



CITIZEN FLATS CONDOMINIUMS



Mt. Scott-Arleta Historic Home Renovation

6928 SE Raymond Ct
Portland, OR 97206

Aging 1906 Single Family Home Transformed Into Three Multi-Unit Residential Flats

Our Objective:

To provide unique, affordable housing options in Portland's most desirable, close-in, urban, walkable, bikeable, high-quality-transit-served, and amenity-filled neighborhoods.

How? Through renovation, not razing.

Woodsong Property Renovation Partners, LLC is committed to utilizing existing structures -- retaining their unique, exceptional, and/or historic qualities, while



simultaneously creating additional square footage by raising the structure with the latest technology in building lifting, allowing for the provision of green, market-rate affordable housing.

Reconstructions, rather than demolitions.

Perhaps you've noticed this trend in our close-in neighborhoods? An aging and/or distressed home is purchased and promptly demolished, and a \$600,000+ single family home is built in its place, often pricing the average home buyer out of the neighborhood(s) they are most interested in living in, or out of the market completely.

What if, instead of turning out just one new single-family home that only an upper-income household could afford, multiple housing products were offered back to the market?

What if, instead of demolishing the existing structure, a responsible and green rehabilitation was implemented, resulting in the following:

- Stacked flats, including an English basement apartment in the newly reconstructed foundation and basement...
- in a building that reads from the outside like a single-family home,
- structured to allow for variable pricing, such that, if sold individually, at least one flat could ideally be offered in each of the \$150-250k, \$250-350k, and \$350-450k ranges
- assuring that the units would be affordable to households earning a range of middle incomes, whether the units are initially rented or sold
- including off-street, secure and covered bicycle parking provided to meet the demands of today's market, and
- a water-wise, permaculture-inspired, low maintenance, beautiful and forgiving landscape design.
- Finally, each unit would be built to meet the latest in building standards, including green, energy-efficient construction, strong design, and with the entire structure updated/constructed to meet today's building, earthquake, electrical, plumbing, fire, and safety codes.
- **All this while preserving an historic 1906 craftsman-style home that adds to the character of the streetcar-era Mt. Scott-Arleta neighborhood.**

The Property:

This house was purchased by Woodsong Property Renovation Partners, LLC from the previous owner, a wholesaler who purchased it at a sheriff's sale. It was a distressed



property, unoccupied and vacant for some time, requiring significant work to be brought back to a ready-to-live-in state. The house sits on a corner lot and is zoned R2.5, which means that, in theory, it could be torn down and replaced by two houses with very small yards. However, the house was built in 1906, and contains historic elements of that era, including a large front porch, attic dormers, a bay window, and other charming period elements. For this reason, we propose to save the house by renovating it.

The Neighborhood:

The Mt. Scott-Arleta neighborhood is an area in transition. Many new homes have been recently constructed. New businesses continue to arrive on nearby Foster Road and adjacent to the Mt Scott Community Center, just a few blocks south of the property. Better known now as the Foster-Powell, or FoPo area, the area is within the Foster Green EcoDistrict, a community-based initiative to increase sustainability efforts and act as active stewards of natural and cultural resources.

The neighborhood features a mix of historic century-old and newer homes, with a complete sidewalk network. Foster Road is expected to receive a “road diet” in 2017, which will take it from two lanes in each direction down to one lane of mixed traffic plus one bicycle lane in each direction, as well as a center turn lane, enhanced crosswalks, and other improvements.

A block away, the bustling and well regarded new Portland Mercado - the first Latino public market in Portland -- recently opened, featuring 19 businesses representing various Latin American foods, services, and products, including: a grocery and produce business; a beer and wine shop; a meat shop and chorizo business; a coffee shop that imports their own coffee beans from the family coffee farm in Nicaragua and roasts them at Coava’s facility in Portland; a party and piñata shop; a juice and fruit store; service businesses upstairs; a full-time affordable commissary kitchen for start-up entrepreneurs; and 8 food carts in an outdoor plaza. The Mercado project is an incubator model, providing affordable retail space for businesses to launch and grow in a convenient location. We expect that it will thus help contribute to and promote the continuing revitalization of the neighborhood.

The Project:

Working with General Contractor Terry Long of 2nd Story Plus construction and their patent-pending JackStilts system, we are lifting the whole house up, performing a Green Rehab on the existing structure, and building a whole new floor underneath it, on top of a newly excavated basement and newly-poured foundation. A new dwelling unit will fill part of the basement, while the rest will be used for storage, a new basement garage, and a bicycle garage. The yard will be landscaped with a water-



wise, permaculture-inspired design and act as a shared community space for residents of the three vertically stacked flats:

- Unit 1 will be a roughly 1,000 square foot basement-elevation unit with two bedrooms and one and a half bathrooms, opening on to a new sunken patio in the yard facing east.
- Unit 2, on the first floor fully above ground, will be a 1,557 square foot unit with three bedrooms and two bathrooms, opening on to the front porch.
- Unit 3, on the second floor, will be a 1,557 square foot unit with three bedrooms and two baths, accessed via a new internal staircase within the house, and opening on to a second-floor balcony the same size as the lower front porch (full width of the north side of the house).

Three new Missing Middle housing units will thus be created where, prior to this project, zero habitable units existed within the shell of a former single-family house.

Current Status:

This property was purchased by Woodsong Property Renovation Partners, LLC at the end of 2014. It spent all of 2015 in design and permitting, with groundbreaking at the beginning of 2016. Construction was slowed down during the initial excavation phase by Oregon's wettest winter on record, but eventually the new basement was dug out, the old foundation removed, the new footings and foundation retaining walls poured, the rough-in plumbing placed, the slab poured, and now the building is in the process of being lifted so the new floors can be constructed.



Property Photos (Before Condition):

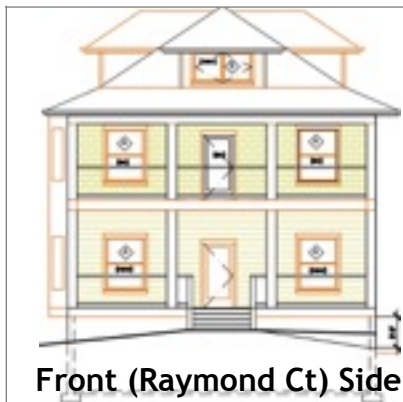


Front



Side

Architect's Plans:



Front (Raymond Ct) Side



East (SE 70th Ave) Side



South Side



West Side



Project Under Construction, October 2016:



Neighborhood Photos:



This is a strictly confidential informational prospectus for potential investors and business partners of Woodsong Property Renovation Partners, LLC. It is not a solicitation or an offer, and is not for general distribution to those unable to assess or sustain the risk of participation.