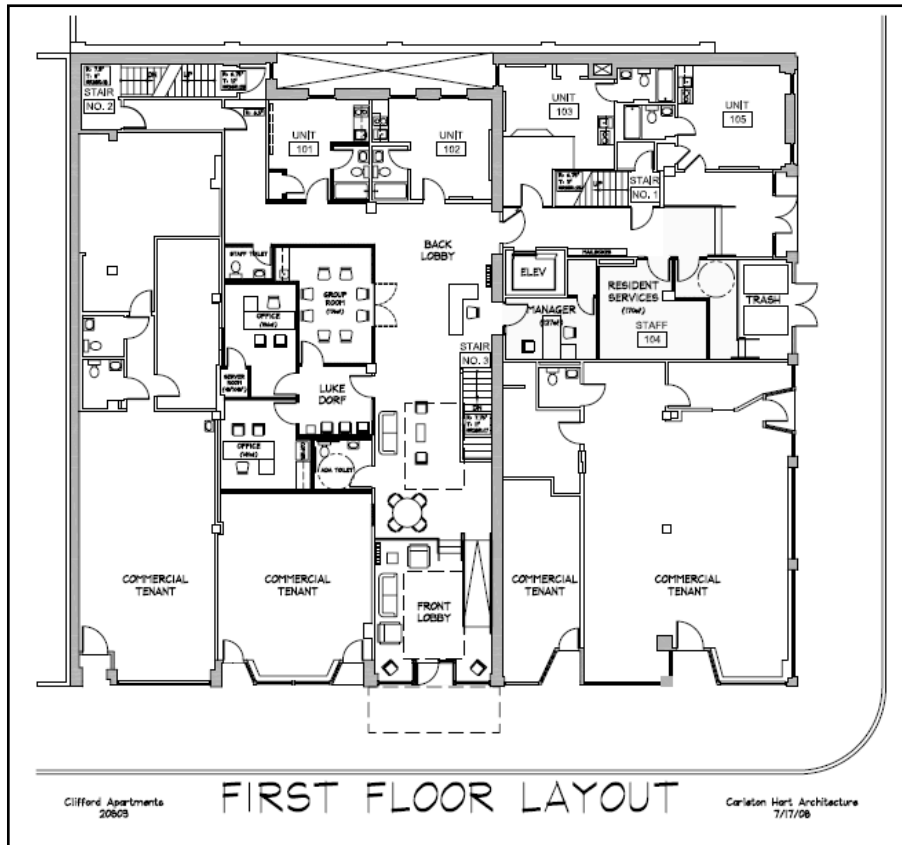


## Development Schedule

June 2007	Contract with owner executed
Sept 2008 - Jan 2009	Pre-development work
December 2008	Financing commitments
February 2009	Site acquisition
March 2009 – March 2010	Construction on apartments
September 2010	Lease up complete of vacant units

## Conceptual Design for Community Space (October 2008)



Redesigned first floor includes:

- Gathering space for residents
- Resident Services Office
- Two offices for on-site counselors
- Conference room that can also be used for counseling

Additional project elements:

- Bike storage in the basement
- Improvements to elevator
- New windows on South and East facades

Over the past several months the project team has altered the design of the community and office spaces. The team redesigned the community space based on recommendations by the state architect. Additionally, it is less costly to locate the community space on the 1<sup>st</sup> floor. Finally, the location of the community and office spaces on the same level will add a level of safety and ease in managing the community space.

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CREATING SOLUTIONS TO UNMET HOUSING NEEDS  
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# The Clifford Apartments Rehabilitation Project

## Background

The Clifford Hotel is located at 519-535 SE Morrison Street in the Central Eastside Urban Renewal Area. The building is currently open market low rent housing that serves special needs and low income residents. There are 88 units – 33 single room occupancy (SRO) units, 54 studios, and 1 one bedroom apartment in the building.

Last year Innovative Housing Inc. (IHI) took over the day-to-day operating and management of the Clifford Apartments, and gained partial ownership with the rights of purchase outright between now and 2010.

IHI has been awarded financing from PDC and the City of Portland through the Permanent Supportive Housing Notification of Funding Availability. The total project cost is estimated at \$8.1 million with funding anticipated in the amount of \$2.85 million from the Central Eastside Urban Renewal funds. The proposed project meets Goal III of the Central Eastside Housing Strategy by maintaining the supply of existing rental units that are affordable and suitable for current residents



The Clifford Apartments

## What is the proposed project?

- |                     |  |
|---------------------|--|
| Building Renovation | The project will include renovation of the entire building including upgrades to residential units that improve the quality as well as building operations, new community space, additional offices for supportive services, ADA access improvements, new security cameras and recorders, new and repaired windows, west roof reconstruction/seismic reinforcement, exterior brick tuck pointing, storefront stucco repair, sidewalk repair/replacement, addition of street trees, and a new entrance canopy and lighting. |
| Housing Units       | IHI will return the building to its original configuration, splitting the current one bedroom units back into studios and SRO's, bringing the total number of units to 88 serving households from 0-50% median family income.  |
| Population          | The project will continue to serve very low income and special needs individuals—including people transitioning from homelessness, corrections and substance abuse treatment programs—in support of the City of Portland's 10 Year Plan to End Homelessness.   |
| Services            | IHI will partner with service providers to ensure that critical supportive services such as recovery services, mental health treatment and case management are available to residents. Partners are expected to include Multnomah County Health and Human Services and Department of Community Justice. In addition, Luke-Dorf will provide case management and intensive employment-centered programming including mentoring, job training and transition services.   |
| Safety              | The building will include a 24-hour desk to ensure building and resident safety, as well as resident services. There will be lighting upgrades to the lobby and we will install security cameras and a secured entrance with a call system. IHI has retained Income Property Management (IPM) to professionally manage the building. IPM has years of experience working with similar populations as well as working with IHI.   |