



Metro



At a glance

Total development cost:

\$147.6 million

Metro bond funds: \$41.7 million

Bond funds per unit: \$188,688

Project type: redevelopment/new construction

Developer/owners: Related NW, Housing Authority of Clackamas County

Architect: Ankrom Moisan

General contractor: Walsh Construction

Partners: Impact NW, Unite Oregon, Community Vision

Other funding: Low-Income Housing Tax Credit (LIHTC), LIFT, Federal Infrastructure Grant, Milwaukie Construction Excise Tax funds, Metro affordable housing bond, Metro Transit-Oriented Development, HOME-ARP and HOME funds

Construction begins: July 2024

Anticipated completion: Sept 2026

oregonmetro.gov/housing

Hillside Park – Buildings A, B, & C

SE Community Parkway - Milwaukie - Housing Authority of Clackamas County and Related NW

Hillside Park is a master-planned redevelopment of an existing public housing site. The proposed redevelopment is a mixed-income housing community that will add 221 new bond-eligible affordable homes ranging in size from studios to three-bedrooms.* Buildings A & B of Hillside Park will include 40 project-based vouchers and 13 permanent supportive housing units, while Building C will include 100 project-based vouchers and eight permanent supportive housing units.

The rapidly increasing cost of living in Milwaukie makes it harder for households with lower income to afford housing. This project will reduce displacement by ensuring long-term housing affordability and providing culturally specific services.

Situated in the Ardenwald neighborhood a mile northeast of downtown Milwaukie, Hillside Park has good access to numerous community amenities. Two grocery stores, several public parks, a natural area, two bus stops and four schools are all within a mile of the property. In recognition of its proximity to a frequent service bus line, this project is also supported by Metro's Transit-Oriented Development Program.

The Housing Authority of Clackamas County and other key nonprofit partners will provide resident services. Services include housing retention, employment, financial security, benefits navigation, health and wellness, transportation, and family services.

The development team is designing the project to achieve Earth Advantage Gold or higher certification. Hillside Park buildings will be solar-ready and feature all-electric building systems.

*While Hillside Park Buildings A & B, C will deliver 275 total units, only 221 are eligible for bond funding due to the need to replace 54 regulated affordable homes on site.

Development program

The Hillside Park A & B affordable housing project is the redevelopment of a residential property with existing public affordability restrictions. The project includes 175 total units, 143 of which are eligible for bond funding due to the need to replace* regulated affordable homes currently on the site.

UNIT SIZE	Number of units	AMI%	PSH	PBV
Studio	8	30%	6	8
Studio	35	60%		
1BR	20	30%	7	20
1BR	66	60%		
1BR (replacement units)*	11	60%		
2BR	6	30%		6
2BR	2	60%		
2BR (replacement units)*	21	60%		
3BR	6	30%		6
TOTAL	175		13	40

The Hillside Park C affordable housing project is the redevelopment of a residential property with existing public affordability restrictions. The project includes 100 total units, 78 of which are eligible for bond funding due to the need to replace* regulated affordable homes currently on the site.

UNIT SIZE	Number of units	AMI%	PSH	PBV
Studio	3	30%		3
1BR	12	30%	4	12
1BR	10	50%		10
2BR	53	30%	4	53
2BR (replacement units)*	22	50%		22
TOTAL	100		8	100

Amenities

- 110,000 square feet of planted areas, active play areas, garden beds and plaza
- Pedestrian street between buildings A and B
- 218 parking spaces
- Easy access to frequent service bus line
- Planned resilience hub that will include back-up power as well as basic resources such as food, water, medical supplies and other necessities to be used during natural hazard events.