



At a glance

Total development cost:
\$71.5 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 Architects

General contractor: LMC
Construction

Partner: Guardian Property
Management

Funding: Low Income Housing
Tax Credits, Agricultural
Worker Housing Tax Credits
via Oregon Housing and
Community Services, Metro
Affordable Housing Bond

Construction begins:
November 2022

Anticipated completion:
March 2024

oregonmetro.gov

Las Flores Apartments

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

Las Flores Apartments, a partnership between Community Development Partners (CDP) and Hacienda CDC, is a multi-building complex set around a central green space to be designed as a publicly accessible park. Apartments are a mix of one-, two-, three- and four-bedroom units, 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.
- Families at or below 30% AMI including people with rental barriers - 70 project-based vouchers to support these vulnerable households.
- Homeless households - nine apartments set aside for permanent housing for people who have experienced homelessness.

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 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	\$590
One bedroom	18	60%	0	549	\$1,254
Two bedroom	29	30%	29	796	\$704
Two bedroom	25	60%	0	796	\$1,501
Three bedroom	17	30%	17	1,027	\$820
Three bedroom	49	60%	0	1,027	\$1,741
Four bedroom	9	60%	0	1,300	\$1,940
Total	171		70		

Amenities

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