

Lincoln Woods

Portland, Oregon



Developer Human Solutions, Inc.

Total Units 70

Description Lincoln Woods, winner of an Award of Excellence from the State of Oregon in April, 2007, includes four buildings encircling a central courtyard with a sheltered playground and comfortable community space. It consists of 18 one-bedroom apartments, eight two-bedrooms, 29 three-bedrooms, 13 four-bedrooms and two five-bedrooms. With all parking spaces on the perimeter of the lot, the buildings face one another across the central open space, offering an inviting play space for children and encouraging community interaction. The entire project includes about 73,636 square feet of residential space and 9,506 square feet of community facilities.

Lincoln Woods houses a number of very large families, some of whom are or have been homeless and many of whom are non-English speaking immigrants, single parents or survivors of domestic violence.

A Green Advantage Green features include:

- Rainwater catchment and processing onsite
- Energy Star rated appliances and fixtures
- Upgraded window efficiency and insulation
- Upgraded hot water heaters
- Low-flow toilets and showerheads
- Native/hardy plants used in landscaping
- Units individually metered for water and energy use
- Recycled content carpeting, drywall and insulation
- Zero-VOC paints and sealants
- Whole-house continuous and tamper-proof ventilation
- Recycled or recyclable carpeting
- Energy savings result in reduced cost of living for residents
- *Green Living Manual*, prepared by volunteers and Human Solutions staff, is provided to residents. It highlights the use and benefits of green features throughout the project.
- Families are given green systems orientations and information when they move in to show them how to keep their homes both energy-efficient and healthy.

Rent Lincoln Woods aims to provide safe, decent workforce housing to families earning below 50 percent of the area median income (AMI). The breakdown of the 70 apartments is: 23 for residents at or below 30 percent AMI and 47 for residents earning between 31 percent and 50 percent AMI.



Project Financing

LIHTC Enterprise	\$6,615,000
OHCS Grant Housing Trust Fund	\$100,000
OHCS Grant, Weatherization	\$129,469
Washington Mutual Permanent Loan	\$2,730,000
Portland Development Commission Loan	\$427,135
Deferred Developer Fee	\$286,357
Enterprise Green Communities Grant	\$50,000
Total	\$10,337,961

Amenities Lincoln Woods is easily accessible to public transportation, community health services, public schools, retail shopping and employment opportunities. There is onsite bicycle parking as well as ample vehicle parking. Nearby amenities include a Tri-Met bus stop, a county health clinic, elementary and high schools, a fire station, a library, a community recreation center, hospitals and retail outlets.

The design includes substantial interior storage space and washers and dryers in all three-, four- and five-bedroom apartments and a convenient laundry room in the main building. Kitchens and dining areas are sized to reflect family needs and each apartment has a patio or balcony and plentiful natural light. With townhouses in all four buildings, families have a greater sense of ownership over their own space, noise transmission between homes is reduced and there are more “eyes on the playground” to assure children’s safety. Lincoln Woods is also respectful of the smaller households’ needs locating most of the one-bedrooms closer to the parking area and farther away from the playground. These also have individual balconies or patios for private outdoor space.

Social Services Human Services Inc. (HSI) offers “MoneyWise,” a family financial literacy program for residents of all HSI properties. HSI also runs a resident services program that seeks to fill the resource gap that many residents experience due to isolation, cultural barriers or the fragmented systems that provide services to low-income families in the community. The resident services program engages children and adults in learning new skills, developing stronger relationships within the family and community and overcoming inter generational poverty. The large community room accommodates classes or meetings and free child care is provided. A small community kitchen accommodates potluck suppers and cooking classes. Volunteers, community groups and residents can be involved in crafts, a community garden, a Girl Scout troop, computer training, English as a Second Language classes, employment and job search workshops, summer lunch programs and after-school activities.

Developers Human Solutions, Inc. of Portland, Ore., is an award-winning organization devoted to helping low-income and homeless families gain self sufficiency by providing affordable housing, family support services, job readiness training and economic development opportunities.

Architects William Wilson Architects of Portland is the winner of the 2006 AIA/HUD Secretary’s Award for Mixed-Use/Mixed-Income Development.

General Contractor Seabold Construction Company, Beaverton, Ore.



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Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise’s work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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