



Shore Pines

Florence, OR

Shore Pines at Munsel Creek resides in the rural coastal town of Florence Oregon. The proposed 68-unit new construction project accommodates families & seniors with 31 units receiving rental subsidy through the Housing Authority.

The project has a large portion of family sized units including, 34 three bedroom units in one building, and 33 one bedroom units in a second building. The property will include on-site parking and a light filled community room. The buildings construction will be cost efficient 3 story wood frame with a strong outward focus and access to light and air.

The project will include sustainable and green measures featuring: air systems suited to the coastal climate; energy star appliance, LED light fixtures, rain screen, all hard surface flooring, and native coastal landscaping. The abundant coastal shore pine trees surrounding the property create an ideal setting for outdoor nature play and community gardening.

Northwest Housing Alternatives is well positioned to expand affordable housing in the region as the Siuslaw Dunes property is also located in Florence. Siuslaw Dunes has been highly successful and exhibits an extremely long wait-list.

Project Characteristics

Type:	New Construction
Units:	68
County:	Lane
Population:	General
Placed in Service:	TBD

Architect	DAO
Contractor	LMC
Property Mgr	Cascade
Investor	Enterprise
Perm Lender	Umpqua
Cons Lender	Umpqua

Funding Sources

4% and LIFT

Partnerships

Siuslaw Outreach Services
OHOP
Sponsors Inc.

Resident Services

Northwest Housing Alternatives

Safe Homes

The project will work in partnership with the housing authority for referrals and local nonprofits to support vulnerable populations and high need individuals & families

Partnerships

Families will be served by Siuslaw Outreach Services with referrals from Sponsors inc. and The Oregon Housing Opportunities in Partnership Program (OHOP)

Equity and Racial Justice

The project is working to build trust and forge new relationships with the local Tribes and Centro Latino a local Latino serving non-profit