



Rockwood Village

SE 182nd Avenue - Gresham - Community Development Partners - Hacienda

At a glance

- Total development cost:** \$65.9 million
- Metro bond funds:** \$5.15 million
- Bond funds per unit:** \$109,618
- 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:** Portland State University's Center for Public Interest Design
- 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 begins:** January 2020
- Anticipated completion:** February 2022

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Rockwood Village is a five-building workforce housing project located in the heart of the Rockwood neighborhood in Gresham, Oregon. As the diverse Rockwood population continues to increase, the supply of high quality and attainable housing becomes even more scarce. It includes a total of 224 regulated affordable units, of which 47 units will be deeply affordable. In addition to creating high quality, energy efficient, safe, affordable homes — many of them family sized — this project will offer vital resources that will strengthen the health of the surrounding community. Hacienda CDC, as the co-developer and owner of Rockwood Village, will offer vital resources through a centralized community center 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, major 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 with CDP and to provide its invaluable resident services programming. As part of the project, the South Rockwood 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, a business/computer room and study/conference rooms of varying capacity to suit many needs. To foster outdoor activities, the project provides flexible outdoor spaces that include an outdoor playfield, meandering walking paths, picnic areas, a playground area and a large community garden area. 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.



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

Amenities

- Near the Burnside Max station and a TriMet bus line
- Large gathering space with full kitchen for events and social time
- Business/computer room
- Study/conference rooms
- Outdoor playing field
- Walking paths
- Picnic areas
- Playground
- Community garden
- Access to major retail and services
- 224 parking spaces

