



## At a glance

**Total unitcount:** 275

**Regional Affordable Housing Bond funds:** \$40 million

**Bond funds per unit:** \$145,455

**Project type:** New construction

**Sponsors:** Related Northwest & HACC

**Architect:** Ankrom Moisan Architects  
**General contractor:** WALSH Construction

**Partners:** We All Rise, Providence Hospital

**Funding:** Low Income Housing Tax Credits, OHCS LIFT, Regional Affordable Housing Bond, OR-MEP, Project-based vouchers, City of Milwaukie Construction Excise Tax funds, Federal Infrastructure Grant

**Construction begins:** June 2024

**Anticipated completion:** Spring 2026

# Hillside Redevelopment

## *SE Hillside Ct – Milwaukie, OR – HACC & Related Northwest*

The Hillside Redevelopment is a master-planned redevelopment of a low-density public housing site that previously included 100 housing units across 13.7 acres. Built in the early 1940s, the existing property is Oregon's oldest public housing community. After 80+ years in operation, the aging buildings have exceeded their useful life and require repositioning and redevelopment in order to provide safe housing and sustain operations.

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.

Situated in the Ardenwald neighborhood a mile northeast of downtown Milwaukie, Hillside has convenient access to numerous community amenities. Two grocery stores, several public parks, a natural area, two frequent service bus stops and four schools are all within a mile of the property.

In partnership with HACC, Related NW will commence the redevelopment effort by beginning with a 7.5-acre area at the southern edge of the property. This project will provide 275 units of amenity-rich affordable housing in three adjacent buildings to households with incomes at or below 60% AMI. The proposed buildings will be three- and four-stories and each will be served by an elevator. A landscaped plaza and 218 stalls of both on- and off-street parking will further support the project.

Amenities include on-site management offices, resident service offices, multi-purpose community rooms, bike rooms, landscaped courtyards, community gardens, and laundry rooms on every floor.

An innovative amenity will be the development's resilience hub. Resilience hubs are supplied with basic resources like food, water, and medical supplies and have backup electrical capacity. They are community-serving facilities designed to support residents and coordinate resource distribution before, during, or after a natural hazard event.

## Development program

Hillside Park includes 275 units of new affordable housing. 140 units will be supported with project-based rental assistance, of which 21 units will be designated as Permanent Supportive Housing (PSH).

Project	Unit Size	# of Units	Affordability					PSH
			30% AMI PSH	30% AMI Non PSH	50% AMI	60% AMI	PBV	
Building A	Studio	25	-	-	-	25	-	-
	1 BR	32	-	-	-	32	-	-
	2 BR	29	-	6	-	23	6	-
	3 BR	6	-	6	-	-	6	-
	<b>Total</b>	<b>92</b>	<b>-</b>	<b>12</b>	<b>-</b>	<b>80</b>	<b>12</b>	<b>-</b>
Building B	Studio	18	6	2	-	10	8	6
	1 BR	65	7	13	-	45	20	7
	<b>Total</b>	<b>83</b>	<b>13</b>	<b>15</b>	<b>-</b>	<b>55</b>	<b>28</b>	<b>13</b>
Building C	Studio	3	-	3	-	-	3	-
	1 BR	22	4	8	10	-	22	4
	2 BR	75	4	49	22	-	75	4
	<b>Total</b>	<b>100</b>	<b>8</b>	<b>60</b>	<b>32</b>	<b>-</b>	<b>100</b>	<b>8</b>
Phase 1 Total	Studio	46	6	5	-	35	11	6
	1 BR	119	11	21	10	77	42	11
	2 BR	104	4	55	22	23	81	4
	3 BR	6	-	6	-	-	6	-
	<b>Total</b>	<b>275</b>	<b>21</b>	<b>87</b>	<b>32</b>	<b>135</b>	<b>140</b>	<b>21</b>

## Amenities

- Bus stop within 1/8 mile
- Ardenwald Elementary within 1 mile
- Grocery store within 1 mile
- Downtown Milwaukie within 1.1 miles
- Multiple parks and recreation areas within 3/4 mile
- Across the street from Providence Milwaukie Hospital
- Resilience Hub
- On-site community rooms
- Bike parking
- Study lounge
- On-site management and services offices
- Outdoor playground and garden beds
- Whole-building heating and cooling
- Pedestrian street and plaza
- 236 parking spaces

