



### At a glance

**Total development cost:** \$62.1 million

**Metro bond funds:** \$15.9 million

**Bond funds per unit:** \$93,000

**Project type:** New construction

**Sponsor:** Community Development Partners and Hacienda CDC

**Partners:** Northwest Housing Alternatives

**Architect:** Salazar

**General contractor:** LMC Construction

**Partner:** Guardian Property Management

**Funding:** Low Income Housing Tax Credits, State, Metro Affordable Housing Bond, private funding

**Construction begins:** March 2022

**Anticipated completion:** December 2023

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# Maple Apartments

*S. Beaver Creek Road - Oregon City - Community Development Partners and Hacienda CDC*

Maple Apartments, a partnership between Community Development Partners and Hacienda CDC, is a multi-building complex set around a gracious central green space to be designed as a publicly accessible park. Units are a mix of one, two, three and four bedrooms, with 75% being two-bedroom and larger. CDP and Hacienda have designed Maple to house and support several high barrier groups, including:

- Agricultural workers – supported by the Agriculture Workforce Housing Tax Credit (AWHTC), 12 units are set aside for agricultural workers and their families. Maple will provide year-round, off-farm, permanent housing with programmatic elements designed with farmworkers in mind.
- Field laborers – 31 additional units for field laborers and their families. Similar to agricultural workers but not included as part of the above grant.
- Families at or below 30% AMI including people with rental barriers – 70 project-based vouchers to support these vulnerable households.
- Homeless households – 9 units set aside for permanent housing for people who have been houseless.

Located minutes from Clackamas Community College in Oregon City, the site rests on a hillside abutting a quiet residential neighborhood. The site design includes a series of amenities (community gardens, walking paths, play areas, picnic/BBQ areas and parking spaces) within a park-like setting, preserving several clusters of existing mature trees. The project also includes a community room, book share library, computer stations and demonstration kitchen for events/classes.