



Metro Affordable Housing Bond – Notice of Funding Availability (NOFA) 2020

Aloha Project

Sponsor: BRIDGE Housing Corporation

Address: 3575 SW 174th Ave. Aloha

Project Overview

The Aloha Project site is 1.11 acres located within the Aloha area of unincorporated Washington County. BRIDGE Housing Corporation is the largest nonprofit developer of affordable and workforce housing on the West Coast and has participated in the development of 17,000 housing units throughout California, Oregon, and Washington. BRIDGE brings a 35-year track record of building high-quality affordable and mixed-income housing together with local partners. This project provide the opportunity for in-fill development well-located near high-frequency transit, parks, schools and jobs.



Project Type: New Construction (82 units)

Service Partners: Hacienda CDC

Total Cost: \$27,853,500

Metro Bond Proposed Award: \$10,230,000

Leveraged Funds: \$17,623,500

Target Population: Individuals and Families

M/W/DBE/ESB Contracting: 30% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	PSH Units
30% MFI	7	24	2	---	33	---
60% MFI	---	---	49**	----	49	---
TOTAL	7	24	51	----	82	---

** All numbers represent current estimates and are subject to change during the development process.*

*** Includes manager's unit.*

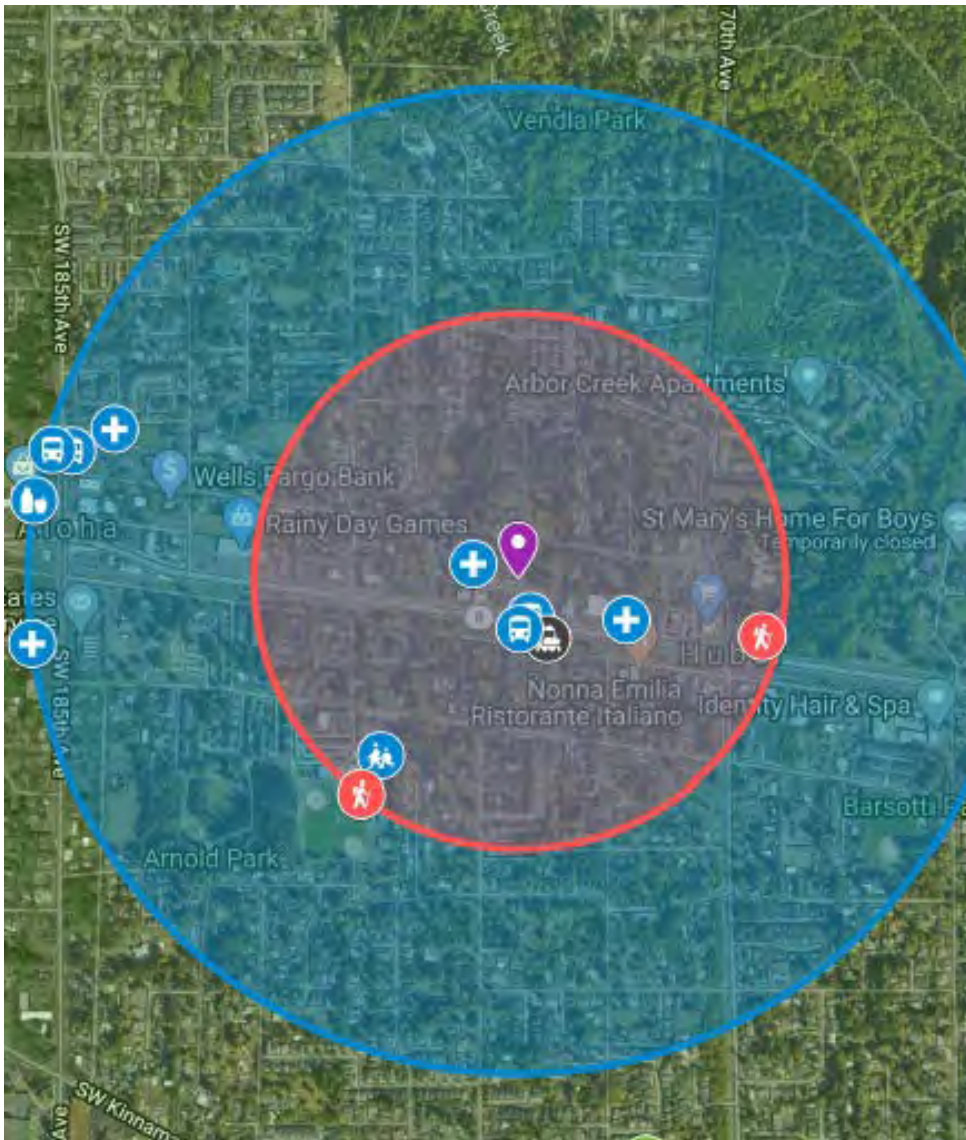
Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDA
Yes – incentives and good geographic dispersal	Some concentration of low-income households	Yes – site is available and at low cost	Yes – Scott Edwards Architecture	Yes – on a high frequency bus line	No	Yes - SADDA

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: TriMet line 57 bus stop 300 feet away, Tualatin Hills Nature Park 0.5 miles away, Kinnaman Elementary School, Mountain View Middle School and Aloha High School each approximately 1.3 miles away, Fred Meyer 2.6 miles away.





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Basalt Creek Project

Sponsor: Community Partners for Affordable Housing (CPAH) **Address:** 23500 SW Boones Ferry Rd. Tualatin

Project Overview

The Basalt Creek site is 4.66 acres located within the Basalt Creek area of unincorporated Washington County located at 23500 and 23550 SW Boones Ferry Rd. Community Partners for Affordable Housing (CPAH), a nonprofit developer based in the County and a designated tier one Community Housing Development Organization (CHDO), purchased the site in early 2020. The site is the only land within the Basalt Creek area zoned for multifamily development in the Basalt Creek Comprehensive Plan. Based on the Comprehensive Plan and work completed to produce the plan, the Basalt Creek area is primed for development, connecting the cities of Tualatin and Wilsonville and straddling the southern border of Washington and Clackamas Counties. The Basalt Creek project will consist of three newly constructed, nearly identical three-story apartment buildings and one community building.



Project Type: New Construction (116 units)

Service Partners: Community Action, Centro Cultural

Total Cost: \$43,583,824

Metro Bond Proposed Award: \$14,320,000

Leveraged Funds: \$29,263,824

Target Population: Individuals and Families

M/W/DBE/ESB Contracting: 25% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	PSH Units
30% MFI	---	26	15	6	47	8
60% MFI	---	30	27	12	69	---
TOTAL	---	56	42	18	116	8

** All numbers represent current estimates and are subject to change during the development process.*

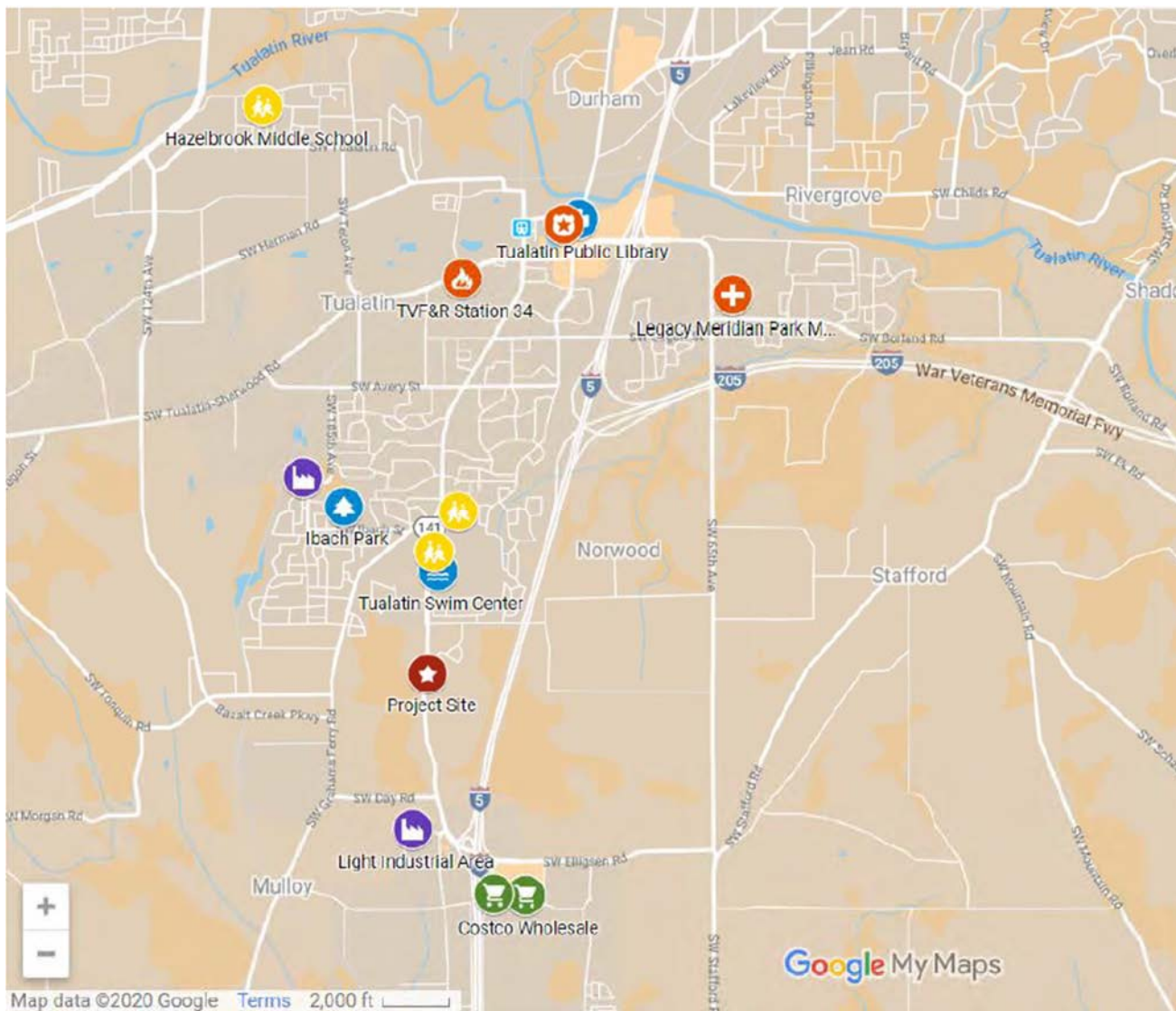
Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDA
Partially – no incentives but good geographic dispersal	Not located in a concentrated area of poverty	Yes – site is available and at low cost	Yes – LMC construction, Carleton Hart Architecture	Partially – on a bus line but not frequent service	Likely to be a high opportunity area in the future	Yes - SADDA

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: Tualatin High School 0.6 miles away, Ibach Park 1.2 miles away, Target 1.5 miles away, Fred Meyer 2.6 miles away, TriMet line 96 bus stop 0.25 miles away





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Forest Grove Family Housing Project

Sponsor: DCM Communities & Housing Authority of Washington County

Address: 2525 A Street Forest Grove

Project Overview

The Forest Grove Family Housing Project site is 1.36 acres located within the city of Forest Grove. The team is led by DCM Communities, who owns the site and will act as the Developer and Sponsor for the project. DCM will provide turn-key development services to The Housing Authority of Washington County (HAWC), who will be the eventual owner of the development. This project provides the opportunity for family housing in a walkable neighborhood near parks and schools. The team will be ready to close on construction financing before year end 2020 with project completion anticipated before the end of 2021.



Project Type: New Construction (36 units)

Service Partners: Bienestar, Sequoia Mental Health, LatinoBuilt

Total Cost: \$10,994,346

Metro Bond Proposed Award: \$3,792,088

Leveraged Funds: \$7,202,258

Target Population: Individuals and Families

M/W/DBE/ESB Contracting: 35% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	PSH Units
30% MFI	---	4	4	---	8	8
60% MFI	---	2	20	6	28	---
TOTAL	---	6	24	6	36	8

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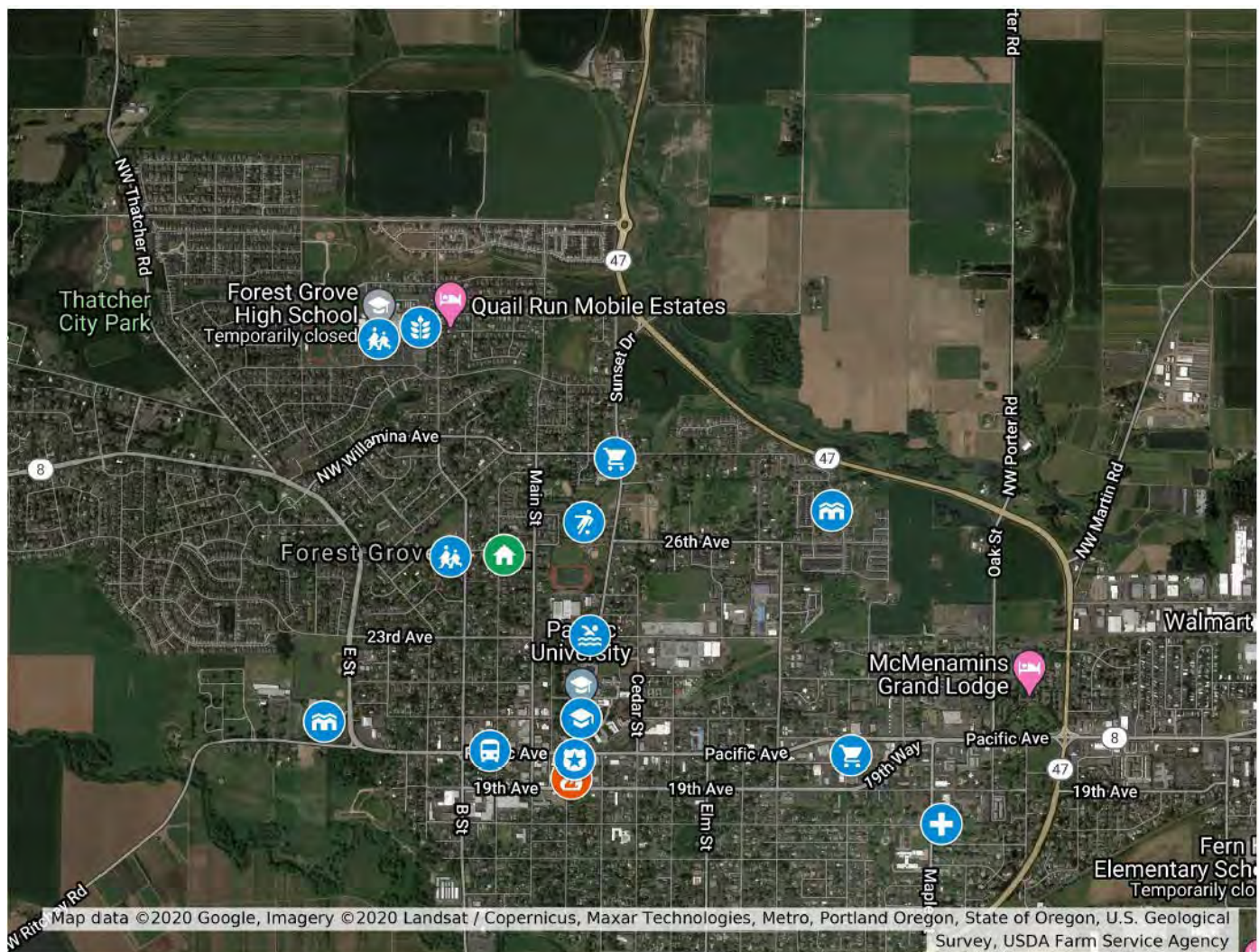
Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDA
Yes – incentives and good geographic dispersal	Not located in concentration of poverty area	Yes – site is owned by developer	Yes – Carleton Hart Architecture and LMC Construction	Some – less than 1 mile from high frequency line	No	Yes - SADDA

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: Harvey Clarke Elementary School 0.1 miles away, Lincoln Park 0.3 miles away, TriMet line 57 bus stop 0.7 miles away, Forest Grove Library 1.0 miles away, Safeway 1.5 miles away.





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Plaza Los Amigos Project

Sponsor: Bienestar & REACH CDC (co-sponsors)

Address: 2000 N Davis St. Cornelius

Project Overview

The Plaza Los Amigos Project site is a 9.98 acre site adjacent to an existing shopping center. The project will be delivered through an innovative collaboration of REACH and Bienestar, two experienced affordable housing developers serving Washington County. REACH will leverage its financial and development capacity and Bienestar will own and operate the project once it is completed. Bienestar currently houses 509 families within its 12 affordable housing properties and provides bilingual wrap-around residents services to its residents. REACH is one of the region's largest affordable housing developers and a national leader in affordable green building. This project provides housing well-located near transit, shopping, services, parks and schools.



Project Type: New Construction (113 units)

Service Partners: Sequoia Mental Health Services, LatinoBuilt

Total Cost: \$39,208,808

Metro Bond Proposed Award: \$12,830,000

Leveraged Funds: \$26,378,808

Target Population: Individuals and Families (low-income Latinx and other disadvantaged populations)

M/W/DBE/ESB Contracting: 35% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	PSH Units
30% MFI	---	22	4	---	26	16
60% MFI	---	18	57**	12	87	---
TOTAL	---	40	61	12	113	16

** All numbers represent current estimates and are subject to change during the development process.*

*** Includes manager's unit.*

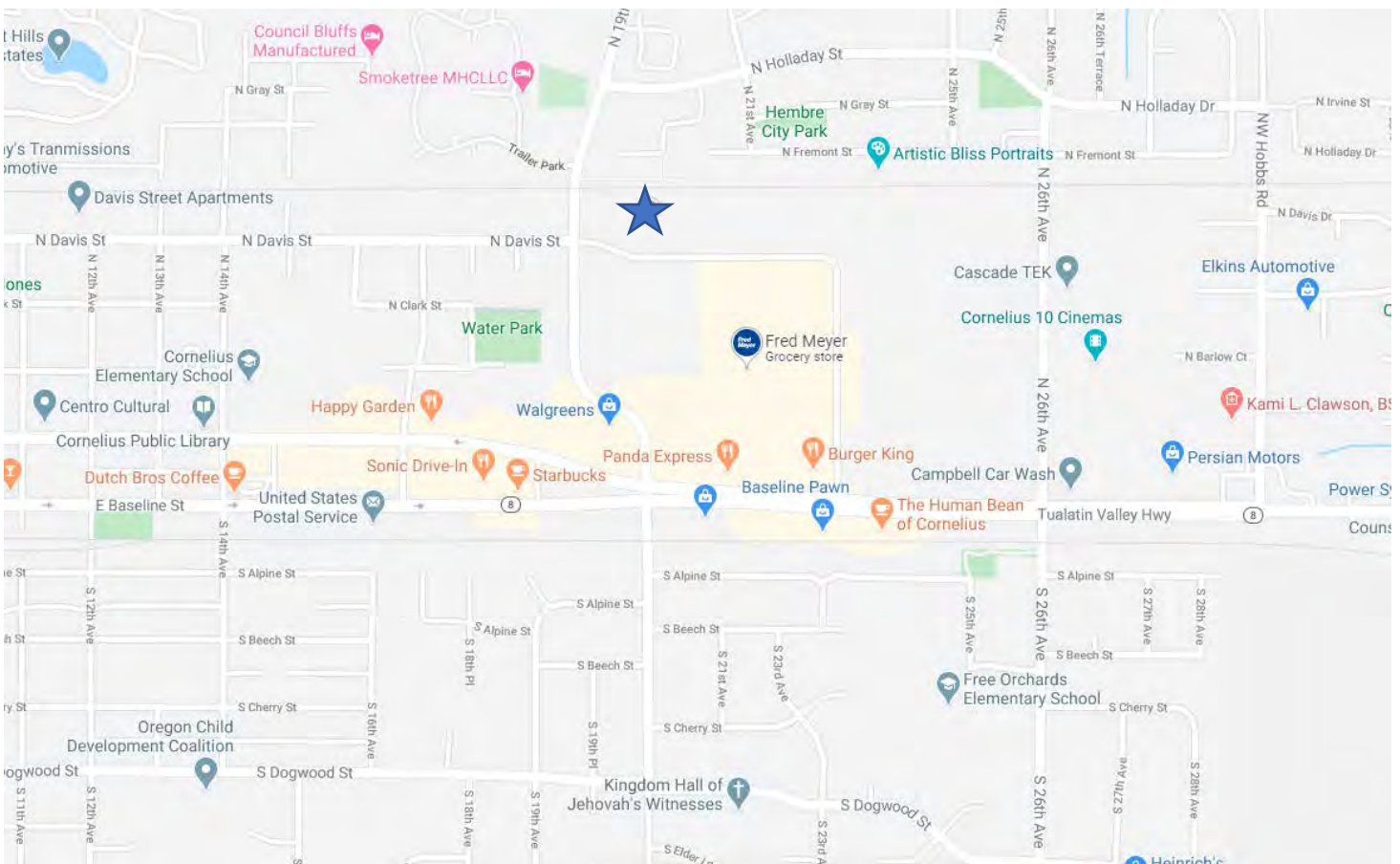
Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDA
Some – good dispersal	Not located in concentration of poverty area	Yes – land is available and well-priced	Yes – Ankrom Moisan Architecture and LMC Construction	Yes – on high frequency bus line	No	No

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: Fred Meyer 500 feet away, TriMet line 57 bus stop (high frequency) 1,000 feet away, Cornelius Dog Park and Water Park 0.2 miles away, Cornelius Elementary School 0.4 miles away.





Metro Affordable Housing Bond – Collaboration with City of Beaverton 2020

South Cooper Mountain Project

Sponsor: BRIDGE Housing Corporation

Address: SW 172nd & SW Goldcrest Lane

Project Overview

The South Cooper Mountain Project site is 2.15 acres located in the South Cooper Mountain area of Beaverton. BRIDGE Housing Corporation is the largest nonprofit developer of affordable and workforce housing on the West Coast and has participated in the development of 17,000 housing units throughout California, Oregon, and Washington. BRIDGE brings a 35-year track record of building high-quality affordable and mixed-income housing together with local partners. This project provides a variety of housing units in a high opportunity area nearby Mountainside High School.



Project Type: New Construction (75 units)

Service Partners: Hacienda CDC

Total Cost: \$28,142,095

Metro Bond Proposed Award: \$8,700,000

Leveraged Funds: \$19,442,095

Target Population: Individuals and Families

M/W/DBE/ESB Contracting: 30% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	PSH Units
30% MFI	---	8	4	2	14	---
60% MFI	---	21	35	5**	61	---
TOTAL	---	29	39	7	75	---

** All numbers represent current estimates and are subject to change during the development process.*

*** Includes manager's unit.*

Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDA
Yes – investment from City, good dispersal	Not located in a concentrated area of poverty	Yes – site is under contract	Yes – LMC Construction, Hacienda CDC, Salazar Architects	Partially – on a bus line but not frequent service	Yes – only one additional affordable housing project in area	Yes - SADDA

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: Mountainside High School 915 feet away, Cooper Mountain Nature Park 1.1 miles away, Safeway 1.34 miles away, Progress Ridge Shopping Center 1.09 miles away, TriMet line 62 bus stop 1.5 miles away





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Terrace Glen Project

Sponsor: Related NW

Address: 9640 SW Greenburg Rd. Tigard

Project Overview

The Terrace Glen Project site is a 2.88 acre site adjacent to an existing shopping center. Related has acquired and developed affordable communities along the West Coast for more than 25 years, completing more than 14,000 units of affordable housing. Related NW is continuing with the tradition of partnering with local organizations and jurisdictions to deliver high-quality affordable housing for low-income individuals and families. On this project, Related NW has proposed a partnership with the Housing Authority of Washington County (HAWC) for HAWC to serve as a Special Limited Partner, increasing cost efficiency of the project. This project provides housing for a variety of household sizes and is the only proposed project with 4-bedroom units.



Project Type: New Construction (144 units)

Service Partners: Home Plate Youth Services, Immigrant Refugee Community Organization (IRCO), EngAGE

Total Cost: \$48,389,878

Metro Bond Proposed Award: \$17,484,000

Leveraged Funds: \$30,905,878

Target Population: Individuals and Families

M/W/DBE/ESB Contracting: 20% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3-4 Bedroom	Total	PSH Units
30% MFI	12	12	12	7	43	3
60% MFI	24	23	46**	8	101	---
TOTAL	36	35	58	15	144	3

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*** Includes manager's unit.*

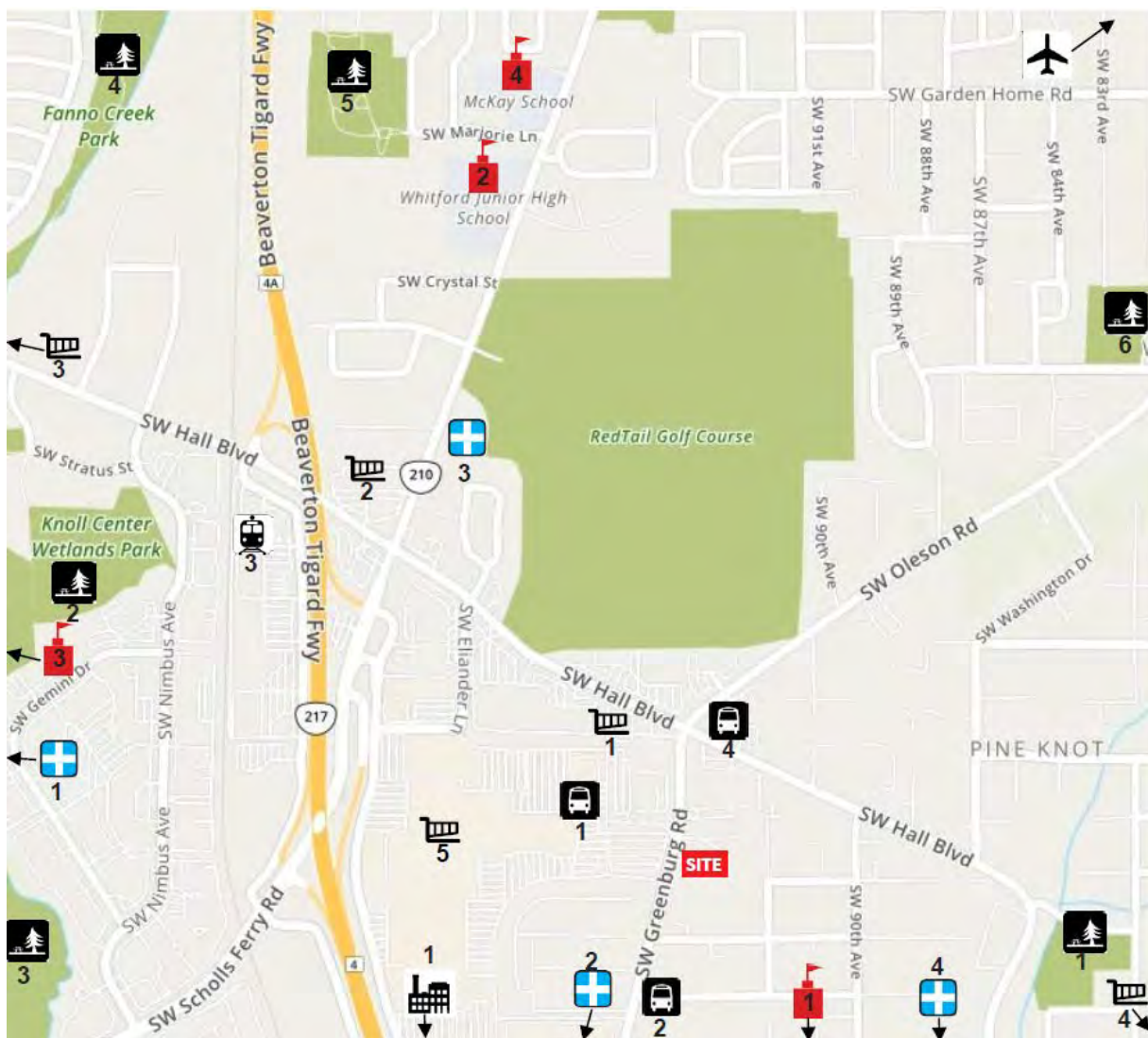
Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDAs
Some – good local incentives	Some concentration of low-income households	Yes – land is available and well-priced	Yes – C2K Architects and Walsh Construction	Nearly – 0.3 miles from Transit Center and multiple bus lines	No	Yes – QCT

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: Washington Square Transit Center and Mall 0.3 miles away, Target and Grocery Outlet 0.7 miles away, Metzger Elementary School 0.8 miles away.





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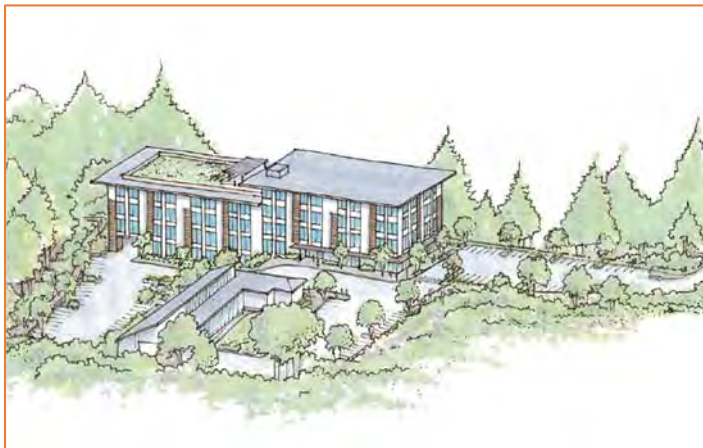
Tigard Senior Housing Project

Sponsor: Northwest Housing Alternatives (NHA)

Address: 8815 SW Omara St. Tigard

Project Overview

The Tigard Senior Housing Project site is a part of a larger 15.74 acre site owned by the City of Tigard and directly adjacent to the existing Tigard Senior Center. The project was awarded to Northwest Housing Alternatives (NHA) through a competitive Request for Qualifications process by the City of Tigard in mid-2019. NHA Housing Development work has included the successful completion of over 37 projects across 16 Oregon counties; including both rural and urban projects that encompass rehabilitation and new construction in all jurisdictions. This project provides all fully accessible housing units in an area near walking paths, library, and shopping.



Project Type: New Construction (58 units)

Service Partners: Veterans Administration, SAGE Metro Portland, DAVS Washington County

Total Cost: \$19,209,708

Metro Bond Proposed Award: \$6,270,000

Leveraged Funds: \$12,939,708

Target Population: Seniors (aged 62 and older)

M/W/DBE/ESB Contracting: 30% Aspirational Goal

UNITS*	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	PSH Units
30% MFI	---	23	---	---	23	23
60% MFI	---	35**	---	---	35	---
TOTAL	---	58	---	---	58	23

** All numbers represent current estimates and are subject to change during the development process.*

*** Includes manager's unit.*

Washington County Development Priorities

Partnerships & Geographic Dispersal	Housing Needs Data & Census Tract	Land Availability and Cost	Local Development Partners	Major Public Transportation & Transit Corridors	High Opportunity Areas	QCT/ SADDA
Yes – donated land and incentives	Not located in concentration of poverty area	Yes – site is donated by City	Yes – SERA Architects and Walsh Construction	Some – with quarter mile of bus line	No	No

Priorities are taken from Washington County Metro Affordable Housing Bond Local Implementation Strategy – Page 14.

Location and Vicinity Map

Local vicinity: adjacent to Fanno Creek Park, Tigard Public Library 0.25 miles away, TriMet line 76 bus stop 0.25 miles away, Fred Meyer 1.8 miles away.

