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LOCAL

What's that apartment complex under construction on Q Street in Springfield?



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Key Points AI-assisted summary

- Alma Apartments, a 39-unit affordable housing complex, is under construction in Springfield, Oregon.
- The complex will prioritize housing for seniors, people with disabilities, and domestic violence survivors.
- Funding for the project comes from a combination of state, local, and private sources.

More affordable housing is under construction in Springfield as Alma Apartments takes shape near Highway 126 and Mohawk Boulevard.

What is Alma Apartments?

Alma Apartments is an affordable housing project located at 1875 16th St. in Springfield. The complex plans to provide 39 units of housing in a garden-style community.

There are three floor plans for the complex, comprising three studio apartments, 30 one-bedroom apartments and six two-bedroom apartments.

Eugene-based Rowell Brokaw Architects, Inc., produced the project design, which focuses on serving tenants with amenities such as elevator service and all unit bathrooms having enough space to accommodate a wheelchair. Details like non-slip flooring and hardware that is easy to grasp will make the units more accessible.

What makes the complex a garden-style community is the ample access to green space that will be provided on-site. The interior courtyard plan calls for more than 6,000 square feet of green space alongside a covered walkway and courtyard plantings that will provide shade and allow for use of the courtyard in spring and fall when weather tends to be overcast. In addition, a 400-square-foot community room and on-site resident services office are planned, with access from either the street or interior courtyard.

Who qualifies to live at Alma Apartments?

The development is designed to support seniors, individuals with disabilities and survivors of domestic violence. Ten of the 39 units are set aside specifically for domestic violence survivors.

Units at Alma Apartments are designated for households earning at or below 60% of the area median income, or about $44,000 in annual income for a two-person household.

During the Alma Apartments groundbreaking event in September 2024, Darcy Phillips, executive director of Cornerstone Community Housing, thanked the development and consultant partners who helped bring the project to life, including Home First Development, Hope & Safety Alliance, Catholic Community Services and Senior & Disability Services.

How is Alma Apartments funded?

Multiple funding sources from the state, local government and Heritage Bank were combined to make Alma Apartments financially feasible.

Oregon Housing and Community Services provided $7.9 million.

The state provided $2 million in HOME funds to support low-income housing.

A more than $2 million permanent loan contributed to the project's finances and the City of Springfield provided $578,000.

What is near Alma Apartments?

Alma Apartments is located within the Springfield Public Schools district. Yolonda Elementary School and Briggs Middle School are about a mile away from the project site while Springfield High School is almost 2 miles away.

The McKenzie-Willamette Medical Center Emergency Department is a little over 1 mile away and PeaceHealth Sacred Heart Medical Center RiverBend is just over 3 miles from the project site.

If the community courtyard doesn't provide adequate green space for residents, the nearest park, Page Park, is 1 mile away.

When will Alma Apartments be completed?

Cornerstone Community Housing and its project development partners celebrated a groundbreaking for Alma Apartments in September of 2024. The development is under construction by Eugene-based general contractor Meili Construction with project completion scheduled for later this year.

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