

Fall 2013




























The Barry Apartment Construction Report

Mark D. Barry & Associates
Apartment Appraisal Specialists

Written By: Patrick Barry, Appraiser Assistant

E: pb@barryapartmentreport.com - Ph: 971-275-5345 (direct) 503-243-2925 (main)

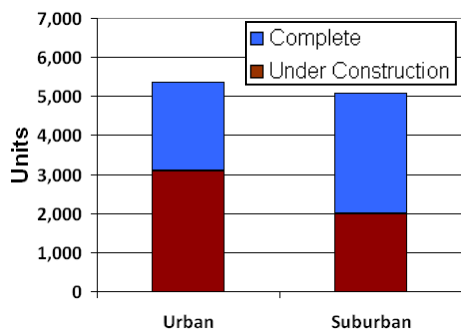
Sampling of Projects Recently Completed and Under Construction Fall 2013

The Franklin Ide 2234 NW Lovejoy St NW Portland 92 Units Complete		Savier Flats 2244 NW Savier St NW Portland 179 Units Complete		Art House Apts 33 NW Park Ave NW Portland 60 Units Complete	
The Emery 3201 SW Moody Ave SW Portland 118 Units Complete		College Station 1950 SW 6 th Ave SW Portland 283 Units Complete		Buckman Court 1955 SE Morrison St SE Portland 71 Units Complete	
33rd and Division Apts 3339 SE Division St SE Portland 35 Units Complete		The Linden 1250 E Burnside St SE Portland 132 Units Complete		MLK Apts 3256 NE MLK Jr. Blvd NE Portland 50 Units Complete	
Baseline Woods 545 SW 201 st Ave Beaverton 230 Units Complete		The Jones NW 206 th & Cornell Hillsboro 193 Units Complete		Alma Gardens 6300 NE Campus Crt Hillsboro 45 Units Complete	
Kah San Chako Haws 9707 SE Holgate Blvd Suburban East 9 Units Complete		Villebois Apartments 28900 SW Villebois Dr. Wilsonville 178 Units Complete		The Parker 1415 NW 12 th Ave NW Portland 177 Units Under Construction	
19th Avenue Lofts 2234 NW Lovejoy St NW Portland 134 Units Under Construction		Sawyers Row 1950 NW Raleigh St 40 Units NW Portland Under Construction		Student Housing 1975 SW 5 th St 54 Units SW Portland Under Construction	
U Street Lofts 2627 SE Hawthorne St 78 Units SE Portland Under Construction		Taylor Street Lofts 1110 SE 12 th Ave 96 Units SE Portland Under Construction		Grant Park Village 3246 NE Broadway 211 Units NE Portland Under Construction	
The Payne 3703 N Williams Ave 20 Units N Portland Under Construction		Beech Street Apts 220 NE Beech St 61 Units NE Portland Under Construction		Cathedral Apartments 7227 N. Philadelphia Ave 165 Units N Portland Under Construction	
Steed Creek SW 170 th & Merlo Dr 243 Units Beaverton Under Construction		4th Main Apts 4 th and Main 71 Units Hillsboro Under Construction		Eddyline 18055 SW Lwr Boones 367 Units Tualatin Under Construction	

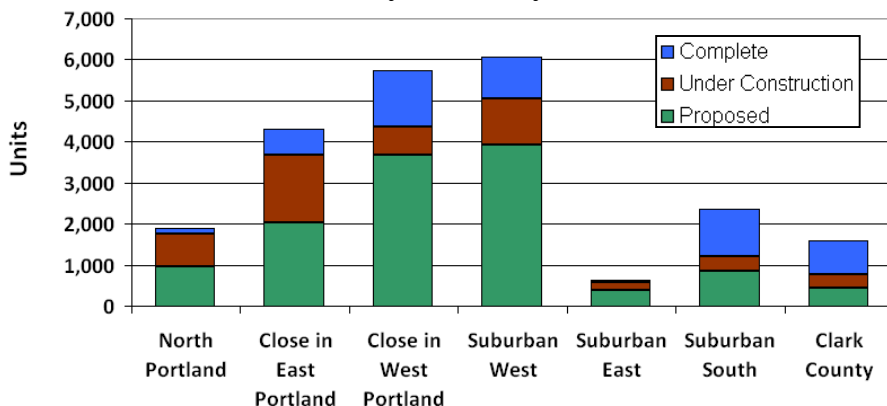
Our figures show that there are at least 189 projects recently completed, under construction or proposed. These projects include around 22,800 units across the Portland/Vancouver area. Our research shows that a total of 5,369 units in 55 projects came on the market during late 2012 and YTD 2013. Another 5,094 units across 49 projects are under construction and scheduled for completion in late 2013 or 2014. Some of the larger projects will not finish until 2015. The remaining 12,314 units in 85 complexes have been proposed. While many of these projects may never be built, other new projects not yet announced or still in the planning stage are likely to emerge.

In 2014 and 2015, we expect completion of around 10,000 to 12,000 new apartment units. This figure includes the units currently under construction and as well as proposed units. The charts and graphs below summarize the new units by submarket as of the fall of 2013.

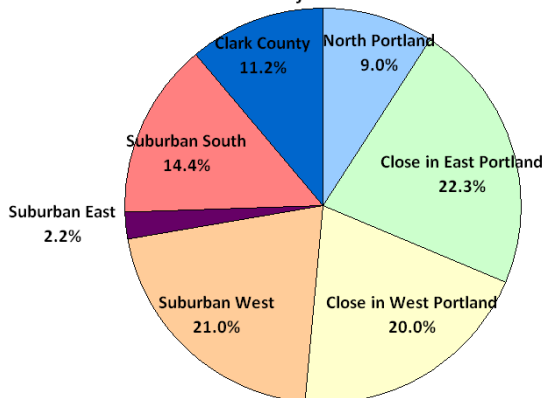
Units Recently Completed/Under Construction: Urban vs. Suburban



Summary of Units by Location & Status



Units Recently Completed/Under Construction: Location



Summary of Units by Location

	Proposed	UC	Complete	Total
North Portland	965	789	156	1,910
Close in East Portland	2,040	1,647	690	4,377
Close in West Portland	3,688	664	1,424	5,776
Suburban West	3,929	1,133	1,061	6,123
Suburban East	397	168	57	622
Suburban South	853	367	1,136	2,356
Clark County	442	326	845	1,613
Total	12,314	5,094	5,369	22,777
Total No. of Projects	85	49	55	189

Projects Recently Completed, Under Construction, and Proposed

Name	Address	City	Units	Status	Estimated Completion	Notes
North Portland						
Martin King	2929 NE Martin Luther King Blvd	Portland	14	Complete	2013	2-story
The Miss	3845 N Mississippi Ave	Portland	25	Complete	2013	4 & 5 story, no on-site parking
Jarrett Street Lofts	5826 N Interstate Ave	Portland	30	Complete	2013	4-story, 22 prk spaces, ground floor retail
The Albert	3638 N Williams Ave	Portland	72	Complete	2013	4-story, 57 parking spaces, 1st flr retail, St., 1br, 2bd/2ba
Sippi	3875 N. Mississippi Ave	Portland	10	U.C.	2014	4-story
Cathedral Park Village	6825 N. Salem Ave	Portland	18	U.C.	2014	Studios, 1br, 2br. Underground parking
The Payne	3703 N Williams Ave	Portland	20	U.C.	2014	5 story, ground floor retail
The Couv	3724 N. Vancouver Ave	Portland	22	U.C.	2014	2-story, no parking
N Mississippi Apts.	4018 N Mississippi Ave	Portland	44	U.C.	2014	4-story, ground floor retail
Monroe Apartments	3035 NE Martin Luther King Blvd	Portland	46	U.C.	2014+	5 story, 14 parking spaces - Destroyed by fire
Corso Apartments	5118 N Interstate Ave	Portland	46	U.C.	2014	4-story, no parking, 1br, studios,
MLK Apartments	3256 NE Martin Luther King Blvd	Portland	50	U.C.	2013	5-story, subsidized housing, ground floor retail
Beech Street Apartments	220 NE Beech St	Portland	61	U.C.	2014	Home Forward, some outpatient treatment
New Overlook Apartments	3711 N. Overlook Blvd	Portland	68	U.C.	2014	No parking
Mason Williams Apartments	4116 N Williams Ave	Portland	84	U.C.	2014	4 & 5 story, on-site parking, ground floor retail
The Prescott	4312 N Interstate Ave	Portland	155	U.C.	2013	5 & 6 story, studio, 1br, 2br, on site parking
Cathedral Apartments	7227 N Philadelphia Ave	Portland	165	U.C.	2014+	St, 1br, 2br. 132 UG parking, 4 story, grnd floor retail
10 Unit Ivy Apt	436 NE Ivy St	Portland	10	Proposed	?	2 story building, 300-400 Sq. Ft. per unit
N. Mississippi Apts	4326 N. Mississippi Ave	Portland	20	Proposed	?	4 story, ground floor retail
N. Greenwich Apartments	6914 N. Greenwich Ave	Portland	29	Proposed	?	3-story, 1br units
Wilmore	N Williams Ave & N Skidmore St.	Portland	75	Proposed	?	20% subsidized, ground floor retail space, 37 parking spaces
N. Cook Apartments	115 N Cook St	Portland	196	Proposed	?	6 story, mixed use. 194 parking spots. Near New Seasons
OAME Development	N Williams Ave & N Skidmore St.	Portland	260	Proposed	?	4 buildings, grnd flr rtl, 300 underground parking spots
Salpare Bay	499 NE Tomahawk Island Dr	Portland	375	Proposed	?	Remnants of condominium development.

Close-in Eastside Portland						
Link Apartments	2015-2019 SE 11th Ave	Portland	12	Complete	2013	2-story
The Sherm	1101 SE Sherman St	Portland	12	Complete	2013	2-story. 1br, 2br, some lofts.
Morrison Apartments	1600 SE Morrison St	Portland	30	Complete	2013	4-story
Glee Apartments	455 NE 24th Ave	Portland	32	Complete	2012	Studios, 1br, 2br
33rd @ Division Apartments 1	3339 S.E. Division St	Portland	35	Complete	2013	4-story, ground floor office, studios & 1br
B-Street Apartments	2959 E Burnside St	Portland	50	Complete	2013	4 story
Hollywood Apartments	4112 NE Sandy Blvd	Portland	47	Complete	2013	4 story, some subsidized units
The 41 @ Tillamook	4110 NE Tillamook St	Portland	47	Complete	2013	4 story, some subsidized units
The Hawthorne	3005 SE Hawthorne Blvd	Portland	50	Complete	2013	4-story
Irvington Garden Apts	1516 NE Hancock St	Portland	50	Complete	2013	Studio & 1br
Milano Apartments	105 NE Multnomah Blvd	Portland	60	Complete	2012	6 stories, underground parking
Central Eastside Lofts	116 NE 6th Ave	Portland	62	Complete	2013	4-story, studios & 1br, retail, 23 parking spaces
Buckman Court	1955 SE Morrison St	Portland	71	Complete	2013	4-story, studios & 1br
The Linden	1250 E Burnside St	Portland	132	Complete	2013	5-story, family housing, ground floor retail
3651 SE Francis St Apts	3651 SE Francis St	Portland	12	U.C.	2014	3-story, under review
Broadway	2007 NE Broadway	Portland	14	U.C.	2014	2-story, 2 work/live units
The Belmont	3811 SE Belmont St	Portland	18	U.C.	2013	11 parking spots, 1 retail space
Black Cat Pub Site	230 S.E. 13th Ave	Portland	21	U.C.	2014	4 story, ground floor retail, 6 parking spaces. Big units
44th @ Division Apartments	4330 SE Division St	Portland	21	U.C.	2014	4 story, ground floor retail
33rd @ Division Apartments 2	3330 SE Division St	Portland	28	U.C.	2014	4-story, ground floor commercial, on-site parking
33rd @ Division Apartments 3	3360 SE Division St	Portland	31	U.C.	2014	4 story, ground floor retail
Sellwood Apartments	1735 SE Tacoma St	Portland	46	U.C.	2014	4-story
Beaumont Village	4425 N.E. Fremont St	Portland	50	U.C.	2014	First floor retail space, 1br & 2br, no parking
Division Street Lofts	48th and SE Division St.	Portland	74	U.C.	2014	4-story, ground floor retail
D Street Village	3103 SE Division St	Portland	75	U.C.	2014	2 - 4-story buildings, mixed use
U Street Lofts	2627 SE Hawthorne St	Portland	78	U.C.	2014	4-story, 21 parking spots, ground floor retail
37th Street Apartments	3701 SE Division St	Portland	80	U.C.	2013	4-story, studios, 1br, 2br. No parking
Taylor Street Lofts	1110 SE 12th Ave	Portland	96	U.C.	2014	4 story, 25-43 parking spaces. Rooftop deck
Burnside Apartment	2625 E Burnside	Portland	135	U.C.	2014+	4 story, ground floor retail, 52 underground parking spaces
Grant Park Village; Phase I	3246 NE Broadway St	Portland	211	U.C.	2014	Apts above New Seasons grocery store.
Hassalo on 8th (Lloyd Blocks)	700 NE Multnomah St	Portland	657	U.C.	2014+	1,200 underground parking spaces, 4 large towers
Central Eastside Lofts (II)	NE Davis St & 6th Ave	Portland	?	Proposed	?	Adjacent to existing Central Eastside Lofts
Grant Park Village; Phase III	3246 NE Broadway St	Portland	?	Proposed	?	Phase III of Grant Park Village project
Hollywood Motel	Near 31st and NE Sandy Blvd	Portland	?	Proposed	?	Convert Hollywood Motel to apartments
NE Mason Street Apts	407 NE Mason Street	Portland	?	Proposed	?	5 story, ground floor commercial, covered exterior parking
Creston Lofts	2860 SE Gladstone St	Portland	18	Proposed	?	Commercial buildings currently on site
Warner Pacific Housing	2219 SE 68th Ave	Portland	22	Proposed	?	Student housing
Villa de Clara Vista	6706 NE Killingsworth	Portland	26	Proposed	?	Affordable; Funding awarded
20e Apartments	1930 NE Everett St	Portland	41	Proposed	?	5 story, underground parking and small surface lot
2nd @ NE Broadway	228 NE Broadway Ave	Portland	65	Proposed	?	Mixed use project - May be shelved or cancelled
Moreland Station Apartments	8118 SE 23rd Ave	Portland	68	Proposed	?	4-story, on-site parking. 45 parking spaces
Lower Burnside Lofts	30 SE 10th Ave	Portland	73	Proposed	?	Some parking, ground floor retail
NE Tillamook Apartments	3940 NE Tillamook St	Portland	75	Proposed	?	5 story, 30 underground parking spaces
SE Belmont Overlook	SE 11th and Belmont St	Portland	100	Proposed	?	Mixed use - apts/retail/office/underground parking
SE Alder Apartments	700 SE 39th Ave	Portland	108	Proposed	?	3 story, 40 parking spaces
419 E Burnside	419 E Burnside	Portland	118	Proposed	?	Developer to close on property in spring 2014
Burnside Bridgehead	NE 2nd and E Burnside (Block 75)	Portland	140	Proposed	?	78 parking spaces
St. Francis Church Site	1136 S.E. Oak St	Portland	144	Proposed	?	Affordable & market rate units; 4 story, ground floor retail
Grant Park Village; Phase II	3246 NE Broadway St	Portland	150	Proposed	?	Phase II of Grant Park Village
SE 11th and Belmont	SE 10th and Belmont St	Portland	175	Proposed	?	Mixed use - apts/retail/office/underground parking
Block A Apartments	300 NE Multnomah Blvd	Portland	186	Proposed	?	Studios and 1br. 3600 SF grnd flr retail. 98 parking spaces
Burnside Bridgehead	NE Davis St & MLK Jr. Blvd (Block 67)	Portland	224	Proposed	?	19 to 21 story, structured parking
Burnside Bridgehead	139 SE MLK Jr. Blvd (Salvation Army)	Portland	307	Proposed	?	12 story, Salvation Army Warehouse site
Close-in Westside Portland						
The Norm	1415 NW 19th Ave	Portland	12	Complete	2013	2 story
Kehillah Housing	6000 SW Beaverton Hillsdale Hwy	Portland	15	Complete	2013	Special needs occupants
The 1607	1607 NW Davis St	Portland	20	Complete	2013	1br, 2br, 3br. 2br & 3br - two story
The Benevento	1616 NW 23rd Avenue	Portland	24	Complete	2013	4 story, New Old Lompoc Brewery site
Macdonald Center	127 NW 6th Ave	Portland	42	Complete	2013	Subsidized units.
The Janey	1155 NW Everett St	Portland	50	Complete	2012	Studios & 1br, 5 stories, parking & retail. 581 avg SF
Art House Apartments	33 NW Park Ave	Portland	60	Complete	2013	7-story, students from College of Art, St, 2br, 3br
The Yards	615 NW Naito Pkwy	Portland	80	Complete	2013	Phase 3 of project of larger project. 48 parking spaces
20 Pettygrove	1984 NW Pettygrove St	Portland	90	Complete	2013	6-story, parking. St, 1br, 2br
The Franklin Ide	2234 NW Lovejoy St	Portland	92	Complete	2013	6-story, 61 UG parking spots, St, 1b, 2br, Grnd flr retail.
Emery Apts (Zidell Yards)	3201 SW Moody Ave	Portland	118	Complete	2013	No parking, 7-story, ground flr retail, 1br (533 SF)
Freedom Center	1450 NW Pettygrove St	Portland	150	Complete	2013	4-story, 279-385 SF/studio, ground floor retail
Savvier Flats	2244 NW Savier St	Portland	179	Complete	2013	2 - 4-story buildings. Studios, 1 br, 2br. AC.
Gray's Landing (The Tamarak)	650 SW Lowell St	Portland	209	Complete	2013	Studio, 1br & 2br., subsidized units, 5 Waterfront, 6 story
College Station	1950 SW 6th Ave	Portland	283	Complete	2013	University Housing. Shared living & bedroom. 948 beds
1235 NW 19th	1235 NW 19th Ave	Portland	7	U.C.	2014	7 live/work townhouse units
Medina Apartments	2926 SW 4th Ave	Portland	26	U.C.	2014	4 story & ground floor parking
Sawyers Row	1950 NW Raleigh St	Portland	40	U.C.	2013	Two 3-story buildings. 35 surface parking. 1br & st.udios
Student Housing	1975 SW 5th Ave	Portland	54	U.C.	2013	8-story, 2 br, 3br & 4br ,129 beds
The Addy	1721 NW Northrup St	Portland	104	U.C.	2014	5-story, 24 parking spaces
Stephens Creek Crossing	6715 SW 26th Ave	Portland	122	U.C.	2014	Subsidized housing, replaced existing units
19th Avenue Lofts	1920 NW Johnson St	Portland	134	U.C.	2014	2 - 5 story bldgs, 70 underground parking spaces
The Parker	1415 NW 12th Ave	Portland	177	U.C.	2014	Underground parking, 6-story.
PNCA Block	1241 NW Johnson St	Portland	?	Proposed	?	Pacific NW Collge of Art; Development 16-24 months out
NW Apartments	2124 NW Flanders St	Portland	18	Proposed	?	May be shelved or cancelled
Jefferson Hotel (+Apts)	202 S.W. Jefferson St.	Portland	24	Proposed	?	23 story, 300 room hotel, with 24 apartments
SW Barbur Apartments	SW Barbur Blvd & SW Hooker St	Portland	61	Proposed	?	4 story, 25 surface parking spaces
Erickson-Fritz Apartments	9 NW Couch St	Portland	62	Proposed	?	Converted affordable units from Erickson Saloon Building
Clay Apartments	SW 12th and Clay St	Portland	86	Proposed	?	8 story, no tenant parking
Market View Apartments	SW 11th and Market St	Portland	112	Proposed	?	6 story. Ground floor retail. Some Parking spaces.

Slabtown Marketplace	2170 NW Raleigh St	Portland	115	Proposed	?	Six story, Grnd flr rtl, adjacent to future New Seasons
Jefferson Street Flats	2040 SW Jefferson St	Portland	134	Proposed	?	7-story, 2-stories below grade parking. Majority 1br
Abigail Apartments	NE Corner of NW 13th & Raleigh St	Portland	142	Proposed	?	6 story, ground floor retail
The Beacon	1951 SW 6th Ave	Portland	150	Proposed	?	Studio units, 13 stories, PSU is target market
Lincoln Place Apartments	1500 SW Taylor St	Portland	158	Proposed	?	11 story, studio, 1br, 2br. 90 parking spaces.
Jefferson Apartments	SW 11th And Jefferson St	Portland	177	Proposed	?	11 story, 96 parking spaces, ground floor retail
Block 43	601 SW Abernethy St	Portland	199	Proposed	?	6-story, ground floor retail, 2 levels underground parking
Riverscape Apartments	NW Front b/w 16th and 18th Ave	Portland	220	Proposed	?	4 buildings, 236 parking space below grade
The Overton	NW 12 and Pettygrove St	Portland	250	Proposed	?	16-stories, underground parking spaces
Block 7 (MAC Club)	SW 20th and Main St	Portland	265	Proposed	?	390 Underground parking spaces
Pearl District Tower	1301 NW 12th Ave	Portland	275	Proposed	?	26 story, ground floor retail, 271 parking spaces
Block 37	3700 SW River Pkwy	Portland	280	Proposed	?	6 story, ground floor retail, 250 parking spaces
Cash & Carry Site	NW 14th and Pettygrove St	Portland	280	Proposed	?	8 story, site of Cash & Carry
Block 17	NW Overton b/w 11th and 12th Ave	Portland	280	Proposed	?	16 story and 5 story bldgs. 5k SF of retail. 210 parking spaces
Block 33	SW Curry/Moody/Gaines/Macadam	Portland	400	Proposed	?	400 affordable housing units over garage
Suburban West						
Kinnaman Crossing	5230 SW 175th Ave	Beaverton	23	Complete	2013	1br and 2br units.
The Reserve at Ashbrook	9378 SW Mandamus Ct	Tigard	44	Complete	2013	2 story TH units, 3.06 acre site; adjacent to Hwy 217
Alma Gardens	6300 NE Campus Court	Hillsboro	45	Complete	2013	Senior housing, Orenco Station - October 2013
Platform 14 (Living Green)	1030 Orenco Station Pkwy	Hillsboro	190	Complete	2013	2.3 acre, st, 1br, 2br. Retail, rec center, pool, clubhouse
The Jones	1050 NW Cornelius Pass Rd	Hillsboro	193	Complete	2013	15 buildings, 10.2 acre site, 1br, 2br & 3br
Baseline Woods	20085 SW Palouse St	Beaverton	230	Complete	2013	13 buildings, 3 story, completed in phases
Timber Ridge Apartments	11785 NW Timberview	Wash. Co.	336	Complete	2013	21.9 acre site, 1br, 2br, 3br, phased construction
4th and Main	150 E. Main St	Hillsboro	71	U.C.	2014	4-story, ground floor retail, 3 buildings. Nov 2013
The 206	NW 206th & Cornell Rd	Hillsboro	203	U.C.	2014	2 - four story buildings, large site
Steed Creek	SW 170th Ave at SW Merlo Dr	Beaverton	243	U.C.	2014	10 - 4-story buildings. 10 acre site, club house, pool
Tessera (FKA Orenco Wrap)	NE 231st and Campus Way	Hillsboro	304	U.C.	2014	Central Parking; Commercial space & retail. 3 bldgs
312 Unit - Arbor Homes	SW 170th Ave at Baseline Rd	Beaverton	312	U.C.	2014+	3 story flats
2nd & Lombard	SW 2nd and SW Lombard Ave	Beaverton	?	Proposed		A prospective retirement community development
Sivler Leaf Apartments	1120 SW 160th Ave	Beaverton	13	Proposed	?	3 Buildings
Spruce Place	4585 SW 185th Ave	Aloha	15	Proposed	?	Subsidized rental units
Tucker Avenue Apartments	4820 SW Tucker Ave	Beaverton	16	Proposed	?	May be shelved or cancelled
18670 SW Blanton Apts	18670 SW Blanton St	Aloha	22	Proposed	?	2 buildings
Cornelius Place	Downtown Cornelius	Cornelius	41	Proposed	?	Senior apts above new library
Veridian Ridge	SW 204th Terrace	Beaverton	44	Proposed	?	On Hold
Orchards @ Orenco Phase 1	953 NE 65TH Ave	Hillsboro	57	Proposed	?	Low income
CPAH Apartments	SW 1st and SW Lombard Ave	Beaverton	91	Proposed	?	2 Phases. 47 & 44 Units. Affordable housing.
Touchmark Heights West	7715 SW Mayway Dr	Wash. Co.	99	Proposed	?	Retirement community
Sunset Station	SW Barnes & Cedar Hills Blvd	Wash. Co.	150	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Hillside	SW Barnes & Cedar Hills Blvd	Wash. Co.	150	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Orchards @ Orenco Phase 2	953 NE 65TH Ave	Hillsboro	160	Proposed	?	Low income
Peterkort West	SW Barnes & Cedar Hills Blvd	Wash. Co.	250	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
The Plaza @ Bethany Village	15640 NW Laidlaw Rd	Wash. Co.	265	Proposed	?	4 buildings, 3-5 stories
AmberGlen West	NW 206th and Wilkins St	Hillsboro	352	Proposed	?	10 Building, 10.8 acre site. 426 parking spaces
Johnson Creek SE	SW Barnes & Cedar Hills Blvd	Wash. Co.	460	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Johnson Creek SW	SW Barnes & Cedar Hills Blvd	Wash. Co.	565	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Platform District - Orenco	NW 231st Ave & NE Alder St	Hillsboro	579	Proposed	?	Three - 6 story buildings. On max line.
Holly Site	SW Barnes & Cedar Hills Blvd	Wash. Co.	600	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Suburban East						
Kah San Chako Haws	9707 SE Holgate Blvd	Portland	9	Complete	2013	Modular apartments, affordable units
Multnomah Student Housing	8345 NE Glisan St	Portland	21	Complete	2013	3-story, student housing, two phases
SE 151st Apartments	117 SE 151st Ave	Portland	27	Complete	2013	3 story, 3 buildings. Connected by 2nd floor balconies.
85 Causey	85th & Causey Ave	Happy Valley	41	U.C.	2014	Subsidized
Glisan Commons	9999 NE Glisan St	Portland	127	U.C.	2014	Some subsidized housing, 1st floor retail space
Hazelwood Plaza	222 NE 102nd Ave	Portland	61	Proposed	?	Subsidized, 5 story, ground floor retail
Gateway Gardens	318 NE 97th Ave	Portland	90	Proposed	?	2 - 4-story bldgs, 58 parking spots, workforce housing
Glendoveer Woods	NE 146th Avenue & E Burnside	Portland	122	Proposed	?	23 affordable, 46 st, 62 1br, 5 2br. 126 Parking spaces
Lenity Retirement Facility	11501 SE Sunnyside Rd	Happy Valley	124	Proposed	?	
Suburban South						
Bell Tower @ Old Town Square	30480 SW Boones Ferry Rd	Wilsonville	52	Complete	2013	2, 3 & 4 story building - Luxury apts, studio, 1br & 2br
Villebois	28900 SW Villebois Dr	Wilsonville	178	Complete	2013	Completed in phases
Terrene Apts	8890 SW Ash Meadows Rd	Wilsonville	288	Complete	2013	Completed in phases, 1br, 2br, 3br
The Landing	14743 Scarlett Oak St	Oregon City	294	Complete	2013	TH & apts, 3 br 2.5 bath units. Phased construction
Jory Trail at The Grove	8750 SW Ash Meadows Rd	Wilsonville	324	Complete	2013	Large site, many buildings, 3 story
Eddyline at Bridgeport	18055 SW Lower Boones Ferry Rd	Tualatin	367	U.C.	2014	Completed in phases
Olsen Apartments	920 7th Street	Oregon City	15	Proposed	?	Three story, first floor retail
Oregon City Apartments	2507 S Beaver Creek Road	Oregon City	40	Proposed	?	Subsidized - Awaiting funding - Summer 2015
Molalla Ave - OR City	Molalla Ave	Oregon City	110	Proposed	?	May be shelved or cancelled
Active Adults at the Grove	8750 SW Ash Meadows Rd	Wilsonville	112	Proposed	?	4 story, 55+ community. 3.41 Acre site
Wizer Foods Site	330 1st St	Lake Oswego	176	Proposed	?	High end apartments and 52 Condos. Downtown Lake Oswego
Clackamette Cove	South Agnes Rd	Oregon City	400	Proposed	?	Formerly proposed and revived. Surrounding lagoon
Clark County						
Sunlight Apts	5513 NE 66th	Vancouver	18	Complete	2013	2-story
Willow Crest	5010 Nicholson Rd	W. Vancouver	21	Complete	2013	2-story TH units
Vista Court	1405 Esther St	W. Vancouver	76	Complete	2013	Senior housing
Lewis Ridge (Burton Park)	7915 NE Burton Rd	NE Vancouver	112	Complete	2013	12 buildings, 3 story
NorthGlen Villas	7101 NE 109th St	NE Vancouver	200	Complete	2013	Phased - gas FP, W/D, fitness center, jacuzzi, spa
The Reserve	600 SE Mill Plain Blvd	E. Vancouver	418	Complete	2013	Completed in phases
Prestige Plaza	307 E Mill St	Vancouver	92	U.C.	2014	3-story, studios, 1br, 2br
Westridge Lofts	S 192nd and 20th St	W. Vancouver	110	U.C.	2014	4.5 acre, mix of apartments and hotel
134th Street Lofts	NE 134th and I-205	Vancouver	124	U.C.	2015	4 story, 31 extended stay units for patient families
Alvin Eilts Site	1618 NE 112th Ave	NE Vancouver	60	Proposed	?	7 - 2 story buildings. Clubhouse
Evergreen Airport Apts	13700 NW 4th St	E. Vancouver	67	Proposed	?	May be shelved or cancelled
Promenade Apartments	11601 NE 117th Ave	Brush Prairie	112	Proposed	?	Mixed use, two story commercial bldg 1br, 2br, 3br
Fountains	10301 NE 117th Ave	Brush Prairie	203	Proposed	?	