



# Oregon

Governor Kate Brown

## Housing and Community Services

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### April 2019 Local Innovation and Fast Track (LIFT) Awards

#### Rental LIFT Awards

- Holden Creek Village, Tillamook County
  - LIFT Award Amount: \$5,999,940
  - Project Details: 60 homes with a mix of one-, two-, and three-bedroom apartments in Tillamook affordable to renters earning at or below 30% or 60% of area median income (AMI). Five of the rent-assisted units are designated for persons who are homeless and developmentally disabled or diagnosed with a severe and persistent mental illness. Services for the units designated for persons who are homeless will be provided by CARE and Tillamook Family Counseling Center
  - Culturally-Specific Partnership: Northwest Oregon Housing Authority has consulted with Lower Columbia Hispanic Council and the dairy community, which employs a significant number of Hispanic workers, on the design and operations of the project. The sponsor plans to use Evolve Property Management to manage Holden Creek Village. This is a culturally specific management company that has a track record working with Hispanic farmworkers and whom manages the sponsor's other properties in Tillamook.
- Merwyn Hotel, Clatsop County
  - LIFT Award Amount: \$2,879,964
  - Project Details: 40 homes will be created from an existing, vacant, historic building in downtown Astoria, there will be a mix of studios and one-bedrooms. A majority of the homes will be affordable to those at or below 30% and 60% AMI, 4 homes are funded through historic tax credits and will not have affordability restrictions.
  - Culturally-Specific Partnership: Innovative Housing, Inc. is partnering with Lower Columbia Hispanic Council, who will assist with outreach to the Hispanic community from project design to marketing to potential renters.
- Sunrise Vista Apts., Klamath County
  - LIFT Award Amount: \$7,225,702
  - Project Details: 58 homes with a mix of one-, two-, and three-bedroom apartments in Klamath Falls affordable to renters at or below 30% or 60% AMI.
  - Culturally-Specific Partnership: Klamath Housing Authority and Luckenbill-Drayton & Associates will partner with Oregon Human Development Corporation to serve Hispanic community members. The project was designed with a large community room so that once the development is operational, it can be used for community-wide, cultural, and family events.
- 124th & Ash, Multnomah County
  - LIFT Award Amount: \$7,875,000
  - Project Details: 175 homes with a mix of studio, one-, and two-bedroom apartments in East Portland, 30% of the units will be affordable to renters earning



at or below 30% AMI and the remainder will be affordable to those living at 60% AMI.

- Culturally-Specific Partnership: REACH Inc. is partnering with the Asian Health Service Center (AHSC) and Worksystems to provide culturally specific and workforce development services for residents. Vacancies and waitlist openings will be sent to culturally specific partners and REACH is recruiting bilingual property management staff
- Red Canyon, Jefferson and Deschutes Counties
  - LIFT Award Amount: \$6,610,358
  - Project Details: 90 homes total, with 23 two-bedrooms located in Madras and 67 one-, two-, and three-bedrooms in Redmond. All homes aside from one manager's unit will be affordable to those at or below 30% and 60% AMI.
  - Culturally-Specific Partnership: Housing Works is partnering with the Latino Community Association (LCA), a community organization that connects Latino persons to various community services, for outreach. A housing navigator at LCA will be the first point of contact for potential renters.

### **Homeownership LIFT Awards**

- Harrisburg/Monroe, Linn and Benton Counties
  - LIFT Award Amount: \$260,000
  - Project Details: 4 three-bedroom homes in Monroe and Harrisburg affordable to those living at or below 65% AMI.
  - Culturally-Specific Partnership: Junction City/Harrisburg/Monroe Habitat for Humanity partners with NEDCO for homebuyer education. For outreach, partners include the Junction City, Harrisburg and Monroe School Districts, Junction City Local Aid, HART Community Center, Monroe Community Library and KXOR Spanish format broadcast. Local churches and community organizations, such as Casa Latinos Unidos de Benton County, are a hub of the Latino community in the area and Junction City Habitat works with them to make information available throughout the community.
- 1205 E 5th St., Yamhill County
  - LIFT Award Amount: \$65,000
  - Project Details: 1 two-bedroom home will be built in Newberg next to a home that received 2018 LIFT funds, both are affordable to those living at or below 60% AMI.
  - Culturally-Specific Partnership: Newberg Habitat for Humanity is the project sponsor. They partner with Latino-owned business and markets, libraries, social service agencies, the school district and various faith communities for outreach.
- Cherry Blossom Condos, Multnomah County
  - LIFT Award Amount: \$2,325,000

- Project Details: 31 condos; 4 two-bedrooms, 7 three-bedrooms, 17 four-bedrooms, and 3 five-bedroom homes in Portland. All of these condos will be affordable to those living at or below 60% AMI and 80% AMI.
- Culturally-Specific Partnership: Habitat for Humanity Portland/Metro East partners with the Native American Youth and Family Center, Hacienda CDC, the African American Alliance for Homeownership, and Living Cully. This project will target renters in the Cully neighborhood, specifically those who reside in Hacienda CDC-owned rental housing and want to move to homeownership.
- Northwest Cottages, Deschutes County
  - LIFT Award Amount: \$585,000
  - Project Details: 9 two-bedroom and three-bedroom homes in Bend affordable to those living at or below 80% AMI.
  - Culturally-Specific Partnership: Bend Area Habitat for Humanity partners with the Latino Community Association, the Deschutes Public Library, Latino-owned business and markets, social services agencies, Deschutes County Schools, and various faith communities for outreach.
- Simpson Condos, Multnomah County
  - LIFT Award Amount: \$650,000
  - Project Details: 10 condos; 2 two-bedrooms, 6 three-bedrooms, and 2 four-bedrooms in Portland affordable to those living at or below 60% AMI and 80% AMI.
  - Culturally-Specific Partnership: Habitat for Humanity Portland/Metro East partners with the Native American Youth and Family Center, Hacienda CDC, the African American Alliance for Homeownership, and Living Cully. This project will target renters in the Cully neighborhood, specifically those who reside in Hacienda CDC-owned rental housing and want to move to homeownership.
- Watercress, Deschutes County
  - LIFT Award Amount: \$520,000
  - Project Details: 8 two- or three-bedroom homes in Bend affordable to those living at or below 80% AMI.
  - Culturally-Specific Partnership: Bend Area Habitat for Humanity partners with the Latino Community Association, the Deschutes Public Library, Latino-owned business and markets, social services agencies, Deschutes County Schools, and various faith communities for outreach.

[Additional information on the selected projects are available in the meeting materials for the April 5th meeting of the Housing Stability Council.](#)