



Metro



At a glance

Total development cost: \$13.6 million

Metro bond funds: \$3.8 million

Bond funds per unit: \$105,336

Project type: New construction

Sponsor: DCM Communities

Partners: Bienestar, Sequoia Mental Health

Architect: Carleton Hart Architect

Funding: Low Income Housing Tax Credits, Metro Affordable Housing Bond, Community Housing Fund, private funding

Construction began: July 2021

Construction completed: October 2022

The Valfre at Avenida 26

A Street - Forest Grove - DCM Communities

This project will be 36 units of new affordable housing focused on serving families with incomes at or below 60% AMI, with 8 units serving households at or below 30% AMI. The project unit breakdown consists of six one-bedrooms, 24 two-bedrooms and six three-bedrooms. The three-bedroom apartments will be designed as two-story townhomes, giving larger families the experience of living in a more traditional house-like structure. Eighty three percent of all units will be two and three bedrooms.

The project features three two-story buildings and two three-story buildings clustered around a centralized community building. Site amenities and outdoor spaces include accessible walkways, access aisles and parking spaces. Indoor amenities include an activity room, a resident service office and laundry room. The site design includes an ample playground area, garden plots/ boxes, sitting area and lawn for outdoor recreation. These facilities will promote community and gathering, as well as accommodation of culturally specific social activities.

The site is in a walkable central neighborhood near Harvey Clarke Elementary, Lincoln Park and Sites City Park. The site is adjacent to Pacific University and within an easy walk to downtown Forest Grove, as well as food markets, services, and employment opportunities in the immediate neighborhood. Other amenities and services include Forest Grove City Library, Tri-Met and Mid-Columbia bus stops, Jr. High School, High School, and an aquatic park.

A multi-lingual marketing plan will ensure racial and economic equity. Bienestar and LMC Construction will work with LatinoBuilt to hold informative sessions with local MWESB contractors. LMC will engage personally with target subcontractors to reach and potentially exceed a goal of 35% DMWESB involvement.

Development program

The Valfre at Avenida 26 is 36 units with eight project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit
One bedroom	4	30%	4	586
One bedroom	2	60%	0	641
Two bedroom	4	30%	4	787
Two bedroom	17	60%	0	787
Two bedroom	3	60%	0	858
Three bedroom	6	60%	0	1,137
Total	36		8	

*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

- Adjacent to Pacific University
- Forest Grove City Library and two schools are within walking distance
- Lincoln Park and Sites City Park within a few blocks
- Playground, garden and recreation areas