



Metro



### At a glance

**Total development cost:**

\$41.8 million

**Metro bond funds:** \$10.5 million

**Bond funds per unit:** \$159,091

**Project type:** new construction

**Developer/owners:** Hacienda CDC

**Local implementation partner:** City of Hillsboro

**Architect:** Access Architecture

**General contractor:** LMC

Construction

**Partner:** New Narrative

**Other funding:** Low-Income Housing Tax Credit (LIHTC), Metro affordable housing bond, Metro site acquisition program, federal energy tax credits, permanent loan, Energy Trust of Oregon, Oregon Multifamily Energy Program rebates, sponsor loan, deferred developer fee

**Construction begins:** September 2024

**Anticipated completion:** March 2026

[oregonmetro.gov/housing](https://oregonmetro.gov/housing)

## The Dolores

*NE 101st and Walker Rd - Hillsboro - Hacienda CDC*

The Dolores is inspired by Mexican architects such as Legorreta and Barragán and intends to highlight the rich Latine culture prevalent in Hillsboro and greater Washington County. This project includes 67 units within the three-story complex: a mix of one-, two-, three- and four-bedroom apartments, including ten permanent supportive homes. Almost half of the apartments will be affordable to very low-income households, earning up to 30% of the area median income.

The Dolores is located in a mixed-used neighborhood in the Tanasbourne area of Hillsboro. The site is near Magnolia Park, three grocery stores, McKinley Elementary School and public transit. Designed to qualify for Enterprise Green Communities Certification, the project includes features such as a solar array, a community garden and green spaces surrounding a central plaza. Air conditioning will be provided through mini-split HVAC systems in all units and community spaces. Residents will also benefit from a playground, community rooms, a bike room and laundry rooms on each floor.

Hacienda CDC will provide bilingual on-site services to connect residents with local resources and community programs. New Narrative will provide wraparound services for the permanent supportive housing residents. These include behavioral health counseling, skills training, employment assistance, medication consultation, medical coordination and connection to social supports and community resources.

In the spirit of The Dolores' namesake, labor and civil rights leader Dolores Huerta, the development team has set particularly high goals for COBID professional services participation (50%) and Certification Office for Business Inclusion and Diversity (COBID) construction contracting (30%). The project is designed by Access Architecture, a minority-owned firm.



# Development program

The Dolores affordable housing project will create 67 new homes, including 20 one-bedroom, 18 two-bedroom, 26 three-bedroom and three four-bedroom apartments.

Unit size (no. of bedrooms)	No. of units	AMI %*	PBVs	RLRA Vouchers	Square feet/unit
2 Bed	1	Unrestricted Manager			800
1 Bed	2	30%	2		591 - 671
1 Bed	8	30%		8	591 - 671
1 Bed	10	60%			591 - 671
2 Bed	2	30%	2		791
2 Bed	4	30%		4	791
2 Bed	11	60%			791
3 Bed	2	30%	2		996 -1032
3 Bed	10	30%			996 -1032
3 Bed	14	60%			996 -1032
4 Bed	2	30%	2		1,335 - 1386
4 Bed	1	60%			1,335 - 1386
<b>Total</b>	<b>67</b>		<b>8</b>	<b>12</b>	

\*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

- community rooms
- bike room
- laundry rooms on each floor
- courtyard with covered seating
- playground
- community garden
- bi-lingual resident services office
- 74 parking spots