



Metro



At a glance

Total development cost: \$33.4 million

Metro bond funds: \$ 11.9 million

Bond funds per unit: \$148,750

Project type: New construction

Architect: Salazar Architect

Developer: REACH Community Development

Partner: Bienestar and HomePlate

General contractor: COLAS Construction

Funding: Metro Affordable Housing Bon, Metro Transit-Oriented Development, Low-Income Housing Tax Credit (LIHTC), Oregon Multifamily Energy Program, permanent loan, deferred developer fee

Construction begins: January 2023

Completion: December 2024

oregonmetro.gov

Elmonica

17030 SW Baseline Road - Beaverton - REACH - Bienestar

New affordable housing at Elmonica will be 81 apartments, including a manager's unit. The apartments will be 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, covered paths, natural lighting 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, BBQ/picnic lawn area and educational stormwater rain gardens. A pedestrian loop creates a simple route for children to safely play and ride bikes. Indoor community spaces such as fitness center, 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 minimized sound transfer, multilingual signage, low-cost high speed internet, energy-saving appliances and green building practices.

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, Salazar Architects, Colas Construction, Bienestar and HomePlate, has deep roots in Washington County.

