



Metro



At a glance

Total development cost: \$41.4 million

Metro bond funds: \$3 million

Bond funds per unit: \$30,000

Project type: New construction

Developer: Mercy Housing Northwest

Architect: Carleton Hart

General contractor: Walsh Construction

Partners: Clackamas Women's Services, Catholic Charities of Oregon, Lake Oswego School District, Northwest Family Services, Clackamas Children's Commission

Funding: Metro affordable housing bond, Oregon Housing and Community Services LIFT funds, Sisters of the Holy Names of Jesus and Mary (SNJM), deferred developer fee, Low Income Housing Tax Credit, Mercy gap note fund, permanent loan, Oregon Multifamily Energy Program, Energy Trust of Oregon funding

Construction began: September 2022

Completed: May 2024

oregonmetro.gov

Mercy Greenbrae at Marylhurst Commons

3190 Furman Drive - Lake Oswego - Mercy Housing Northwest

Mercy Greenbrae at Marylhurst Commons provides 100 units of new, affordable workforce and family housing on the former Marylhurst University campus on property leased by Mercy Housing Northwest from the Sisters of the Holy Name Jesus and Mary. The four-story building in a U-shape and has a landscaped central courtyard with play areas, exercise space, community gardens, plaza, and shade structure. New and existing surface parking is located around the perimeter of the building. Community spaces within the building include a flexible community room which can be divided into two classrooms, a community kitchen for resident use only, computer lab, resident services office, property manager's office, lobby, resident lounge, indoor play area, meeting room, two elevators, laundry rooms and mechanical spaces.

Mercy Greenbrae is located on the former Marylhurst University campus on Furman Drive in Lake Oswego. Nearby amenities include a grocery store within 1.25 miles, the Hallinan Elementary School is located 1.3 miles away and the former Marylhurst University campus functions as a park, providing large areas of open space. The site is also within a quarter mile of the TriMet #35 bus line, which connects to downtown Lake Oswego. The project will be 100% electric and Mercy Housing Northwest is pursuing a PHIUS certification, which is anticipated to reduce overall energy use by 40% compared to a conventional building.

The project's resident services plan includes on-site services that are intended to help families meet basic needs, increase their self-sufficiency, improve their health and well-being and strengthen children and families. Some of these include financial literacy, parenting skills development, health and dental services and screenings, computer skills development, English-as-a-second-language classes, and emergency food and clothing distributions. Activities for children include after-school homework groups, organized teen activities, movie nights, art programs, and summer lunch programs.



Development program

Mercy Greenbrae at Marylhurst Commons provides 100 units of new, affordable workforce and family housing on the former Marylhurst University campus.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit
One bedroom	7	30%	7	532 /577
One bedroom	10	60%		532 /577
Two bedroom	24	30%	24	768 /774
Two bedroom	37	60%		768 /774
Three bedroom	9	30%	9	1,087/1,092
Three bedroom	13	60%		1,087/1,092
Total	100		40	

*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

- Onsite property management
- Large ground-floor community room
- Community kitchen
- Outdoor playground
- Spacious landscaping
- Technology center
- Bike storage
- Private patios for ground-floor apartments
- Energy efficient appliances
- Centralized HVAC system provides filtered air to each room

