



Metro



## At a glance

**Location:** 7595 NW Torchwood Street, Tigard, OR 97223

**Funding approval date:** July 9, 2024

**Development Cost:** \$42.5 million

**TOD Program funding:** \$300,000

**Number of units:** 63

**Number of regulated affordable units:** 63

**Height:** 5 stories

**Parking:** 59 surface spaces

**Increased transit ridership:** 12,445 annual trips

**Developer/Contractor:** Community Partners for Affordable Housing

**Architect:** LRS Architects

[oregonmetro.gov/TOD](https://oregonmetro.gov/TOD)

# Woodland Hearth

## TOD Project Seven Day Notice

### Project Description

Located at the corner of Southwest Torchwood Street and Southwest 74<sup>th</sup> Avenue in the city of Tigard, Woodland Hearth will feature 63 housing units, including a mix of studios, one, two, three and four-bedroom apartments. Units will be restricted to 30% to 60% of Area Median Income (AMI) with 24 units reserved for households under 30% AMI. Twenty-two units are permanent supportive housing homes with wraparound services such as case management and additional rental assistance provided by Community Action and Native American Rehabilitation Association (NARA).

Community Partners for Affordable Housing (CPAH) is the developer and purchased the site in 2021 as a direct result of planning for the future Southwest Corridor MAX line and community desire to secure affordable housing in advance of a major transit investment.

The site is within 1,000 feet of a stop on the TriMet 12-Barbur/Sandy Blvd Frequent Service bus line, which travels northeast to the Parkrose Transit Center via Downtown Portland, and southwest to the Tigard Transit Center.

The project will be a five-story building served by an elevator with a landscaped plaza and on-site surface parking. In addition to providing affordable housing for 63 households, the project will incorporate 12 electric vehicle ready parking spaces, 42 bicycle parking spaces, and residents will have access to an e-bike program currently in operation at other CPAH sites in Tigard. The project will include a renewable energy source through rooftop solar panels and has been modeled to have an energy usage intensity (EUI) score of 33.

Building amenities include a large community room with a kitchen, computer stations and office spaces, a greenspace with playground and community garden space. The 19 three-bedroom and four-bedroom apartments have laundry facilities in the units, the rest of the units will have access to a shared laundry room. The project includes 59 parking spaces, for a ratio of 0.9 parking spaces per unit.

CPAH is pursuing Earth Advantage Platinum certification. Woodland Hearth meets the TOD program's Innovation in Climate Leadership bonus criteria by installing more than one feature to mitigate urban heat island effect (rooftop solar panels and shade trees over the parking area), and by working with a building energy efficiency consultant to develop a project energy model to achieve at least a 15% energy use intensity (EUI) reduction over code baseline. EUI is the total energy used in a building per square foot annually, and Earth Advantage has modeled the project's forecasted energy usage and modeled 31% lower energy usage intensity than the current baseline code requirement. CPAH has also set ambitious target for equitable contracting in this project.

### Conditions of Approval

On July 9th, 2024, the TOD Steering Committee authorized \$300,000 in TOD Program funding for Woodland Hearth with the following conditions:

1. One five-story building.
2. 63 units restricted to incomes ranging from 30% to 60% of Area Median Income.
3. Approximately 59 on-site parking spaces.
4. Post-construction documentation of elements qualifying for climate innovation bonus: rooftop solar, preservation and planting of trees per site plan, and EUI reduction of at least 15% from code requirement.



Marissa Madrigal  
Chief Operating Officer

July 25, 2024

Date

*This notice is issued in accordance with the TOD Program Work Plan adopted by Council Resolution 12-4363 which states: "Following project funding approval by the TOD Steering Committee, the Chief Operating Officer shall issue a Seven-Day Notice to provide written notification to the Metro Council of the proposed project. The Councilors have seven (7) days from issuance to request that the COO provide an opportunity to review the decision in executive session. The decision of the TOD Steering Committee becomes final after seven (7) days if no Councilor(s) request it be presented to the full Metro Council for review."*