



Metro



At a glance

Total development cost: \$32.9 million

Metro bond funds: \$11.5 million

Bond funds per unit: \$143,000

Project type: New construction

Sponsor: Community Development Partners (CDP)

Architect: Scott Edward Architects (SEA)

General contractor: Bremik Construction

Partners: Good Neighbor Center, PSU Center for Public Interest Design

Funding: Low Income Housing Tax Credits, OHCS, City of Tigard, Metro Affordable Housing Bond, Community Housing Fund, private funds

Construction begins: June 2020

Anticipated completion: October 2021

oregonmetro.gov

The Viewfinder

72nd and Baylor - Community Development Partners (CDP) - Housing Authority of Washington County

The six-story Viewfinder building is the second project in Washington County funded through Metro’s affordable housing bond to break ground. The project will consist of 25 one-bedroom apartments and 66 larger units that will be available to families and veterans. Residents will enjoy both indoor and outdoor community gathering spaces, play areas, laundry facilities on each floor, bicycle storage, and 64 parking spaces.

The Viewfinder is a partnership between Community Development Partners (CDP) and the Housing Authority of Washing County. Thirty-four units will be deeply affordable to households earning 30 percent of area median income (AMI) or below, including 10 two-bedroom and 10 three-bedroom units. Of these 34 units, eight will be supported with project – based Section 8 vouchers and eight will be supported with Veterans Affairs Supportive Housing (VASH) vouchers.

The goal of the Viewfinder is to create affordable housing in a vibrant area where people of all ages, abilities and incomes can live and work within walking distance to shops, grocery stores, restaurants, parks and other amenities. Located in the heart of the Tigard Triangle area, the site is in the northeast corner of the city, just east of downtown Tigard, and is easily accessible by bordering roadways of Highway 99W, Highway 217, and Interstate 5. Viewfinder will have a generous amount of common space including three offices, a maintenance office, computer room and media lounge to accommodate the various programming that will exist onsite. Outdoor areas include a playground, pet relief area and parking lot with an electric vehicle charging station.



Community Development Partners



Development program

The Viewfinder contains 81 units, including 56 two- and three-bedroom units and eight project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	14	30%	5	603	\$518
One bedroom	11	60%	0	603	\$1,036
Two bedroom	10	30%	2	816	\$623
Two bedroom	36	60%	0	816	\$1,243
Three bedroom	10	30%	9	1,119	\$718
Total	81		16		

Amenities

- Nearby access to groceries, shopping and parks
- Indoor play areas
- Community spaces and private second-floor courtyard
- Laundry facilities on each floor
- Easy highway access
- 64 parking spaces
- Bicycle storage

