



Metro



## At a glance

**Total development cost:** \$43.9 million

**Metro bond funds:** \$12.8 million

**Bond funds per unit:** \$114,554

**Project type:** New construction

**Sponsor:** REACH CDC and Bienestar, INC.

**Developer:** REACH CDC

Owner/operator: Bienestar, INC.

**Architect:** Ankrom Moisan

**General contractor:** LMC Construction

**Partners:** Sequoia Mental Health

**Funding:** Low Income Housing Tax Credits, Energy Trust of Oregon, OHCS Weatherization, Metro Affordable Housing Bond, private funding

**Construction begins:** July 2022

**Anticipated completion:** September 2023

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# Plaza Los Amigos

## *Cornelius - REACH and Bienestar*

Plaza Los Amigos will bring 113 new affordable rental homes, doubling the regulated affordable housing in the City of Cornelius. The 3+ acre site will provide a four-story residential building, 146 parking spaces, a covered all-sport court, a community park with amenities for the new Council Creek regional trail along a former rail line, and more. The project will prioritize families with the inclusion of larger two- and three-bedroom units-- 86 units will be for tenants (predominantly Latinx families to meet the demands of the community) earning 60% Area Median Income (AMI); 10 will be for those earning 30% AMI without project vouchers, and the remaining 16 units (12 one-bedroom and four two-bedroom) will be set aside for Permanent Supportive Housing for the most vulnerable people by pairing housing with case management and supportive services.

Design features include on-site laundry, case management, property management and resident service offices and a large flexible community space. New streetscapes and traffic control improvements will provide a safe and attractive home for residents.

Adjacent to Fred Meyer and an established single-family neighborhood, the property provides proximity to schools, commercial districts, high frequency transit and parks. The site has a high walkability score of 73 which allows most errands to be accomplished on foot. The business district provides employment opportunities and there is high frequency bus service to downtown Hillsboro and central Beaverton.

Plaza los Amigos will maximize the input of local community members of color and LMC Construction and LatinoBuilt to promote Minority, Women, Emerging Small Business--Service, Disabled, Veterans (MWESB—SDV) involvement by identifying firms and local workers.

Plaza Los Amigos will be owned and operated by Bienestar, INC. Bienestar and partners will carry out a comprehensive multi-lingual marketing plan that ensures racial and economic equity is achieved.



## Development program

Plaza Los Amigos includes 26 very low-income units (earning 30% AMI), 73 family-sized units (2+ bedroom), and 16 units with project-based vouchers (PBVs) and permanent supportive housing services.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/ unit
One bedroom	22	30%	12	600
One bedroom	18	60%	0	600
Two bedroom	4	30%	4	800
Two bedroom	57	60%	0	800
Three bedroom	12	60%	0	1,050
Total	113		16	

## Amenities

- Adjacent to Fred Meyer shopping center
- Park and trailhead in collaboration with City of Cornelius
- Community rooms
- 2 Plazas
- 146 parking spaces
- Permanent supportive services for people with case management and supportive service needs.
- New streetscapes and traffic control to improve safety for residents
- Potential futsal court/multi use court

