

Living on Track

Medford, Ore.



Developer/Sponsor: Tracking Opportunities, LLC

Units: 63 supportive housing units

Description Living on Track is a two-site development providing new construction of 63 units of supportive housing in Medford, Ore. Sky Vista will have 48 units and Lithia Place will have 15 units. The project provides 18 one-bedroom, 41 two-bedroom and 4 three-bedroom units on two parcels of land, six acres of development total. Living on Track units will house residents in need of supportive housing earning less than 50 percent of Area Median Income (AMI). The project is geared to address the needs of developmentally disabled adults in recovery from alcohol and drug issues, chronically medically ill citizens, homeless individuals and victims of domestic violence.

The Green Advantage Tracking Opportunities is incorporating a number of green features into the Living on Track project:

- Located on arterial and collector streets, the project is in close proximity to green space, community health services, public schools, retail and employment opportunities. As infill sites, both developments utilize existing urban services and increase neighborhood density.
- The project will enhance sidewalk connectivity, improve pedestrian and bicycle access and increase neighborhood density, promoting mass transit feasibility and increasing neighborhood circulation through new street development.
- Indoor fans and operable windows provide energy-efficient ventilation options.
- Outdoor water-conserving measures include an onsite stormwater collection and filtration system, microclimate-specific landscaping and a drip irrigation watering system.
- Energy efficiency advantages include Energy Star appliances and lighting, submetered units and upgrades to roof insulation, window efficiency and HVAC system.
- Living on Track exceeds the State of Oregon energy code by 37 percent.
- Over 50 percent of the wood utilized onsite is certified, salvaged or engineered.
- Low- and No-VOC paints, primers and sealants are utilized throughout the project and cabinetry is sealed with low-VOC laminate to capture formaldehyde.
- Recycled-content carpeting, drywall and insulation are utilized throughout the project.
- A Green Home Guide was produced for distribution to residents of projects.

Rents 16 units – 0-30 percent AMI
47 units – 31-50 percent AMI
18 one-bedrooms
41 two-bedrooms
4 three-bedrooms



Project Financing

- Enterprise Community Investment – LIHTC equity provider
- NOAH term loan
- Jackson County Housing Authority subsidy
- Oregon Affordable Housing Tax Credit (OAHTC) funding
- Green Communities Initiative grant

Amenities Sky Vista will have 48 units designed to serve special needs populations including residents with criminal or bad credit histories, mental illness, histories of substance abuse and victims of domestic violence. Lithia Place will have 15 units designed for developmentally disabled residents. During the selection process tenants will be placed in the most appropriate site according to their service needs.

Social Services The services within the Living On Track project are designed to support a wide variety of service needs including those for: persons in recovery from chemical dependency, persons who are developmentally disabled, persons with a chronic mental illness, victims of domestic violence, those who are homeless or at risk of homelessness and others who have been living in poverty who may lack employment skills, education or other life skills.

The project is being cosponsored by two nonprofit social service providers – OnTrack Inc and Living Opportunities Inc. who will collaborate to create a comprehensive, interdisciplinary, social services team to serve the diverse needs of the target population. The property management firm, The Neel Management Team, Inc. will provide onsite management services.

Developer Tracking Opportunities LLC will serve as the sponsor for the project – comprised of two agencies with significant experience in managing property with intensive services.

OnTrack Inc. is Medford's largest provider of services to substance abusers. It was created in 1971 to offer residential and out-patient recover and treatment. OnTrack has 125 staff members, most of whom work in substance abuse services delivery.

Living Opportunities, Inc. is a non-profit, created in 1974, that provides housing and supportive services to developmentally disabled individuals. Services provided by a 120-person staff include job training and placement, supervised recreational opportunities, assistance with budgeting and access to public benefits, nutrition and dietary training, safety skills and assistance with medication and treatment.

Architect Daniel Horton is the architect on this project, as well as for OnTrack's Stevens Place. He has designed over 20 multifamily apartment buildings, ranging in size from 8 to 125 units.



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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