



Metro



### At a glance

**Total development cost:**  
\$4.2million

**Metro bond funds:** \$2.2 million

**Bond funds per unit:** \$200,000

**Project type:** New construction

**Developer:** West Coast Home Solutions, Habitat for Humanity Portland Region

**Partners:** Proud Ground

**Architect:** Mentrum Architecture

**General contractor:** West Coast Home Solutions

**Funding:** Metro bond, construction loan, deferred developer fee

**Construction begins:** January 2025

**Completion:** Fall 2025

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## Oak Row at Rockwood

*Rockwood - Gresham*

*West Coast Home Solutions | Habitat for Humanity Portland Region*

Oak Row at Rockwood is an 11-unit affordable homeownership development created in partnership with West Coast Home Solutions and Habitat for Humanity Portland Region. Each three-story home will have two bedrooms, one and a half bathrooms, and a one-car garage. All homes at Oak Row will be income restricted and available for purchase at a low sales price, creating both immediate affordable homeownership and long-term affordability for future buyers. Of the eleven units, six are designated at or below 60 percent area median income and five are designated for 60 to 80 percent area median income.

Oak Row meets an important need within the affordable housing landscape by supporting homeownership for buyers who have been historically barred from real estate markets. Habitat for Humanity will partner with community-based organizations to ensure culturally specific outreach, provide pre-purchase counseling, assist buyers with obtaining an affordable mortgage, and provide post-purchase support. A key partnership with community land trust Proud Ground will ensure long-term affordability beyond the 60 year requirement.

The development is near Rockwood Town Center, an area with access to educational, economic and recreational opportunities. Pat Pfeifer Park, a community center, grocery stores and a pharmacy are within walking distance. Nine schools are located within a mile of Oak Row, and TriMet bus stops for lines 20 and 25 can be accessed via a five-minute walk.

The development team has set goals to award a minimum of 20 percent of development costs to minority contractors.

## Development program

Oak Row is an 11-unit affordable homeownership development in Gresham.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Two bedroom	6	35-60%	n/a	1,183
Two bedroom	5	60-80%	n/a	1,183
Total	11		0	

## Amenities

- Located near two TriMet bus lines at SE 182nd and SE Stark stop
- One-car garage on ground level of each townhome, as well as access to green spaces and communal play area
- Safeway grocery store and multiple restaurants and coffee shops located in walking distance
- Community center at Hacienda Village's apartment and Rockwood Multnomah County Library near by