



Metro



At a glance

Total development cost: \$4.2 million

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: October 2025

oregonmetro.gov/housing

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 for buyers at or below 60% area median income, and five units are designated for buyers at 60% to 80% 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 financial education, 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 Pfiefer 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
- 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