the commercial space are being investigated.
- **Infill:** Development of the site will link together development in the Hillsdale Town Center, which currently has a strong commercial node on the east side of Bertha Blvd., and an un-connected but expanding commercial node on the west side of Bertha Blvd.
- **Brownfield development:** One reason this site has remained undeveloped for so long is because there is suspected subsurface contamination, but little was known about its composition or extent. The cost of performing environmental investigations to clarify the extent of contamination has been a significant development hurdle for the site. Recently through a partnership between the Oregon Department of Transportation, Department of Environmental Quality and Environmental Protection Agency a Targeted Brownfield Assessment of the site was completed. The Department of Environmental Quality has issued a "No Further Action" letter. Contaminated soil will be removed by trained workers and

separated from clean fill and disposed of per DEQ requirements. A seamless vapor barrier will mitigate potential nuisance vapor barriers.

- **Green building and sustainable development:** This project will incorporate several innovative green-building techniques and building materials that minimize life-cycle costs. Innovations proposed for this project include a cistern to collect rain water (and source a toilet flushing system internal to the building) and a high-efficiency centralized gas heating system for space and water heating. Landscaping will feature native plant materials and will store and treat storm water to help maintain water quality in the Stephens Creek and Fanno Creek watersheds. The team held a LEED oriented charrette and determined that the building could achieve a LEED silver rating.
- **Equity:** There is tremendous un-met need for affordable housing in southwest Portland where the trend for new development has been toward the high end of the market. These developments often bring about changes which tend to benefit affluent newcomers over existing residents. Several attendees at the business and neighborhood association meetings at which this project was discussed shared stories of local seniors who were not able to afford to continue to live in the neighborhood because rents have risen beyond reach. The proposed Bertha Triangle Senior Housing project will provide critical affordable housing units for neighborhood seniors and lock in the affordability in perpetuity, thus creating a permanent resource for the community.
- **Services:** Located in the heart of the Hillsdale Town Center, the Bertha Triangle property is an undeveloped site within the Hillsdale Business Center offering tremendous potential. Amenities in the Business Center include 15 restaurants, a full service grocery with meat counter & deli, a pharmacy, 20 retail shops, 8 health and beauty service providers, 14 medical, dental or alternative healthcare providers, a US Post office, a soon to be completed Multnomah County library, a newly renovated Fire station with EMT, 2 service stations, 3 banks, 2 cleaners, 2 travel agents, bookstores, weekend farmers market and much more. The site is less than 1 mile from the Multnomah Center which provides many community services including meeting rooms, social service providers, neighborhood classes, the offices of Aging Services and a Loaves & Fishes meals center. The site is a short distance from the Mittleman Jewish Community Center and several park areas, including Hillsdale Park, Custer Park, George Himes Park and Gabriel Park. The site is across the street from Wilson High School and Mary Reiki elementary school.
- **Neighborhood support:** The neighborhood association advocated years ago to re-zone this site to encourage a mixed-use development. Both the neighborhood association and business association have offered their support of this proposed development because it meets their intent for re-zoning the site; providing both ground-floor commercial space and affordable housing for local seniors who are at risk of being displaced from their neighborhood.
- **Timeline:** The project has secured an award of 50 project based Section 8 certificates from the Housing Authority of Portland, which will allow the property to house very low-income seniors. Funding applications are to be submitted to the Portland Development Commission in the Spring of 2004 and if successful, an application to the Oregon Housing and Community Services Department will follow in the Fall 2004. If the necessary funding is secured by December 2004, construction could begin in Summer 2005.