

PortlandTribune

CPAH plans affordable senior housing in Tigard

BY LEAH WEISSMAN

The Times, Dec 11, 2008, Updated Oct 30, 2009

TIGARD — Seniors in Tigard should have a new, affordable living option by early 2011.

A 47-unit apartment complex by the nonprofit Community Partners for Affordable Housing is slated to begin construction at the intersection of Hall Boulevard and Hunziker Street in early 2010, and is being designed specifically for seniors living on modest means.

“This is huge,” said CPAH Executive Director Sheila Greenlaw-Fink. “We want to create a place where people can age and still have connections with the community.

(The complex) will be close to the Tigard Senior Center, the library and key things like pharmacies and other things downtown.”

Dubbed “The Knoll at Tigard,” the four-story complex will consist of 47 one- and two-bedroom apartments, including a community room and library on the bottom level. The apartments should be affordable for seniors earning less than 50 percent of the area’s median income (about \$23,750 a year) — coming out to \$350 to \$650 a month per unit.

“Unfortunately most of the folks we serve are well below that \$23,750, so we wish we could get the reduced rents even lower,” Greenlaw-Fink said. Preliminary designs include designating two units for seniors earning less than 30 percent of the area median income.

The Knoll at Tigard is slated to be built on a 1-acre site currently zoned for low density, single-family housing. CPAH has filed for a zone change to have the three tax lots rezoned to high density.

According to City Councilor Gretchen Buehner, the site is in Tigard’s City Center Urban Renewal District and is already slated for mixed-use. It will be the third private development project within the urban renewal district since its designation in 2006.

The project will require the relocation of two single-family homes. According to Greenlaw-Fink, the two rental households on the property have been notified by CPAH about the impending relocation and they will be eligible for assistance through the Uniform Relocation Assistance Act.

Daryn Murphy, project manager for the Housing and Development Center, said the complex will cost about \$10 million and take about a year to build.

CPAH has already received a \$750,000 commitment from Washington County for the development of the complex. In addition, the Knoll at Tigard will leverage about \$6 million of private equity generated through the sale of low-income housing tax credits and close to \$1 million from private and regional sources.

At Tuesday’s City Council meeting, the City Council approved a request from CPAH for \$10,000 from the city’s affordable housing program to subsidize the cost of the project’s zoning fees.

“The current economic development has put tremendous strain on our programs, and dollars that were once reliable are now disappearing,” Murphy told the City Council. “The \$10,000 we are requesting will go a long way.

City Council members agreed that affordable housing was a problem in Tigard and were eager to see the project break ground.



COURTESY OF CPAH
PAYING THE RENT — A 47-unit senior affordable housing complex, called The Knoll at Tigard, is slated to open on the corner of Hall Boulevard and Hunziker Street in 2011. Above is a preliminary conceptual drawing of the complex.

“I’m so pleased you are stepping up to the plate and doing this,” Councilor Tom Woodruff said.

According to a 2006 study from the Administration on Aging, one of three areas in Washington County with the highest concentration of seniors is King City and the southern part of Tigard. And over the next 20 years that number is expected to rise as baby boomers hit that 60-year-old mark.

For more information about CPAH, visit the non-profit group’s Web site at www.cpahinc.org. Greenlaw-Fink said an information page about The Knoll at Tigard will be put up in the next few weeks.

Copyright 2010 Pamplin Media Group, 6605 S.E. Lake Road, Portland, OR 97222 • 503-226-6397