Troutdale Affordable Housing Development
Planning Commission Hearing
Created 80 years ago our mission is:

to assure that the people of the community are sheltered. Home Forward has a special responsibility to those who encounter barriers to housing because of income, disability, or special need. Home Forward will continue to promote, operate, and develop affordable housing that engenders stability, self-sufficiency, selfrespect and pride in its residents and represents a long-term community asset.
Who We Serve

Households Served

- 15,500 households served
  - 8,512 HH receive rent assistance only
  - 3,949 HH (affordable housing + rent assistance)
  - 1,896 HH (unassisted affordable housing)
  - 1,169 HH (short term assistance, special needs)
How We Serve

Long-term Rent Assistance (~12k vouchers)
• Tenant and Project Based Vouchers
• Emergency Housing Vouchers
• Family Unification Program
• Veteran Voucher Program

6,500 affordable homes in 110 properties
• On-site property management
• Resident services
Who Lives in Affordable Housing

**0-30% AMI**
Affordable monthly housing costs
$0 - $550*

Senior on fixed Federal Social Security income:
$9,396

**30-60% AMI**
Affordable monthly housing costs
$550 - $1100*

Personal care aide: $32,707
Preschool teacher: $35,265
Office administrative assistant: $42,415

**60-80% AMI**
Affordable monthly housing costs
$1100 - $1500*

Mail carrier: $50,676
Paramedic: $53,394
Manufacturing Supervisor: $60,298

* Based on a 2-person household spending 30% of their income on housing

Source: State of Oregon Employment Dept. 2020
Housing Needs in Troutdale

Cost Burden and Severe Cost Burden by Tenure, Troutdale

Households paying 50% or more for housing costs are said to be severely cost burdened.

<table>
<thead>
<tr>
<th>Percent of Households</th>
<th>Severe Cost Burdened</th>
<th>Cost Burdened</th>
<th>Not Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>16%</td>
<td>22%</td>
<td>62%</td>
</tr>
<tr>
<td>Renters</td>
<td>6%</td>
<td>25%</td>
<td>73%</td>
</tr>
<tr>
<td>Owners</td>
<td>6%</td>
<td>20%</td>
<td>73%</td>
</tr>
</tbody>
</table>
Community Engagement

On-going community engagement:
Outreach to those most impacted by housing affordability crisis
  o Seniors on fixed incomes
  o People with disabilities
  o Veterans
  o Families from communities of color
  o Families experiencing homelessness

Launched a community advisory committee to engage stakeholders in project design – 4 meetings to date

“Community Update” mailed to homes and businesses within .5 mile in August 2022
Project Goals

- On-going affordability for a minimum of 60 years
- High quality on-site property management and resident services
- Quality construction and design creating pride of place for residents
- Design responds to local input to protect people from East winds, create a small-town feel with multiple buildings and court-yards, while balancing need for parking, play-areas and lush landscaping.
- Units and common areas designed to meet the needs of seniors and families.
SITE PHOTOS
CONNECT TO NATURE

• Create a range of outdoor spaces for both quiet moments in the sun or larger community gatherings
• Design in response to the gorge winds
• Integrate the indoor and outdoor spaces to encourage connections
• Create spaces that help residents feel more safe and secure
• Create outdoor spaces that prioritize universal design and equity of spaces for all residents

HEALTHY HOMES

• Create livable units for families
• Maximize daylight in the units and throughout the site
• Create healthy homes with good air quality and thermal performance
• Explore sustainable building systems and site design
• Optimize construction efficiencies while creating durable exteriors
• Connect to the outdoors from within your unit

CULTIVATE COMMUNITY

• Foster connections between the larger community of Troutdale and be a respectful neighbor
• Create a variety of outdoor spaces for all ages that cultivate a strong community
• Provide support spaces that make residents feel comfortable asking for help

DESIGN VALUES
CONCEPT INSPIRATION - TROUTDALE ENVIRONMENTAL HISTORY

Gateway

Dynamic transition to Gorge landscape and confluence of two rivers

Vertical basalt columns
Troutdale as a classic hillside town. Simple grid stepping up the hillside.

Beauty in repetitive forms of traditional hillside terraces
Long north facing facades not ideal for balconies
Outside spaces exposed to north and east winds

Long north facing facades protect courtyards from east wind
Minimizes north facades
Creates cloisters

Simple beauty in repetitive forms
Terraced hillside

**MASSING CONCEPTS**

**LONG BARS TERRACING UP HILL**

**L MASSING**

**FOLDED ROOFS**
UNIT COUNT:
STUDIOS 18
1BR 28
2BR 36
3BR 12
TOTAL 94 UNITS

PARKING:
ONSITE 119
ON STREET 11
TOTAL 130 SPACES
(1.38 / UNIT)

5 ADA UNITS AND PARKING SPACES PER CODE:
1 STUDIO
2 1 BR
1 2BR
1 3BR

5 ADDITIONAL MOBILITY UNITS BEYOND CODE
• CREATING COMMUNITY COURTYARDS AND AMENITIES
• ADDING AMPLE LANDSCAPING AND NEW TREES
• PRESERVES MOST TREES IN THE NORTHERN PORTION OF THE PROPERTY (HANDLE)
• PROVIDES TREE AND LANDSCAPE BUFFER ALONG 257TH
• DEVELOPMENT IS SET DOWN FROM 4TH TO RETAIN VIEWS
• ACCOMODATES CITY PEDESTRIAN AND BRIDGE EASEMENT FROM 2ND ROW TO 257TH AS OUTLINED IN CITY OF TROUTDALE CAPITAL IMPROVEMENT PLAN
• UNIVERSAL SITE DESIGN
SITE OPTIONS AT SW 2ND STREET RIGHT OF WAY

**PROPOSED OPTION A**
- Future bridge landing accommodated
- Pedestrian/bike path with landscaping
- Retain existing tree buffer on north property line

**OPTION B**
- Connection to 257th
- Pedestrian/bike path with landscaping
- Retain existing tree buffer on north property line

**OPTION C**
- Can increase parking ratio from 1.38 to 1.65
- All existing trees in handle must be removed
- Cannot accommodate pedestrian connection or future bridge landing to 257th per proposed condition from city engineer
- 12’ tall retaining wall along 257th
- Grading at end of 2nd ROW creates dam
SITE SECTION THROUGH ADJACENT NEIGHBOR’S PROPERTY
SITE SECTION THROUGH PARKING C FROM 4TH
5 - COMMUNITY ROOM AT BUILDING A
6 - COURTYARD VIEW FROM DRIVEWAY ENTRY TOWARDS BUILDING A
7 - BUILDING A - WEST VIEW
8 - BUILDING B - EAST VIEW
9 - BUILDING B AT PASS-THROUGH
14 - VIEW FROM 257TH
CONTEXT - BUILDING MATERIALS & INTERSECTIONS
CONTEXT - SIDING MATERIALS
PRECEDENTS: FIBER CEMENT SHINGLE SIDING WITH PROTRUDING METAL WINDOW TRIM

BLACK VINYL WINDOWS

PERFORATED METAL BALCONY GUARDRAILS

MATERIALS BOARD

NOTE: SEAL ALL FLASHING INTERSECTIONS AND M.A.J. TO MOUNTAIN AIR BARRIER CONTINUITY

CORNER BEAD, TYP.

WOOD SILL BELOW

9" F.F. JAMB WRAP

CONTINUOUS SEALANT AROUND FRAME, TYP.

WINDOW PER SCHEULEC

CONTINUOUS BACKER ROD AND SEALANT AROUND FRAME

6.3 M. JAMB WRAP OVER FLASHING

22 GA METAL JAMB FLASHING

F BEAT RADIUS SISING

WINDFOW JAMB AT FIBER CEMENT TYP.

SCALE: 3" = 1'-0"
UNIT COUNT:
- STUDIOS 18
- 1BR 28
- 2BR 36
- 3BR 12
- TOTAL 94 UNITS

PARKING:
- ONSITE 119
- ON STREET 11
- TOTAL 130 SPACES
  (1.38 / UNIT)

5 ADA UNITS AND PARKING SPACES PER CODE:
- 1 STUDIO
- 2 1 BR
- 1 2BR
- 1 3BR

5 ADDITIONAL MOBILITY UNITS BEYOND CODE
- CREATING COMMUNITY COURTYARDS AND AMENITIES
- ADDING AMPLE LANDSCAPING AND NEW TREES
- PRESERVES MOST TREES IN THE NORTHERN PORTION OF THE PROPERTY (HANDLE)
- PROVIDES TREE AND LANDSCAPE BUFFER ALONG 257TH
- DEVELOPMENT IS SET DOWN FROM 4TH TO RETAIN VIEWS
- ACCOMMODATES CITY PEDESTRIAN AND BRIDGE EASEMENT FROM 2ND ROW TO 257TH AS OUTLINED IN CITY OF TROUTDALE CAPITAL IMPROVEMENT PLAN
- UNIVERSAL SITE DESIGN
# Parking Study Findings

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Comments</th>
<th>Required Spaces per Unit</th>
<th>Proposed Units</th>
<th>Total Spaces Required</th>
<th>Proposed Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple-family dwelling (apartments)</td>
<td>2 spaces per dwelling unit</td>
<td>2.0</td>
<td>94</td>
<td>188</td>
<td>130</td>
</tr>
</tbody>
</table>

Parking Demand Rates for Affordable Housing:

- Five similar developments within Troutdale and Fairview: **1.09**
- Two developments in Beaverton from 2020 study: **0.74**
- Two developments in Gresham and Fairview in 2020 study: **1.05**
- ITE Parking Generation Manual (national standard) average: **0.99**

Based on The Institute of Transportation Engineers Parking Generation Manual

Proposed Ratio: **1.38** spaces per unit

- 119 on-site spaces
- 11 on-street spaces

Counted per Troutdale Code
# Parking Study Findings

## Table 2: Parking Data Summary

<table>
<thead>
<tr>
<th>Apartment Complex</th>
<th>Inventory</th>
<th>Number of Cars Parked Between 11PM-12AM</th>
<th>Number of Cars Parked Between 12AM-1AM</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Standard</td>
<td>ADA</td>
<td>Loading Zones</td>
</tr>
<tr>
<td>Troutdale Terrace</td>
<td>395</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Cherry Ridge</td>
<td>254</td>
<td>11</td>
<td>0</td>
</tr>
<tr>
<td>Fairview Arms</td>
<td>61</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Fairview Oaks &amp; Woods</td>
<td>346</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Kings Garden</td>
<td>241</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>259</strong></td>
<td><strong>9</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

## Table 3: Parking Demand Analysis Summary

<table>
<thead>
<tr>
<th>Apartment Complex</th>
<th>On-Site Parking Spaces</th>
<th>Average Parking Demand</th>
<th>Apartment Units</th>
<th>Occupied Stalls Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Troutdale Terrace</td>
<td>401</td>
<td>341</td>
<td>228</td>
<td>1.49</td>
</tr>
<tr>
<td>Cherry Ridge</td>
<td>265</td>
<td>149</td>
<td>160</td>
<td>0.93</td>
</tr>
<tr>
<td>Fairview Arms</td>
<td>68</td>
<td>43</td>
<td>45</td>
<td>0.94</td>
</tr>
<tr>
<td>Fairview Oaks Woods</td>
<td>361</td>
<td>271</td>
<td>328</td>
<td>0.83</td>
</tr>
<tr>
<td>Kings Garden</td>
<td>248</td>
<td>192</td>
<td>152</td>
<td>1.26</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>1.09</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Troutdale Terrace - 639 SW 257th Dr. Troutdale
Parking Study Findings

Cherry Ridge Apartments - 2295 SW Struges Ln. Troutdale

Kings Garden Apartments - 2700 NE 205th Fairview

Fairview Arms Apartments - 305 7th St. Fairview

Fairview Oaks and Woods - 22701 NE Halsey St. Fairview

| Calculation of Senior and/or Disabled Population Living in Studio or 1-Bedroom units |
|---------------------------------|-------------------|
| **Type of Subsidy**            | **People**        |
| Project Based Voucher (PBV)    | 2,265             |
| Public Housing (PH)            | 178               |
| **Total Senior and/or Disabled** | **2,443**       |
| Total Households               | 3,185             |
| Percentage of Senior/Disabled  | 76.7033%          |

**Troutdale Development Units Available to Seniors and Disabled**

1. Of the 94 units, half (46 units) will be studio and 1-bedroom

2. Based on Home Forward properties with similar size units, we anticipate that 76% will be occupied by seniors and those with disabilities that tend to not own vehicles.