



Metro



### At a glance

**Total development cost:** \$79.6 million

**Metro bond funds:** \$9 million

**Bond funds per unit:** \$66,667

**Project type:** New construction

**Sponsor:** Wishcamper Development Partners

**Architect:** Otak

**General contractor:** Colas Construction Inc.

**Partners:** P3 Consulting, IZO Public Relations, Unite Oregon, Guardian Real Estate

**Funding:** Low Income Housing Tax Credits, State, City of Beaverton, Metro Affordable Housing Bond, private funding

**Construction begins:** June 2022

**Anticipated completion:** January 2024

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## 17811 SW Scholls Ferry

### *Scholls Ferry, South Cooper Mountain - Beaverton - Wishcamper*

The Beaverton City Council unanimously selected Wishcamper Development Partners' proposal as the first affordable housing development in South Cooper Mountain. The proposed project located at 17811 SW Scholls Ferry Road includes three buildings with a total of 164 units, serving family and senior households at 30 percent and 60 percent of Area Median Income. One building of 84 units is designated as senior housing and is projected to include ground-floor community amenities, a leasing office and commercial and/or retail lease space. The affordable housing development is part of larger development plans, which include a pedestrian-oriented center, local shopping opportunities and mixed-use buildings.

The South Cooper Mountain area is the region's next great community that includes 2,300 acres and three distinct subareas close to existing amenities like Mountainside High School, Cooper Mountain Nature Park and other natural areas. The project is located in the area designated as Main Street of the South Cooper Mountain Community Plan's conceptual neighborhoods. Indoor and outdoor amenities will be central to the project. Some of the indoor amenities include private offices for 1-on-1 meetings, community center with central full kitchen, fitness center, high-speed WIFI, three meeting and socializing rooms for seniors, and a laundry room. Proposed outdoor amenities include playground(s), splash pad, picnic and pavilion areas, fenced pet area, pedestrian and bike friendly infrastructure.

Care is being taken in designing the residential buildings to complement, yet not dominate, the overall development and serve as a transition into a less urban neighborhood. Significant thought is going into the design and layout of the unit interiors and unit designs are being reviewed for furniture layout, living space, and storage, which are often afterthoughts in the design of affordable housing. Such consideration is especially important in family-sized units where living room size, pantry, and closet storage are paramount to functional living. All units will have hookups for washers and dryers and all buildings will have a central elevator service. This people-centered project will provide sustainable new homes, complete with beautiful public gathering spaces. After a rigorous selection process, Colas Construction, Inc. won the opportunity to serve as the general contractor for this project. In addition to Colas' strong affordable housing portfolio, the company is a Black, Indigenous, and People of Color (BIPOC) owned entity recognized as a BIPOC Prime Contractor (BPC) and is a second-generation, family-owned Portland-based firm focused on building in multiple areas.

## Development program

17811 SW Scholls Ferry Road is 164 new affordable apartments, including 80 senior units and 84 family units.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	8	30%	0	620	\$599
One bedroom	48	60%	0	620	\$1,199
Two bedroom	8	30%	0	945	\$719
Two bedroom	42	60%	0	945	\$1,439
Two bedroom	19	70%	0	945	\$1,678
Three bedroom	1	30%	0	1245	\$831
Three bedroom	6	60%	0	1245	\$1,662
Three bedroom	3	70%	0	1245	\$1,939
Total	135				

## Amenities

- The newly built Mountainside High School is adjacent to the east
- Community center with central full kitchen
- Indoor and outdoor play spaces
- Washer/dryer hookups in every unit
- Surrounding planned new development with retail and services