



At a glance

Total development cost: \$53 million

Metro bond funds: \$16 million

Bond funds per unit: \$93,000

Project type: New construction

Sponsor: Community Development Partners and Hacienda CDC

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: November 2021

Anticipated completion: March 2023

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Las Flores Apartments

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

Las Flores 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 Las Flores 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. Las Flores 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.

Development program

Las Flores is 171 units, with 70 project-based vouchers. Designed with immigrant, agricultural worker and low-income families in mind, 75% of units are two-bedroom and bigger.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
One bedroom	24	30%	24	549	\$495
One bedroom	18	60%	0	549	\$990
Two bedroom	29	30%	29	796	\$594
Two bedroom	25	60%	0	796	\$1,188
Three bedroom	17	30%	17	1,027	\$686
Three bedroom	49	60%	0	1,027	\$1,371
Four bedroom	9	60%	0	1,300	\$1,530
Total	171		70		

Amenities

- One grocery within 1/4 mile, and two more within one mile
- Community garden, walking paths and outdoor BBQ area
- 174 parking spaces
- Community spaces such as a book share room and demonstration kitchen
- Clackamas Community College less than half a mile away