



Metro



At a glance

Total development cost:

\$43 million

Metro bond funds: \$2.5 million

Bond funds per unit: \$27,000

Project type: new construction

Developer/owners: USA Properties, Northwest Housing Alternative

Architect: MWA Architects

General contractor: Walsh Construction

Other funding: Low-Income Housing Tax Credit (LIHTC), OHCS LIFT, Metro TOD

Construction begins: December 2023

Anticipated completion: March 2025

oregonmetro.gov

Terracina Vista

SE 165th & Burnside - Gresham - USA Properties, Northwest Housing Alternative

Terracina Vista will provide 92 new affordable apartments, over 60% of which are family-sized (2+ BR) homes. The project is located in the Rockwood neighborhood along the MAX Blue Line, making it easy for residents to get around without a car. An elementary school, the El Porvenir Mini Market, Outside In Medical Clinic, and multiple services, including the Latino Network offices and Rockwood Boys and Girls Club, are all a short walk from the project site.

The residential community will center around a community room with free Wi-Fi and a 'giving pantry' adjacent to a secure courtyard with a play area. Through the coordination with food banks, organizations and others, the 'giving pantry' is a service that will provide food and other essential goods directly to residents. Additional amenities include an accessible outdoor area with seating and BBQs, a public courtyard facing the light rail stop and secure bike parking.

Hacienda CDC will provide resident services to support the entire family with three primary objectives: housing stability, educational support, and climate resiliency. Other anticipated services include health and wellness, asset building, information and referral, and youth engagement.

The Project is designed to provide residents excellent access to views, light and air in every unit. All units are 'visitable' and adaptable for those in wheelchairs and mobility devices. The project includes more than the minimum code requirement for ADA-accessible units. There will also be two elevators to assist those with mobility needs.

Development program

The Terracina Vista affordable housing project will create 92 new homes, including 35 one-bedroom apartments, 18 two-bedroom apartments and 39 three-bedroom apartments.

Unit size	Number of units	AMI %	Square feet/unit
1 BR	35	60%	545
2 BR	17	30%	825
3 BR	39	60%	1,050
2 BR / Manager's unit	1	n/a	825
Total	92		

Amenities

- direct access to MAX light rail service
- community room with 'giving pantry' and free Wi-Fi
- secure courtyard with playground
- accessible outdoor area with seating and BBQs
- public courtyard near MAX station
- secure bike storage