Developer/Sponsor  
Community Partners for Affordable Housing

Units  
32

Description  
The Oleson Woods Apartments are 32 newly constructed one-, three-, and four-bedroom townhouse and flat style units housed in six residential buildings in the Metzger-Progress area, just north of Tigard, Ore. Tigard is a fast-growing suburb of Portland, Ore. Constructed to provide affordable homes for the area’s low- and moderate-income families, Oleson Woods also helps meet a demonstrated need for four-bedroom rental units to serve larger families. Set on over three wooded acres with a preserved wetland area, Oleson Woods’ residents will enjoy a quiet, natural environment. Oleson Road, just north of the property, is being improved with sidewalks and bike lanes that help integrate the property with the surrounding community.

A Green Advantage  
The development plan for Oleson Woods features a family-friendly design, landscaping, and open space combined with significant access to employment and services in the larger neighborhood. The benefits for residents and the community include:

- Affordable, multi-bedroom homes close to retail and services, public transportation, schools, and healthcare.
- Reduced energy consumption through the use of energy-efficient appliances, compact florescent lighting, and cement fiberboard siding as well as natural gas fueled heating and hot water systems.
- Nearby Washington Square Regional Center and the Washington Square shopping center, which provide thousands of easily accessible jobs, reducing reliance on automobiles.
- Preserved wetlands area, resulting in low overall project density and better integration of the housing with the environment.

Rents  
Three units are targeted to families at or below 30 percent of area median income. An additional three units will serve households at or below 40 percent and the remaining 26 units will serve families at or below 50 percent of the area median income.

Amenities  
All units include a dishwasher, refrigerator, cable television wiring, balconies, and exterior storage space. The three- and four-bedroom units have in-unit washers and dryers; one-bedroom units have access to on-site laundry facilities. Three units are fully handicapped accessible, and two are adaptable. The project includes a 1,450 square foot community building with a manager’s office, meeting room, kitchen, restrooms, laundry facilities and a computer room with four computers and high-speed internet access. A playground, walking trails, benches, and a basketball court encourage resident interaction and help create an integrated community.

Project Financing  

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>NOAH Loan</td>
<td>$1,407,046</td>
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<tr>
<td>Washington County Loan</td>
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<td>General Partner Loan</td>
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<td>Energy Efficiency Grant</td>
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<td>General Partner Contribution</td>
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<td>General Partner Deferred Fee</td>
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<td>LIHTC Equity through Enterprise</td>
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<tr>
<td><strong>Total Development Costs</strong></td>
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</tbody>
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www.greencommunitiesonline.org  
A partnership between Enterprise and the Natural Resources Defence Council
Social Services
A resident service coordinator will provide after school activities, computer classes, and other tenant-directed programs.

Developer
Community Partners for Affordable Housing’s (CPAH) mission is to promote a healthy community through the development of permanent affordable housing, sustainable economic growth, and community-based partnerships. CPAH achieves its mission through affordable housing development, outreach and education, public policy support, community partnerships and increased organizational capacity. CPAH owns three apartment complexes that provide housing for families at 60 percent or less of the Portland, Ore. metropolitan area median income.

Architect
Carleton/Hart Architecture

Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes in thriving communities. For more than two decades, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested $7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of $1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise’s efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise’s work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities™ will provide $555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.