



College Manor

Monmouth, OR

College Manor Apartments, located two blocks south of Main Street in Monmouth and on the edge of the Eola hills, provides 20 affordable apartment homes to singles, couples, and families. The property is a two story, exterior corridor building with a central laundry, offices and resident storage area. It sits near the center of town, just blocks away from Western Oregon University and other downtown amenities. In addition to the deeply affordable rents at the property, there are ten existing project-based section 8 vouchers that allow tenancy by very low-income individuals.

Major rehab work will center on the following items:

- Interior Upgrades
- Replacement of existing domestic and waste water systems
- All new tub-showers, faucets, and toilets
- ADA Unit Conversion
- Exterior Upgrades including siding and window replacements on North and South elevations
- Replace exterior stairs and enclosures
- Accessible ramps and walks
- Mow strips
- Sealcoat and restripe parking lot

Homelessness

The ten project based section 8 vouchers at the property allow occupancy by very low-income individuals and families

Accessibility

One unit at the property is being converted to be fully accessible to meet the needs of a tenant requiring ADA features. Additionally, several upgrades are being made to existing units to facilitate accessibility by mobility impaired tenants.

Project Characteristics

Type:	Acq/Rehab
Units:	20
County:	Polk
Population:	Mixed
Placed in Service:	01/31/21

Architect	BDA
Contractor	LMC
Property Mgr	Cascade
Investor	Key Bank
Perm Lender	NOAH
Cons Lender	Key Bank

Funding Sources

4% LIHTC, HPF, Perm Loan w/ OAHTC

Partnerships

n/a

Resident Services

Northwest Housing Alternatives

Rural Housing

College Manor is located in the rural community of Monmouth, a town that is home to Western Oregon University. The property is close to schools, the university, and a very walkable main street area while still being surrounded by farmland and other rural amenities.