



Metro



## At a glance

**Total development cost:** \$35.8 million

**Metro bond funds:** \$9.4 million

**Bond funds per unit:** \$150,000

**Project type:** New construction

**Developer and owners:**

Community Partners for Affordable Housing

**Architect:** Trish Nixon / LRS Architects

**General contractor:** Colas Construction

**Funding:** Metro bond, Washington County HOME funds, Metro transit-oriented development, deferred developer fee, contributed developer fee, Low Income Housing Tax Credit (LIHTC) equity, permanent loan, tax credit equity, HOME loan

**Construction begins:** April 2024

**Completion:** October 2025

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# Woodland Hearth

## *Tigard Triangle Urban Renewal Area - Tigard Community Partners for Affordable Housing*

Woodland Hearth is a new development in Tigard with 63 affordable apartment homes serving households with income between 30% and 60% of area median income, with 24 units dedicated to extremely low-income households at or below 30% of area median income. Twenty-two units are permanent supportive housing homes with wraparound services such as including management and rental assistance. Units range in size from studio to four-bedroom to accommodate many household sizes.

Woodland Hearth features amenities such as a large community room with a kitchen, computer stations and office spaces; a greenspace with a playground and multiuse athletic court; and a large gazebo and garden space. Three- and four-bedroom apartments have in-unit washers and dryers, and the remaining apartments will share one common laundry room.

Woodland Hearth's site is in a residential neighborhood in the Tigard Triangle Urban Renewal Area, a zone between Interstate 5 and Highways 99 and 217 that is undergoing development to increase mixed-use community spaces, parks and greenways, and housing density. By selecting a site in this development zone, Community Partners for Affordable Housing (CPAH), aims to support the livability and affordability of the Tigard Triangle. TriMet bus stops for lines 12, 64 and 94 are directly adjacent, and Fred Meyer is just .35 miles away.

The development's contractor, Colas Construction, is a black-owned general contractor. Woodland Hearth's development team has also set ambitious goals for working with minority- and women-owned subcontractors.