

Trinity Place: Development Vision & General Information

General Project Description:

Trinity Place will be the new construction of 40 apartment homes (1, 2, and 3-bedroom) with a focus on individuals in the local workforce living in the 50%-80% AMI income range. The development will be located adjacent to the Wellhouse Church & Market, with schools, businesses, services, and views of the Three Sisters mountains nearby. The development process over the next year will include design work, planning, permitting & approvals, and acquiring additional funding with the hope to break ground in early 2025.

Context and In-Depth Project Information:

Sisters is a vibrant, creative, and growing community nestled among the rugged peaks of the cascades and surrounded by biking and hiking trails that attract visitors from all over the state and country. The community also has an incredible wealth of artists, musicians, chefs, farmers, and other creative folks that make Sisters the cultural capital of Central Oregon. However, the shortage of housing that is affordable for folks in the local culinary, creative, outdoors, and retail workforces has reached crisis levels with many businesses struggling to find and retain employees. Some families commute over an hour in each direction to make it to their jobs in town, and still other families live in the national forest outside of town in tents and RV's.

Trinity Place will mark a new chapter in creating attainable and community focused housing for working individuals and families in Sisters. The property is located near employment centers, schools, a vibrant downtown, and a variety of community services. It will feature a community room, offices for property management and service providers, and outdoor spaces nestled among the junipers and ponderosa pines. Trinity Place is being designed to have unit types and income ranges that meet the needs of individuals and families working in the community. Trinity Place will be located near employment centers, schools, vibrant downtown main streets, and a variety of community services. It will feature community gathering space, offices for property management and service providers, and outdoor spaces nestled among the Juniper and Douglas fir trees.

The City of Sisters, as a "first in" funder, has committed ARPA funds towards the project, and recently Oregon Housing and Community Services (OHCS) has awarded substantial grant and ag worker/Oregon Affordable Housing tax credit funding to cover construction and design costs for the project. NHA staff will be seeking additional funds to fill final gaps in the development budget over the next year. The Wellhouse Church, a mission driven caretaker of the spiritual and physical wellbeing of Sisters residents, has been holding a portion of its property, conveniently located next to their food pantry, for the future development and will be selling this property to NHA for the development.

Area Median Income (AMI)	Unit Size	# of Units
50%	Ones	9
50%	Twos	5
60%	Twos	5
80%	Twos	10
60%	Threes	5
80%	Threes	5

*AMI's and unit counts/allocation subject to change