



Metro



At a glance

Total development cost:

\$36.9 million

Metro bond funds: \$4.6 million

Bond funds per unit: \$193,000

Project type: mixed construction

Developer/owners: NAYA

Architect: Carleton Hart
Architecture

General contractor: Colas
Construction

Partners: NARA, Housing
Development Center, DDV
Consulting Services

Other funding: Low-Income
Housing Tax Credit (LIHTC), Oregon
Affordable Housing Tax Credit,
Oregon Housing and Community
Services funding, Metro Transit-
Oriented Development funds, SDC
waiver, NW Area Foundation, Meyer
Memorial Trust, Marguerite Casey
Foundation

Construction begins:

February 2023

Anticipated completion:

July 2024

oregonmetro.gov

Tistilal Village

N Hereford Ave & N Lombard St - Portland - NAYA

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 Portland.

Tistilal Village is redeveloped by and for Native Americans and BIPOC families. Over half the homes have 2+ bedrooms, 42% have project-based vouchers to serve households at 30% AMI and below, and 28% will serve chronically homeless households with supportive services by NARA. The project targets Earth Advantage Gold certification, and all units and community spaces will be heated and cooled with energy-efficient heat pumps. The development team 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.

The thoughtful design emphasizes trauma-informed approaches, including ample sound buffering, clear and simple circulation patterns, various meeting and community spaces, focus on entryway safety, soothing color palettes and direct lines of sight. Native American art will be prominently featured. Outdoor spaces include a play area, seating, community gardens and a plaza. A frequent service bus line, grocery stores, health clinics, Cesar Chavez K-8 School, parks and the Charles Jordan community center are within walking distance of the project.

Development program

Tistilal Village affordable housing project will create 24 new homes, including two one-bedroom apartments, 13 two-bedroom apartments and nine three-bedroom apartments.

Unit size	Number of units	AMI %	Project Based Vouchers	Square feet/unit
1 BR	2	30%	OHCS PSH RA	593
2 BR	13	30%	Existing HF PBV (4) / OHCS PSH RA (9)	864
2 BR / Manager's unit	1	n/a		864
3 BR	9	30%	Existing HF PBV (4) / OHCS PSH RA (5)	1,026
Total	24			

Amenities

- trauma-informed design
- meeting and community spaces
- Native American art
- outdoor play area
- outdoor seating
- community gardens
- community plaza