



At a glance

Total development cost: \$32.1 million

Metro bond funds: \$5.4 million

Bond funds per unit: \$104,842

Project type: New construction

Developer and owners: Habitat for Humanity Portland Region, Portland Housing Bureau

Architect: Brett Schulz

General contractor: Habitat for Humanity Portland Region

Partners: Proud Ground

Funding: Metro housing bond, Oregon Housing and Community Services (OHCS) LIFT, system development charge (SDC) waivers, American Rescue Plan Act, Meyer Memorial Trust, deferred developer fee, Habitat for Humanity self-financing, construction loan

Construction begins: to be determined

Gooseberry Trails

Hillsdale - Portland

Habitat for Humanity Portland Region | Portland Housing Bureau

Gooseberry Trails is a development of 52 affordable townhomes for purchase in the Hillsdale neighborhood of Southwest Portland in partnership with the Portland Housing Bureau (PHB) and Habitat for Humanity Portland Region (HFHPR). Units range in size from two to five bedrooms, providing affordable homes for families and larger households. The development will be built in clusters of two to four units each, and will include five single-story, fully ADA-accessible homes.

As an affordable homeownership development, Gooseberry Trails' target population is families and multigenerational households who are often underrepresented as homeowners, including Black, Indigenous, Latinx and other people of color. Through a partnership with Proud Ground, the land will be held in a community land trust. The homes will be sold at a below-market, affordable base price, and buyers will agree to a shared equity formula, which allows families to build wealth while preserving each home's affordability for future buyers. In a relatively affluent neighborhood like Hillsdale, Gooseberry Trails' shared equity model helps ensure that affordable housing options will remain available for years to come.

Gooseberry Trails is located near public schools, a library and an arts center, and is about one mile from Fred Meyer and the Hillsdale Farmers Market. The neighborhood has many recreational opportunities, including neighboring Stephens Creek Nature Park. Frequently operating TriMet bus lines are located 0.2 mile away. The center of the development will include a playground and potentially, a community garden. The development team has outlined hiring priorities for minority-owned contractors and professional services.

Development program

Gooseberry Trails is a development of 52 townhomes for purchase in Southwest Portland.

| Unit size (no. of bedrooms) | No. of units | AMI% | Project-based vouchers | Square feet per unit | Estimated all-in cost per month* |
|-----------------------------|--------------|--------|------------------------|----------------------|----------------------------------|
| 2 bedroom | 5 | 35-60% | N/A | 1,000 | \$1,285 |
| 2 bedroom | 2 | 60-80% | N/A | 1,000 | \$2,049 |
| 3 bedroom | 14 | 35-60% | N/A | 1,200 | \$1,427 |
| 3 bedroom | 6 | 60-80% | N/A | 1,200 | \$2,289 |
| 4 bedroom | 14 | 35-60% | N/A | 1,400 | \$1,541 |
| 4 bedroom | 6 | 60-80% | N/A | 1,400 | \$2,469 |
| 5 bedroom | 3 | 35-60% | N/A | 1,700 | \$1,656 |
| 5 bedroom | 2 | 60-80% | N/A | 1,700 | 2,656 |
| Total | 52 | | 0 | | |

*Because these units are for homeownership, figure shown is estimate for monthly mortgage payment, which is inclusive of homeowners insurance and property taxes.

Amenities

- Fred Meyer grocery store and Hillsdale farmers market located within one mile
- Five homes will be single story and fully ADA accessible, and all homes will be accessible for visitors with physical mobility limitations
- Public schools Ida B. Wells High School and Rieke Elementary School are within walking distance
- South-facing roofs on each unit to allow for potential future installation of solar panels