



## Local Innovation and Fast Track (LIFT) Housing Awards - 2016

<b>The Fields Apartments</b>	<b>Tigard</b>	<b>Serving Communities of Color</b>
260 Units	LIFT \$9,880,000	4% Federal LIHTC

The Fields Apartments will be a newly constructed 260-unit, affordable housing apartment. All 260 housing units will be offered to residents whose income is at or below 60% of median income. In addition, the project will have 26 project-based voucher units serving extremely-low income families earning at or below 30% of median income.

<b>Fisterra Gardens Townhomes</b>	<b>Yachats</b>	<b>Serving Rural Communities</b>
21 Units	LIFT \$797,979	4% Federal LIHTC

This project reserves all 21 units for tenants earning at or below 60% of area median income. Designed to provide workforce housing for employees in the local tourist economy, the project carries an owner-supplied preference for applicants who are currently employed in Yachats or who have accepted offers of employment there. Currently there are almost no available rental units in Yachats; and none that these workers can afford.

<b>Harvey Rice Heritage Center</b>	<b>NE Portland</b>	<b>Serving Communities of Color</b>
22 Units	LIFT \$ 494,000	

Located in a now-gentrified neighborhood of Inner NE Portland, the Harvey Rice Heritage Center (HRHC) is the culmination of the redevelopment of Estates Plaza, a 9-unit 1970s era apartment complex that currently houses primarily African-American low-income households. When the previous building was built 46 years ago, the neighborhood was a different place. Currently, no units provide access to those with disabilities, and the building long ago exceeded its useful life. The HRHC will take advantage of its location, with access to shops, services, and transit, to expand the number of affordable housing units to 22, to add vital community art space and office space.

<b>Holman 42</b>	<b>NE Portland</b>	<b>Serving Communities of Color</b>
59 Units	LIFT \$ 2,242,000	4% Federal LIHTC

A partnership between the Native American Youth and Family Center (NAYA), the Native American Rehabilitation Association (NARA), and Community Development Partners (CDP), Holman 42 is a three-story, 59-unit development located just a few blocks away from NAYA's facility directly serving over 2300 individuals from over 380 tribes each year. The primary focus and goal of this project is to provide affordable housing—joined with health and dental care for every resident. Holman 42 will dedicate a minimum of 12 units to DHS clients, but they anticipate surpassing that number.

<b>Sunshine Estates</b>	<b>Ontario</b>	<b>Serving Rural Communities</b>
32 Units	LIFT \$ 3,198,395	

Sunshine Estates is in Ontario where there is significant need for new affordable housing opportunities and tremendous community support for this project. This rental housing project will consist of 32 units of factory manufactured homes on individual tax lots. The homes will have 3 bedrooms and approximately 990 square feet, with two onsite parking spaces per unit and a detached lockable storage shed

<b>La Pine Townhomes</b>	<b>La Pine</b>	<b>Serving Rural Communities</b>
42 Units	LIFT \$1,596,000	4% Federal LIHTC

La Pine has been historically underserved and has a severe need for affordable multifamily housing. The La Pine Townhomes will provide 42 units (8 one-bedroom flats, 17 two-bedroom townhomes and 17 three-bedroom townhomes) on approximately 2.5 acres for households at or below 60% AMI. Nine of the units will be set aside to serve DHS clients, with 8 of those units receiving rental subsidy through project-based vouchers.

<b>Portland Road Apartments</b>	<b>Salem</b>	<b>Serving Communities of Color</b>
180 Units	LIFT\$ 4,877,919	4% Federal LIHTC

The project is designed to have 180 total units including 12 studio units, 24 one-bedroom units, 96 two-bedroom units and 48 three-bedroom units. Three (3) units will be set aside for on-site staff, and the remaining 177 units will be dedicated to low-income residents at or below 60% AMI. HOME funding from the City of Salem requires four units will be set at high HOME rents and one will be set at low HOME rents. Currently, the Department of Human Services has committed to assign bilingual staff to work on-site at the Portland Road apartment community.

<b>St. Helens Homeless Housing</b>	<b>St. Helens</b>	<b>Serving Rural Communities</b>
17 Units	LIFT \$ 646,000	

This project addresses several critical issues in and around St. Helens: chronic homelessness, a lack of available affordable units, and an inability for previously incarcerated parents separated from their children to demonstrate a stable environment to the courts after receiving treatment. Community Action Team is based at the same location and will provide a full suite of supportive services to residents.

<b>Village Meadows Apartments</b>	<b>Sisters</b>	<b>Serving Rural Communities</b>
48 Units	LIFT\$ 1,824,000	4% Federal LIHTC

There is a critical need for quality, affordable housing in the growing community of Sisters. Incomes will be limited to 60% AMI, with 8 units available to very-low income households through project-based vouchers (PBVs). The 8 PBV units and an additional 2 units will be set aside for DHS clients in child welfare and self-sufficiency programs.

<b>Willow Creek Crossing Apartments</b>	<b>Hillsboro</b>	<b>Serving Communities of Color</b>
122 Units	LIFT \$ 4,636,000	4% Federal LIHTC

Willow Creek Crossing will be a newly constructed 122-unit, mixed-use affordable apartments in Hillsboro, Oregon. All 122 housing units will be offered to tenants whose income is at or below 60% of median income. Twelve of these units are project-based serving tenants with incomes at or below 30% of median income.

<b>Creekside Apartments &amp; Freedom Square Part II</b>	<b>Central Point &amp; White City</b>	<b>Serving Rural Communities</b>
100 Units	LIFT \$ 5,500,000	4% Federal LIHTC

This 100-unit, new-construction, scattered-site project consists of two, 50-unit sites. All 100 units, with the exception of one manager unit, will be income and rent restricted at 60% AMI. Both project sites will set-aside eight units each (for a total of 16 units), as Family Strengthening units, subsidized with Section 8 project-based vouchers. The Housing Authority of Jackson County and the Oregon Department of Human Services Child Welfare will collaborate to provide supportive services to families residing in the Family Strengthening units. Both sites will also integrate eight units (for a total of 16 units) of permanent supportive housing dedicated to homeless veterans using project-based Veterans Affairs Supportive Housing (VASH) vouchers. HAJC and the Veterans Affairs Southern Oregon Rehabilitation Center and Clinics will collaborate to provide supportive services to resident veterans.

<b>Lincoln Apartments</b>	<b>Woodburn</b>	<b>Serving Rural Communities</b>
16 Units	LIFT \$ 3,462,478	

The Lincoln Apartments are based on Catholic Community Services' (CCS) Fostering Hope Initiative (FHI). The Lincoln Apartments will provide housing for 16 low income families with at least eight of the units for DHS clients. Services for the clients will include: nutritional cooking classes; financial literacy classes; parenting education; the FHI Community Cafés; a support group for families with children with special needs; counseling; alcohol and drug treatment services; employment readiness; early learning activities; and other supports as identified by the families.