



Metro



### At a glance

**Total development cost:** \$11.7 million

**Metro bond funds:** \$3.8 million

**Bond funds per unit:** \$190,000

**Project type:** New construction

**Developer and owner:** Habitat for Humanity Portland Region

**Partners:** Proud Ground

**Architect:** R&B Design Studio LLC

**General contractor:** Habitat for Humanity Portland Region

**Funding:** American Rescue Plan Act funds, Metro bond, construction loan, OHCS down payment assistance, OHCS LIFT funds, deferred developer fee.

**Construction begins:** to be determined

[oregonmetro.gov](http://oregonmetro.gov)

# Myrtlewood Way

*Glisan Avenue - Gresham - Habitat for Humanity Portland Region*

Myrtlewood Way is a development of 20 affordable homes for purchase in partnership with Habitat for Humanity Portland Region. Ranging in size from three to five bedrooms, the development's homes are suited for families and larger households. Through a partnership with Community Land Trust Proud Ground, Habitat for Humanity will set an affordable base price for Myrtlewood Way's homes to ensure affordability and create lasting community assets that will be affordable for future low-income home buyers. Of the development's 20 homes, 14 will be designated for buyers who make 35% to 60% of the area median income or less, and six will be designated for buyers who earn 60% to 80% of the area median income.

The development will have 28 parking spaces equipped for EV charger installation, and landscaping plans preserve existing trees to the greatest extent possible. Each home will include an energy efficient heat pump for heating and cooling.

Habitat for Humanity Portland Region selected Myrtlewood Way's location in part because of the area's diverse population and rapidly rising housing costs. The development's affordable homeownership model will ensure that people of color and people with lower income are not priced out of their neighborhood and can establish lasting roots in Rockwood. Habitat for Humanity Portland Region will partner with several culturally specific organizations to develop inclusive plants for referrals and outreach.

Myrtlewood Way is located in a residential area neighborhood with other single- and multi-family homes nearby. A grocery store and drug store are located nearby, along with Hartley Elementary School and H.B. Lee Middle School. Multiple green spaces and parks are within walking distance, with Nadaka Nature Park directly across the street. Future residents will be able to conveniently access the nature park's playground, garden, picnic area and community events. The TriMet 25 bus line services the development.

