

CASE STUDY: AFFORDABLE HOUSING W'EST PLAZA APARTMENTS

The W'East Plaza Apartments is a four-story affordable housing apartment building with 175 units of affordable family housing for those households at 30% to 60% median family income levels. The building is located at SE 124th & SE Ash in the Hazelwood Neighborhood, approximately 550 feet from TriMet's East 122nd Ave MAX station.

The project was built on excess property sold by TriMet to REACH for affordable housing. The site was part of TriMet's E. 122nd/Menlo Park Park & Ride, but was underutilized and not needed for TriMet customers. Developed by REACH, designed by Ankrom Moisan Architects, and built by Walsh Construction, the project helps address the severe shortage of affordable housing for low income residents in East Portland. With the continued displacement of communities of color to East Portland, the growth of historically underserved communities in the area has driven the demand for high-quality and efficient housing. By applying a cost containment strategy, REACH was able to reduce construction hard costs to less than \$118,000 per dwelling unit.

Located in the heart of East Portland, the site's proximity to frequent bus service and the Blue Line MAX light rail reflects TriMet's goal to facilitate transit-oriented development close to transit with vital services for families and individuals. The building includes a central courtyard of 13,000 SF, affording beneficial air and light access to each unit and helping to foster a strong sense of community. Key amenities include dedicated community space and central courtyard, offices for support staff (x4), Energy Star appliances, low-flow plumbing fixtures, LED lighting throughout, and direct ducting of fresh air to all units. There is also a Solar PV System and electric vehicle charging stations.



PROJECT HIGHLIGHTS

Location

[12370 SE Ash St. Portland, OR 97233](#)

Status

Completed December 2020

Number of Units

175 Units (All Affordable)

Building Details

Four stories; 43 car parking spaces

Density

1.3 acres; ~77% coverage; ~136 units/acre

Nearest Transit

E 122nd Ave Blue Line MAX (.2 miles)
#20 (Burnside/Stark) FS Bus (.4 miles)
#73 (E122) FS Bus (.2 miles)

Increased Transit Ridership

48,884 (est.)