

Bavarian Flair in Mt. Angel, OR

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Downtown Mt. Angel now has 28 new units of comfortable and affordable housing for its independent senior population thanks to a vision by one long-time resident, a partnership with a savvy housing developer, and a conglomeration of funding sources. Named Edelweiss Village Apartments, the four story building also provides more than 5,000 square feet of new retail business space in the core of Mt. Angel's business district.

In 2002, Henrietta Dill, a resident and business-owner in Mt. Angel, had an idea for the redevelopment of property in the downtown core of Mt. Angel. She applied to Oregon Housing and Community Services for a grant through our Community Development Incentive Fund program. She was awarded \$150,000 to begin a downtown revitalization project which would create both commercial space and affordable senior housing. Jack Duncan, the OHCS Regional Advisor to the Department for the Mid-Willamette Region, suggested she partner with the Housing Authority of Marion County, an experienced developer of senior housing. This partnership was successful in receiving resources through the Consolidated Funding Cycle for funding of the residential portion of Edelweiss. Funding sources included a HOME Investment Partnerships Program grant, Low Income Housing Tax Credits, Oregon Affordable Housing Tax Credits, a Housing Development Grant Program grant, and funding from the Low-Income Weatherization Program.

Wells Fargo Bank provided the construction and commercial space financing, National Equity Fund is the limited partner, and Network for Oregon Affordable Housing is the residential permanent lender. In addition, Community Development Block Grant funds were used to develop the street, sidewalks and power and water connections. The project developers broke ground in September, 2005, and held its grand opening on November 17, 2006. Ten units (36 percent of total units) are already leased. Edelweiss Village rental rates target senior



Edelweiss Village Apartments in Mt. Angel, Oregon. The development has 28 apartments units for independent living seniors and 5,000 sq. ft. of retail business space.

Development Funding Sources:

- HOME Investment Partnerships Grant
- Low Income Housing Tax Credits
- Oregon Affordable Housing Tax Credits
- Housing Development Grant
- Low Income Weatherization Program

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citizens whose household incomes are at 50 to 60 percent of the area median income (AMI), or \$451 to \$549 per month. Eight units are available at 42 percent AMI, or \$385 per month.

Mt. Angel is a small agricultural community tucked into the Willamette Valley. Settled in the late 1800s by German farmers, the community's downtown has maintained its Bavarian style storefronts. The Benedictine Abbey and Mt. Angel Abbey Retreat House draw many visitors, and the annual Oktoberfest celebration is the largest folk festival in the Northwest.

Edelweiss Village is designed with the traditional Bavarian façade of half-timbering and stucco work. All units have a balcony, washer and dryer, and internet access. There are a variety of unit floor plans and designs. Welcoming common areas are located on both second and third floors for socializing. Tenant services are available through Marion County Housing Authority.

The southeast corner of the building holds a massive Alpine tower, which houses the clock workings and animated figures of the Glockenspiel. At designated hours, bells chime, children's choruses are broadcast, and gears move the figures through the history of the town. The Glockenspiel was a combined effort by community leaders, fundraisers, historians and master wood crafters to celebrate the heritage of the past and promise of the future for this diverse community.

Oregon Housing and Community Services is the state housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for lower income Oregonians. The agency also administers federal and state antipoverty, homeless and energy assistance community service programs.

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