



At a glance

Total development cost: \$43.6 million

Metro bond funds: \$14.3 million

Bond funds per unit: \$123,448

Project type: New construction

Sponsor: Community Partners for Affordable Housing

Architect: Carleton Hart

General contractor: LMC Construction

Partners: Cascade AIDS Project (CAP), Centro Cultural, Community Action, Lifeworks NW, Native American Rehabilitation Association (NARA), Neighborhood Health Center, Unite Oregon

Funding: Low Income Housing Tax Credits, OHCS, Metro Affordable Housing Bond and Transit Oriented Development, Housing Opportunity Production Funds, SDC waivers, Community Housing Fund, private funding

Construction begins: March 2023

Anticipated completion: June 2024

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 Concept Plan. The Basalt Creek area is in unincorporated Washington County and will be annexed into Tualatin prior to development. As the area develops, this new housing will be 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 will consist of three mirrored three-story apartment buildings totaling 116 units, including 47 units at 30% AMI. Also included is a single-story community building. The residential buildings will 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.

