



## AT A GLANCE

**Total unit count:** 121

**Regional Affordable Housing Bond funds:** \$8 million

**Bond funds per unit:** \$66,667

**Project type:** New construction

**Sponsor:** Palindrome Properties Group

**Architect:** YBA Architects

**General contractor:** PacifiCap Construction

**Partners:** Latino Network

**Funding:** Low Income Housing Tax Credits, Regional Affordable Housing Bond, City of Wilsonville Land Contribution, Transit Grant, and SDC waivers, Project-based RLRA vouchers, Solar Tax Credits and Private Debt.

**Proposed Construction Start:** September 2024

**Anticipated completion:** December 2025

# Vuela

*9699 SW Barber Street - Wilsonville – Palindrome*

Vuela (formerly Wilsonville TOD) will be a mixed-use development with 121 affordable housing units over an active ground floor space. All of units will be restricted to households earning between 30% - 80% of the area median income (AMI), including 35 units reserved for households making 30% of AMI or below. The units will be a mix of studio, one-, two-, and three-bedroom units.

The proposed building will be a single five-story elevator building with a landscaped plaza and a mix of on-site and shared parking on the adjacent Tri-Met parcel. In addition to providing affordable housing for 121 households, Palindrome proposes to activate the ground floor with community amenities, the SMART transit welcome center, Wilsonville Community Sharing food bank, and a commercial space. For the commercial space, Palindrome proposes to create a coffee shop and craft beer tap room with a focus on commuters, area employees, and neighborhood residents within walking or biking distance.

Building amenities include on-site management offices, social service offices, parcel lockers, fitness room, multi-purpose community room, bike room and laundry room. The building will be fully accessible and served by two elevators. Common areas will include complimentary Wi-Fi access.

Exterior amenities include a children's playground, sports court, covered picnic tables, outdoor patio spaces, and EV charging stations.

The project will pursue an Earth Advantage sustainability certification. Sustainability features include a rooftop photovoltaic solar system for common area electricity. Enhanced insulation and high-performance windows, LED lighting, energy star appliances and smart thermostats will provide energy efficient units for residents. The landscape design uses native water-smart plants, and the units include low-flow water fixtures.

Palindrome will be partnering with Latino Network, which is a Latino-led education organization that is grounded in culturally-specific practices and services, to provide outreach services during the predevelopment period to inform design and programming, referral services to the property management agent, and programming at the new apartment community.

## Development program

Wilsonville TOD is 121 units of new affordable housing and includes 20 units supported with project-based RLRA vouchers.

Unit size (no. of bedrooms)	No. of units	AMI %	PSH	RLRA PBVs	Square feet/unit	Gross monthly rent/unit
Studio	4	30%	4	4	470	\$539
1 BD/1 BA	16	30%	16	16	630	\$576
1 BD/1 BA	21	80%			630	\$1,721
2 BD/1 BA	13	30%			870	\$734
2 BD/1 BA	35	60%			870	\$1,531
2 BD/1 BA	19	80%			870	\$2,062
3 BD/2 BA	2	30%			1125	\$858
3 BD/2 BA	8	60%			1125	\$1,779
3 BD/2 BA	2	80%			1125	\$2,393
1 BD/1 BA	1	MGR			630	Manager's Unit
<b>Total</b>	<b>121</b>		<b>20</b>	<b>20</b>		

## Amenities

- Public transit within a minute's walk
- Elementary School within 1 mile
- Pharmacy within 1 mile
- Grocery store within 1 mile
- Coffee Lake Nature Park within 1/2 mile
- On site bike parking
- Complimentary Wi-Fi in common areas
- On site community rooms and kitchen
- On site management and services offices
- Outdoor playground and sports court
- Rooftop photovoltaic solar array
- Pursuing Earth Advantage Multifamily Certification

