



*Accessible, Affordable, Sustainable housing for individuals and families of all abilities  
The largest project of its kind in the Pacific Northwest*



# About Albertina Kerr

Kerr empowers people with intellectual and developmental disabilities (I/DD), mental health challenges, and other social barriers to lead self-determined lives and reach their full potential.



## Employment Services:

- Job development, placement and support
- Project Search

## Residential Services:

- I/DD Adult Group Homes
- Youth Group Homes

## Mental Health Services:

- 24-bed youth short-term crisis in-patient psychiatric support
- Outpatient therapy for individuals with I/DD

## Social Enterprise:

- Kerr Bikes & Boats

# About Albertina Kerr - History

- Kerr was founded in 1907 as a homeless shelter for men
- Quickly morphed into a shelter for mothers and babies
- Wynne Watts School: 1938-2020



# Wynne Watts Commons – Project Overview

## Overview

- 150 units of Affordable housing for those earning less than 30% AMI up to 80% AMI
  - 102 units at 60% AMI
  - 15 units at 70% and 80% AMI
  - 30 Universally Accessible units at 30% AMI
  - 3 Short-term housing units
- Location: 928 NE 162nd Ave, in Gresham, OR
- 96,000 Square Feet on 2.5 Acres, 128 parking spaces
- Designed to be Net-Zero Energy

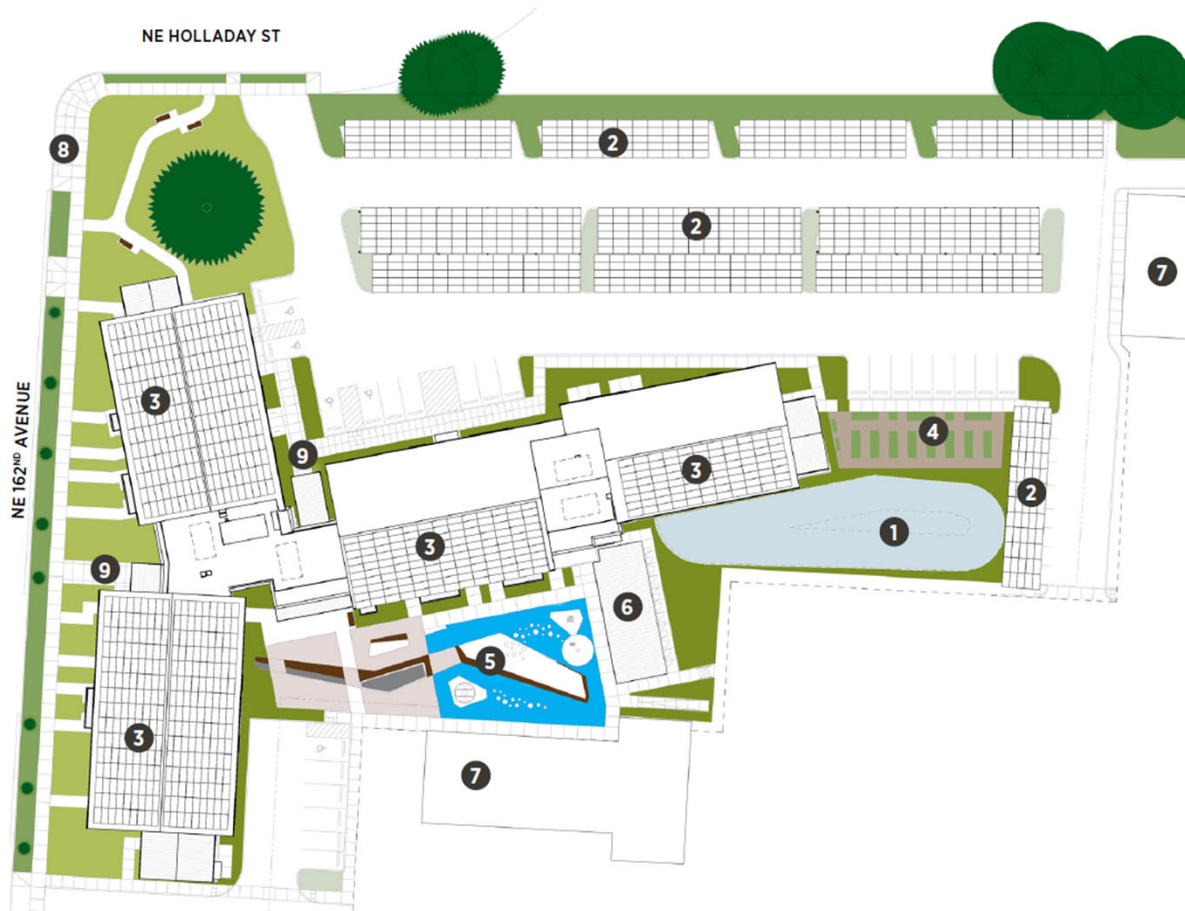
## Key Milestones

- Started Construction: January 2021
- Completed Construction: June 2022
- Completed Lease-up: November 2022





# Wynne Watts Commons – Site Plan



1. STORMWATER CATCHMENT
2. CARPORTS WITH SOLAR PV ARRAY
3. ROOF TOP SOLAR ARRAY
4. COMMUNITY GARDEN
5. CHILDREN'S PLAY AREA
6. BIKE STORAGE BUILDING
7. EXISTING BUILDING
8. EXISTING BUS STOP
9. BUILDING ENTRY

## Limited housing choices

- Stigmatized, confined to institutions, and isolated from society
- Regulated housing is key

## By the Numbers

- **24,000** adults with I/DD in Oregon face housing insecurity
- **5,500** adults with I/DD in Oregon have a housing cost burden greater than 30% of income
- **36%** of adults with I/DD in Oregon prefer to live somewhere else (as compared to 25% nationally)

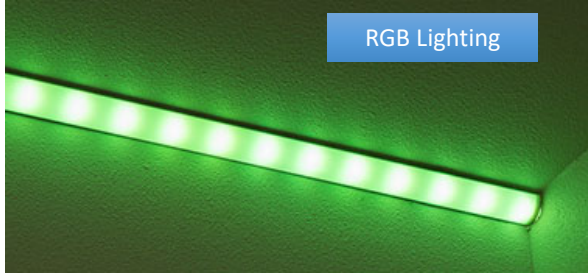






# Recap of Accessible Features

- Safety Monitoring
- Motion
  - Doors
  - Moisture
  - On/Off



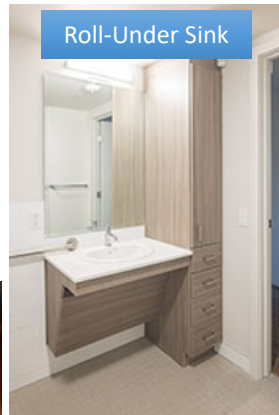
RGB Lighting



Accessible Mailboxes



Pull-Out Stove



Roll-Under Sink

- Plus
- Two-height peepholes
  - Electrical outlets in ceiling for lifts
  - Sound insulated bedroom walls
  - Color-coded floors



Drop-down Cabinets

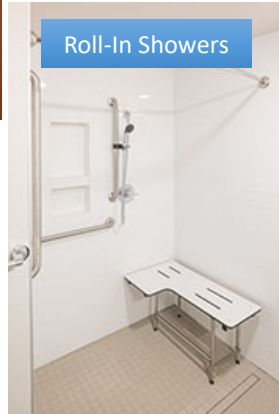


Smart Home Technologies



Large Apt #s

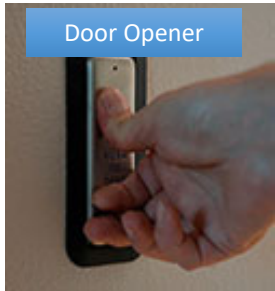
Ring Doorbell



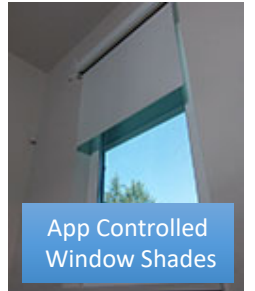
Roll-In Showers



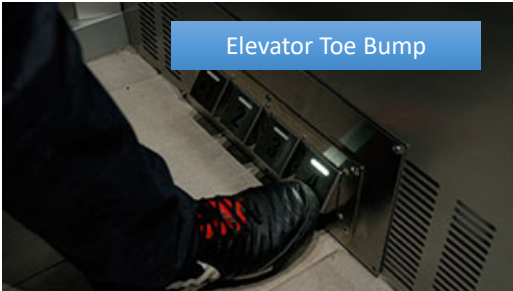
App Controlled Fans & Lights



Door Opener



App Controlled Window Shades



Elevator Toe Bump

# The Biggest of Its Kind

ALBERTINA  
**KERR**

Wynne Watts Commons is the largest housing complex in the country designed for individuals with I/DD that is:

- Affordable
- Accessible
- Technologically Advanced
- Integrated Community



$$\text{Housing Cost} \leq 30\% \times \text{Income}$$

"Housing Costs" = Rent/Mortgage Costs + Utilities

"Housing Cost Burdened" = Spend more than 30% of Annual Income on Housing Costs

$$\$_{\underline{\hspace{2cm}}} \leq 30\% \times \$106,500$$

\$106,500 is Area Median Income in Portland MSA for a Family of Four

$$\text{\$31,950} \leq 30\% \times \text{\$106,500}$$

(\\$2,663 per month)

\$106,500 is Area Median Income in Portland MSA for a Family of Four

Allows \$6,213/month of Income to cover: Taxes, Health Insurance, Groceries, Daycare, Retirement, Education...

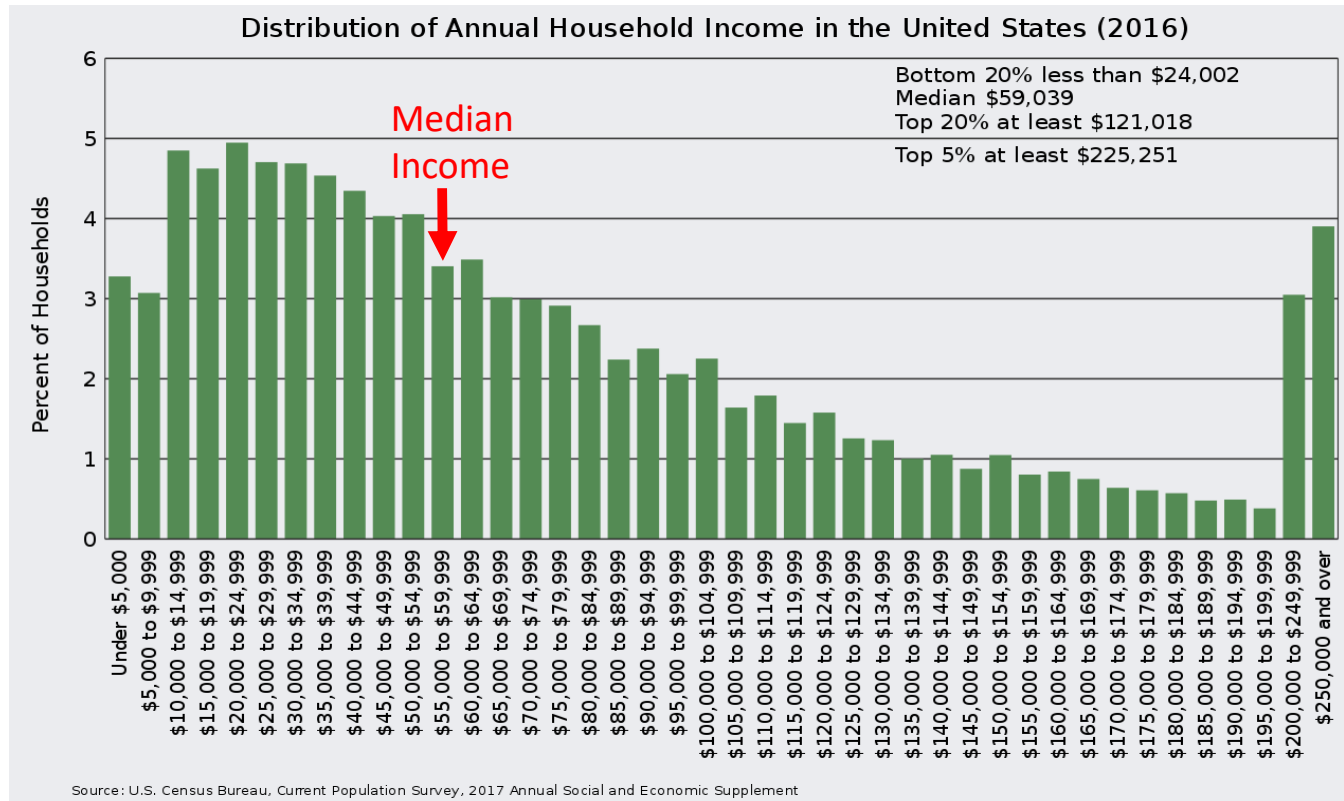
$$\text{\$19,173} \leq 30\% \times \text{\$63,900}$$

(\\$1,598 per month)

\$63,900 is 60% of Area Median Income in Portland MSA for a Family of Four

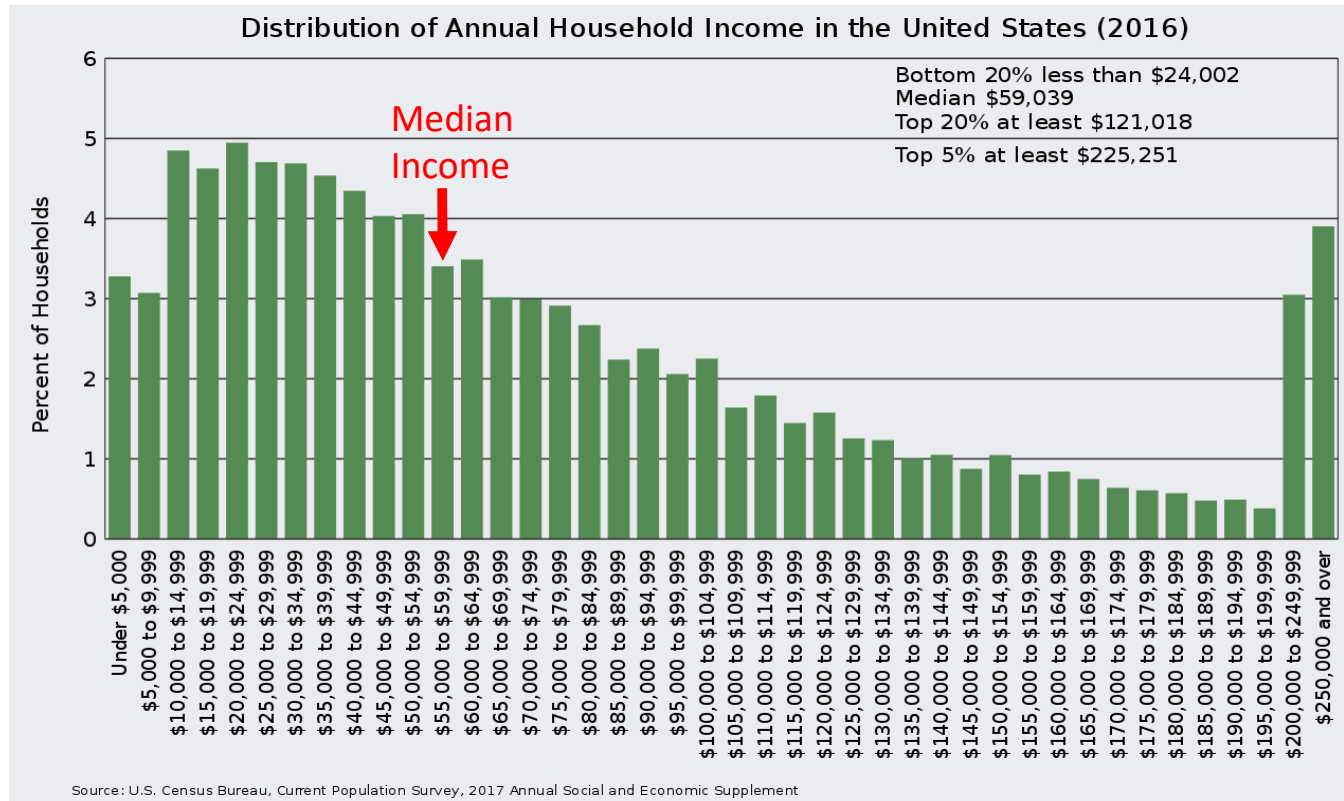
Allows \$3,727/Month of Income to cover: Taxes, Health Insurance, Groceries, Daycare, Retirement, Education...

# Affordability – Median Incomes



"Area Median Income" (AMI) = Household income for the median/middle household in a given region.

# Affordability – Median Incomes



Portland MSA  
2022 Population:

**\$2.2M**

**2022 AMIs**

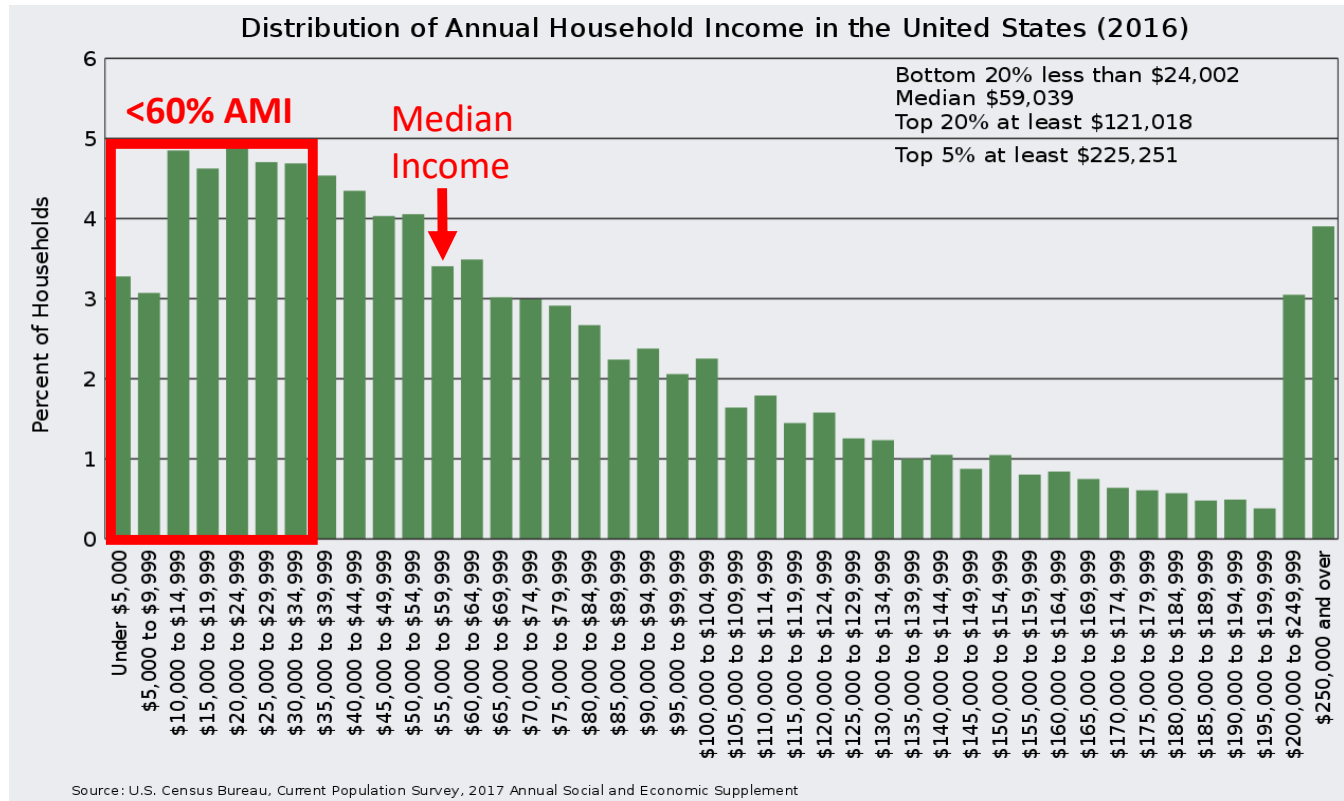
Household of 4:  
\$106,500

Household of 1:  
\$74,550

"Area Median Income" (AMI) = Household income for the median/middle household in a given region.



# Affordability – Median Incomes



Portland MSA  
2022 Population:

**\$2.2M**

**60% AMIs**  
Household of  
4: \$63,900

Household of  
1: \$44,760

"Area Median Income" (AMI) = Household income for the median/middle household in a given region.

**60% AMI: \$19,173 ≤ 30% x \$63,900**  
(\$1,598 per month)

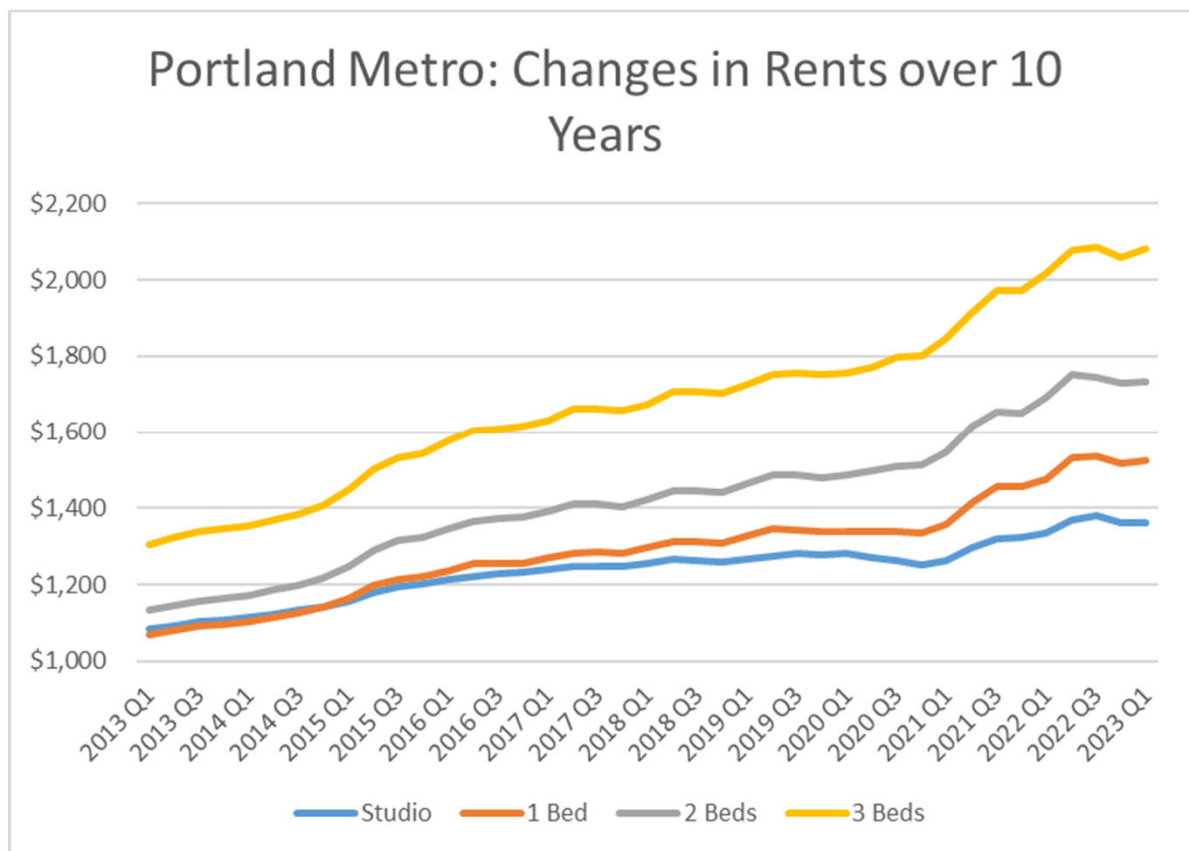
**30% AMI: \$9,585 ≤ 30% x \$31,950**  
(\$799 per month)

Incomes above are at 60% and 30% of Area Median Income in Portland MSA for a Household of 4

At 30% AMI: Allows \$1,864/Month of Income to cover: Taxes, Health Insurance, Groceries, Daycare, Retirement, Education...

- Almost 90,000 homes short for households making 50% or less of Area Median Income in Greater Portland
- The City of Portland declared a Housing State of Emergency in 2015, which has continued to be extended, now through 2025
- In 2018, voters approved a \$652.8 million affordable housing bond measure to create affordable homes

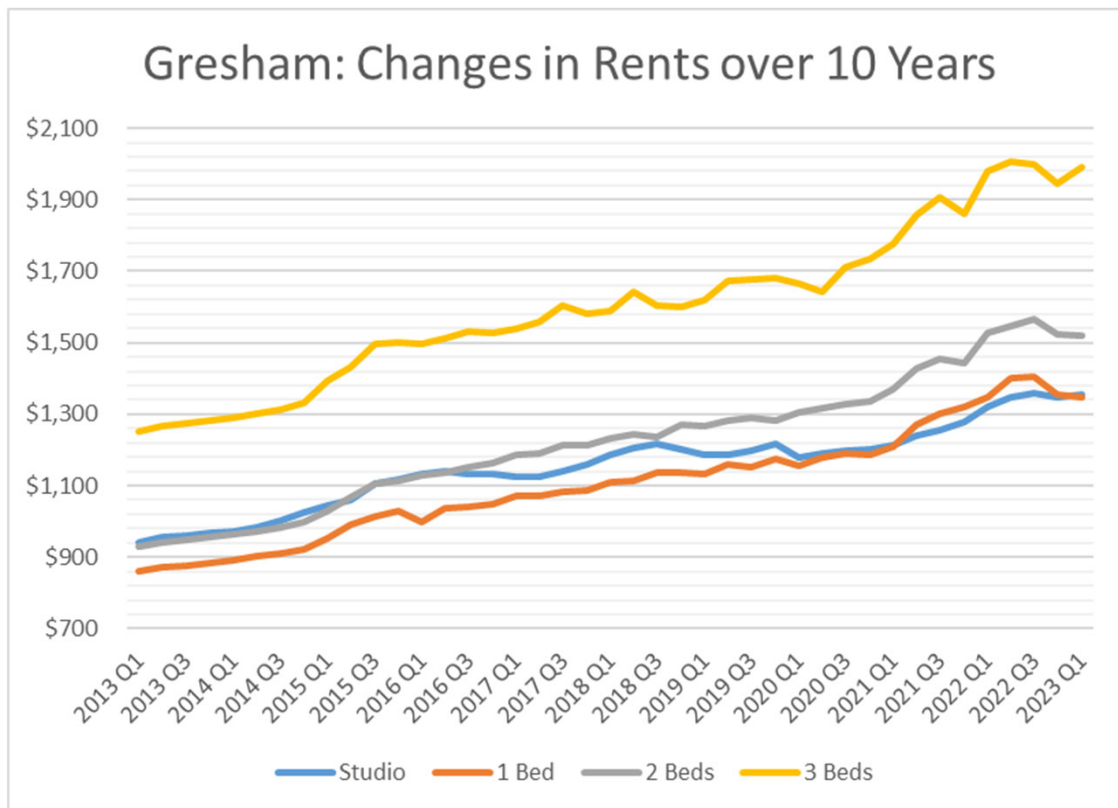




#### Rent Increase

- 10 Years = **46%**
- Annual Average: **3.8%**
- Family-Sized Units (2 and 3-Bdrm): **4.6%** per year

Market Rents by Unit Size	Portland Metro
Studio	\$1,360
1-Bedroom	\$1,523
2-Bedroom	\$1,734
3-Bedroom	\$2,081



#### Rent Increase

- 10 Years = **56%**
- Annual Average: **4.5%**
- Family-Sized Units (2 and 3-Bdrm): **4.9%** per year

Market Rents by Unit Size	Gresham
Studio	\$1,356
1-Bedroom	\$1,346
2-Bedroom	\$1,519
3-Bedroom	\$1,993

## Housing Cost = Rent + Utilities

- Water/Sewer - Typically charged back by Landlord
- Electric – Typically paid directly by tenant
- Broadband Internet
  
- Average Utilities: \$232/month

Housing Costs (including utilities)	Gresham	Portland Metro
Studio	\$1,539	\$1,543
1-Bedroom	\$1,561	\$1,738
2-Bedroom	\$1,767	\$1,982
3-Bedroom	\$2,275	\$2,363

Household Size	100% AMI	Unit Size	Monthly Housing Cost	Household Income = Affordable	AMI %*
1	\$74,550				
2	\$85,200				
3	\$95,850	Studio	\$1,543	\$61,720	83%
4	\$106,500	1-Bedroom	\$1,738	\$69,520	87%
5	\$115,020	2-Bedroom	\$1,982	\$79,280	83%
		3-Bedroom	\$2,363	\$94,520	85%

## **60% AMI Families and 30% AMI Families**

Cost Burdened paying average rents, paying 42% and 82% of their Income on Housing Costs

\*Assumes Household Sizes of 1, 1.5, 3, and 4.5 on average for Studio, 1-bdrm, 2-Bdrm, and 3-Bdrm units.

# Affordability - Wynne Watts Commons' 117 Units

Unit Size	Portland Metro Housing Costs	60% AMI – Max Rents* (102 Units)	70-80% AMI - Max Rents* (15 Units)	Income by Household Size	30% AMI	60% AMI
Studio	\$1,543	\$1,119		1	\$22,380	\$44,760
1-Bedroom	\$1,738	\$1,198	\$1,397	2	\$25,560	\$51,120
2-Bedroom	\$1,982	\$1,438	\$1,918	3	\$28,770	\$57,540
3-Bedroom	\$2,363	\$1,662		4	\$31,950	\$63,900
				5	\$34,530	\$69,060

- \*WWC Maximum Rents include ALL utilities including Broadband internet. Tenants pay no utilities.
- 3 Additional units will be owned by Albertina Kerr for short-term housing needs



## 30 Units designed to be Universally Accessible for those with I/DD

- For those earning no more than 30% AMI
- Supplemental security income (SSI) benefits, are often a key source of income for individuals with I/DD
  - SSI Monthly Payment = \$783
  - SSI as % of AMI = 20.6%
  - % SSI for housing costs in Gresham
    - Studio = 196%
    - 1 Bdrm = 199%



## 30 Units designed to be Universally Accessible for those with I/DD

- WWC received HUD 811 Rental Assistance for all 30 Units
- Tenant must qualify via state and earn no more than 30% AMI
- Allows Tenant to pay 30% of their income to Landlord, and State pays difference in rent to Landlord up to a maximum rent (approximately 50% AMI Rent).
- Examples:
  - Income (SSI) = \$783/month, Rent paid = \$235/month
  - Income = \$100/month, Rent paid = \$30/month



# Targeting IFLI Net Zero Energy Certification



## Seven Principles of Cost-Efficient Design



Build a committed team



Choose a development-friendly site



Target Value Design



Design efficient, repeatable units



Use 24" modules



Ask the trade experts

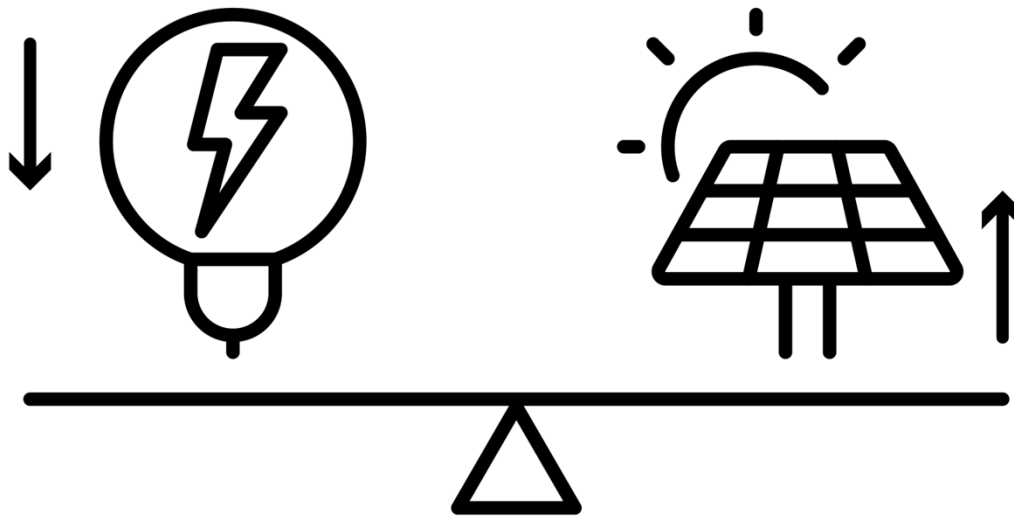


Ensure Easy approvals



## How we achieve Net Zero

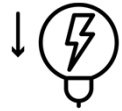
- **First Goal:** Lower EUI
- **Second Goal:** On-site Power Generation



## ↓ Typical Energy Saving Strategies Used

- High-performance wall assembly.
  - 2x6 w/ continuous mineral wool exterior insulation
- Energy Star Appliances
- LED lighting throughout.
  - Corridor occupancy sensors

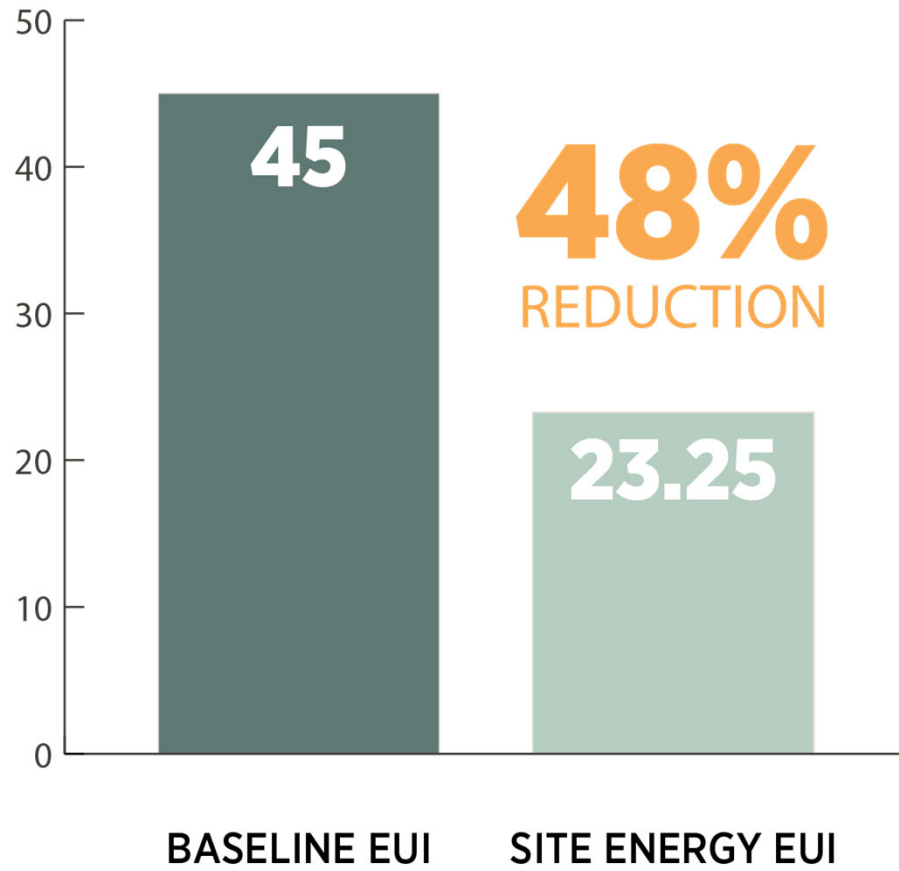
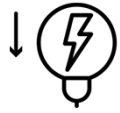




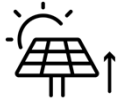
## Unique Energy Saving Strategies Used

- Windows
  - Triple-pane vinyl windows
  - Large operable windows – Fresh Air and daylight access.
  - Sun-shades on the west and south-facing windows
- Residential HVAC Approach
  - Heating: HRV Supply Air – Heat Pump provides 80% of heating needs. Remaining demand (~20%) in unit electric resistance
  - Cooling: HRV Supply Air – Heat Pump tempered to ~50F, can be bypassed by the in-unit thermostat, port in wall if needed for portable cooling
    - Mobile AC was ultimately provided in all units due requirement for AC in affordable housing.
  - Ceiling Fans to distribute air within the unit.
- Domestic Hot Water System
  - Heat pump hot water heater



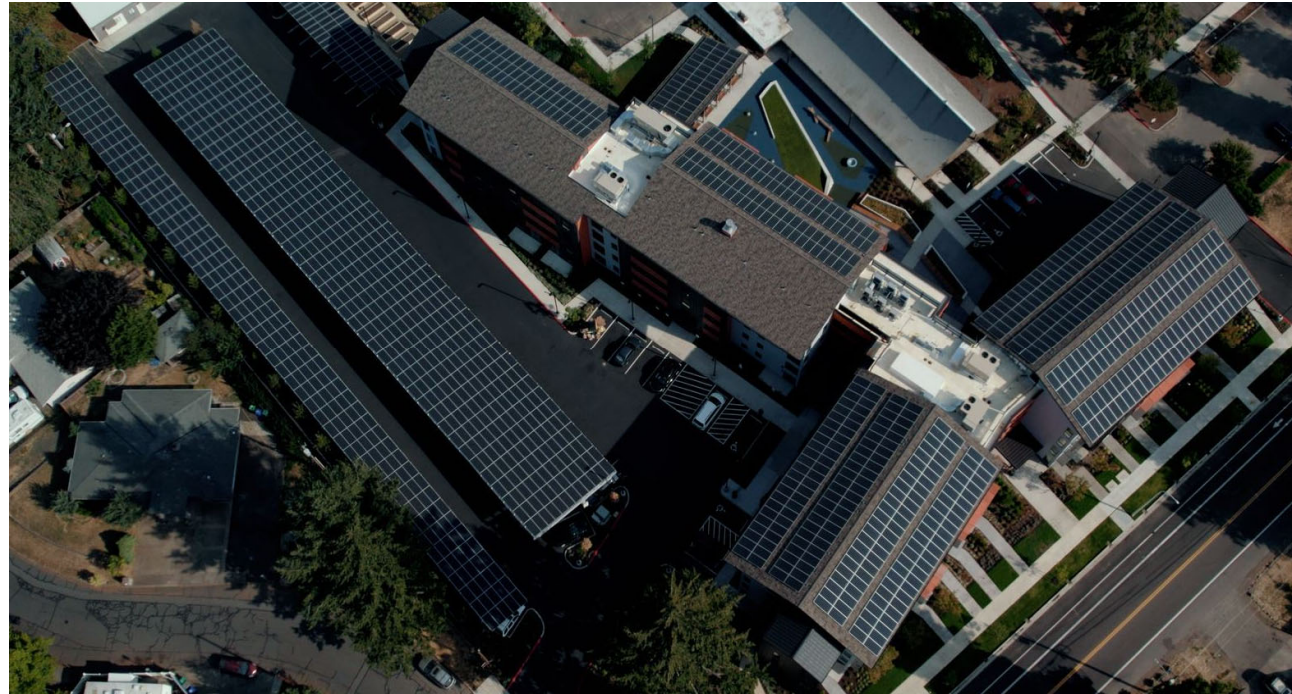


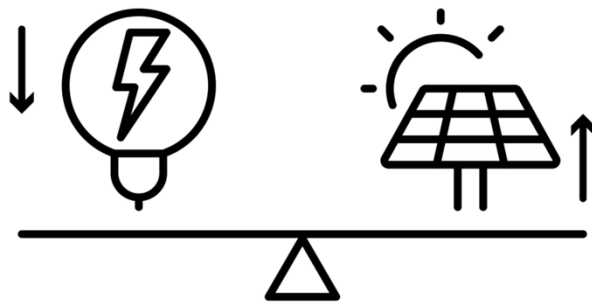




## Photovoltaic Solar Array

- Installed on roofs where possible and over surface parking
  - Modeled Annual Energy Demand = 652,140 kWh
  - Renewable Energy Generated = 721,000 kWh



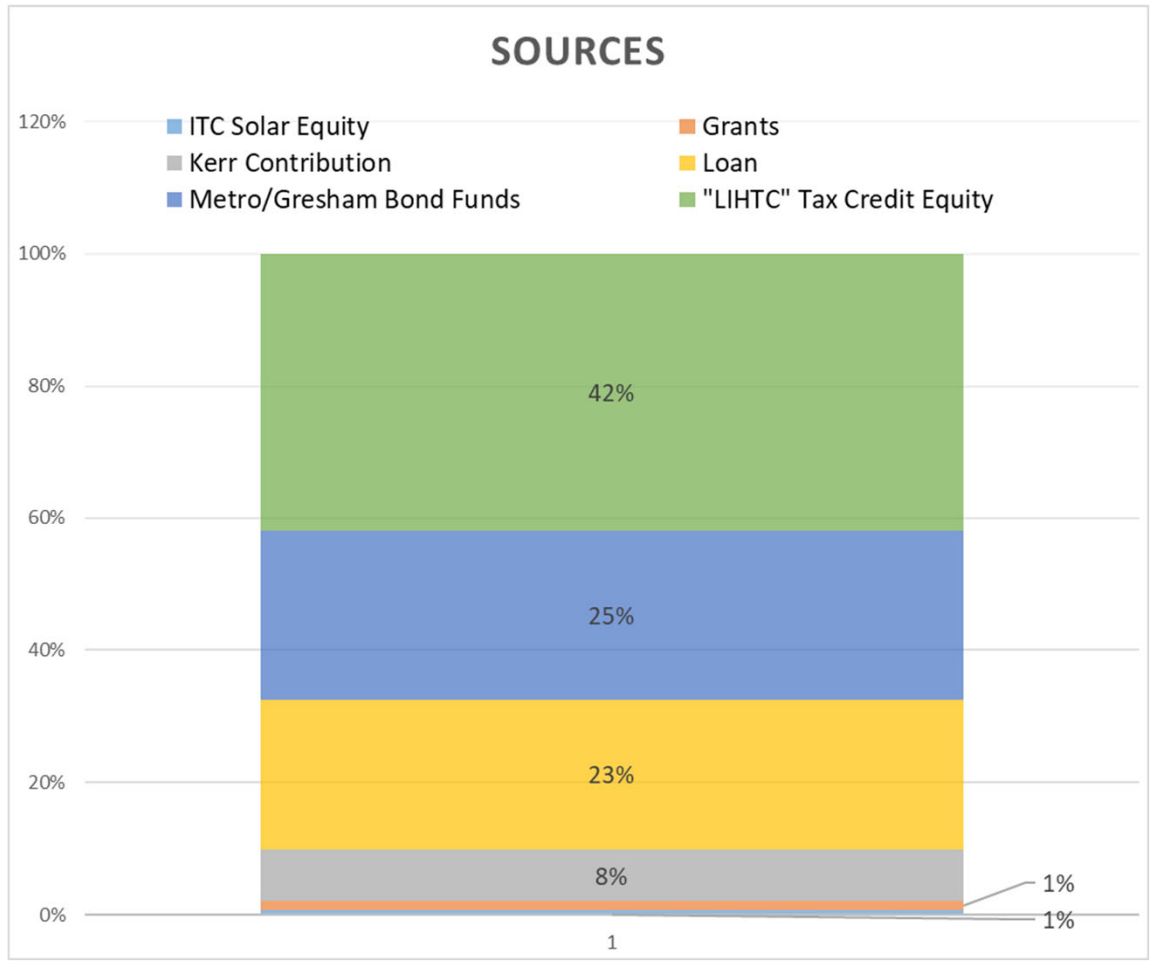


# Financial Story – It Takes a Village



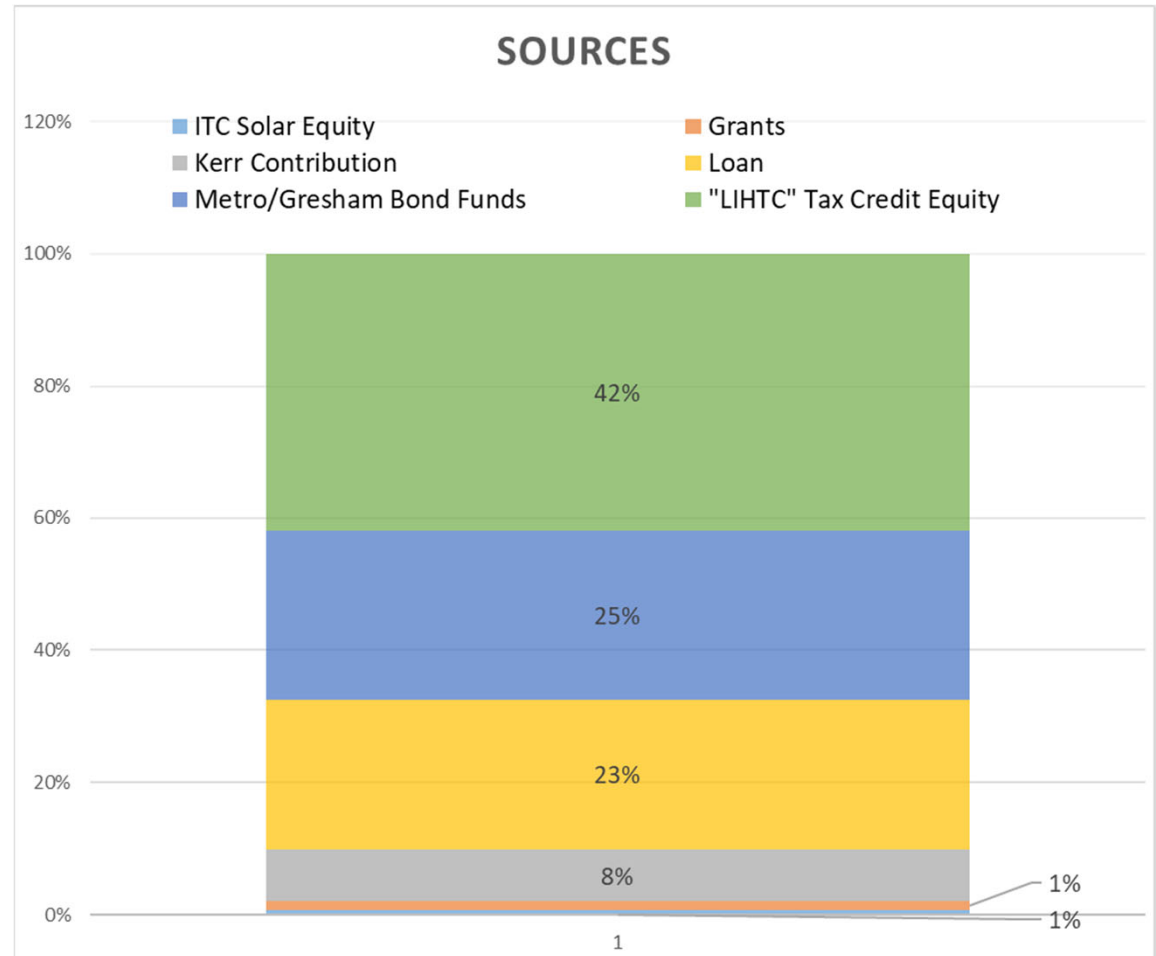
## Construction Costs (2021 Numbers)

- \$28,500,000
- \$297/SF
- \$190,000/Unit



## Affordable Housing Feasibility

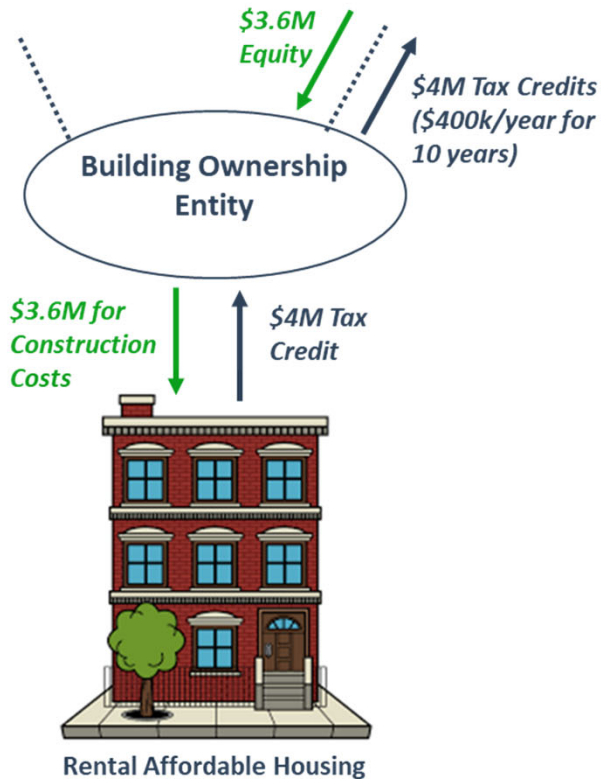
1. Determine Tax Credit Equity
2. Maximize Long-Term Loan Amount
3. Apply for Grants
4. Compete for "Gap" Funding



# Financial Story – Tax Credit Equity

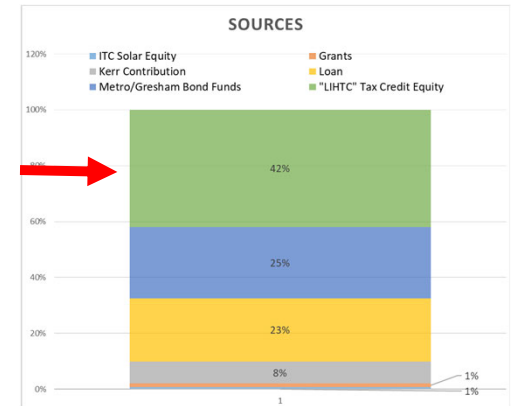
**Sponsor/Developer**  
0.01% Owner

**Tax Credit Investor**  
99.99% Owner



## Example Calculation

Project Eligible Cost	\$10,000,000
Applicable %	4.00%
Annual Tax Credit	\$400,000
Credit for 10-Years	\$4,000,000
Price per Credit	\$0.90
Equity to Project	\$3,600,000

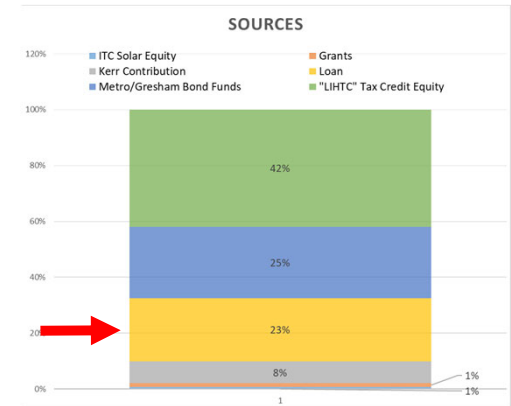


# Maximize Long-Term Loan Amount

Net Operating Income 



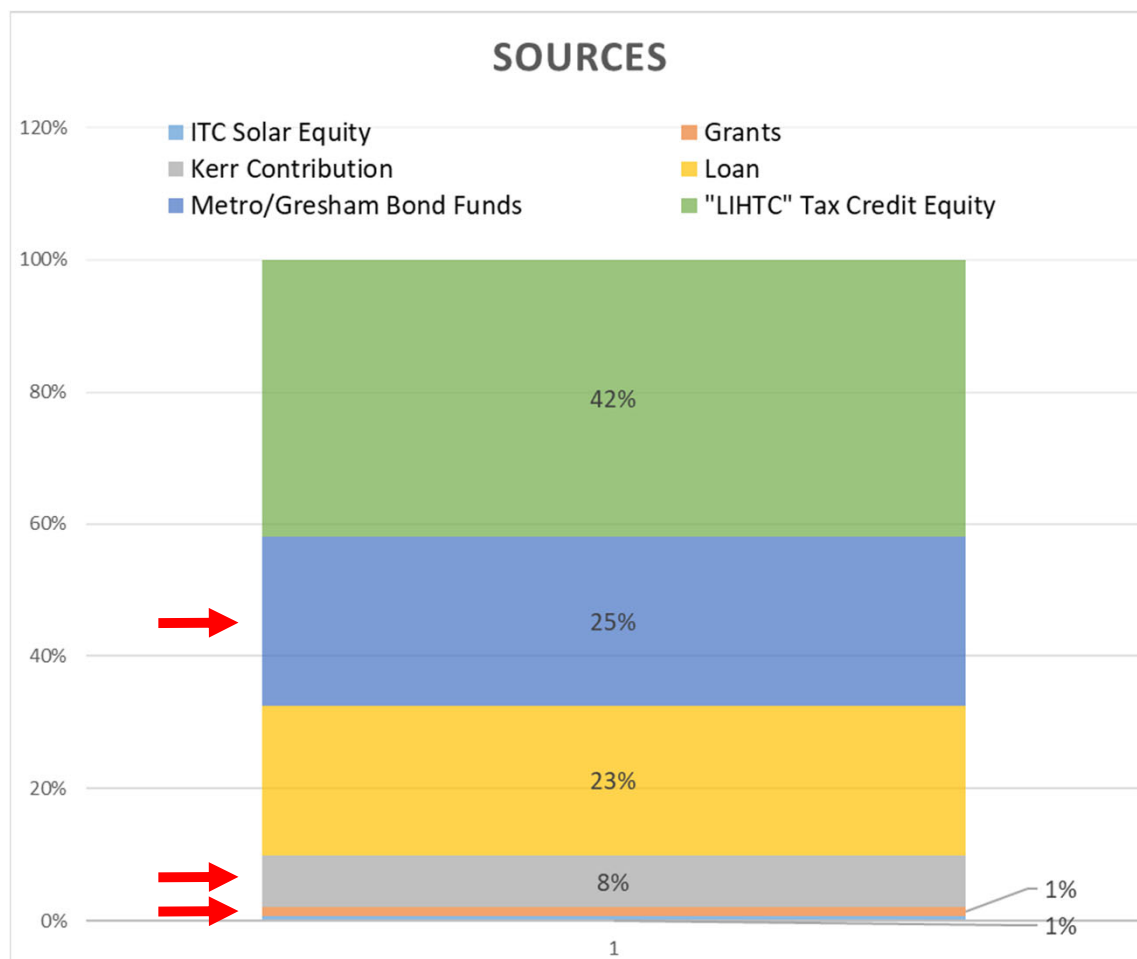
Loan Amount 



Decreased Operating Expenses = Higher Loan

## Affordable Housing Feasibility

1. Determine Tax Credit Equity
2. Maximize Long-Term Loan Amount
3. **Apply for Grants**
4. **Compete for "Gap" Funding**





# Financial Story – Net Zero?

## Cost Premium of Net Zero (2021 Costs)

### Hard Costs

#### Envelope

Above-code insulation, air-tight and thermal bridge free envelope \$75,000

Triple-pane windows \$50,000

#### HVAC Equipment

Dedicated Outdoor Air System (DOAS) \$700,000

Heat Pump for water and space heating \$500,000

#### Lighting

Advanced Lighting Controls \$100,000

#### Solar

Solar PV System \$1,200,000

Carport Structure \$600,000

**Total Additional Hard Costs \$3,225,000**

### Soft Costs

MEP Systems \$70,000

Architect Net Zero Premium \$67,000

Energy Consulting and Modeling \$43,000

Air Tightness Testing and Inspection 32,000

Detailed Envelope Review \$7,500

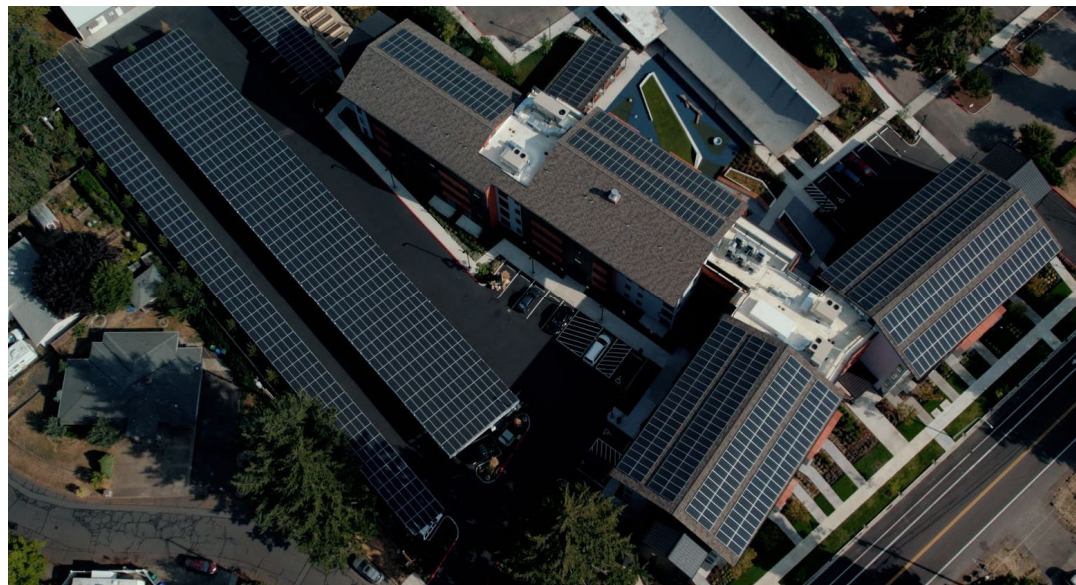
**Total Additional Soft Costs \$219,500**

**Total Cost Premium \$3,444,500**

Total Cost Premium

**12%**

<b>Total Net Zero Premium</b>	<b>\$3,444,500</b>
Additional LIHTC Equity	\$1,523,289
Additional Loan Amount	\$1,361,000
ITC Equity	\$305,417
<b>Total Sources</b>	<b>\$3,189,706</b>



"Gap" if Net Zero pursued: \$254,794



<b>Estimated Net Zero Premium</b>	<b>\$4,305,625</b>
Additional LIHTC Equity	\$1,992,444
Additional Loan Amount	\$929,000
ITC Equity	\$1,041,196
<b>Total Sources</b>	<b>\$3,962,640</b>

## Changes since 2021

- Construction cost increased (~25%)
- Interest rates increased (~3%)
- Inflation Reduction Act passed (increased ITC)

"Gap" if Net Zero pursued: \$342,985

**Yes/No?**

# Closing Statements & Video

ALBERTINA  
**KERR**



