



## At a glance

**Total development cost:** \$69.4 million

**Metro bond funds:** \$14.7 million

**Bond funds per unit:** \$126,724

**Project type:** New construction

**Sponsor:** Community Partners for Affordable Housing

**Architect:** Carleton Hart Architects

**General contractor:** LMC Construction

**Partners:** Community Action, Centro Cultural, Lifeworks NW, Neighborhood Health Center, Unite Oregon

**Funding:** Low Income Housing Tax Credits, Housing Trust Fund, OHCS PSH Rental Assistance, Project-based Section 8 Rental Assistance, Metro Affordable Housing Bond, American Rescue Plan Act Funds, SDC Waivers, Oregon Department of Energy Funds, Solar Tax Credits, private funding

**Construction began:** May 2023

**Completion:** March 2025

[oregonmetro.gov](http://oregonmetro.gov)

# Plambeck Gardens

## *SW Boones Ferry Road - Tualatin - Community Partners for Affordable Housing*

Plambeck Gardens is 116 units of new affordable housing located in the Basalt Creek planning area; it was recently annexed into the City of Tualatin. This new housing is in close proximity to WES, bus lines, shops and businesses. It is also near Tualatin High School, where the Neighborhood Health Center has a clinic.

The development consists of two mirrored four-story apartment buildings totaling 116 units, including 47 units for households at or less than 30% of the area median income (AMI). Also included is a single-story community building. The residential buildings have elevators so each unit can be adapted for ADA access. The property includes design features such as extra storage, education space and space for large family gatherings, and amenities including play areas, a sports field, community gardens and landscaping designed to bring residents together and foster connections with each other and nature. The site is also located near the Basalt Creek Natural Area for recreation opportunities.

CPAH has worked with community partner organizations to understand housing needs in the area. Based on this housing needs analysis, CPAH prioritized larger family units and support for microenterprise, employment, educational and health opportunities. CPAH is committed to ensuring that Plambeck Gardens provides affordable housing for people of color and immigrants, and has a well-developed resident services program. Partnerships with Community Action and Centro Cultural will ensure residents have access to supportive services, career coaching and business development.



## Development program

Plambeck Gardens is 116 new affordable apartments with a range of size options for individuals, couples and families.

Unit size (no. of bedrooms)	No. of units	AMI%	PSH	PBVs	Square feet/unit
One bedroom	26	30%	2	0	568
One bedroom	28	60%		0	568
Two bedroom	13	30%	6	0	830
Two bedroom	27	60%		0	830
Three bedroom	5	30%	5	5	1199
Three bedroom	11	60%		0	1067
Four bedroom	3	30%	3	3	1393
Four bedroom	3	60%		0	1393
<b>Total</b>	116		16	8	

\*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD) and determines maximum monthly rents for these affordable homes. More information on current area median income levels and maximum rents can be found on [Metro's website](#).

## Amenities

- Outdoor children's play spaces, sports court, and treed shady areas
- Community garden and pet wash station
- Large flexible indoor community spaces
- Culturally specific resident, employment and health services
- Ample resident parking spaces
- Close proximity to WES and proposed public transportation expansions