

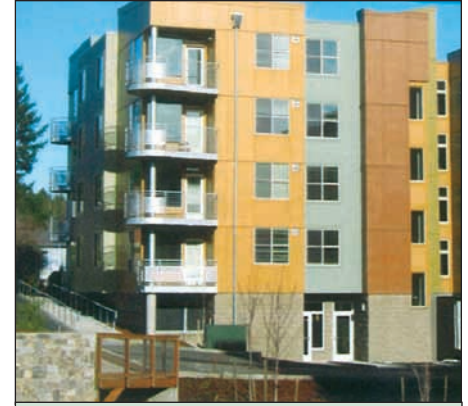
**Developer/Sponsor** Northwest Housing Alternatives, Inc.

**Units** 56 affordable rental units for seniors over 55

**Description** The Village at the Headwaters project is one of three residential properties making up the development of the Headwaters at Tryon Creek. The 56-unit affordable rental community is reserved for low-income seniors and features one- and two-bedroom apartments and a large common room for community gatherings.

**A Green Advantage** Northwest Housing Alternatives has incorporated a number of green features into the Village at the Headwaters project:

- This urban infill development is an adaptive reuse of a grayfield site, providing easy accessibility to mass transit opportunities, grocery stores and commercial retail, a community center and community services in Multnomah Village.
- Development included the restoration of a creek onsite which will flow along the north side of the property, providing green space and ecological revitalization.
- Installation of a green roof onto the building provided additional green space, stormwater filtration and distribution onsite, additional insulation and reduction in building energy use.
- All trees, shrubs and groundcover onsite is made up of native drought-resistant species, utilizing collected rainwater for irrigation.
- Indoor energy efficiency measures include Energy Star lighting, front-loading washers and dryers, high-performance window glazing, intensive insulation and high-efficiency hot water heaters. All units are individually submetered.
- Indoor water efficiency strategies include low-flow toilets, fixtures and showerheads.
- Whole house continuous ventilation system is in place.
- Recycled content drywall, fly ash concrete, and other building materials were utilized in the project.
- Low-VOC paints, sealants and carpeting were used throughout the building. Cabinetry was sealed with low-VOC laminate to capture formaldehyde.
- The project received state BETC (tax credits) and rebates from the Energy Trust of Oregon.



## Project Financing

- Enterprise Community Investment – LIHTC equity provider
- Bank of America construction loan
- NOAH permanent financing
- Housing Authority of Portland subsidy
- Oregon Affordable Housing Tax Credit (OAHTC) funding
- Green Communities Initiative grant

**Rents** 14 units – project-based Section 8, >30 percent of area median income (AMI)  
 15 units – 45 percent AMI  
 27 units – 55 percent AMI  
 35 one-bedrooms  
 21 two-bedrooms

**Amenities** The green roof and uncovered creek onsite provide excellent space for residents to gather and enjoy green space. A terrace off the community room will also function as a picnic area for the community. Additional amenities include a large community room, smaller common rooms on the upper floors and a gameroom/library.

**Resident Services** The resident manager will arrange recreational and social activities and make appropriate referrals to social services agencies off-site. The project will have a van onsite that will be available to transport residents to the senior center and meals program in Multnomah Village, to medical appointments, and for shopping and recreation.

Cascadia Behavioral Healthcare, Northwest Pilot Project and Transition Projects Inc. will partner with NHA in providing appropriate support for the units set aside for homeless elderly persons. These agencies will refer clients and provide case management services.

**Developer** The project is a joint venture between Northwest Housing Alternatives and Winkler Development. NHA is a nonprofit based in Milwaukie, Ore., formed in 1982. It has developed nearly 800 tax credit units in 16 projects and currently owns 82 properties with 1,200 housing units. Winkler Development Corporation is a Portland-based private development company.

**Architect** Vallaster & Corl is a small architecture firm based in Portland, Ore., with experience in market-rate, affordable and mixed-use developments. V&C also designed the adjacent 100-unit market rate project and for-sale rowhouses in this development.

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