



Metro



At a glance

Total development cost: \$40.7 million

Metro bond funds: \$12 million

Bond funds per unit: \$162,162

Project type: New construction

Sponsor: BRIDGE Housing Corporation

Architect: Salazar

General contractor: Colas Construction

Partners: Impact NW

Funding: Low Income Housing Tax Credits, OHCS, Beaverton SDC offset, Energy Trust of Oregon, City of Beaverton Metro Affordable Housing Bond, Washington County Housing Production Opportunity Funds (expected), private funding

Construction begins: January 2022

Construction complete: September 2024

oregonmetro.gov

Altura

12495 SW 172nd - Beaverton - BRIDGE Housing Corporation

The new affordable housing in South Cooper Mountain is a four-story, wood-framed, 75 unit building. The project includes 29 one bedroom, 39 two bedroom and 7 three bedroom apartments (including a manager's unit). Fourteen of the units are affordable to households earning 30% of Area Median Income (AMI) and these units will be distributed evenly amongst different unit sizes.

This project is one of the first regulated affordable housing projects in Southwest Beaverton, along with the Wishcamper project funded by the City of Beaverton's allocation of Metro Housing Bond funds. All of the City of Beaverton's existing inventory of regulated affordable housing is located downtown or in North Beaverton. There is currently no regulated affordable housing in South Beaverton, Neighbors Southwest, Sexton Mountain, or the newly incorporated South Cooper Mountain area.

Nearby amenities include the high-achieving Mountainside High School across from the property, Cooper Mountain Nature Park and Paul and Verna Winkleman Park. There is also excellent access to retail and groceries. Although transit amenities are not readily available, TriMet plans to extend bus line 56 to South Cooper Mountain, connecting the area with the whole public transit system. The project includes a sizeable play area, a courtyard, ample surface parking and community gardens. Interior amenities include a community room with a warming kitchen, resident service office, onsite leasing offices, bike rooms, and laundry facilities on every floor. The development provides 108 parking spaces.



Development program

BRIDGE's Altura project is 75 units, including 29 one-bedroom, 39 two-bedroom and seven three-bedroom apartments.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/ unit
One bedroom	8	30%	0	608
One bedroom	21	60%	0	608
Two bedroom	4	30%	0	802
Two bedroom	35	60%	0	802
Three bedroom	2	30%	0	1,072
Three bedroom	4	60%	0	1,072
Three bedroom	1	NA	0	1,072
Total	75			

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

Amenities

- Play area, courtyards and community garden
- Mountainside High School is directly adjacent
- Two parks within walking distance
- Nearby planned shopping, groceries and other amenities

