



### At a glance

**Total development cost:**  
\$7.6 million

**Metro bond funds:** \$700,000

**Bond funds per unit:** \$47,000

**Project type:** New construction  
(homeownership)

**Developer/owners:** Shortstack  
Developer LLC (HomeWork  
Development and Sister City)  
Proud Ground

**Architect:** Works Progress  
Architecture

**General contractor:** Owen  
Gabbert LLC

**Funding:** Metro affordable housing  
bond, OHCS LIFT, Wood Innovation  
Grant, City of Milwaukie CET Grant,  
Proud Ground subsidy

**Construction begins:** October  
2024

**Anticipated completion:** October  
2025

## Shortstack Milwaukie

*3736 SE Harvey St. - 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 cottages for ownership available to households earning up to 80% of the area median income. The project location in the Ardenwald neighborhood is close to downtown Milwaukie, schools, major employers, groceries, Water Tower Park, Mintorn North natural area and several transit lines.

The project includes research and development of 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. The all-electric homes are designed to standards that exceed the energy efficiency requirements set forth by the City of Milwaukie building code. The team is pursuing Energy Trust of Oregon’s Pathway to Net Zero Program.

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 hopes to attract a diverse group of homeowners.

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.

# 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%	960
<b>Total</b>	<b>15</b>		

\*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD). More information on current area median income levels can be found on [Metro's website](#).

## Amenities

- Central location near downtown Milwaukie
- Proximity to transit
- Community green spaces
- Innovative architectural design
- All-electric appliances
- Heat pump heating and cooling