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Charlotte B. Rutherford Place opens in North Portland: 51 affordable homes; part of the N/NE priority project

PORTLAND, OR: Fifty-one households are returning to the neighborhood they or their family once called home. Central City Concern (CCC), Portland's non-profit serving people impacted by homelessness, poverty and addictions since 1979, opened the second of three buildings in the Housing is Health initiative—a pioneering commitment from local hospitals and health systems in supportive, affordable housing.

Charlotte B. Rutherford Place honors one of Portland's pioneering African American families and their impact on the entire community. The grand opening celebration (6905 N Interstate Ave., Portland) began at 2 p.m. on Tuesday, Dec. 4, in the building's parking lot. The wind was cold but the words were warm. CCC's President and CEO Rachel Solotaroff, MD; Portland Mayor Ted Wheeler; Multnomah County Commission Chair Deborah Kafoury; CareOregon President and CEO Eric Hunter; KeyBank Western Regional Manager Cathy Danigelis; Latricia Tillman from Oregon Housing and Community Services board and the Honorable Charlotte B. Rutherford spoke. New resident Anthony Johnson, who grew up in the neighborhood, cut the ceremonial ribbon. He and his daughter are moving in this week.

"One hundred percent of the residents in Charlotte B. Rutherford Place have family or historical ties to the neighborhood," said Solotaroff. The 51-unit apartment building (34 one-bedroom and 17 two-bedroom units) is part of the City of Portland's N/NE Neighborhood Preference Strategy to address displacement and gentrification in the historic neighborhoods of North and Northeast Portland by prioritizing longtime or displaced residents with ties to the community for new affordable housing opportunities in the area.

Hon. Charlotte B. Rutherford is a community activist and former civil rights attorney, journalist, administrative law judge and entrepreneur. Her grandfather, William Rutherford, ran a barbershop in the Golden West Hotel—now a CCC residential building. Her parents, Otto G. Rutherford and Verdell Burdine, were major figures in Portland's Black civil rights struggle. Her father was president and her mother was secretary of Portland's NAACP chapter in the 1950s, and they played an important role in passing the 1953 Oregon Civil Rights Bill. In her speech, Judge Rutherford recounted helping her mom with the mimeograph machine, and stuffing and stamping envelopes. "We all had a part in passing that bill," she said.

Charlotte B. Rutherford Place major contributors include Key Bank, Portland Housing Bureau, Oregon Housing and Community Services and the Housing is Health coalition of six health organizations: Adventist Health Portland, CareOregon, Kaiser Permanente Northwest, Legacy Health, OHSU and Providence Health & Services Oregon. The design and development team is Home First, the architect is Doug Circosta and the builder is Silco Construction.

Charlotte B. Rutherford Place by the numbers:

The amount of money contributed by each partner:

- Keybank: \$5.14M
- Oregon Housing and Community Services: \$3.5M; \$71K weatherization grant
- Portland Housing Bureau: \$1.56M
- Multnomah County: \$1.24M
- PGE Renewable Development Fund: \$84K solar capabilities grant
- Housing is Health: \$500K



Units in the building:

51 units

- 34 one-bedroom
- 17 two-bedroom

Qualifications:

People with family/historical ties to the neighborhood have first priority. A person/family's percentage of Area Medium Income (AMI) is the second qualifier:

30%- 3 units

50%- 28 units

60%- 20 units

People served:

It depends on how many people move into each unit; maximum occupancy is 187.

Rent is based on AMI:

30% - \$421 and \$497

50%- \$726 and \$864

60%- \$836 and \$977

People are moving in now:

- 100% of new tenants have family/historical ties to the neighborhood
- 36% of households have kids; most of these households are headed by a single parent

The design and development team is Home First, the architect is Doug Circosta and the builder is Silco Construction.