

**October 2, 2020: Sellwood-Moreland Neighborhood -- Multifamily / Townhouse Development Projects in Planning and Permit Process**

See page 2 for keys to Status numbers and Zoning abbreviations

| Status | Owner                                                                 | Address                                                                       | Lot Size | # Units | # parking | Zoning               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|---------|-----------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | Susan J. La Porte (5515 SE Milwaukie)                                 | 5415 / 5425 SE Milwaukie Ave                                                  | 43,560   |         |           | RHdn                 | <b>Oct. 2, 2020: EA completed 2/20/2020.</b> New Early Assist application (12/15/2019): Proposed residential development located primarily, if not exclusively, landward of the River Natural Zone boundary. No info on # of units or building size. Owner believes development will be well landward of the Top of Bank line as it would apply to the site. Applicant is interested in City's comments about location of the Top of Bank and application of Design Guidelines to the project. Also, Lot Confirmation application completed 3/20/2020: applicant is seeking confirmation that parcel addressed 5415 SE Milwaukie is a lot of record to further understand potential for redevelopment of the parcel. |
| 1      | Nuljon, Jon & Gregor, Mirium C.                                       | 8134 SE 6th Ave.                                                              | 3,800    | 25      |           | CM2                  | <b>NEW Oct. 2, 2020: EA completed 7/08/2020.</b> Proposed +/- 25 unit apartment building. Parcel has a circa 1900 single family house.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1      | South Lambert Diamond LLC                                             | 1666 SE Lambert                                                               | 33,541   | 86      | 60        | RM2d had been R1ad   | <b>NEW Oct. 2, 2020: EA completed 8/10/2020.</b> Proposed 86-unit, multi-dwelling project: 40 units in northern building (BUILDING 1) and 46 units in southern building (BUILDING 2); approximately 71,000 sf and 4 stories of living space above one level of parking garage. Units will be studios, one bedroom & two bedroom. Approximately 60, on-site parking spaces.                                                                                                                                                                                                                                                                                                                                           |
| 1      | SFP-F LLC<br>(Attn Property Tax Accounting)                           | 2500 WI/SE Tacoma Street                                                      | 42,203   | 0       | 33        | CEd                  | <b>Oct. 2, 2020: No permit activity. A Public Works Appeal was Approved 3/27/2019, but no detailed information.</b> Early Assistance, completed Jan. 2018, for proposed two commercial pad buildings, 33 vehicular parking stalls, landscaping, and ped walkways/plazas. Two accesses to SE Tacoma St., one with full ingress/egress, the other with drive-through egress only. <b>No residential use.</b>                                                                                                                                                                                                                                                                                                           |
| 2      | Owner name not listed as parcel is in Clackamas County                | 629 SE St. Andrews Drive                                                      | 19,410   | 1       |           |                      | <b>NEW: Oct. 2, 2020: Application for an adjustment (Type 2 Procedure) is incomplete as of 9/18/2020.</b> Request adjustment to rear setback to 8-ft. instead of 10-ft. for proposed addition to and conversion of existing single car garage (with shop space above) to a single car garage with ADU above.                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2      | Portland Memorial Inc.                                                | 6705 SE 14th Ave                                                              |          | 0       |           | R5a                  | <b>Oct. 2, 2020: Conditional Use Review -- Approved with Conditions; decision rendered 7/17/2020.</b> Application made 12/22/2019 for Land Use Review (Type 3 procedure): proposed lot conformation and 2 property line adjustments in order to remove lot 1700 and an area, approximately 1.8 acres in size, from northern portion of site from the Conditional Use approval associated with the funeral home and mausoleum; and, to construct a new parking lot with about 21 spaces.                                                                                                                                                                                                                              |
| 2      | Portland Houseworks, LLC                                              | 1734 SE Umatilla                                                              | 5,000    | 4       |           | RM1d (not R2ad)      | <b>Oct. 3, 2020: Approved Preliminary Plan for a 2 parcel partition (issued 4/29/2020) and subject to conditions.</b> Partition creates two, 25-ft. wide parcels, each planned for a single family dwelling and an ADU.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2      | RMAK CAPITAL GROUP LLC                                                | 5210 SE 18th (lot separated from 5145 SE McLoughlin)                          | 19,035   | 19      | 0         | CEd                  | <b>Oct. 2, 2020: Permits Under Review (latest 8/26/2020).</b> Original submittal for the 19-unit apartment building was made 1/24/2020. Project is a 3-story, 19-unit apartment building to be located on the southern third of the parcel. (An original tax lot, 50 ft. wide & approximately 113 ft. deep with frontage on SE 18th, was separated from the larger tract; completed 10/17/2019.)                                                                                                                                                                                                                                                                                                                     |
| 2      | Robertson, Christopher and Jennifer                                   | 5316 SE 18th                                                                  | 5,000    | 8       |           | RM2 (not R1d)        | <b>Oct. 2, 2020: Design Review finalized and recorded 10/02/2019.</b> Project is a 2-story, 8-unit apartment building. No other permits filed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3      | Chitwood, Kenneth & Holder, Traci                                     | 8120 SE 11th Avenue                                                           | 5,000    | 19      | 0         | CM2d (MU-N)          | <b>NEW Oct. 2, 2020: Construction permits are Under Review (latest activity 10/01/2020);</b> first submitted Feb. 2020. Project is a NEW, 3-STORY 19 UNIT APARTMENT BUILDING; NO OFF STREET PARKING. The demo permit, set up 8/18/2020 is Under Review to demolish the 1902 house. Applicant is Anamic Construction which is the owner parcel adjacent to the south (8134 SE 11th) which also is planned for a 19-unit apartment building. DEMO IS NOT SUBJECT TO 35-DAY DELAY BECAUSE OF COMMERCIAL ZONING.                                                                                                                                                                                                         |
| 3      | Nehalem 13 LLC                                                        | 8005 SE 13th Ave                                                              | 5,000    | 19      | 0         | CM2dm (MU-N)         | <b>Oct. 2, 2020: Permits Under Review (latest 9/28/2020). Modifications Approved 5/19/2020. Permit to demo existing structure issued 3/16/2020.</b> Neighborhood Contact meeting held Jan. 8, 2020: proposed project is a 3-story, mixed-use building (total of 19 apartments; retail on first floor). Dec. 1, 2019: Application for Type II, Design Review with Modifications to Transit Street Multi-Dwelling Main Entry Location (33.130.242.C.1&3) and to Vertically Hung Bicycle Rack Spacing (33.266.220.C.3.b). The single family residential structure (circa 1892), to be demolished; issued 3/16/2020. DEMO IS NOT SUBJECT TO 35-DAY DELAY BECAUSE OF COMMERCIAL ZONING.                                   |
| 3      | CONSOLIDATED LAND & CATTLE LLC (was Tenth Church of Christ Scientist) | 1724 SE Ramona (this was 5736 SE 17th Ave, the church building & parking lot) | 52,272   | 23      | 23        | R1d west & R1ad east | <b>Oct. 2, 2020: Permits are Under Review for townhomes (latest 9/21/2020).</b> Demolition Final Inspection approved 9/03/2020. Preliminary subdivision plat approved 5/26/2019 for 23 townhomes, each with a garage. Access to most units is from new public street, SE Ramona, between SE 17th and SE 18th. Units in north portion of subdivision use private drive.                                                                                                                                                                                                                                                                                                                                               |
| 3      | Mark Radford, PC PSMPP                                                | 1065 SE Ochoco                                                                | 2,901    | 4       | 4         | R5a                  | <b>Oct. 2, 2020: Permits are Under Review (latest activity 9/01/2020).</b> Project is two townhomes on separate lots, each with attached ADU. <b>(AUG. 23, 2020 update had shown no permit activity since Early Assist / Public works inquiry (Nov. 4, 2018) about potential requirement for half street improvements and with proposed construction of 2 units. Request to waive requirements was approved 4/02/2020.)</b>                                                                                                                                                                                                                                                                                          |
| 3      | Joseph Bradford                                                       | 8120 SE 6th Ave.                                                              | 5,000    | 31      |           | CM2                  | <b>NEW Oct. 2, 2020: Construction Permits are Under Review (latest 8/24/2020).</b> Project is a 31 unit, 4-story, mixed-use building. Demo permit to raze the 1895 house is UNDER REVIEW (latest activity 9/24/2020); permit states it is to retain the basement for a future residence. DEMO IS NOT SUBJECT TO 35-DAY DELAY BECAUSE OF COMMERCIAL ZONING.                                                                                                                                                                                                                                                                                                                                                           |

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| Status                                                                   | Owner                                                    | Address                                                 | Lot Size | # Units    | # parking  | Zoning         | Description                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|----------|------------|------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3                                                                        | Anamic Construction                                      | 8134 SE 11th Ave.<br>(or, 1111 SE Tenino)               | 5,000    | 19         |            | CM2d<br>(MU-N) | <b>Oct. 2, 2020: Permits are still Under Review (latest 9/14/2020).</b> Project is a 3-story, 19-unit apartment building. The Demolition permit is Under Review to raze the existing 1898 single family home; latest activity 8/18/2020). DEMO IS NOT SUBJECT TO 35-DAY DELAY BECAUSE OF COMMERCIAL ZONING.                                                                                                                            |
| 3                                                                        | Bridger, Glenn & Karen                                   | 5270 SE 18th (was 5308)                                 | 4,792    | 16         |            | R1d            | <b>Oct. 2, 2020: Permits are UNDER REVIEW (latest 4/23/2020)</b> Design Review approval recorded 9/29/2019. Project is a 3-story, 16-unit apartment building. (original plan had 17 units)                                                                                                                                                                                                                                             |
| 3                                                                        | Sellwood Norm Building LLC                               | 527 SE Spokane                                          | 5,000    | 6          | 0          | R1d            | <b>Oct. 2, 2020: Permits are UNDER REVIEW (latest 10/22/2019)</b> Project is a 3-story, 6 unit apartment building with no parking.                                                                                                                                                                                                                                                                                                     |
| 3                                                                        | Jetter, Anna                                             | 1650 SE Spokane (was 1654 SE Spokane)                   | 7,500    | 27         | 0          | CM2d           | <b>Oct. 2, 2020: Permits are Under Review (latest 7/21/2020).</b> Project is a 4-story, 27-unit apartment building.                                                                                                                                                                                                                                                                                                                    |
| 3                                                                        | Dewall, Stacy                                            | 1660 SE Spokane (was 1662 SE Spokane)                   | 5,000    | 27         | 0          | CM2d           | <b>Oct. 2, 2020: Permits are still Under Review (latest 5/14/2020).</b> Project is a 4-story, 27-unit apartment building.                                                                                                                                                                                                                                                                                                              |
| 3                                                                        | ESJ PROPERTIES LLC & BENSON, JANET L % JETER, ANNA M     | 1235 SE Lambert<br>(was 1221-1223 SE Lambert)           | 5,000    | 15         | 0          | CM2dm          | <b>Oct. 2, 2020: Permits are still Under Review (latest 10/22/2019).</b> Project is a 3-story, 15-unit apartment building.                                                                                                                                                                                                                                                                                                             |
| 3                                                                        | Janet Benson                                             | 626 (660) SE Spokane                                    | 5,000    | 12         | 0          | CM2d           | <b>Oct. 2, 2020: Permits are still Under Review (latest 2/25/2020). Demolition permit expired (was issued 7/23/2019).</b> Project is a 2-story, 12-unit apartment building.                                                                                                                                                                                                                                                            |
| 4                                                                        | K&C Custom Homes LLC                                     | 1122 SE Tenino (was 1124)                               | 5,000    | 3          | 3          | R2ad           | <b>Oct. 2, 2020: Construction is Under Inspection (10/01/2020).</b> 3 townhomes on 5,000 sq. ft. lot.                                                                                                                                                                                                                                                                                                                                  |
| 4                                                                        | Kehoe Northwest Properties LLC (Portland Memorial, Inc.) | now 1406 SE Glenwood (not 1405)<br>(6705 W/ SE 14th)    | 20,000   | 9          | 9          | R2ad           | <b>Oct. 2, 2020: Construction (site prep) is Under Inspection; latest activity 9/14/2020. Permits were APPROVED TO ISSUE Jan. 2020.</b> Permits were Under Review (11/20/2019) for 9 townhomes. Adjustment approved to reduce setback along west lot line on SE 14th due to PBOT requirement to dedicate 5 feet to public right-of-way. Also, requested adjustment to the "master plan" boundary of the Portland Memorial development. |
| 4                                                                        | Greenworks Contractors, LLC                              | 1144 and 1204 SE Tenino                                 | 10,000   | 4          |            | R2ad           | <b>Oct. 2, 2020: Construction is Under Inspection.</b> (Sept. 4, 2020). Project is to complete additions to the existing, single family dwellings and construct an ADU on each lot.                                                                                                                                                                                                                                                    |
| 4                                                                        | Southeast Portland Investors LLC                         | 5205 & 5209 SE 18th Avenue                              | 10,000   | 59         | 13         | RHd            | <b>Oct. 2, 2020: Construction permits ISSUED 12/20/2019; latest activity 9/29/2020.</b> Project is a 6-story, 59-unit apartment building with 13 ground floor parking spaces.                                                                                                                                                                                                                                                          |
| 4                                                                        | UDG - Sackoff                                            | 1717 & 1725 SE Tenino St.<br>(formerly Mike's Drive-in) | 15,000   | 91         | 19         | CM2dm          | <b>Oct. 2, 2020: Construction is Under Inspection</b> (latest activity 10/01/2020). Project is a 4-story, 91-unit apartment building with 19 onsite parking spaces. The 18 affordable units that would have been required here were transferred to the project at 1645 SE Nehalem.                                                                                                                                                     |
| 4                                                                        | UDG - Sackoff (David Mullens)                            | 1645 SE Nehalem St.<br>(formerly Sky Heating)           | 11,076   | 75         | 0          | CM2d           | <b>Oct. 2, 2020. Permits are Under Review, including the increase to 75 units; latest activity 10/02/2020.</b> Project started as 4-story, 63-unit apartment building, but the "Value Added" permit increased project to 5 stories with 75 units. Per David Mullens, no more than 30 units will be "market rate;" the rest will be affordable housing, so on-site parking is not required.                                             |
| <b>NUMBER OF UNITS and PARKING SPACES IN PLANNING AND PERMIT PROCESS</b> |                                                          |                                                         |          | <b>602</b> | <b>164</b> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| STATUS     |                                           |
|------------|-------------------------------------------|
| <b>1</b>   | Early Assistance for proposed project     |
| <b>2</b>   | Land Use Review (partitions; adjustments) |
| <b>3-d</b> | Demolition Permit                         |
| <b>3</b>   | Construction Permit Review                |
| <b>4</b>   | Under Construction                        |

| ZONING DISTRICTS                                                                                                   |                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>CEd</b> - Commercial Employment; Design overlay                                                                 | <b>R2.5ad</b> - Attached Residential; Alternative Design Density and Design overlays.               |
| <b>CM1d</b> - Commercial Mixed Use 1 (small-scale, commercial/residential); Design overlay                         | <b>R5a</b> - Single Family, 5,000 SF lots; Alternative Design Density overlay                       |
| <b>CM1dm</b> - Commercial Mixed Use 1; Design and Centers Main Street overlays                                     | <b>R5as</b> - Single Family, 5,000 SF lots; Alternative Design Density and Scenic Resource overlays |
| <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                        | <b>RHd</b> - High Density Residential; Design overlay                                               |
| <b>CM2dm</b> - Commercial Mixed Use 2; Design and Centers Main Street overlays                                     | <b>RHdn</b> - High Density Residential; Design and River Natural overlays.                          |
| <b>R1d</b> - Medium Density Multi-Dwelling; Design overlay                                                         |                                                                                                     |
| <b>R1ad</b> - Medium Density Multi-Dwelling; Alternative Design Density and Design overlays                        |                                                                                                     |
| <b>R2ad</b> - Low Density Multi-Dwelling; Alternative Design Density and Design overlays                           |                                                                                                     |
| <b>R2adp</b> - Low Density Multi-Dwelling; Alternative Design Density, Design, & Environmental Protection overlays |                                                                                                     |

**October 2, 2020: Sellwood-Moreland Neighborhood -- Completed Multifamily Housing Projects by Year Built**

| Year | Name/Owner                                            | Address                                                                | Lot Size | # Units | # Parking | Zoning                                                                                                                 |
|------|-------------------------------------------------------|------------------------------------------------------------------------|----------|---------|-----------|------------------------------------------------------------------------------------------------------------------------|
| 2020 | Tacoma Commons LLC                                    | 2000 & 2006 SE Tacoma St.                                              | 10,000   | 12      | 9         | <b>R1d</b> -Medium Density Multi-Dwelling                                                                              |
| 2020 | <b>Studio Pointe</b> / ELLIS Apartments LLC           | 5603 (or 5605) SE Milwaukie St. @ Ellis                                | 3,080    | 30      | 0         | <b>CM1d</b> - Commercial Mixed Use 1 (small-scale, commercial/residential); Design overlay                             |
| 2020 | <b>Enclave 54</b> / Milwaukie Apartments LLC          | 5434 SE Milwaukie Ave.                                                 | 3,900    | 28      | 0         | <b>RHd</b> - High Density Residential; Design overlay                                                                  |
| 2020 | <b>Harold Condominium Association</b>                 | 2019, 2027, 2029 SE Harold St.                                         | 5,949    | 4       | 2         | <b>R1d</b> -Medium Density Multi-Dwelling                                                                              |
| 2020 | <b>The Katniss</b> / Sellwood Mixed-Use LLC           | 7807 SE 13th Ave.                                                      | 10,000   | 30      | 7         | <b>CM2dm</b> - Commercial Mixed Use 2; Design and Centers Main Street overlays                                         |
| 2020 | Alpina Properties LLC                                 | 1627 SE Reedway St.                                                    | 5,000    | 12      |           | <b>R2.5ad</b> - Attached Residential; Alternative Design Density and Design overlays.                                  |
| 2020 | Alpina Properties LLC                                 | 5377 SE 18th Ave.<br>(was 1731 SE Insley)                              | 5,000    | 12      |           | <b>R1d</b> -Medium Density Multi-Dwelling                                                                              |
| 2019 | Alpina Properties development                         | 1624 SE Insley Street                                                  | 5,000    | 12      | 0         | <b>R1d</b> -Medium Density Multi-Dwelling                                                                              |
| 2019 | <b>Yukon Flats</b><br>David Mullens                   | 5965 SE Millwaukie Ave. @ Yukon                                        | 8,500    | 54      | 0         | <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                            |
| 2019 | <b>The Meeting House</b><br>NBP 7119 SE MILWAUKIE LLC | 7119 SE Milwaukie                                                      | 1.31 ac. | 232     | 100       | <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                            |
| 2019 | <b>The Wheelhouse</b><br>Joe Bradford                 | 8130 SE 6th Avenue                                                     | 5,000    | 29      | 0         | <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                            |
| 2019 | <b>Crescent Custom Homes</b>                          | 2216 SE Lambert St.                                                    | 13,939   | 5       | 5         | <b>R2ad and R2adp</b> -<br>Low Density Residential                                                                     |
| 2019 | <b>WAK LLC</b>                                        | 8324 - 8334 WI/ SE 17th Ave.                                           | 5,000    | 12      | 0         | <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                            |
| 2019 | <b>Ternium Apartments, Wak LLC</b>                    | 1610 SE Tacoma St.                                                     | 5,000    | 12      | 0         | <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                            |
| 2019 | <b>Holm Apartments, LCHS Enterprises</b>              | 8220 & 8222 SE 6th Ave.                                                | 21,600   | 119     | 40        | <b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay                            |
| 2018 | Yellow Submarine LLC                                  | 1278 SE Marion St.                                                     | 10,000   | 24      | 12        | <b>CM1</b> - Commercial Mixed Use 1                                                                                    |
| 2018 | Maurice & Catherine Unis                              | 7780 SE 21st Avenue                                                    | 7,586    | 2       | 4         | <b>R5a</b> - Single Family, 5,000 SF lots; Alternative Design Density overlay                                          |
| 2018 | DEZ Development                                       | 8188 SE 19th                                                           | 5,000    | 6       | 5         | <b>R1d</b> -Medium Density Multi-Dwelling                                                                              |
| 2018 | NW Properties LLC                                     | 5350 SE 18th Ave. @ Insley                                             | 5,000    | 18      | 0         | <b>RHd</b> - High Density Residential; Design overlay                                                                  |
| 2018 | Rusth Miles                                           | 5505 SE 17th Avenue                                                    | 6,290    | 6       | 0         | <b>RHd</b> - High Density Residential; Design overlay                                                                  |
| 2018 | Benjamin S. McInnis                                   | 5624 SE 22nd Avenue                                                    | 5,000    | 15      | 0         | <b>RHd</b> - High Density Residential; Design overlay                                                                  |
| 2018 | Guymon D. Ben & Guymon, Kathryn TR                    | 8100 / 8102 SE 21st Ave.                                               | 5,000    | 2       | 2         | <b>R2acd</b> - Low Density Multi-Dwelling; Alternative Design Density, Environmental Conservation, and Design overlays |
| 2018 | Benjamin McInnis                                      | 7510 SE Milwaukie Ave.                                                 | 10,000   | 30      | 0         | <b>CM</b> - Mixed Commercial/ Residential                                                                              |
| 2018 | 1611 Bybee Investors LLC                              | 1611 SE Bybee                                                          | 5,000    | 1       | 0         | <b>CS</b> - Storefront Commercial                                                                                      |
| 2017 | <b>Claybourne Commons</b>                             | 1602-1612 SE Claybourne; 1603-1623 SE Glenwood; 6630-6640 SE 16th Ave. | 20,000   | 20      | 20        | <b>CS</b> - Storefront Commercial                                                                                      |

**October 2, 2020: Sellwood-Moreland Neighborhood -- Completed Multifamily Housing Projects by Year Built**

| Year                                                  | Name/Owner                                               | Address                                           | Lot Size | # Units      | # Parking  | Zoning                                     |
|-------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------|----------|--------------|------------|--------------------------------------------|
| 2017                                                  | <b>Moreland Rose Apartments</b><br>Milwaukie Avenue LLC  | 7625 & 7627 SE Milwaukie Ave.                     | 5,250    | 13           | 0          | <b>CS</b> - Storefront Commercial          |
| 2017                                                  | <b>Eastbank Quarters</b><br>Elliott Properties Inc.      | 686 SE Spokane St.                                | 5,000    | 12           | 0          | <b>CS</b> - Storefront Commercial          |
| 2017                                                  | Elliott Properties, Inc.                                 | 924 / 926 SE Tacoma St.                           | 5,000    | 3            | 0          | <b>R2</b> - Low Density Residential        |
| 2016                                                  | <b>Springwater Flats</b>                                 | 1685 SE Umatilla St.                              | 15,000   | 69           | 21         | <b>CS</b> - Storefront Commercial          |
| 2016                                                  | <b>Galaxie Apartments</b><br>Joe Bradford                | 7400 SE Milwaukie Avenue                          | 19,000   | 76           | 25         | <b>CM</b> - Mixed Commercial/Residential   |
| 2016                                                  | <b>Morgan Apartments</b><br>Yoshida Real Estate Holdings | 1640 SE Tacoma Street (previously 1650 SE Tacoma) | 9,650    | 44           | 13         | <b>CM</b> - Mixed Commercial/Residential   |
| 2016                                                  | <b>Lambert Lofts</b><br>Vic Remmers                      | 1313 SE Lambert Street                            | 5,000    | 19           | 0          | <b>CS</b> - Storefront Commercial          |
| 2015                                                  | <b>Spokane 13 Apartments</b><br>Vic Remmers              | 1313 SE Spokane St.                               | 10,000   | 30           | 0          | <b>CS</b> - Storefront Commercial          |
| 2015                                                  | <b>The Moreland Apartments</b><br>SE Harold LLC          | 1650 SE Harold Street                             | 6,250    | 14           | 0          | <b>RH</b> - High Density Residential       |
| 2015                                                  | <b>Harold Apartments</b>                                 | 5450 / 5490 SE Milwaukie                          | 4,228    | 11           | 0          | <b>RH</b> - High Density Residential       |
| 2014                                                  | <b>Moreland Crossing Apartments</b>                      | 8150 SE 23rd Ave.                                 | 34,066   | 68           | 45         | <b>R1d</b> - Medium Density Multi-Dwelling |
| 2014                                                  | <b>The Madison @ Sellwood</b>                            | 1315 SE Umatilla Street                           | 10,000   | 21           | 21         | <b>CS</b> - Storefront Commercial          |
| 2014                                                  | <b>Spokane</b><br>Chaney Chaney & Peterson LLC           | 610 SE Spokane Street                             | 5,000    | 12           | 0          | <b>CS</b> - Storefront Commercial          |
| 2014                                                  | Choi Cliff & Choi, Luana %Tangent Property Mgmt          | 8072 / 8074 SE 6th Ave.                           | 5,000    | 11           | 0          | <b>CS</b> - Storefront Commercial          |
| 2014                                                  | Double Springs LLC                                       | 8624 / 8636 SE 17th Ave.                          | 5,000    | 4            | 0          | <b>CS</b> - Storefront Commercial          |
| 2013                                                  | <b>Sellwood Apartments</b><br>Van Zile Apts LLC          | 1721 SE Tacoma Street                             | 10,000   | 46           | 0          | <b>CS</b> - Storefront Commercial          |
| 2013                                                  | <b>Velo / WN Velo, LLC</b>                               | 7339 SE Milwaukie St.                             | 5,279    | 14           | 0          | <b>CM</b> - Mixed Commercial/ Residential  |
| <b>NUMBER OF COMPLETED UNITS &amp; PARKING SPACES</b> |                                                          |                                                   |          | <b>1,194</b> | <b>331</b> |                                            |