



FOR IMMEDIATE RELEASE

Contact: Lisa Scholin, 503-320-9379

lisa@noble-communications.com

Broadleaf Arbor, a 16-acre campus with 239 units of affordable, intergenerational housing opens in St. Helens

The “Community For All Ages” features on-site programming and services, shared community spaces, outdoor play space and a wetlands trail to help families and seniors thrive and connect

ST. HELENS, Ore., July 16, 2024 — Broadleaf Arbor, a new affordable housing community for St. Helens families, seniors and individuals was celebrated by local leaders during a grand opening celebration today with city, county, and state officials in attendance. Co-owned and developed by [Community Development Partners](#) (CDP) and the [Northwest Oregon Housing Authority](#) (NOHA), the community is a place where residents of all ages can live, work and play together with access to the essential services and amenities needed to thrive.

Broadleaf Arbor provides 239 1-, 2- and 3-bedroom apartments for households earning up to 60 percent of the area’s median income. (In Columbia County, that amounts to an annual household income of [about \\$70,800](#) for a family of four.)

The community is Oregon’s first fully realized example of CDP’s Community for All Ages — a housing model that combines inclusive and trauma-informed design principles, affordable family and senior housing, substantial community space, intergenerational programming and a cohort of experienced services partners. [EngAGE Northwest](#), the lead resident services provider, offers a wide range of programs and activities, which are planned and facilitated by a full-time, onsite program director. Residents are invited to participate in a wide range of free offerings, including exercise classes, creative arts workshops, book clubs, and computer and technology courses.

“Stable, affordable, accessible housing is the foundation of raising a family,” said Nina Reed, a member of NOHA’s board of directors and a longtime champion of Broadleaf Arbor. “There are endless layers and complexities when bringing projects like Broadleaf Arbor to life, and if it

wasn't for the entire team and every person involved, we wouldn't be where we are today, celebrating this project and building a better St. Helens."

"We've partnered closely with NOHA and taken an asset-based community development approach to understand the needs of St. Helens, and together, we've created a thriving and affordable community for the city — a place where households of all ages can live and grow together," said Eric Paine, CEO of CDP. "As a CDP Community For All Ages, at Broadleaf Arbor, seniors experience revitalization and recognition, while younger adults and children benefit greatly from the enriching community interaction."

Broadleaf Arbor is funded by a 4 percent Low Income Housing Tax Credit (LIHTC) allocation with equity investment from R4 Capital, a \$13 million award from the Oregon Housing and Community Services' Local Innovation Fast Track (LIFT) program and a Section 8 contract for 75 project-based vouchers, administered through NOHA. Additionally, the community received an Energy Provider Contribution from the Columbia River Public Utility District. Construction financing and permanent financing was provided by Citi.

A different approach to help ease St. Helens' housing shortage

Columbia County, like much of Oregon, faces a shortage of housing to meet its residents' needs. More than half the county's households are [considered low-income and spend half their income on rent](#) — a far higher percentage than housing authorities recommend.

Broadleaf Arbor presents an innovative approach to developing affordable housing, emphasizing the mutual benefits of intergenerational living. By fostering environments where individuals of all ages coexist, younger generations can learn and receive guidance from elders, while seniors benefit from enhanced social connections that support healthy aging in place.

At Broadleaf Arbor, this principle of intergenerational living comes to life in two key ways: the physical campus design and the on-site programs facilitated by EngAGE Northwest, which focus on learning, wellness, and creativity.

The campus consists of 11 buildings, including the elevator building, designed with senior residents in mind. The residential buildings are strategically clustered around green spaces and an adjoining wetland area. The campus also features a bocce court, community gardens, a kids' play area and a centrally located community building.

Development team

Broadleaf Arbor is co-owned and developed by Community Development Partners and the Northwest Oregon Housing Authority, and has been supported by multiple city, county and state officials, including former Oregon State Senator Betsy Johnson, who long represented District 16, which includes St. Helens. The campus was designed by MWA Architects and built by LMC Construction. Construction management was provided by Urban Resources Inc. Portland State

University's Center for Public Interest Design provided pre-development community engagement and asset-based community development mapping. Broadleaf Arbor is managed by Guardian Management. Resident services and programming is provided by EngAGE Northwest.

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About Community Development Partners

Founded in 2011, Community Development Partners develops and operates sustainable, life-enhancing affordable housing with a focus on long term community engagement and innovative design. As a mission-driven, forward-thinking organization, CDP is focused exclusively on creating vibrant affordable housing communities that incorporate art, public parks, gardens, fresh food, and cultural and social programming. Today, CDP has successfully built, preserved, or is actively developing over 55 unique projects comprising over 5,100+ units throughout Oregon, California, Nevada, Arizona, and Colorado.

About the Northwest Oregon Housing Authority

The mission of NOHA is to ensure access to safe, affordable, decent housing for eligible residents of Columbia, Clatsop and Tillamook Counties and to break the poverty cycle by providing opportunities for self-sufficiency.

About EngAGE Northwest

EngAGE Northwest takes a whole-person approach to creative, healthy living by providing arts, wellness, lifelong learning, community building, and intergenerational programs to residents in affordable housing communities. Programs are provided on-site at each of our communities and are open to all residents at no charge. EngAGE Northwest and EngAGE Inc. are recognized leaders in the arts, intergenerational programs, and for community building work. EngAGE Inc. now serves more than 6,000 residents of all ages in California and Oregon.