



Metro



At a glance

Total development cost: \$ 28.4 million

Metro bond funds: \$3.4 million

Bond funds per unit: \$143,000

Project type: Redevelopment

Developer and sponsor: Native American Youth & Family Center

Supportive services provider: Native American Rehabilitation Association

Architect: Carleton Hart Architecture

General contractor: Colas Construction

Funding: Low-Income Housing Tax Credit (LIHTC), Oregon Affordable Housing Tax Credit, Oregon Housing and Community Services (OHCS), Metro Affordable Housing Bond, Metro Transit-Oriented Development funds, SDC exemption, NW Area Foundation, Meyer Memorial Trust, Marguerite Casey Foundation, seller carryback loan, deferred developer fee

Construction begins: September 2022

Completion: January 2024

Tistilal Village

Lombard Street - Portland - Native American Youth and Family Center - Native American Rehabilitation Association

Tistilal Village transforms an existing NAYA property, fulfilling the vision of Native housing leaders and community members and uplifting Native culture.

The new development will replace a poorly maintained 1970s building, and expands the number of homes from 34 to 58, adding deeply affordable units and integrating permanent supportive housing for Native American families coming out of homelessness. Tistilal Village will become a trauma-informed community with beautiful outdoor space, energy efficient homes and ample space for culturally specific events and services. This housing enhances NAYA's ability to promote pride and dignity in the Native community and provides much needed affordable housing in a rapidly gentrifying area of north Portland.

Tistilal Village is redeveloped by and for Native Americans and BIPOC families. Over half the homes are 2+ bedrooms. 42% of units have project-based subsidy to serve households at 30% AMI and below, and 28% will serve chronically homeless households with supportive housing services by NARA. The project works with Colas Construction to create contracting opportunities for BIPOC, and will reach communities of color through affirmative outreach, screening, lease-up and retention practices.

Tistilal Village was developed by Native housing leaders who envisioned a thriving Native community living in housing they can be proud of and that will heal their community. Thoughtful design emphasizes trauma informed approaches including ample sound buffering, clear and simple circulation patterns, plenty of meeting and community spaces, focus on safety at entryways, soothing color palette and direct lines of sight. Native American art will be prominently featured. Outdoor spaces include a play area, seating, community gardens and a plaza. Other amenities include easy bus access, grocery stores, health clinics, parks and a community center within walking distance.

Development program

Tistilal Village redevelops a 34-apartment complex into 58 new homes, with 24 project-based vouchers and on-site supportive services.

Unit size (no. of bedrooms)	No. of units	AMI%	Project based vouchers	Square feet per unit
Studio - replacement	7	60% (45% OAHTC)		432
1 bedroom - new*	2	30%	OHCS PSH RA	599
1 bedroom - replacement	17	60% (50% OAHTC)		599
2 bedroom - new*	4	30%	Existing HF PBV	854
2 bedroom - new*	9	30%	OHCS PSH RA	854
2 bedroom - replacement	7	60% (45% OAHTC)		854
2 bedroom - manager	1			854
3 bedroom - replacement	2	60% (40% OAHTC)		1,026
3 bedroom - new*	4	30%	Existing HF PBV	1,026
3 bedroom - new*	5	30%	OHCS PSH RA	1,026
Total	58		24	

*New units refer to the 24 “net new” units that will be added to the existing 34 units.

Amenities

- Less than a quarter mile from Portland Public School’s Cesar Chavez K-8 School
- Fred Meyer, Safeway and Grocery Outlet are within a 10-minute drive and easily accessible via the 75 bus line
- Food is available at the Hereford House Pantry, just 50 feet from Tistilal Village
- Located near a number of urgent care clinics, dental clinics and doctors’ offices
- Short walk from multiple parks and the Charles Jordan Community Center
- Access to TriMet’s #75 bus line

