



At a glance

Total development cost: \$48.9 million

Metro bond funds: \$9.45 million

Bond funds per unit: \$150,000

Project type: New construction

Developer and owners:

Community Partners for Affordable Housing

Architect: Trish Nixon / LRS Architects

General contractor: Colas Construction

Funding: Metro bond, Washington County HOME funds, Metro transit-oriented development, deferred developer fee, contributed developer fee, Low Income Housing Tax Credit (LIHTC) equity, solar and federal energy tax credit equity permanent loan, Housing Trust Fund, Tigard Urban Renewal Funds, Washington County Housing Production Opportunity Funds, State direct allocation, Energy Trust of Oregon

Construction begins: Dec. 2024

Completion: October 2025

Woodland Hearth

*Tigard Triangle Urban Renewal Area - Tigard
Community Partners for Affordable Housing*

Woodland Hearth is a new development in Tigard with 63 affordable apartment homes serving households with income between 30% and 60% of area median income, with 26 units dedicated to extremely low-income households at or below 30% of area median income. Twenty-two units are permanent supportive housing homes with culturally specific wraparound services including job training, after school and summer youth programs, eviction prevention and rental assistance. Apartments range in size from studio to four-bedroom to accommodate many household sizes.

Woodland Hearth features amenities such as a large community room with a kitchen, computer stations and office spaces; an outdoor courtyard with a playground; additional outdoor seating, and a large gazebo and garden space. Three- and four-bedroom apartments have in-unit washers and dryers, and the remaining apartments will utilize common laundry rooms.

Woodland Hearth's site is in a residential neighborhood in the Tigard Triangle Urban Renewal Area, a zone generally between Interstate 5 and Highways 99 and 217 that is undergoing development to increase mixed-use community spaces, parks and greenways, and housing density. By selecting a site in this development zone, Community Partners for Affordable Housing aims to support the livability and affordability of the Tigard Triangle. TriMet bus stops for lines 12, 64 and 94 are directly adjacent, and Fred Meyer is just .35 miles away.

The development's contractor, Colas Construction, is a Black-owned general contractor. Woodland Hearth's development team has also set ambitious goals for working with minority- and women-owned subcontractors.

Development program

Woodland Hearth is an affordable housing community in Tigard with 63 affordable apartment homes serving households with income between 30% and 60% of area median income.

Unit size (no. of bedrooms)	No. of units	AMI%	Project- based vouchers	Permanent supportive housing	Square feet per unit
studio	4	30%			394
studio	1	50%			394
1 bedroom	4	30%		4	519
1 bedroom	5	50%			519
1 bedroom	9	60%			519
2 bedroom	5	30%	3	5	715
2 bedroom	2	50%			715
2 bedroom	10	60%			715
3 bedroom	10	30%	10	10	938
3 bedroom	3	50%			938
3 bedroom	6	60%			904
4 bedroom	3	30%	3	3	1,382
4 bedroom	1	60%			1,382
Total	63		16	22	

*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD) and determines maximum monthly rents for these affordable homes. More information on current area median income levels and maximum rents can be found on [Metro's website](#).

Amenities

- Large, multipurpose community room with office spaces, computer stations and kitchen
- Climate resilient landscaping features including a community garden with raised beds and deeply rooted shade trees for shade and cooling
- Fred Meyer located .35 miles away, with many additional grocery stores and shopping centers along Highway 99
- 60 on-site parking spaces; close proximity to frequently running TriMet bus lines