



Juniper Apartments

700 SE 6th Street, Hermiston, Oregon

Juniper family housing is a 48-unit garden-style apartment complex serving 60% AMI or less families. The project is in downtown Hermiston on two adjacent sites. The sites are located near two other NHA properties comprising an additional 46 units.

The sites include large landscape areas, 75 parking spaces, and the units are in 7 buildings with a separate community building. The grounds include resident access to laundry, planter boxes, and a nature based playground.

The project includes many sustainable and energy efficient design amenities to keep tenant utility costs low including but not limited to: Native and draught resistant landscaping, High performance windows, energy star appliances, high performance lighting, and electrical vehicle charging stations.

The project is also an example of Cost Efficient Design and Construction techniques as requested by the funder. Shapes are simple and repetitive, and organized for efficient construction.

Project Characteristics

Type:	New Construction
Units:	48
County:	Umatilla
Population:	Workforce
SubPopulation:	n/a
Placed in Service:	02/03/20

Architect	MWA
Contractor	Walsh
Property Mgr	Cascade
Investor	Raymond James
Perm Lender	Chase
Cons Lender	Chase

Funding Sources:
4% LIHTC, LIFT

Partnerships
see below

Resident Services
Euvalcree

Rural Development

The project was a unique split site development with an Urban project in Portland. Combining the financing of the two locations allowed a higher than normal equity infusion from an investor and project cost efficiencies

Partnerships

The project includes supports from a consortium of service providers. Euvalcree, Oregon Health Authority, Good Shepherd Health Care systems, Oregon human development corporation and Umatilla-Morrow head Start.

Equity and Racial Justice

The project will include a substantive service and outreach partnership with Euvalcree, a latino serving organization. Euvalcree is also serving some of NHA 's other Hermiston projects.