

# The Civic & The Morrison Neighborhood Revitalization

## Public-private partnership creates innovative redevelopment

THE FORMER 1940S-ERA CIVIC APARTMENTS included 138 units located along lengthy corridors. When the Housing Authority of Portland (HAP) purchased the property in 1997, the building was considered to be well past its useful life.

Over the next several years, maintaining the apartments became a financial drain for HAP. In 2003 the agency approached several developers to discuss a redevelopment that would include affordable housing on the site.

Gerding Edlen conceived a plan that included market rate condominiums (The Civic), an affordable housing apartment building (The Morrison), retail space, underground parking, and a pedestrian plaza between the two buildings.

With HAP's approval of the mixed-income, mixed-use project, Gerding Edlen purchased the site and launched the redevelopment. HAP secured financing for The Morrison, which it owns in partnership with tax credit investors.

## Redevelopment achieves multiple goals A mixed-income development

The Morrison's 140 apartments replace the Civic's 138 units and will remain affordable to households below 60% of median family income, supporting Portland's central city "no net loss" policy for affordable housing.

Forty-five of The Morrison's units are reserved for seniors and persons with disabilities with very low incomes who are at risk of homelessness.

The target market for some of The Civic's 261 condominiums includes first-time homebuyers, providing an attractive homeownership option in the downtown core.

## A mixed-use, transit oriented development (TOD)

The redevelopment is located downtown directly to the north of PGE Park with excellent access to employment centers, recreation, and commercial services – all within steps to MAX light rail and bus stops.

Approx. 38,000 square feet of ground level retail on-site will attract both small and large retailers.

## Civic leadership celebrated with public art

Public art on the pedestrian plaza recognizes civic leader Howard Shapiro, who championed the Civic redevelopment while he was chair of the Housing Authority of Portland's Board of Commissioners. Lee Kelly's sculpture celebrates Howard's life with an inviting gateway and words to live by.

