



## Tigard Senior Housing

Tigard, OR

Tigard Senior Housing is to be located on City of Tigard land directly adjacent to the Tigard Senior Center, Fanno Creek natural area, and Tigard City Hall and within easy walking distance of public transit. The development is anticipated to include 57 apartment homes for seniors age 62 and older and one manager's unit. The project will include 40% of its units serving 30% AMI or below primarily through the use of project based rental assistance in alignment with Metro Bond goals. The remaining 60% of units will serve 50% AMI or below through the use of OAHTCs that were awarded to the project with OHCS and Umpqua Bank.

The apartment homes will come with fully equipped kitchens, dishwashers, walk-in showers, walk-in closets, air-conditioning, and emergency response. The project will include community outdoor space, a lounge with fireplace and a community room with a teaching kitchen. Other amenities include a private meeting room adjacent to the lobby, laundry facilities, covered outdoor seating areas, and an enclosed roof top amenity space.

In an attractive wooded setting with creek access and within the newly developing and highly walkable Tigard City core, residents will enjoy active lifestyles and community connections. Onsite resident services will provide links to opportunities for stability, growth, community building and independence. Connections with the directly adjacent Tigard Senior Center will provide meals, exercise, financial and legal education and supports and transportation connections for medical, shopping and community activities.

### Project Characteristics

Type:	New Construction
Units:	58
County:	Washington
Population:	Senior
Placed in Service:	TBD

Architect	SERA
Contractor	Walsh
Property Mgr	NWRECC
Investor	Enterprise
Perm Lender	Umpqua
Cons Lender	Umpqua

### Funding Sources

4% LIHTC/Bond , Metro Bond, PBRA, VASH, HOME, Metro TOD, OAHTC, HPOF

### Partnerships

DAVS, SAGE, MOW, Pathways

### Resident Services

Northwest Housing Alternatives

### Homelessness

Project includes 40% of its units at 30% AMI or below primarily through PBRA and Vash. Connections will be made for PSH services and supports through State resources after initial funding and for a deeper level of service.

### Partnerships

The project is a leveraging and synergistic partnership between the City of Tigard, the Tigard Senior Center and NHA.

### Equity and Racial Justice

Project will have high DMWESB contracting goals of 20% professional services and management contracts, and 30% construction contracting. New outreach and partnerships with Washington County services will be explored.