



Metro



### At a glance

**Total development cost:** \$13.6 million

**Metro bond funds:** \$3.8 million

**Bond funds per unit:** \$105,336

**Project type:** New construction

**Sponsor:** DCM Communities

**Partners:** Bienestar, Sequoia Mental Health

**Architect:** Carleton Hart Architect

**Funding:** Low Income Housing Tax Credits, Metro Affordable Housing Bond, Community Housing Fund, private funding

**Construction begins:** July 2021

**Anticipated completion:** September 2022

## The Valfre at Avenida 26

### *A Street - Forest Grove - DCM Communities*

This project will be 36 units of new affordable housing focused on serving families with incomes at or below 60% AMI, with 8 units serving households at or below 30% AMI. The project unit breakdown consists of six one-bedrooms, 24 two-bedrooms and six three-bedrooms. The three-bedroom apartments will be designed as two-story townhomes, giving larger families the experience of living in a more traditional house-like structure. Eighty three percent of all units will be two and three bedrooms.

The project features five two-story buildings clustered around a centralized community building. Site amenities and outdoor spaces include accessible walkways, access aisles and parking spaces. Indoor amenities include an activity room, a resident service office and laundry room. The site design includes an ample playground area, garden plots/ boxes, sitting area and lawn for outdoor recreation. These facilities will promote community and gathering, as well as accommodation of culturally specific social activities.

The site is in a walkable central neighborhood near Harvey Clarke Elementary, Lincoln Park and Sites City Park. The site is adjacent to Pacific University and within an easy walk to downtown Forest Grove, as well as food markets, services, and employment opportunities in the immediate neighborhood. Other amenities and services include Forest Grove City Library, Tri-Met and Mid-Columbia bus stops, Jr. High School, High School, and an aquatic park.

A multi-lingual marketing plan will ensure racial and economic equity. Bienestar and LMC will work with LatinoBuilt to hold informative sessions with local MWESB contractors. LMC will engage personally with target subcontractors to reach and potentially exceed a goal of 35% DMWESB involvement.

## Development program

The Valfre at Avenida 26 is 36 units with eight project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	4	30%	4	586	\$518
One bedroom	2	60%	0	641	\$1,036
Two bedroom	4	30%	4	787	\$621
Two bedroom	17	60%	0	787	\$1,243
Two bedroom	3	60%	0	858	\$1,243
Three bedroom	6	60%	0	1,137	\$1,437
Total	36		8	29,537	

## Amenities

- Adjacent to Pacific University
- Forest Grove City Library and two schools are within walking distance
- Lincoln Park and Sites City Park within a few blocks
- Playground, garden and recreation areas