



Metro



At a glance

Total development cost: \$66 million

Metro bond funds: \$5.2 million

Bond funds per unit: \$111,442

Project type: New construction

Sponsor: Community Development Partners and Hacienda CDC

Architect: Waechter Architecture and PLACE Landscape Architecture and Planning

General contractor: LMC Construction

Partners: Hacienda, NAYA, Urban Leagues, Beyond Black, the Rosewood Initiative, APANO, IRCO

Funding: Low-Income Housing Tax Credits, Oregon Housing and Community Services weatherization funds, Metro Affordable Housing Bond, gap funds, permanent loan, deferred development fee

Construction began: January 2020

Construction completion: April 2022

oregonmetro.gov

Rockwood Village

783 SE 185th Avenue - Gresham - Community Development Partners - Hacienda CDC

Rockwood Village is a five-building workforce housing project located in the heart of the Rockwood neighborhood in Gresham, Oregon. The project consists of a community building, new public park (Neighbors Park), and 224 regulated affordable units, 47 of which are deeply affordable and reserved for those earning 30% or less of Area Median Income (AMI). In addition to creating high quality, energy efficient, safe, affordable homes — many of them family sized — this project will offer vital resources that will seek to strengthen the health of the surrounding community. Hacienda CDC, as the co-developer and co-owner of Rockwood Village, will offer vital resources through a centralized community building to activate the park, educate and engage youth, and assist families with economic opportunity building and entrepreneurship.

This project is within Gresham's Rockwood Town Center zone and across the street from Rockwood Triangle Area that is the center of Rockwood's cultural and social hub. The Triangle Area is a community of residential and smaller scale services in a walkable, pedestrian-oriented environment with integrated open spaces. A new street that bisects the property will provide residents with direct access to public transportation, retail and services along the major arterial streets. To complete this community, CDP partnered with Hacienda CDC, Oregon's largest Latino-led, Latino-serving housing organization, as a Co-Developer and Co-General Partner to own and operate the property together and to provide its invaluable resident services programming. As part of the project, the Neighbors Park will be created and opened to the public, allowing the entire community to access and enjoy the benefits of a public commons that was previously a fenced-in private space. The park will contain walking paths, community gardens, open space, play spaces, and areas for community gathering.

By developing within a network of safe pedestrian connections, Rockwood Village will increase access to local transit opportunities. Safe infrastructure for pedestrians and bicyclists will help Rockwood achieve a balance of flexible transit opportunities and readily connect residents to other areas of the community, including Vance Park and Rockwood Rising. To promote health, education, and social activities, the community building includes a large gathering space with full kitchen for events and social interaction, along with audio visual equipment that will enable the community to host workshops and seminars. Pedestrian paths that can be used as an exercise track provide connection between the Rockwood Village community and the adjacent school and other local amenities.



Community Development Partners



Development program

Rockwood Village includes a total of 224 regulated affordable units, of which 47 units will be regulated at 30% AMI and counted toward Metro's unit production targets. The units targeted for deeper affordability include a mix of unit sizes from one- to four-bedroom units.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs
One bedroom	8	30%	0
Two bedroom	12	30%	0
Three bedroom	23	30%	0
Four bedroom	4	30%	0
Total	47		0

*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

- Near the Burnside Max station and a TriMet bus line
- Large gathering space with full kitchen for events and social time
- Outdoor playing field
- Walking paths
- Picnic areas
- Outdoor play spaces
- Community garden
- Access to major retail and services
- 254 parking spaces

