

NEW HOMES

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development continues to add new townhomes northeast of town.

Stanfield

A new housing development in Stanfield, Patriot Heights, recently received federal funding for 40 new homes near the intersection of Locust Street and Highway 395.

The money, awarded by Oregon Housing and Community Services, totals just over \$8 million in construction costs, and is part of \$45.5 million awarded to 11 different developments in Oregon.

“The Housing Authority had been looking at Stanfield as a local town that didn’t have affordable housing,” said Ryan Stradley, executive director at Umatilla County Housing Authority.

Stradley said Hayden Homes — which builds in Oregon, Washington and Idaho — will break ground on the 12-month construction project next spring, at a predicted cost of \$253,000 per unit.

The funding comes from a number of sources, including low income housing tax credits, the U.S. Department of Housing and Urban Development’s HOME program and the National Housing Trust Fund.

The project’s target population is families, and the developments will feature 32 two- to four-bedroom single family homes as well as eight one-bedroom duplexes.

Two of the duplexes will be available to those who make 30% of the area median income. Other housing options will be available for renters who earn less than the area median income in Umatilla County, which is currently \$60,700.

A family of four making as much as \$36,420 a year — 60% of the AMI — could be eligible for a spot



A sign at Cimmaron Terrace in Hermiston advertises new town homes for lease.

Staff photo by Jade McDowell



A vacant parcel of land along Highway 395 in Stanfield will soon be home to a 40-home federally funded housing development called Patriot Heights.

Staff photo by Ben Lonergan

at Patriot Heights, Stradley said.

Funding for Patriot Heights was secured after five years of proposals, according to Stradley.

So what made this year different?

Umatilla Morrow Head Start will be opening an early learning center for Stanfield residents on the

site of the development. Patriot Heights will also feature a community center with a computer lab and recreational space for private events.

“It was the addition of the community center with Head Start that put us over the top,” Stradley said.

A resident services manager will provide residents

with referrals for child and health care, as well as workforce development.

It can be more difficult, Stradley said, for rural affordable housing to land near services like child care and health care, which makes a funding application more likely to pass.

“Other areas get more points for the availability of

services,” he said.

Originally, the development was set to include 53 apartments, rather than the 40 single-family homes. But because most verified contractors who build apartments come from more metropolitan areas, details like lodging for the contractors can make building apartments more costly, Stradley said.

Stradley said the switch shaved \$4 million off the application for funding.

City clerk and interim city manager of Stanfield Sandy Endicott said she was unsure how the development will compare to previous developments in Stanfield.

“This will definitely be a much needed addition to our housing,” she said.

According to the Oregon Housing Alliance, one in six renters in Umatilla County pay over half of their income to rent. For every 100 families with “extremely low” incomes, there are only 32 affordable housing units available.

ATHLETIC

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build relationships with area school districts so that the facility will be an option for youth sports training and clinics.

The property is under new ownership, after the old court club’s owner Steve Watkins sold the business in 2018. The fire that tore through the inside of the building in June 2016 was ruled accidental, caused by an electrical short on the upper floor. Watkins had originally hoped to reopen the business himself, but after two years of back-and-forth with the insurance company said he had decided to let “the younger generation” take a crack at resurrecting the damaged building.

New owner Orien Fiander said in an email that reopening an athletic facility there will fill a need in Hermiston, which is “an exceptionally hard-working community who support local sports and are big into family.”

“The Hermiston community is absolutely great,” he said. “I just love the town.”

Adams said Fiander has more than 20 years of experience in the fitness industry. Adams grew up in the area and moved away for about 15 years to manage two gyms in the St. George, Utah, area before deciding he wanted to return to the Pacific Northwest.

Adams said pre-sales for memberships will start in August, which is when he’ll start looking at staffing too. He said they are still working on price points but will offer “pretty standard” membership options.

For more information, visit www.hermistonathleticclub.com.

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