



Metro



At a glance

Total development cost:

\$7.5 million

Metro bond funds: \$700,000

Bond funds per unit: \$47,000

Project type: new construction cottages (homeownership)

Developer/owners: HomeWork Development, Sister City, Proud Ground

Architect: Works Progress Architecture

General contractor: TBA

Other funding: OHCS LIFT, Wood Innovation grant, City of Milwaukie CET grant, Proud Ground subsidy

Construction begins: June 2024

Anticipated completion: June 2025

Shortstack Milwaukie

SE 38th & Harvey - Milwaukie - HomeWork Development, Sister City, Proud Ground

Shortstack Milwaukie takes advantage of the recent re-legalization of “missing middle” housing and a community land trust ownership model to create 15 affordable for-sale cottages for families earning up to 80% of the area median income. The project location in the Ardenwald neighborhood is well connected to downtown Milwaukie, schools, major employers, groceries, Water Tower Park, Mintorn North natural area, and several transit lines.

The project uses a mass timber panelized system for each two-story home and a cottage cluster site arrangement. The community is meant to serve a mix of small families, couples and individuals.

Proud Ground holds the land in community trust, which means home buyers only have to afford the cottages themselves. Prospective home buyers will gain access to Proud Ground’s Homeownership Education and Counseling programs, which help first-time home buyers become mortgage-ready. Proud Ground then administers down-payment assistance funds as buyers complete the purchasing process, and offers ongoing workshops to support homeownership and financial stability. Through targeted outreach to the BIPOC community, the project team anticipates that most of the homes will be purchased by BIPOC home buyers.

The design and development team of Shortstack Milwaukie consists entirely of women-led firms. In addition, the project has committed to at least 30% COBID firm participation throughout development and construction.

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Development program

The Shortstack Milwaukie affordable housing project will create 15 new two-bedroom homeownership cottages.

Unit size	Number of units	AMI %	Square feet/unit
2 BR	15	80%	915
Total	15		

Amenities

- central location near downtown Milwaukie
- proximity to transit
- community green spaces
- innovative architectural design
- all-electric appliances
- heat pump heating and cooling