



Metro



At a glance

Total development cost:
\$42.05 million

Metro bond funds: \$ 15.21 million

Bond funds per unit: \$161,847

Project type: New construction

Architect: MWA Architects

Developer: Home Forward

General contractor: Bremik Construction

Funding: Metro Affordable Housing Bond funds, Metro Land Acquisition funds, Low-Income Housing Tax Credit (LIHTC), permanent loan with OAHTC, Home Forward funds, deferred developer fee

Construction begins: March 2023

Completion: October 2024

oregonmetro.gov

Troutdale Apartments

Southwest 257th Avenue - Troutdale - Home Forward

Troutdale is known for good schools, parks and jobs, but it is lacking in one area: affordable housing. Home Forward plans to improve this situation by developing 94 affordable apartments spread across three L-shaped buildings with units ranging in size from studio to three bedrooms. More than half of the apartments will be dedicated to families at full occupancy.

The Troutdale apartments will incorporate livability and accessibility as central design goals. The building arrangements were re-designed to address community input regarding weather and the east winds arising from the Columbia River Gorge. The location of parking was reorganized to minimize walking distances. The apartments will furnish a community room with free Wi-Fi and computer access that can accommodate classes and resident meetings.

If a parking variance is approved, the site will provide generous green spaces that include a community garden, picnic areas, barbeque area, seating areas and a children's playground. Additionally, all units will have a washer and dryer, heating, cooling and continuous ventilation. The site is located one block from the historic town center of Troutdale, including shops, jobs and transportation.

Home Forward will ensure that services are available on site that are innovative, trauma informed and flexible social services to help residents maintain housing stability and support their self-sufficiency. Services will likely include:

- Assistance accessing benefits
- Eviction prevention and conflict resolution
- Food security and assistance
- Criminal record expungement
- Financial capabilities and credit counseling
- Employment services through WorkSource Centers and others
- Transportation assistance
- After school support for youth
- Community activities and dinners

