



Metro



### At a glance

**Total development cost:** \$10 million

**Metro bond funds:** \$9.3 million

**Bond funds per unit:** \$171,907

**Project type:** Reconstruction

**Sponsor & Developer:** Housing Authority of Washington County

**Partners:** Bienestar, CPAH, Sequoia, Cascade mgmnt

**Funding:** Metro Affordable Housing Bond, Housing Production Opportunity Fund, Oregon Housing and Community Services Multifamily Energy Program

**Construction begins:** December 2021

**Anticipated completion:** February 2023

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## The Heartwood Commons

*SW 198th Avenue - Aloha - Housing Authority of Washington County - Bienestar - CPAH - Sequoia*

The Housing Authority of Washington County (HAWC) purchased the Aloha Quality Inn at 3333 SW 198th Avenue in Aloha, Oregon in January 2021. Metro housing bond funds were approved by the Washington County Board of Commissioners in December 2020 to purchase the property and convert the property into 54 units of Permanent Supportive Housing (PSH). The northern wing of the building operated as a shelter from July 2021 through April 2022 while construction commenced in the southern wing. Construction on the entire building was completed in February 2023.

Permanent Supportive Housing serves the highest acuity and chronicity individuals in a community. That translates to individuals who have been living on the streets for long periods of time, individuals with Serious and Persistent Mental Illness (SPMI) who are both houseless and/or coming out of institutional settings, individuals with substance use and that often suffer from other disabling conditions. These people are unlikely to be successful in a traditional housing setting and need supportive services to get and maintain housing stability.

The site has a TriMet bus stop that provides access to the frequent service bus lines #57 and #88. The adjacent Walgreens provides convenience food and a pharmacy. A Safeway store is located 0.4 miles east. Medical dental offices are a half-block away, the Tuality Care clinic is a half-mile west, as is the future Reed's Crossing medical center in South Hillsboro. Employment opportunities include the Intel Jones Aloha campus located within 500 feet, across Tualatin Valley Highway. Trasel Meadows Park, the key spine along a recreation trail corridor serving multiple park amenities, is located 0.85 miles from the site.



# Development program

The Heartwood Commons is a 54-room building.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/ unit
Studio	54	30%	0	370
Total	54		0	

## Amenities

- 210 ft from a TriMet Bus Lines #57 and #88 stop
- 15 minute bus ride to the Willow Creek Trimet MAX station
- Adjacent to a Walgreens and a Safeway store is located less than half a mile away
- Medical dental offices and care clinics are less than half a mile away
- Employment opportunities stretch along the SW Tualatin Valley Highway
- Near Traschel Meadows Park
- Parking lot

