

## FOR IMMEDIATE RELEASE

**Media Contact:**

Christine E. Appleberry  
Central City Concern  
PR/Marketing & Development Director  
503-294-1681  
[cappleberry@centralcityconcern.org](mailto:cappleberry@centralcityconcern.org)  
photos of 8NW8th available upon request

### **PORTLAND 8NW8 BUILDING HONORED AS NATIONAL MODEL FOR INNOVATIVE AFFORDABLE HOUSING**

#### ***The New I. DON TERNER PRIZE Focuses Attention on Affordable Housing***

Washington, D.C. — January 31, 2007 — Recognizing successful and innovative affordable housing projects and their leadership teams, the inaugural I. Donald Turner Prize was awarded on January 31, 2007 to Central City Concern's (CCC) striking 8NW8 building located in the historic Pearl District of Portland, Oregon.

Exemplifying the spirit of Don Turner's work and commitment to affordable housing, 8NW8 provides 180 units of affordable, drug and alcohol-free housing. Almost 700 formerly homeless residents have lived in the building since it opened in 2004, relying on the beautiful, inspirational environment, on-site services, and supportive community of peers to positively transform their lives. The distinctive 12-story building has also transformed Portland's downtown, linking neighborhoods fractured by an arterial road, and increasing socioeconomic diversity.

Massachusetts congressman Barney Frank was the keynote speaker at a symposium and luncheon in Washington, D.C. to honor the winning teams. Traci Manning, Central City Concern Housing Director and Paul Jeffreys from SERA Architects Inc. accepted the award on behalf of the whole project team.

- Central City Concern: Richard Harris, Executive Director
- SERA Architects: George "Bing" Sheldon, FAIA, and Paul Jeffreys
- Walsh Construction Co.: Andrew Beyer and Mark Fletcher
- US Bank: David Castricano
- US Bancorp Community Development Corporation: Beth Stohr
- Portland Development Commission: Andy Wilch
- Multnomah County: Joanne Fuller State of Oregon Housing and Community Services: Bob Repine
- Housing Authority of Portland: Steve Rudman and Margaret Van Vliet
- Downtown Community Housing, Inc.: Sam Galbreath

"SERA Architects designed this beautiful building and that's what people see on the outside, but the real beauty is inside," said Richard Harris, executive Director of Central City Concern. "I can't list all

the amazing ways people find healing at 8NW8 everyday, recover and rebuild their lives and how a spirit of respect grows and extends out into the neighborhood and the Portland community.”

“In terms of what it provides its residents—attractive space that nurtures a sense of community—8NW8 is heartening. But it’s also a real contribution to the urban streetscape and skyline of a city with markedly high standards. Anyone who passes by the building benefits, whether they someday draw on its services or not,” said Turner Prize Jurist John King, urban design and architecture reporter for the *San Francisco Chronicle*.

The 8NW8 project is innovative in many ways:

- Volume of units. 8NW8 created 180 units of transitional and permanent affordable housing; 120 SRO units serve residents earning 30% or below AMI and 60 studio apartments serve residents earning 50% or below AMI.
- Unique needs served. 8NW8 meets the housing needs of people well below the poverty line, and is an Alcohol and Drug Free Community (ADFC) for residents in the earliest stages of addictions recovery. Addictive disorders are disproportionately represented among CCC’s target population and the ADFC model has proven highly effective in helping residents maintain recovery.
- On-site supportive health services. CCC’s Old Town Clinic is located in the commercial spaces on the first and second floors, providing primary and behavioral healthcare to homeless and low income individuals.
- Design and construction quality. 8NW8 was built with durable, high quality materials to prolong lifespan (100 years) and minimize potential upkeep costs. The design elements also contribute to a residential environment that inspires and motivates residents to succeed.
- Impact on clients. CCC housing is embedded in the continuum of agency services including primary and behavioral healthcare, employment, and addictions treatment/recovery. On-site housing support staff helps residents maintain housing stability and access needed services with other community partners, including permanent housing.
- Impact on the community. The project was supported by the City and Multnomah County because it enhances broader livability and urban renewal activities, directly supports Portland’s Ten Year Plan to End Homelessness, and benefits the local economy – as residents are able to stabilize and become self sufficient, they can rejoin the social and economic mainstream.
- Operational funding sources. 8NW8 utilizes a range of funding sources to keep units affordable including grants (McKinney, Ryan White, etc.), contracts (City and County addictions treatment and Department of Justice, etc.), Section 8 rent support, and resident’s rent.
- Environmental impact. 8NW8 utilized environmentally sound, high-density infill building that leveraged existing infrastructure, rehabilitated a project site degraded by the prior occupant (automotive repair facility), utilized on-site recycling during construction, and features a host of energy efficient, environmentally sound residential features.
- Innovative project funding. CCC partnered with the State and the City (including the Portland Development Commission) to develop 8NW8. The project’s Low Income Housing Tax Credits were ultimately purchased by the project lender (US Bank) after the first potential tax credit investor unexpectedly dropped out of the process. CCC also worked with the County to pay an advance lease on another agency-owned building, consolidating funds for CCC’s portion of 8NW8’s capital finances.

“The Turner Prize showcases the leadership required to overcome the many obstacles to building affordable housing,” said Doug Abbey, Prize Chair and Founder of IHP Capital Partners. “Quality,

quantity and affordability, was Don Turner's mantra and the prize is designed to recognize innovation in design, construction, financing, impact on residents' lives and building thriving communities."

"Gentrification in our cities is creating stiff competition for developers of affordable housing," said Harrison Fraker, Dean of the College of Environmental Design Berkeley. "Today we are shining a bright light on Central City Concern as a prime example of what local leaders in the field are accomplishing."

More than 80 entries were received from a wide variety of programs including rural, urban, single room occupancy, renovation, mixed income, and mixed use, rental and ownership. The five finalists were:

- People's Self-Help Housing in Guadalupe, CA
- Public Initiatives Development Corporation in San Francisco, CA
- Mercy Housing California in San Francisco, CA
- New Economics for Women in Canoga Park, CA
- Jonathan Rose Companies in Irvington, NY

"Had he lived, Don would have been passionate about driving his commitment to quality affordable housing to the top of the national political agenda," said Deirdre English, widow of Don Turner. "Since he was taken too soon, his friends and colleagues are fighting the fight without him and he would be incredibly proud of them all."

Jurists for this year's prize were:

- Elinor Bacon, president, ER Bacon Development, LLC in Washington, DC
- David Baker, principal, David Baker + Partners in San Francisco, CA
- John King, urban design and architecture reporter, *San Francisco Chronicle*
- Greg Maher, VP & deputy general counsel, Local Initiatives Support Corporation in New York, NY
- J. Michael Pitchford, president & CEO, Community Preservation & Development Corporation in Washington, DC
- Geoffrey Wooding, AIA, principal, Goody Clancy in Boston, MA

### **About the I. Donald Turner Prize**

Don Turner was a visionary and leader in the affordable housing field who tragically lost his life ten years ago in a humanitarian mission to Bosnia. This new biennale prize was created to commemorate his death and inspire projects that best exemplify his spirit and commitment to affordable housing.

The Turner Prize, a biennale award recognizes successful and innovative affordable housing projects and their leadership teams. The \$50,000 prize was created by colleagues, friends and family of I. Don Turner. The purpose of the prize is to spread Turner's vision and principles by identifying best practices in the field. The Turner Prize is administered by the Center for Community Innovation at the University of California, Berkeley. For more information visit <http://www-iurd.ced.berkeley.edu/cci/turnerprize/index.html>.

### **About the Center for Community Innovation (CCI)**

The Center for Community Innovation works on issues of interest to community clients: revitalizing neighborhoods, developing economic resilience, designing and programming for the public realm, and producing and preserving affordable housing. For more information visit <http://www-iurd.ced.berkeley.edu/cci/index.html>.

**About Central City Concern**

Central City Concern (CCC) is a 501(c)(3) nonprofit created in 1979 with a mission to provide pathways to self sufficiency through active intervention in poverty and homelessness. An innovator and leader in the field, CCC has a nationally recognized continuum of care integrating affordable housing with supportive services. Agency success is reliant upon developing and operating needs-appropriate affordable housing, the only permanent solution to homelessness. CCC operates 1,309 units of housing with new projects that will add 218 units by 2009. The development program is guided by efforts to identify unmet housing needs within the target population, and then to develop high quality, cost effective projects to meet these needs. A secondary focus of the program is on building community inside residential projects and in the neighborhoods where they are located, and on the ability to support residents at every stage of their transition from homelessness to self-sufficiency. For more information visit <http://www.centralcityconcern.org/>

**About SERA Architects**

SERA Architects is a multi-disciplined firm committed to a sustainable approach to problem solving. SERA's staff of 86 offers expertise in integrated architecture, urban design and planning, and interior design. Since the firm's organization in 1968, SERA has been instrumental in the development of Portland's national reputation for livability. SERA has a long history of creating successful, award-winning projects that strive for a sense of beauty, proportion and specificity of place while maintaining functionality and durability over time. For more information visit <http://www.serapdx.com>

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