



Aloha

SE Alexander Street - Aloha - BRIDGE Housing Corporation

BRIDGE Housing Corporation will develop 82 units of new affordable housing in unincorporated Aloha. Thirty three units will be available for households with incomes less than 30% area median income (AMI), and 62% of the units will be two-bedroom. Building amenities include a laundry room, secure bike storage, community room on ground floor, garden plots and a playground. Future residents will have access to 41 parking spaces.

The site is near Tualatin Valley Highway, and the 57 frequent service bus line is within 300 feet. Grocery stores in the area include Philippine Market, Fruteria El Campesino and Viet & Thai Market. One-Stop urgent care and Kaiser Aloha Dental Care are also nearby. Half mile away is Tualatin Hills Nature Park, and Kinnaman Elementary, Mountain View Middle and Aloha High Schools are all slightly over one mile away.

BRIDGE Property Management will manage the project. Staff will establish face-to-face relationships with community leaders, culturally specific organizations, service providers, schools, churches, community centers, and others serving communities of color in Aloha and Washington County. These connections will be an important conduit for publicizing opportunities when leasing information is available.

BRIDGE is partnering with Hacienda CDC to provide resident services. For Hacienda, culturally specific and culturally responsive services are essential to eliminating structural, cultural and linguistic barriers and fostering a sense of safety, understanding and belonging. Hacienda will provide service coordination, housing stabilization management, after school programming, and early childhood education for future tenants.

At a glance

Total development cost: \$27.9 million

Metro bond funds: \$10.2 million

Bond funds per unit: \$124,756

Project type: New construction

Sponsor: BRIDGE Housing Corporation

Architect: Scott | Edwards Architects

General contractor: LMC Construction

Partners: Hacienda CDC

Funding: Low Income Housing Tax Credits, OHCS, Metro Affordable Housing Bond and Transit Oriented Development, Energy Trust, private funding

Construction begins: February 2022

Anticipated completion: April 2023

Development program

The Aloha project is 82 units, 62% of which will be two-bedrooms.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
Studio	7	30%	0	440	\$483
One bedroom	24	30%	0	565	\$518
Two bedroom	50	60%	0	800	\$1,140
Two bedroom	1	NA	0	800	\$0 (manager)
Total	82				

Amenities

- Near Tualatin Valley Highway
- Frequent service bus stop within 300 feet
- Grocery stores and healthcare within walking distance
- Tualatin Hills Nature Park within 1/2 mile
- Community room
- Gardens and playground
- 45 parking spaces
- 82 bike parking spaces

