



Metro



At a glance

Total development cost:

\$34.6 million

Metro bond funds: \$10.5 million

Bond funds per unit: \$157,000

Project type: new construction

Developer/owners: Hacienda CDC

Architect: Access Architecture

General contractor: LMC
Construction

Partner: New Narrative

Other funding: Low-Income
Housing Tax Credit (LIHTC),
OAHTC interest subsidy, energy
credits, public utility incentives

Construction begins: September
2024

Anticipated completion:
December 2025

oregonmetro.gov

The Dolores

*NE 101st and Walker Rd - Hillsboro - USA Properties,
Northwest Housing Alternative*

The Dolores is inspired by Mexican architects such as Legorreta and Barragán and intends to highlight the rich Latine culture prevalent in Hillsboro and greater Washington County. This project includes 67 units within the three-story complex: a mix of one-, two-, three- and four-bedroom apartments, including ten permanent supportive homes. Almost half of the apartments will be affordable to very low-income households, earning up to 30% of the area median income.

The Dolores is located in a mixed-used neighborhood in the Tanasbourne area of Hillsboro. The site is near Magnolia Park, three grocery stores, McKinley Elementary School, and public transit. Designed to qualify for Earth Advantage Gold level certification, the project includes features such as a solar array, a community garden and greenspaces surrounding a central plaza. Air conditioning will be provided through mini-split HVAC systems in all units and community spaces. Residents will also benefit from a playground, community rooms, a bike room and laundry rooms on each floor.

Hacienda will provide bilingual on-site services to connect residents with local resources and community programs. New Narrative will provide wraparound services for the permanent supportive housing residents. These include behavioral health counseling, skills training, employment assistance, medication consultation, medical coordination and connection to social supports and community resources.

In the spirit of The Dolores' namesake (labor and civil rights leader Dolores Huerta), the development team has set particularly high goals for COBID professional services participation (50-75%) and workforce diversity (25%). The project is designed by Access Architecture, a minority-owned firm.

Development program

The Dolores affordable housing project will create 67 new homes, including 20 one-bedroom, 18 two-bedroom, 26 three-bedroom and three four-bedroom apartments.

Unit size	Number of units	AMI %	Permanent Supportive Housing	Project Based Vouchers	Square feet/unit
1 BR	15	30%	5	1	600
1 BR	5	60%		0	600
2 BR	4	30%	4	2	800
2 BR	13	60%		0	800
2 BR / Manager's unit	1	n/a			800
3 BR	8	30%	1	2	1,000
3 BR	18	60%		0	1,000
4 BR	3	30%		3	1,200
Total	67				

Amenities

- community rooms
- bike room
- laundry rooms on each floor
- courtyard with covered seating
- playground
- community garden
- bi-lingual resident services office
- 74 parking spots

