



At a glance

Total development cost: \$51.8 million

Metro bond funds: \$12.3 million

Bond funds per unit: \$154,362

Project type: New construction

Architect: Salazar Architect

Developer: REACH Community Development, Mercy Housing Northwest

Partners: Bienestar, HomePlate Youth Services

General contractor: COLAS Construction

Funding: Metro Affordable Housing Bond, Metro Transit-Oriented Development, Low-Income Housing Tax Credit (LIHTC), Energy Trust of Oregon, Oregon Housing and Community Services, permanent loan, deferred developer fee

Construction begins: December 2024

Completion: June 2026

oregonmetro.gov

Elmonica Station

17030 SW Baseline Road - Beaverton

REACH Community Development - Mercy Housing Northwest

New affordable housing at Elmonica will be 81 apartments in a mix of sizes with studios near larger units for an extended family member to live nearby. Features such as a festival street, central plaza, gathering spaces and programming guided by themes from community engagement support a sense of community and belonging.

The site is in the Five Oaks/Triple Creek area near MAX and bus; design supports pedestrian and social connection between residents and neighbors. Outdoor amenities include accessible community gardens, play structures, and a picnic lawn area. An indoor community room with full kitchen, secure bike parking, food pantry and laundry rooms on each residential floor make day to day life easier for residents.

The building uses universal design, includes automatic door openers, accessible units and units for people with hearing impairments. Other features include in unit mini-split air conditioning, energy saving appliances and a rooftop solar array to offset energy usage.

A full-time resident services coordinator and several promotores will collaborate with other community resources to provide comprehensive and culturally specific support to residents. Services focus on financial stability, basic needs, housing safety and other topics, with multicultural and multi-lingual opportunities for all residents.

The development team, including REACH CDC, Mercy Housing Northwest, Salazar Architect, and COLAS Construction—along with service partners Bienestar and HomePlate—all have deep roots in Washington County.



Development program

Elmonica is 81 units of affordable family apartments in Beaverton designed with a community-centered vision for multigenerational living.

Unit size (no. of bedrooms)	No. of units	AMI	Project based vouchers	Square feet per unit
Studio	11	30%	0	420
Studio	13	60%	0	420
One bedroom	24	60%	0	644
Two bedroom	7	30%	0	868
Two bedroom	11	60%	0	868
Three bedroom	8	30%	8	1064
Three bedroom	7	30%	0	1064
Total	81		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

- Nearby public transportation options
- Tuck-under parking on ground floor
- Ample indoor and outdoor community spaces
- Extensive natural light in the design
- Community pantry in partnership with Oregon Food Bank
- Multi-generational family housing options