



Metro



At a glance

Total development cost: \$53.9 million

Metro bond funds: \$16.9 million

Bond funds per unit: \$113,696

Project type: New construction

Sponsor: Bienestar and Housing Development Center

Architect: Scott | Edwards

General contractor: LMC Construction

Partners: Cascade Property Management

Funding: Low Income Housing Tax Credits, OHCS MEP, Metro Affordable Housing Bond, Meyer Memorial Trust, Community Housing fund private funding

Construction begins: March 2022

Anticipated completion: October 2023

oregonmetro.gov

Nueva Esperanza

NE 53rd Avenue - Hillsboro - Bienestar and Housing Development Center

The Nueva Esperanza project was explicitly created within the framework of racial equity and will provide 150 new affordable homes for households with incomes of 20-60% AMI, including a manager's unit. Twelve residential buildings will be arranged in three distinct neighborhoods or *colonias* with unique identities, with one central community building. Sixty of the units will serve households with 30% AMI or below. 106 units will have two or more bedrooms.

The site plan is anchored by the community center. A paseo (tree lined pathway) honors existing mature trees, anchoring the project to nature. Buildings are organized to provide ample distance between structures and ensure outdoor amenities have access to sun. By creating smaller neighborhoods within the larger project, Nueva Esperanza fosters a sense of community. The site design integrates pedestrian circulation into existing neighborhoods, minimizes vehicular impact, preserves mature trees, and achieves Earth Advantage gold certification. Amenities include boot washing stations for agricultural workers, and plenty of parking.

The new Hidden Creek Community Center and existing 53rd Avenue Community Park are adjacent. Light rail and a bus stop are each half mile away. Open space, recreational areas, and a neighborhood commercial district with a pharmacy and medical offices are within walking distance.

Bienestar formed a Project Advisory Committee to guide and inform the planning and implementation of Nueva Esperanza. The committee chose the name and gave in-depth guidance on project design. In future, the PAC will incorporate tenants and become a Resident Advisory Council, ensuring resident feedback informs ongoing building operations.



Development program

Nueva Esperanza is 150 units, including eight project-based vouchers. To accommodate immigrant, communities of color and other family groups, 70% of units are two-bedroom or larger.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs
One bedroom	4	30%	4
One bedroom	20	30%	0
One bedroom	20	60%	0
Two bedroom	4	30%	4
Two bedroom	24	30%	0
Two bedroom	27	60%	0
Three bedroom	8	30%	0
Three bedroom	38	60%	0
Four bedroom	4	60%	0
Two bedroom - manager's unit	1	NA	0
Total	150		8

Amenities

- Hidden Creek Community Center and 53rd Avenue community park are directly adjacent
- The Hawthorne Farm MAX station is half a mile away
- Dog play area
- 170 parking spaces
- Buildings organized into neighborhoods or “colonias” with distinct identity to foster community connectedness.
- 3 Plazas and tree-lined paseo make use of existing mature trees in the site

