



Metro



For illustrative purposes only. Actual built homes may vary.

At a glance

Total development cost: \$11.7 million

Metro bond funds: \$3.8 million

Bond funds per unit: \$190,000

Project type: New construction

Developer and owner: Habitat for Humanity Portland Region

Partners: Proud Ground

Architect: R&B Design Studio LLC

General contractor: Habitat for Humanity Portland Region

Funding: American Rescue Plan Act funds, Metro bond, construction loan, OHCS down payment assistance, OHCS LIFT funds, deferred developer fee.

Construction begins: Summer 2024

Myrtlewood Way

Glisan Avenue - Gresham - Habitat for Humanity Portland Region

Myrtlewood Way is a development of 20 affordable homes for purchase in partnership with Habitat for Humanity Portland Region. Ranging in size from three to five bedrooms, the development's homes are suited for families and larger households. Through a partnership with community land trust Proud Ground, Habitat for Humanity will set an affordable base price for Myrtlewood Way's homes to ensure affordability and create lasting community assets that will be affordable for future low-income home buyers. Of the development's 20 homes, 14 will be designated for buyers who make 35% to 60% of the area median income or less, and six will be designated for buyers who earn 60% to 80% of the area median income.

The development will have 28 parking spaces equipped for EV charger installation, and landscaping plans preserve existing trees to the greatest extent possible. Each home will include an energy efficient heat pump for heating and cooling.

Habitat for Humanity Portland Region selected Myrtlewood Way's location in part because of the area's diverse population and rapidly rising housing costs. The development's affordable homeownership model will ensure that people of color and people with lower income are not priced out of their neighborhood and can establish lasting roots in Rockwood. Habitat for Humanity Portland Region will partner with several culturally specific organizations to develop inclusive plans for referrals and outreach.

Myrtlewood Way is located in a residential area neighborhood with other single- and multi-family homes nearby. A grocery store and drug store are located nearby, along with Hartley Elementary School and H.B. Lee Middle School. Multiple green spaces and parks are within walking distance, with Nadaka Nature Park directly across the street. Future residents will be able to conveniently access the nature park's playground, garden, picnic area and community events. The TriMet 25 bus line services the development.

oregonmetro.gov



Development program

Myrtlewood Way is a development of 20 townhomes for purchase in Gresham.

Unit size (no. of bedrooms)	No. of units	AMI%	Project-based vouchers	Square feet per unit	Estimated all-in cost per month*
3 bedroom	10	35-60%	N/A	1,260	\$1,402
3 bedroom	3	60-80%	N/A	1,260	\$2,227
4 bedroom	3	35-60%	N/A	1,550	\$1,504
4 bedroom	2	60-80%	N/A	1,550	\$2,403
5 bedroom	1	35-60%	N/A	1,655	\$1,615
5 bedroom	1	60-80%	N/A	1,655	\$2,578
Total	20				

*Because these units are for homeownership, figure shown is estimate for monthly mortgage payment, which is inclusive of homeowners insurance and property taxes.

Amenities

- Nearby access to green spaces including Nadaka Nature Park, which features community center and picnic area
- Energy-efficient heat pump systems for heating and cooling
- Public schools Hartley Elementary and H.B. Lee Middle School nearby