

# Colonia Amistad

Independence, Ore



**Developer/Sponsor** Farmworker Housing Development Corporation

**Units** 38 housing units

**Description** Colonia Amistad is a 38-unit family apartment complex for very low-income farmerworker families – the first rental housing complex in Polk County specifically targeting farmworkers. The development includes 15 residential buildings and a community center. Colonia Amistad will offer farmworkers and their families a place to learn, play and grow in a supportive environment near their places of employment. Open space is a key feature of the site with many mature trees retained, including two groves of oak trees.

**The Green Advantage** Green development can include environmentally responsive construction, energy efficiency, water conservation and healthier building materials. FHDC is incorporating a number of green features into the Colonia Amistad project:

- Sidewalks shed rainwater to landscaped areas for recharge.
- Site includes native landscaping and two oak tree groves, one of which is accessible via a woodchip pathway, the other containing asphalt walkways.
- Stormwater runoff detained and filtrated onsite.
- Natural ventilation utilized in combination with mechanical whole-house ventilation system.
- Homes contain low-flow fixtures and toilets, energy efficient interior and exterior lighting and Energy Star refrigerators and washer/dryer units.
- Low-or No-VOC carpeting, paints, sealants and particleboard used throughout development.
- Site is located on a bus line and within walking distance of a large shopping area, medical facilities, government offices, social services, recreation areas, cultural amenities, businesses and schools.

**Rents** 38 rental units, 10 reserved for residents at less than 30 percent AMI and 27 units reserved for residents from 30-60 percent AMI.

15 two-bedrooms units  
19 three-bedrooms units  
4 four-bedrooms units



## Project Financing

LIHTC Equity	\$4 million
HOME grant	\$675,000
Trust Fund	\$65,000
LI Weatherization Program	\$42,000
Farmworker Tax Credits	\$540,000
OHCS loan	\$100,000
FHLB grant	\$250,000
BETC	\$11,000
OAHTC permanent loan	\$505,000
Enterprise	\$40,000

**Amenities** The community center located onsite will provide space for residents' activities and services, and includes a kitchen, computer lab and classrooms. Additionally, a garden shed/workshop, community garden, playground, basketball court and laundry room will be available for residents.

**Social Services** Resident services provided onsite will include a variety of youth educational and recreational activities, English and adult literacy classes, financial literacy and home ownership education, job training orientation, legal aid, computer literacy and skills, and parent advocacy and involvement in the public schools. FHDC will also coordinate referrals for a number of off-site services, including legal aid, emergency food and utility services, medical services, domestic violence intervention, and substance abuse and mental health treatment

**Developer** FHDC is a well-established nonprofit organization that has been in existence for 14 years, providing housing and services to its residents in the mid-Willamette Valley. The FHDC has developed, owns and self-manages four apartment complexes, totalling 150 units, all targeted to low-income farmworker families. It also developed for resale six single-family homes. Each of the FHDC projects has been successful, with the demand for such housing far exceeding the supply. This demand can be contributed in part due to the extensive resident services provided and the organization's reputation as a fair and responsible property manager.

**Architect** Bergsund Delaney Architecture was formed in 1997, and specializes in affordable multifamily housing projects. They also work on single-family homes and "small-scale retail, commercial and civic projects."



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