



Sunnyslope

Salem, OR

Sunnyslope Manor is in the southern part of Salem, Oregon and is a fifty-unit townhome style family property that serves working families in the area. It has excellent access to schools, employment centers, grocery stores, and parks. On-site amenities include a laundry area, playground and sport court, extensive green space, and patios at each residence. Additionally, Sunnyslope Manor has 31 existing project-based section 8 vouchers that supplement many of the resident's limited incomes.

Major rehab work will center on the following items:

- Interior Upgrades
 - o Replacement of existing domestic and waste water systems inside all units
 - o Installation of new heat pump water heaters
 - o New flooring, cabinets, and paint
- Exterior Upgrades
 - o Install new siding and increase exterior wall insulation
 - o Reframe existing roofs to create overhang
- Site Work
 - o New water main
- Community Room, Laundry, & Property Management Offices
 - o Creation of a community space within existing structure for resident use

Project Characteristics

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|--------------------|-----------|
| Type: | Acq/Rehab |
| Units: | 50 |
| County: | Marion |
| Population: | Family |
| Placed in Service: | 04/01/20 |

| | |
|--------------|---------|
| Architect | BDA |
| Contractor | LMC |
| Property Mgr | Cascade |
| Investor | Keybank |
| Perm Lender | NOAH |
| Cons Lender | Keybank |

Funding Sources

4% LIHTC, HPF, Perm Loan w/ OAHTC

Partnerships

n/a

Resident Services

Northwest Housing Alternatives

Homelessness

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

Partnerships

Tenants have access to Individual Development Accounts (IDA's). And beginning this year, in Partnership with Casa of Oregon, there is no enrollment cap on this program for tenants.

Equity and Racial Justice

DMWESB Utilization goals for the project of 20% Professional services, 30% construction contracts.