



Innovative Housing, Inc.



- Private Non Profit founded in 1984
- We develop and own affordable apartments
- Over 1,000 units in Portland Metro
- We continue to own apartments we develop
- Development, Asset Management, Resident Services





Historic Properties



The Merwyn,
Astoria, Oregon



Whitmarsh Bldg,
Downtown Portland



The Clifford,
Inner SE Portland



The Modern Rich,
Old Town Portland



The Fritz,
Old Town Portland



The Erickson,
Old Town Portland

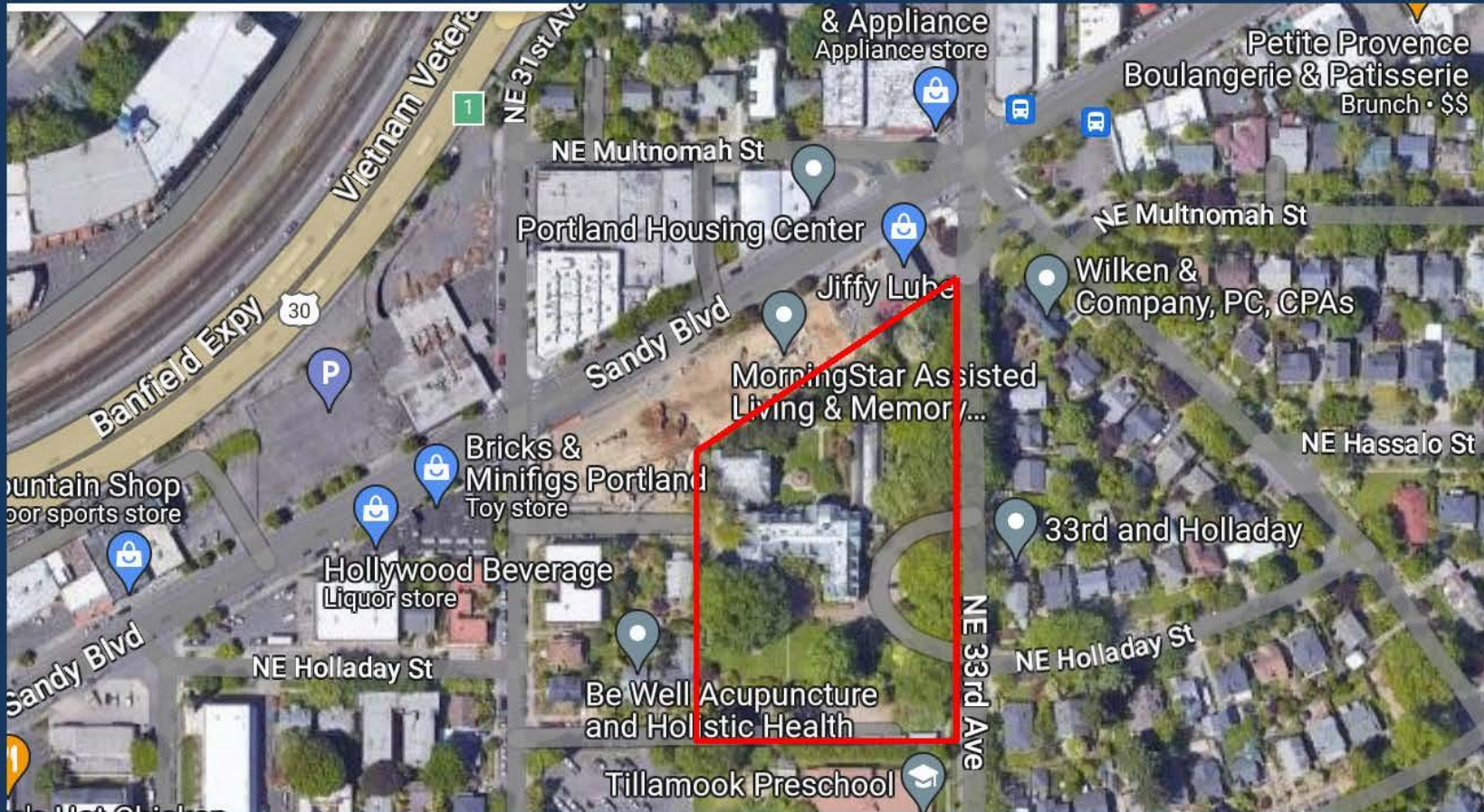


Musolf Manor
Old Town Portland



The Anna Mann
Laurelhurst Portland

The Anna Mann House



The Anna Mann Plan



Anna Mann, during construction





Anna
Mann



Merwyn Apartments, Astoria, OR

History:

- Historic hotel, built in 1926, 21,647 sf
- Vacant for 30 years
- Blighted; deteriorated, nearly torn down
- City had interest in redevelopment
- Non-Profit Historic Preservation organization (Restore Oregon) connected IHI with the City of Astoria



“Before”
photos





Merwyn Apartments, Astoria OR

“Before”
photos

Affordable Development Process:

2016:

- Initial evaluation of building condition
- Formulated unit layout plan & budget
- Determined possible funding sources
- Optioned property

- Phase 1 & 2 Environmental Reports (2017)
- Additional building evaluation
- Main Street Grant

- Conditional Use Process (2018)
- Applied (twice) for and obtained Low Income Tax Credit funding through the State (2018 – 2019)
- Funding awarded, architecture, permits (2019)
- Initiated DEQ PPA process (early 2019)
- Purchased building, started construction/remediation (2019)

- Project completion: March, 2021



Financing, The Merwyn

Sources:

•Historic Tax Credits	\$ 1.5 Million
•Low Income Tax Credits 4%	\$ 2 Million
•Permanent Mortgage	\$ 875,000
• State LIFT Funds	\$2,155,097
•Deferred Developer Fee	\$ 100,000
•Main Street Historic Grant	\$ 100,000
•Energy Trust	\$ 13,000
•Meyer Trust Grant	\$ 195,000
•Oregon Brownfields	\$ 125,000
•OCF Grant	\$ 25,000
TOTAL SOURCES:	\$ 7 Million

Uses:

Hard \$ 4.5 Million
Soft \$ 2.5 Million
TOTAL: \$ 7 Million

Rents:

Studios \$284 - \$624
 1 Beds: \$299 - \$663
 Market Rate: \$825 - \$925

Operating Budget:

Adjusted Gross Income	232,284
Commercial Income	7,776

Prop Mgmt	36,614
Admin	16,700
Repairs	49,500
Utilities	39,400
Taxes, reduced	6,000
Insurance	12,500
Asset Mgmt	12,000
Resident Serv	10,000
Replace Res	18,000
Total	193,714

Net Operating Income	39,346
Less Mortgage	30,000
Annual Cash Flow	9,346

The Merwyn

Incomes: 30% Rent = \$14,670/yr

60% Rent = \$29,340/yr



Merwyn, Historic





Merwyn, Historic





Merwyn, Historic





Merwyn, Historic



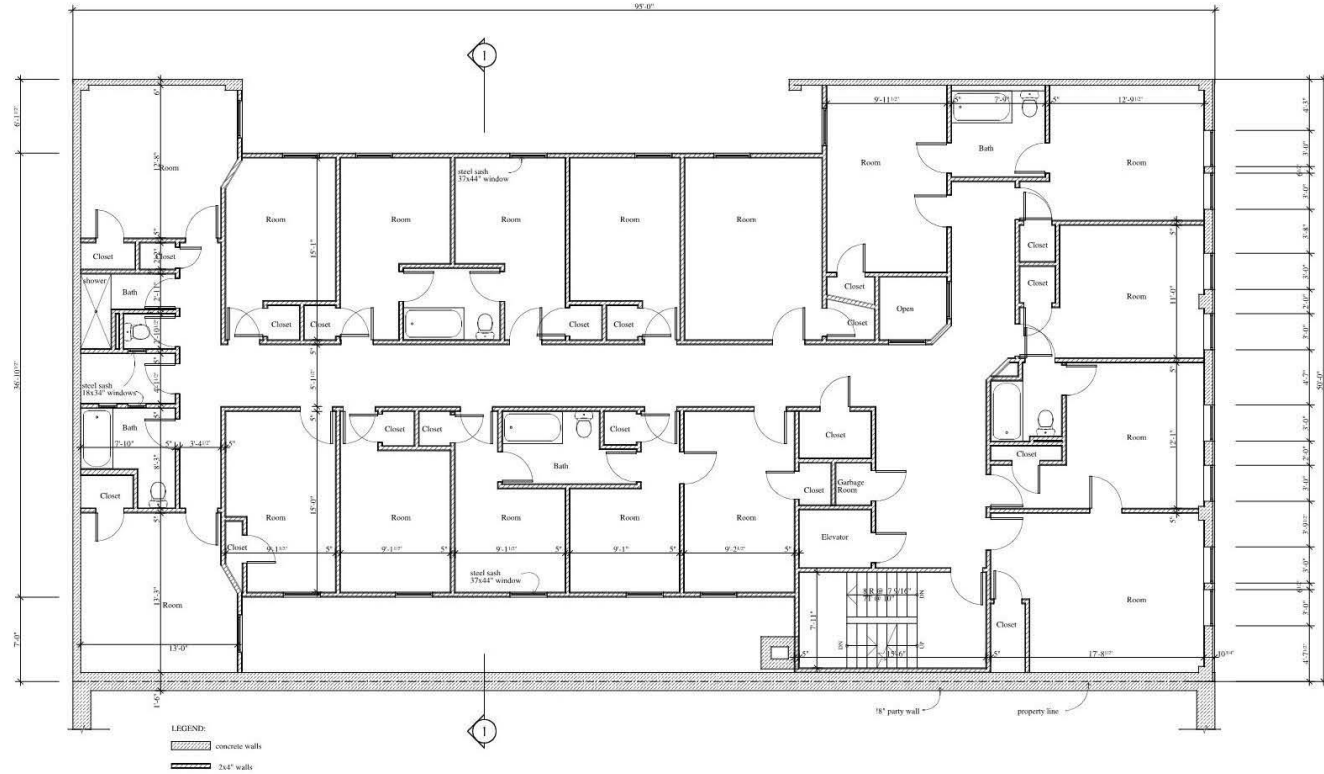


Merwyn, Historic





Merwyn, Egress A



1 SECOND FLOOR PLAN (3RD & 4TH FLOOR PLAN SIMILAR)

1/4"=1'-0"

Architect

JAY RASKIN ARCHITECT

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 485 S. Franklin
 Canton, MS 39016
 Tel: (601) 494-2622
 Fax: (601) 494-2622
 jayraskin@jra.com
 www.jayraskin.com

Structural Engineer

STUCKER ENGINEERING

1115 S. Main
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 Tel: (601) 494-2622
 Fax: (601) 494-2622

Client: Waldorf, Corp. of Merwyn, 1000 Merwyn Blvd., Merwyn, MS 39068

HOTEL WALDORF

1000 Merwyn Blvd., Merwyn, MS 39068

Revised

SECOND FLOOR PLAN

Project No. 008
 Date: 06/07/2024
 Sheet No.

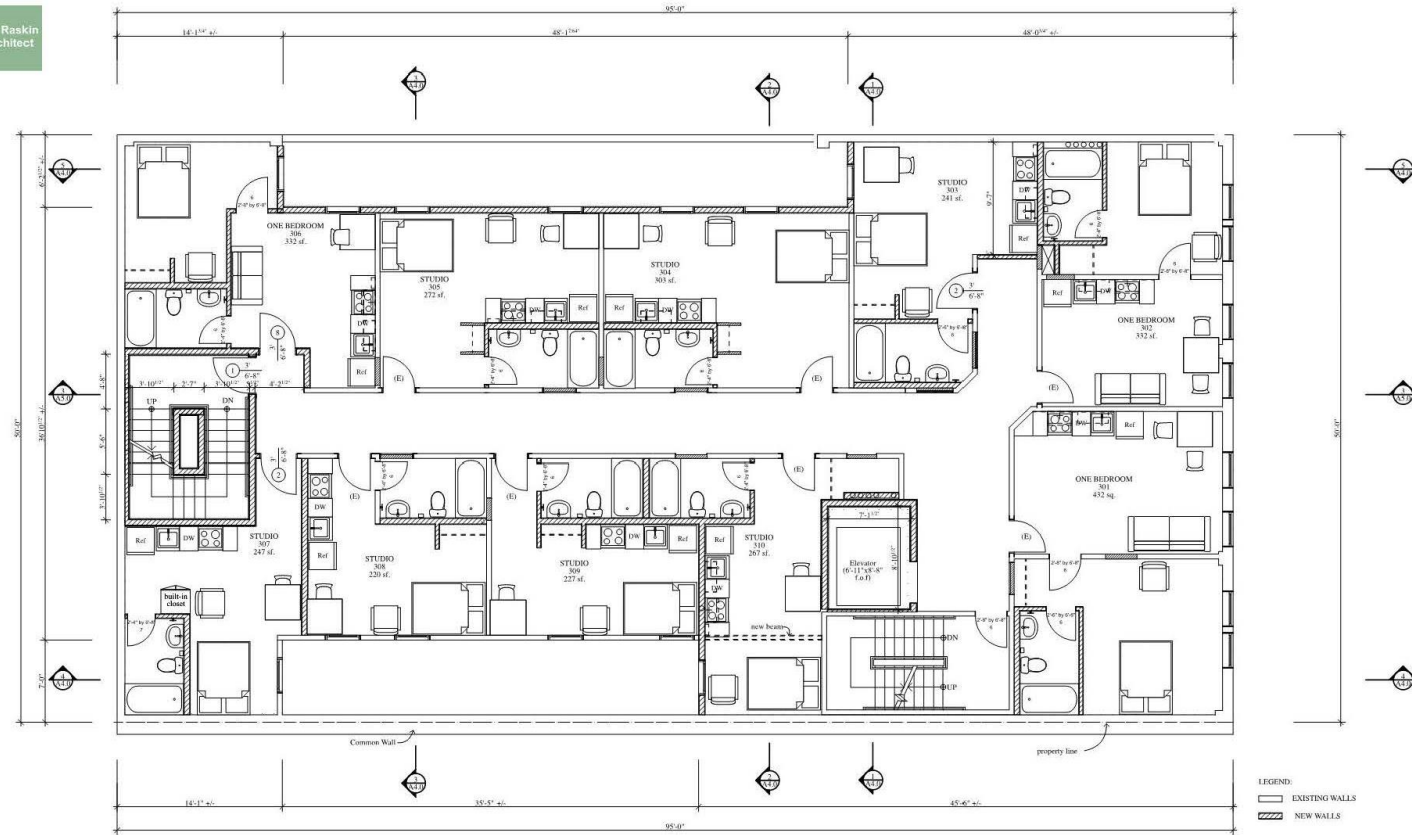
A3

AS BUILTS



Merwyn, Egress B

Jay Raskin
Architect



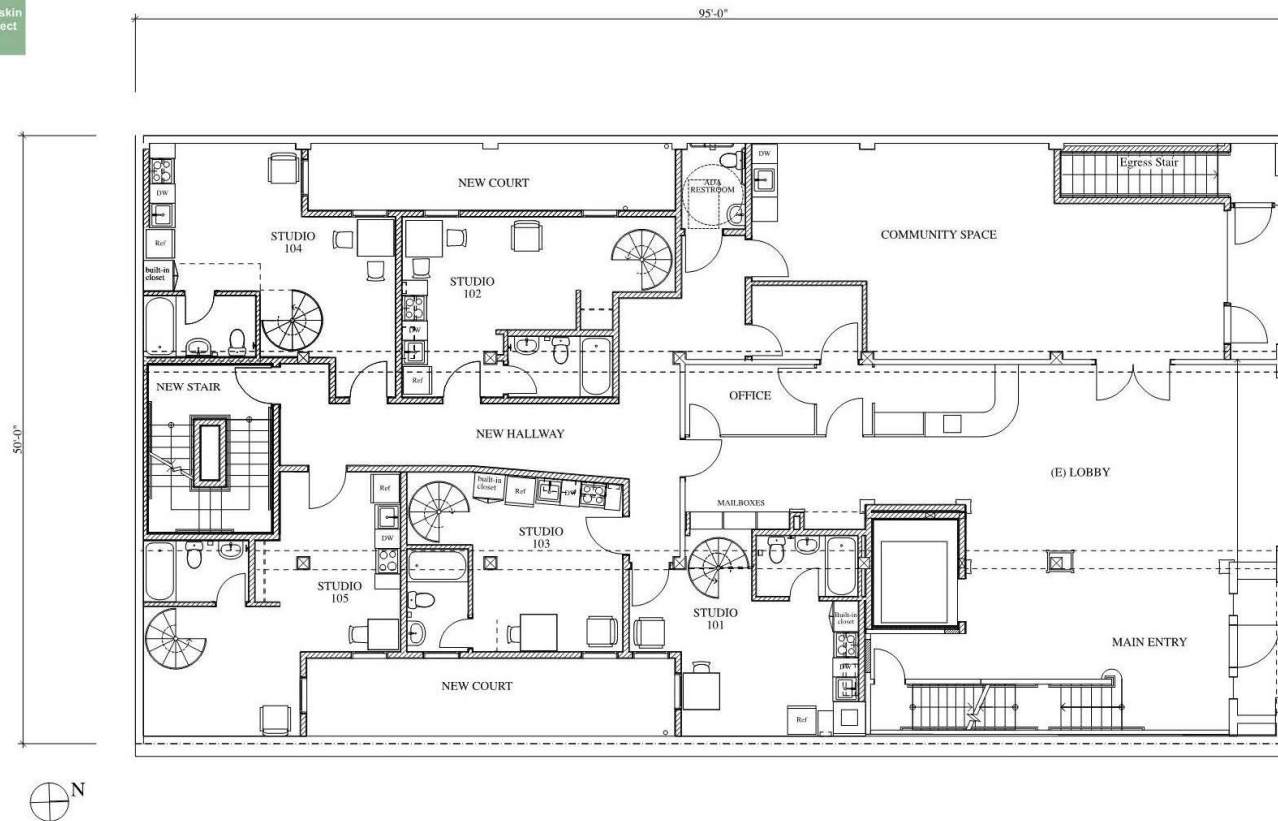
4 THIRD FLOOR PLAN
MERWYN AFFORDABLE HOUSING AFFORDABLE HOUSING PROJECT

9/16/19
1/8" = 1'-0"



Merwyn, Egress C

Jay Raskin
Architect



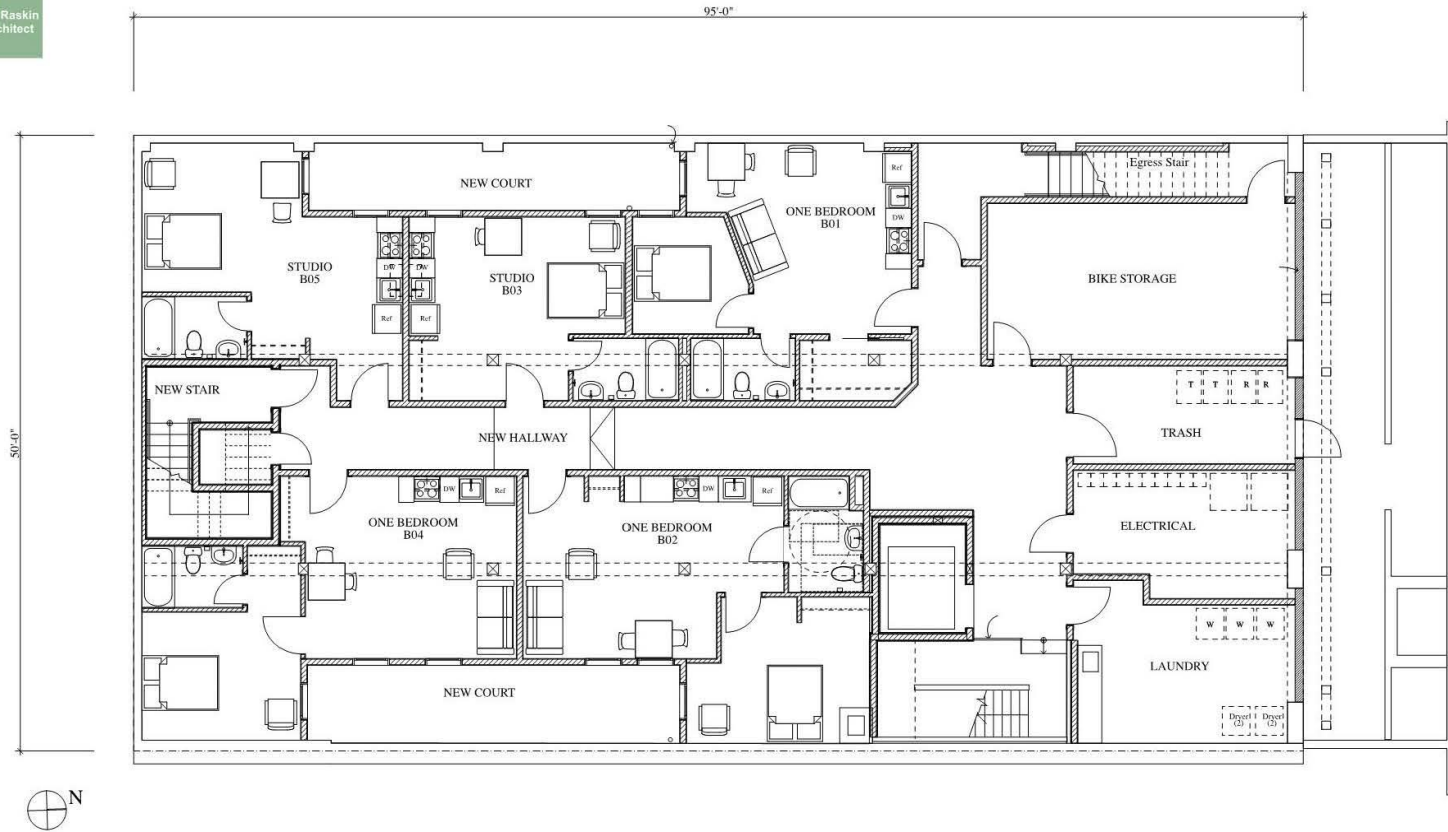
2 NEW FIRST FLOOR PLAN
MERWYN AFFORDABLE HOUSING PROJECT

10/17/19
1/8" = 1'-0"



Merwyn, Egress D

Jay Raskin
Architect



1 LOWER LEVEL PLAN
MERWYN AFFORDABLE HOUSING PROJECT

10/17/19
1/8" = 1'-0"



Merwyn, Complete





Lilac Meadows Shelter
Multnomah County

CARLETON HART ARCHITECTURE



Arbor Lodge Shelter
Multnomah County

CARLETON HART ARCHITECTURE



Arbor Lodge Shelter
Multnomah County

CARLETON HART ARCHITECTURE



Behavioral Health Resource Center
Multnomah County

CARLETON HART ARCHITECTURE



Behavioral Health Resource Center
Multnomah County

CARLETON HART ARCHITECTURE



SALAZAR
ARCHITECT

We believe
spatial justice is
social justice is
racial justice is
climate justice.

Salazar Architect collaborates with community partners to create space for climate justice and for the advancement of racial, gender, and economic equity in the built environment. We envision an equitable, resilient, and just built environment that is restorative and liberatory for those marginalized and harmed by racialized policies and practices; shaped by community voice and lived experience; and economically and culturally supportive of Black, Indigenous, Latinx, Asian, Pacific Islander, and other marginalized communities.



Multifamily Affordable Housing



Resident- Focused Renovation Work

Post-Disaster Recovery Housing





Emerging Technology & Modular Production

Culturally-Specific Community Engagement





Rehabilitation and Conversion: The Portland Land Use Context

March 3, 2023



WHAT ARE HISTORIC RESOURCES?

- The universe of places with archaeological, architectural, cultural, and historic significance to one or more communities
- A narrower list of places included in the citywide Historic Resources Inventory (HRI). These include:
 - *Significant Resources*
 - *National Register Landmarks and Districts*
 - *Conservation Landmarks and Districts*
 - *Historic Landmarks and Districts*
- In Oregon, majority property owner consent is required for designation of landmarks and districts



Neighborhood House, a 1910 Historic Landmark converted to a school in South Portland

GOAL 5: NATURAL, SCENIC, AND HISTORIC RESOURCES

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations.



A warehouse adapted into residential condos in the NW 13th Avenue Historic District

660-023-0200: HISTORIC RESOURCES ADMIN RULE

Local governments are encouraged to inventory and designate historic resources and must adopt historic preservation regulations to protect significant historic resources. Historic protection ordinances should be consistent with standards and guidelines recommended in the Standards and Guidelines for Archeology and Historic Preservation published by the U.S. Secretary of the Interior, produced by the National Park Service.



The Van Vleet House, an architecturally and culturally significant Historic Landmark in the Eliot Conservation District

2015 LUBA OPINION: KING V CLACKAMAS COUNTY

As a practical and financial reality, the preservation of historic resources depends heavily on the voluntary efforts and financial resources of private property owners. Local governments are frequently in a position where they can only “foster and encourage the preservation, management and enhancement” of historic resources. Nonetheless, it is clear that Goal 5 requires a local government to do what it can, within the limits of the goal and rule, to help willing property owners achieve the actual (and not merely nominal) conservation of historic resources for present and future generations.



Portland Reservoir #2 Gatehouse, a Historic Landmark converted to a single-family house

PORTLAND'S HISTORIC RESOURCES CODE PROJECT

On March 1, 2022, Portland's historic preservation land use regulations were replaced with new code. The changes include new designation procedures, streamlined design regulations, elimination of parking requirements, adaptive reuse incentives, and provisions for affordable housing projects. The changes are consistent with the goal, admin rule, and spirit of LUBA's King v Clackamas County opinion.



Metropolitan Community Church, a Significant Resource now used as a brewery and event space

TOPIC 1: STREAMLINED DESIGN REGULATIONS

National Register Landmarks and Districts are no longer subject to historic preservation design regulations. City Historic and Conservation Landmarks and Districts are provided extensive exemptions from design regulations, including allowances for certain solar installations, window replacements, and mechanical equipment.



Phoenix Pharmacy, a National Register Landmark now used as an outdoor store.

TOPIC 2: ADAPTIVE REUSE INCENTIVES (HOUSING)

The new code allows denser housing arrangements for Historic and Conservation Landmarks and Districts than provided by the Residential Infill Project or HB 2001. This includes no limit on the types of housing or the number of dwelling units for existing and new buildings.



A house turned into a duplex in the Eliot Conservation District

TOPIC 2: ADAPTIVE REUSE INCENTIVES (OTHER USES)

The new code also allows for a variety of adaptive reuse options for Historic and Conservation Landmarks and Districts. These include allowing retail sales, service, and office uses in residential Historic and Conservation Districts when existing housing units are not lost.



Jim Pepper House, the home of an Indigenous jazz musician currently in the process of National Register Landmark designation to enable future conversion to a Native arts community space

TOPIC 3: PARKING

Vehicular parking is not required in for any Historic, Conservation, or National Register Landmark or District.



Bohnsen Cottage, a Historic Landmark with garage converted to a flower shop

TOPIC 4: AFFORDABLE HOUSING PROVISIONS

The new code allows certain affordable housing projects—both conversion and new construction—in Historic and Conservation Landmarks and Districts to be processed through Type Ix staff level review. Type Ix reviews are appealable only to LUBA.



Metropolitan Community Church, a Significant Resource now used as a brewery and event space

QUESTIONS AND DISCUSSION

