



## At a glance

**Total development cost:** \$43 million

**Metro bond funds:** \$2.5 million

**Bond funds per unit:** \$27,473

**Project type:** New construction

**Developer and owners:** USA Properties, Northwest Housing Alternatives

**Architect:** MWA Architects

**General contractor:** Walsh Construction Co.

**Funding:** Metro bond, Metro TOD, operating income, deferred developer fee, permanent loan, tax equity credit, OHCS LIFT

**Construction begins:** December 2023

**Completion:** March 2025

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# Terracina Vista

*Rockwood - Gresham*

*USA Properties | Northwest Housing Alternatives*

Terracina Vista is 91 affordable apartment homes created in partnership with USA Properties and Northwest Housing Alternatives. The development has affordability restrictions at 60% AMI. Northwest Housing Alternatives will work with culturally specific providers to offer support and services for residents.

Terracina Vista is in Gresham within the Rockwood-Gresham urban renewal area, a neighborhood that has been affected by rapid gentrification. The development's site was strategically selected for its proximity to communities of color and low-income people. Several culturally specific service providers and community facilities share an adjacent lot just one block from Terracina Vista, including Latino Network, CareOregon Rockwood Boys and Girls Club, Open School East, and New Avenues for Youth. In addition to nearby community-based organizations, Northwest Housing Alternatives will provide on-site resident services in collaboration with culturally specific service providers. With a blend of on-site services and immediate access to a hub of community-based providers, Terracina Vista aims to create economically and culturally inclusive homes for residents.

Amenities include light-filled units with unobstructed views, a community room, laundry facilities and bicycle storage. With a unique "S" shape, the building will feature a public access front courtyard and an enclosed rear courtyard designed for children's recreational use. The NE 165th and E Burnside light rail stop is located nearby as well as other transit routes, providing public transportation access to Portland and Gresham area jobs and services. An elementary school, market and health clinic are also within walking distance.

The development team has set goals for BIPOC and women-owned contracting. They have also committed to advancing racial equity through affirmative marketing and culturally specific outreach strategies.

## Development program

Terracina Vista is 91 affordable apartment homes created in partnership with USA Properties and Northwest Housing Alternatives.

Unit size (no. of bedrooms)	No. of units	AMI%	PSH	PBVs	Square feet per unit	Gross monthly rent per unit
1 bedroom	35	60%	0	0	545	\$1,269
2 bedroom	17	60%	0	0	825	\$1,524
3 bedroom	39	60%	0	0	1,050	\$1,760
2 bedroom manager's unit	1	n/a	0	0	825	n/a
Total	92		0		74,050	

## Amenities

- Unique “S” shape allows for front and rear courtyards with dedicated kids’ play area and barbeques
- Close access to E Burnside and 165th light rail stop, offering frequent east/west transit
- On-site resident services offered through collaboration with Northwest Housing Alternatives
- Culturally specific service providers located within one block: Latino Network, CareOregon Rockwood Boys and Girls Club, Open School East, and New Avenues for Youth

