

WELCOME TO MAMOOK TOKATEE

AFFORDABLE HOUSING IN PORTLAND, OR

A collaboration between the Native American Youth and Family Center (NAYA), Community Development Partners (CDP), and the Confederated Tribes of Siletz Indians (Siletz), Mamook Tokatee is a four-story apartment building consisting of 56 units with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units.

Mamook Tokatee translates from the Chinook Wawa phrase for "make beautiful," a fitting name for the apartment complex which will provide housing, studio, and display space for members of Portland's dynamic Native American artist community. Together, this partnership is constructing a vibrant community-oriented building that celebrates Native American culture through art and provides ample space for community programs and art creation.

Site Amenities:

- Secured indoor bike parking
- Onsite Artist workshop / studio
- Flexible community room space
- Landscaped Courtyard
- Secure package lockers
- Onsite Management and Resident Services
- Inclusive Native arts and design elements



Floor Plans	Units Available	Projected Monthly Rent			Max Number of Tenants
		30%	50%	60%	
Studio	6	\$475	-	-	2
1 - bedroom	32	\$504	\$866	\$1,042	3
2 - bedroom	7	\$601	-	\$1,254	5
3 - bedroom	10	\$685	-	\$1,614	7

Combined Household Income Restrictions

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	20,310	23,220	26,130	29,010	31,350	33,660	36,000	38,310
50%	33,850	38,700	48,550	48,350	52,250	56,100	60,000	63,850
60%	40,620	46,440	52,260	58,020	62,700	67,320	72,000	76,620



CONTACT:
Phone : 503-396-1158
Email : mamooktokatee@viridianmgt.com

BUILDING ADDRESS:
4610 NE 42nd Ave.
Portland, OR 97218

<https://nayapdx.org/services/housing/mamook-tokatee/>

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MAMOOK TOKATEE PRE-APPLICATION FOR WAITING LIST PLACEMENT



Office Use Only

Date Received:		Time Received:	
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Applicant Name _____

Telephone Number _____

Email Address _____

Physical Address _____

Mailing Address, if different _____

HOUSEHOLD COMPOSITION:

Occupants (First, Middle and Last)	Relationship (HOH, Co-Head, Dependent)	Birth Date Mo/Day/Yr	Full-time Student (Y/N)
APPLICANT LISTED ON TOP ROW			
OTHER MEMBERS OF THE HOUSEHOLD			

➤ What size (no. of bedrooms) housing unit are you applying for?

☐ 0 bed ☐ 1 bed ☐ 2 bed ☐ 3 bed

➤ Do you have a disability which requires a unit with special features, accessibility or an auxiliary aid?

☐ Yes ☐ No

INCOME

LIST THE TYPE, SOURCE AND AMOUNT OF INCOME THAT CAN BE EXPECTED DURING THE NEXT 12 MONTHS FOR EACH HOUSEHOLD MEMBER.

Examples of types of income are: wages, self-employment, cash or other assistance from someone outside of the household, Social Security, child support, alimony, financial aid, retirement funds, etc.

Applicant Household Member	Type of Income & Source	Annual Income

HEAD OF HOUSEHOLD DEMOGRAPHICS:

GENDER	ETHNICITY	RACE
<input type="checkbox"/> Female (F) <input type="checkbox"/> Male (M) **optional for HUD programs	<input type="checkbox"/> Hispanic or Latino (A) <input type="checkbox"/> Not Hispanic or Latino (B)	<input type="checkbox"/> American Indian or Alaska Native (1) <input type="checkbox"/> Asian (2) <input type="checkbox"/> Black or African American (3) <input type="checkbox"/> Native Hawaiian or Pacific Islander (4) <input type="checkbox"/> White (5)

VAWA-VIOLENCE AGAINST WOMEN ACT

That an applicant is or has been a victim of domestic violence, dating violence, sexual assault or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for admission.

In determining eligibility for housing in cases where the Agent, acting on behalf of the Project Owners, has become aware that the household includes a victim of domestic violence, and when screening reveals negative and potentially disqualifying information, such as poor credit history, previous damage to an apartment, or a prior arrest, inquiries will be made regarding the circumstances contributing to this negative history, to ascertain whether these past events were the consequence of domestic violence against a member of the applicant household.

All denial of housing letters will notify applicants of VAWA's protections and that they may seek an informal review if they believe that the denial of assistance was related to acts of domestic violence, dating violence, or stalking committed against the applicant.

If because of safety concerns a victim of domestic violence, dating violence, or stalking is unwilling or unable to provide information or identification ordinarily required to confirm eligibility, efforts will be made to otherwise establish eligibility and alternative sources and methods of verification will be accepted.

If you would like more information about your rights under the Violence Against Women act, please see the attachment to the Resident Selection Criteria.



Viridian
MANAGEMENT

MAMOOK TOKATEE PREFERENCE IDENTIFICATION {PER STATUTE 25 USC 4103 (10)} ADDENDUM TO APPLICATION

THIS PROPERTY HAS FUNDS PROVIDED FROM THE INDIAN HOUSING BLOCK GRANT AND THE LOW INCOME HOUSING TAX CREDIT PROGRAM. THROUGH THESE AGREEMENTS THE PROPERTY HAS PREFERENCE REQUIREMENTS. QUESTIONS BELOW WILL HELP DETERMINE THAT PREFERENCES SET ASIDE FOR PROPERTY ARE BEING MET. WHILE SERVICES ARE DESIGNED TO MEET THE CULTURAL NEEDS OF THE PROPERTY, NO APPLICANT WILL BE DENIED BASED ON RACE/ETHNICITY OR ANY OTHER PROTECTED CLASS.

Are you, or any household member, a member of the Confederated Tribes of Siletz Indians?

☐ YES ☐ NO

If yes, please list who: _____

Is at least (1) member of your household an enrolled member of another federally recognized tribe, Alaska Native, or a state recognized tribe as defined in Section 4 of the Native American Housing Assistance and Self Determination Act? {Per Statute 25 USC 4103 (10)} The state recognized tribes per NAHASDA include: MOWA Band of Choctaw, Coharie, Haliwa-Saponi Tribe, Lumbee Tribe, and the Waccamaw Siouan Tribe.

☐ YES ☐ NO

If yes, please list who: _____

If yes, please list tribal affiliation: _____

Do you, or an adult member of your household, wish to be considered for an artist preference? Applicants for this preference must be Head of Household and will be required to submit an Artist Application and samples of their art work to be reviewed by the Mamook Tokatee Community Selection Committee.

☐ YES ☐ NO

If yes, please list who: _____

Please note that providing answers to the questions on this form is voluntary and will be used solely for the purpose of determining whether or not applicants might be eligible for the preferences designated for this property per statute 25 USC 4103 (10). Information provided will not be used to deny applications.

I hereby state that the information given above is true and complete to the best of my knowledge. I understand that providing false or misleading information is a breach of my lease and may be subject to criminal penalties and/or lease termination, or if I am an applicant, I may be denied housing for failure to provide accurate and complete information as required by the federal housing programs of this property.

Applicant's Signature _____ Date _____

Manager's Signature _____ Date _____



"This Institute is an Equal Opportunity Provider"



MAMOOK TOKATEE

APPLICANT INFORMATION

Mamook Tokatee is a multifamily housing property that provides affordable units in Multnomah County to households earning, at initial occupancy, at or below the area median incomes listed in the following chart. Unit restrictions and rent amounts will vary based on availability and assigned upon applicant processing.

Unit Type	Unit Restriction	Unit Rent	Occupancy Standard	Income Limit Range (based on allowable people per unit)
Studio/1 bath	30%	\$475	1 to 2 people	\$20,310 to \$23,220
1 bedroom/1 bath	30%	\$504	1 to 3 people	\$20,310 to \$26,130
1 bedroom/1 bath	50%	\$866	1 to 3 people	\$33,850 to \$43,550
1 bedroom/1 bath	60%	\$1,042	1 to 3 people	\$40,620 to \$52,260
2 bedroom/1 bath	30%	\$601	2 to 5 people	\$23,220 to \$31,350
2 bedroom/1 bath	60%	\$1,254	2 to 5 people	\$46,440 to \$62,700
3 bedroom/2 bath	30%	\$685	3 to 7 people	\$26,130 to \$36,000
3 bedroom/2 bath	60%	\$1,614	3 to 7 people	\$52,260 to \$72,000

- **Property Address:** 4610 NE 42nd Avenue, Portland, OR 97218
- **Phone Number:** 503-396-1158

This property has multiple waiting list preferences, which means that priority placement is given to applicants that qualify for a specific preference category.

1. First preference will be given to those applicants where the head of household is an enrolled member of the Confederated Tribes of Siletz Indians or the head of household is not an enrolled Siletz Tribal member but the family includes a minor or dependent child who is an enrolled Siletz Tribal member.
2. Second preference will be given to those applicants where no member of applicants household is an enrolled Siletz Tribal member, but at least one (1) member of an applicant household is an enrolled member of another federally recognized tribe, Alaska Native, or State Recognized Tribe as defined in the Section 4 of the Native American Housing Assistance and Self-Determination Act (NAHASDA).
3. Third preference will be given to those applicants those who identify as an artist, whether they identify as formally educated (through schooling or other mechanism) or as a traditional/culturally responsive artist.

Applications should be submitted to:

Mamook Tokatee c/o Viridian Management PO Box 490 Enterprise, OR 97828	mamooktokatee@viridianmgt.com	NAYA or Siletz Staff Member
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Please refer to the Tenant Selection Criteria for Mamook Tokatee for further information regarding general eligibility requirements as well as specific funding source restrictions.

