



At a glance

Total development cost:

\$36.9 million

Metro bond funds: \$4.6 million

Bond funds per unit: \$193,000

Project type: mixed construction, residential multifamily

Developer/owners: NAYA Family Center

Architect: Carleton Hart Architecture

General contractor: Colas Construction

Partners: NARA, Housing Development Center, DDV Consulting Services

Other funding: Low-Income Housing Tax Credit (LIHTC), Oregon Affordable Housing Tax Credit, Oregon Housing and Community Services funding, Metro Transit-Oriented Development funds, SDC waiver, NW Area Foundation, Meyer Memorial Trust, Marguerite Casey Foundation, Portland Clean Energy Fund, PGE Renewable Development fund, Energy Trust of Oregon

Construction began:

February 2023

Construction completed:

December 2024

oregonmetro.gov

Tistilal Village

N Hereford Ave & N Lombard St - Portland - NAYA Family Center

Tistilal Village transforms an existing NAYA property, fulfilling the vision of Native housing leaders and community members and uplifting Native American and Indigenous culture. The new development replaces a poorly maintained 1970s building, and expands the number of homes from 34 to 58, adding deeply affordable units and integrating permanent supportive housing geared toward Native American and Indigenous families coming out of homelessness. Tistilal Village will become a trauma-informed community with beautiful outdoor space, energy-efficient homes and ample space for culturally specific events and services. This housing enhances NAYA's ability to promote pride and dignity in the Native community and provides much-needed affordable housing in a rapidly gentrifying area of Portland.

Tistilal Village is redeveloped by and designed to serve Native Americans and BIPOC families. Over half the homes have 2+ bedrooms, 42% have project-based vouchers to serve households at 30% AMI and below, and 28% will serve chronically homeless households with supportive services by NARA.

The project targets Earth Advantage Gold certification, and all units and community spaces will be heated and cooled with energy-efficient heat pumps. The thoughtful design emphasizes trauma-informed approaches, including ample sound buffering, clear and simple circulation patterns, various meeting and community spaces, focus on entryway safety, soothing color palettes and direct lines of sight. Native American art will be prominently featured. Outdoor spaces include a play area, seating, community gardens and a plaza. A frequent service bus line, grocery stores, health clinics, Cesar Chavez K-8 School, parks and the Charles Jordan community center are within walking distance of the project.

Development program

Tistilal Village contains 58 apartments in total, 24 of which received funding from the Metro affordable housing bond. The bond-funded units include two one-bedroom apartments, 13 two-bedroom apartments and nine three-bedroom apartments.

Unit size	Number of units	AMI %	Project Based Vouchers	Square feet/unit
1 BR	2	30%	2	593
2 BR	13	30%	13	864
3 BR	9	30%	9	1,026
(2 BR Manager)	(1)	N/A	N/A	864
Total	24			

*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD) and determines maximum monthly rents for these affordable homes. More information on current area median income levels and maximum rents can be found on [Metro's website](#).

Amenities

- trauma-informed design
- meeting and community spaces
- Native American and Indigenous art
- outdoor play area
- outdoor seating
- community gardens
- community plaza
- owner-provided utilities