



Metro



At a glance

Total development cost: \$22 million

Metro bond funds: \$3 million

Bond funds per unit: \$55,556

Project type: New construction

Sponsor: REACH Community Development Corporation

Architect: Scott Edward Architects (S|EA)

General contractor: Walsh Construction

Partners: Bienestar

Funding: Low Income Housing Tax Credits, State, City of Beaverton, Metro Affordable Housing Bond, Washington County HOME funds, private debt

Construction begins: June 2020

Anticipated completion: September 2021

oregonmetro.gov

The Mary Ann

SW Main Avenue - City of Beaverton - REACH Community Development Corporation (REACH)

The Mary Ann is the first project to start construction with funding from the Metro regional affordable housing bond. A four-story affordable apartment building indistinguishable from market-rate apartments, the Mary Ann is located on Main Avenue between 1st and 2nd Streets in Old Town Beaverton. The building is named in honor of Mary Ann Spencer Watts, the City of Beaverton's first school teacher. She taught in a log cabin in 1852 on a site where Beaverton High School is now located, just one block from the property.

With over half of the apartments containing two or more bedrooms, the Mary Ann will be home to very low-income families with children, with incomes at or below 60% of the Area Median Income (AMI). Twenty percent of the units will be set aside for very low income households (at or below 30% AMI, which is approximately \$31,950 for a family of four). Onsite programs and services to residents will be provided through a partnership with Bienestar. Bienestar provides culturally specific, bilingual services to the Latinx and low-income communities of Washington County.

The Mary Ann features 39 parking spaces, a bike rack in every apartment, a secure bike parking area, laundry facilities, a community room, a large courtyard, a play area and a "Flex Space" available for resident and community programming and events. Units are designed to optimize natural lighting available from each elevation and feature eco-friendly appliances. The property is within walking distance to the MAX light rail and WES community rail, multiple shopping opportunities, grocery stores, the library, post office, restaurants, services, parks, and across the street from Beaverton High School.

In March 2019, The Mary Ann was selected by the City of Beaverton and approved by Metro as a Phase 1 Project, and \$3 million of Metro Affordable Housing Bond resources were reserved for the project. Groundbreaking occurred in June 2020. The Mary Ann took approximately 15 months to complete.



Development program

The Mary Ann contains 54 units, including 26 two-bedroom units, 3 three-bedroom units and 8 project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/ unit	Gross monthly rent/unit
One bedroom	4	30%	1	600	\$495
One bedroom	16	40%	0	600	\$660
One bedroom	5	50%	0	600	\$825
Two bedroom	4	30%	4	800	\$594
Two bedroom	3	40%	0	800	\$792
Two bedroom	3	50%	0	788	\$990
Two bedroom	16	60%	0	800	\$1,099
Three bedroom	3	30%	3	1,231	\$685
Total	54		8		

Amenities

- The Beaverton City Library main branch is within walking distance
- Beaverton High School, multiple restaurants, and the Beaverton Farmer's Market are within walking distance
- The Beaverton Central MAX station is located half a mile to the north and bus line 57 is two blocks away
- 39 parking spaces
- Second floor outdoor community space

