



At a glance

Total development cost: \$23.4 million

Metro bond funds: \$6.1 million

Bond funds per unit: \$113,870

Project type: New construction

Sponsor: Home First Development Partners and Christ United Methodist Church

Architect: Doug Circosta

General contractor: Beaudin Construction

Partners: Elder Pride Services and Friendly House

Funding: Metro Affordable Housing Bond, Washington County housing production opportunity funds, Business Oregon, 4% LIHTC, private permanent loan and deferred developer fee

Construction begins: July 2022

Completion: March 2023

oregonmetro.gov

The Opal

NW Saltzman Road - Cedar Mill - Home First - Christ United Methodist Church

Rising housing prices in the Portland metro area are an increasing threat to many seniors' stability. Seniors living on fixed incomes face being priced out of Cedar Mill and surrounding neighborhoods. The Opal Apartments, a new 54-unit building and campus, could help alleviate anxiety and create dignity and security for people in their later years. The 44,000-square-foot apartment complex will have one- and two-bedroom options, providing housing for people aged 55+. Developers intend to use green materials and preserve as many of the trees on the property as possible. The project will also have common spaces indoors and out. The location is ideal for seniors—having walkable routes to shopping, library and other transit.

The overarching goal for this project is to create a safe, welcoming, affordable community that offers residents the opportunity to gain skills and find the support they need to live healthy, active, and independent lives. The service coordinator will empower residents to build a culture of interdependence and mutual support among residents, service providers, and management. The Opal Apartments will also be the only affordable housing apartment complex for seniors in Portland that has explicit anti-discriminatory policies for people who identify as LGBTQIA+.

Elder Pride Services will offer a rich array of educational, social, recreational, fitness, wellness and community-building opportunities designed to support residents to live with resilience and independence. Service coordination will include but is not limited to benefits screenings, resource navigation and referral, coordination of in-home services and supports as needed, options counseling, decision-making support, advocacy and to serve as liaisons between management and residents, with the goal of supporting people to live active and independent lives.



Development program

Home First's Opal Apartments is a new construction project that will provide 54 affordable apartment homes to seniors, 55 and older.

| Unit size (no. of bedrooms) | No. of units | AMI% | PBVs | Square feet/unit | Gross monthly rent/unit |
|-----------------------------|--------------|------|------|------------------|-------------------------|
| One bedroom | 19 | 30% | 15 | 600 | \$599 |
| One bedroom | 26 | 60% | 0 | 600 | \$1,199 |
| Two bedroom | 9 | 30% | 9 | 818 | \$762 |
| Total | 54 | | 24 | | |

Amenities

- Large, 5,000+ square-foot community space that includes a kitchen, multipurpose room, lounge, community activities room, storage, outdoor patio, leasing office, resident services offices, laundry room and bathrooms
- Located across the street from the Cedar Hill Library
- Access to three TriMet bus lines
- Lush landscaping
- Located near recreational facilities including an indoor pool, ball fields, a track and walking paths
- Private meeting spaces for 1-on-1 service delivery
- Complementary building-wide Wi-Fi
- 14 parking spaces with shared parking agreement with Christ United Methodist Church
- Dedicated area for pick-up and drop-off near the building entrance
- Elevator
- Large grocery store and shopping center nearby

