



## AT A GLANCE

**Total unit count:** 55

**Regional Affordable Housing Bond funds:** \$10 million

**Bond funds per unit:** \$185,185

**Project type:** New Construction

**Sponsor:** Hacienda Community Development Corporation

**Architect:** Mackenzie Inc. & Access Architecture

**General contractor:** Colas Construction Inc.

**Service Partners:** New Narrative

**Funding:** Low Income Housing Tax Credits, OR-MEP, Regional Affordable Housing Bond, Project-based RLRA vouchers, Federal Energy Tax Credits, Private funding, City SDC Waiver

**Proposed Construction Start:** Summer 2025

**Anticipated completion:** Fall 2026

# El Nido

*16719 Boones Ferry Road - Lake Oswego – Hacienda CDC*

El Nido is proposed on a site that was recently used for construction staging at the intersection of Boones Ferry Road and West Sunset Drive in the City's Lake Forest Neighborhood and falls within the West Lake Grove Design District. The City has identified the roughly 1.4-acre Property as a suitable location for the development of multi-family affordable housing. Through partnership with the Housing Authority of Clackamas County, the City of Lake Oswego, Metro, and with targeted outreach to communities of color, we anticipate serving a mix of families with ten units serving individuals or families experiencing homelessness and/or facing imminent displacement who need permanent supportive housing (PSH).

Hacienda proposes (55) units from one-, two-, and three-bedrooms, including (1) unrestricted manager unit and (10) units of PSH serving families who have experienced houselessness or are at risk of becoming houseless, with the remainder of units serving residents making 60% AMI or below. The ground floor will be comprised of communal spaces including a lobby, support service offices, and a community room with a kitchen to host life-enriching and supportive workshops.

Beyond various passive sustainable strategies, the project will pursue energy renewable systems including a roof-top solar array, EV parking spaces, and 40% EV-ready parking stalls. Other proposed building systems and appliances will seek to be all electric, eliminating natural gas from the project.

Our network of support services will also enhance livability in this community by providing a holistic approach to resident's needs. Hacienda, being both a developer and service provider, experiences first-hand what the residents need to achieve their goals. Paired with the strengths of New Narrative, our supportive services project partner, we will be able to establish a supportive network of clinicians, resident service coordinators, and property managers to work for and with the community intentionally.

## Development program

El Nido is 55 units of new affordable housing and includes 10 units supported with project-based RLRA vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PSH/ Subsidy	Square feet/unit	Gross rent/unit Including Subsidy
One bedroom	5	30%		~495	\$663
One bedroom	5	30%	RLRA	~495	\$663
One bedroom	18	60%		~495	\$1,239
Two bedroom	5	30%		~690	\$796
Two bedroom	5	30%	RLRA	~690	\$796
Two bedroom	11	60%		~690	\$1,593
Two bedroom / Managers unit	1		-	~690	
Three bedroom	5	60%	-	~890	\$1,841
Total	55		10		

## Amenities

- Public transit within a minute's walk
- Elementary Schools within 2 miles
- Grocery store within 1/2 miles
- Downtown Lake Oswego within 5 miles
- West Waluga Park and Lamont Spring City Park and within 1/2 mile
- On-site bike parking
- On-site community rooms and kitchen
- On-site management and service offices
- Outdoor nature-based playground and native-plant gardens
- On-site public art plaza
- Whole-building heating and cooling
- Solar Array ready at minimum
- 40 parking stalls (3-EV chargers and 25-EV ready)
- Pursuing Earth Advantage Multifamily Certification (gold minimum)

