



homeforward

August 2022



Troutdale Affordable Housing Development Planning Commission Hearing

Home Forward

Housing Authority for Multnomah County

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, self-respect 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



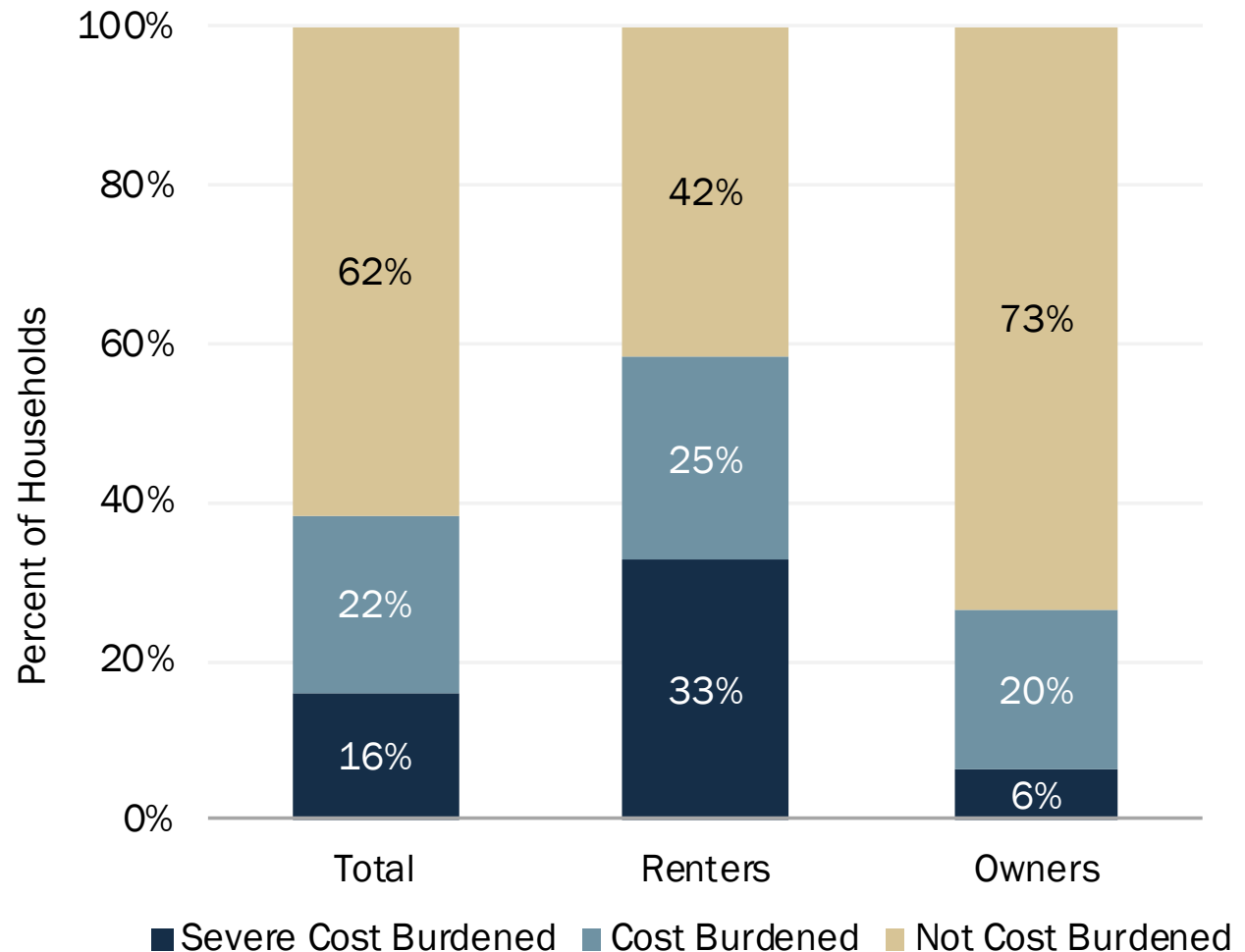
Manufacturing
Supervisor:
\$60,298

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

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.*



Community Engagement

On-going community engagement:

Outreach to those most impacted by housing affordability crisis

- Seniors on fixed incomes
- People with disabilities
- Veterans
- Families from communities of color
- Families experiencing homelessness

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

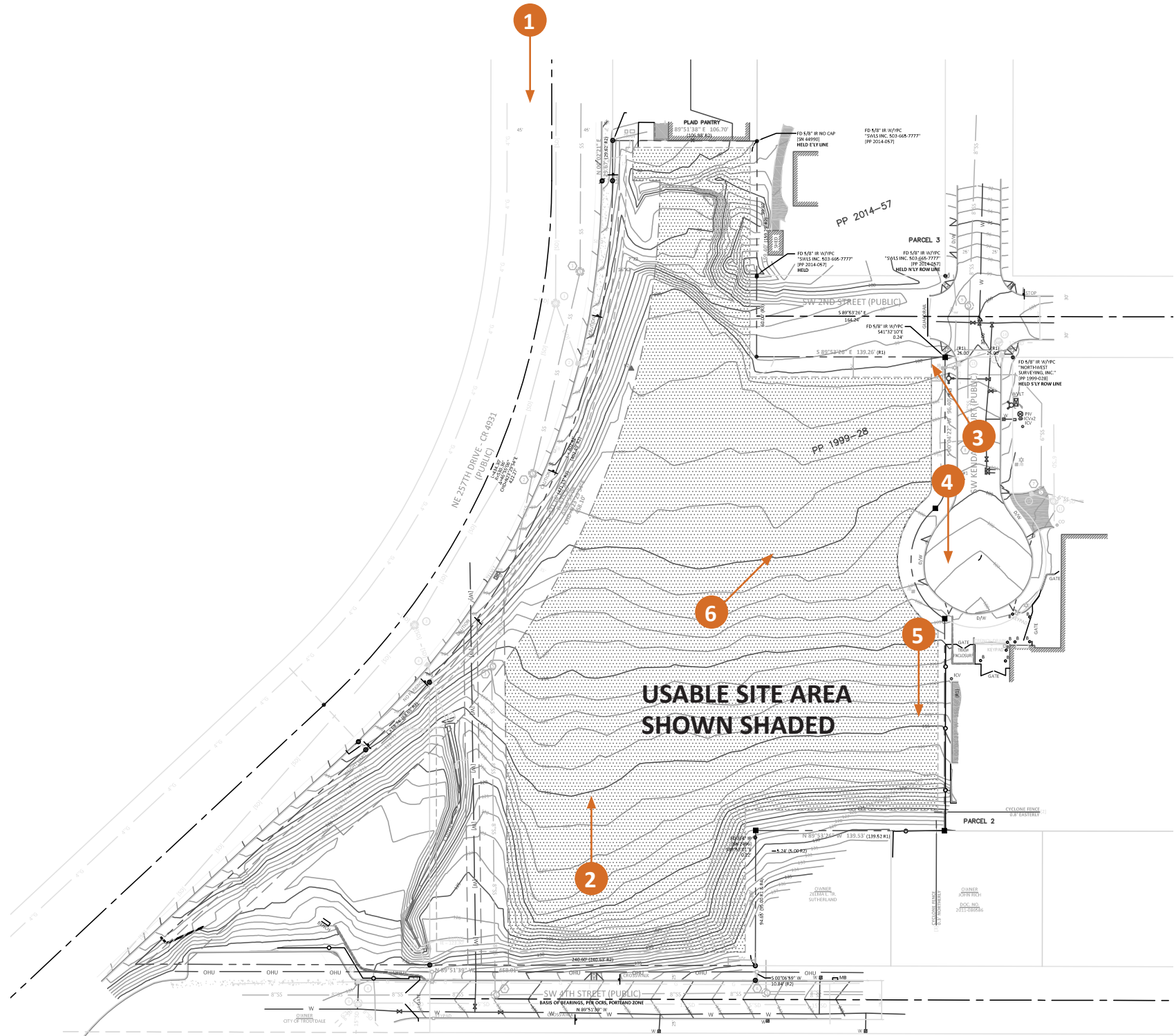
“Community Update” mailed to homes and businesses within .5 mile in August 2022

Project Goals

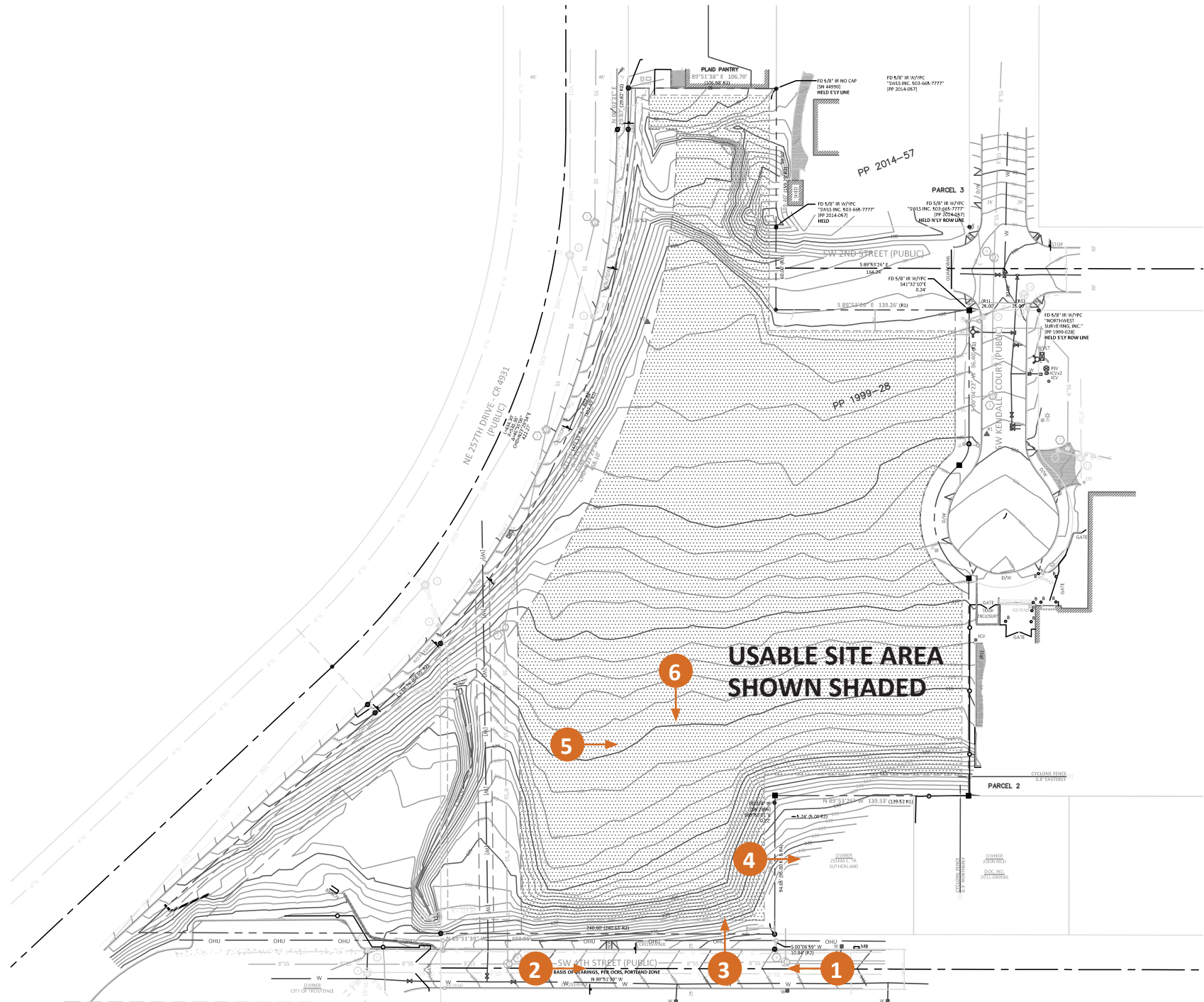
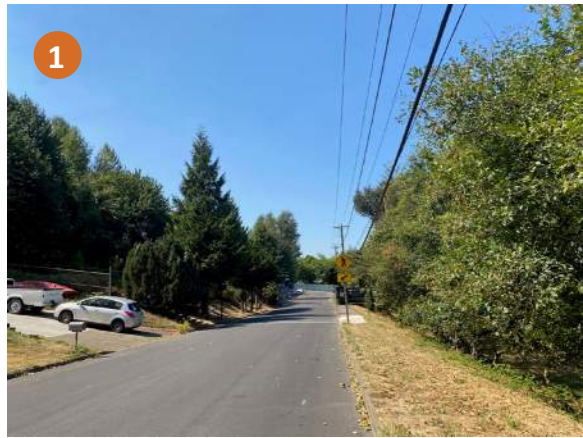
- On-going affordability for a minimum of 60 years
- High quality on-site property management and resident services
- Quality construction and design creating pride of place for residents
- Design responds to local input to protect people from East winds, create a small-town feel with multiple buildings 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.



PLANNING COMMISSION HEARING



SITE PHOTOS



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

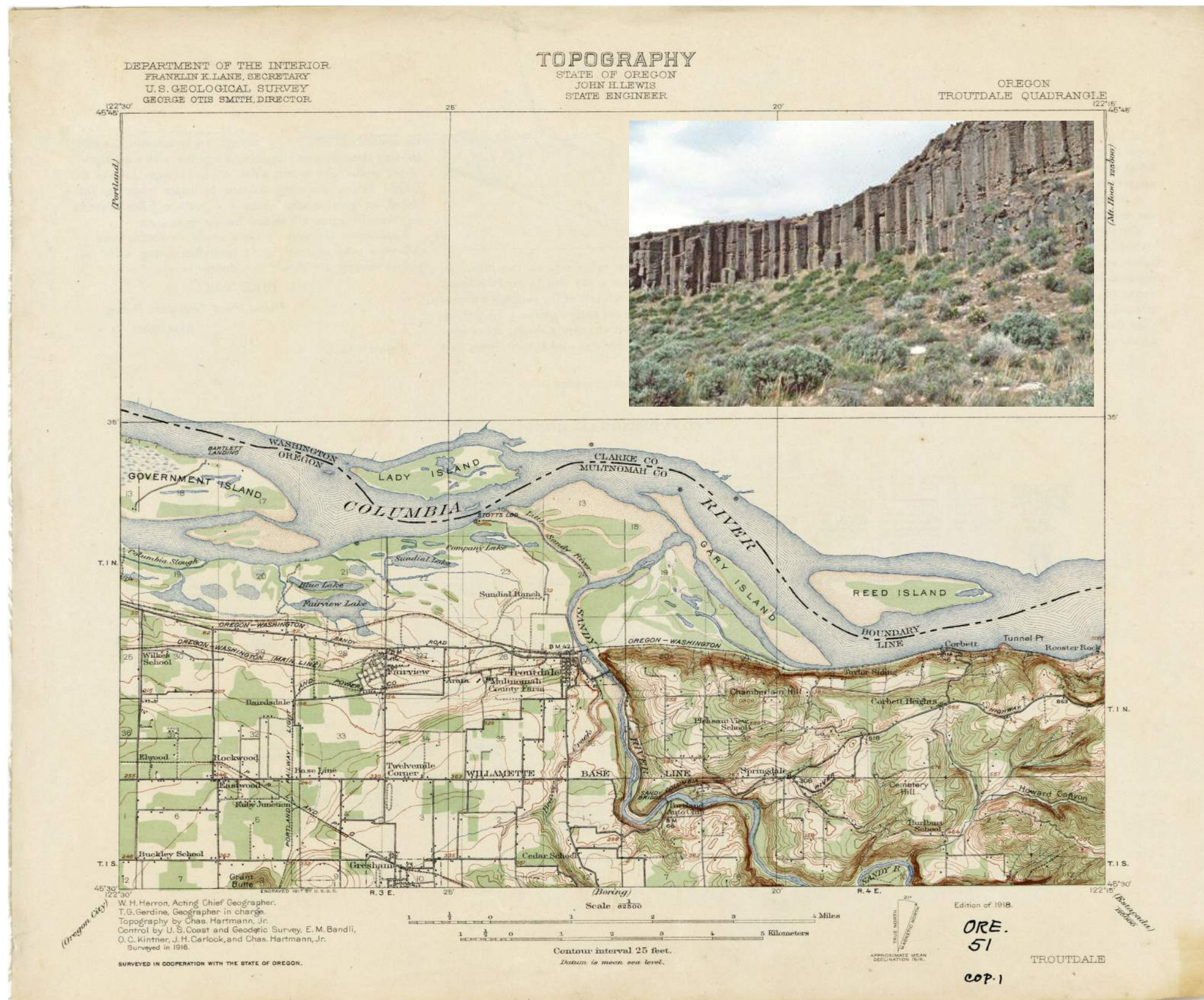
- Create livable units for families
- Maximize daylight in the units and throughout the site
- Create healthy homes with good air quality and thermal performance
- Explore sustainable building systems and site design
- Optimize construction efficiencies while creating durable exteriors
- Connect to the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

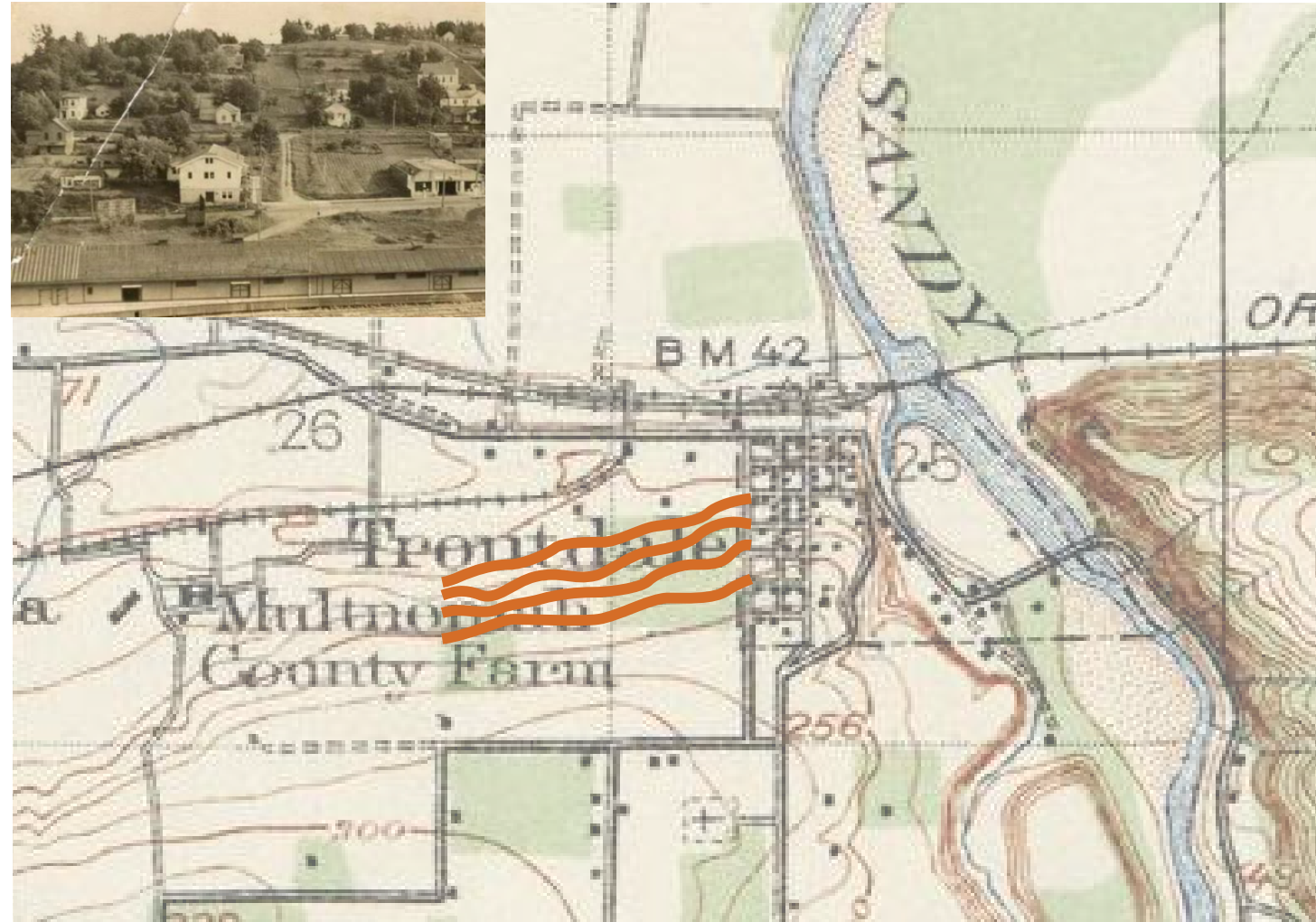


Gateway

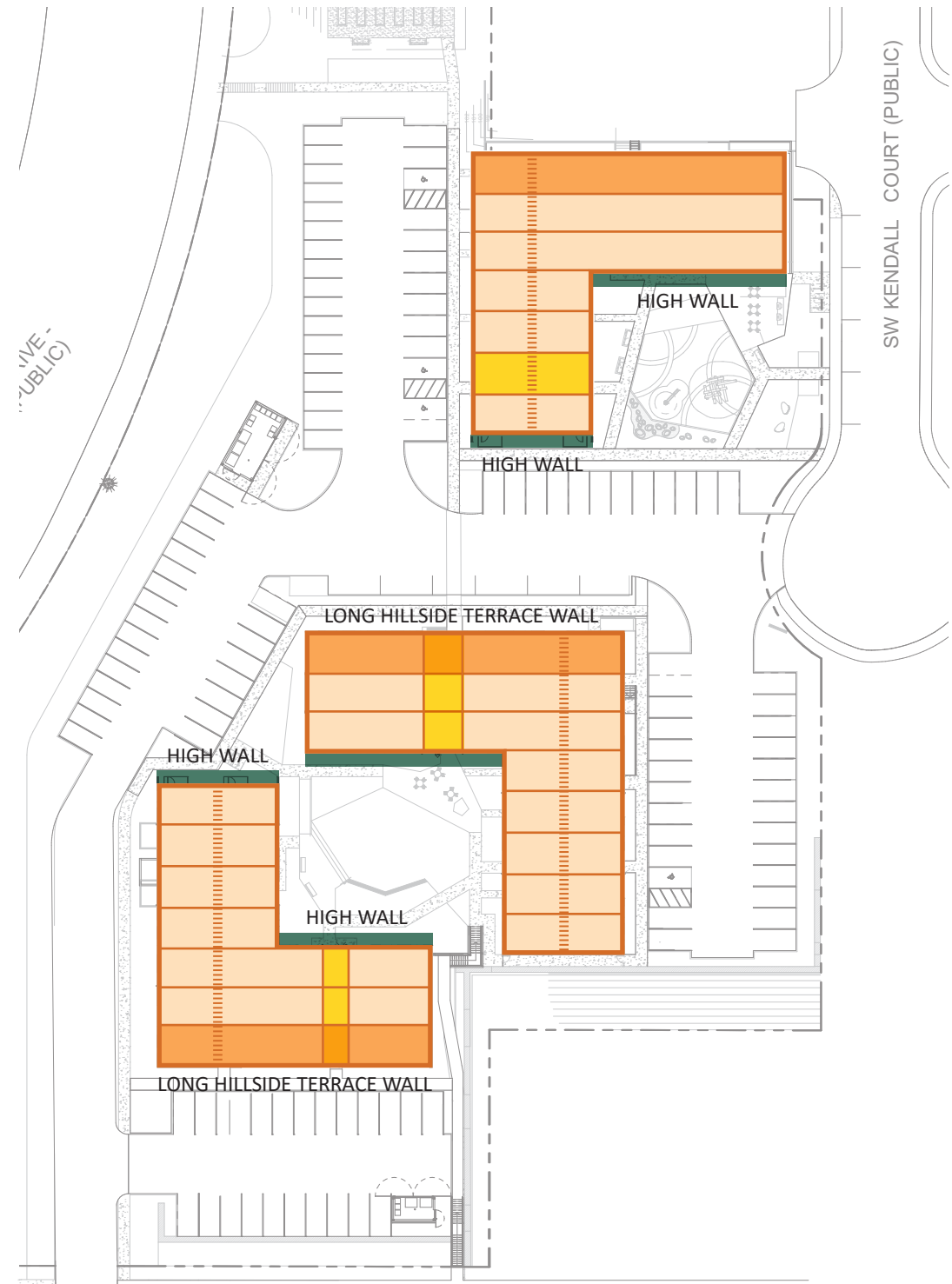
Dynamic transition to Gorge landscape
and confluence of two rivers

Vertical basalt columns

CONCEPT INSPIRATION - TROUTDALE ENVIRONMENTAL HISTORY

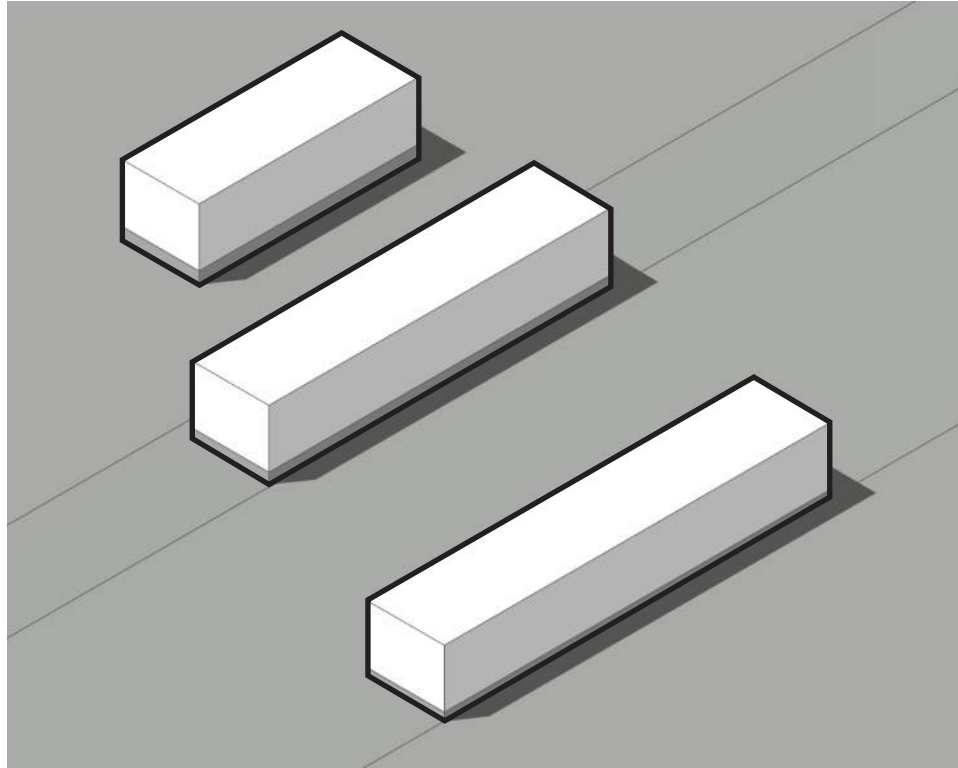


Troutdale as a classic hillside town. Simple grid stepping up the hillside.



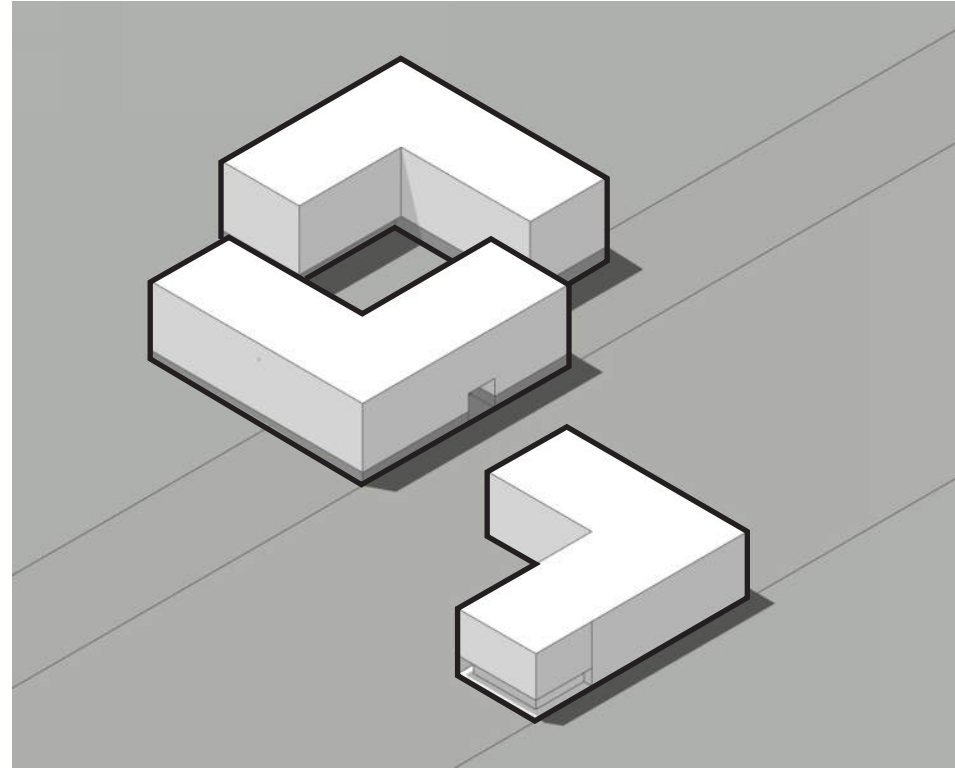
Beauty in repetitive forms of traditional hillside terraces

CONCEPT DIAGRAMS



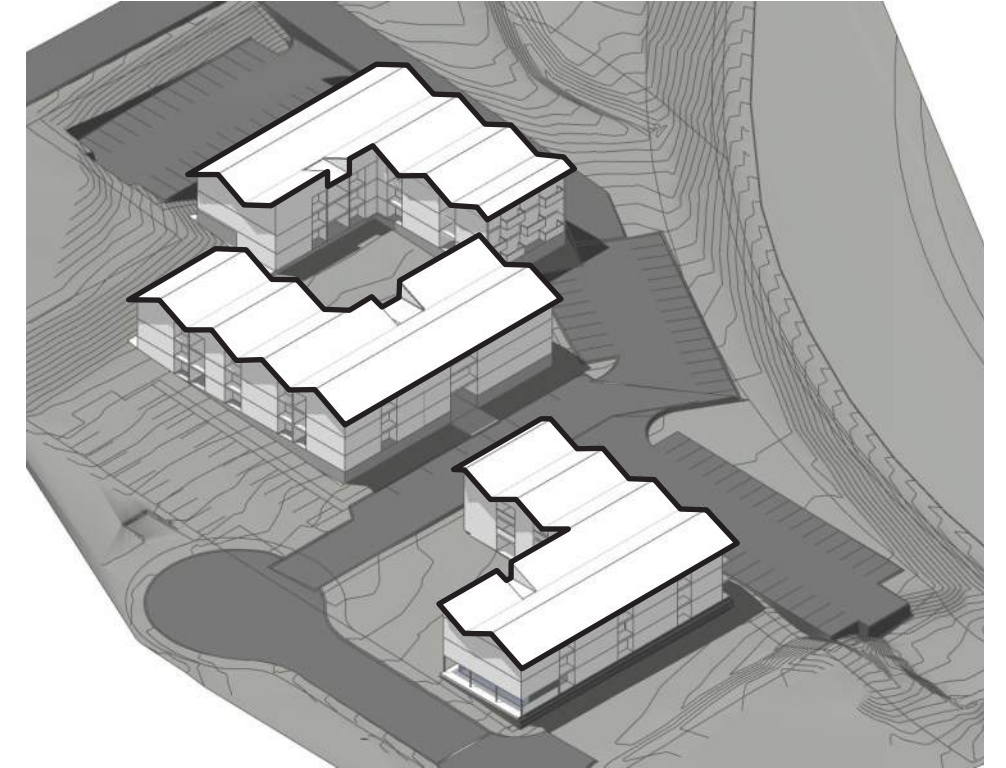
LONG BARS TERRACING UP HILL

Long north facing facades not ideal for balconies
Outside spaces exposed to north and east winds



L MASSING

Protects courtyards from east wind
Minimizes north facades
Creates cloisters



FOLDED ROOFS

Simple beauty in repetitive forms
Terraced hillside

MASSING CONCEPTS



SITE PLAN

UNIT COUNT:

STUDIOS	18
1BR	28
2BR	36
3BR	12
TOTAL	94 UNITS

PARKING:

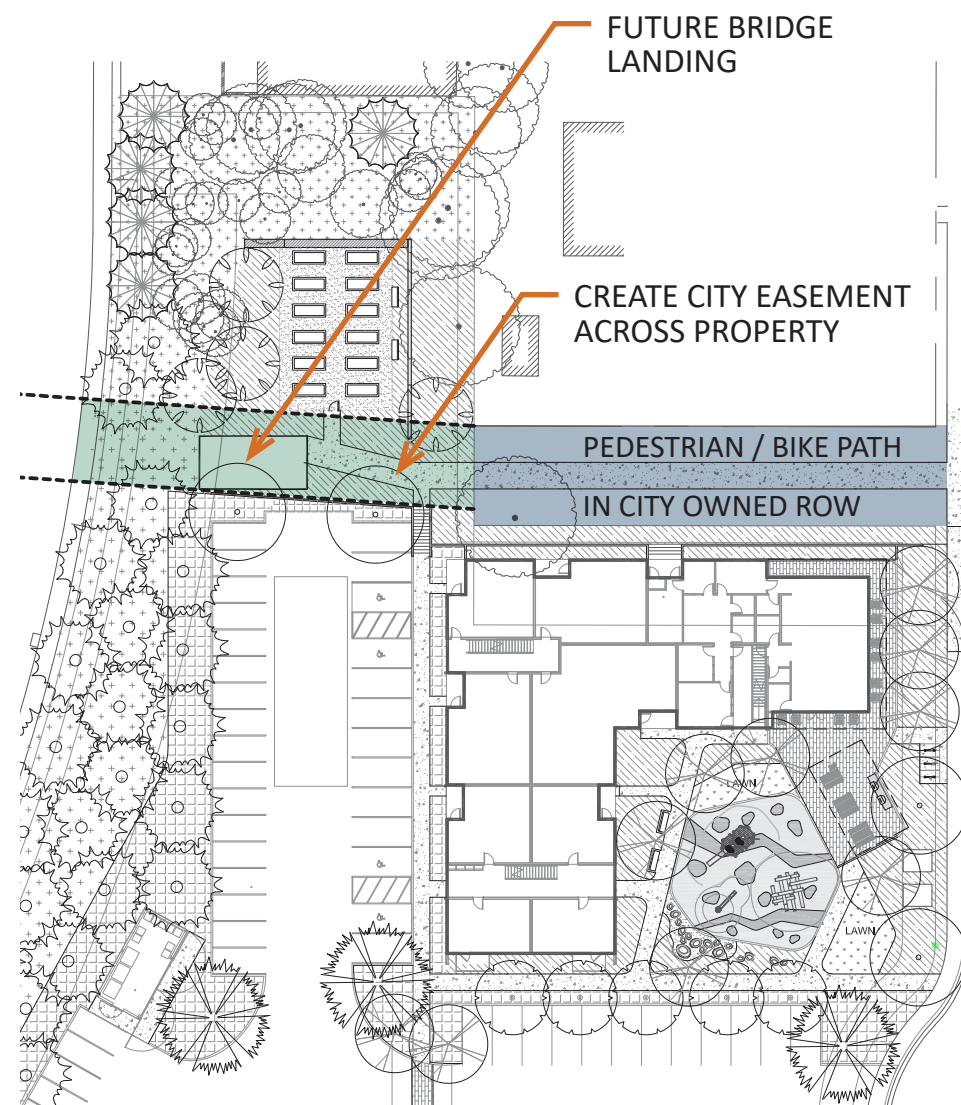
ONSITE	119
ON STREET	11
TOTAL	130 SPACES
(1.38 / UNIT)	

5 ADA UNITS AND PARKING SPACES PER CODE:

1 STUDIO
2 1 BR
1 2BR
1 3BR

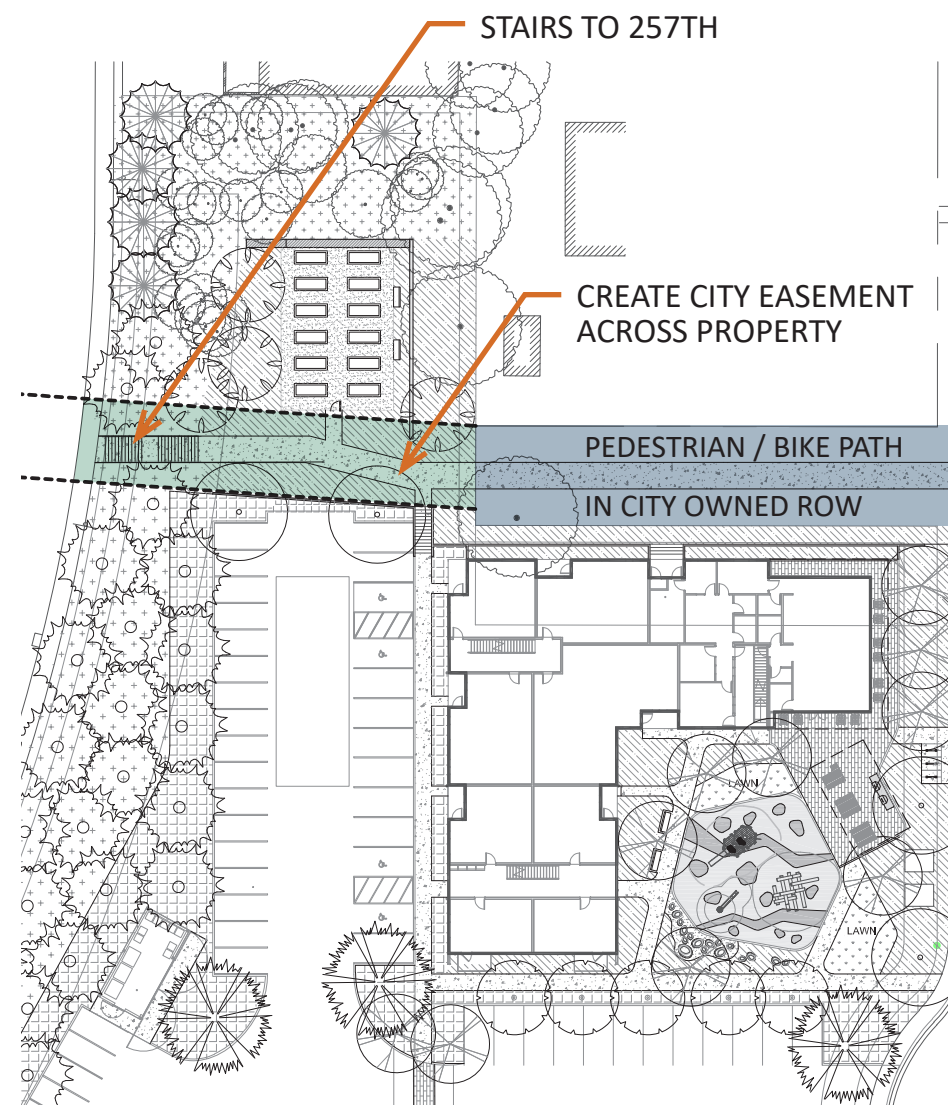
5 ADDITIONAL MOBILITY UNITS BEYOND CODE

- 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



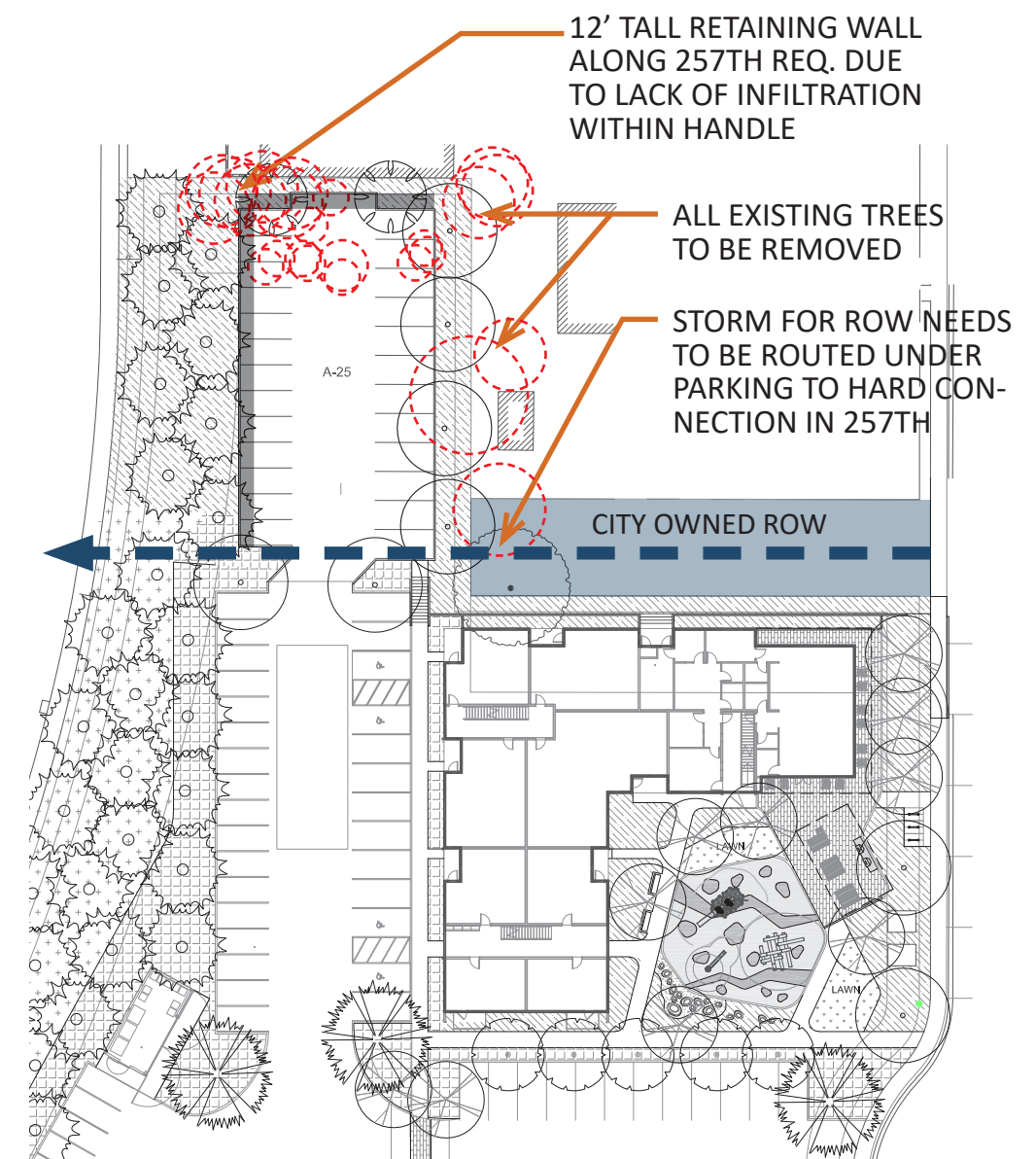
PROPOSED OPTION A

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



OPTION B

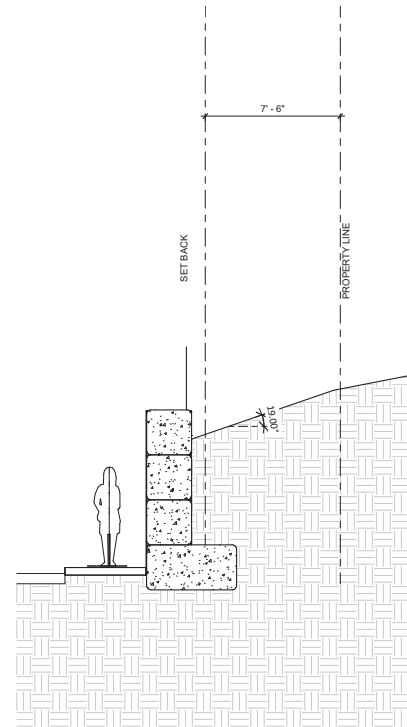
- Connection to 257th
- Pedestrian/bike path with landscaping
- Retain existing tree buffer on north property line



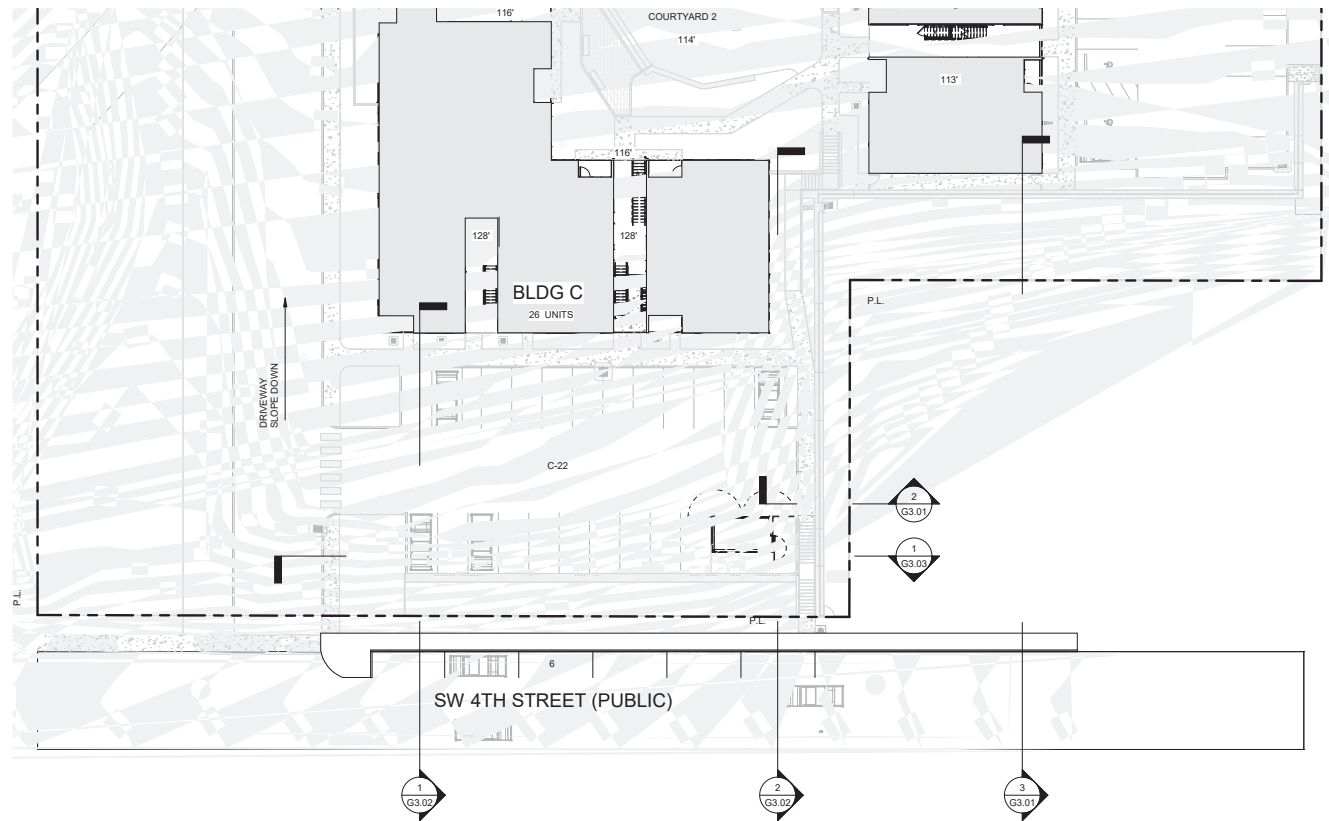
OPTION C

- 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

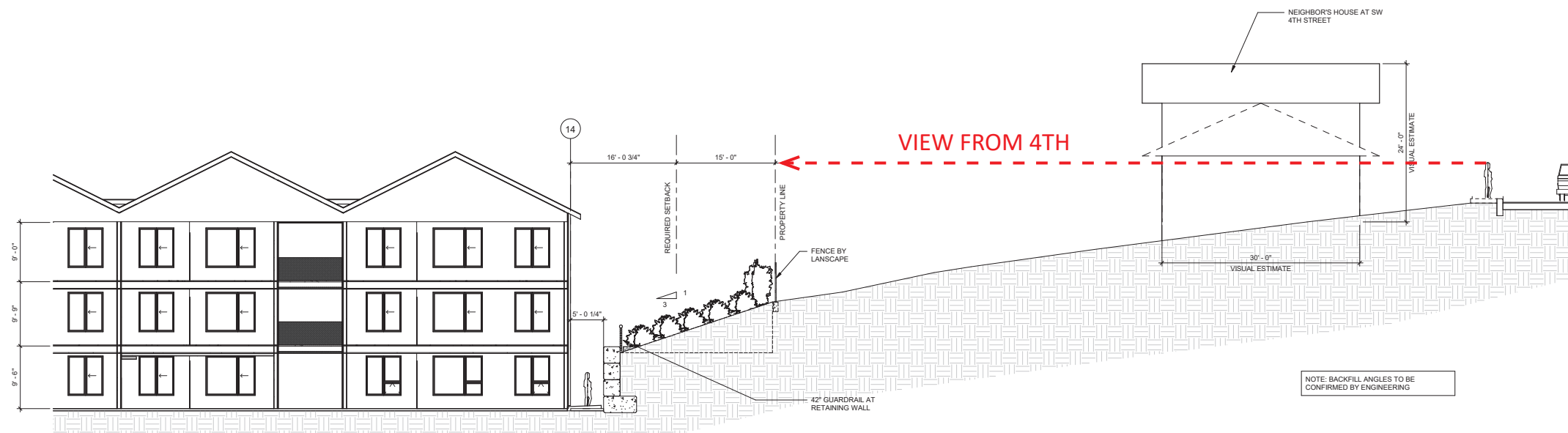
SITE OPTIONS AT SW 2ND STREET RIGHT OF WAY



2 SECTION AT NORTH SOUTH RETAINING WALL
SCALE: 1/4" = 1'-0"

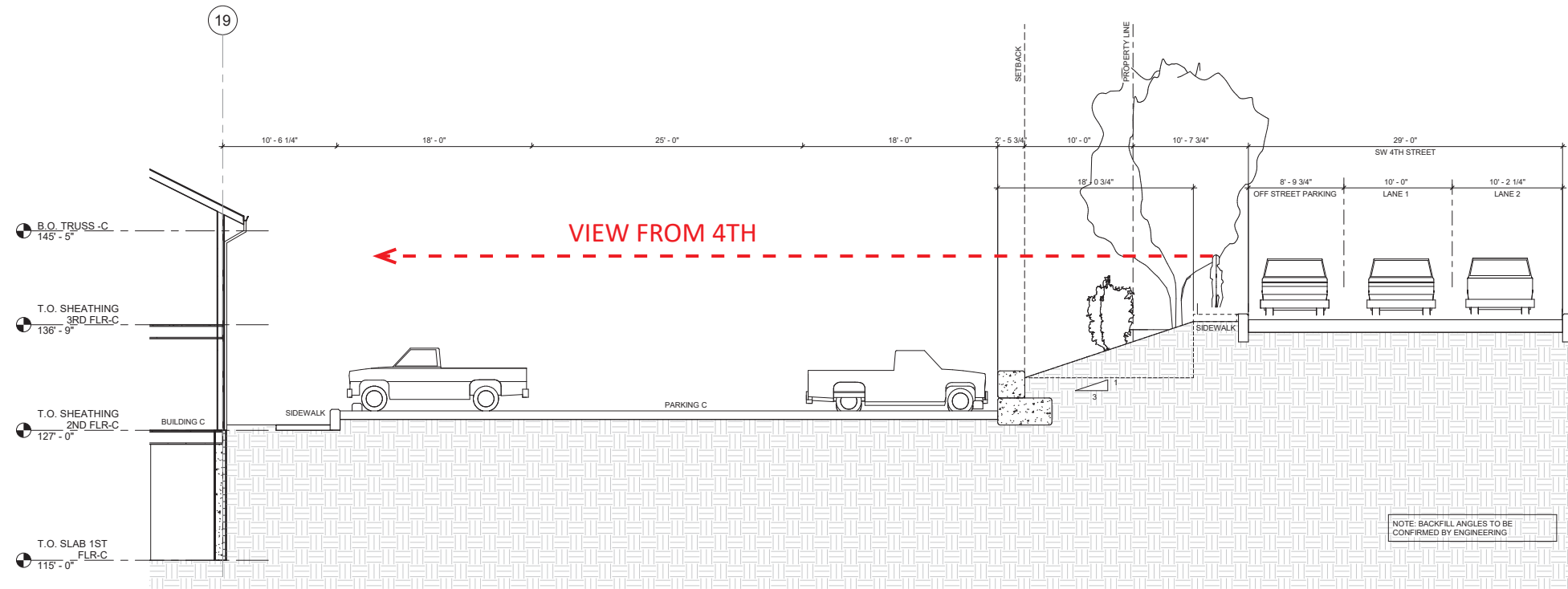


1 ARCHITECTURAL SITE PLAN SHORT
SCALE: 3/64" = 1'-0"

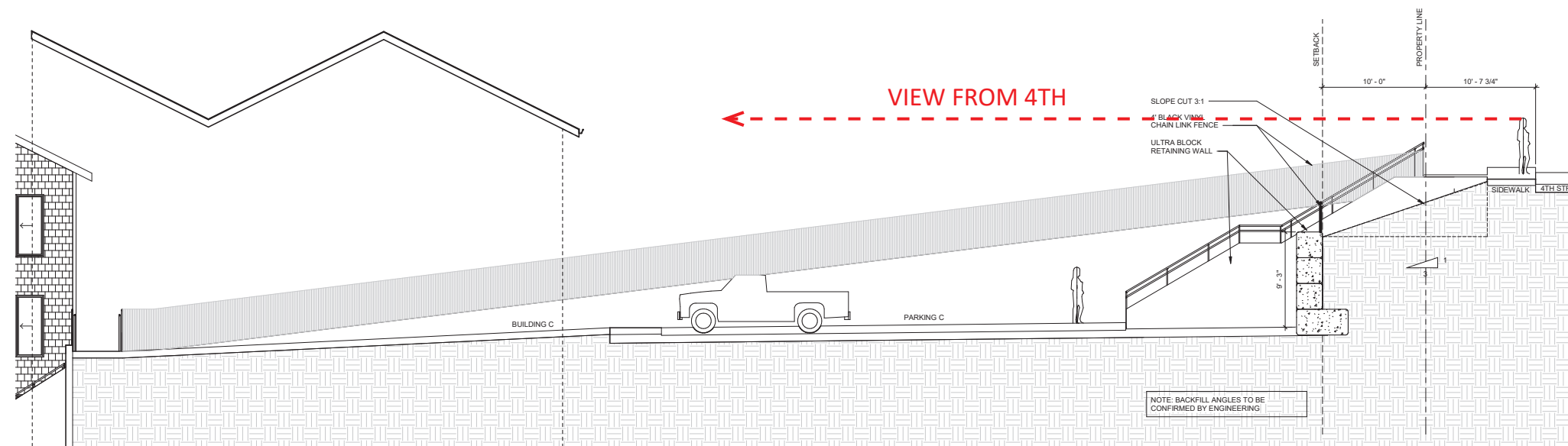


3 SITE SECTION THROUGH BUILDING B, SOUTHEAST RETAINING WALL,
NEIGHBOR'S PROPERTY
SCALE: 1/8" = 1'-0"

SITE SECTION THROUGH ADJACENT NEIGHBOR'S PROPERTY



1 SITE SECTION AT BUILDING C, PARKING C, SOUTHWEST WALL, SW 4TH STREET
SCALE: 3/16" = 1'-0"

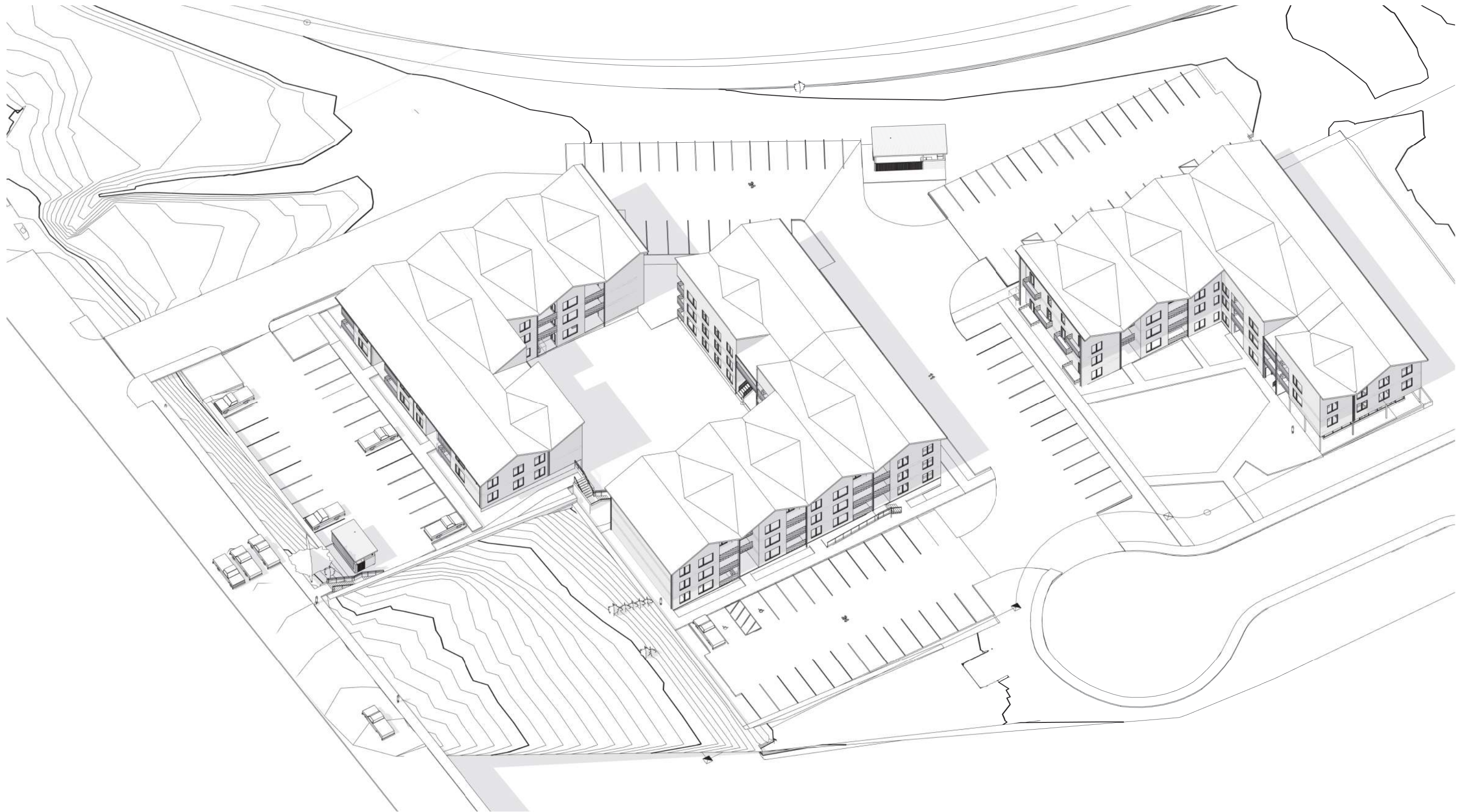


2 SITE SECTION AT BUILDING C, PARKING C, WEST WALL, SW 4TH STREET
SCALE: 3/16" = 1'-0"

SITE SECTION THROUGH PARKING C FROM 4TH



1 - CURRENT PROJECT MASSING - BIRD'S EYE VIEW FROM THE NORTH



2 - BIRDSEYE VIEW



3 - BIRDSEYE VIEW FROM SOUTH



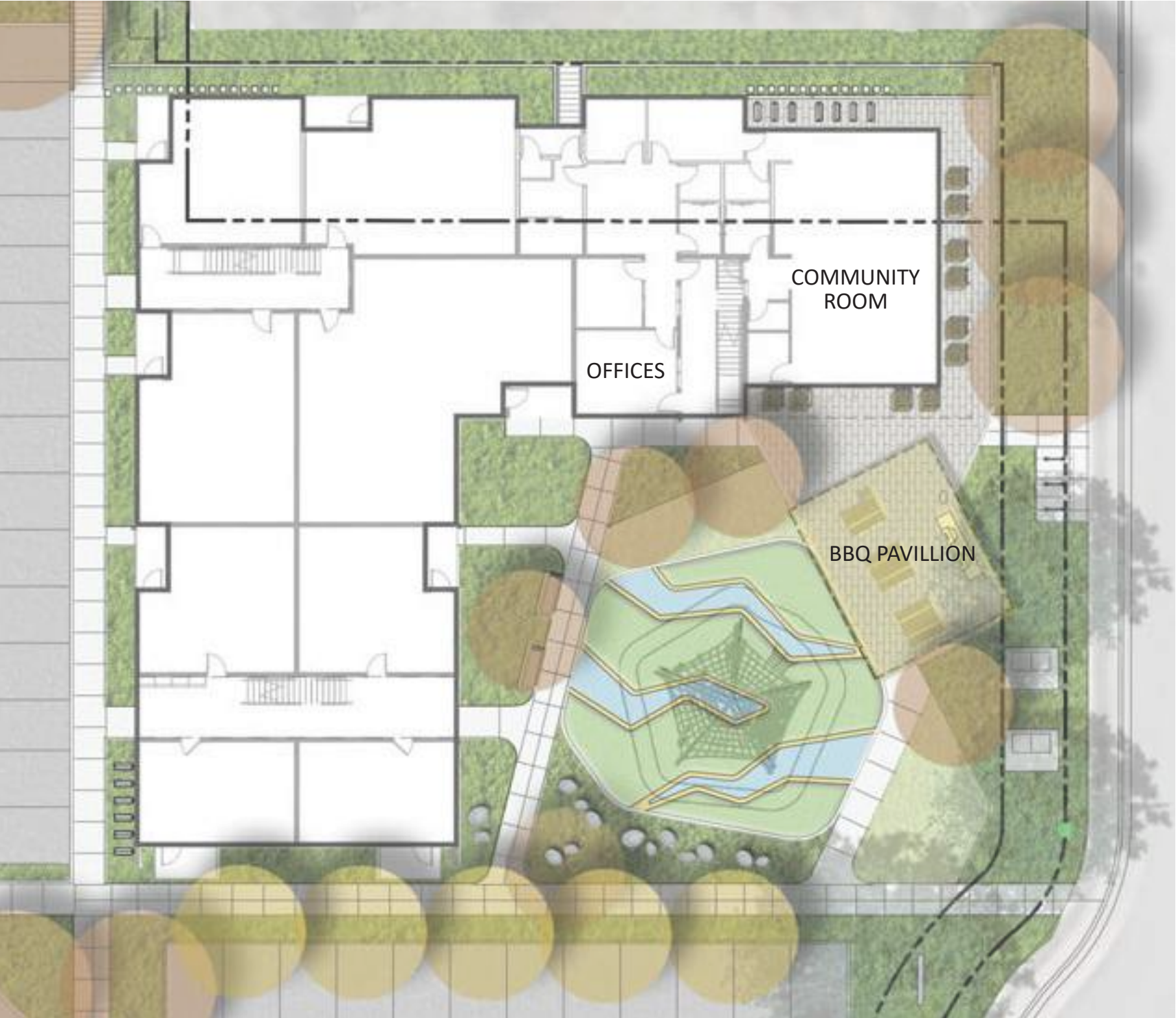
4 - VIEW FROM KENDALL - BUILDINGS A & B



5 - COMMUNITY ROOM AT BUILDING A



6 - COURTYARD VIEW FROM DRIVEWAY ENTRY TOWARDS BUILDING A



01 COMMUNITY ROOM AND COURTYARD ENLARGED PLAN
1" = 20'-0"

SITE FURNISHINGS



PLAYGROUND EQUIPMENT





7 - BUILDING A - WEST VIEW



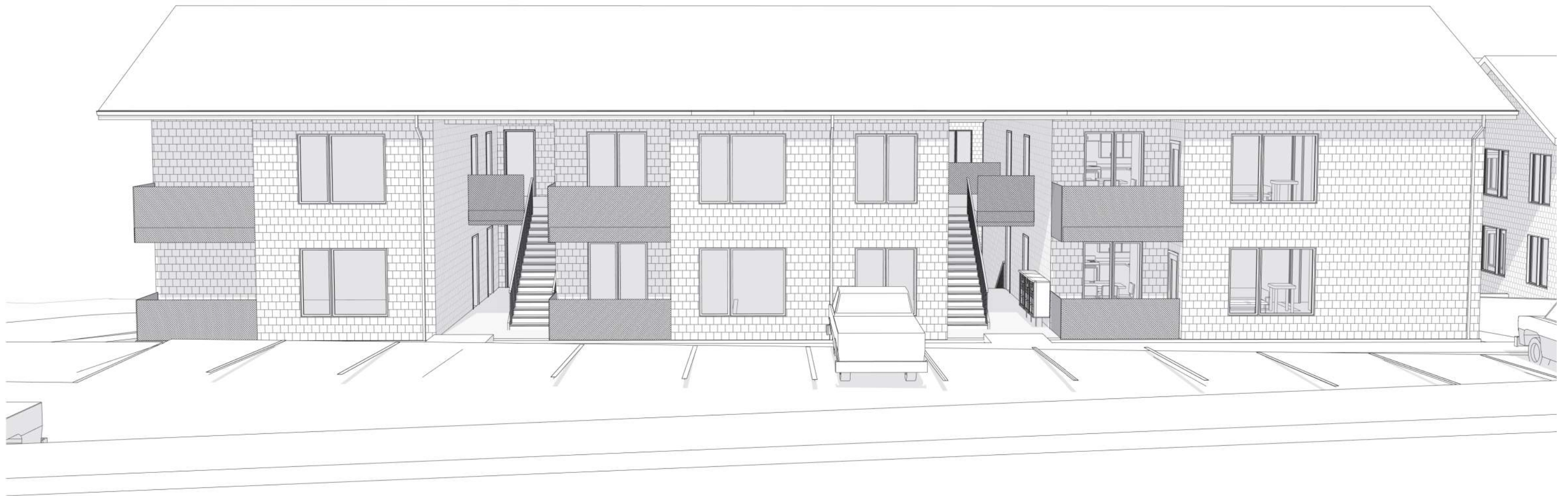
8 - BUILDING B - EAST VIEW



9 - BUILDING B AT PASS-THROUGH



10 - VIEW FROM 4TH - BUILDINGS C & B



11 - BUILDING C - SOUTH VIEW FROM PARKING LOT



12 - BUILDING C - VIEW FROM DRIVEWAY AT 4TH



13 - BUILDINGS B & C - WEST VIEW



14 - VIEW FROM 257TH



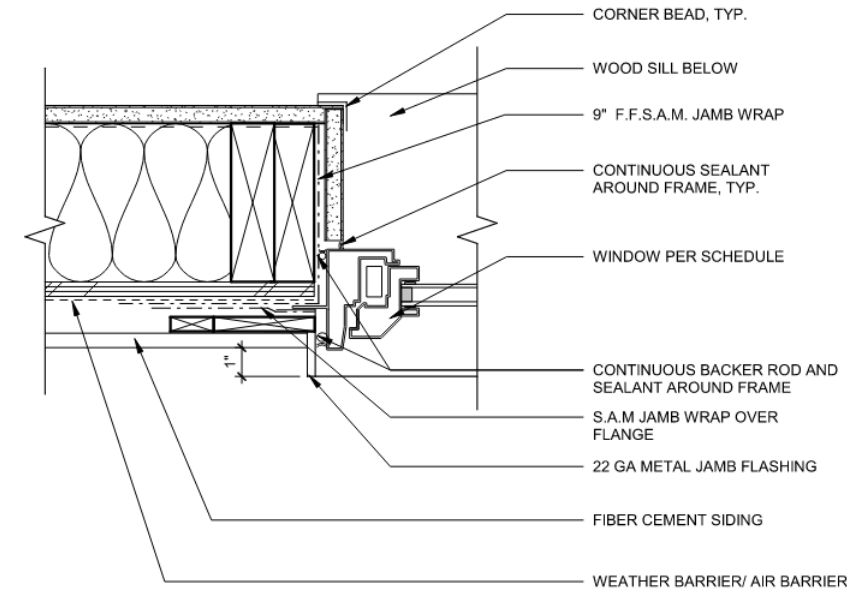
CONTEXT - BUILDING MATERIALS & INTERSECTIONS



CONTEXT - SIDING MATERIALS



NOTE: SEAL ALL FLASHING INTEGRATIONS AND W.R.B. TO MAINTAIN AIR BARRIER CONTINUITY



2 WINDOW JAMB AT FIBER CEMENT TYP.
SCALE: 3" = 1'-0"

PRECEDENTS: FIBER CEMENT SHINGLE SIDING WITH PROTRUDING METAL WINDOW TRIM



BLACK VINYL WINDOWS



PERFORATED METAL BALCONY GUARDRAILS



MATERIALS BOARD



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Parking Study Findings

Type of Use	Comments	Required Spaces per Unit	Proposed Units	Total Spaces Required	Proposed Parking Spaces
Multiple-family dwelling (apartments)	2 spaces per dwelling unit	2.0	94	188	130

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

Apartment Complex	Inventory			Number of Cars Parked Between 11PM-12AM			Number of Cars Parked Between 12AM-1AM		
	Standard Stalls	ADA Stalls	Loading Zones	Standard Stalls	ADA Stalls	Loading Zones	Standard Stalls	ADA Stalls	Loading Zones
Troutdale Terrace	395	6	0	338	2	0	339	2	0
Cherry Ridge	254	11	0	142	5	0	146	5	0
Fairview Arms	61	7	0	40	2	0	41	2	0
Fairview Oaks & Woods	346	15	0	259	5	0	270	8	0
Kings Garden	241	7	0	187	4	0	189	4	0
Average	259	9	0	193	4	0	197	4	0

Table 3: Parking Demand Analysis Summary

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



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.