



Metro



## At a glance

**Total development cost:**

\$29.7 million

**Metro bond funds:** \$10 million

**Bond funds per unit:** \$185,000

**Project type:** new construction

**Developer/owners:** Hacienda CDC, Housing Authority of Clackamas County, City of Lake Oswego

**Architect:** Access Architecture, Mackenzie

**General contractor:** Colas Construction

**Partners:** New Narrative

**Other funding:** Low-Income Housing Tax Credit (LIHTC), Federal Energy Tax credits, SDC waiver, OR MEP incentive, PGE EV rebate

**Construction begins:** August 2024

**Anticipated completion:** August 2025

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# Lake Grove

*SW Boones Ferry Rd and SW Washington Ct - Lake Oswego - Hacienda CDC, Housing Authority of Clackamas County, City of Lake Oswego*

The Lake Grove affordable housing project will bring 55 new affordable homes to the West Lake Grove area of Lake Oswego. There will be 55 units total, with 26 one-bedroom homes, 24 two-bedrooms homes and four 3-bedroom homes. Twenty units will be rent restricted to 30% AMI and ten of those units will be dedicated for permanent supportive housing.

The project is located near several amenities including parks, natural areas, the Lake Grove swim park and top-rated schools. Residents will also have easy access to grocery stores, a summer farmer's market and weekday bus service.

Culturally specific resident services will be provided by Hacienda CDC and New Narrative. Services will be led by a full-time on-site resident services manager, and will include financial coaching, homeownership preparation, workforce readiness and other offerings designed to support economic and educational mobility for residents of all ages and stages of life. New Narrative will also provide mental health services for permanent supportive housing residents. Preference will be given to bi-lingual staff to ensure that residents who don't speak English are well served.

On-site amenities include an indoor community room with kitchenette, a public art plaza, outdoor seating, and nature-based playgrounds and gardens for recreational use. These spaces will utilize universal and trauma informed design principles to promote safety, well-being, and healing. Units will be heated and cooled using mini-split heat pumps to keep residents comfortable year-round.

# Development program

The Lake Grove affordable housing project will creat 55 new homes, including 26 one-bedroom, 25 two-bedroom, and 4 three-bedroom apartments.

| Unit size             | Number of units | AMI % | PSH/RLRA units | Square feet/unit |
|-----------------------|-----------------|-------|----------------|------------------|
| 1 BR                  | 10              | 30%   | 5              | 495              |
| 1 BR                  | 16              | 60%   |                | 495              |
| 2 BR                  | 10              | 30%   | 5              | 690              |
| 2 BR                  | 14              | 60%   |                | 690              |
| 2 BR / Manager's Unit | 1               |       |                | 690              |
| 3 BR units            | 4               | 60%   |                | 1,185            |
| <b>Total</b>          | <b>55</b>       |       | <b>10</b>      |                  |

## Amenities

- community room with kitchenette
- public art plaza
- outdoor seating
- nature-based playgrounds
- gardening space
- courtyard with mature trees
- 68 parking spaces