



## At a glance

**Total development cost:** \$51.8 million

**Metro bond funds:** \$12.3 million

**Bond funds per unit:** \$154,362

**Project type:** New construction

**Architect:** Salazar Architect

**Developer:** REACH Community Development, Mercy Housing Northwest

**Partners:** Bienestar, HomePlate Youth Services

**General contractor:** COLAS Construction

**Funding:** Metro Affordable Housing Bond, Metro Transit-Oriented Development, Low-Income Housing Tax Credit (LIHTC), Energy Trust of Oregon, Oregon Housing and Community Services, permanent loan, deferred developer fee

**Construction begins:** December 2024

**Completion:** June 2026

[oregonmetro.gov](http://oregonmetro.gov)

# Elmonica Station

*17030 SW Baseline Road - Beaverton*

*REACH CDC - Bienestar - Mercy Housing Northwest*

New affordable housing at Elmonica will be 81 apartments in 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 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, and a picnic lawn area. An indoor 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 in unit mini-split air conditioning, energy saving appliances and a rooftop solar array to offset energy usage.

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, Mercy Housing Northwest and HomePlate, has deep roots in Washington County.



## Development program

Elmonica is 81 units of affordable family apartments in Beaverton designed with a community-centered vision for multigenerational living.

Unit size (no. of bedrooms)	No. of units	AMI	Project based vouchers	Square feet per unit
Studio	11	30%	0	420
Studio	13	60%	0	420
One bedroom	24	60%	0	644
Two bedroom	7	30%	0	868
Two bedroom	11	60%	0	868
Three bedroom	8	30%	8	1064
Three bedroom	7	30%	0	1064
<b>Total</b>	<b>81</b>		<b>8</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

- Nearby public transportation options
- Tuck-under parking on ground floor
- Ample indoor and outdoor community spaces
- Extensive natural light in the design
- Community pantry in partnership with Oregon Food Bank
- Multi-generational family housing options