



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: July 2026

Hillside Park

2889 SE Hillside Ct – Milwaukie, OR – HACC & Related Northwest

Hillside Park is a master-planned redevelopment of a low-density public housing site that contains 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 proposed redevelopment conceives of Hillside Park as a mixed-use community with 375 units of affordable rental housing and up to 125 units of workforce or market rate housing, including 40 townhomes.

In partnership with HACC, Related Northwest (“Related”) will commence the redevelopment effort by beginning with a 7.5-acre area at the southern edge of the property. This project will bring 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 236 stalls of both on- and off-street parking will further support the project.

Building amenities include on-site management offices, resident service offices, parcel lockers, multi-purpose community rooms, bike rooms, 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 and services before, during, or after a natural hazard event.



Development program

Hillside Park includes 275 units of new affordable housing. A minimum of 120 units will be support by Project-Based rental assistance, 20 of which will be designated as Permanent Supportive Housing (PSH).

Unit type	No. of units	AMI %	PBVs	PSH	Approx SF per Unit	Gross mo. rent/unit
Studio	11	30%	11	6	375 - 494	\$592
Studio	35	60%			375 - 494	\$1,185
One Bedroom	32	30%	42	11	575 - 615	\$634
One Bedroom	10	50%			575 - 615	\$1,058
One Bedroom	77	60%			575 - 615	\$1,269
Two Bedroom	81	30%	81	4	850 - 880	\$762
Two Bedroom	22	50%			850 - 880	\$1,270
Two Bedroom	22	60%			850 - 880	\$1,524
Two Bedroom – MU	1	80%			850	\$0
Three Bedroom	6	30%	6		1,145	\$880
Total	275		140	21		

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 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

