



Metro



Fuller Road Station

Geller Silvis and Guardian Real Estate Services

At a glance

Total development cost: \$47.3 million

Metro bond funds: \$8.5 million

Bond funds per unit: \$86,566

Project type: New construction

Sponsor: Geller Silvis & Associates; Guardian Real Estate Services

Architect: Waterleaf

General contractor: R&H Construction

Partners: JOIN, Dev NW

Funding: Low Income Housing Tax Credits, OMEP, Metro Affordable Housing Bond and Transit Oriented Development, Clackamas County HOME funds, private funding

Construction begins: April 2021

Anticipated completion: August 2022

Fuller Road Station is 99 units of new affordable housing in unincorporated urban Clackamas County, directly adjacent to the MAX Green Line with a reader-board inside the lobby. The six-story building with a mix of one-, two- and three-bedroom homes will serve families and individuals with incomes between 30% and 80% area median income (AMI). Twenty five units will be dedicated for families and individuals who are homeless or at risk of homelessness, including foster youth exiting or having exited the system.

Future residents will benefit from amenities such as community rooms, open air nature playgrounds, community gardens, 83 parking spaces, secure bike storage, excellent public transit and space available to local community groups for on-site services. Any unit in the building can be converted for ADA accessibility – a rarity in this area where most of the multi-family housing is built in a breezeway walkup style – making this building a particular asset for future tenants with disabilities.

Lot Whitcomb Elementary School is less than a mile away, and within half a mile are groceries and medical services such as Morrow Brothers fresh produce and ethnic foods, Walmart, Trader Joe's and Legacy Go Health Urgent Care. Other retail, healthcare, social services and employment centers are located along nearby 82nd Avenue. I-205 multi-use path, bike and nature access is within one quarter mile of the building's entrance.

Guardian Real Estate Services is one of Oregon's largest affordable housing operators. The company also has an extensive track record of multifamily housing ownership and development experience. An affiliate of Guardian's will serve as the project's General Partner and will ensure that all goals and objectives are met.

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GUARDIAN
REAL ESTATE SERVICES LLC



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Development program

Fuller Road Station is 100 units, including 26 two-bedroom units, 3 three-bedroom units and 25 project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	12	30%	12	704-813	\$518
One bedroom	5	80%	0	662	\$1,382
Two bedroom	5	30%	5	932	\$621
Two bedroom	3	50%	0	966	\$1,036
Two bedroom	54	60%	0	916-987	\$1,243
Two bedroom - manager's unit	1	N/A	N/A	N/A	N/A
Three bedroom	8	30%	8	1,268	\$718
Three bedroom	4	50%	0	1,268	\$1,197
Three bedroom	8	60%	0	1,268-1,330	\$1,437
Total	100		25		

Amenities

- Green Line MAX Stop with reader-board in building lobby
- Multi-use bike and nature path within 1/4 mile
- Lotte Whitcomb Elementary less than one mile
- Grocery stores and medical centers within 1/2 mile
- 83 parking spaces
- Secure indoor bike parking and bike washing station
- Community room, community kitchen and community gardens

