Project Overview

A Sustainable Place of Opportunity, Inclusion, and Well Being

- 100% Affordable
- 100 units
- 6-stories / 71’ feet
- Natural playground
- New street and public realm improvements
- Adjacent to Fuller Road MAX Station
Location & Key Elements

KEY
1. Fuller Station Housing Development Site
2. TriMet Remnant Park & Ride
3. Fuller Road MAX Station and Multi-Use Path
4. New D Street Infrastructure
5. Unlocked Development Land
6. Johnson Creek Crossing Shopping Center
Ground Floor Highlights

- Two community rooms
- Computer lab
- Small residents’ kitchen
- Secure bike room with wash station
- Community garden beds
- Natural playground
- Laundry room
- Secure package lockers
- Year-round landscaping
Unit Mix and Target Population

Target Populations:
- Homeless families and individuals
- Young adults exiting the foster care system
- Large families with children

Unit Mix:
- 17 -- 1 BDR/1 BA
- 63 -- 2 BDR/2.75 BA, including 1 manager’s unit
- 20 -- 3 BDR/2.75 BA

Affordability: (Avg. 57% AMI)

<table>
<thead>
<tr>
<th></th>
<th>30% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
<th>80% AMI</th>
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<tbody>
<tr>
<td></td>
<td>25 units (1/2/3 BDR)</td>
<td>7 units (2/3 BDR)</td>
<td>62 units (2/3 BDR)</td>
<td>5 units (1 BDR)</td>
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Resident Services: JOIN
Partnerships: Dev NW
Development Team

- Development Lead: Geller Silvis & Associates
- Owner and Manager: Guardian Real Estate Services
- Architect: Waterleaf Architecture
- Project Manager: BC Group
- General Contractor: R&H Construction
- Resident Services: Dev NW; JOIN
Project Economics

- Total project cost - $47.2 million
  - $472,230/unit
- Total project funding - $47.2 million
- 8 different funding sources
Development Timetable

October 2020
Binding Contracts Signed

January 2021
Construction Drawings Complete

December 2020
Site Transfer and ROW Dedication

March 2021
Construction Begins

Fall 2022
Construction Complete / Project Opens

Comments/Questions