



**OREGON HOUSING *and*
COMMUNITY SERVICES**

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July 2020 Local Innovation and Fast Track (LIFT) Awards

[MAP](#)

Rental LIFT Awards

- Barnes Butte Vista, Prineville
 - LIFT Award Amount: \$4,750,000
 - Project Details: Barnes Butte Vista is a 44-home development with a mix of 2 and 3 bedroom apartments affordable to renters earning at or below 30% and 60% of area median income (AMI). Eight of the apartments will have project-based rent assistance provided by the local housing authority and project sponsor, Housing Works. Barnes Butte Vista will provide three safe homes with rental assistance for survivors of domestic violence. Saving Grace will provide professional case management services for these residents.
 - Culturally-Specific Partnership: Housing Works' experience working with the Latinx community has revealed four primary barriers: language, literacy, legal barriers (perceived and real), and trust. In order to overcome these barriers, Housing Works has partnered with the Latino Community Association (LCA) to disseminate and translate information on affordable housing. Housing Works has found that literacy is a barrier for many members of the Latinx community. To remove this barrier, Housing Works and the LCA plan to offer program information in both video and written format.
- East Q Apartments, La Grande
 - LIFT Award Amount: \$7,400,000
 - Project Details: East Q Apartments is a 104-home development with a mix of 1, 2, 3 and 4 bedroom apartments affordable to renters earning at or below 30% and 60% of AMI. Thirty-five of the apartments have project-based rental assistance provided by the local



housing authority and project sponsor, Northeast Oregon Housing Authority (NEOHA), and ten homes have project-based rental assistance through a memorandum of understanding with the Oregon Health Authority's Housing for Persons with AIDS program. The sponsors acquired the site using OHCS' [Land Acquisition Program](#).

- Culturally-Specific Partnership: NEOHA's approach to service Communities of Color is centered on working with Eastern Oregon University, Latino Network, the Portland State Center for Public Interest Design, and a broad-based group of community agencies and organizations in La Grande who work with persons from Communities of Color through the services they provide. NEOHA has consulted with these organizations in the planning for the project and this working group is endeavoring to provide integrated on and off site services to renters in this development.
- Hermanson Preserve, Woodburn
 - LIFT Award Amount: \$7,350,000
 - Project Details: Hermanson Preserve Apartments is a 168-home development with a mix of 1, 2, and 3 bedroom apartments affordable to renters earning at or below 30% or 60% AMI. Eighty-four of the apartments will have project-based rental assistance from a local housing authority, Marion County Housing Authority. The project gives preference for housing victims and survivors of domestic violence and individuals referred by the Marion County Law Enforcement Diversion Program.
 - Culturally-Specific Partnership: To remove barriers for access to affordable housing for the Latinx community, Wishcamper has signed a memorandum of understanding with Eugene-based Cornerstone Community Housing. This organization will provide tailored resident services and programming, driven by resident input. The sponsor plans to implement low barrier entry screening, linguistically appropriate on-site staffing and marketing materials.
- Las Adelitas, Portland
 - LIFT Award Amount: \$5,440,570
 - Project Details: Las Adelitas is a 142-home development with a mix of efficiency, 1, 2, and 3 bedroom apartments affordable to renters at or below 30% and 60% AMI. A manager's apartments is affordable at or below 80% AMI. The development will have 15 permanent supportive housing (PSH) apartments for people experiencing/at risk homelessness. Cascadia Behavioral Health will provide tenancy support services for the PSH apartments. The development will have 8 homes with project-based rental assistance provided by the local housing authority, Home Forward.
 - Culturally-Specific Partnership: Hacienda CDC is a culturally specific organization and will work with Living Cully for outreach as well as rely on its connections with Asian Pacific American Network of Oregon (APANO), Immigrant & Refugee Community Organization (IRCO) and Native American Youth and Family Center (NAYA) for connections with Asian,



refugee and Indigenous communities. Hacienda CDC will also work with the Continuum of Care's coordinated entry system and Familias En Accion for referrals for the PSH apartments.

- Lincoln St. Apartments, Eugene
 - LIFT Award Amount: \$3,412,500
 - Project Details: Lincoln Street Apartments is a 59-home development with a mix of 1, 2, and 3 bedroom apartments affordable to renters earning at or 30% or 60% AMI. Thirteen of the 3 bedroom homes will have project-based rental assistance, provided by the local housing authority, Homes For Good. This will make these homes affordable to families at or below 30% AMI.
 - Culturally-Specific Partnership: The owner of the property has a memorandum of understanding in place with Cornerstone Community Housing (CCH) and Centro Latino Americano (CLA). These organizations will utilize their experience and understanding of barriers facing the Latinx community to create and implement a comprehensive outreach plan and a suite of culturally responsive on-site services.

- Minnesota Places, Portland
 - LIFT Award Amount: \$3,537,499
 - Project Details: Minnesota Places is a 71-home development with a mix of efficiency, 2, and 3 bedroom apartments affordable to renters at 60% AMI, providing affordable housing for residents on a foundation of community involvement and social equity. The site is located in the City of Portland's N/NE Preference Policy area.
 - Culturally-Specific Partnership: The YWCA, whose mission is to eliminate racism and empower women has expressed interest in partnering for resident services and outreach. The Department of Human Services Self-Sufficiency and Housing Stability Programs have committed to providing outreach and services to residents who qualify for their programs.

- Ontario Townhomes, Ontario
 - LIFT Award Amount: \$5,325,000
 - Project Details: Ontario Townhomes is a 70-home development with a mix of 2 and 3 bedroom apartments affordable to renters at or below 60% AMI. Project stakeholders include local mission-driven project developer Nascosto LLC; local service provider Community in Action (CinA); the City of Ontario; 4-Star Property Management; Meyer Memorial Trust; Home First Development Partners and a wide consortium of local service delivery providers.
 - Culturally-Specific Partnership: The sponsor for Ontario Townhomes plans to partner with CinA, the local community action agency, and the Four Rivers Welcome Center for Refugees (IRCO Ontario) to ensure that outreach and resident services are culturally appropriate and sensitive to the unique needs of the Latinx population in Ontario.

- St. Helens Apartments, St. Helens
 - LIFT Award Amount: \$13,400,000
 - Project Details: St. Helens is a 238-home development with a mix of 1, 2, and 3 bedroom apartments affordable to renters earning at or below 30% and 60% AMI. Seventy-five of the homes have project-based rental assistance provided by the local housing authority and project co-sponsor, Northwest Oregon Housing Authority (NOHA). The sponsors, NOHA and Community Development Partners (CDP), partnered to acquire the site using OHCS' [Land Acquisition Program](#).
 - Culturally-Specific Partnership: The sponsors, NOHA and CDP, are partnering with Latino Network and Community Action Team (CAT) to engage the local Latino community for awareness of the housing opportunity and to enlist members as active participants in its development. Latino Network will collaborate with its partner organizations, including the Coalition of Communities of Color, to support outreach efforts and will support the development of bi-lingual marketing material. Sponsors plan to work with Portland State University's Center for Public Interest Design to deploy an asset-based community development model for the St. Helens Apartments.

- Stark Street, Portland
 - LIFT Award Amount: \$3,812,500
 - Project Details: Stark Street Project is a 93-home development with a mix of one, two, and three bedrooms apartments affordable to renters earning at or below 30% or 50% AMI. Sixteen of the homes will have rental assistance and be designated as permanent supportive housing (PSH) for persons who are homeless. There will be on-site behavioral health and family advocacy services for the PSH apartments, provided by Lifeworks Northwest.
 - Culturally-Specific Partnership: Human Solutions, the project sponsor, met with the Immigrant and Refugee Community Organization (IRCO) and African Youth Community Organization (AYCO) during project planning to better understand their participants' housing needs. Feedback from the Rosewood Initiative's Purpose Built Communities conversations also informed project design and programming. HSI also plans to seek input from ORCO, AYSO, El Programa Hispano, Latino Network, Urban League, NAYA and the Rosewood Initiative for guidance on how best to reach prospective residents where they are.

- TBD Sunshine Apartments, Roseburg
 - LIFT Award Amount: \$9,800,000
 - Project Details: Sunshine Apartments is a 144-home development with a mix of 1, 2, and 3 bedroom apartments affordable to renters earning at or below 60% AMI.
 - Culturally-Specific Partnership: To remove barriers for access to affordable housing, Wishcamper has signed a memorandum of understanding with Eugene-based

Cornerstone Community Housing. This organization will provide tailored resident services and programming (driven by resident input). The project sponsor, Wishcamper Development Partners, is dedicated to developing a robust Equity Plan that is a living document beyond construction and lease-up. Wishcamper believes this is the best way to serve the Latinx community and other marginalized communities of Roseburg and Douglas County throughout the project's lifecycle.

LIFT Homeownership Awards:

- 27th Bend, Bend
 - LIFT Award Amount: \$900,000
 - Project Details: Bend-Redmond Habitat for Humanity (BRHFH) plans to build 12 2 or 3-bedroom homes of 800-1,200 square feet. Homes will be sold to homebuyers earning at or below 80% AMI. Bend Area Habitat for Humanity will use a community land trust for the property.
 - Culturally-Specific Partnership: Bend-Redmond Habitat for Humanity's outreach partners include the Latino Community Association, the Deschutes Public Library, Central Oregon Veterans Association, and a history of working local print and broadcast media, including Radio La Bronca. Local churches, such as St. Francis of Assisi in Bend, are a hub of Latino communities. BRHFH works with 20+ local churches and various community groups to disseminate information to specific populations.

- Alder Commons, Hillsboro
 - LIFT Award Amount: \$800,000
 - Project Details: Willamette West Habitat for Humanity plans to build 8 3 and 4-bedroom homes of 1,100-1,300 square feet. Homes will be sold to homebuyers earning at or below 60% AMI. Willamette West Habitat for Humanity will use a community land trust for the property.
 - Culturally-Specific Partnership: Willamette West Habitat collaborates with organizations such as IRCO, Bienestar, Virginia Garcia Health Center, Open Door, and the African American Alliance for Homeownership to provide information about Habitat programs to their constituents and encourage them to apply for Habitat for Humanity housing programs. Willamette West Habitat for Humanity also collaborates with other local nonprofits such as Centro Cultural de Washington County, Adelante Mujeres, and Catholic Charities. Working with Communities of Color in Washington County, Willamette West Habitat for Humanity has found that word-of-mouth and a widely understood reputation as a safe organization for people of color means that there is a consistent pipeline of members of Communities of Color seeking housing assistance from Willamette West Habitat for Humanity.



- DevNW CLT, Eugene and Corvallis
 - LIFT Award Amount: \$3,115,000
 - Project Details: DevNW plans to build 42 homes in Lane and Benton Counties. They will build 1 1-bedroom and 10 3-bedroom homes in Corvallis (11 homes) and 2 1-bedroom and 29 3-bedroom homes in Eugene (31 homes). Home sizes will range from 500 to 1,750 square feet. Homes will be sold to homebuyers earning at or below 80% AMI. DevNW will use a community land trust for the properties.
 - Culturally-Specific Partnership: DevNW will ensure Communities of Color are aware of the housing opportunity by informing and working closely with social service partners, such as Linn Benton Health Equity Alliance (LBHEA) in Corvallis and Head Start, Huerto de la Familia, and Centro Latino, Lane Workforce Partnership's Latino Business Connect and Latino Professionals Connect in Eugene. Through DevNW's Financial Wellbeing programming, the sponsor will ensure current and new clients working towards homeownership, as well as potential homebuyers not yet engaged in our services, are aware of the homeownership opportunities and prepared to take advantage of them.

- Foster Road Condos, Portland
 - LIFT Award Amount: \$3,900,000
 - Project Details: Habitat for Humanity Portland/Metro East (HfHPME) plans to build 4 2-bedroom, 20 3-bedroom, 12 4-bedroom and 4 5-bedroom homes for a total 40 new homes in Portland. Condo sizes will be 900-1,750 square feet. Homes will be sold to homebuyers earning at or below 80% AMI. Habitat for Humanity Portland/Metro East will use a leasehold condominium structure for the property.
 - Culturally-Specific Partnership: Habitat for Humanity Portland/Metro East maintains many community partnerships, both in education and outreach. Community partnerships include Native American Youth and Family Center (NAYA), Hacienda CDC, and Asian Pacific American Network of Oregon (APANO). These are culturally specific nonprofit organizations who refer clients, teach classes, and support HfHPME's housing programs in Multnomah County. HfHPME has existing memorandums of understanding with these culturally specific community organizations and will work with them to ensure the communities are aware of the Foster Road Condos home-buying opportunity.

- Kidd Court, Forest Grove
 - LIFT Award Amount: \$300,000
 - Project Details: West Tuality Habitat for Humanity plans to build 3 3-bedroom homes of approximately 1,200 square feet. Homes will be sold to homebuyers earning at or below 60% AMI. West Tuality Habitat for Humanity will use a community land trust for the property.
 - Culturally-Specific Partnership: Culturally specific organizations, and organizations with a large portion of Latino and other immigrant stakeholders in West Tuality Habitat's service



area include the Virginia Garcia Health Center, Adelante Mujeres, Centro Cultural de Washington County, and churches, including St. Anthony's in Forest Grove and St. Alexander's in Cornelius. West Tuality Habitat continues to reach out to these and other organizations, including Forest Grove and Cornelius schools to advertise housing services. In these small communities, West Tuality Habitat for Humanity is recognized as a safe organization, and word of mouth and neighbor referrals has resulted in a sustained and diverse pipeline of prospective homebuyers, generally at 30% - 60% AMI.

- Lincoln City Affordable Homes, Lincoln City
 - LIFT Award Amount: \$140,000
 - Project Details: Habitat for Humanity of Lincoln County plans to build 2 2 or 3-bedroom homes of approximately 1,000-1,200 square feet. Homes will be sold to homebuyers earning at or below 60% AMI. Habitat for Humanity of Lincoln County will use a community land trust for the property.
 - Culturally-Specific Partnership: Habitat for Humanity of Lincoln County partners with culturally specific organizations, churches and human services organizations for referrals and other needed services for families, including: St. James Santiago, Lincoln City, Centro de Ayuda, Children's Advocacy Center of Lincoln County, Confederated Tribes of the Siletz, Economic Development Alliance of Lincoln County, Head Start Lincoln County, Neighbors for Kids, South Lincoln Resources, the Youth Development Coalition of Lincoln County, and the Lincoln County School System. Habitat for Humanity Lincoln County tailors both its programs and outreach (advertising of services) through a lens of cultural relevancy to the recipient. Examples include the location of the outreach (community organization, churches serving specific populations) and materials with images reflecting the diverse community members served.

- Orchard District Cottages, Bend
 - LIFT Award Amount: \$340,000
 - Project Details: Kor plans to build 4 1-bedroom homes affordable to homebuyers earning at or below 80% AMI and 1 1-bedroom home affordable to homebuyers earning at 125% AMI. The home affordable to homebuyers at 125% AMI will not be subsidized with LIFT funds. The homes will be approximately 825 square feet. Kor will use a community land trust for the properties.
 - Culturally-Specific Partnership: Kor has a memorandum of understanding with the Latino Community Association (LCA) in Central Oregon to assist with outreach and provide equitable opportunities in homeownership to the Latinx population in Central Oregon. Kor also engages with members of the Latinx community through other nonprofit partnerships and individual connections. Kor provides information about homeownership opportunities in Spanish, provides a translator for all information sessions and classes, and conducts strategic outreach to connect with the Latinx community. Information



about Kor's homeownership program is shared in locations that are known to serve the Latinx population, examples include the public library, ethnic food markets and restaurants, laundromats, and other nonprofits.

- Quince Townhomes, Redmond
 - LIFT Award Amount: \$705,000
 - Project Details: Bend-Redmond Habitat for Humanity plans to build 10 3-bedroom homes of approximately 1,000-1,200 square feet. Homes will be sold to homebuyers earning at or below 80% AMI. Bend Area Habitat for Humanity will use a community land trust for the property.
 - Culturally-Specific Partnership: Bend-Redmond Habitat for Humanity's outreach partners include the Latino Community Association, the Deschutes Public Library, Central Oregon Veterans Association, and a history of working local print and broadcast media, including Radio La Bronca. Local churches, such as St. Francis of Assisi in Bend, are a hub of Latino communities. BRHFH works with 20+ local churches and various community groups to disseminate information to specific populations.

- Yeoman Townhomes, Bend
 - LIFT Award Amount: \$600,000
 - Project Details: Bend-Redmond Habitat for Humanity plans to build 8 2-bedroom homes of approximately 800 square feet. Homes will be sold to homebuyers earning at or below 80% AMI. Bend Area Habitat for Humanity will use a community land trust for the property.
 - Culturally-Specific Partnership: Bend-Redmond Habitat for Humanity's outreach partners include the Latino Community Association, the Deschutes Public Library, Central Oregon Veterans Association, and a history of working local print and broadcast media, including Radio La Bronca. Local churches, such as St. Francis of Assisi in Bend, are a hub of Latino communities. BRHFH works with 20+ local churches and various community groups to disseminate information to specific populations.

Additional information on the selected projects are available in the [meeting materials for the July 10th meeting of the Housing Stability Council](#).

