



### **Project Description**

Spruce Terrace Apartments is 34-units of affordable housing for low and very low-income families located in Mt. Angel, Oregon. The project includes 17 separate duplex buildings comprised of five different unit types: two one-bedroom flats; eight two-bedroom flats; ten two-bedroom townhouses; two three-bedroom flats and 12 three-bedroom townhouses. All of the units have a covered private porch at the front entrance and a covered private patio/deck area off the dining room at the rear of the unit with secured exterior storage.

Six units are set aside for special-needs residents. Four of the units are reserved for developmentally disabled clients of the Mt. Angel Training Center, a work- and life-skills training facility. Two units are reserved for families who have been living in emergency shelter for homeless families and who have completed a program to ready themselves for self-sufficiency.

### **Affordability**

30% of area median income for Marion County

### **Target Population**

Large families

### **Location**

830 Pershing Street N  
Mt Angel OR 97362  
Marion County

### **Funding Partners**

Permanent Loan  
NOAH  
\$575,000  
Funding Date: July 20, 2002

### **Borrower**

Spruce Terrace Limited Partnership

### **Construction Lender**

Bank of America

### **Limited Partner**

Enterprise Social Investment Corporation

### **General Partner**

St Vincent de Paul Society of Lane County

### **Architect**

Bergsung Associates Architects

### **General Contractor**

Tri Vest

### **Property Manager**

St Vincent de Paul Society of Lane County

### **Other Funders**

Oregon Housing and Community Services  
City of Mt Angel