

Housing Portfolio

The Department of Housing Services is committed to increasing the supply of affordable housing through partnerships with private for-profit developers as well as nonprofit developers of low-income housing. The role of the DHS is different for different developments. In some cases, the DHS acquires funding; in others, the DHS issues bonds or acquires private loans for the purchase of an existing property or for new construction.

Key to abbreviations:

AMI = Area Median Income (\$59,200/year for a family of 3 in 2003)
 CDBG = Community Development Block Grant
 ESG = Emergency Shelter Grant
 HAWC = Housing Authority of Washington County
 HOME = HOME Investment Partnerships
 LIHTC = Low-Income Housing Tax Credit
 OHCS = Oregon Housing and Community Services
 Properties marked with a ★ are owned and operated by the Authority.
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185th Duplexes ★

The duplexes at 185th and Johnson were saved from demolition in 1994 when Murray Blvd. was widened in Beaverton. These duplexes were relocated onto surplus County-owned property and were renovated to meet building code requirements. There are two 2-bedroom units and four 3-bedroom units. Each has a small patio and ample common yard space. They are rented to households earning at or below 80% of the Area Median Income (AMI).

Location	185th & Johnson in Aloha
Units	6 units up to 80% AMI
Owner	HAWC
DHS Role	Developed, own and operate
Status	Completed 1993
Financing	CDBG, bank financing
Cost	\$239,900



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Amberwood Apartments ★

Amberwood Apartments was the first privately owned and developed, for-profit, affordable housing complex funded by Washington County's HOME Investment Partnerships Program. The Dalton Company's initial application for HOME funds was approved on March 1, 1994. Construction was completed in 1996, and the Housing Authority of Washington County (HAWC) purchased the apartments in 2001.

Location	1605 SE Maple Street, Hillsboro
Units	40: 8 up to 50%, 32 up to 60% AMI
Owner	HAWC
DHS Role	Own and operate, issued bonds
Status	Acquired by HAWC in 2001
Financing	HAWC bonds, HOME, lender tax credit
Cost	\$2,310,000



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Bethany Meadows

Bethany Meadows represents a collaborative effort between GSL Properties and Washington County. Financed with tax-exempt bonds issued by the Housing Authority of Washington County, the development is privately owned and managed by GSL Properties.

Location	16145 NW Spartan Way, Portland
Units	208 units up to 60% AMI
Owner	GSL Properties
DHS Role	Issued bonds
Status	Completed 1997
Financing	Private Activity Bonds
Cost	\$11,885,917



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Bonita Villa Apartments ★

Bonita Villa, formerly known as "Tiffany Court", consists of 12 one-bedroom units, 72 two-bedroom units, and 12 three-bedroom units in four three-story, garden-style apartment buildings. This development was acquired by the Housing Authority of Washington County (HAWC) July 1, 2002. Sixty percent of the units are affordable for households earning up to 80% of the AMI, and 40% are affordable to households earning at or below 60% of the AMI.

Location	7520 SW Bonita Road, Tigard
Units	96 units: 38 up to 60%, 58 up to 80% AMI
Owner	HAWC
DHS Role	Acquired, rehabilitate, own, operate
Status	Acquired 2002
Financing	HAWC bonds
Cost	\$4,200,000

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Brentwood Oaks ☆

Brentwood Oaks offers affordable living for senior residents who are 58 or older. The apartments include 78 one- and two-bedroom units that are close to shopping, churches and public transportation. The rent for the units is restricted to persons earning no more than 60% of AMI.

Location	3245 SW 182nd Ave, Beaverton
Units	78: 6 up to 50%, 72 up to 60% AMI
Owner	Tuality Park Apartments Limited Partnership
DHS Role	HOME loan & co-general partner
Status	Completed 1998
Financing	HOME, TC equity, bank financing
Cost	\$5,365,483

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Briarcreek Apartments

Briarcreek Apartments offer affordable rental housing to households earning at or below 60% of the Area Median Income. The complex is in Beaverton, one block from light rail public transportation, and within minutes of several high-tech employers.

Location	1001 SW Briarcreek Way, Beaverton
Units	216 units up to 60% AMI
Owner	GSL Properties
DHS Role	Issued Private Activity Bonds
Status	Completed 1998
Financing	Private Activity Bonds, LIHTC
Cost	\$15,680,332

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Cedar Mill Crossing

Cedar Mill Crossing is located between the Sunset Highway and Barnes Road, east of Murray Blvd. The 608-unit development has one-, two- and three-bedroom apartments. Amenities include swimming pools, exercise rooms, a playground, racquetball and tennis courts, and a clubhouse. Working with Schnitzer Investment Corporation and GSL Properties, the DHS facilitated \$24.8 million in State of Oregon Private Activity Bonds to acquire, rehabilitate, and preserve Cedar Mill Crossing for individuals and families earning 60% or below the AMI.

Location	12450 NW Barnes Road, Portland
Units	608: 243 up to 50%, 365 up to 60% AMI
Owner	GSL Properties
DHS Role	Bond issuance and monitoring
Status	Completed 1995
Financing	Private Activity Bonds
Cost	\$22,100,000

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Covey Run ☆

This 40-unit development consists of duplex units in a craftsman style, to complement the style of other homes in the neighborhood. The duplexes are designed to provide affordable housing for large families. The site, made up of four separate parcels, was selected for its proximity to the elementary school and downtown Forest Grove

Location	2344 B Street, Forest Grove
Units	40 units up to 50% AMI
Owner	Covey Run Limited Partnership
DHS Role	HOME loan; co-general partner
Status	Completed 2001
Financing	HOME, LIHTC, Permanent loan
Cost	\$5,446,000



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Farmington Meadows

Farmington Meadows was developed through a partnership between Mainland Development Corporation and Aloha Housing Limited Partnership (AHLP). Although Washington County guidelines stipulate that at least 40% of the units be made affordable to households with incomes at or below 60% of the AMI, AHLP committed to rent 100% of the units to households at or below that limit, currently \$34,300 for a household of four. The DHS issued \$2,100,000 in multi-family housing revenue bonds to assist in financing.

Location	4566 SW 160th Ave, Beaverton
Units	69 units up to 60% AMI
Owner	Mainland Development Corporation
DHS Role	Issued bonds
Status	Completed 1999
Financing	Private Activity Bonds
Cost	\$4,898,615



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Farmington Park ★

Farmington Park is the last public housing developed by the DHS, and among the last public housing developments built in the Pacific Northwest. Residents must have very low incomes, and pay approximately 30% of their income towards rent.

Location	4878-4890 SW 170th, Beaverton
Units	6 units up to 50% AMI
Owner	HAWC
DHS Role	Developed, own and operate
Status	Completed 1997
Financing	HUD, OHCS, Comprehensive Grant
Cost	\$721,980



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Fifth Avenue Plaza Apartments

Fifth Avenue Plaza was developed in North Plains, a small rural town with very little rental housing. All of the residents are elderly and earn at or below 50% of AMI. The development is located adjacent to the North Plains Senior Center.

Location	31485 NW Kaybern, North Plains
Units	33 units up to 50% AMI
Owner	Kent Apartments Limited Partnership
DHS Role	HOME loan
Status	Completed 1996
Financing	HOME, LIHTC Equity, Private loan
Cost	\$2,439,854



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Fircrest Manor Apartments

TVHP's acquisition of Fircrest Manor preserved and extended the affordability of 59 housing units. With the assistance of the DHS, a Section 8 contract was smoothly translated to a form of Section 8 voucher, which assisted over 40 households at the project feel no impact from increased rents. Fircrest Manor provides a rare mixture of bedroom types (16 one-bedroom, 16 two-bedroom, 19 three-bedroom and 8 four-bedroom apartments), all with rents established at 50 % of AMI.

Location	5850 SW Menlo Dr, Beaverton
Units	59 units up to 50% AMI
Owner	Tualatin Valley Housing Partners
DHS Role	HOME loan
Status	Completed 2000
Financing	HOME, CDBG, Risk Share Bonds, LIHTC
Cost	\$4,171,278

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Greenburg Oaks

In 1997, CPAH acquired the Villa La Paz Apartments, changed the name to Greenburg Oaks and began extensive renovation work. The project incorporated 4% tax credits, tax exempt bonds, HOME, CDBG, weatherization grants, energy tax credits, capital grants from a variety of local partners and in-kind support from Home Depot. CPAH has continued to make improvements, and plans to invest of another \$500,000 by 2004. Included are a community room with kitchen and library, a computer center and office for CPAH's resident services staff.

Location	11895 SW 91st Ave, Tigard
Units	84: 50 up to 50%, 34 up to 60% AMI
Owner	Community Partners for Affordable Housing (CPAH)
DHS Role	HOME Loan
Status	Completed 1998
Financing	HOME, CDBG, grants, tax credits, in kind support
Cost	\$5,731,984

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Harkson Court

Harkson Court was developed for elderly and disabled residents, and is completely barrier-free and wheelchair-accessible. Each unit features accessible entrances and interiors. The property has no curbs or other exterior barriers

Location	2900 22nd Ave, Forest Grove
Units	20: 2 up to 50%, 18 up to 60% AMI
Owner	Accessible Living, Inc.
DHS Role	HOME loan
Status	Completed 1998
Financing	HOME, HTF, E&D Bonds
Cost	\$1,276,653

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HollyTree Village ★

Holly Tree Village is a three-story apartment building for elderly people that opened in 1980, pursuant to a HUD-approved thirty-year Section 8 Contract with the State of Oregon. In 1999 HAWC purchased the development. Tenants must have income that falls within HUD-determined limits, and must pay 30% of their income towards rent, with HUD subsidies making up the difference between that amount and contract rents.

Location	5335 SW Murray Blvd, Beaverton
Units	140: 40 up to 50%; 100 up to 80% AMI
Owner	HAWC
DHS Role	Issued bonds; own and manage
Status	Acquired 1999
Financing	HAWC Bonds
Cost	\$15,750,000

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Jose Arciga Apartments

This scattered-site multi-family development provides 50 units of rental housing for agricultural workers and their families. The sites are located in Forest Grove and Cornelius

Location	19th Place and 22nd Place, Forest Grove; N. Fremont St., Cornelius
Units	50 units up to 50% AMI
Owner	Housing Development Corporation
DHS Role	HOME loan
Status	Completed 2002
Financing	HOME, LIHTC Equity, State grants
Cost	\$6,792,585



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Marilann Terrace ★

Marilann Terrace was subsidized from 1983 until 1998 under the Section 8 Moderate Rehabilitation Program. The Housing Authority acquired Marilann Terrace when the Moderate Rehabilitation subsidy expired, and kept the units affordable by limiting the rents based on 80% of the AMI limit.

Location	21250 SW Alexander, Beaverton
Units	18: 7 up to 60%, 11 up to 80% AMI
Owner	HAWC
DHS Role	Issued bonds, own, operate
Status	Acquired 1998
Financing	HAWC Bonds
Cost	\$953,800



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Meacham Meadows ★

Meacham Meadows units were purchased by the DHS at a below-market rate. Families earning at or below 80% of the Area Median Income were able to purchase a Meacham Meadows home, either directly or through a lease-option, with the help of a deferred silent second mortgage provided by the DHS at 3% interest. Down payment and closing cost assistance was also made possible by a grant from the State of Oregon and HOME program funds

Location	NE 1st Dr & Skylar St, Hillsboro
Units	14: 1 up to 60%, 13 up to 80% AMI
Owner	HAWC
DHS Role	Acquire and sell to First-Time Homebuyers
Status	Sales began in 1998. All are sold or leased with option to buy.
Financing	HOME, Washington County loan
Cost	\$2,696,057



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Metzger Park Apartments

In 1996, CPAH became asset manager for this recently acquired Low-Income Housing Preservation & Resident Home Ownership Act (LIHPRA) project, Ash Creek Apartments. After a name change, work began, using \$65,000 in rehabilitation dollars allocated to the project. \$150,000 in CDBG funds paid for stream bank stabilization at the site, and \$50,000 in HOME funds for siding, deck stabilization, and a new play structure. CPAH also sought Neighborhood Networks funding of \$25,000 to add an accessible computer room, multi-purpose room, and restroom.

Location	10025 & 10045 SW 85th, Portland
Units	32 units up to 60% AMI
Owner	Community Partners for Affordable Housing (CPAH)
DHS Role	HOME loan
Status	Rehabilitated 2001
Financing	HOME, HUD, CDBG, Private funds
Cost	\$226,957



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Montebello Apartments

Montebello Apartments is a 48-unit complex, built in May of 1999, designed for migrant farm workers. Units at Montebello are rented to households earning at or below 50% of the Area Median Income

Location	220 SE 12th, Hillsboro
Units	48 units up to 50% AMI
Owner	Housing Development Corporation
DHS Role	HOME loan
Status	Completed 1999
Financing	HOME, LIHTC Equity, private loan
Cost	\$4,734,991

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Parkside Apartments ★

Parkside Apartments were acquired by the DHS in order to preserve the development's below-market rents in the community. This 24-unit development is located close to Pacific University, shopping, parks, and schools.

Location	2715 Main, Forest Grove
Units	24: 10 up to 50%, 14 up to 80% AMI
Owner	HAWC
DHS Role	Issued bonds, own and operate
Status	Acquired/rehabilitated 1999
Financing	HAWC Bonds
Cost	\$1,235,000

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Reedville Apartments

The Reedville Apartments are owned by the Housing Development Corporation, a nonprofit organization providing housing for low-income people in Washington County. These units are for agricultural workers and their families, and are located near public transportation and schools.

Location	21141 SW Alexander, Beaverton
Units	49 units up to 50% AMI
Owner	Housing Development Corporation
DHS Role	HOME and CDBG loans
Status	Completed 1998
Financing	HOME, CDBG, USDA, Private loan
Cost	\$3,729,841

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Tarkington Square ★

Constructed in 1979, Tarkington Square is a 48-unit, elevator-served apartment building for elderly people. Residents must have incomes at or below 50% of the Area Median Income, and they pay approximately 30% of their income towards rent.

Location	375 NW 1st Avenue, Hillsboro
Units	48 units up to 50% AMI
Owner	HAWC
DHS Role	Issued bonds; own and operate
Status	Acquired 2001
Financing	HAWC Bonds
Cost	\$2,560,000

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Terrace View

Terrace View, built in the late 1970s, was rehabbed in 1997 through a collaborative effort between GSL Properties and Washington County. Terrace View is located near Meridian Park hospital, I-5, public transportation and shopping

Location	6685 SW Sagert, Tualatin
Units	100; 40 up to 60%, 60 up to 80% AMI
Owner	GSL Properties
DHS Role	Issued bonds
Status	Rehabilitated 1997
Financing	Private Activity Bonds
Cost	\$4,000,000



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The Colonies ★

The Colonies, built in 1972, is a two-story, 96-unit garden apartment complex with the units located in twelve different eight-plexes. The Housing Authority purchased The Colonies in July of 2001, and anticipates rehabilitating the property. Forty percent of the units will be rented to households earning at or below 60% of the Area Median Income, with the balance of the units rented to households earning at or below 80% of the AMI

Location	14220 SW 112 th , Tigard
Units	96; 38 up to 60%, 58 up to 80% AMI
Owner	HAWC
DHS Role	Issued bonds, own, operate
Status	Acquired 2001
Financing	HAWC Bonds
Cost	\$4,100,000



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The Villager ★

The Villager, built in 1974, is located in Forest Grove near shopping, public transportation and Pacific University. Forty percent of the units at the Villager are affordable to households earning at or below 60% of the AMI, and the rest are affordable to households earning up to 80% of the AMI. The 36-unit development has one-, two- and three-bedroom units

Location	1921 Fir Road, Forest Grove
Units	36; 14 up to 60%, 22 up to 80% AMI
Owner	HAWC
DHS Role	Issued bonds, own, operate
Status	Acquisition and Rehabilitation, 1999
Financing	HAWC Bonds
Cost	\$1,771,875



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Tualatin Meadows

Tualatin Meadows offers affordable rental housing to households earning at or below 60% of the Area Median Income. This 240-unit complex is located near employment, shopping and public transportation.

Location	18755 SW 90 th Ave, Tualatin
Units	240 units up to 60% AMI
Owner	GSL Properties
DHS Role	Issued bonds
Status	Completed 2000
Financing	Private Activity Bonds
Cost	\$15,850,000



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VanRich Apartments ★

The VanRich Apartments were acquired by the DHS in an effort to preserve the development's below-market rents in the community. This 17-unit development is located near Pacific University, shopping, parks and schools

Location	2016 B Street, Forest Grove
Units	17; 7 up to 50%, 10 up to 80% AMI
Owner	HAWC
DHS Role	Issued bonds, own and operate
Status	Acquired/Rehabilitated 1999
Financing	HAWC Bonds
Cost	\$877,000

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Willow Springs ★

In late 1995, a partnership consisting of Northwest Affordable Housing, Inc., and the Housing Authority of Washington County was created for the purpose of developing the property as affordable housing using HOME funds, Low Income Housing Tax Credits and private financing. The development is near shopping areas and public transportation; and amenities include a swimming pool, community room and covered parking.

Location	3240 SW Doyle Place, Aloha
Units	120; 90 up to 50%, 30 up to 60% AMI
Owner	Willow Creek Limited Partnership
DHS Role	Co-general partner with Bowen R.E.; HOME Loan
Status	Completed 1997
Financing	HOME, LIHTC Equity, Private loan
Cost	\$7,612,000

Alpine Street

Two homes were built in Cornelius for very low-income families. HOME funds were used, and families earning up to 50% of AMI have purchased the houses.

Location	Cornelius
Units	2 units up to 80% AMI
Owner	Willamette West Habitat for Humanity
DHS Role Status	CDBG grant Completed 2002
Financing Cost	HOME \$130,122

Cuenca House

This group home in Aloha was developed by Banyan Tree with the assistance of DHS. It provides housing for adults with developmental disabilities.

Location	Cornelius
Units	5 units up to 50% AMI
Owner	Banyan Tree
DHS Role Status	HOME loan Completed 1995
Financing Cost	HOME \$271,400

First-Time Home Buyer ★

DHS developed three houses and made them available to very low-income families through a lease-purchase agreement.

Location	Beaverton
Units	3 units up to 50% AMI
Owner	HAWC
DHS Role Status	Lease-purchase Completed 1994
Financing Cost	Bank loan \$274,000

Interim House

A group home for people with mental illness, this acquisition was funded in part with a HOME loan.

Location	Hillsboro
Units	5 units up to 50% AMI
Owner	Homestreet
DHS Role Status	HOME loan Completed 1994
Financing Cost	HOME \$218,667

Maria Luisa I

These new single-family homes were developed for farmworkers earning up to 50% of AMI.

Location	Hillsboro
Units	5 units up to 50% AMI
Owner	Housing Development Corp.
DHS Role Status	HOME loan Completed 1994
Financing Cost	HOME \$441,489

Open Gate Transitional

These units were acquired and renovated to provide housing for people with mental illness.

Location	Hillsboro
Units	5 units up to 50% AMI
Owner	Tualatin Valley Centers
DHS Role Status	CDBG, ESG Completed 1998
Financing Cost	HOME \$198,000

Samaritan Court

These houses were built to offer home ownership opportunities to very low-income families.

Location	Aloha
Units	10 units up to 50% AMI
Owner	Willamette West Habitat for Humanity
DHS Role Status	CDBG grant; HOME loan Completed 1999
Financing Cost	HOME, CDBG \$545,459

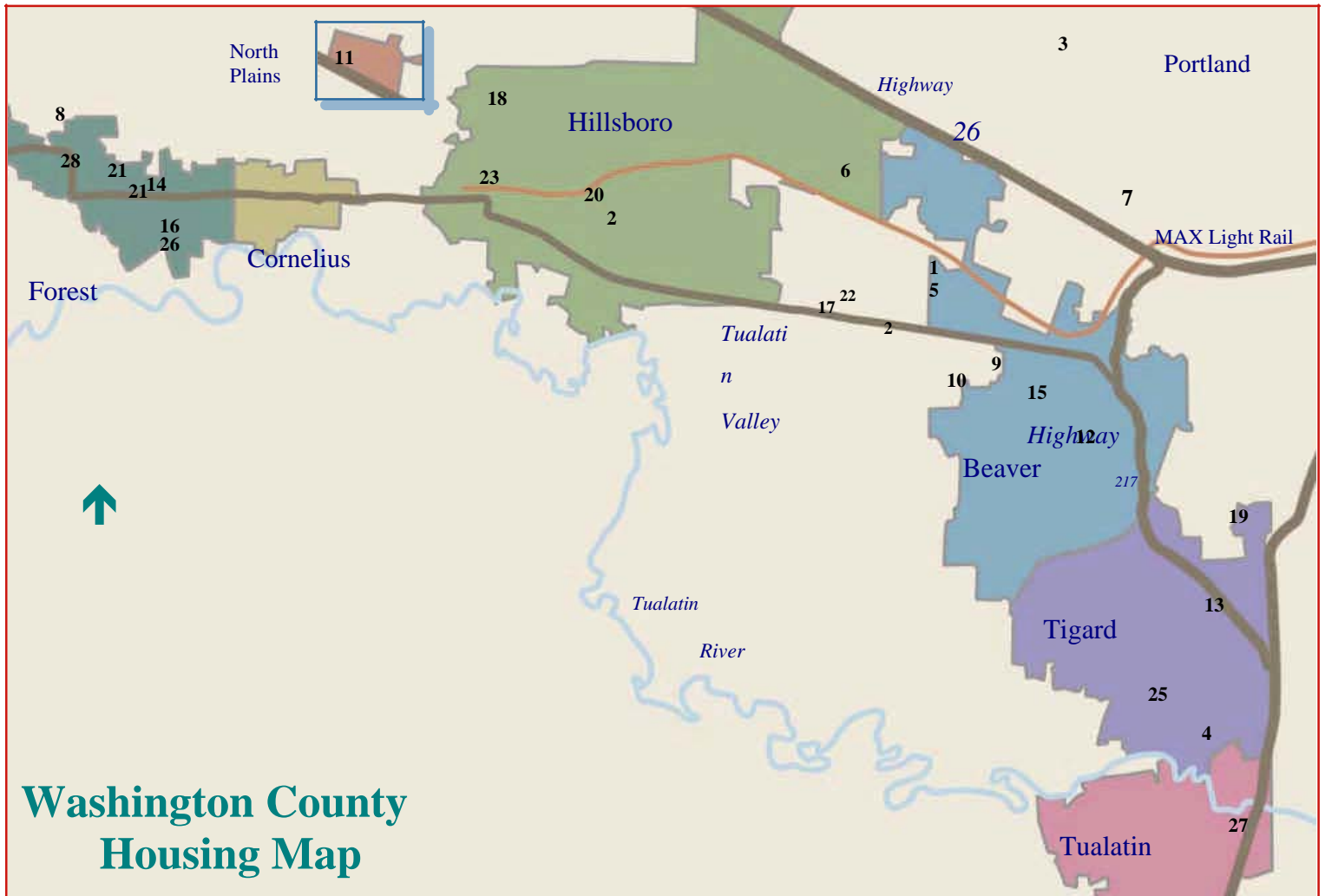
Sandra Lane ★

This property was acquired and renovated by HAWC for use as a group home for people with developmental disabilities.

Location	Aloha
Units	5 units up to 50% AMI
Owner	HAWC
DHS Role Status	Acquired and lease Completed 1993
Financing Cost	CDBG \$60,100

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Housing Locations



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| 1. 185th Duplexes ★ | 11. Fifth Avenue Plaza | 21. Parkside Apartments ★ |
| 2. Amberwood ★ | 12. Fircrest Manor | 22. Reedville Apartments |
| 3. Bethany Meadows | 13. Greenburg Oaks | 23. Tarkington Square ★ |
| 4. Bonita Villa Apartments ★ | 14. Harkson Court | 24. Terrace View |
| 5. Brentwood Oaks ☆ | 15. Holly Tree Village ★ | 25. The Colonies ★ |
| 6. Briarcreek Apartments | 16. Jose Arciga Apartments | 26. The Villager ★ |
| 7. Cedar Mill Crossing | 17. Marilann Terrace ★ | 27. Tualatin Meadows |
| 8. Covey Run ☆ | 18. Meacham Meadows ★ | 28. VanRich Apartments ★ |
| 9. Farmington Meadows | 19. Metzger Park | 29. Willow Springs ☆ |
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