



Metro



*For illustrative purposes only. Actual built homes may vary.*

### At a glance

**Total development cost:** \$58.8 million

**Metro bond funds:** \$8 million

**Bond funds per unit:** \$66,115

**Project type:** New construction

**Developer and owners:**

Palindrome Properties Group,  
Housing Authority of  
Clackamas County

**Partners:** Latino Network,  
Clackamas Women's Services

**Architect:** YBA Architects

**General contractor:** PacifiCap  
Construction

**Funding:** Metro bond gap  
funds, Metro Transit-Oriented  
Development (TOD), City of  
Wilsonville transit grant,  
deferred developer fee, low-  
income housing tax credit  
(LIHTC), energy tax credit, land  
contribution, Metro PSH Pilot  
Funding

**Construction begins:** August  
2024

**Completion:** January 2026

## Vuela

*SW Barber St. - Wilsonville*

*Housing Authority of Clackamas County |*

*Palindrome Properties Group*

Vuela is a development of 121 apartments created by Palindrome Properties Group and the Housing Authority of Clackamas County. The project will include homes ranging in size from one to three bedrooms for people who earn 30% to 80% of the area median income. The development also includes 20 permanent supportive housing units supported by Metro Permanent Supportive Housing Pilot funding.

By combining permanent supportive housing units with affordable apartments, Vuela meets the needs of people with low income and those with higher need who have experienced prolonged homelessness in addition to an intellectual or physical disability.

Vuela has been designed to maximize access and security for residents and includes features like a guest intercom, wide hallways for move-in and airy common spaces with complimentary Wi-Fi access. Each unit will be equipped with a permanent wall air conditioning unit.

Vuela is located within a half-mile of employers, natural areas and parks, and the City's planned I-5 Pedestrian Bridge connecting Wilsonville's west and east sides. Major commercial amenities are within a one-mile radius, including grocery, pharmacy, numerous restaurants, financial services, health and fitness. Wilsonville Town Center and its surrounding area offers Safeway, Wilsonville City Hall, Clackamas Community College and Wilsonville Community Center and Memorial Park.

Because of its convenient access to the Wilsonville transit center, Vuela appeals to people of color who utilize public transit at rates higher than white adults. Palindrome has created a resident services plan with partner nonprofit organization Latino Network to provide referrals and culturally responsive programming, including health and wellness education, legal services, and arts and culture activities. Clackamas Women's Services will support prospective residents through the referral and application process for Vuela's permanent supportive housing units.

## Development program

Vuela is an affordable housing community with 20 permanent supportive housing apartments and 100 affordable apartments set at 30% to 80% area median income.

Unit size (no. of bedrooms)	No. of units	AMI%	PSH	Project based vouchers	Square feet per unit	Gross monthly rent per unit
Studio	4	30%	4	4	470	\$619
1 bedroom	16	30%	16	16	630	\$663
1 bedroom	21	80%			630	\$1,770
2 bedroom	13	30%			870	\$796
2 bedroom	35	60%			870	\$1,593
2 bedroom	19	80%			870	\$2,124
3 bedroom	2	30%			1,125	\$926
3 bedroom	8	60%			1,125	\$1,847
3 bedroom	2	80%			1,125	\$2,461
1 bedroom	1	manager			630	manager
<b>Total</b>	<b>121</b>		<b>20</b>	<b>20</b>		

## Amenities

- Adjacent to Wilsonville transit center which offers several bus routes and commuter trains for access to south metro region
- Outdoor spaces with covered seating
- Partnerships with Latino Network and Clackamas Women's Services will offer referral support and resident services, including culturally responsive programming
- Each apartment outfitted with permanent wall air conditioning unit for cooling