



## At a glance

**Total development cost:** \$54.1 million

**Metro bond funds:** \$16.9 million

**Bond funds per unit:** \$112,938

**Project type:** New construction

**Sponsor:** Bienestar and Housing Development Center

**Architect:** Scott | Edwards

**General contractor:** LMC Construction

**Partners:** Northwest Real Estate Capital Corporation, City of Hillsboro

**Funding:** Low Income Housing Tax Credits, Oregon Housing and Community Services Multifamily Energy Program, Metro Affordable Housing Bond, Meyer Memorial Trust, Community Housing fund private funding

**Construction began:** March 2022

**Construction completed:** November 2023

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# Nueva Esperanza

## NE 53rd Avenue - Hillsboro - Bienestar and Housing Development Center

Nueva Esperanza was explicitly created within the framework of racial equity and provides 150 new affordable homes for households with incomes of 30-60% area median income (AMI), including a manager's unit. Twelve residential buildings are arranged into three neighborhoods, or *colonias*, with distinct identities. Sixty of the units will serve households with 30% AMI or below, and 106 units will have two or more bedrooms.

The site plan is anchored by a community center. An *alameda* (tree lined pathway) honors existing mature trees, anchoring the project to nature. Buildings are organized to provide ample distance between structures and ensure outdoor amenities have access to sun. By creating smaller neighborhoods within the larger project, Nueva Esperanza fosters a sense of community. Latinx and Somali communities, among others, helped shape many of Nueva Esperanza's design features, including larger, family-sized homes to accommodate multi-generational households and enclosed kitchens that support culturally specific food preparation practices. Amenities include boot washing stations for agricultural workers, plenty of parking, pinata poles, a fenced dog park and barbecue/picnic tables.

The new Hidden Creek Community Center and Park is adjacent. Light rail and a bus stop are each half mile away. Open space, recreational areas and a neighborhood commercial district with a pharmacy and medical offices are within walking distance.

Bienestar formed a Project Advisory Committee to guide and inform the planning and implementation of Nueva Esperanza. The committee chose the name and gave in-depth guidance on project design.



## Development program

Nueva Esperanza is 150 units, including eight project-based vouchers. To accommodate immigrant, communities of color and other family groups, 70% of units are two-bedroom or larger.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs
One bedroom	4	30%	4
One bedroom	20	30%	0
One bedroom	20	60%	0
Two bedroom	4	30%	4
Two bedroom	24	30%	0
Two bedroom	27	60%	0
Three bedroom	8	30%	0
Three bedroom	38	60%	0
Four bedroom	4	60%	0
Two bedroom - manager's unit	1	NA	0
Total	150		8

## Amenities

- Hidden Creek Community Center and Park is directly adjacent
- The Hawthorne Farm MAX station is half a mile away
- Dog play area, picnic and BBQ areas
- 174 parking spaces
- Buildings organized into neighborhoods with distinct identities to foster community connectedness
- Three plazas and tree-lined *alameda* make use of existing mature trees in the site

