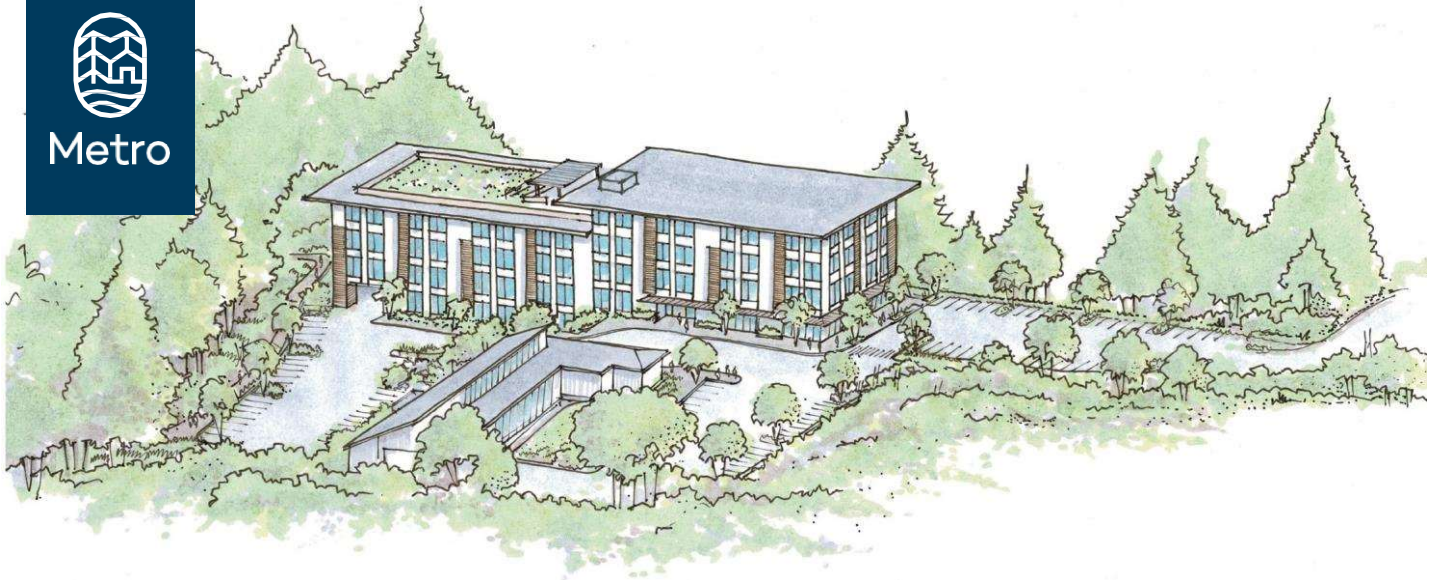




Metro



At a glance

Total development cost: \$19.21 million

Metro bond funds: \$6.2 million

Bond funds per unit: \$108,103

Project type: New construction

Sponsor: Northwest Housing Alternatives

Architect: SERA Architects

General contractor: Walsh Construction

Partners:

Funding: Low Income Housing Tax Credits, OHCS, Metro Affordable Housing Bond, Metro TOD, Community Housing fund, private funds

Construction begins: October 2021

Anticipated completion: January 2023

Alongside Senior Housing

SW Omara - Tigard - Northwest Housing Alternatives

Alongside Senior Housing will be 58 apartments for people aged 62 and older. This project, located directly adjacent to the Tigard Senior Center, will serve high needs households, with 40% of the units accompanied by project-based vouchers. The project uses universal design principles: units and common spaces meet ADA accessibility standards, a subset of units have auditory and visual accommodations, and additional units can be easily adapted.

Residents of units with HUD-VASH subsidy will receive supportive services from the Veterans Administration, including intensive case management and services that emphasize housing stability and health and wellness.

The site is adjacent to Fanno Creek Park, Tigard City Hall and Tigard Public Library and within easy walking distance to public transit, providing a unique opportunity for a transit-oriented development in a community rapidly evolving into a more walkable and livable hub. The City is planning the Universal Plaza, approximately half a mile from the site, which will host the Tigard Area Farmers Market and other cultural attractions.

This project will utilize NHA’s innovative marketing and outreach model designed for service to communities of color in the Portland metro area. The project team will help applicants overcome barriers to housing and support ongoing stability after move-in, using low-barrier screening criteria, an individualized review process and clear communication protocols for all. With the help of constituencies of the Coalition of Communities of Color, NHA will do outreach to underserved communities in Washington County and partner with culturally specific organizations to make sure that those least likely to apply will have opportunities for tenancy.

Development program

Alongside Senior Housing is 58 one-bedroom units with 23 project-based vouchers.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	23	30%	23	600	\$483
One bedroom	35	60%	0	600	\$1,036
Total	58		23		

Amenities

- Directly adjacent to Tigard Senior Center, Fanno Creek Park, Tigard City Hall and Tigard Public Library
- Universal design features including ADA accessibility, auditory and visual accommodation
- Supportive services from the Veterans Administration
- Quarter mile to public transit

