

C.K. Henry Building

309 SW 4TH AVE., PORTLAND



PROJECT OVERVIEW

The C.K. Henry Building is a six-story, unreinforced masonry building located at SW 4th and Oak in Portland, Oregon. Built in 1909, the building is historically significant for its Chicago School style architecture, its uniquely reflective Tiffany enamelled brick, and its association with Charles K. Henry, an influential developer in early 20th century Portland. The building was added to the National Register of Historic Places in 1982.

Central City Concern (CCC) acquired the property in 1989 and converted it from an office building to 153 units of affordable housing utilizing one of the state's first allocations of Low Income Housing Tax Credits. For the last 30 years, the Henry has offered a zero-barrier housing option and wraparound services to some of Portland's lowest income and most vulnerable residents.

This renovation project, which began in February 2019 and lasted eighteen months, included an extensive seismic retrofit, major systems upgrades, install of Solar PV, sidewalk replacement, and the addition of twenty Single Room Occupancy units. Through a truly integrated and collaborative team effort, this beautifully restored building is now ready to serve Portland's residents for another hundred years.

ABOUT CENTRAL CITY CONCERN

Central City Concern (CCC) serves approximately 14,000 people each year through our mission of providing comprehensive solutions to ending homelessness, including affordable and supportive housing, integrated health care and employment support.

CCC's real estate portfolio includes 2,100 units of housing (including both owned and managed properties) and 220,000 SF of commercial space, including 150,000 SF of health care facilities.

For more information contact Mary-Rain O'Meara, Director of Real Estate Development, at 971-244-5014 or momeara@cccconcern.org.

Updated August 2020

BUILDING PROFILE

Project Type	Seismic Renovation
Total Units	173

FUNDING SOURCES

PHB Tax Increment Financing
Low Income Housing Tax Credits
Historic Tax Credits
Solar Tax Credits
OHCS Gap Preservation Funds
Energy Trust of Oregon Incentives
PGE Renewable Development Funds

DEVELOPMENT COSTS

Construction	\$23,885,921
Development	\$13,144,534
Total	\$37,030,455

PROJECT TEAM

Central City Concern
Portland Housing Bureau
US Bank
Oregon Housing and Community Services
Klosh Group
SERA Architects
Colas Construction
KPF Structural Engineers
Merit Property Group