

# Fuller Station Family Housing

TriMet Board Presentation - October 28, 2020



# 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



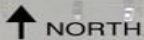
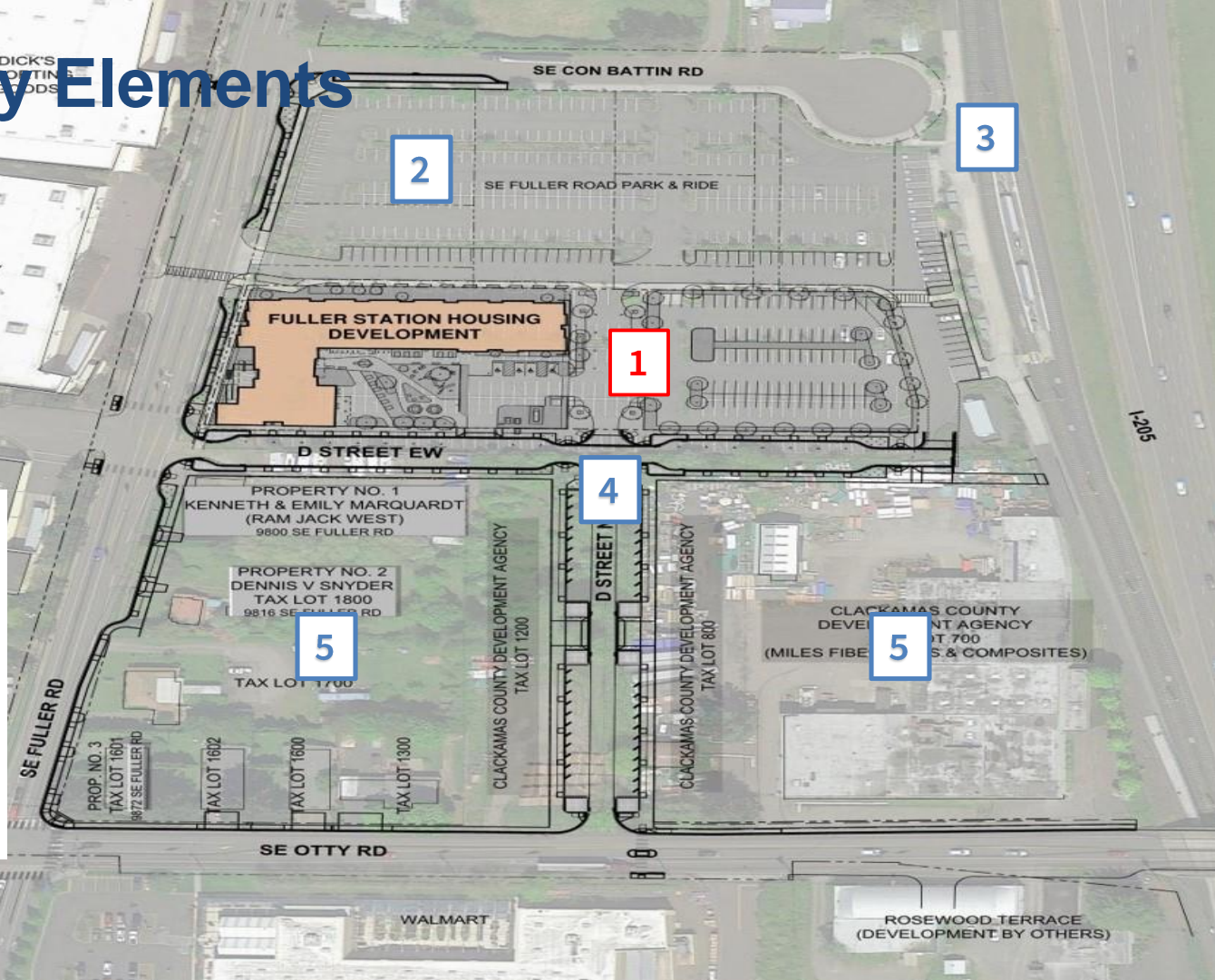
Fuller Station Housing  
Exterior Rendering - View from courtyard



# 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)

<b>30% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>80% AMI</b>
25 units (1/2/3 BDR)	7 units (2/3 BDR)	62 units (2/3 BDR)	5 units (1 BDR)

Resident Services  
Partnerships: JOIN  
Dev NW

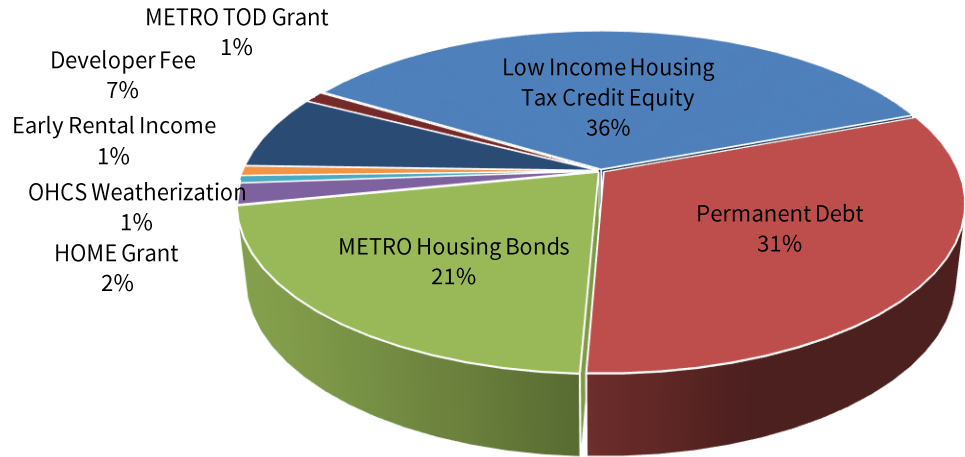
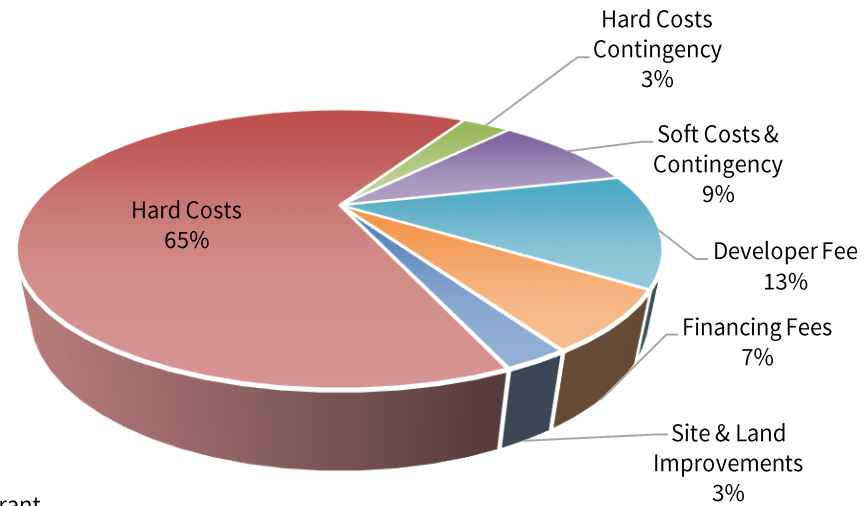
# Development Team

- 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

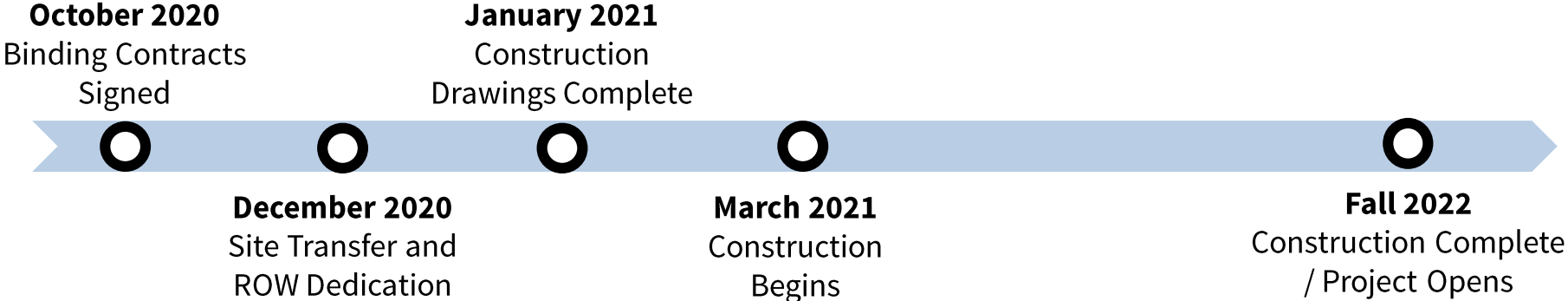


# Project Economics

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



# Development Timetable



## Comments/Questions