



Metro



At a glance

Total development cost: \$48.9 million

Metro bond funds: \$13.7 million

Bond funds per unit: \$122,058

Project type: New construction

Development team: REACH
CDC and Bienestar

Architect: Ankrom Moisan

General contractor: LMC
Construction

Partners: Sequoia Mental
Health

Funding: Low Income Housing
Tax Credits, Energy Trust of
Oregon, OHCS Weatherization,
Metro Affordable Housing
Bond, private funding

Construction began: July 2022

Completion: March 2024

Plaza Los Amigos

Cornelius - REACH and Bienestar

Plaza Los Amigos is a community of 113 new affordable apartments, doubling the regulated affordable housing in Cornelius. The three-acre site consists of a four-story residential building, 146 parking spaces, a covered all-sport court and a community park with amenities for the new Council Creek regional trail. The housing community is geared toward families and larger households with the inclusion of larger two- and three-bedroom units. Eighty-six units will be for tenants earning 60% area median income (AMI) and 26 units will be for those earning 30% area median income or less, with 16 30% AMI units receiving project-based vouchers.

Plaza Los Amigos' features include on-site laundry, offices for case management, property management and resident service, and a large multi-purpose community space. New streetscapes and traffic control improvements will provide a safe and attractive home for residents.

Adjacent to Fred Meyer and an established single-family neighborhood, the property provides proximity to schools, commercial districts, high frequency transit and parks. The site has a high walkability score of 73 which allows most errands to be accomplished on foot. The business district provides employment opportunities and there is high frequency bus service to downtown Hillsboro and central Beaverton.

Plaza Los Amigos development maximized the input of local community members of color and LMC Construction and LatinoBuilt to promote Minority, Women, Emerging Small Business—Service, Disabled, Veterans (MWESB—SDV) involvement by identifying firms and local workers.

Development program

Plaza Los Amigos includes 42 very low-income units (earning 30% AMI) and 73 family-sized units (two+ bedroom). There is also one market-rate two-bedroom manager's unit.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit
One bedroom	22	30%	12	600
One bedroom	18	60%	0	600
Two bedroom	4	30%	4	800
Two bedroom	56	60%	0	800
Three bedroom	12	60%	0	1,050
Total	112		16	

Amenities

- Adjacent to Fred Meyer shopping center
- Park and trailhead in collaboration with City of Cornelius
- Community rooms
- 2 plazas
- 146 parking spaces
- New streetscapes and traffic control to improve safety for residents
- Futsal/multi use court

