

# Agenda



Metro

600 NE Grand Ave.  
Portland, OR 97232-2736

Meeting: Housing Bond Oversight Committee Meeting  
Date: Wednesday, March 2, 2022  
Time: 9:30 a.m. to 12:30 p.m.  
Place: Virtual meeting (Zoom link)  
Purpose: Clarity in roles and functions of oversight, understanding of how we center race throughout the work of the committee, and shared understanding of the work ahead for the rest of the year.

---

- 9:30 a.m. Welcome and Introductions
- 9:45 a.m. Group agreements introduction activity
- *How do you want to be together in our meeting space?*
  - *What agreements do you want to bring to our group?*
- 10:10 a.m. Grounding in committee charge and program structure
- 10:30 a.m. Discussion: Planning for 2022 work plan
- *What do you need to be set up for success in 2022?*
  - *What has worked well in our previous work plans?*
  - *What ideas, suggestions or expectations do you have for our work together?*
- 11:00 a.m. Break
- 11:10 a.m. Continue discussion on 2022 work plan
- 12:00 p.m. Program updates
- 12:15 p.m. Next steps
- 12:30 p.m. Adjourn

# Meeting minutes

Meeting: Metro Housing Bond Oversight Committee Meeting 20  
Date/time: Wednesday, November 17, 9 AM – 11:30 AM  
Place: Zoom Virtual Meeting  
Purpose: Provide updates on ongoing committee conversations and opportunities for committee feedback.

---

## **Attendees**

Mitch Hornecker, Co-chair Jenny Lee, Co-chair Steve Rudman, Nicole Stingh, Juan Ugarte Ahumada

## **Absent**

Melissa Erlbaum, Mesha Jones, Tia Vonil

## **Metro**

Councilor Christine Lewis, Ash Elverfeld, Rachael Lembo, Emily Lieb, Jimmy Oporta, Alison Wicks

## **Facilitators**

Allison Brown, JLA Public Involvement

*Note: The meeting was recorded via Zoom and therefore details will be focused mainly on the discussion, with less detail in regards to the presentations. Presentation slides are included in the packet.*

## **Welcome and housekeeping**

Allison Brown, facilitator with JLA Public Involvement, welcomed the Committee and asked co-chairs, Jenny Lee and Steve Rudman to make opening remarks.

Co-chair Steve Rudman welcomed members. He shared that Ed McNamara and Andrew Tull have resigned from the committee. He added that staff will begin a recruitment process to bolster and revitalize the committee with new members of various backgrounds and interests.

Co-chair Jenny Lee echoed Steve's comments and also welcomed Councilor Christine Lewis to the room to talk with the committee for the day.

Allison reviewed the agenda, confirmed the meeting summary from Meeting 19, and asked the group to disclose any conflicts of interest. The summary was confirmed with one minor edit requested by Mitch Hornecker. The edit will be made prior to entering the packet into the official record.

## **Public comment**

Allison opened the floor for public comment. No public comments were made.

## **Conflict of interest**

No conflicts of interested were shared.

# Meeting minutes

## Council update

Emily shared that a program update was given to Metro Council during their work session on November 4<sup>th</sup>, including a discussion of staff's proposal to direct previously unallocated housing bond interest earnings toward air conditioning upgrades for units in the pipeline and additional permanent supportive housing (PSH) units that respond to direction from the Council and Committee to seek opportunities to integrate the Affordable Housing Bond investments with Supportive Housing Services (SHS) funding. Council requested more information on A/C investments, PSH, as well as an update on homeownership strategies. Initial recommendations were to invest \$10 million toward air conditioning and up to \$23 million toward additional capital investments in PSH; however, staff noted that additional work was being done to further refine these amounts.

Councilor Christine Lewis joined the meeting. She said that the Council is pleased with the clear reporting and transparency from the Affordable Housing Bond program. Council wanted to see more details on the proposed allocation of additional funding and an update on homeownership strategies.

Councilor Lewis said that she would like to see Metro move forward to support jurisdictions by using parcels of Metro land for temporary housing before development and would appreciate hearing thoughts from the committee. She also wanted to see technical assistance capacity provided so that when developers are working with their local jurisdictions, they can come to Metro to review applications ahead of time and provide feedback.

Committee members shared the following feedback and questions for the Metro Council:

- The Council should de-link any connection between PSH allocations and homeownership conversations.
- The Council should support staff in taking immediate action to deploy additional funding toward these time-sensitive strategies.
- Metro should work closely with jurisdictions to deploy additional funding for PSH.
- It's important to consider opportunities to make the building envelope being more energy efficient before requiring A/C and wants everyone to consider the environmental impact.
- Regarding questions about homeownership, Metro should make it a racial justice issue and lead the conversation. It's important to be cautious about homeownership as a civic virtue in and of itself; any homeownership strategy needs to be deployed in a way that addresses racial inequities and acknowledge the role of government, banks, realtors and others in systemic discrimination.

Alison Wicks, Metro, shared that there are 15 projects in the pipeline that don't have air-conditioning. A couple of projects are looking at using mobile units to be brought in and while they're cost efficient they're not energy efficient. As they move up the pipeline, folks are looking at splits or heat pumps, which are more energy efficient but less cost efficient. Current projects in design or with permits, the mobile units, splits and heat pumps are the best they can use with where they're at in the project. The sooner that a decision can be made around funding commitments, the bigger the impact on what occurs with air-conditioning in the pipeline.

Rachael Lembo, Metro, joined the group and reinforced that the dollar amounts are assumptions, they're projecting interest rates five or so years out and considered various scenarios. They've also considered how quickly partners can use the funds. The faster the funds go out the door, the less interest earnings. Their average scenario is where the \$33 million number comes from.

# Meeting minutes

Emily said that staff are working on a memo to respond to questions raised by the Council and will have that to them by early December. Staff are also working with the Council office to figure out the best route forward for response from Council, it may not require a Council formal decision and is more administrative.

The committee agreed to make a formal recommendation to the Council to move quickly to allocate up to \$23 million to permanent supportive housing capital and also allocate up to \$10 million to air-conditioning.

## Staff program updates

687 units received endorsements on November 16<sup>th</sup> through Portland M-BOS.

Staff shared an update on the engagement timeline to gather feedback on draft developer fee guidelines previously discussed with the committee, and shared some clarifications and next steps in response to previous committee discussion:

- The goal is to align with existing developer fee guidelines in place at the State and City of Portland, and to provide broad parameters that ensure reasonable and equitable compensation for the work that affordable housing developers do.
- Committee members raised good questions about the potential for unintended consequences. Staff continue to dig into those and are doing everything they can to minimize unintended consequences.
- Staff are gathering additional feedback from developers and jurisdiction partners and anticipate rolling out the new guidance in early 2022.

Emily shared an update on the recent decision by Oregon Housing and Community Services (OHCS) to pause 4% LIHTC applications until springtime. Historically, 4% tax credits have been non-competitive but it is anticipated that they will need to shift toward a more competitive allocation process in the future. Metro is working with the state to ensure the commitments stay in place for projects in the pipeline.

Emily said that in regards to workforce tracking capacity, Metro is dedicated to prioritizing technical assistance for this.

## Annual Reporting Template

Staff provided an overview of the annual reporting timeline and requested feedback on the local progress report template included in the packet.

Committee members raised the following questions and feedback about the template and review process:

- It would be helpful to standardize the presentations from partners.
- Members identified some areas of additional information that may be helpful to gather through the reporting process:
  - Considerations related to wildfire smoke
  - Leveraging and layering of funds
  - How community engagement partners are compensated

Jenny and Steve thanked the Committee and the meeting was adjourned at 10:36 am.

Minutes respectfully submitted by Ash Elverfeld, Housing Program Assistant, Metro.

## Committee Charter

### Background on the 2018 Metro Housing Bond

On November 6, 2018, the Metro area voters approved Measure 26-199 authorizing Metro to issue general obligation bonds in the amount of \$652.8 million to fund affordable housing. The primary goal of Metro's Affordable Housing Bond Measure program (the "Program") is create at least **3,900 new affordable homes**, of which:

- At least 1,600 homes will be affordable to households making 30% of area median income (AMI) or below;
- At least 1,950 homes will be sized for families, with 2 or more bedrooms; and
- No more than 10 percent of homes will be provided for households making 61-80% of AMI.

In its efforts to achieve the Program unit production targets referenced above, Metro is guided by four principles (the "Guiding Principles"):

- 1. Lead with racial equity.** Ensure that racial equity considerations guide and are integrated throughout all aspects of Program implementation, including community engagement, project location prioritization, tenant screening and marketing, resident and/or supportive services, and inclusive workforce strategies.
- 2. Create opportunity for those in need.** Ensure that Program investments serve people currently left behind in the region's housing market, especially: communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Incorporate commitments for tracking and reporting on Program outcomes for people of color and other historically marginalized groups.
- 3. Create opportunity throughout the region.** Ensure that Program investments are distributed across the region to (a) expand affordable housing options in neighborhoods that have not historically included sufficient supply of affordable homes, (b) increase access to transportation, employment, education, nutrition, parks and natural areas, and (c) help prevent displacement in changing neighborhoods where communities of color live today.
- 4. Ensure long-term benefits and good use of public dollars.** Provide for community oversight to ensure transparency and accountability in Program activities and outcomes. Ensure financially sound investments in affordable, high quality homes. Allow flexibility and efficiency to respond to local needs and opportunities, and to create immediate affordable housing opportunities for those in need.

The Housing Bond Program is guided by regional goals and oversight, but implemented by the Local Implementation Partners, who are best positioned to respond to community affordable housing needs. Successful implementation requires flexibility for local jurisdictions to create and nimbly pursue strategies that respond to local community priorities and market contexts. Government agencies that are eligible to become Local Implementation Partners include counties, public housing authorities, and cities with populations over 50,000 that receive and administer their own federal Community Development Block Grant (CDBG) funding.

## [Affordable Housing Community Oversight Committee Authorizing Ordinance](#)

The Metro Council established the Affordable Housing Community Oversight Committee ((Oversight Committee) on January 31, 2019, by amending Metro Code Chapter 2.19 via Ordinance 19-1430.

## [Oversight Committee's Purpose and Authority](#)

The purpose of Oversight Committee is to provide program oversight on behalf of the Metro Council to ensure that investments achieve regional goals and desired outcomes and to ensure transparency and accountability in Program activities and outcomes.

The Oversight Committee will be charged with the following duties:

- Evaluate Metro's and each Local Implementation Partner's implementation strategies for alignment with the Guiding Principles and to ensure each local implementation strategy contains a clear plan to achieve the local share of Unit Production Targets;
- Recommend implementation strategies for approval by the Metro Council;
- Monitor financial aspects of program administration, including program expenditures;
- Provide an annual report and presentation to Metro Council assessing program performance, challenges and outcomes; and
- Recommend changes, as necessary, to implementation strategies to achieve Unit Production Targets and adhere to the Guiding Principles.

## [Committee Membership](#)

The Oversight Committee will be composed of no fewer than 7 and no more than 15 members, to be appointed by the Metro Council President subject to Metro Council confirmation. The Committee's members represent a diversity of perspectives, geographic familiarity, demographics, and technical expertise, including finance, housing development, housing policy and experience working with impacted communities. The Metro Council President will designate at least one (1) member to serve as Chairperson of the Committee or may elect to designate two (2) members to serve as co-Chairpersons of the Committee. Oversight Committee members will not be compensated for the services.

- **Terms of service:** Five (5) of the initial Committee members will be appointed to serve a one (1) year term, and may be reappointed to serve up to two (2) additional 2-year terms. All other Committee members will be appointed to serve two-year terms, and may be reappointed to serve up to two (2) additional 2-year terms. The Committee will be dissolved on July 1, 2028, or upon the issuance of a final report by the Committee after all funds authorized by the Affordable Housing Bond Measure 26-199 have been spent, whichever is earlier.
- **Attendance:** The Committee will meet no fewer than four times a year. In the interest of maintaining continuity in discussions, members commit to attending all meetings unless they are prevented from doing so by reasonable excuse. Committee members will notify staff ahead of meetings if they are unable to be present, and will read materials and request briefings from staff on the information presented, deliberations and outcomes of the meeting. The Committee will not use alternates or proxies.

### Chairperson(s) Roles

Responsibilities of the Oversight Committee Chairperson(s) include:

- Allows facilitator to lead discussions and keep the group to time/task.
- Participates in committee discussions and forming committee recommendations.
- Starts and ends meetings on time unless the group agrees to extend the meeting time.
- Provides guidance (if needed) on content and ideas to meet the Oversight Committee goals.
- Encourages consensus decision making.
- Leads discussions when all attempts at reaching consensus have been exhausted.
- May speak for the Committee in any public requests for comment.
- Participates in development of meeting agendas, in coordination with Metro staff and facilitator.

### Facilitator Role

As necessary, a facilitator may be used. The facilitator's role includes the following responsibilities:

- Draft meeting agendas and compile meeting materials in coordination with Metro staff.
- Facilitator has no stake in the outcome of the meeting.
- Does not evaluate or contribute content ideas.
- Keeps the group focused on the agreed upon time/task.
- Makes suggestions about alternative methods and procedures to achieve consensus.
- Encourages participation from all group members.
- Helps the Oversight Committee find solutions that meet everyone's needs.

## Meeting Protocols

### Meeting Guidelines

All participants agree to act in good faith in all aspects of decision making. This includes being honest and refraining from any actions or undertakings that will undermine or threaten the process in any manner. This also includes behavior outside of meetings. Expectations include:

- Arrive on time and prepared.
- Share the air – only one person will speak at a time, and we will allow others to speak once before we speak twice.
- Express our own views or those of our constituents; don't speak for others at the table.
- Listen carefully, and keep an open mind.
- Respect the views and opinions of others, and refrain from personal attacks, both within and outside of meetings.
- Avoid side conversations.
- Focus questions and comments on the subject at hand and stick to the agenda.
- When discussing the past, link the past to the current discussion constructively.
- Seek to find common ground with each other and consider the needs and concerns of the local community and the larger region.
- Turn off or put cell phones on silent mode.
- Notify Committee Chairperson and Metro Staff of any media inquiries and refer requests for official statements or viewpoints to Metro. Steering Committee members will not speak to media on behalf of the Committee or Metro, but rather only on their own behalf.

### Committee Recommendations

The primary recommendations that the Oversight Committee will make are on Implementation Strategies, but other recommendations could be required.

- The presence of a majority of Committee members will constitute a quorum for Committee recommendations.
- The Committee will strive to make recommendations by consensus, understanding that recommendations to Metro Council are strengthened by high levels of agreement. Consensus is defined as the point where all members agree on an option they are willing to forward as a recommendation. Committee recommendations will be understood as the most viable approach for the overall program, even if they do not achieve each individual member's personal preference.



- If a consensus cannot be reached, then a 3/4 majority of the members present will be required for an outcome to be represented as a recommendation of Committee. If this level of agreement cannot be reached, then there will be no recommendation from the committee and all perspectives will be forwarded for consideration by the decision makers.
- Decisions will be respected as final to avoid backtracking, unless the committee as a whole agrees there is sufficient new information to reconsider a previous decision.

### Metro Roles and Responsibilities

- Metro Council will make all final decisions regarding the approval or modification of implementation plans, taking into consideration committee recommendations.
- Metro staff will provide key policy and program information and context as needed to the Committee. Metro will provide the facilities and support staff necessary to conduct meeting and support the activities of the Oversight Committee.

### Public Comment

- While the primary purpose of the committee meetings is to provide a forum for the deliberation of the Committee, meetings will be open to the public for observation.
- As needed, up to a total of ten minutes of each meeting will be reserved for public comment. This amount may be extended by the Chairperson, in consultation with the committee, if needed and if time allows. Those who wish to provide comment should check in with Metro staff before the start of the meeting. The length of individual comments should be limited based on the number of individuals who wish to address the committee but should be no more than three minutes.
- Interested members of the public are encouraged to provide more thorough comments in writing. All written comments will be circulated to each member of the committee.

Date: April 2021

To: Metro Council

From: Metro Affordable Housing Bond Community Oversight Committee

Re: 2020 Annual Report

---

## **A report to the community from the Metro Affordable Housing Bond Community Oversight Committee**

Over the past two months, the Metro Affordable Housing Bond Community Oversight Committee has reviewed progress reports from all eight implementation partner agencies, as well as an analysis of regional progress and performance presented by Metro staff. We are happy to report that, in a year of unprecedented challenges, the Metro affordable housing bond program is **on track to exceed the promises made to voters**. What's more—there are opportunities to go above and beyond. And we should.

So much has changed in the past year. The housing crisis has been intensified by the ripple effects of the global pandemic, increasing the urgent need for more affordable homes and other services to ensure that everyone in our community has access to safe, stable affordable housing.

The program is on track to exceed its goals due to a combination of policy and market forces, as well as early action from implementation partners. Federal policy changes have increased the value of 4% Low Income Housing Tax Credits, a major source of leveraged funding in the housing bond portfolio. Interest rates are low, meaning projects can leverage more private debt than initially anticipated. Finally, housing bond implementation partners have moved quickly to deploy resources; in addition to responding to the urgent need for housing, these rapid efforts to advance implementation are reducing the impact of construction cost escalation (although cost escalation is expected to increase the cost of delivering units later in implementation).

Combined, this early progress and market/policy changes impacting leveraged funding opportunities mean that the average per unit need for Metro bond funding required to achieve our targets is lower than initially forecasted.

From the passage of the Metro supportive housing services measure in May to economic recovery efforts at the state and federal level, there is an influx of new resources in the system of funding that layers and intersects with affordable housing development. Additional federal funding for housing development is anticipated in forthcoming federal infrastructure funding packages.

**With the region on track to exceed the unit production goals established for the measure, and new resources coming online, we believe there is not only an opportunity, but an imperative, to do more with these resources - whether that means going broader to achieve more overall units and/or going deeper to support the most challenging-to-fulfill needs** such as permanent supportive housing and larger, family-sized units. There are also opportunities to look for synergies that allow housing bond investments to leverage state/federal/other local funds and to be integrated with complementary investments, such as digital equity and co-location with early learning facilities. **We need to ensure that, as a system, we are working toward “doing more with more.”**

Along these lines, there is an important opportunity to **support integration of Metro supportive housing services funding with affordable housing bond investments to ensure that these**

**voter approved funding sources can fulfill their game-changing potential to address the needs of community members who are experiencing or at risk of homelessness.** It is essential that supportive housing implementation plans include prioritization of long-term rental assistance funding in the form of project-based vouchers that can be integrated early in the development process, so that we are designing and programming affordable housing buildings specifically to meet the needs of individuals and families exiting homelessness. There's a critical opportunity for ongoing coordination between Metro bond implementation and supportive housing implementation within each county, as well as between Metro and implementers.

As an oversight committee, we have been charged not only with ensuring progress toward the unit production targets, but also with ensuring that implementation is aligned with the core values established by the Metro Council, including the charge of leading with racial equity throughout implementation. Early indicators show that jurisdictional and development partners are taking these commitments seriously—with much more remaining to be seen as projects begin to lease up.

Key highlights of progress on advancing racial equity include:

- *Fair housing access:* Projects are distributed across the region and are incorporating strategies for fair housing access through thoughtful approaches to low-barrier screening and affirmative marketing—consistent with the expectations established in Metro's work plan. Continued monitoring will be needed to evaluate fair housing outcomes once projects start to lease up. Beyond lease up, Metro should work with partners to explore creative approaches to monitor stability and resident satisfaction over time.
- *Culturally responsive programming and services:* Local progress reports reflect robust community engagement throughout planning, and we believe this early engagement will help to improve resident livability throughout the life of the investments. It will be important for the relationships established through engagement to continue beyond development to operations. Implementing partners need to think about who is providing services for residents, as well as the need to invest in capacity building (i.e. cultural competency) among property managers.
- *Equitable contracting and workforce:* We are seeing strong commitments for equity in contracting, which was emphasized by the committee in the local implementation strategy review process. More work and investment is needed to support economic opportunities for women and people of color through construction. Tracking workforce diversity may be a positive first step, but requirements could have unintended consequences, particularly for smaller subcontractors. Workforce strategies are a priority area that should be considered for technical assistance.

The Metro affordable housing bond is already catalyzing new regional coordination and partnership to respond to the region's housing crisis. There are opportunities for Metro to engage local jurisdiction partners in a conversation about how to expand the impact of our investments beyond initial targets. These conversations need to acknowledge that jurisdictions face different challenges and are participating in implementation at varying scales and with varying internal capacity. **We recommend that Metro work with implementing jurisdiction partners to ensure that project investment decisions are being made with an eye toward maximizing collective impact of Metro bond and leveraged funds, as well as aligning with complementary investments, such as digital equity, early learning, and green building. We also recommend**

**that Metro provide funding and technical assistance to increase the region's capacity to implement permanent supportive housing and equitable workforce strategies.**

Finally, we want to underscore the need for Metro to further staff up to support this work. The housing bond team has accomplished so much with limited capacity, but, as noted in the recent audit, additional investments in staff are essential to ensure that Metro can take advantage of the opportunities outlined above. We are excited for the recent arrival of a new regional housing director, who can support those conversations with partner jurisdictions about opportunities to elevate commitments together, and for other staff who will join Metro's housing team soon to support program evaluation and administration. We look forward to continuing to build on this progress in 2021.

Housing Bond Community Oversight Committee:

Melissa Erlbaum

Dr. Steven Holt

Mitch Hornecker

Mesha Jones

Jenny Lee (co-chair)

Ed McNamara

Steve Rudman (co-chair)

Nicole Stingham

Andrew Tull

Juan Ugarte Ahumada

Tia Vonil

## Affordable Housing Bond Oversight Committee

Wednesday, December 8, 2021

Dear Metro Council:

During our Housing Bond Community Oversight Committee meeting on November 17<sup>th</sup>, committee members received an update on the staff presentation and Metro Council discussion at the Council's November 4<sup>th</sup> work session. We understand that staff are working to respond to a request for additional information about the staff's proposal to allocate up to \$23 million from Affordable Housing Bond interest earnings and premiums toward investments in additional permanent supportive housing and up to \$10 million toward gap-filling investments to support inclusion of in-unit air conditioning in all buildings that receive funding through the Affordable Housing Bond program.

We would like to strongly encourage the Metro Council to respond with urgency in supporting staff in moving these critical and time-sensitive investments forward. The proposed investments are in strong alignment with the program's guiding principles of leading with racial equity and ensuring safe, stable, affordable housing for those in need.

The staff's proposal to allocate funds toward additional permanent supportive housing units has the potential to create up to 175 additional permanent supportive housing units to serve individuals and families experiencing prolonged homelessness. This proposal is a strong response to the Oversight Committee's recommendation and Metro's Council's direction to prioritize opportunities for integrating Affordable Housing Bond and Supportive Housing Services investments.

The proposed investments in air conditioning are an important short-term response to ensure safety of residents in Metro affordable housing buildings. By responding quickly and incorporating these investments now, we can avoid less sustainable solutions and costly retrofits in the future. More work will be needed to support policy and funding alignment to ensure that we are investing in sustainable solutions that respond to a changing climate, but that shouldn't prevent us from taking action now to keep residents safe when buildings open next summer.

Thank you for your consideration, and please let us know if the committee can provide additional feedback or support as the Council considers these critically important issues.

Sincerely,

Affordable Housing Bond Community Oversight Committee

Co-chair Jenny Lee  
Mitch Hornecker  
Juan Ugarte Ahumada

Co-chair Steve Rudman  
Mesha Jones  
Tia Vonil

Melissa Erlbaum  
Nicole Stingh

# Housing Bond Progress Report for Beaverton | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## SECTION 1: UNIT PRODUCTION AND FUNDING

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

- a. Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*
- b. Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*
- c. Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low-income households and households experiencing or at risk of homelessness.*
- d. Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

The city of Beaverton elected to use a portfolio approach to achieve established production goals. In addition, priority was placed on leveraging publicly owned properties. The tables below represent the original portfolio model and the current estimates based on updated project expectations.

### BEAVERTON PORTFOLIO MODEL

Project	2+ Bd	30% AMI	PBV	Total Units
The Mary Ann	29	11	8	54
Elmonica	37	28	9	79
Project C	42	38	16	66
Project D	6	12	2	51
<b>Total</b>	<b>114</b>	<b>89</b>	<b>35</b>	<b>250</b>
<b>Metro Target</b>	<b>109</b>	<b>89</b>	<b>n/a</b>	<b>218</b>

### BEAVERTON PORTFOLIO ACTUAL (1-27-22)

Project	2+ Bd	30% AMI	PBV	Total Units
The Mary Ann	29	11	8	54
Elmonica	33	33	8	80
Senior Housing on 5th	0	38	19	66
Scholls Ferry Rd	160	31	0	216
<b>Total</b>	<b>222</b>	<b>113</b>	<b>35</b>	<b>416</b>
<b>Metro Target</b>	<b>109</b>	<b>89</b>	<b>n/a</b>	<b>218</b>

#### Project summaries

**The Mary Ann:** This First Phase project by REACH CDC broke ground in June 2020 and began leasing units in September. The project exceeded 20% COBID-certified subcontractor and professional services participation. As of January 20, 2022, 45 of the 54 unit have been leased, with a long waiting list to process.

**Scholls Ferry Rd:** The Scholls Ferry Rd project was originally proposed as a 182-unit, two stand-alone building projects. One of the buildings was set aside for senior housing (80 units). The project has expanded since then, as the developer was able to secure the adjacent property. The project now consists of four stand-alone buildings containing 309 units, 216 of which will be restricted at 60% AMI or below. The remaining 93 units will be restricted at 70% AMI or below. The project is currently in the predevelopment process with an estimated April 2022 closing and

construction start. Since the last update, Wishcamper Development partners have selected COLAS Construction as their general contractor. Together, their goal is to exceed the 20% COBID-certified subcontractor participation.

**Elmonica:** On June 1, 2021, Beaverton City Council selected REACH Community Development Corporation (REACH) as the affordable housing developer for the Metro-owned site located at 17030 SW Baseline Road on the southwest corner of W Baseline Road and SW 170th Avenue. On the same day, Beaverton City Council also recommended Metro provide concept approval of the Elmonica Project as submitted by REACH, and reserve \$11.9 million of Metro Affordable Housing Bond funds for construction of the project. On December 16, 2021, Metro provided concept approval for the project. The project is currently going through the predevelopment process with a targeted closing in fourth quarter 2022.

**Senior Housing on 5<sup>th</sup>:** Previously known as Project C, the final project in the city’s plan will be a senior housing project. Senior housing is listed as a housing priority in the city’s Local Implementation Strategy. The city intends to issue a developer solicitation this year, which will in turn inform the potential project timeline.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(Excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status	Construction start <i>(anticipated or actual)</i>	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Mary Ann	\$22,167,324	\$3,000,000	54	11	29				Complete	Jun-2020	Sep-2021
Scholls Ferry Road	\$114,654,488	\$9,000,000	216	31	160				Concept	April 2022	Dec 2023
Elmonica	\$34,078,352	\$11,900,000*	80	33	33				Concept	Summer/fall 2022	Winter 2023/24
<b>Total committed or underway</b>		<b>\$23,900,000</b>	<b>350</b>	<b>75</b>	<b>222</b>						
<b>LIS commitment</b>		<b>\$31,140,595</b>	<b>218</b>	<b>89</b>	<b>109</b>						
<b>% of commitment complete</b>		<b>76.7%</b>	<b>161%</b>	<b>84%</b>	<b>203%</b>						
<b>Remaining for LIS</b>		<b>\$7,240,595</b>	<b>Exceeds Goal</b>	<b>14</b>	<b>Exceeds Goal</b>						

\*TOTAL METRO FUNDS INCLUDES \$8,500,000 FROM BEAVERTON’S SHARE AND \$3,400,000 FROM METRO’S LAND ACQUISITION FUND



## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Funding sources leveraged*
- d. Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- e. Anything else worth highlighting*

**Mary Ann:** The Mary Ann intends to serve very low-income families with children with incomes at or below 60% of the Area Median Income (AMI), with 20% of the homes set aside for households at or below 30% AMI. Onsite programs and services to residents will be provided through a partnership with Bienestar. As part of their work, Bienestar provides culturally specific, bilingual services to the Latinx and low-income community of Washington County. The building is owned and managed by REACH. The Mary Ann is designed by Scott Edwards Architecture with construction by Walsh Construction, and construction management by The Klash Group. This \$22.6 million project is financed with funding from the City of Beaverton’s allocation of the Metro affordable housing bond, Oregon Housing and Community Services, Business Oregon, Washington County, City of Beaverton grant funds, the Beaverton Urban Redevelopment Agency, and Energy Trust of Oregon. Permanent financing will be provided by the Network for Oregon Affordable Housing (NOAH). Wells Fargo Bank made a nearly \$12M Low Income Housing Tax Credit equity investment in the project and is also the construction lender. The Community Housing Fund provided acquisition financing. In addition to the new homes, The Mary Ann features 39 parking spaces, bike racks in the garage and wall hung bike racks in the apartments, laundry facilities, and a community room that opens to a large courtyard. Residents will also benefit from proximity to transit options like the MAX light rail and WES community rail, multiple shopping opportunities, grocery stores, Beaverton City Library, post office, restaurants, services, parks, and across the street from Beaverton High School.



**Scholls Ferry Rd:** The project proposes to include **309-units, 31 of which will be restricted at 30% AMI, 185 will be restricted at 60% AMI, and the remaining 93 units restricted at 70% AMI.** The project includes 30,000 square feet of commercial space, 13-acres of public open-space and trails, and three public parks. The affordable housing component will provide much-needed housing options for families and individuals within the Beaverton community, including 80-units of senior housing. Colas Construction is the general contractor, P3 Consulting and IZO Public Relations as the Community Relations assistance, Unite Oregon as the Outreach Consultant, Guardian Real Estate as Property Management. Community partnerships are still being vetted and they include, Community Partners of Affordable Housing (CPAH), Virginia Garcia as potential Healthcare service provider, Centro Cultural and others



**Elmonica:** On June 1, 2021, City of Beaverton Council approved the selection of REACH CDC as the developer for the Elmonica project and requested Metro provide concept approval of the project. Metro provided such approval on December 16, 2022. The selected proposal is an 81-unit mix of studio, one-bedroom, two-bedroom, and three-bedroom units. The design is done in a way to promote multi-generational living with the studio units next to the three-bedroom units. The table below represents the proposed unit mix for the project.

Nearby amenities:

- Public schools serving the site include Beaver Acres Elementary School, 5 Oaks Middle School, and Aloha High School.
  - Parks within the immediate vicinity include: the Waterhouse Powerline Park, Parr Park, Tualatin Hills Park, Vendla Park, and Tualatin Hills Nature Park.
  - The site is centrally located with multiple and diverse grocery stores within less than 2 miles.
  - Major employers in the general surrounding area include Nike, Intel, Tektronix, Cascade Microtech, Columbia Sportswear, Providence St. Vincent Hospital, in addition to many high-tech companies.
- The site is located less than 1,000 from the Elmonica light rail station. Nearby bus routes include the #67 on 158<sup>th</sup>, #59 on Walker, and #52 on 185<sup>th</sup>

## UNIT MIX

UNIT TYPE	AVERAGE SIZE (SQFT)	NUMBER OF UNITS	% OF UNITS
Studio	420	24	30%
One Bedroom	644	24	30%
Two Bedroom	868	18	22%
Three Bedroom	1,064	15	19%
<b>TOTAL/AVERAGE</b>	<b>705</b>	<b>81</b>	<b>100%</b>

Colas Construction (COLAS), the largest Black-owned construction firm in the Northwest, is the general contractor selected for this project. COLAS is an industry leader in affordable housing, M/WBE percentages and consistently delivers on-time and on-budget for large-scale projects. COLAS and REACH have also partnered with LatinoBuilt, National Association of Minority Contractors, Oregon Association of Minority Entrepreneurs, Oregon Tradeswomen, Portland Opportunities Industrialization Center (POIC), and many others to achieve tangible minority/women-owned contractor results.

Bienestar will support outreach, marketing, lease-up, and deliver programing to the project. The building will utilize trauma-informed and universal design standards including accessible Type A units, hearing impaired units, multi-lingual signage, and maximize natural light in common spaces.

### SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

- a. Progress toward achieving the equitable contracting goals and strategies in your LIS*
- b. Progress toward advancing the workforce diversity goals and strategies in your LIS*
- c. If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*

The city strives to have a workforce which represents the racial and ethnic makeup of the community it serves and as stewards of the Metro Affordable Housing Bond, we continue to further this work through continued strategizing and outreach efforts with community partners and the MWESBDV/COBID community.

The city has established partnership with LatinoBuilt, Professional Development Business Group (PDBG), OAME, and similar trade associations. These partnerships provide a conduit to selected developers and subs for contracting opportunities.

To follow up on some of the identified challenges, such as outreach fatigue/trust issues with government entities, casual meet and greets that don't result in meaningful connections, and lack of knowledge about the City of Beaverton and its commitment to MWESB hiring and the COBID certification process, the city has taken several steps. After each project award, the successful developer is asked to attend a trade association event with their general contractor to discuss and project schedule with prospective subcontractors. Staff regularly attend trade association meetings and continue to develop relationships within these communities.

While the city did not commit to a specific workforce or apprentice performance, we do want to track this data as it will inform capacity and areas of employment/contracting opportunities. To that end, the city tracks the demographics and hours worked by each apprentice and combines that with labor hours to express the percentage of apprenticeship hours on each project. Reports produced from the Mary Ann show that 11.52% of hours spent on the project were apprentice hours. It is our intent to track this information for all housing projects.

Also, the City of Beaverton funded LatinoBuilt Foundation through our Community Development Block Grant (CDBG) to expand a project called the "LatinoBuilt Microenterprise Support Program," which offers holistic professional services to small Latinx-owned construction businesses in Beaverton who have suffered due to the COVID-19 pandemic. Their goal for this year is to onboard and facilitate this programming for twenty (20) Latinx-owned microenterprise construction businesses in Beaverton.

The City of Beaverton Internet Development Staff developed and implemented a web-based software COBID tracking system. This MWESB database stores progress at all phases of construction to facilitate ongoing communication between the City of Beaverton and the Developer. The information captured on each project includes the estimate and actual costs of professional services, suppliers, and subcontractors, in addition to labor and apprenticeship hours spent on each site. The labor and apprenticeship hours include race and ethnicity, gender, and the specific trade of each employee. These reports provide insight into where the project stands in real time with MWESB percentages and promotes our ability to successfully implement equitable contracting goals and strategies in listed in our LIS.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Mary Ann	REACH/Walsh	20%	20%	
Scholls Ferry	Wishcamper/COLAS	20%	20%	
Elmonica	REACH CDC/COLAS	25%	25%	

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking? Y/N	Prevailing wage BOLI, Davis Bacon, N/A	Notes and preliminary progress
		POC	Women	Apprentices			
Mary Ann	REACH/ Walsh	40.33%	3.22%	11.52%	Y	N/A	1.42% (Women) + 1.80 (apprentice Women)
Scholls Ferry	Wishcamper/COLAS	N/A	N/A	N/A	Y		
Elmonica	REACH CDC/COLAS	N/A	N/A	N/A	Y		

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.

## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

*The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.*

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up
- c. Specific strategies for leasing permanent supportive housing units (e.g., coordinated referrals)
- d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.
- e. If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.

### **Summary of project plans and partnerships for affirmative marketing and culturally responsive services**

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Mary Ann	Families	Bienestar	Bienestar
Scholls Ferry	Seniors/Families	TBD	TBD
Elmonica	Seniors/Families	Bienestar	Bienestar

The City of Beaverton Local Implementation Strategy (LIS) included leveraging three publicly owned sites, The Mary Ann, Scholls Ferry, and Elmonica. These three sites are in areas near mass transit, schools and other amenities. The South Cooper Mountain project is in an emerging area next to Mountainside high school, green space and highly valued homes with no affordable housing nearby. During the city's LIS community engagement process, emerging needs included the following:

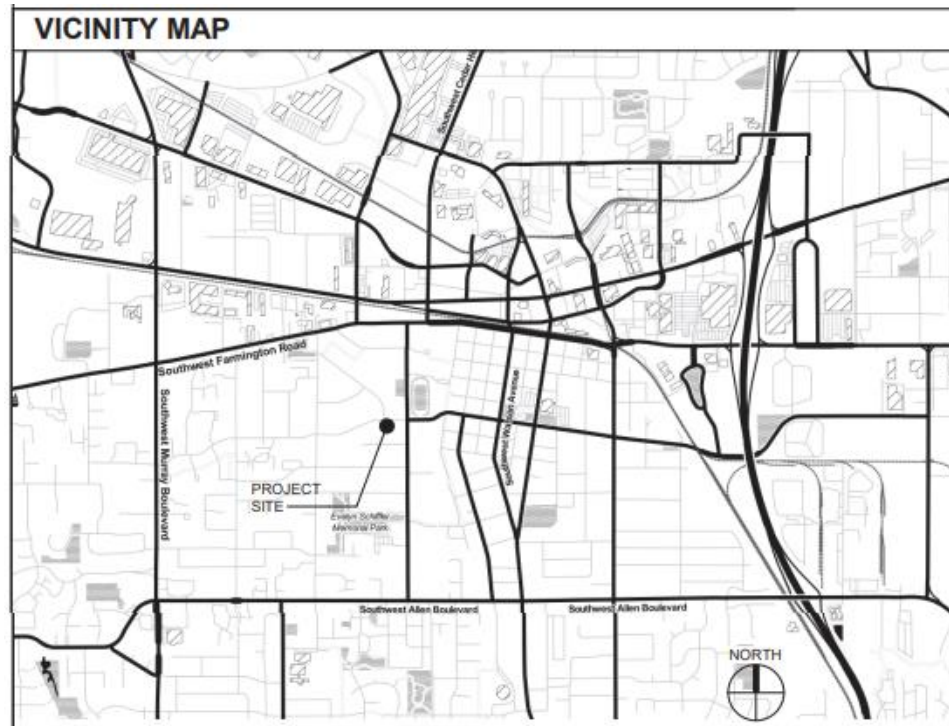
- Lower barrier access to housing
- Senior housing
- Family-sized housing
- Housing accessibility for seniors and non-abled body residents

We are currently projecting exceeding the number of family-sized and deeply affordable (30% AMI) units. Project solicitations include universal design and strategies to lower screening criteria requirements.

For description of amenities near the Mary Ann, Scholls Ferry, and Elmonica, refer to project highlights in Section 2.

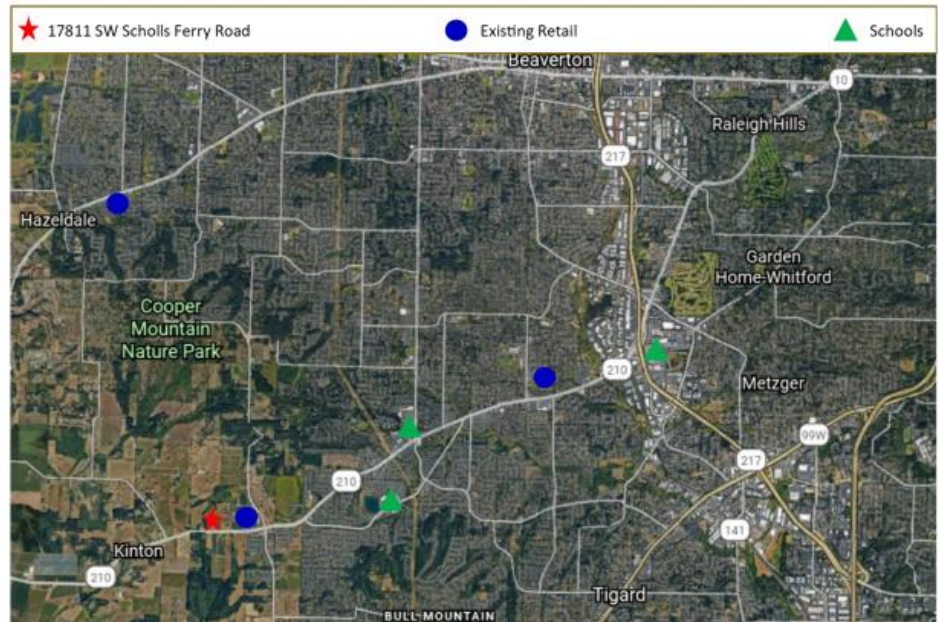
For the Mary Ann, the screening criteria was modified to allow potential tenants previously prevented from benefiting from affordable housing units. In addition, Bienestar, who provides resident services for the Mary Ann, and provide culturally specific, bilingual services to the Latinx residents of the Mary Ann, can support and provide culturally responsive services to the Mary Ann community. REACH has developed highly inclusive and effective leasing plans that recognize the community's strong engagement and inherent expertise. The lease up process began in the fall of 2021 and city staff was actively engaged in the lease up process to ensure increased accessibility to new units. The list of partners includes but are not limited to the Neighborhood Associations Committees (NAC's), culturally specific-led Rent Assistance Collaboration group, Beaverton library staff, the Housing Supportive Services Network, the Community Services program at the City of Beaverton, the Housing Technical Advisory Group, and the Beaverton Inclusive Housing cohort were engaged in outreach efforts. Marketing and communication efforts include the delivery of press releases, City of Beaverton website marking, and media day exposure.





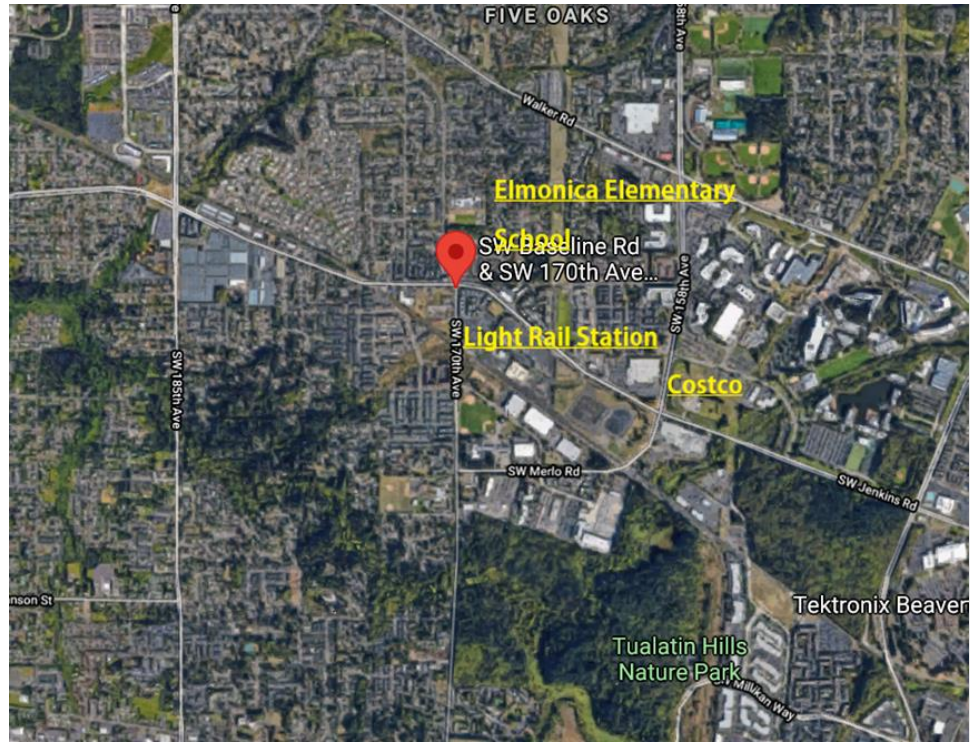
Wishcamper states the project will provide equitable access, low barrier to entry screening, a consistently applied policy to override the screening criteria, and linguistically and culturally appropriate materials and services that reflect community demographics.

The outreach team will deploy a sophisticated yet grass roots community outreach model to ensure that the housing opportunity reaches the Priority Populations, Latinx and Asian, and communities of inequal opportunity, taking into consideration communication, learning, and cultural barriers that often exist. The Outreach and Marketing Plan will be written by IZO Public Relations & Marketing, with collaboration from the Outreach Team and stakeholders local to Beaverton. Three primary methods will be utilized for outreach: direct contact, traditional marketing, and hosted events. Direct contact relies on finding ways to personally reach individuals and organizations. Hosted events and traditional marketing tactics are useful outreach tools in reaching larger groups, provided a minimum level of trust and awareness have been established within the local Hispanic community.



REACH’s outreach and marketing strategy for the building will be centered on culturally responsive and accessible information that offers low barrier tenancy. REACH is unique among Oregon’s affordable housing providers, as they self-manage their housing portfolio. The team will be developing preference policies for multi-generational housing options and for homeless youth and families to ensure greater accessibility to these targeted communities.

Information sessions will serve to market the property, explain the application and leasing process, identify, and prevent barriers applicants may encounter, and preemptively provide solutions and/or strategies to navigate them. The team will activate a vibrant word-of-mouth campaign with immigrants, refugees, and communities of color to share awareness for this opportunity through the networks of REACH, Bienestar, and Homeplate Youth Services, and those of its partners in the Racial Equity Collaborative of Washington County and the Somali Empowerment Circle. The team will work with neighborhood organizations to identify local businesses, congregations, culturally specific community centers, and service providers such as Community Vision, major employment and training centers, places of worship, libraries, Black, Indigenous and People of Color-owned businesses, the Andisheh Center, and the Muslim Education Trust



## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g., “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g., 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
- c. Summarize major themes of feedback (WHAT YOU HEARD, e.g., “participants want more large units or garden space,” etc.)
- d. Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)
- e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

As an ongoing effort to make community engagement more sustainable within our city work and projects, a lot of our community engagement this year has been with our internal advisory board, the Housing Technical Advisory Group (HTAG), and our Beaverton Inclusive Housing cohort, a partnership with Unite Oregon, a community-based, culturally specific organization. In order to encourage participation and mitigate barriers, meeting times were adjusted to meet the needs of participants, with evening times being more accessible for participants. The cohort was provided stipends for attending meetings and community events. In addition, the cohort were provided interpreter accommodations and technology assistance.

Since the Mary Ann project was in the construction phase for most of 2021, our efforts were directed towards sharing about this project to the community, through HTAG (a building tour and 1 meeting) and our cohort (1 meeting), and through media press releases and a media day, including outreach to community partners and providers. 9 members, 5 who identified as Black, Indigenous, or Person of Color, were engaged with the Housing Technical Advisory Group. 12 members, all which identify as Black, Indigenous, or Person of Color, were engaged with our Beaverton Inclusive Housing cohort.

During 2021, the Scholls Ferry project was primarily in its pre-bid phase, which included outreach efforts to MWESB subcontractors, through trade associations and local outreach, direct contact, MWESB consultant-direct contact, pre-bid outreach meetings. In addition, this project was presented to HTAG (2 meeting) and the cohort (1 meeting) members, to raise awareness and understanding of this project. P3 consulting is the strategic outreach consultant supporting this project to assure equity and culturally specific community engagement and communication efforts are being conducted.

With the Elmonica Project, with the support of REACH CDC and Salazar Architects, focus groups were conducted to inform the design of the project to be more equitable and inclusive. Community partners, such as Somali Empowerment Circle (9 participants), Bienestar(7 participants), HomePlate Youth Services (6 participants), HTAG and the Beaverton Inclusive Housing cohort (City of Beaverton), were able to bring community members to the table to participate and give their input and perspectives. For the City of Beaverton focus group, 3 members (2 white females and 1 Latinx female) from HTAG and 1 member (non-binary, multiracial and disabled) from the cohort participated. For future engagement, more efforts should be made to provide interpreter accommodations to assure more participation from ethnic and cultural groups within the focus group engagement process.

Major themes that came out of the City of Beaverton focus group were:

**Focus Group #3 City of Beaverton (5 participants):**

**e. Landscape approach**

- **Plaza** – opinions split between curvilinear design with seating and linear design with trees. Curvilinear, because has resemblance with Zen garden. And linear design as provides more trees and has more accessibility for people with disabilities.
- **Festival street** – Possibility of having mural/creative parking striping and market at festival street were the most appealing to participants.
- **Furnishing** - Opinion of site furnishing split between combination of fixed and movable site furniture as it provides siting flexibility and allows gathering of smaller or larger groups and fully movable furnishing due to accessibility and rearrangement options.
- **Play area** - Opinion on playground design was almost unanimous. Colored topography playground will provide more fun activities for children.

Additional comments: Parking is in big demand. Assigned parking would be preferred as caregivers, food delivery never can find space to park. A lot of people have little respect to accessible parking.

**f. Apartment layout**

- **Multigenerational living** – Everyone agreed that it's a good idea.
- **Kitchen** - Majority preferred u-shaped kitchens as they provide more counter, storage space and seating area. One person said that for person in wheelchair u-shaped kitchen can get beaten up very fast and she prefers straight.
- **What is most important in apartment** - Participant's opinion split between storage, size of the rooms and natural light. One person mentioned that cooling is very important in changing climate.
- **Unit layout** – everyone agreed that separating bedroom with living space is good idea, No one was against kitchen wall being shared with bedroom.
- **Bike space in unit vs bike shared room** – Shared bike room is preference, as it takes space from the unit.

**g. Indoor Common Area**

- **Would enclosed space withing community room be comfortable for providers or counseling** – Everyone said yes if transparency and privacy is provided.
- **Common areas with visual connection to the outdoors** – everyone agreed that would be a nice feature.
- **Type of art people like to see in common areas** – Participants had different tastes: nature, abstract, sculptural, modern, organic. One participant mentioned that trauma informed art is important.
- **Laundry** – People would prefer to have washer and dryer in units. It was explained that this project can't afford it. Participants said that keyed access, windows, cubbies for storing detergent, folding tables and properly working card/coin machines will make laundry room more comfortable.

**Summary of community engagement partnerships**

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	2	1	0	0
List of organizational partners	Unite Oregon, REACH CDC	Unite Oregon	N/A	N/A

**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Housing Technical Advisory Group	9	Y	All	55%	N/A	11%	N/A	N/A	N/A	N/A
Beaverton Inclusive Housing Cohort	12	Y	All	100%	N/A	N/A	24%	N/A	N/A	N/A
Elmonica Project Focus Group	4	Y	0	2	N/A	N/A	N/A	N/A	N/A	N/A

**SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY**

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

The Mary Ann was designed without unit cooling systems; nonetheless, REACH is looking for unit-cooling options albeit with limited resources. The Scholls Ferry's project design includes unit-cooling systems.

Elmonica's original design mirrors The Mary Ann's unit system without a cooling system. REACH is currently evaluating various cooling options and costs. A report is expected outlining challenges/opportunities and costs associated with various cooling systems.

# Housing Bond Progress Report for Clackamas County | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## SECTION 1: UNIT PRODUCTION AND FUNDING

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

- a. Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*
- b. Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*
- c. Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low income households and households experiencing or at risk of homelessness.*
- d. Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

The Housing Authority of Clackamas County (HACC) did not release a competitive selection for Metro bonds in 2021. Instead, HACC focused on moving our Phase 1 project and the three 2020 Bond NOFA projects toward construction closing. Of these four projects, two projects, Fuller Station and Tukwila Springs (fka Webster Road) are currently in construction and the other two projects, Good Shepherd Village and Maple Apartments, have construction closings scheduled for February 28th and May 6<sup>th</sup> 2022, respectively.

The Fuller Station project closed on construction financing in April 2021 and, as a result of increases in LIHTC equity due to the 4% floor, was able to reduce the amount of Metro bond subsidy originally requested by \$1.43MM. The Tukwila Springs



project, which closed in June 2021, reduced its anticipated Metro bond subsidy amount by over \$1.25MM. Both projects incorporate high levels of sustainability, durability, and safety into their design—including providing air conditioning in every unit.

Despite steep increases in construction costs amid pandemic-related construction delays and supply chain issues, Good Shepherd Village and Maple Apartments have not requested additional Metro bond subsidy. Additionally, both projects committed to providing air conditioning in all units—a feature not contemplated in their concept construction budgets, but something the sponsors felt was imperative after the 2021 heat event.

In response to the urgent and growing need for supportive housing in the region, the project sponsors developing Fuller Station, Tukwila Springs, and Good Shepherd Village have each committed to providing additional permanent supportive housing units in their developments. HACC is working with the sponsors on integrating SHS funding to support very low income households and households experiencing or at risk of homelessness. While the details are still being finalized, HACC is hopeful that up to 60 more PSH units will be produced beyond what was originally contemplated.

HACC has also focused on progressing its own Hillside Master Plan Redevelopment project and strategizing ways to provide first-time affordable homeownership opportunities while creating long term affordability through the repositioning of HACC's 145 unit scattered site public housing portfolio. Producing more supportive housing units and creating homeownership opportunities are HACC's top priorities for its remaining bond-supported unit production targets.

HACC is the oldest Housing Authority in the state of Oregon and operates some of the oldest public housing in the country. Hillside Park, completed in Milwaukie in June 1942, was Oregon's first public housing project. The Hillside Park public housing complex is situated on nearly 14 acres and currently consists of eighty-six (86) single story residential apartment buildings containing one hundred (100) dwelling units. In 2019, HACC conducted a Physical Needs Assessment (PNA) which identified that the residential structures are in poor physical condition and require significant rehabilitation and retrofit to render the structures viable for on-going safe and sanitary housing. The PNA concluded that the property warrants consideration for demolition and redevelopment versus rehabilitation based upon the estimated cost of repairs. With the assistance of a Metro 2040 Planning & Development Grant, HACC conducted a comprehensive master planning process to contemplate the future redevelopment of the site. This planning process engaged residents and community members who helped develop a vision for a vibrant mixed-use, mixed-income community. The final Master Plan proposes to demolish and rebuild the existing affordable housing at Hillside Park and provides the opportunity to develop up to 400 units of additional housing, creating opportunities for expanded housing choice and type.

In late 2020, the Authority submitted a land use application to the City of Milwaukie seeking to rezone the site to allow for increased density and mixed-use housing. As a testament to the level of community outreach and communication conducted in support of this development, the project's land use application received no public testimony in opposition when it was brought before city council for adoption. In November 2021, the Authority's land use application was unanimously approved and the final decision on the Planned Development was adopted by Milwaukie City Council.

HACC recently released a developer solicitation seeking conceptual proposals for the redevelopment of the site. This Request for Expressions of Interest (RFEI) sets forth the Authority's intentions for this project, including the selection criteria and selection process. HACC has earmarked approximately 30% of Clackamas County's total Affordable Housing Bond allocation to ensure that a sizable portion of the newly developed units are affordable to households making 80% AMI and below. HACC also plans to integrate SHS funding in order to support supportive housing units within the new development. The first phase of redevelopment is anticipated to break ground in 2023.

HACC has been coordinating with Metro and the City of Lake Oswego on what is expected to be approximately 50 units of bond-funded affordable housing in Lake Oswego. The three agencies are preparing to commence a community process with the goal of developing a guiding vision for the site. This vision statement will be included in a developer RFP expected to be released in the third quarter of 2022.

Finally, HACC has been coordinating with our Housing Advisory Board, culturally-specific service providers, sustainability consultants, and local workforce development agencies to develop HACC's next bond solicitation. HACC expects to release this solicitation mid-2022 with the goal of supporting the development of up to 200 bond-funded units.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status  <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Fuller Road Station	\$47,344,650	\$8,570,000	100	25	83	25	TBD	Yes	In Construction	Apr-2021	Aug-2022
Good Shepherd Village	\$53,902,667	\$18,330,000	143	58	80	35	No	Yes	Final Approval	Feb-2022	Aug-2023
Maple Apartments	\$53,041,069	\$15,903,000	171	70	129	9	No	Yes	Final Approval – In Review	May-2022	Dec-2023
Tukwila Springs	\$19,418,863	\$5,639,209	48	48	0	48	No	Yes	In Construction	Jun-2021	Jun-2022
<b>Total committed or underway</b>		<b>\$48,442,209</b>	<b>461</b>	<b>201</b>	<b>292</b>	<b>117</b>					
<b>LIS commitment</b>		<b>\$116,188,094</b>	<b>812</b>	<b>333</b>	<b>403</b>						
<b>% of commitment complete</b>		<b>41.7 %</b>	<b>57%</b>	<b>60%</b>	<b>73%</b>						
<b>Remaining for LIS</b>		<b>\$67,745,885</b>	<b>351</b>	<b>132</b>	<b>111</b>						

## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Funding sources leveraged*
- d. Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- e. Anything else worth highlighting*

## FULLER ROAD STATION: 9608 SE FULLER RD, HAPPY VALLEY, OR 97086



Fuller Road Station is 100 units of new affordable housing in unincorporated urban Clackamas County, located directly adjacent to the MAX Green Line. The six-story building with a mix of one-, two- and three-bedroom homes will serve families and individuals with incomes between 30% and 80% area median income (AMI). The units include 17 one-bedroom units, 63 two-bedroom units and 20 three-bedroom units. Energy-efficient heating and cooling will be provided in every unit and any unit in the building can be converted for ADA accessibility. Additionally, the three-bedroom units include in-unit washer/dryers. Future residents will benefit from amenities such as a community room with free wifi, a computer lab with free wifi, an outdoor community plaza, open air nature playgrounds, community gardens, 83 parking spaces, secure bike storage, excellent public transit and space available to local community groups for on-site services.

Fuller Station will serve families and individuals with incomes between 30% and 80% of area median income. Thirty (30) units will be for 30% AMI, seven (7) at 50% AMI, fifty-eight (58) at 60%, and five (5) at 80% AMI. 30 units will be dedicated for families and individuals who are homeless or at risk of homelessness, including foster youth exiting or having exited the system. Project-based vouchers provided by the Housing Authority and services funding from the Metro Supportive Housing Services measure will support these 30 units.

Guardian Real Estate Services, the project's General Partner, will manage the property including the initial lease-up and coordinate the resident services program with non-profit partners, JOIN and DEV NW.

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, OMEP, Metro Affordable Housing Bonds and Transit Oriented Development funds, Clackamas County HOME funds, Project-based vouchers from HACC, Metro Supportive Housing Services funding, and private funding.

**GOOD SHEPHERD VILLAGE: 12596 S.E. 162ND AVENUE, HAPPY VALLEY, OR 97086**



Good Shepherd Village, the first regulated affordable housing development in Happy Valley, will include 143 units ranging in size from studios to three-bedrooms. The project sets aside 35 units of Permanent Supportive Housing (PSH) for those who have experienced houselessness or are at risk of becoming houseless, including 15 units expressly for Veterans. Residents will have convenient access to public transit, grocery stores, schools, a public library, multiple parks and healthcare resources.

The development includes 1 management unit, 13 studios, 50 one-bedrooms, 60 two-bedroom units and 19 three-bedroom units. The three-bedrooms and several of the two-bedroom units will be focused in two buildings each surrounding a small courtyard. A third building will house all of the studios, one-bedrooms, and remaining two-bedrooms, as well as community

rooms and office space for resident and supportive services. In addition to the large, multi-use community room, there is also a separate “quiet room” for resident use. This is one of several trauma-informed design elements in the building, informed through community engagement. Energy-efficient heating and cooling will be provided in every unit. Each building will also provide laundry facilities and secure bike parking for residents. The site will include parking and outdoor gathering and play areas as well as a community garden which was noted as a high priority during engagement activities. Beyond the developed part of the property, the 11-acre site features four acres of protected green space which will remain undeveloped and contribute to the peaceful, natural surroundings. The project uses trauma-informed design, universal design, and sustainable design elements. The project will achieve Earth Advantage Multifamily Gold certification for all three buildings.

Good Shepherd Village will serve families and individuals with incomes up to 60% of area median income. Fifty-eight (58) units will be reserved for households with incomes at or below 30% of AMI and eighty-five (85) units will be reserved for households with incomes up to 60% of AMI. 35 units of Permanent Supportive Housing will be dedicated for families and individuals who have experienced homelessness or are at risk of becoming homeless, including 15 apartments expressly for Veterans. VASH and project-based vouchers provided by the Housing Authority will support these 35 units. Wrap-around services for these 35 units will be supported with Metro Supportive Housing Services funding.

Catholic Charities of Oregon (CCO) is called by a tradition of social justice to the work of equity and inclusion. CCO works to advance equity for immigrants, refugees, and people who are homeless and vulnerable, with a special emphasis on those who are not served by other providers. Good Shepherd Village will serve priority populations with a broad range of needs based on an analysis of people living and/or working in Happy Valley. Services will be provided by Catholic Charities of Oregon in addition to project partners, and the housing arm of CCO, Caritas Housing, will act as the developer.

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, OHCS Permanent Supportive Housing Funds, OHCS Energy Program, Metro Affordable Housing Bond, Project-based vouchers from HACC, Metro Supportive Housing Services funding, private funding, General Partner Equity, Seller Financing, Deferred Developer Fee, and donated land.

## MAPLE APARTMENTS: SOUTH MAPLE LANE COURT, OREGON CITY, OR 97045



Maple Apartments, located minutes from Clackamas Community College in Oregon City, is a multi-building complex set around a gracious central green space. It will include 171 units ranging in size from one-bedroom to four-bedroom units. Designed with immigrant, agricultural worker, and low-income families in mind, 75% of units are two-bedroom and bigger. The project sets aside nine (9) units of Permanent Supportive Housing (PSH) for those who have experienced homelessness or are at risk of becoming homeless.

The development includes 42 one-bedroom units, 54 two-bedroom units, 66 three-bedroom units, and 9 four-bedroom units. Energy-efficient heating and cooling will be provided in every unit. The project also includes an accessible community room with spaces for a movie/game room, book share library, a demonstration kitchen area for events/classes and shared laundry facility. The site design supports a series of amenities within a park-like setting which include community garden space, walking paths, children's play areas and outdoor picnic areas. The project is targeting Earth Advantage Multifamily Gold certification which incorporates a multitude of sustainable design elements.

Maple Apartments will serve families and individuals with incomes between 30% and 60% of area median income. Seventy (70) units will be reserved for households with incomes at or below 30% of AMI and one hundred and one (101) units will be reserved for households with incomes up to 60% of AMI. Forty-three units (43) will reserved for agricultural workers and field laborers and their families. Maple will provide year-round, off-farm, permanent housing with programmatic elements designed with farmworkers in mind. Through a partnership with Northwest Housing Alternatives (NHA), Maple will also set aside 9 PSH units for individuals and families transitioning out of homelessness. These units will include support services

through NHA in addition to services provided by Hacienda's Youth and Family Services division. Project-based vouchers provided by the Housing Authority will support the seventy units reserved for household with incomes at or below 30% of AMI. Wrap-around services for the 9 PSH units will be supported with Metro Supportive Housing Services funding.

Maple Apartments is a partnership between Community Development Partners (CDP) and Hacienda CDC. CDP and Hacienda are also partnering on Rockwood 10, an affordable workforce housing project located in Gresham. CDP develops affordable housing with a focus on long term community engagement. Hacienda's expertise is in delivering culturally specific programming for Latino, immigrant, and communities of color. With nearly 2,000 affordable housing units completed between the two organizations, CDP and Hacienda are well-versed in the development of this project type and finance structure and committed to adding diverse and targeted programs unique to Maple Apartments, its residents, and the surrounding community.

CDP's team will lead the development team comprising of: Hacienda CDC, LMC Construction, Salazar Architect, and Portland State University-Center for Public Interest Design (CPID).

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, Agriculture Workforce Housing Tax Credit, Metro Affordable Housing Bond, Project-based vouchers from HACC, Metro Supportive Housing Services funding, and private funding.

### **TUKWILA SPRINGS (FKA WEBSTER ROAD): 18000 WEBSTER ROAD, GLADSTONE, OR 97027**





Located in the City of Gladstone, Tukwila Springs is the rehabilitation of a former congregate care facility into 48 units of Permanent Supportive Housing. Originally constructed in the early 1960s, the building was previously used as a nursing home and most recently as a juvenile rehabilitation center but has been vacant since 2017. HACC acquired the property in 2019 using Metro Affordable Housing Bonds. Tukwila Springs is Clackamas County's Phase 1 Housing Bond Project.

After conferring with the Confederated Tribes of the Grand Ronde and the Mayor of Gladstone, we have selected Tukwila Springs as the project's name. The area the housing development sits on was known for both natural springs and filbert orchards. Tukwila is the Clackamas Tribe word for Filbert.

Tukwila Springs includes 48 units, including 40 studio units & 8 SROs – all units include full bathrooms and, at minimum, a microwave and mini-fridge. Energy-efficient heating and cooling will be provided in every unit. The project includes a robust array of community amenities including a spacious community living room with a fireplace and free wifi, a community kitchen with a spacious dining hall, a large conference room, a wellness room, an exam room with tele-health capabilities, a shared laundry room, and dedicated offices Property Management, Resident Services, and Case Management. The site design will include a landscaped courtyard, accessible resident garden beds, walking paths around the property, and covered outdoor seating areas. The project incorporates trauma-informed design, universal design, and sustainable design elements throughout. The project will achieve at least Earth Advantage Multifamily Gold certification.

All units will serve households with incomes 30% of AMI and below. HACC will provide project-based vouchers (PBVs) for all 48 units. The marketing plan will target near-elderly (50 or older) households who are currently experiencing homelessness or at risk of becoming unhoused and/or disabled. Leasing preferences will be given to applicants with who live or work in Gladstone. All applicants will be referred through the county's Coordinated Housing Access (CHA) wait list. Wrap-around services will be supported by State Permanent Supportive Housing and Metro Supportive Housing Services funding.

The Housing Authority of Clackamas County was the first housing authority in Oregon. It was formed on May 4, 1938. It was formed because county officials saw they had many of the same issues we're facing today – that there was simply not enough safe and affordable housing to meet the needs of low income Oregonians. HACC's mission is to provide and develop affordable housing with supportive services for individuals and families on their path to improved health, wellness, prosperity and inclusion. Tukwila Springs aligns with HACC's mission to provide deeply affordable housing and services for Clackamas County's most vulnerable residents.

HACC's team of development staff will lead the development team comprising of Walsh Construction, Carleton Hart Architects, and Cornerstone Management. Given the organization's extensive experience serving a PSH population, HACC partnered with Home Forward to provide property management, resident services and coordinate wrap around services.

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, Metro Affordable Housing Bond, OHCS Permanent Supportive Housing Funds, Clackamas County HOME funds, Project-based vouchers from HACC, Metro Supportive Housing Services funding, Seller Financing, Deferred Developer Fee, and private funding.

### **SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION**

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

- a. Progress toward achieving the equitable contracting goals and strategies in your LIS*
- b. Progress toward advancing the workforce diversity goals and strategies in your LIS*
- c. If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*

HACC's 2020 NOFA required sponsors to provide a detailed plan to achieve at least 20% COBID certified subcontractor participation and 20% COBID certified professional services participation. The County's first two bond projects, Fuller Road Station and Tukwila Springs, broke ground in the first half of 2021. HACC is tracking labor and wage monitoring closely and both projects appear on track to meet or exceed their contracting goals. Workforce tracking is something that HACC has interest in implementing but additional resources like tracking software and technical assistance are needed to meet this goal. With funding support provided by Metro, HACC recently (Jan 2022) purchased LCP tracking software and is getting trained on the software and process. In addition, HACC has been coordinating with Workforce Clackamas and hopes to require or incentivize projects awarded in the 2022 NOFA round to set workforce goals.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Fuller Road Station	GSA,GRES/R&H	20%	20%	Project is on track to meet or exceed this goal. COBID firms include concrete, waterproofing, insulation, siding, flooring, signage, accessories, window coverings, electrical, low voltage, plumbing, earthwork, and landscaping
Good Shepherd Village	Caritas/Walsh	25%	20%	Not in construction yet. Currently, the project is on track to exceed their original participation goals with approximately 29% participation rate for soft costs and 28% for hard costs. The focus on reaching minority and women-owned sub-contracting firms in particular is reflected by nearly 27% participation from minority- and/or women-owned firms specifically.
Maple Apartments	CDP,Hacienda CDC/LMC	20%	20%	Not in construction yet. COBID contracting goals for hard costs is a minimum of 20%. COBID goals for soft costs is 20%, but the project is currently above 70% for design and consultant services.
Tukwila Springs	HACC/Walsh	20%	20%	Project is on track to exceed this goal. Current estimate is 23%

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by			Workforce tracking? Y/N	Prevailing wage BOLI, Davis Bacon, N/A	Notes and preliminary progress
		POC	Women	Apprentices			
Fuller Station	GSA,GRES/R&H				N	Davis Bacon, BOLI	
Good Shepherd Village	Caritas/Walsh				N	Davis Bacon	The project team has connected with local training and education programs and will provide learning opportunities for local CET programs and local community college programs. HACC hopes to work with contractor to gather anecdotal info or voluntary data regarding workforce participation once the project breaks ground.
Maple Apartments	CDP,Hacienda CDC/LMC				N	Davis Bacon	HACC hopes to work with contractor to gather anecdotal info or voluntary data regarding workforce participation once the project breaks ground.
Tukwila Springs	HACC/Walsh				N	Davis Bacon	

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.

## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

*The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region's housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.*

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. *How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*
- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*
- c. *Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*
- d. *Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*
- e. *If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*

HACC's 2020 NOFA gave points to priority locations described in the LIS. Location priorities included projects sited in close proximity to public transit, grocery or drug stores, medical services, libraries, or senior centers, public schools, and parks, recreation or community centers. As a result, 100% of HACC's bond projects are located within a quarter mile of bus-service or light rail and within a half mile of a grocery or drug store.

There is strong community support for siting more affordable housing along SE McLoughlin Blvd. McLoughlin Boulevard connects communities in Clackamas and Multnomah counties to jobs, housing, and transit. The McLoughlin Boulevard Transit Corridor connects downtown Milwaukie with downtown Oregon City and Clackamas Community College and the MAX Orange Line goes as far south as Park Avenue connecting Portland City Center to Portland State University (PSU), Southeast Portland, Milwaukie, and Oak Grove. Recently adopted zoning code amendments allow for increased density and provide a significant density bonus for affordable housing. As we draft the 2022 NOFA, HACC is considering prioritizing locations along McLoughlin Boulevard that are within a half mile of the MAX station.

HACC supports low-barrier screening and requires that bond-funded units are made available to households with adverse credit, rental, and legal histories, and very limited income. While none of HACC’s bond projects leased up in 2021, HACC will closely monitor screening criteria and lease-up processes as projects progress.

All Permanent Supportive Housing units receiving project-based rental assistance from HACC will be referred through the county's Coordinated Housing Access (CHA) wait list. HACC is working on services packages that pair rental assistance with wrap around services to encourage sponsors to support additional PSH units in bond-funded projects. In response to the urgent and growing need for supportive housing in the region, the project sponsors developing Fuller Station, Tukwila Springs, and Good Shepherd Village have each committed to providing additional permanent supportive housing units in their developments. While not yet finalized, HACC is hopeful that up to 60 more PSH units will be produced beyond what was originally contemplated.

Aligning culturally specific and responsive programming and services to meet the needs of tenants is something that HACC prioritized in the first NOFA round and plans to incorporate in future solicitations. In coordination with the Metro Supportive Housing Services program, Clackamas County is working to build a consortium of culturally specific community organizations and service providers that can provide culturally responsive services and programming to our residents.

***Summary of project plans and partnerships for affirmative marketing and culturally responsive services***

<b>Project name</b>	<b>Who the project seeks to serve</b>	<b>Plans/partnerships for affirmative marketing</b>	<b>Plans/partnerships for responsive services</b>
Maple Apartments	Farmworkers and their families	Hacienda CDC, NAYA, El Programa Hispano Católico, NHA, Urban League of Portland, Asian Health & Service Center, IRCO, Impact NW, Clackamas County Social Services & CHA	Hacienda CDC, NHA
Fuller Station	PSH, Foster Youth to Independence (FYI), Asian, Lantinx	Asian Health & Service Center, IRCO, NAYA, Urban League of Portland, El Programa Hispano Católico, Oregon Outreach, Impact NW, Independent Living Resources, Clackamas County Social Services & CHA	JOIN, DevNW, IRCO
Good Shepherd Village	Asian, Lantinx, Veterans, PSH	NARA, Asian Family Center, NAACP, JOIN, NW Pilot Project, Clackamas County Social Services & CHA	Catholic Charities of Oregon, APANO, El Programa Hispano Católico, Familias en Acción, Do Good Multnomah,

## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
- c. Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)
- d. Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)
- e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

Both the Maple Apartments and Good Shepherd Village projects conducted community engagement activities in 2021. Tukwila Springs and Fuller Station are currently in construction.

### **Maple Apartments:**

The project team engaged with community members in a number of ways including a survey, interviews with community-based organizations, listening sessions with seniors living in affordable housing, a listening session with Oregon City School District migrant families, and a design workshop with Latinx migrant families living in affordable housing.

The survey was distributed in English and in Spanish with 22 multiple choice questions about preferences in apartments, community spaces, and participant demographics. Survey participation included 7 English speaking white participants.

Interviews with community based organizations started with questions to get to know the organization and what they do, then the project team would ask how they would use spaces in a community building and how the design could fit their needs. The

project team would also discuss their interpretation of what their communities needed. The senior listening sessions and in-person tour participants included 7 women. Demographic information like age and race was not collected.

In the listening sessions with seniors, the project team mainly discussed their experiences living in multi-unit affordable housing. This was followed by an in-person tour that the residents provided the project team of their building to show what they loved and what they would change. The Oregon City School Board listening session participants included 5 Latina, Spanish-speaking women.

The design workshop with Latinx migrant families was held over zoom and the project team used the digital white board Miro to facilitate design discussions and programmatic preferences. Participants gave input on the programs for outdoor spaces and shared community spaces. They also designed entryways for the apartments and gave input on parking needs. The Community Design Workshop included 8 Latina women, 1 Latino man, and 1 white woman.

#### Summary of Feedback Received:

Communities and community-based organizations (CBOs) have been overwhelmed since before the pandemic. After a year including many monumental and historic events, CBOs seem to emphasize the importance of resilience by meeting community needs today. Community members expressed needing better access to technology and wifi, better access to transportation, safe and reliable places to keep their car(s), access to childcare especially when accessing services provided by CBOs, reliable maintenance and friendly staff where they live, good relationships with their neighbors, emergency preparedness, apartments built with accessibility in mind beyond ADA requirements, apartments with storage, an easy laundry experience, and access to outdoor spaces.

#### How feedback directly informed project implementation:

Much of the community building program was informed by the engagement sessions. The community building and outdoor shared areas near it will host programs that community organizations and community members need such as access to computers, storage for arts and crafts or cooking classes, quiet areas to study or read, a flex space for child care during appointments or meeting with community orgs, play areas for all ages, exercise equipment, community gardens with raised beds, multiple locations for mural and sculpture art, and programming that supports formal and informal events to create a strong sense of community so residents feel safe and supported. Some items that are still being discussed include designating a space for a backup generator to be built in the future, power back-up for a fridge/freezer to keep medicine cold, and other emergency preparedness measures.

### Engagement Partners:

The project team interviewed or worked directly with the following organizations:

Unite Oregon, Senior Citizens Council of Clackamas County, LoveOne, Do Good Multnomah, Northwest Housing Alternatives, Clackamas Service Center, Clackamas County Youth and Homeless Diversion, The Living Room, DevNW, Oregon City Together, LifeWorks NW, Oregon City Public Library, Homeless Solutions Coalition of Clackamas County, Coalition of Communities of Color, Bridging Cultures, Providence St. Joseph Oregon Regional Behavioral Health - Better Outcomes Through Bridges (BOB) Programs, Latino Network, HINT (Hispanic Interagency Networking Team), OSU Extension Service Family & Community Health, Unite Oregon City, Love in the Name of Christ (Love Inc), Parrot Creek Child & Family Services, OSU Extension Service - Master Gardener, NW Family Service, AntFarm, Here Together, Residents Organizing for Change, Clackamas County Behavioral Health Peer Support Services, Clackamas County Coordinated Housing Access (CHA), Coordinated Housing Access Evolution Group (CHA Evolution), Storyline Community, Clackamas County Public Health, Oregon City School District, Office of Special Programs, Clackamas Workforce Partnership, Hacienda CDC, Center for Public Interest Design

### Outreach strategies and methods:

With the help of the Center for Public Interest Design and Hacienda, the project team was able to reach out to participants by connecting directly with property managers and other community organization leaders to distribute the surveys and encourage participation in the focus groups. The seniors in the listening session all live at Oak Ridge Apartments, an affordable senior living community in Lake Oswego. The families that participated in the design workshop live at Hacienda's Molalla apartments. Participants in the focus groups were compensated with a \$40 gift card to Fred Meyer. The survey participants were encouraged to participate by entering a raffle for \$10 gift cards. The engagement on the surveys was lacking. For future surveys the project team would consider using a shorter survey or distributing and collecting physical surveys.

### Good Shepherd Village:

Caritas Housing hosted a virtual design focus group on Zoom and sent out a survey about interior and exterior color preferences via Google Forms with the hope of getting feedback from groups that represent the communities they aim to house.

In the focus group, the project team shared various unit layouts, interior communal space features, and outdoor communal space features. The larger group split into three breakout rooms where Caritas staff and design team members (MWA Architects and Shapiro Didway landscaping) facilitated open discussions about what participants preferred and why, as well as discussing priorities for potential uses for community spaces. The groups were based on language interpretation needs to allow the most natural dialogue to take place and to minimize the need for multiple language interpreters in one "room" at a time. Participants received a summary of how their input was incorporated into the project and invited further feedback based



on design outcomes. The virtual focus group had 10 participants. Of the attendees, 8 were recruited by APANO (all 8 spoke Chinese as their first language) and 2 were recruited by Do Good Multnomah (both were senior Veterans that had experienced homelessness). There were several recruits from Familias en Acción that did not show up to the virtual meeting. Caritas did not formally collect demographic information from these participants because the engagement took place before Metro distributed the engagement template, thus, demographics noted above are based on input from partner organizations.

Caritas again reached out to these communities through their partners to get feedback on interior and exterior color through a survey. Interior color themes were presented in “mood boards” while exterior colors were presented directly on an elevation of the buildings. Participants were presented with 4 options for interior and exterior colors and asked to rate them on a scale from 1 (do not like) to 5 (like a lot). Similarly, results were shared with participants once they were compiled, and final design decisions based on their input were communicated out. Survey participation included 56 participants including 20 people who identify as Asian/Asian American, 17 people who identify as Hispanic/Latinx/Spanish Origin, 17 people who identify as White and 2 people who preferred not to answer.

#### Summary of Feedback Received:

In the focus group, Caritas received input on unit layout, interior common space uses, and outdoor common space uses. Key takeaways from this meeting were prioritizing covered outdoor space and gardening beds, separating out active and quiet common spaces inside the building, and learning culturally-specific preferences inside units (e.g. strong range hoods, cabinet space instead of a dishwasher).

The color preferences survey was split into interior and exterior spaces. Caritas gathered both quantitative and qualitative responses (rankings and comment responses). Overall, interior responses trended towards more neutral color schemes. Responses varied from appreciation of natural colors like green, light blue, and lighter wood tones, to concerns about keeping these light neutral tones clean over time- especially with children around. Exterior responses were more mixed. Participants seemed to moderately prefer more neutral tones for this color scheme as well. Yellow proved to be a very polarizing color, so yellow was minimized (though not excluded) in the final color decision for the building exterior.

#### How feedback directly informed project implementation:

Because of this engagement process, Caritas is planning on implementing the most popular interior and exterior color scheme selections as voted on by the networks of their culturally-specific community partners. Additionally, as requested by focus group participants, there will be a quiet space set aside from the more active, common space for children to do homework or for relaxing away from group activities, and spaces for quiet reflection are provided throughout the site. The site provides both a formal playground area and nearby, protected paths for bicycle rides, as well as less formally programmed open spaces for

kids to play and for other popular activities to occur (tai chi, yoga, playing ball, etc). The site will also provide gardening beds, an outdoor kitchen/cooking area, and a covered outdoor space for gathering-- outdoor features that were mentioned several times in the focus group. Unit layouts prioritized counter space over pantries, tried to position ranges near operable windows (based on feedback that many traditional dishes utilize high-heat and oils and thus, both a hood vent and a nearby window is strongly preferred to minimize smells and oils infiltrating into other areas of the home), and provided built-in dining space for extra counter space rather than smaller kitchens in exchange for formal dining areas.

#### Engagement Partners:

Caritas partnered with Asian Pacific American Network of Oregon (APANO), El Programa Hispano Católico, Familias en Acción, Do Good Multnomah, and Easterseals. The first three are culturally-specific organizations focused on the Asian and Latinx communities in Portland, respectively. Do Good Multnomah focuses on the Veteran population in the county. Easterseals works with seniors, people living with disabilities, and has culturally-specific services for the Latinx communities within these populations. Caritas had a formal project-specific memorandum of understanding with APANO and El Programa, a general organizational MOU with Easterseals, and will pursue formal partnerships with both Familias and Do Good Multnomah building on our successful partnership for the project's design-focused engagement. The most important take away from this process was learning the lead time necessary to connect with these organizations, translate informational materials about the upcoming engagement, and recruit participants virtually. Caritas' goal is to prioritize the feedback from these populations (to the extent that they can) and cater to the self-identified needs of the historically marginalized communities in Happy Valley. This will hopefully lead to stability and comfort in many future resident's lives—small changes that can make all the difference.

#### Outreach strategies and methods:

Caritas recruited participants through our culturally-specific community partners (detailed below). Their methods included emails, flyering, word-of-mouth at in-person meetings, and WhatsApp texts. The latter method came as a result of APANO realizing the best way to reach out to their network was via WhatsApp, as many of them were not responding to email invitations. Additionally, Caritas compensated all focus group participants with a \$30 Visa gift card and made this known throughout the recruitment process to encourage participation.

Similarly, Caritas shared with potential survey participants that three \$25 Visa gift cards would be raffled off among those who answered the design survey. As noted below, there were Latinx community members that had RSVP'd for the focus group but did not attend. Caritas attempted to follow-up with them via e-mail in order to collect input on the topics described earlier, however, this did not result in any responses. This was potentially related to limited capacity by their partners at Familias in conducting direct follow-up with community members they had recruited to participate. Although Caritas tried to provide

materials and follow-ups in Spanish, responses may have been absent due to lack of consistency in point of contact and/or translation limitations.

## **SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY**

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

All four Clackamas County Metro bond projects include in-unit, energy efficient heating and cooling. Maple Apartments, Good Shepherd Village, and Tukwila Springs are targeting Earth Advantage Multifamily Gold certification and include a multitude of sustainable design elements. All future bond-funded projects will require air-conditioning in the units. HACC is currently contemplating how best to work with affordable housing developers to build climate resilient projects and strategizing ways to incentivize this work in the 2022 NOFA. HACC anticipates the biggest challenge will be balancing the addition of sustainability measures with community expectations around projects costs. Regional coordination may help normalize thinking around lifecycle costs and weighting the triple bottom line more heavily.

# Housing Bond Progress Report for Gresham | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## SECTION 1: UNIT PRODUCTION AND FUNDING

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

- a. *Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*

*Gresham did not release a competitive selection in calendar year 2021.*

- b. *Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*

*Gresham has 194 units under construction in 2021, with an average bond subsidy of approximately \$84,000/unit. Efficient use of Metro bond funds was a criteria used in the 2020 solicitation, and investments were selected that made a good use of bond funds and leveraged other sources such as Section 811 PRA. Albertina Kerr has passed savings onto residents by covering utility costs for residents.*

- c. *Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low income households and households experiencing or at risk of homelessness.*

*With 77 units of 0-30% AMI under construction, Gresham has met the unit target for deeply affordable units.*

- d. *Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

Gresham has exceeded the total unit target, and has 23 units of family-sized housing remaining with \$10.4M in funding. Gresham will be receiving further City Council input on priorities for a future solicitation. Priorities within Gresham’s LIS that have yet to be funded include rehabilitating existing, but not regulated, housing units as well as home ownership.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status  <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Albertina Kerr	\$45,238,678	\$11,200,000	147	30	31	30	No	TBD	In construction	Jan-2021	June-2022
Rockwood Village	\$65,942,261	\$5,152,030	47	47	39		no	TBD	In construction	Jan-2020	March-2022
<b>Total committed or underway</b>		<b>\$16,325,030.00</b>	<b>194</b>	<b>77</b>	<b>70</b>	<b>30</b>					
<b>LIS commitment</b>		<b>\$26,756,995.00</b>	<b>187</b>	<b>77</b>	<b>93</b>						
<b>% of commitment complete</b>		<b>61%</b>	<b>104%</b>	<b>100%</b>	<b>75%</b>						
<b>Remaining for LIS</b>		<b>\$10,431,965</b>	<b>Exceeds goal</b>	<b>0</b>	<b>23</b>						

## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Funding sources leveraged*

- d. *Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- e. *Anything else worth highlighting*

*The responses to Section 2 are best summarized in the Metro fact sheets for the project (see attached).*

### **SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION**

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

- a. *Progress toward achieving the equitable contracting goals and strategies in your LIS*

*Gresham's LIS stated that Project sponsors will be requested to achieve a target of 20% of total development costs for contracts to certified minority, women, and emerging small businesses pursuant to ORS 200.055. Both Albertina Kerr and Rockwood Village are on track to meet this goal, with Albertina Kerr currently projecting a total above 30%.*

- b. *Progress toward advancing the workforce diversity goals and strategies in your LIS*

*Gresham's LIS stated that Gresham is interested in encouraging participation in project workforce hours by minorities, women and disabled veterans. Gresham will work with Metro, other implementing jurisdictions, and with project sponsors to explore ways to maximize participation in project workforce hours. Albertina Kerr has been tracking workforce hours for women, minority, and apprenticeship hours. For the firms that were able to participate (11 firms total), the workforce utilization rates vastly exceeded the goals for minority hours works, are ~2/3 of the goal for women, and are at 75% of the goal for apprenticeship hours. Firms that did not participate were either under the \$250k contract amount, or had a prohibitive reason that were unable to participate.*

- c. *If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*

*Gresham's Bond program is closely coordinating with the City's Diversity, Equity, and Inclusion program, and working to develop city wide outcomes regarding procurement practices as well as COBID goals.*

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Albertina Kerr	Gerding Edlen/Pence	20%	20%	Currently projecting total of 32.15% of subcontractor COBID participation, with 27.01% MBE firms and 5.14% WBE firms.
Rockwood Village	CDP/LMC	20%	20%	Currently tracking a total of 20% with 6.% MBE and 14% WBE firms.

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking?  Y/N	Prevailing wage  BOLI, Davis Bacon, N/A	Notes and preliminary progress
		POC	Women	Apprentices			
Albertina Kerr	Gerding Edlen/Pence						
Rockwood Village	CDP/LMC						

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.

## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. *How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*

Gresham's LIS location strategy identified that the overall portfolio of sites should increase choice for residents on where to live. This includes:

- Providing new affordable housing in high opportunity neighborhoods and sites. This would include sites that have good access to educational, economic, recreational opportunities in addition to access to transit. Development proposals should demonstrate an analysis of these opportunities and community assets in relation to the project area by utilizing resources including the Opportunity Atlas or other tools.
- Increasing affordable housing in areas with existing underserved diverse populations, including areas with increasing housing cost. For investments in these areas, the project must demonstrate community development opportunities that will increase overall services in the neighborhood. Gresham will support development proposals by providing demographic and socioeconomic data.

Both Albertina Kerr and Rockwood Village are located in areas well-served by transit with a variety of services, including services located on the campuses of both investments. Both projects have light-rail stations within a half-mile. Both projects are adjacent to grocery. Albertina Kerr provided street improvements, including sidewalks and bike lanes to improve active transportation.

- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*

Albertina Kerr will be using affirmative marketing practices to market the housing units to communities of color and persons with disabilities per the Affirmative Fair Housing Marketing Plan (AFHMP). Albertina Kerr will solicit feedback from referring and culturally specific organization to make desired low barrier screening criteria and leasing processes more responsive to our target populations, notably communities of color and those with disabilities. This additional feedback plan is outlined in the Community Engagement Plan in more detail. The project will include more direct outreach and marketing with referral organizations for both of its target populations prior to occupancy in order to ensure effective outreach and then successful lease-up. The management practices will include emphasis on low barriers to tenant access. Baseline low-barrier goals will be established for the following criteria, and evaluated as needed: lower income-to-rent requirements, identification requirements, lower application fees and deposits, and credit history requirements.



Rockwood Village marketing and leasing efforts have been centered around prospective residents and their needs, including providing low-barrier screening criteria focused around connections to local service organizations and multilingual resources. The marketing flyers for the property are available in seven different languages, based on the predominant languages of the existing Rockwood / Gresham community. Additionally, Property Management has been utilizing IRCO during leasing appointments with prospective residents as needed, and the Resident Services team with Hacienda has been available to assist residents with translations and the LIHTC paperwork process. The property website can be translated into 100+ languages and leasing forms are available in the online resident portal in just as many languages. In alignment with the AFHMP, several service organizations with clients in need of housing have received leasing information for the property including Hacienda (co-owner), NAYA, Urban League, Beyond Black, The Rosewood Initiative, APANO and IRCO.

*c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*

For Albertina Kerr, OHCS will be managing the waitlist for Section 811 PRA units and the development team is working with them and the process to ensure that interested applicants can be clearly directed to a Referral Agent or other qualified state/county or other service provider to help and certify the applications to OHCS.

*d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*

Albertina Kerr Workforce and Inclusive Housing provides a number of services to meet the needs of tenants. There will be two target populations for the building: 117 of these units be for those in the Direct Support Professionals workforce (DSP), including jobs such as nurse's aides, home health aides, and home-care aides, and 30 units will be for those with intellectual and developmental disabilities (I/DD). Additionally, the DSP target population is disproportionately people of color and women and are more likely to live in poverty and rely on public benefits, highlighting the need to help provide housing stability. Kerr will work with the Property Management company to carefully hire management staff with this cultural capacity and provide communications training where needed, notably to enable optimal communication with the residents with I/DD. If Kerr determines that there are areas of improvement, additional communications training and/or greater efforts in diversity outreach for staff hiring will be evaluated. Kerr's Programming efforts will aim to meet the social and supportive needs of the resident population via referral partnerships with local organizations, including culturally specific organizations. The plan to further identify additional needs of these populations beyond the outreach already conducted is outlined in the Community Engagement Plan provided to the City. The 30 units for those with I/DD will have integration with the State's K Plan which provides services to those living independently. With close partnerships, Kerr will increase the diversity of expertise and experience available to residents and allow for adaptation as resident needs and demographics change.

For Rockwood Village, Community Development Partners and Hacienda CDC are partnering with Hacienda Youth and Family Services to provide services at Rockwood 10. Hacienda has a proven track record of working closely with underserved populations and removing barriers to access housing, asset building opportunities, and educational opportunities.

Hacienda CDC employs a bilingual (English/Spanish) Resident Advocate who will work closely with property management staff and train them on assertive engagement with residents, trauma informed communication and culturally sensitive lease enforcement. The Resident Services Advocate will also conduct site visits with tenants and help identify their needs, which may include access to a food pantry, rental assistance, assistance with housekeeping or public/behavioral healthcare. Working with tenants to ensure successful tenancy, mitigate risk and prevent eviction is a large part of the Advocates' role.

Hacienda's emphasis on education for residents from birth through adulthood, coupled with asset building and entrepreneurial initiatives, is a proven model for success, providing critical support to low-income children and strengthening their family units for the long-term. Hacienda's core programs are Real Estate Development, Portland Mercado and Entrepreneurship, Youth and Family Services, Resident Services and Economic Opportunity.

Rockwood Village has collected a survey from the first residents that have moved in to obtain interest for future workshops. The project has also scheduled a series of workshops to introduce the Resident Services Coordinator and explain the range of services on site. The project has also hosted an internet assistance event with Arrobas Learning Center, applied to Energy Trust of Oregon to bring energy efficiency workshops, conducted a toy drive at the holidays with Hacienda's Expresiones program, and developed a move-in packet with a variety of services available through Hacienda and Multnomah County. Hacienda's Expresiones program is initiating STEM and art based programs for youth.

*e. If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*

For Rockwood Village, of the applicants that voluntarily provided race/ethnicity so far, 29% identified as white, 27% identified as Hispanic, 12% as African American, 10% Native American, 6% Asian, and 16% other.

**Summary of project plans and partnerships for affirmative marketing and culturally responsive services**

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Rockwood Village	Residents earning below 30% AMI, families.	Several service organizations with clients in need of housing have received leasing information for the property including Hacienda (co-owner), NAYA, Urban League, Beyond Black, The Rosewood Initiative, APANO and IRCO.	Hacienda CDC will provide resident services programming, including through an on-site community building.
Albertina Kerr	The project will house direct support professionals (117 units) and adults with developmental and intellectual disabilities (30 units spread throughout the project to help prevent isolation).	Albertina Kerr will be using affirmative marketing practices to market the housing units to communities of color and persons with disabilities per the Affirmative Fair Housing Marketing Plan (AFHMP). Albertina Kerr will solicit feedback from referring and culturally specific organization to make desired low barrier screening criteria and leasing processes more responsive to target populations, notably communities of color and those with disabilities.	As the housing development is located on the site of Albertina Kerr’s campus, residents will be able to access services. Project is also partnering with Boys and Girls Club which has a site close by to offer a variety of family services.

## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. . Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.

*Due to the ongoing challenges of COVID as well as staff capacity, community engagement for 2021 was limited. It included a virtual Diversity in Housing Forum, as well as a virtual Community Needs meeting. The Diversity in Housing Forum is available at: <https://www.youtube.com/watch?v=kaHb5BG5650>*

- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.

*Approximately 50 people participated in the two meetings, summarized below.*

- c. Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)

- *Need to link housing to job opportunities*
- *Housing that is affordable continues to be a significant challenge for residents*
- *Concern from the community about displacement; project investments need to focus on people and stability*

- d. Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)

*Themes will continue to inform a future solicitation, including the solicitation criteria.*

- e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

### Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations (not culturally specific or faith based)
Number of partnerships	5	2		3

List of organizational partners		Hacienda CDC, National Association of Minority Contractors.		Habitat for Humanity, Community Alliance of Tenants, Human Solutions
---------------------------------	--	---	--	--

**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				<i>% people of color</i>	<i>% people with low incomes</i>	<i>% older adults (over 60)</i>	<i>% limited English proficiency</i>	<i>% immigrants and refugees</i>	<i>% existing tenants in building</i>	<i>% people who have experience homelessness</i>
Diversity in Housing Forum	~30	N								
Community Needs Meeting	~20	N								

## SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

Both the Albertina Kerr and Rockwood Village investments have submitted cooling plans to Metro. These include cooling common areas and community rooms, and the ability for in-unit air conditioning which both projects are exploring additional funds from Metro to provide by the end of construction. Gresham has been working to understand best practices from developers within the city, including looking at cost-benefit financing models for different cooling approaches. Gresham is also tracking and supporting state legislative approaches to make cooling more widely available. It is clear that incorporating cooling plans with clear expectations and goals as early as possible in the development process is important. Regional coordination could include exploring best-practices in cost-benefit of various cooling solutions.

# Housing Bond Progress Report for Hillsboro | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## SECTION 1: UNIT PRODUCTION AND FUNDING

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

At the end of December 2021, the City of Hillsboro has one project underway, with groundbreaking scheduled for March 30, 2022. The “Nueva Esperanza” project represents 149 new affordable homes, achieving 52% of Hillsboro’s total production target for Housing Bond implementation, while using approximately 42% of its allocated \$40,657,081 in funding. Of the homes created, 105 will have 2 or more bedrooms, representing 74% of Hillsboro’s target for family-size homes; and 60 will be affordable to households with incomes at or below 30% of area median income (AMI), achieving 51% of Hillsboro’s Housing Bond target for deeply affordable homes.

In addition to contributing \$16.9 Million in Housing Bond funds, Hillsboro is donating approximately 6 acres of City-owned property for the Nueva Esperanza project. The utilization of this City-owned land has presented various development challenges and in 2021, the City worked extensively with the development team on numerous predevelopment activities and issues to help ensure a successful project.

Throughout 2021, Hillsboro has also worked closely with Metro Land Acquisition Staff to help acquire properties for Hillsboro’s next bond-funded affordable housing project. As of December 2021, Metro has Purchase and Sale Agreements (PSAs) in place on two adjacent parcels in Hillsboro totaling approximately 2 acres. The City is assisting Metro with site due diligence and will be preparing a project feasibility analysis to determine the project’s potential yield, preferred development program, and anticipated amount of Housing Bond funds necessary to support Hillsboro’s second bond-funded project.

- a. *Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*

The competitive selection for the Nueva Esperanza project was conducted through a City Request for Proposals (RFP) issued in March of 2020. The RFP generated proposals from five different development teams, and a committee comprised of City Staff and community members reviewed and scored each proposal based on Hillsboro's LIS. This process, described in detail in last year's Annual Progress Report, led to the selection of culturally-specific nonprofit developer Bienestar and Housing Development Center (HDC) as Co-Developers for the project. Concept Endorsement was awarded by City Council in November 2020.

- b. *Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*

For the Nueva Esperanza project, the donation of City-owned land of over 6 net acres, appraised at over \$5.3 Million, is a key City-led outcome supporting efficient use of Metro bond funds. An increase of LIHTC equity helped offset a significant increase in construction costs since Concept Endorsement, without the need for the project to request additional bond subsidy.

- c. *Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low income households and households experiencing or at risk of homelessness.*

The Nueva Esperanza Project will leverage 8 Project-Based Vouchers (PBVs) supporting very-low income residents in addition to 52 "unassisted" units at 30% AMI for very low-income households. The project sponsor will explore use of SHS funding post financial close for potential Supportive Housing Services (SHS) programming in addition to operationalized resident services.

- d. *Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

With Nueva Esperanza delivering 149 of Hillsboro's 284-unit total production target, there are 135 units remaining for Hillsboro's total production target under the Housing Bond.

Contingent on closing purchase of the two parcels under contract as described above, a competitive joint-solicitation for Hillsboro's second bond-funded affordable housing project will be conducted by the City and Metro in the coming 6-8 months of 2022, with developer selection and a funding commitment anticipated in late 2022 or early 2023.



Preliminary analysis shows the subject sites will deliver a project of approximately 60 units, leaving 75 units remaining for Hillsboro to meet its production targets. Hillsboro is now working with real estate brokerage firm Colliers International with the intent to acquire an additional publicly-owned parcel(s) to accomplish and/or exceed the production targets within the term of the Intergovernmental Agreement (IGA) with Metro.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status  <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion  Month/ Year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Nueva Esperanza	\$53,622,987	\$16,940,731	149	60	105	8			Final Approval	March-2022	Nov-2023
<b>Total committed or underway</b>		<b>\$16,940,731</b>	<b>149</b>	<b>60</b>	<b>105</b>	<b>8</b>					
<b>LIS commitment</b>		<b>\$40,657,081</b>	<b>284</b>	<b>117</b>	<b>142</b>						
<b>% of commitment complete</b>		<b>42%</b>	<b>52%</b>	<b>51%</b>	<b>74%</b>						
<b>Remaining for LIS</b>		<b>\$23,716,350</b>	<b>135</b>	<b>57</b>	<b>37</b>						

## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Funding sources leveraged*
- d. Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- e. Anything else worth highlighting*

Nueva Esperanza will provide 149 new affordable homes and one unrestricted manager's unit across 12 residential buildings and one central community building. Units will serve households earning 30-60% of AMI. With 105 family-size units of 2 bedrooms or more, the project will focus on serving low and very-low income families of color, particularly Latinx, Somali and other immigrant communities. The project features 46 three-bedroom units and 4 four-bedroom units for larger families.

The design organizes the buildings into three distinct neighborhoods that have their own unique identities. By creating smaller neighborhoods within the larger project, Nueva Esperanza will foster a sense of community for residents. The project site design integrates pedestrian circulation into the existing neighborhood, promotes active pedestrian connections along NE 53rd Ave and Hidden Creek Drive, minimizes vehicular impact, preserves mature trees, and achieves Earth Advantage Gold Certification. An *Alameda* (tree lined community pathway) will anchor the project to nature and create a natural backdrop for the north and south portions of the site. Buildings are organized along the vehicular streets and generously sized plazas, providing ample distance between structures and ensuring that outdoor amenities have access to sun. The project will have a total of 169 parking spaces (1:1.11 ratio), of which eight are designated for ADA parking and two for loading, and a total square footage of 140,960.

The *Nueva Esperanza* Development Team of Bienestar, HDC, Scott | Edwards Architecture, and LMC Construction is a capable and highly collaborative team that first came together in 2018 to tackle a difficult rehab project at the Bienestar-owned Montebello Apartments in Hillsboro. S|EA, HDC, LMC Construction, and NW Real Estate Capital Corporation (NWRECC) all have a strong track record of racial equity. For this project, each of these four organizations has adopted a culturally specific lens. S|EA has designed *Nueva Esperanza* with cultural specificity and to be responsive to communities of color; HDC recognizes its role as consultant and partner and leans into listening to the community and those with lived experience during the development.

The project leverages \$16,940,731 of Hillsboro share of Housing Bond funds with non-competitive 4 percent LIHTC equity, tax exempt bonds, private bank financing, and an OHCS Multifamily Energy Program grant. Meyer Memorial Trust has also provided support for the Nueva Esperanza project and has granted \$300,000 in predevelopment funds to the project in addition to a \$750,000 loan for predevelopment from Community Housing Fund (CHF).

The Nueva Esperanza development team has focused on elements that enhance community building and support individual needs. The design elements that have been incorporated into the project, which enhance livability and accessibility, include:

- Community courtyards are located within each cluster of residential buildings. Front doors open onto courtyards with areas to sit or to gather. Each courtyard provides a play area, a barbecue and picnic tables, walking paths, lighting and a distinct character.
- The required Type A (accessible) units are located within various buildings across the site with ADA parking as close to the designated unit as possible.
- The project includes flats as well as townhouse units which allows for diversity in accessibility.

- Two-bedroom units include a bathroom with a lavatory separated from a toilet/bathtub to allow a family member to use the sink while another family member is bathing.
- Three- and four-bedroom units include one bathroom with a bath and one bathroom with a shower.
- Blocking is provided in all bathrooms that will allow for future grab bars if the need arises.
- Kitchens include generous pantry units that enhance livability and reach space.

### SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

*a. Progress toward achieving the equitable contracting goals and strategies in your LIS*

Hillsboro’s LIS currently calls for a contracting goal of 20% of total project costs to MWESB-DV, COBID-certified businesses. This is more extensive than only setting a contracting goal based on hard construction costs or separating out soft costs. Hillsboro’s equitable contracting goal, based on total project costs, increases the contracting dollars to certified firms.

The Nueva Esperanza project total project cost is \$53.6 Million. Bienestar and HDC have committed to working to achieve the goal of 20% of these total costs for contracting to COBID-certified businesses in alignment with Hillsboro’s LIS. For Nueva Esperanza, that goal is quantified at \$10.7 Million in equitable contracting dollars.

*b. Progress toward advancing the workforce diversity goals and strategies in your LIS*

Due to limited current capacity for workforce tracking and compliance, Hillsboro did not set workforce diversity goals and strategies in its LIS.

*c. If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*

Hillsboro has purchased B2Gnow software for tracking MWESB-DV equitable contracting goals and has hired the City’s first Diversity Supplier Administrator to help launch a diversity supplier program for City contracting and procurement.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Nueva Esperanza	Bienestar,HDC/ LMC	20%		Hillsboro LIS calls for a goal of 20% of total project costs to COBID-Certified firms.

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”*

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking?	Prevailing wage	Notes and preliminary progress
		POC	Women	Apprentices	Y/N	BOLI, Davis Bacon, N/A	
Nueva Esperanza	Bienestar,HDC/ LMC						N/A at this time

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.*

## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

*The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.*

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. *How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*

Hillsboro's LIS calls for new affordable housing development in opportunity-rich neighborhoods, with priority in areas currently not served by existing affordable housing projects and resources. The Nueva Esperanza site on NE 53<sup>rd</sup> Ave and Hidden Creek is ideally located for the creation of a new, affordable neighborhood taking advantage of the City of Hillsboro's local parks amenities. Adjacent to the site is a brand new community center, and the 53<sup>rd</sup> Avenue Community Park complex. High frequency light rail transit at the MAX Hawthorne Farm station is only 1/2 mile north of the site and Bus #47 on Baseline road to the south. Additional open space and recreational areas are within walking distance east and west of the site. A Neighborhood commercial district, including a pharmacy and medical office are within walking distance. The closest existing affordable housing is in the Orenco Neighborhood, some 2 miles in distance. Thus Nueva Esperanza is filling an unmet need for affordable housing in the 53<sup>rd</sup> Avenue corridor.

Future Housing Bond solicitations will also align with Hillsboro's LIS, prioritizing service-rich neighborhoods with priority for those not containing existing regulated affordable housing opportunities.

- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*

Affirmative Marketing: Bienestar, HDC, and partners will create and carry out a comprehensive, multi-lingual marketing and lease-up plan that ensures racial and economic equity is achieved, that all classes of disadvantaged populations will have equal and fair access to rent units at *Nueva Esperanza*, and that the project is furthering affordable housing choice in Hillsboro. Bienestar and NWRECC will comply with fair housing law and regulations, as evidenced by the Affirmative Fair Housing Marketing Plan (AFHMP) developed for the project. The affirmative marketing plan consists of the following components:

Dissemination of Multi-lingual Marketing Materials - Bienestar will develop marketing materials that reach lower-income predominantly monolingual and limited-English Spanish-speaking households and lower-income African and other immigrant populations in and around eastern Hillsboro to ensure that they are aware and informed of *Nueva Esperanza* leasing availability. Bienestar will work with partners in the Racial Equity Collaborative, the Hillsboro School District, the Immigrant Solidarity Collaborative, the Somali Empowerment Circle, Adelante Mujeres, Family Promise, Community Action, and others to ensure that information is distributed to other communities of color in the area and will produce leasing and other informative materials in other languages as needed, including Somali, Arabic, Slavic, Vietnamese and Tagalog.

Bienestar historically markets availability of units with a racial equity lens, employing the following strategies:

- Communication with or in-person visits to major employment centers
- Communication through its peer network of other community service providers that work with Latinx and other diverse populations
- Flyers and direct communication at places of worship, libraries, and stores owned by Latinx entrepreneurs or frequented by Latinx target populations
- Word of mouth via Community Connectors as part of their normal volunteer activities and in their respective places of work and direct referrals from our 2,000 tenants from among their social and professional networks.

Low-Barrier Tenant Screening: As a longtime developer, owner and operator of affordable multifamily properties in Washington County, Bienestar targets the area's largest and most at-risk population of color, Latinx farmworkers and working families (95 percent of Bienestar tenants are Latinx), to ensure even the most financially disadvantaged in our community have access to quality homes (all Bienestar units are reserved for 60% percent AMI or below). In preparation for serving Hillsboro's diverse community, Bienestar has worked with local service agencies and PSH providers to create an improved low-barrier and equitable screening process for all applicants. In speaking with these partners (Community Action, Family Promise and Somali Empowerment Circle) and supportive housing experts (Sequoia Mental Health), it is clear that traditional screening criteria fails to account for known barriers tied to socioeconomic identities. Examples of these common barriers include negative credit history, past evictions, income inefficiency, and criminal records. Bienestar has strived to address these through common sense changes. One such change is that Management will not deny an applicant for negative rental history or prior evictions if it was based on excessive rent burden (household paying more than 50 percent of its total monthly income for rent and utilities). Additionally, the criminal conviction review process has removed any crimes that are no longer illegal at the State or Federal level. Furthermore, applicants will be encouraged to provide professional letters to assist in the review process. For every aspect of the screening criteria, Bienestar and NWRECC will consider relevant individualized evidence of mitigating factors, and approach each review through the lens of equity.

*c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*

While Nueva Esperanza does not include formal permanent supportive housing (PSH) units, the project Sponsors will be coordinating with organizations such as Family Promise, Community Action, Sequoia Mental Health, Community Connect and other resources in Washington County for coordinated referrals as applicable.

*d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*

Stable housing and a rich sense of community while aspiring to a better future is the framework for the resident services plan at *Nueva Esperanza*. Bienestar's flagship Promotores/Community Connectors Program is the cornerstone of Bienestar resident services model. This program recruits and empowers resident leaders (Promotores) who act as "community connectors," doing home visits and providing residents

with referrals to relevant services. Resident services staffing will be provided on-site through the operating budget (1.0 FTE Resident Services Coordinator, as well as a part-time Community Services Director, and three Promotores).

Bienestar will leverage a wide array of services for *Nueva Esperanza* residents through strong partnerships with more than 10 community-based organizations, including Virginia Garcia Memorial Health Center, Community Action, Centro Cultural, Adelante Mujeres, multiple departments of the City of Hillsboro, Washington County and others. Given the history of western Washington County and Hillsboro, many of the established CBOs have their roots in the Latinx community. However, as the demographics of our community shift, Bienestar, and these other organizations, are shifting their missions and services to be able to serve an increasingly diverse, multi-cultural population. Throughout the year, partner organizations give presentations on their services to help the Promotores/ Connectors make the best possible referrals for residents. Services provided by the partners include:

- Promotores/Connectors Information and Referral: 10+ local service organizations: Community Action, Virginia Garcia Memorial Health Center, and others.
- Homeownership Counseling and Financial Capabilities: National Association of Latino Community Asset Builders (NALCAB), Adelante Mujeres, Credit Builders Alliance, ProudGround and Portland Housing Center
- Student matched IDAs, Homeownership IDAs: CASA of Oregon,
- Summer enrichment (nature walks, Explorador camp, summer lunches, Back to School Fairs): Audubon Society of Portland; Clean Water Services; Portland Zoo; others
- Monthly Community-Building Events (i.e. family friendly games, holiday events, etc.): Various providers
- Informative Presentations: Adelante Mujeres, Virginia Garcia Memorial Health Center, Hillsboro School District, others
- Leadership, Empowerment, and Advocacy Metropolitan Alliance for the Common Good, Welcome Home Coalition, Housing Alliance, Washington County Racial Equity Collaborative

**Summary of project plans and partnerships for affirmative marketing and culturally responsive services**

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Nueva Esperanza	Low & Very low-income families and communities of color	Multi-lingual marketing materials, peer network communications and referrals, recruitment at employment centers, word of mouth within Latinx and other immigrant communities	Bienestar Promotores model for resident services. Partnerships with Virginia Garcia Memorial Health Center, Community Action, Centro Cultural, Adelante Mujeres, City of Hillsboro, Washington County and others



## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

***Describe your progress toward implementing your LIS strategies for ongoing community engagement. . Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:***

- a. *Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.*

Bienestar conducted ongoing meetings with a Latinx Project Advisory Committee to inform everything from project name to design and approach. Bienestar met regularly with resident focus groups and members of the Somali Empowerment Circle to include feedback on design and other project elements. In addition, Bienestar in partnership with Adelante Mujeres conducted an online survey to receive project feedback. Finally, the developer also interfaced with organizations such as Community Action, Sequoia Mental Health, and Family Promise on feedback related to resident services, referrals and marketing.

- b. *Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.*

31 community members in total participated in community engagement for Nueva Esperanza. All participants identified as people of color and over 60% percent identified as low-income residents living in affordable housing.

- c. *Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)*

Major feedback themes for Nueva Esperanza centered on project unit design and overall amenities. Some examples include:

- Having both shower and baths in a unit is favored
- Kitchen and living rooms should be separated- with a barndoor-style partition preferred
- The dining room should be closer to the laundry hook ups to multitask

- Add outdoor cooking area and benches
- More outdoor lighting for safety

d. Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)

As a result of feedback from culturally-specific communities of color, the following design adjustments were made:

- 2 bathrooms placed in 3 & 4-bedroom units.
- 3 and 4 bedrooms will have washer dryer hook ups placed by kitchen and dining areas for easier multitasking
- A partition will be placed between the kitchen and living room for 3 and 4 bedrooms
- Moveable furniture in the laundry room and community room to create a comfortable waiting area
- Changed leasing office to have two entries/exits to address safety concerns
- Community space layout changed with a separate access to the community kitchen
- Laundry room larger
- Art or mural wall for foyer will be included
- Windows/lighting in community room and kitchen were added
- An outdoor cooking area was added
- Outdoor benches were included
- Play areas were separated by age level

e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

**Summary of community engagement partnerships**

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships				
List of organizational partners	5	Adelante Mujeres, Somali Empowerment Circle		Family Promise, Community Action, Sequoia Mental Health



**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have homelessness
Nueva Esperanza	31	Y*	31	100	61	NC	NC	NC	NC	NC

Yes, but not all categories outlined in the chart were included. These are marked with NC meaning Not-Collected.

**SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY**

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it’s here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

Hillsboro and the Nueva Esperanza development team have approached the issue of sustainability as one that will keep our most vulnerable community members safe while also delivering an efficient project that can be well-maintained long into the future. The project is committed to meeting an Earth Advantage, gold standard. Nueva Esperanza is tracking towards a platinum standard based on the use of (among other features) durable materials; efficient lighting, heating and exhaust systems; and increased insulation values. In addition, the project will install solar panels to support the electrical needs of the house panel (which will including lighting for the site, common spaces and community building).

To further address the region’s changing climate, Nueva Esperanza units are equipped with options to provide cooling for the residents. After considering a number of factors including utility costs, long-term maintenance, construction cost, resident choice and comfort the development team has included the following cooling strategies for the project:

- A packaged terminal heat pump (PTHP) will be installed underneath each living room window providing air conditioning into the living/cooking spaces. Based on the energy model, this device will typically cool the main living areas and provide respite when the rest of the unit might get warm.

- Ceiling fans will be installed in every bedroom. While a ceiling fan does not contribute to cooling in the energy model, it does contribute to a feeling of comfort when someone is in the room.
- Bedroom window ports are included in the project budget as a construction add-back item. VPI Quality Windows: Endurance Windows have been specified, which includes an optional AC window port that fits within the screen frame of the casement windows. All bedroom units have the same size casement window, which should make it easy for Property Management to remove the screen and install a window port as requested by residents. If an AC window port is in place, the portable air conditioning unit will be provided by the resident. The electrical engineer has verified that the available load for the unit will support a typical portable air conditioning unit in each bedroom. It is expected that the Development Team will add-back into the project a percentage of window ports based on perceived need and project budget.

The City of Hillsboro is in agreement with Metro in prioritizing cooling plans for all bond-subsidized affordable housing projects. Future solicitations for Hillsboro projects will require a specific description of cooling strategies which will be evaluated as part of the project selection process.

# Housing Bond Progress Report for East Multnomah County (Home Forward) | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## **SECTION 1: UNIT PRODUCTION AND FUNDING**

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

- a. Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*
  - It's important to remember that Home Forward is a little different from the other Local Implementation Partners (LIP). Home Forward is an owner and developer of affordable housing and a LIP that received a small allocation of Metro bond funds in a targeted jurisdiction of East County (areas outside of the cities of Portland and Gresham). Home Forward, with Metro's support, determined that it would develop the units targeted to East County directly, rather than allocating the funding to another developer. Because of that our progress toward implementing the LIS is project specific.
  - MWA Architects were selected as the design firm and Bremik Construction was selected as the CMGC, using a competitive process in 2021.
  - The selection committees for the architect and the contractor included Home Forward staff, a board member, and staff from one of our community partners, El Programa Hispano.
  - The project recently completed the schematic design phase and will be priced by Bremik in February. We anticipate cost overruns and a value engineering process, which is typical.
  - Our next big step will be to submit a parking variance request to the city of Troutdale, which will be a lengthy and complicated process. Troutdale requires 2.3 parking spaces per unit, no matter the size of the unit (216 spaces for 94 units). To fully meet Troutdale's parking requirements, we would have to reduce the number of units on the 3.5 acre site.
- b. Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*

- Home Forward always works to balance an efficient and effective use of public funds while developing projects that are energy efficient, financially sustainable from an operations and maintenance perspective, considers the pay of the contractors who work on the site and creates a good place for people to live for generations.
  - Each project and site are different. This project has a number of cost drivers that increase costs such as:
    - The site is not in a Difficult to Develop Area, so it will not receive a 30% tax credit bonus.
    - The project is located in a jurisdiction that does not provide any System Development Charge waivers or any other affordable housing funding or tools to reduce costs.
    - The site is located on a sloped parcel of land, with public improvements required on two or three sides.
    - The site has very high parking requirements which is more costly to build than landscaped areas.
    - As with all Metro bond fund projects that meet Metro goals, larger units are more expensive to build and units with rents at 30% AMI cannot leverage much if any debt.
- c. *Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low income households and households experiencing or at risk of homelessness.*
- Home Forward will provide 25 project-based rental assistance vouchers through a pool of SHS funds it has to allocate. These units will serve people at risk of homelessness.
  - If additional funding for supportive services is needed, beyond what is already planned for resident services, we will work with the Joint Office of Homeless Services to request an allocation.
- d. *Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*
- Currently 94 units are included in the conceptual design. This is still a fluid number due to negotiations with the City of Troutdale regarding requirements of their parking code. The anticipated construction start is March 2023 with completion by September 2024.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds*	Number of BOND ELIGIBLE units (excludes manager units and non-eligible units)				Plans to leverage Supportive Housing Services (SHS) funding (yes/no/TBD)		Status  <i>Concept, final approval, construction, complete</i>	Construction start (anticipated or actual)  Month/Year	Completion  Month/year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Troutdale Project (East County)	\$42,051,055	\$15,213,585**	94	39	47			Concept – under review	Mar-2023	Sep-2024	
<b>Total committed or underway</b>		\$13,449,238	<b>94</b>	<b>39</b>	<b>47</b>						
LIS commitment		See note below	111	46	55						
% of commitment complete		N/A	84.6%	84.7%	85.4%						
Remaining for LIS		N/A	17	7	8						

\*Home Forward will also receive direct funding allocation from Metro for the Dekum Court project, which was a Phase I project in the City of Portland. Funding and unit production for Dekum Court are reflected in the City of Portland’s progress report.

\*\* This includes Metro’s land acquisition funding allocated to East County. Home Forward was able to negotiate that a County-owned property be transferred to Home Forward at no cost, as long as it is used as affordable housing.

## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

**Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:**

- a. *Who the project intends to serve*
  - Low income residents, including seniors, people experiencing disabilities, and families with children
  
- b. *Project team and partnerships*
  - Home Forward - developer, owner
  - MWA Architects
  - Bremik Construction
  - Resident services partners not yet confirmed
  
- c. *Funding sources leveraged*
  - 4% tax credits
  - Permanent loan with Oregon Affordable Housing Tax Credits
  - Donated land from Multnomah County
  - Deferred developer fee
  - Home Forward Reserves



- d. *Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- A sea of parking.
  - Buildings arranged in L-shapes with parking nearby to address Community Advisory Committee input regarding extreme weather and east winds.
  - Community room to accommodate classes and resident meetings that will include free-wi-fi access.
  - Current design utilizes mini-split heat pumps for heating and cooling in all units. Mini-split heat pumps are extremely energy efficient. In community spaces a combination of single-zone and multi-zone split system heat pumps will provide heating and cooling.
  - Heat recovery ventilators will supply fresh air and continuous ventilation to all units.
  - Imagine Energy has been hired to look at including a photovoltaic system (solar panels) to the project to supply solar powered electrical energy.
  - Washers and dryers in all units
  - Five Type A – fully accessible units and six Type B units.
- e. *Anything else worth highlighting*
- A transportation and parking study is underway in an effort to negotiate lower parking ratios for an affordable housing development. The Troutdale code requires 2.3 parking spaces per unit. The current conceptual site plan allows for a 1.4: 1 ratio and will require a variance from the Planning Commission. Staff and the Mayor have expressed their concern that the Commission is unlikely to provide a waiver from the existing code. We are working with the city to come up with data that supports the proposed parking ratio and other nearby parking lots that could be used by our future residents.

### **SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION**

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

- a. *Progress toward achieving the equitable contracting goals and strategies in your LIS*

- Currently in the design phase of the project the MWA team has exceed the 28% COBID firm goal and have contracted with six COBID firms for a 30% participation rate. Bremik Construction has well established ties to diverse COBID subcontractors in the Metro area and is dedicated to meet or exceed the equity contracting goals of 30% participation.
- b. *Progress toward advancing the workforce diversity goals and strategies in your LIS*
- As we move from the design phase into the contracting phase, Bremik Construction is committed to a robust outreach in order to create opportunities to increase workforce diversity. They have provided internships to low income high school students, participated in Women in Construction Career Fairs, and are currently working with Urban League to hire from their trade school graduates.
- c. *If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*
- Home Forward coordinated with community partners and pre-apprenticeship programs to advertise and conduct two virtual “pre-apprenticeship fairs” (Spring 2021 and one on-site fair (Fall 2021). Although participation at these events was low, Home Forward will continue to reach out to partners to support their work to recruit new women and people from marginalized communities into the construction trades.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Troutdale Project (East County)	Home Forward/Bremik	30%	28%	

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”*

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking? Y/N	Prevailing wage BOLI, Davis Bacon, N/A	Notes and preliminary progress
		POC	Women	Apprentices			
Troutdale Project (East County)	Home Forward/Bremik	28%	9%	20%	Y	Residential Davis Bacon	

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.*

## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

*The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.*

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. *How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*
  - The location is a short walking distance from Troutdale Elementary School. To ensure early and consistent communication, the Principal is participating in the project’s Community Advisory Committee (CAC).
  - Bus access will be key to the success of the project. Metro’s TOD staff have also been invited to participate in the CAC.
- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*
  - Not yet applicable
- c. *Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*
  - Not applicable (no PSH units planned)
- d. *Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*
  - Home Forward has a long standing relationship with El Programa Hispano, one of the few culturally appropriate service providers that works in Troutdale.
  - We have started conversations with them about housing and service needs for future residents.
  - El Programa Hispano has helped us to design a project that serves their clients better by:
    - Participating in our architect and contractor selection process
    - Hosted a group of people with lived experience to participate in early interviews about housing and service needs and desires
    - Serving on our Community Advisory Committee
  - The project is planned for occupancy in Aug. 2024. As we get closer we will work with service providers to create more concrete plans and partnerships to serve the residents of the Troutdale project.
- e. *If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*
  - Not yet applicable

**Summary of project plans and partnerships for affirmative marketing and culturally responsive services**

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Troutdale development	Low income residents, including seniors, people experiencing disabilities, and families with children	Not yet applicable	Planning will begin in 2023

**SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES**

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. . Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
  - Three focus groups with low income residents of East County (recruited by culturally specific partners) were held in August 2021 to inform the beginning of the work by the project Design Team.
  - A Community Advisory Committee has been established and two Zoom meetings were held in 2021 with additional meetings planned in 2022.
  
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
  - Focus Group composition:
  - Focus groups were 100% recruited from three priority population groups: Latinx; African American and Immigrants from Eastern Europe. Although the number of people in each household was not collected to compare to income to make a determination of “low income household”, all have had experience living in affordable housing or homelessness.
  - CAC composition: Home Forward has not yet sent a SurveyMonkey to CAC participants to ask for their self-identification. We anticipate gathering that information with a survey after CAC meeting #3 in March 2022. There are three primary stakeholder groups participating:
    - Five people with a lived experience of housing instability in East County (three of whom are people of color)
    - Four neighbors and nearby business owners

- Four community service providers and financing partners.
  - We have also had additional neighbors and Troutdale City Council members attend as guests.
- c. *Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)*
- Location of buildings on the site needs to better consider the east winds, snow, and ice common in Troutdale.
  - Parking access needs to be closer to front doors both for weather concerns and juggling groceries and children from the vehicle to inside.
  - Traffic and parking impacts on the surrounding neighborhood need to be considered.
  - ADA units need to be located throughout the site and have easy access to the property management and community room
  - Fourth Street (adjacent neighborhood street) needs clear access for public works vehicles (especially snowplows in the winter)
  - Community gardens are a plus in the landscaping plan.
  - Multimodal connections from the site to the greater neighborhood is important.
  - Opportunities for older youth to hang out need consideration.
- d. *Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)*
- Buildings were redesigned to form an L-shape to address the severe wind and winter conditions
  - Parking lots were broken into three distinct areas for more direct access to front doors.
  - A transportation and parking study is underway.
  - Additional issues will be addressed as design moves into the next phase (balanced with available funding and code requirements).
- e. *Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.*

**Summary of community engagement partnerships**

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships		3		
List of organizational partners		<ul style="list-style-type: none"> <li>● El Programa Hispano;</li> <li>● Self Enhancement Inc;</li> <li>● IRCO staff member</li> </ul>		

**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Hispanic Focus group	9	Y	5	100%		20%	60%	Did not ask	Not applicable	60%
African American Focus group	1	Y	1	100%	100%	0	0	Did not ask	Not applicable	0
Eastern European Immigrant Focus group	10	Y	7	All identified as white with one also identifying as Asian	See note	14%	Only 28% reported speaking English at home; 100% reported speaking Russian	Recruited due to immigrant status	Not applicable	0

**SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY**

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it’s here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

- **Cooling systems:** Current design utilizes mini-split heat pumps for heating and cooling in all units. Mini-split heat pumps are extremely energy efficient. In community spaces a combination of single-zone and multi-zone split system heat pumps will provide heating and cooling.
- **Regional coordination:** It’s important to ensure that our tenants live in a healthy living environment with access to cooling – either in their unit or in common area spaces. It’s also important to consider the impacts of new policies such as cooling requirements have on other funding requirements and building codes.

- How does cooling intersect with energy, ventilation, and sustainability requirements? For example, at one project it was necessary to remove roof solar cells to make room for 206 mini-split A/C condensers on the roof. Funding requirements are often in conflict with each other.
- How will requirements be prioritized among funders? Typically, residents pay for electricity. How will the addition of A/C effect their electric bills? Will there be additional emergency utility funds to off-set the increase in utility costs associated with A/C? How will A/C, especially mobile A/C units, impact operating expenses, especially maintenance staff expense and storage requirements?

# Housing Bond Progress Report for Metro Site Acquisition Program | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## SECTION 1: UNIT PRODUCTION AND FUNDING

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

**Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:**

- a. *Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*
- b. *Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*
- c. *Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low income households and households experiencing or at risk of homelessness.*
- d. *Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

Metro's Site Acquisition Program (SAP) partnered with two jurisdictional partners to select development partners for Metro-owned properties in 2021.

Beaverton and Metro issued a RFQ for development of the Elmonica Station site at 170<sup>th</sup> and Baseline on November 2<sup>nd</sup>, 2020. Eight development teams submitted proposals by the due date of January 15, 2021. Beaverton and Metro staff provided feedback to a five-member community selection committee (CSC) made up of representatives from Metro's Transit-Oriented Development Steering Committee, Beaverton's Housing Technical Advisory group, and housing service providers. The CSC met twice and ultimately recommended that Beaverton and Metro work with REACH CDC as the preferred housing developer. The CSC believed that REACH



best met the LIS goals described in the RFQ related to unit targets and unit mix, COBID participation, and community engagement. REACH's proposal created the most units (81) and had the most aggressive COBID hard and soft cost goal that also included a BIPOC general contractor. REACH partnered with Bienestar to deliver programming that will be reflective and responsive to the needs of the community and committed to robust community engagement to provide further feedback into building design and programming.

Portland Housing Bureau also issued its Metro Bond Opportunity Solicitation (M-BOS) in the spring of 2021 for the Metro-owned site at 74<sup>th</sup> and Glisan in Northeast Portland. PHB's selection committee recommended Related NW as the preferred development partner for the property in late 2021. Related's proposal will construct 137 new units, including 56 units available to households earning 30 percent AMI or below (41 will be permanent supportive housing), and 63 family sized units (including 3 and 4 bedrooms). This project will advance PHB's LIS unit targets and contracting goals with 50 percent participation from COBID and DMWESB contractors. To address LIS goals related to racial equity, Metro established a community stakeholder committee prior to the M-BOS made up of people impacted by housing instability and homelessness, BIPOC, neighbors, and individuals with disabilities to create a statement of values for the site's development that would be used to partially score proposals. Two members of the stakeholder committee participated in the evaluation of the development proposals.

The Site Acquisition Program also partnered with PHB to acquire the Barbur Portland Value Inn at 10450 SW Barbur Blvd. PHB and the SAP anticipate offering the property as part of a solicitation later in 2022, but in the meantime, it will be used as a temporary homeless shelter operated by the Joint Office of Homeless Services and a non-profit partner.

These three sites meet many of the SAP's location-based LIS criteria. All are within a Metro Equity Focus Area and have a higher than regional average representation of People of Color or People with Limited English Proficiency. All sites are near high-frequency transit and amenities, and have limited existing supplies of nearby income-restricted housing. The 74<sup>th</sup> and Glisan site is within an area at risk of displacement and the Barbur Value Inn property is adjacent to the future Southwest Corridor, a major fixed-rail transportation investment. New affordable housing at these sites should help prevent additional displacement due to rising rents.

The SAP also anticipates future development in Clackamas County (Lake Oswego), Hillsboro, and Gresham. Metro, Lake Oswego, and the Housing Authority of Clackamas County (HACC) have entered into a Memorandum of Understanding outlining the SAP's acquisition of land from the city that was formerly used for construction staging. This property, located at W. Sunset and Boones Ferry Road may support approximately 50 multifamily units. Metro will purchase the site from Lake Oswego for appraised value (appraisal currently underway) and will work with city staff and HACC to release a developer solicitation. This property is in an area of Clackamas County with very limited existing affordable housing.

The SAP is under contract on a property in Hillsboro and is currently performing due diligence. The site is located within an area with limited affordable housing and in a Metro equity focus area with higher than average population of people of color and people with limited English proficiency. SAP and Hillsboro staff estimate the property could support approximately 60 units but will need to complete due diligence to confirm. The SAP anticipates contributing all its \$4.5 million Hillsboro allocation to this future project if it closes on the property.

Metro's Transit-Oriented Development Program previously purchased a property just northeast of the Civic Center MAX station in Gresham and anticipates contributing it to the SAP as a future Housing Bond project. The site is within a Metro equity focus area with a higher than average population of people of color and people with limited English proficiency.

Finally, the SAP is contributing its \$1.7 million allocation from unincorporated Multnomah County to Home Forward's future affordable housing project at SW 2<sup>nd</sup> St. and SW Kendall Ave in Troutdale. Home Forward staff are currently managing a community engagement process that will inform the estimated 100-unit project. The SAP did not purchase the site, however Home Forward and Metro decided to dedicate the funds to this project due to the relatively small allocation.

Beaverton and Metro do not anticipate SHS funding to be incorporated into the Elmonica Station project. It is still to be determined if it will be incorporated into other future projects.

**Figure 1. SAP resources committed per jurisdiction**

Project	Total Regional Site Acquisition Funds	Total SAP Funds Allocated to Date	Percent Allocated	Notes
Beaverton	\$3,460,066	\$3,460,066	100%	All funds invested in Elmonica Station
Clackamas County	\$12,909,788	TBD	TBD	Lake Oswego property purchase dependent on appraisal in process. Potential for one additional acquisition
Gresham	\$2,972,999	\$2,972,999	100%	All funds to be invested in Metro property near Gresham Civic Station
Hillsboro	\$4,517,453	\$4,517,453	100%	Metro has a property under contract. All funds to be invested in that project upon close.
Home Forward	\$1,764,347	\$1,764,347	100%	
Portland	\$23,450,731	\$23,450,731	100%	All funds committed to two projects: 74th and Glisan and Barbur Portland Value Inn
Washington County	\$12,940,615	\$0	0%	No acquisitions in Washington County yet

**Figure 2. Production progress and resources committed per project**

Project	Total Project Cost	Metro Bond Funds (SAP Allocation)	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status  <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion  <i>Month/year</i>
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Elmonica Station	\$34,078,352	\$11,900,000 (\$3,460,066)	81	33	33	0	no	no	Concept	2/2023	6/2024
432 NE 74 <sup>th</sup> Ave	\$56,515,117	\$19,522,500 (\$11,550,000)	137	56	63	41	TBD	TBD	Concept	1/2023	5/2024
Barbur Value Inn	TBD	TBD (\$11,900,731)	80+ (est.)	TBD	TBD	TBD	TBD	TBD	Acquired	Q1 2024	Q1 2025
Lake Oswego (Clackamas Project)	TBD	TBD (TBD)	50+ (est.)	TBD	TBD	TBD	TBD	TBD	Negotiation		
Hillsboro Project	TBD	TBD (\$4,517,453)	60 (est.)	TBD	TBD	TBD	TBD	TBD	Under Contract		
Gresham Project	TBD	TBD (\$2,972,999)	TBD	TBD	TBD	TBD	TBD	TBD	Acquired		
Home Forward	TBD	TBD (\$1,764,347)	TBD	TBD	TBD	TBD	TBD	TBD			
<b>Total committed or underway</b>		<b>\$36,165,596</b>									
<b>LIS commitment</b>		<b>\$62,016,000</b>									
<b>% of commitment complete</b>		<b>58.3%</b>									
<b>Remaining for LIS</b>		<b>\$35,045,506</b>									

## SECTION 2: PROJECT HIGHLIGHTS

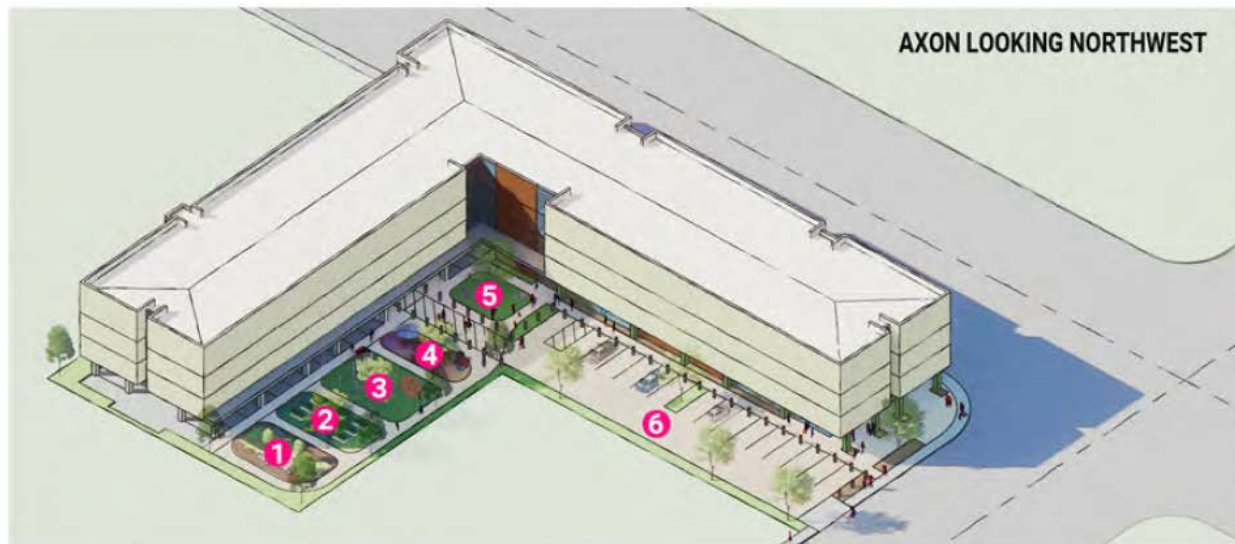
*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Number of units and unit mix (30% AMI, family-size, PBVs, PSH)*
- b. Description of the location*
- c. Who the project intends to serve*
- d. Project team and partnerships*
- e. Noteworthy features or highlights (e.g., community space, free wi-fi, climate resilience and sustainability)*

In 2021 two SAP projects (Elmonica Station and 74<sup>th</sup> and Glisan) completed a developer solicitation process and are at a stage of development where these questions can be answered.

### **Elmonica Station**

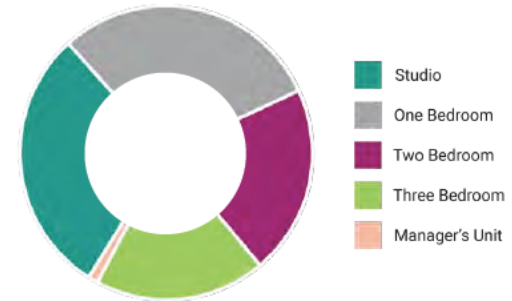


REACH CDC will develop Metro's 1.07 acre Elmonica Station Property at 17030 SW Baseline in Beaverton. The site was previously purchased by Metro's TOD Program and is located just north of the Elmonica MAX station.

REACH’s project concept envisions a four-story, L-shaped, 81-unit building that is tailored to the site’s geometry. REACH proposes three stories of wood construction over a concrete podium to help provide 59 tuck-under and surface parking spaces. REACH’s programming was informed by an engagement process conducted with members of the community living within their portfolio of affordable housing buildings. This process highlighted the importance of outdoor space that fosters community and pride in residence. As a response, REACH proposed a site plan that included a woonerf to help maximize outdoor areas while also addressing the Site’s constraints to access. Other outdoor amenities include a picnic/lawn area, play structures and a pedestrian walking loop. Indoor areas include a fitness room, full-sized kitchen, bike parking, and a community pantry operated in partnership with the Oregon Food Bank. Laundry rooms will be centrally located with flexible community spaces and play areas.

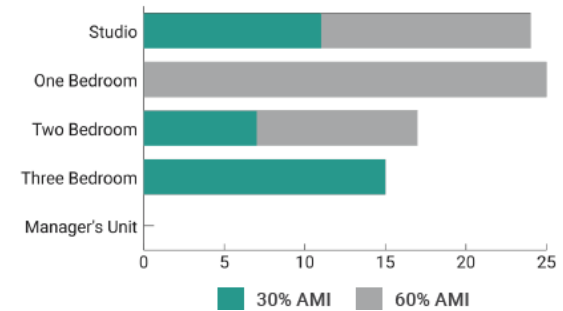
**UNIT MIX**

UNIT TYPE	AVERAGE SIZE (SQFT)	NUMBER OF UNITS	% OF UNITS
Studio	420	24	30%
One Bedroom	644	24	30%
Two Bedroom	868	18	22%
Three Bedroom	1,064	15	19%
<b>TOTAL/AVERAGE</b>	<b>705</b>	<b>81</b>	<b>100%</b>



**AFFORDABILITY MIX**

UNIT TYPE	NUMBER OF UNITS AFFORDABLE AT:		TOTAL
	30% AMI	60% AMI	
Studio	11	13	24
One Bedroom	0	24	24
Two Bedroom	7	10	17
Three Bedroom*	15	0	15
Manager's Unit			1
<b>TOTAL</b>	<b>33</b>	<b>47</b>	<b>81</b>
<b>PERCENT OF UNITS</b>	<b>41%</b>	<b>58%</b>	<b>100%</b>



The proposed 81-unit building includes studios and three-bedroom apartments. REACH proposes placing studio units adjacent to three-bedroom units and using a preference policy to prioritize placement of extended family members within those studios. Sixty percent of the units are studios or one-bedroom units based on the strong preference REACH received for those units through their engagement process. Over 40 percent of the units will be available to households earning 30 percent AMI or below.

The rest of the REACH team is rounded out by Colas Construction, Bienestar, and Salazar Architect. Colas is the largest Black-owned construction firm in the Pacific Northwest and has ample experience throughout the region construction affordable housing. Beinestar has a long history of working with Latinx and immigrant communities within Washington County and will be providing services to the residents of the proposed project. Salazar also has a history of designing contemporary and collaborative affordable housing projects, like the recently approved Las Adelitas project in Portland.

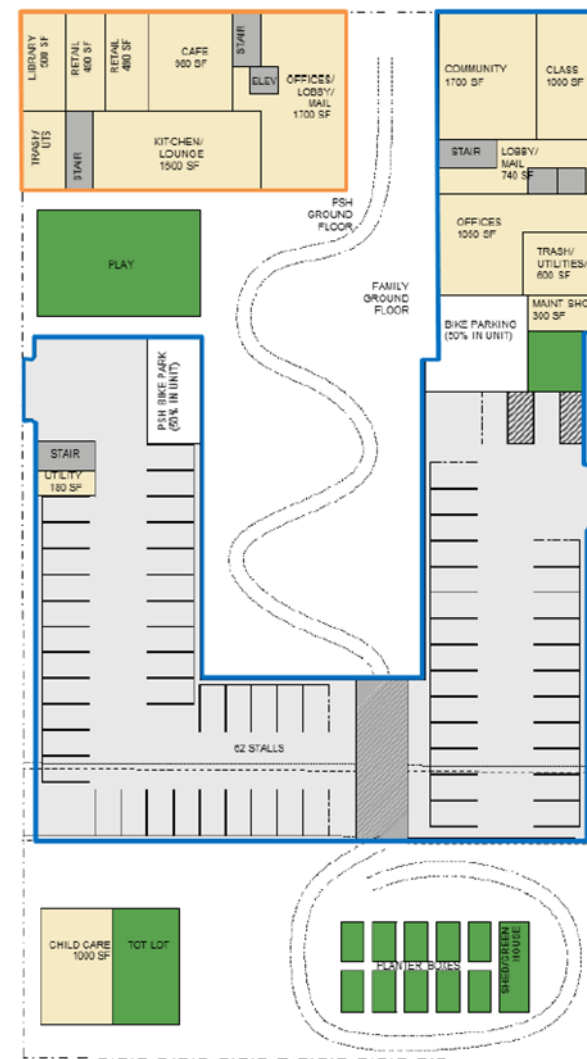
## 74<sup>th</sup> and Glisan

Related NW will develop Metro's property at 432 NE 74<sup>th</sup> Avenue in Portland. Related is partnering with Immigrant and Refugee Community Organization (IRCO) and Catholic Charities to develop the Site with 137 units that includes a 41-unit Enhanced Supportive Housing Building and a 96-unit family housing building. Mercy Corp NW will develop small business capacity with the inclusion of two retail incubator spaces and a "social impact café" with a culinary and barista training program in the ground floor commercial space. IRCO plans to co-locate their first multi-cultural preschool in Multnomah County at the Site, planned for the southern R2.5 portion of the property. The Supportive Housing portion of the project targets a population of BIPOC, seniors, homeless and survivors of domestic violence while the family-focused portion will target BIPOC, immigrant, refugee and intergenerational families.

Building A (outlined in blue in the figure) will include the 96 units of family housing, including studios, one-, two-, three-, and four-bedroom units ranging from 400 SF to 1,200 SF. Income levels will range from 30 percent to 60 percent. The building will be four stories tall and constructed with a concrete podium with 62 parking spaces. Building B, (outlined in orange) will include 41 permanent supportive housing studio units averaging 400 SF. These units will be supported by project-based vouchers and will serve residents earning 30 percent AMI or below. This building will include the retail incubator and café spaces and will activate Glisan.

Related Northwest is a division of Related California, a fully-integrated real estate firm with a 30 year track record of delivering affordable housing, mixed-income housing and mixed-use developments. The company has developed 16,000 residences and has more than 3,000 affordable units in predevelopment in San Francisco, Los Angeles, Irvine and Portland. Related is backed by The Related Companies, L.P. of New York, a privately owned real estate firm with over \$60 billion of assets.

Catholic Charities was founded in 1933 to combat poverty and injustice throughout Western Oregon by operating an array of programs and services to meet the needs of the most vulnerable people in the community regardless of faith. They will provide wrap



around services to the 41-unit permanent supportive housing units and expand on their experience operating the Kenton Women’s Village.

IRCO was founded in 1976 and has over 40 years of experience working with refugee and immigrant communities. IRCO will provide culturally specific family services targeting BIPOC, new arrival families, immigrants, refugees and multi-generational families including seniors. IRCO will also operate the multi-cultural preschool as well as educational classes, translation services and economic programs.

Mercy Corps was founded in 1976 as a global organization to alleviate suffering, poverty and oppression. Mercy Corp Northwest will provide educational opportunities and mentorship through their robust small business programs, barista training for the social impact café and housing referrals.

Humble Pie’s mission is to transform lives from the grips of addiction, criminal past and feelings of hopelessness by giving people a second chance and an opportunity to thrive in the workplace of their community. Humble Pie will operate the culinary and barista training program.



### SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of*



construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.

**Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:**

- a. Progress toward achieving the equitable contracting goals and strategies in your LIS
- b. Progress toward advancing the workforce diversity goals and strategies in your LIS
- c. If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes

**Elmonica Station**

REACH CDC with Colas Construction and Salazar Architect established a 35 percent minimum goal for COBID-certified hard cost and professional services. The team has set an aspirational goal of 50 percent COBID participation for hard costs and 70 percent for professional services. Both Salazar and Colas are COBID certified firms and COLAS is a BIPOC-owned prime contractor with a history of developing a racially equitable and diverse construction workforce. The project is still in the early stages of design and progress towards achieving these goals will be provided in the future.

**74<sup>th</sup> & Glisan**

Related NW with LMC/ALMAR Impact Builders and Holst Architecture established a 35 percent minimum goal for COBID-certified hard cost and 30 percent for professional services. Holst is a certified women business enterprise and disadvantaged business enterprise. LMC is partnering with ALMAR Contracting, a BIPOC owned contractor, to help maximize participation from other BIPOC-owned subcontractors. The project is still in the early stages of design and progress towards achieving these goals will be provided in the future.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Elmonica Station	REACH CDC, Colas	35%	35%	Project is in schematic design stage
74 <sup>th</sup> & Glisan	Related NW, LMC/Almar	35%	30%	Project is in schematic design stage

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”*

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking?	Prevailing wage	Notes and preliminary progress
		POC	Women	Apprentices	Y/N	BOLI, Davis Bacon, N/A	
Elmonica Station	REACH CDC, Colas	TBD	TBD	TBD	Y	N/A	Not subject to prevailing wage
74 <sup>th</sup> & Glisan	Related NW, LMC/Almar	TBD	TBD	TBD	Y	BOLI	The SHS building will be built with BOLI prevailing wage while the family building will not.

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.*

## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

*The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.*

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up
- c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)

- d. *Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*
- e. *If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*

### ***Summary of project plans and partnerships for affirmative marketing and culturally responsive services***

#### **Elmonica Station**

The Elmonica Station site was previously purchased by the Metro Transit-Oriented Development Program and met many of the location criteria established in the SAP's LIS. The site is within a Metro Equity Focus Area, with limited existing affordable housing, and is less than a half mile walk to MAX. It is also nearby parks and open space as well as schools and other commercial amenities.

The project commits to include low barrier to entry screening and linguistically appropriate materials and translation services that reflect community demographics that are intended to be served. The team will be developing preference policies for multi-generational housing options and for homeless youth and families to ensure greater accessibility to the targeted communities. Bienestar will support outreach, marketing, and lease-up and ensure robust visibility and outreach for the target population. Bienestar's resident services staff is 100% multi-lingual, multicultural, and brings knowledge from lived experience from communities of color. Direct marketing and outreach marketing outlets will include word-of-mouth campaign with immigrants and refugees, traditional print, radio, and online media platforms through the networks of REACH, Bienestar, the Somali Empowerment Circle and Homeplate Youth Services. The building will utilize trauma-informed and universal design standards including accessible Type A units, hearing impaired units, multi-lingual signage and maximized natural light at commons spaces.

#### **74<sup>th</sup> & Glisan**

74<sup>th</sup> and Glisan was also previously purchased by the Metro Transit-Oriented Development program and met many of the location criteria established in the SAP's LIS. The site is within an area with little existing nearby affordable housing, and within an area at risk of displacement according to a City of Portland analysis. The site is also near TriMet's Route 20, a high frequency transit line, and the Route 19, scheduled to be upgraded to high frequency in the future. 74<sup>th</sup> and Glisan is near grocery stores and other commercial amenities that were established as a high priority during the SAP's initial engagement work.

The project will combat the displacement of BIPOC and immigrant families with targeted outreach, culturally specific services, and a focus on family-sized units. The development team will employ a grassroots approach for initial lease up and re-leasing efforts that begins with partner service providers such as Catholic Charities and local relationships. Project specific screening criteria will be reviewed by Related NW, Catholic Charities, Immigrant & Refugee Community Organization (IRCO), and Quantum property management. This team will set clear and consistent policy to override the screening criteria which includes credit, rental, and criminal history reviews.

The project will partner with organizations experienced in equity of service, providing culturally specific services, and those who have a strong presence in East Portland, with services that cater to local residents to provide access to services. Partners include: Catholic Charities, Immigrant Refugee Community Organization, Mercy Corps Northwest, Humble Pie, PDX Urban Gardens, and The Children's Book Bank.

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Elmonica Station	Multi-gen families, homeless youth	Bienestar, Homeplate, Somali Empowerment Circle, REACH CDC	Bienestar, Homeplate, Somali Empowerment Circle, REACH CDC
74 <sup>th</sup> & Glisan	SHS and families in 2 buildings	Catholic Charities, IRCO, Quantum	Catholic Charities, IRCO, Mercy Corp, Humble Pie, PDX Urban Gardens, Children's Book Bank.

**Physical accessibility features**

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Notes on other accessibility elements
Elmonica Station	TBD	TBD	Y	Project at early stages of design
74 <sup>th</sup> & Glisan	TBD	TBD	Y	Project at early stages of design

**SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES**

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. . Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
- c. Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)
- d. Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)
- e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

**Summary of community engagement partnerships**

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	6	5	1	
List of organizational partners	Bienestar, HomePlate, Somali Empowerment Circle, IRCO, AYCO	Bienestar, Somali Empowerment Circle, IRCO, AYCO	Catholic Charities	

**Elmonica Station**

Prior to submitting a proposal during the Elmonica Station solicitation process, REACH led robust community engagement process over ten weeks with countless hours of work with: community members, existing residents, civic leaders, the design and construction teams, partner representation from Bienestar, representatives from each department at REACH, and the support of a leading DEI consulting agency (Multicultural Collaborative). With the help of Anita Yap, founder of the MultiCultural Collaborative and a leader in diversity, equity, and inclusion, the development team met with numerous community stakeholder groups and individuals in Washington County and at existing REACH properties. This outreach was conducted through focus groups, one-on-one interviews, and a multi-lingual online survey that received 125 responses.

Two of the key takeaways from initial community engagement were a desire to foster a sense of community, belonging, and pride from the moment residents and visitors approach the building, and the need to provide ongoing supportive services that meet the needs of youth experiencing homelessness. The conceptual design reflects this input with a site plan that weaves together indoor and outdoor amenity spaces, two outdoor plazas, covered pathways, and a woonerf or festival street. Community input is also reflected in the placement of studio units next to three-bedroom units to support convenient multi-generational living options with a family member

next door. The project team also learned of the deep need to support youth experiencing homelessness with a place to participate in supportive services and programming, leading to talks with HomePlate Youth Services to be a service partner.

As the project proceeds through the early design stages, REACH is continuing to engage focus groups to refine the project. Since selected as the preferred developer, REACH and Salazar Architect have met with BIPOC, people with a history of housing instability, and people with disabilities organized in four focus groups organized by HomePlate (six participants), Bienestar (seven participants), the City of Beaverton (five participants), and the Somali Empowerment Circle (nine participants). REACH is incorporating this feedback into the building design process and making revisions to building unit mix and communal space design.

### **74<sup>th</sup> & Glisan**

Metro organized two community engagement activities to help create a statement of values for new affordable housing at its property on 74<sup>th</sup> and Glisan. A stakeholder group made up of 18 people from communities affected by housing instability and houselessness, including BIPOC community members, people who have been houseless and/or have lived in low income housing, and people who live and work near the site created a draft set of these values. Additional feedback through was provided through a survey sent to constituents of the stakeholder group and interested parties. These values were included in PHB's developer solicitation and respondents were scored on their proposal's responsiveness to these values. Two members of the stakeholder group also participated in the evaluation and scoring of proposals. A 25 page detailed report on this outreach process can be found [here](#).

Related NW will continue and evolve this culturally and linguistically responsive community engagement by working with We All Rise, a BIPOC-led consulting firm, along with partnerships between Catholic Charities and the Immigrant Refugee Community Organization. We All Rise's stakeholder engagement plan includes stakeholder reports at each phase of the project and ensuring the public has an opportunity to co-collaborate with the project team. There will be at least 3 focus groups in each phase, supplemented by interviews that will be conducted with stakeholders unable to attend focus groups. Outreach will also include direct mailers within a ¼ mile radius, articulating timelines, meetings, surveys, and general information. The project team plans to conduct at least 10 interviews. We All Rise intends to conduct targeted outreach in the form of direct emails and social media messaging once aspects of the project are finalized. The first phase of community engagement by We All Rise will be completed before finalizing the schematic design of the project.

**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				<i>% people of color</i>	<i>% people with low incomes</i>	<i>% older adults (over 60)</i>	<i>% limited English proficiency</i>	<i>% immigrants and refugees</i>	<i>% existing tenants in building</i>	<i>% people who have experience homelessness</i>
Glisan Survey	839	Y	94%	41%	43%	NA	NA	NA	NA	32%

## SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

REACH CDC and Colas Construction are currently in the process of receiving bids for both a dedicated outdoor air system and a packaged terminal heat pump system to provide cooling to the Elmonica Station project. REACH will factor in the cost of each system before committing to one of the options. The project is early enough in design that it can accommodate either method of cooling. Related NW's project at 74<sup>th</sup> and Glisan is also committed to providing air conditioning, but the exact method is not finalized yet.

The Site Acquisition Program will require that future projects include air conditioning of some sort in all future buildings and will include that requirement in new solicitations. The cost of that investment is the biggest challenge, and we will have a better idea of what that will be after bids for Elmonica Station's system comes in.

The SAP has no specific requirement for climate smart buildings but will include any requirements local implementing jurisdictions may have. The SAP does prioritize sites near transit in order to limit residents' dependence on single occupant car trips. Some areas far from the regional urban centers have limited pedestrian access to transit stops. Additional coordination could be helpful to connect new affordable housing with transit and other amenities through the construction of sidewalks and related infrastructure.



# Housing Bond Progress Report for Portland | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## **SECTION 1: UNIT PRODUCTION AND FUNDING**

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

- a. *Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*  
In early 2021, PHB selected four projects for contingent funding awards from the 2020 RFQ for Supportive Housing. Final awards were contingent on commitments of project financing by 12/31/21 and Metro Concept Endorsement. One project, the Hattie Redmond Apartments, received Final Approval from Metro in April 2021 and started construction of 60 Permanent Supportive Housing (PSH) units in October 2021.

Of the three other projects to receive a contingent funding award from the 2020 RFQ for Supportive Housing, two applied for additional Metro Bond funds through PHB's Spring 2021 Metro Bond Opportunity Solicitation (M-BOS). Released in April 2021, the M-BOS included \$75 million in Metro Bonds, Project-Based rental assistance vouchers from Home Forward and Supportive Housing services funds from the Supportive Housing Services Measure from the Joint Office of Homeless Services (JOHS). The M-BOS prioritized proposals for housing focused on PSH and families and included one PHB-owned property and one Metro-owned property.

Twenty-three proposals responded to the M-BOS for the potential of 16 new projects for Metro Bond funding. These 16 projects requested \$189.5 million and represented 1,464 units of new affordable housing. As described in the LIS, PHB convened two committees to evaluate proposals. A Technical Review and Community Review committee evaluated how each proposal met the requirements and qualifications of the M-BOS and made a ranked recommendation for projects to receive an award to the PHB Director and Commissioner-in-Charge. Seven selected projects were announced in September 2021. All seven projects, totaling \$90.7 million and 687 units of affordable housing, received Concept Endorsement from Metro in November 2021.

In addition, two more Phase II projects have been identified for Metro Bond funding that align with Metro's Regional Bond goals and Portland's LIS. These additional projects will be submitted to Metro for Concept Endorsement and Final Approval by mid-2022. Taken together, these nine new projects combined with the four projects already approved by Metro equal 1,223 new units of affordable housing resulting in Portland's achievement of 83% of its total unit production goal.

- b. *Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*

As detailed in the City of Portland’s Metro Bond Local Implementation Strategy (LIS), in order to optimize the use of Metro bonds, PHB leveraged:

- **Capital from PHB and others:** All PHB Metro funded projects, except one, use Low Income Housing Tax Credit (LIHTC) and most use commercial debt. PHB was also able to leverage some of its Housing and Urban Development HOME, Construction Excise Tax (CET) and Tax Increment Financing (TIF) funds in a few projects. PHB has combined \$26.7M in its capital resources to pair with the Metro bond funds to deliver on the commitments made in the Metro bond.

In addition, several selected projects accessed Oregon Housing and Community Services (OHCS) support from Mental Health and Addiction Services funds, Local Innovation and Fast Track (LIFT) program, Permanent Supportive Housing (PSH) capital, Oregon Affordable Housing Tax Credits (OAHTC) as well as Metro Transit Oriented Development (TOD) and other grant funds. And two other projects were able to leverage Veterans Administration Supportive Housing (VASH) vouchers and three projects were able to access OHCS rental support and Oregon Health Administration (OHA) services funding for their PSH residents.

- **Attractive low-cost/no-cost sites:** The 2021 M-BOS offered two attractive sites, 74<sup>th</sup> & Glisan owned by Metro, and 5020 N Interstate, owned by PHB for development. Through these sites, PHB and Metro were able to shape the type of development and the affordability mix targeting specific locales where affordable housing was needed. Publicly owned and/or controlled sites are expected to continue in future solicitations to meet City-wide goals. In addition, site leverage proved to be innovative as developers worked to use sites from Trimet, PCC, churches and mission-driven owners, and their own existing sites for redevelopment.
- **Existing predevelopment pipeline:** Four projects, that had been awarded funding through earlier solicitations but had funding gaps, received additional Metro bonds in order to move forward. Through this process, PHB was able to quickly deliver units that meet the Metro Bond targets and achieve PSH units with deep affordability. These four projects will use 4.3% of PHB’s total Metro funds (or \$9.2 million) significantly less than the maximum 10% indicated in the LIS. In total, these four projects will produce 329 units, of which 134 are family-sized, 55 are 30% AMI, and 95 are PSH.

Similar to the Portland Housing Bond implementation, PHB sets maximum subsidy per unit in solicitations. As indicated in LIS, the Technical and Financial Feasibility Committee reviews all proposals including the pro forma to determine the

reasonableness of each proposal and the requested amount of PHB Metro bond subsidy. This information is shared with the Community Review Committee and the PHB Director. Once a project is awarded, the Metro bond subsidy may not be revised without meeting specific criteria and having provided detailed supplemental materials. PHB staff works with the developer(s) on all financing structure and on construction contracts, including review of add-backs and contingencies. Change in LIHTC generation due to the December 2020 fixing of the applicable rate to 4% for LIHTC has helped some projects offset the rapid increases in commodity prices during the last year, as a result, there has been no “excess” funds in any of PHB Metro awarded.

- c. *Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project’s resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low-income households and households experiencing or at risk of homelessness.*

As part of the City of Portland’s Metro Bond Local Implementation Plan (LIP), the City has the goal of creating 300 new Supportive Housing (SH) units. This goal advances the City’s and Multnomah County’s shared goal of creating 2,000 new SH units from the adoption of resolutions in October 2017. As of September 30, 2021, there are 1,571 new units in Multnomah County that have opened or are in the development pipeline. Of this total, 472 units are open and 1,099 are in the pipeline. As a community, we are at 78% of our original goal.

Achieving and sustaining the Metro Bond SH units is dependent on securing non-Bond resources to pay for services and rent for households living in the units. PHB is closely coordinating with jurisdictional partners Multnomah County Joint Office of Homeless Services (JOHS) and Home Forward to effectively align and leverage SHS funds to create new SH units through the Housing Bond and sustain ongoing operation of those units. SHS funds are being invested to provide supportive services and rent assistance to fill identified operating and service funding gaps as modeled by Metro, PHB, JOHS and Home Forward.

At the close of 2021, we have made significant progress in creating new SH units. **PHB has awarded Metro Bond funds to seven projects that will deliver 262 new SH units for families and individuals experiencing chronic homelessness**, placing us at 87% of the 300 SH goal. These projects were selected through the following processes: Phase 2 pipeline projects (existing projects with City funds and small funding gaps), the Metro Bond Request for Qualification for Supportive Housing (Fall 2020) and the Metro Bond Opportunity Solicitation (Spring 2021). These projects have been approved by Metro’s concept endorsement process as outlined in the City and Metro’s IGA.

Of the 262 SH units that will be produced by the Metro Bond, **121 units will receive JOHS SHS Measure funding for services, at the budget of \$10,000 per unit per annum, for a total projected allocation of \$1,210,000 annually (with 3% escalation.)** For the remaining SH units not receiving JOHS SHS funds, Metro Bond funds are leveraging several other services and rent subsidy resources for SH, including OHCS/OHA PSH funds and Project Based Vouchers (PBVs) from Home Forward.

The new SH units are planned to come on-line within the next couple of years and will create needed supportive housing opportunities to respond to the urgent housing shortage for the following communities: homeless Veterans, BIPOC communities, families, seniors and persons living with severe mental illness and health conditions.

- d. *Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

PHB hopes to continue releasing solicitations for Metro Bond funds annually until all the production goals have been achieved. At the end of 2021, progress has been successful, as illustrated in the table below.

	<b>Total Units</b>	<b>30% AMI Units</b>	<b>PSH Units</b>	<b>Family Sized Units</b>
<b>Metro Awards</b>	1,105	435	237	499
<b>Goals</b>	1,475	605	300	737
<b>Remaining to Achieve</b>	<b>370</b>	<b>170</b>	<b>63</b>	<b>238</b>

After the two additional Phase II projects have received Metro Concept Endorsement and Final Approval (anticipated by mid-2022), PHB’s total progress will equal 1,223 new units of affordable housing representing 83% of its total unit production goal, 78% of its goal for 30% AMI units, 87% of its PSH goal and 79% of its goal for family-sized units. Meeting the remaining production goals will require PHB to prioritize 30% AMI and family-sized units in any future funding solicitations. Homeownership may not be prioritized but will remain an eligible option for project proposals. The timeline for the next

funding solicitation is likely to occur in the summer or fall of 2022 as alignment with OHCS funding also remains a priority for PHB.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds (w/o PDF)	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status	Construction start <i>(anticipated or actual)</i>	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services	Concept, final approval, construction, complete	Month/Year	Month/year
Hattie Redmond	\$21,515,370	\$4,500,000	60	60	0	60	No	No	In construction	Oct-2021	Nov-2022
Dekum Court	\$78,919,528	\$21,034,083	147	61	75	0	TBD	TBD	Concept	Mar-2022	Jan-2025
Findley Commons	\$6,967,137	\$1,901,312	35	0	0	35	No	No	Complete	Oct-2020	Dec-2021
Waterleaf	\$77,957,828	\$1,700,000	176	17	48	20	No	No	In construction	Dec-2020	Jul-2022
74 <sup>th</sup> and Glisan	\$56,515,117	\$8,022,500	137	56	63	41	No	Yes	Concept	Dec-2022	June-2024
5020 N Interstate	\$30,176,395	\$9,152,000	64	18	48	0	No	No	Concept	Jun-2022	Jul-2023
Albina One	\$49,116,686	\$13,422,000	94	32	54	0	No	No	Concept	Mar-2023	Mar2025
Meridian Gardens	\$26,069,918	\$12,155,000	85	70	0	65	No	Yes	Concept	Jan-2023	Feb-2024
Hollywood Hub	\$98,790,115	\$28,428,483	199	69	129	0	No	No	Concept	June 2023	Jul 2025
PCC Killingsworth	\$38,039,446	\$2,481,000	84	28	60	0	No	No	Concept	Jun-2023	Aug-2024
Tistilal Village	\$28,406,356	\$3,432,000	24	24	22	16	No	No	Concept	Sep-2022	Dec-2023
<b>Total committed or underway</b>		<b>\$106,248,378</b>	<b>1105</b>	<b>435</b>	<b>499</b>	<b>237</b>					
<b>LIS commitment</b>		<b>\$211,056,579</b>	<b>1475</b>	<b>605</b>	<b>737</b>	<b>300</b>					
<b>% of commitment complete</b>		<b>50.3%</b>	<b>74.9%</b>	<b>72%</b>	<b>68%</b>	<b>79%</b>					
<b>Remaining for LIS</b>		<b>\$104,808,201</b>	<b>370</b>	<b>170</b>	<b>238</b>	<b>63</b>					

## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Funding sources leveraged*
- d. Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- e. Anything else worth highlighting*

*\*Except where updated below, project images have been submitted to Metro previously – see Concept Endorsement documents and Metro-drafted project profiles.*

### **1. Hattie Redmond Apartments**

Home Forward and the Urban League of Portland will co-develop the Hattie Redmond Apartments for people of color experiencing chronic homelessness. The 60-unit project will also implement the City of Portland’s N/NE Preference Policy giving priority to displaced or longtime residents of north/northeast Portland. Other development team members include SERA Architects and Bremik Construction.

Urban League, an organization that serves and advocates for the African American community in Portland, will rely on its success with their Project HAVEN permanent supportive housing program and will integrate trauma-informed, culturally specific, and client-centered input into the building design, financing and programming. The on-site services team will include a resident services coordinator, case managers and peer support specialists. Project amenities include common rooms, a community kitchen facility, outdoor areas and other amenities that bring residents together.



The project leverages Metro bonds 5 times with additional funding from Oregon Housing and Community Services (LIHTC), Oregon Health Authority and deferred developer fees.

## 2. **Dekum Court**

The Dekum Court complex currently features 40 affordable apartments in NE Portland. Home Forward will redevelop the site, adding 147 newly affordable units for communities of color and low-income families. Project amenities include a Head Start, playground, laundry facilities and community rooms. Partners and development team members include Faubion Elementary School, LEVER Architects, and Walsh Construction.

The project leverages Metro bonds 3 times with additional funding from Oregon Housing and Community Services (LIHTC), other tax-exempt bonds, Home Forward equity and private funding.

## 3. **Findley Commons**

Findley Commons is a partnership between Do Good Multnomah, Home First Development and St. Mark's Lutheran Church. The development transformed a large and under-utilized church-owned parking lot into 35 quality, affordable and Permanent Supportive Housing (PSH) units for veterans who are homeless and those at risk of homelessness. Additional development team members and service partners include Doug Circosta, Architect; Beaudin Construction; and National Association of Black Veterans. Building amenities include owner-paid utilities, elevator, community area and service delivery spaces, a bike room, storage, energy-efficient appliances and fixtures, quartz countertops, luxury vinyl plank flooring and an outdoor patio and 34 parking spaces.

Metro bonds were leveraged 3.5 times with additional funding from Oregon Housing and Community Services, Meyer Memorial Trust, land donation and private funding.



#### 4. **Waterleaf (fka, Riverplace Parcel 3, Phase 2)**

Waterleaf, the second building in a new development by BRIDGE Housing, will provide 178 affordable apartments, ranging from studios to three-bedrooms, directly adjacent to the Vera Apartments in the South Waterfront area of downtown Portland. Other development team members include Ankrom Moisan Architects and Walsh Construction. Impact NW will provide services to families and veterans with very low incomes, including supportive housing services for veterans and individuals experiencing homelessness. Amenities include laundry, conference room and community classroom, community room with kitchen, outdoor courtyard and playground. Car and bike parking are also included.

The project leveraged an additional \$78.5 million in capital funds from Oregon Housing and Community Services (LIHTC), Metro Transit-Oriented Development funds, Prosper Portland and private funding.

#### 5. **74<sup>th</sup> & Glisan**

74th and Glisan will be co-developed and co-owned by Related NW, Catholic Charities and Immigrant and Refugee Community Organization (IRCO). Other development team members include Holst Architecture, LMC Construction, ALMAR Contracting, Quantum Residential, and We All Rise. The first building will have 41 units of permanent supportive housing (PSH) prioritizing Black, Indigenous and other people of color (BIPOC), seniors and survivors of domestic violence/sexual assault coming out of homelessness. The second building will provide 96 units of family housing with a mix of unit sizes, prioritizing BIPOC, immigrant and refugee households and intergenerational families.

On-site culturally specific services will be provided by IRCO and Catholic Charities. The project team is partnering with Mercy Corps NW to promote small business classes, offer two retail incubator spaces and a social impact café with a culinary and barista training program in the ground-floor commercial space. Amenities include a community room and kitchen, laundry room, multicultural reading room and book exchange, playground, picnic area, community garden, bike and car parking. The project is also proud to feature the first IRCO led multicultural preschool in Multnomah County.

The project leverages Metro bonds nearly 3 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, SDC waivers and deferred developer fees.

#### **6. 5020 N. Interstate**

5020 N. Interstate will be co-developed and co-owned by Community Development Partners (CDP) and Self Enhancement Inc (SEI). Other development team members include Carleton Hart Architecture, LMC Construction, ALMAR Contracting and Guardian Management and DRCOMM real estate brokerage. The project will serve families and give priority to displaced or longtime residents of north/northeast Portland, especially African American families by implementing the City of Portland's N/NE Preference Policy. Amenities include a community garden, outdoor play area and courtyard, bike storage, onsite parking and services. A neighborhood-serving commercial space will be located on the ground floor.

The project leverages Metro bonds 3.3 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, SDC waivers and deferred developer fees.

#### **7. Albina One**

Albina One is 94 new affordable homes in the Eliot neighborhood developed by Albina Vision Trust and Edlen & Co. The project will prioritize families, as well as displaced or longtime residents of north/northeast Portland under the City's N/NE Preference Policy. Portland Opportunities Industrialization Center + Rosemary Anderson High School will support residents with culturally specific education, mentoring, family support, employment training and career placement. Other development team members include LEVER Architects, Colas Construction and Quantum Residential. Amenities include community rooms on ground floor and top floor, onsite property management, secure bike parking, an outdoor plaza with garden and play areas, and 16 parking spaces.

Metro bonds will be leveraged 3.6 times with additional funding from Oregon Housing and Community Services (LIHTC), Weatherization funds, permanent debt, SDC waivers, deferred developer fees, and other grants and loans.

## 8. **Meridian Gardens**

Meridian Gardens expands Central City Concern’s supportive housing in East Portland, providing recovery-specific housing and services with a peer-delivered service approach for 85 new units. The project will provide single room occupancy and studio apartments to BIPOC individuals and couples experiencing or at risk of homelessness who are in substance use treatment or recovery. On-site culturally specific services will be provided by Puentes, the Imani Center and Flip the Script. Amenities will include common kitchens and community rooms, recovery group rooms, a supportive services office, resident gym and large outdoor courtyard. Other development team members include Ankrom Moisan Architects and Walsh Construction.

The project will leverage Metro bonds 2 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

## 9. **hollywood HUB**

hollywoodHUB will repurpose the Hollywood Transit Center into family-focused affordable housing for people of color and people with lower incomes. Developed and owned by BRIDGE Housing, the 13-story building will be the first project under TriMet’s transit-oriented development guidelines. In addition to TriMet, other development partners include Holst Architecture, O’Neill Walsh Community Builders, and Try Excellence LLC.

Amenities include a rooftop terrace, community room, meeting space, courtyard, bike and car parking, and on-site services by Hacienda CDC, Immigrant and Refugee Community Organization, Urban Gleaners and others.

The project will leverage Metro bonds 3.5 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

## 10. **PCC Killingsworth**

Home Forward will bring 84 new affordable homes apartments to the Cully neighborhood, co-located with a new Workforce Development Center operated by Portland Community College. The project will serve larger families and communities of color, including families and youth in the foster care system. On-site services will be provided by the Native American Youth and Family Center. Other development team members include Hacker Architects and O'Neill Walsh Community Builders.

Amenities include a family room, a community kitchen, community computers, large laundry room with healthy food vending machines, secure play spaces for kids of all ages, a bike storage room and easy transit access. Outdoor space includes a dining area, courtyard and an experiential playscape. Through the collaboration with PCC, the site will offer a large public plaza designed to support a farmer's market and other community activities, a casual amphitheater, Wi-Fi access and parking.

The project will leverage Metro bonds 15 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

#### **11. Tistilal Village**

Tistilal Village is a redevelopment of an existing housing community by and for Native Americans and BIPOC families. The project will be development and owned by the Native American Youth and Family Center (NAYA) with supportive housing services provided by Native American Rehabilitation Association (NARA) for Native American families coming out of homelessness. Other development team members include Carleton Hart Architecture, Colas Construction, Housing Development Center, DDV Consulting Services and Viridian Management.

Interiors will emphasize trauma informed design approaches including ample sound buffering, clear and simple circulation patterns, plenty of meeting and community spaces, focus on safety at entryways, soothing color palette and direct lines of sight. Native American art will be prominently featured. Outdoor spaces include a play area, seating, community gardens and a plaza. Other amenities include easy bus access, grocery stores, health clinics, parks and a community center within walking distance.

Metro bond funds are leveraged 8 times with additional funding from Oregon Housing and Community Services (LIHTC and OAHTC), grants, SDC waivers and deferred developer fees.

### SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

- a. Progress toward achieving the equitable contracting goals and strategies in your LIS*
- b. Progress toward advancing the workforce diversity goals and strategies in your LIS*
- c. If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*

Only one project, Findley Commons, has completed construction in 2021. This project underachieved in meeting PHB's equitable contracting goals for hard costs by 5% and overachieved by 37% for soft costs. Some of these outcomes can be attributed to the scale of the project and the ability to attract bids, and an uncertified, but veteran owned, General Contractor. However, success is not always about meeting stated benchmark goals. Success, in this case, is about growing the capacity of new partners and expanding the pool of qualified contractors. Home First Development hired a project manager experienced in helping contractors become COBID certified who emphasized DMWESB participation and outreach resulting in a 57% professional services participation rate.

The other projects with construction underway are on track to meet or exceed PHB's equity in contracting goals despite COVID-related challenges that impacted outreach and bidding activities. These projects are also implementing partnerships with culturally specific and neighborhood-based organizations to increase the hiring of BIPOC and women in apprentice and journey-level workforce diversity programs. The goals and progress noted in Figure 4 below solely reflects percent of apprentice hours and participation by minorities and women. PHB also has workforce diversity goals for journey level hours at 22% of total hours worked by minorities and 6% of total hours worked by women.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Hattie Redmond (Baldwin)	Home Forward/Bremik	30%	20%	Preliminary progress at 38% DMWESB for hard costs and 29% DMWESB for soft costs.
Dekum Court	Home Forward/Walsh	28%	20%	Plan to increase hard cost goal from 28% to 30%
Findley Commons	Home First/Beaudin	24%	20%	Construction completion at 17.73% DMWESB for hard costs, 57% DMWESB soft costs
Waterleaf (Riverplace 2)	BRIDGE Housing/Walsh	30%	n/a	Project 50% complete. Currently at 21.85% DMWESB for hard costs. PHB was not tracking soft costs when project began 5 years ago.
74 <sup>th</sup> and Glisan	Related NW/LMC	30%	20%	
5020 N Interstate	Community Development Partners/LMC	30%	20%	
Albina One	Albina Vision Trust/COLAS	30%	20%	Developer aims to exceed PHB goals.
Meridian Gardens	Central City Concern/Walsh	30%	20%	
Hollywood Hub	BRIDGE Housing/Walsh	30%	20%	
PCC Killingsworth	Home Forward/Walsh	30%	20%	
Tistilal Village	HDC/COLAS	30%	20%	

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”*

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking? Y/N	Prevailing wage BOLI, Davis Bacon, N/A	Notes and preliminary progress
		POC	Women	Apprentices			
Hattie Redmond	Home Forward/Bremik	18%	9%	20%	Y	n/a	GC is working with Urban League on apprentice participation. Not many hours yet as project is not fully underway. Overall – 10.93%; Journey POC – 100%; Apprentice Women – 100%

Dekum Court	Home Forward/Walsh	20%	9%	20%	Y	Davis Bacon	goals for journey level hours same as apprentice hours
Findley Commons	Home First/Beaudin	22%	9%	20%	Y	Davis Bacon	Apprentice overall - 19.5%, Journey POC – 50.36% Journey Women- 0.57% Apprentice POC – 9.34%
Waterleaf (Riverplace 2)	BRIDGE Housing/Walsh	22%	9%	20%	Y	Davis Bacon/BOLI	Apprentice overall - 20.88% Journey POC – 48.97% Journey Women – 2.21% Apprentice POC – 25.95% Apprentice Women – 26.5%
74 <sup>th</sup> and Glisan	Related NW/LMC	22%	9%	20%		BOLI part / Davis Bacon	
5020 N Interstate	Community Development Partners/LMC	22%	9%	20%		BOLI	
Albina One	Albina Vision Trust/COLAS	22%	9%	20%		Davis Bacon/BOLI	
Meridian Gardens	Central City Concern/Walsh	22%	9%	20%		Davis Bacon	
Hollywood Hub	BRIDGE Housing/Walsh	22%	9%	20%		BOLI	
PCC Killingsworth	Home Forward/Walsh	22%	9%	20%		BOLI	
Tistilal Village	HDC/COLAS	22%	9%	20%		n/a	

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.*



## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

*The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.*

***Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:***

- a. *How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*

Following the location priorities described in the Metro Bond Workplan and PHB’s LIS, project location criteria include projects located in areas of high opportunity and/or high risk of displacement, proximity to transit, services and resources, as well as geographic diversity to balance Metro Bond investments throughout each “region” of Portland. Project selection through past solicitations has resulted in projects throughout the city except in a Southwest Portland neighborhood (excluding the Central City area of downtown Portland). A future solicitation may include a property in Southwest Portland purchased by Metro in 2021.

Project sponsors select development locations based on both market opportunities and criteria that aligns with the sponsor organization’s mission or an identified community need. For example, the location for the Albina One project was selected for its strong ties to Black history and culture in Portland. The project is in lower Albina, the historic neighborhood for Black Portlanders that was home to the highest concentration of African American residents anywhere in the city or state of Oregon. It is adjacent to the Paramount Apartments, which was a safe hotel and apartment complex for Black people before and during segregation. The project will be in the original jazz district of Portland, wherein many Black creatives showcased their talent in what used to be a vibrant cultural center. Finally, it was the neighborhood that Portland’s early Black residents lived in for an easy, short commute to work at the nearby Amtrak train station, Kaiser shipyards or the garment district (which is now the Pearl). The neighborhood is steeped in Black history and culture.

- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*

To effectively reach the priority populations and to ensure equitable access to communities of color within the priority populations of each project, development teams will employ community-centered approaches for initial lease up and re-leasing efforts that begins with the partner service providers and local relationships. Project sponsors and service partners will also leverage their extensive client networks to whom they can appropriately market housing opportunities.

Following industry best practices and PHB policy, key elements of the tenant selection and screening criteria at each project will be tailored to ensure equitable access among applicants. The project specific screening criteria will be reviewed by PHB's Risk and Compliance team as part of their review of projects' Asset Management Plans to ensure that the screening criteria meets all required fair housing laws, works to advance racial equity, and does not directly or indirectly create disadvantages to the target populations. In addition, projects are expected to set clear and consistent policies to override the screening criteria for credit, rental, and criminal history reviews.

*c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*

All projects with Permanent Supportive Housing (PSH) units and using supportive services operating support from the Joint Office of Homeless Services (JOHS) will be required to use Multnomah County's Coordinated Access system for referrals to lease PSH units. Additional referral processes may be used if required by another services funder and approved by JOHS.

*d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*

An on-going requirement of PHB's funding solicitations and project selection criteria, all projects must describe and provide evidence of partnerships and/or internal programs to provide services that are culturally specific and responsive for the project's target populations. Most projects' programming and services target BIPOC communities and/or individuals experiencing homelessness or at risk of homelessness. Project teams include either external, culturally specific partners or plans to provide in-house culturally specific programs to residents onsite. For example, Central City Concern has several culturally specific and responsive in-house programs, such as Imani, Puentes and Flip the Script, that will be offered to residents at Meridian Gardens.

*e. If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*

Not available for this reporting period.

**Summary of project plans and partnerships for affirmative marketing and culturally responsive services**

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Hattie Redmond Apts.	BIPOC, homeless singles/couples	Urban League of Portland, N/NE Preference Policy	Urban League of Portland
Dekum Court	BIPOC families		
Findley Commons	Veterans, homeless singles/couples	Do Good Multnomah, Dept. of Veterans Affairs, St. Mark's Lutheran Church	Do Good Multnomah, National Association of Black Veterans
Waterleaf	BIPOC, families, veterans, homeless	Dept. of Veterans Affairs, Latino Network, El Programa Hispano Catolico, Community Vision, Easterseals Oregon, Metropolitan Family Service	Impact NW, Latino Network, El Programa Hispano Católico, SEI, IRCO, NAYA, Iron Tribe, Bridges to Change, Transition Projects
74 <sup>th</sup> & Glisan	BIPOC, seniors, homeless, survivors of domestic violence or sexual assault, immigrant/refugee and intergenerational families	Catholic Charities and IRCO programs, Intercultural Counseling Center, Immigration Legal Services, Refugee and Migration Services, Housing Transitions Program	Catholic Charities and IRCO internal programs. Other partnerships TBD.
5020 N Interstate	African American families	Self Enhancement, Inc. programs and partnerships; N/NE Preference Policy	Self Enhancement, Inc. programs and partnerships
Albina One	African American and other BIPOC families, single fathers	POIC+RAHS, other local agencies; N/NE Preference Policy	POIC+RAHS, NxNW Health, The OHSU Avel Gordly Center for Healing, Prism Health, Black Parent Initiative
Meridian Gardens	BIPOC, homeless adults/couples in treatment or recovery program	Website, email and fliers. Outreach through partner agencies and Central City Concern's Housing and Employment Advisory Council, and Imani, Puentes, Substance Use Disorder Services (SUDS), and Flip the Script Programs.	Central City Imani, Puentes, SUDS, and Flip the Script Programs; LifeWorks, NARA, Northwest Pilot Project, Portland Rescue Mission, Salvation Army Adult Rehabilitation Center, Transition Projects, Inc.,
hollywoodHUB	BIPOC, immigrant/refugee families	Culturally specific media, Hacienda, IRCO, POIC, APANO, NAACP, Muslim Educational Trust, Self Enhancement, Inc., NW Pilot Project, Urban League, Hispanic Metropolitan Chamber, Asian Health & Service Center	Northeast Community Center, POIC, IRCO, Urban Gleaners
PCC Killingsworth	BIPOC families, youth aging out of foster care	NAYA, Living Cully, PCC Workforce Development Center	NAYA programs and services

Tistilal Village	BIPOC, Native American families, homeless	utilize targeted email distribution lists/channels, calling clients/potential residents, reach out to tribal partners and other BIPOC-led organizations and existing tenants	NAYA, NARA programs and services
------------------	---	--	----------------------------------

## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
- c. Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)
- d. Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)
- e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

Community engagement activities during 2021 included informational mailings to neighbors, property signage, a presentation at a neighborhood association meeting and focus groups with existing program participants and residents. The Hattie Redmond, for example, has been conducting focus groups with Urban League’s Project HAVEN residents who are primarily BIPOC formerly homeless individuals. Home Forward also contracted with Oregon Black Pioneers to lead a naming workgroup with Urban League staff and program participants that led to the selection of Hattie Redmond as the project’s namesake. By comparison, Dekum Court’s engagement focused on meetings with its Community Advisory Committee. This committee includes current residents, community partners and neighbors. Demographic information has not been shared for either project.

To date, feedback from engagement activities has informed project designs and implementation. Design changes for Hattie Redmond include utilizing a gabled roof to reflect the neighborhood’s residential character, increasing the building’s rear setbacks beyond the zoning code requirements to better separate the building from its neighbors, installing handrails, shower stalls and grab bars to increase accessibility for elderly and disabled residents, and incorporating an outdoor patio and roof deck to increase residents’ access to nature and opportunities for gathering together. In addition, Urban League staff and current residents expressed a desire for art that reflects them and their life experiences. Home Forward has hired an art consultant who is a person of color to facilitate regular art committee meetings. Feedback gathered for Dekum Court resulted in adding in-unit washer and dryer hookups in every apartment in addition to a common laundry room to better serve parents and persons with disabilities. Other changes to the project include a covered sport court adjacent to the community building and redesigned drive aisles and parking lot locations to promote better safety based on resident feedback.

**Summary of community engagement partnerships**

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	6	4	0	2
List of organizational partners		Hacienda, NAYA, Project HAVEN, Oregon Black Pioneers		Faubian School, Kenton Neighborhood Association

**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Dekum Community	21	N								

Advisory Committee										
Kenton Neighborhood Association meeting	Not reported	N								
Project HAVEN focus groups	Not reported	N								
Hattie Redmond Naming workgroup	5	Y-limited info	Unknown	100%	100%					80%
Hattie Redmond groundbreaking	75	N								

## SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

In alignment with Metro’s policy on cooling strategies, PHB issued a new air conditioning requirement, effective August 13, 2021, in response to the extreme heat waves of the summer. The requirement asked affordable housing developers to propose an in-unit air conditioning strategy that best balanced the needs of their project and populations while ensuring the project’s efficient use of public resources. Acceptable cooling approaches include central air conditioning, packaged terminal air conditioners (PTACs), ducted or ductless condenser or heat pump units, window A/C units, portable A/C units, hybrid, geothermal, or other emerging technologies.

All of the 2021 MBOS awardees were expected to comply with the new cooling policies and requirements, and projects already under construction were encouraged to collaborate with PHB to identify opportunities for in-unit air conditioning cooling strategies within the existing financial parameters of the project. Projects that did not already include designs for in-unit air conditioning units (e.g. only A/C in corridors or window ports) submitted amended cooling proposals and cost estimates to adjust their designs, and

Metro recently announced an allocation of funds to ensure all MBOS projects can comply with PHB's cooling requirement. The most common approaches are two-fold: 1) single zone mini splits, or 2) dual port portable window unit. The most preferred approach from an energy, cost and environmental impact is the mini split; however, in cases where buildings are already designed and under construction, portable/window units may be the only viable cooling solution.

The most significant challenge for the projects is cost. Current budget estimates range from \$1,500 (dual port portable window unit) to \$10,000 (single-zone mini split) per unit. A related challenge is how to address cooling needs in rehab projects, especially for historic buildings with high-cost scopes of work (e.g. seismic upgrades) and/or where centralized cooling strategies may compromise the building envelope. PHB is currently working to refine our cooling requirements for rehab buildings.

# Housing Bond Progress Report for Washington County | 2021

*The purpose of this report is to summarize local progress toward implementing local implementation strategies for the Affordable Housing Bond program. At the end of each calendar year, participating jurisdictions submit progress reports to Metro. Reports are reviewed by the Affordable Housing Bond Community Oversight Committee, which is charged with monitoring progress toward unit production and policy goals and ensuring alignment with guiding principles. Metro staff produce an annual report summarizing regional progress across all implementing jurisdictions.*

## SECTION 1: UNIT PRODUCTION AND FUNDING

*This section is intended to provide a summary of projects and units in each jurisdiction's Affordable Housing Bond pipeline and Affordable Housing Bond funding commitments. With the passage of the Supportive Housing Services measure in 2020, many jurisdictions are seeking opportunities to expand unit production, deepen affordability, or increase the number of supportive housing units across the portfolio. With this in mind, we are also tracking plans to leverage SHS funding for rental assistance and/or services.*

***Describe progress toward implementing the development plan in your LIS. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following elements:***

- a. Results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*

Washington County did not have any competitive selections in 2021. Work implementing the Metro Bond in 2021 focused on moving the County's pipeline of ten projects toward construction and completion. The County's pipeline consists of one Phase I project that was selected before the County's LIS was approved, eight projects selected through a competitive solicitation process based on LIS criteria that occurred in 2020, and one acquisition/rehab project selected through the process identified in the County's LIS.

Work in 2021 specifically included:

- Working toward construction completion and equitable lease-up of the County's Phase I Project.
- Working toward closing and construction start for three projects.
- Working on predevelopment for six projects with five of those projects scheduled to close and begin construction in the first half of 2022.

- b. Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*

Overall, Washington County is positioned to exceed its unit production goal through the efficient use of Metro Bond funds within its implementation area. While the Omnibus resolution passed by US Congress in January 2021 that fixed the rate for Low Income



Housing Tax Credit (LIHTC) equity generally increased that source in each project, those increased sources have help combat extreme cost increases in construction materials and labor. Without this fixed rate it is likely that the County and other implementing partners would have received request for additional funding from project sponsors. Washington County intentionally made funding awards to projects that were less than the per unit subsidy available of \$143,000 per unit, engaging in thoughtful stewardship of the funds by incentivizing larger units and lower income units with additional subsidy. With one project completed, three under construction, one with Final Approval and five others with Concept Endorsement, the County does not plan to reduce the amount of Metro bond subsidy for projects in its pipeline unless there are significant changes to projects at the time of Final Approval that impact a project's contribution to the overall unit production goals.

In 2020, the Washington County Board of Commissioners approved an increase to \$4 million per year for five years to the Housing Production Opportunity fund. \$2.5 million of that annual amount is to support Metro Bond projects within the County if a funding gap emerges as the project near construction closing. These HPOF funds help ensure a timely closing for projects.

- c. *Summary of ongoing funding commitments for project-based rental assistance and ongoing supportive services not included within the project's resident services budget; including how Metro Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low income households and households experiencing or at risk of homelessness.*

Since the passing of the Metro Bond measure in 2018, Washington County has committed 200 Project Based Section 8 Vouchers to the implementing jurisdictions within Washington County – Beaverton, Hillsboro, and Washington County. That commitment remains to achieve the unit production goal for 30% MFI units as well as the PSH goal established in the County's LIS. The Washington County Board of Commissioners leadership direction was to pursue PSH units and work to identify potential funding for supportive services. The passage of the Metro Supportive Housing Services Measure brings that necessary funding for PSH. Staff at the County have been aligning to integrate additional PSH units into Metro Bond projects, and to financially support the ongoing supportive services at projects. The County's Phase I project, Viewfinder, and its first all PSH project, the Aloha Inn are two current examples of this integration.

Viewfinder: This 81-unit project had 8 Project Based Section 8 vouchers and 8 VASH vouchers, as well as a Memorandum of Understanding for resident services with a local homeless services provider prior to the start of the SHS program. As the SHS program has quickly mobilized, SHS and Affordable Housing Bond staff at Washington County discussed with the Viewfinder project sponsor, Community Development Partners, opportunities for additional PSH units at the property. As the property was planning to begin its lease-up process, Community Development Partners agreed to provide 11 additional units for PSH, supported through rental assistance and services funding from the SHS measure.

Aloha Inn: This is a 52-unit motel purchased with Metro Bond funds by the Housing Authority of Washington County in early 2021 with the intent to convert it into 54 units of Permanent Supportive Housing once the SHS funding was available. In addition to working toward renovation of the motel for that permanent use, Washington County was able to use one wing of the motel as an

interim homeless shelter for up to 22 individuals beginning July 1, 2021. A flooding issue decreased the available shelter rooms in late 2021 but 13 rooms continue to be operated as shelter as the other wing of the building is renovated to PSH in late spring 2022.

In addition, County SHS staff together with Affordable Housing Bond staff are discussing with developers on a per project basis opportunities for projects to have additional project-based PSH units. Through the County’s equitable lease-up outreach and process with low-barrier screening criteria, there will be individuals with tenant-based SHS rent assistance that will move into Metro Bond projects as well. This has already occurred at Viewfinder as that project leases up.

- d. *Approach and anticipated timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets. (e.g., location priorities, homeownership, supportive housing etc.)*

The County plans to issue a NOFA in summer of 2022 for Washington County’s remaining allocation of Affordable Housing Bond funds. Geographic dispersal is an important development priority with the County’s implementation area covering such a large area. Based on locations of the County’s approved Metro Bond projects, the County will be eager to fund more projects in southern Washington County, understanding that location is subject to land availability and cost. Additionally, the County intends to continue to align its Affordable Housing Bond work with the Supportive Housing Services program and provide additional PSH units.

The County also has an allocation of Metro’s Regional Acquisition Funds (\$12.9 million) to support additional project(s). County staff are working with Metro staff in early 2022 to pursue potential site acquisitions. With this work, the County will exceed its unit production goals.

**Figure 1. Production progress and resources committed**

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status  <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>  Month/Year	Completion  Month/year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Aloha Housing	\$31,205,650	\$10,230,000	82	33	51	0	No	No	Concept	Mar-2022	Apr-2023
Aloha Inn	\$9,000,000	\$8,465,000	54	54	0	54	Yes	Yes	In Construction	Dec-2021	Aug-2022

Plambeck Gardens	\$54,840,995	\$14,320,000	116	49	62	8	TBD	TBD	Concept	Mar-2023	Jun-2024
Goldcrest	\$33,283,866	\$8,700,000	75	14	46	0	No	No	Final Approval	Feb-2022	Jun-2023
Plaza Los Amigos	\$43,895,104	\$12,830,000	113	26	72	16	TBD	TBD	Concept	May-2022	Aug-2023
Saltzman Road Senior	\$18,339,108	\$5,400,000	54	28	9	24	No	Yes	Concept	May-2022	Jul-2023
Terrace Glen	\$53,579,287	\$17,484,000	144	51	74	3	No	No	In Construction	Nov-2021	May-2023
The Valfre at Avenida 26	\$13,803,343	\$3,792,088	36	8	30	8	No	Yes	In Construction	Jul-2021	Sep-2022
Tigard Senior Housing	\$24,224,047	\$6,270,000	57	23	0	23	No	Yes	Concept	Apr-2022	Jun-2023
Viewfinder	\$32,951,190	\$11,583,000	81	34	56	27	Yes	Yes	Complete	Jun-2020	Dec-2021
<b>Total committed or underway</b>	<b>\$99,074,088</b>	<b>\$116,465,532</b>	<b>812</b>	<b>320</b>	<b>400</b>	<b>163</b>					
<b>LIS commitment</b>			<b>814</b>	<b>334</b>	<b>407</b>						
<b>% of commitment complete</b>		<b>85.1%</b>	<b>99.8%</b>	<b>95.8%</b>	<b>98.3%</b>						
<b>Remaining for LIS</b>		<b>\$17,391,444</b>	<b>2</b>	<b>14</b>	<b>7</b>						

## SECTION 2: PROJECT HIGHLIGHTS

*This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.*

***Please provide a brief summary of each project in your portfolio, along with an image of the project. Be sure to describe:***

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Funding sources leveraged*
- d. Noteworthy features or highlights (e.g., community space, free wi-fi, accessibility features, childcare, climate resilience and sustainability)*
- e. Anything else worth highlighting*

*We do this work on the land of Indigenous people including the Atfalati, the Clatskanie, and the Kalapuya.*

<p><b>Completed</b></p>	<p><b>Viewfinder</b> - Community Development Partners &amp; Housing Authority of Washington County - 81 units - Tigard</p> <p><i>Population to be served:</i> Individuals and Families; 8 units set-aside for Veterans</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, SDC Exemption</p> <p><i>Service Partnerships:</i> Good Neighbor Center &amp; Veterans Administration</p> <p><i>Development Team:</i> Bremik Construction &amp; Scott Edwards Architecture</p> <p><i>Project Highlights:</i> 11 units of PSH were added to the project in collaboration with the Supportive Housing Services Program. Community room and outdoor courtyard on second floor; playground onsite. Building features art by three local artists. All units have air conditioning. Building is equipped with solar power.</p>	
-------------------------	---	--

**Under Construction**

**Valfre at Avenida 26** – DCM Communities & Housing Authority of Washington County - 36 units – Forest Grove

*Population to be served:* Individuals and Families; 8 PSH units

*Leveraged Funding Sources:* 4% LIHTC, Washington County Housing Production Opportunity Fund

*Service Partnerships:* Bienestar & Sequoia Mental Health

*Development Team:* LMC Construction & Carleton Hart Architecture

*Project Highlights:* All units have air conditioning. Project built on previous cement mixing plant, providing important infill development. Community space and playground onsite.



**Terrace Glen** – Related NW & Housing Authority of Washington County - 144 units – Tigard

*Population to be served:* Individuals and Families; 3 PSH units

*Leveraged Funding Sources:* 4% LIHTC, Metro Transit Oriented Development, SDC Exemption

*Service Partnerships:* HomePlate Youth Services, EngAge, & IRCO

*Development Team:* Walsh Construction & C2K Architects

*Project Highlights:* All units have air conditioning. Project includes 3 4-bedroom units. Community room and playground onsite. All units have air conditioning.



	<p><b>Aloha Inn</b> – Housing Authority of Washington County - 54 units – unincorporated Washington County</p> <p><i>Population to be served:</i> Individuals – all PSH units</p> <p><i>Leveraged Funding Sources:</i> Housing Production Opportunity Fund (Wa. Co.)</p> <p><i>Service Partnerships:</i> TBD via competitive selection process conducted by Supportive Housing Services Team</p> <p><i>Development Team:</i> GSI Builders, Inc. &amp; Ink Built Architecture</p> <p><i>Project Highlights:</i> Motel conversion project. Washington County’s first all PSH project. All units have air conditioning.</p>	
	<p><b>Goldcrest Apartments</b> – BRIDGE Housing - 75 units – Beaverton</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, SDC Exemption, Housing Production Opportunity Fund (Wa. Co.), City of Beaverton</p> <p><i>Service Partnerships:</i> Hacienda CDC</p> <p><i>Development Team:</i> Colas Construction &amp; Salazar Architects</p> <p><i>Project Highlights:</i> Located in high opportunity area (South Cooper Mountain). Community room and playground onsite. All units have air conditioning.</p>	

**Beginning  
Construction  
in 2022**

**Aloha Housing** – BRIDGE Housing - 82 units – unincorporated Washington County

*Population to be served:* Individuals and Families

*Leveraged Funding Sources:* 4% LIHTC, Local Innovation and Fast Track (LIFT) Funding, Metro Transit Oriented Development funds, Washington County Housing Production Opportunity Fund

*Service Partnerships:* Hacienda CDC

*Development Team:* LMC Construction & Scott Edwards Architecture

*Project Highlights:* Units range in size from studio to 3-bedroom. Community room, outdoor play area, BBQs, and raised garden beds onsite. All units have air conditioning.



**Tigard Senior Housing** – Northwest Housing Alternatives - 58 units – Tigard

*Population to be served:* Seniors

*Leveraged Funding Sources:* 4% LIHTC, HOME (Wa. Co.)

*Service Partnerships:* Veterans Administration, SAGE Metro Portland, DAVS Washington County

*Development Team:* Walsh Construction & SERA Architects

*Project Highlights:* Located directly adjacent to the Tigard Senior Center. Provides 23 units of Permanent Supportive Housing for seniors. Located with pedestrian access to Fanno Creek Trail.



**Plaza Los Amigos** - REACH CDC & Bienestar - 113 units – Cornelius

*Population to be served:* Individuals and Families

*Leveraged Funding Sources:* 4% LIHTC, Weatherization funds, Metro Transit Oriented Development Funds, Wa. Co. Housing Production Opportunity Funds, American Rescue Plan Act (ARPA) funds, Energy Trust of Oregon, PGE.

*Service Partnerships:* Sequoia Mental Health Services

*Development Team:* LMC Construction & Ankrom Moisan Architects

*Project Highlights:* 16 Permanent Supportive Housing (PSH) units. Solar power array onsite. Units range in size from 1 to 3-bedrooms. Site features fustal court, community room, community garden and pedestrian connection to local park.



**Saltzman Road Senior** - Home First Development & Christ United Methodist Church - 53 units – unincorporated Washington County

*Population to be served:* Seniors (emphasis on LGBTQIA+ community)

*Leveraged Funding Sources:* 4% LIHTC

*Service Partnerships:* Bienestar, SAGE, Friendly House

*Development Team:* Beaudin Construction & Doug Circosta Architects

*Project Highlights:* 24 Permanent Supportive Housing (PSH) units for seniors.





<p style="text-align: center;"><b>Beginning Construction in 2023</b></p>	<p><b>Plambeck Gardens</b> – Community Partners for Affordable Housing - 116 units – Tualatin</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Washington County Housing Production Opportunity Fund, City of Tualatin, HOME (Wa. Co.)</p> <p><i>Service Partnerships:</i> Centro Cultural, Neighborhood Health Center</p> <p><i>Development Team:</i> LMC Construction &amp; Carleton Hart Architecture</p> <p><i>Project Highlights:</i> Project includes 6 4-bedroom units, as well as 8 Permanent Supportive Housing (PSH) units. Community room onsite. Air conditioning will be provided in units.</p>	
--	--	---

### SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

*In keeping with the guiding principle of leading with racial equity, local implementation strategies include commitments to advance racial equity through the planning and construction process, including goals for the amount of contract dollars (hard and soft costs) that will be paid to COBID-certified Minority, Women, and Emerging Small Business (MWESB) firms and strategies for encouraging inclusion of women and people of color in the workforce. Goals and tracking commitments for workforce diversity vary across jurisdictions and projects. Within three months of construction completion, each project will report on contracting outcomes and those tracking workforce diversity will report on workforce outcomes. This data will be included in future annual progress reports.*

***Describe progress toward implementing the equitable contracting and workforce strategies described in your LIS. Be sure to address the following elements:***

*a. Progress toward achieving the equitable contracting goals and strategies in your LIS*

Washington County’s LIS identified an aspirational goal of 20% hard and soft costs paid to COBID-certified MWESB firms. The County’s one completed project – Viewfinder, and projects under construction are exceeding this goal.

*b. Progress toward advancing the workforce diversity goals and strategies in your LIS*

Washington County did not set specific goals around workforce diversity in its LIS. Washington County is participating in Metro’s Construction Careers Pathways Project.

c. *If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*

To monitor and report on contracting goals, Washington County receives information in monthly draw requests, and then receives more detailed quarterly reports that are also reported to Oregon Housing and Community Services (OHCS). Washington County had been tracking workforce outcomes for projects that are subject to prevailing wage requirements through LCP Tracker software. In addition, the County is requesting workforce information periodically from projects during construction that are not subject to prevailing wage.

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid to...		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Aloha Housing Development	BRIDGE/ LMC	20%	20%	Has not yet begun construction
Aloha Quality Inn	HAWC/ GSI Builders	20%	20%	Both General Contractor and Architect are MWESB firms
Plambeck Gardens	CPAH/ LMC	20%	20%	Has not yet begun construction
Goldcrest	BRIDGE/ Colas	20%	20%	Both General Contractor and Architect are MWESB firms
Plaza Los Amigos	REACH, Bienestar/ LMC	20%	20%	Has not yet begun construction
Saltzman Road	Home First/ Beaudin	20%	20%	General Contractor is an MWESB firm
Terrace Glen	Related NW/ Walsh	20%	20%	Currently achieving 20.26% in hard and soft costs.
The Valfre at Avenida 26	DCM/ LMC	20%	20%	Currently achieving 30.68% in hard costs.
Tigard Senior Housing	NHA/ Walsh	20%	20%	Has not yet begun construction
Viewfinder	CDP/ Bremik	20%	20%	Achieved 22.39% in hard costs. Achieved 22% in soft costs.

*For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.”*

**Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)**

Project name	Developer, General contractor	Workforce goals % of total labor hours* worked by...			Workforce tracking? Y/N	Prevailing wage BOLI, Davis Bacon, N/A	Notes and preliminary progress
		POC	Women	Apprentices			
Aloha Housing Development	BRIDGE/ LMC	--	--	--	Y	N/A	Has not yet begun construction
Aloha Inn	HAWC/ GSI	--	--	--	Y	BOLI	Began construction in December 2021; data not available at time of report
Plambeck Gardens	CPAH/ LMC	--	--	--	Y	N/A	Has not yet begun construction
Goldcrest	BRIDGE/ Colas	--	--	--	Y	N/A	Has not yet begun construction
Plaza Los Amigos	REACH/ LMC	--	--	--	Y	Davis Bacon	Has not yet begun construction
Saltzman Road	Home First/ Beaudin	--	--	--	Y	N/A	Has not yet begun construction
Terrace Glen	Related NW/ Walsh	--	--	--	Y	N/A	Began construction in late November 2021; data not available at time of report
The Valfre at Avenida 26	DCM/ LMC	--	--	--	Y	N/A	As of 12/31/2021: 62.94% hours worked by POC, 8.3% by women, 8.2% by apprentices.
Tigard Senior Housing	NHA/ Walsh	--	--	--	Y	Davis Bacon	Has not yet begun construction
Viewfinder	CDP/ Bremik	--	--	--	Y	Davis Bacon	As of 12/31/2021: 42.55% hours worked by POC, 2.30% by women, 19.45% by apprentices.

For projects that provided a minimum and maximum (or “stretch”) goal, please use the “minimum goal.” Workforce tracking is recommended for contracts above \$250,000.

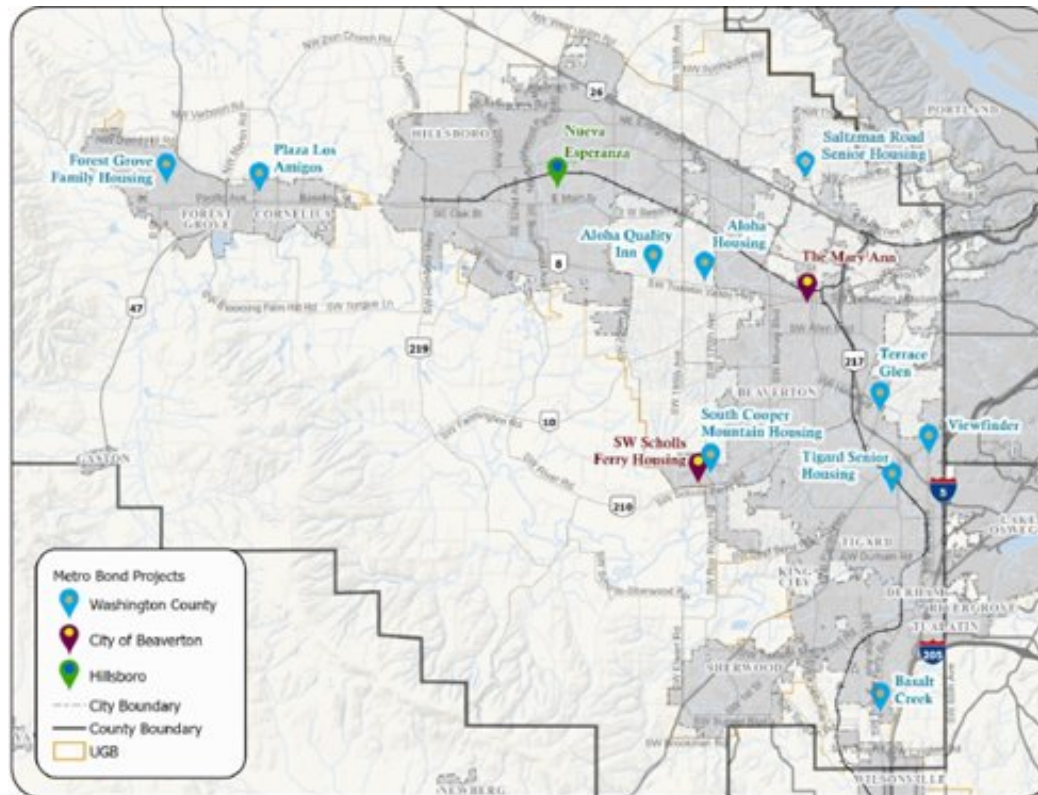
## SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.

**Describe progress toward implementing your LIS strategies for supporting fair housing access and community stability through project locations, affirmative marketing strategies, and lease up. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:**

- a. *How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*

Proximity to transit, parks, schools, and basic needs shopping was part of the competitive scoring criteria Washington County utilized in its Notice of Funding Availability (NOFA) evaluation process in 2020. Overall geographic dispersal of projects throughout Washington County’s bond implementation area was also considered broadly throughout the evaluation process. The map below includes projects underway in each of the implementing jurisdictions in the County as a way to show geographic dispersal of Metro Bond funding projects throughout Washington County as a whole.



- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*

Washington County is using the opportunity of its Phase I project as a pilot project in developing an equitable lease-up strategy. This process has involved multiple steps:

- Meeting with community-based organizations serving communities of color to understand lessons learned from previous lease-up processes.
- Reviewing screening criteria of property management companies for several projects to determine how low-barrier screening is embedded in existing screening criteria.
- Working with the property management company to ensure appropriate translation materials and services are available.
- Developing a property flyer that is accessible to individuals with limited English language skills and can easily be translated.
- Developing a training for community-based organizations to describe the lease-up process in plain language.
- Coordinate with community-based organizations serving communities of color to hold information sessions with individuals interested in housing at the property.
- Follow-up regularly with property management team on timelines and status of project.
- Coordinate with staff working on any project based rental assistance and related programs, including Permanent Supportive Housing.
- Debrief with community-based organizations serving communities of color after the lease-up process to understand what went well and what to improve for the next lease-up process.
- Encourage developers to provide materials and translation services in all of Washington County's identified safe harbor languages.

*c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*

Washington County's Supportive Housing Services team has built upon the existing homeless services infrastructure to restructure the previous coordinated referral system, Community Connect, to connect homeless individuals more efficiently to housing options with a trauma-informed approach. Service providers will be trained to provide a 20-minute Phase 1 assessment that quickly connects people to case workers shelter and care without having to wait for a lengthy phone-based assessment. The phased assessment helps participants building relationships with case workers, who support them through their housing navigation and connection to additional services. The final phase of the assessment, after a housing placement, helps participants consider goals, needs, and resources to support their health and ongoing housing stability.

*d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*

Nearly all of Washington County's Affordable Housing Bond projects has an existing or proposed partnership with a culturally specific organization to provide services onsite once the projects are constructed.

*e. If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*

The County’s Phase I project, Viewfinder, has begun to lease-up with 22 units currently occupied. Demographic data is being collected and will be available later in the lease-up project. However, from referral information and rental assistance type data is available on the number of homeless households that have moved in at Viewfinder 16 homeless households have moved in since the building opened on December 17, 2021. Two households that participated in the County informational session with the Somali Empowerment Circle have also moved into Viewfinder to-date.

**Summary of project plans and partnerships for affirmative marketing and culturally responsive services**

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Aloha Housing Development	Individuals and Families	Prior to the application period, BRIDGE and Hacienda staff will establish face-to-face relationships with community leaders, culturally specific organizations, service providers, schools, churches, community centers, and others serving communities of color in Aloha and Washington County. Other marketing and leasing channels will include phone calls, in-person visits, and attendance at community groups’ regular meetings and gatherings, and housing or resource fairs. BRIDGE will translate fliers into Spanish and Chinese to reach the target population. A language translation line service will be utilized in the property management office.	Partnership with Hacienda CDC. The resident services programming will include: <ul style="list-style-type: none"> <li>resources to connect residents to behavioral healthcare, physical healthcare, and assistance with food, clothing, and household furnishings.</li> <li>connection to resources to ensure housing stabilization and eviction prevention, such as emergency rental assistance, food pantry, utility assistance, financial fitness class, medical or behavioral healthcare referral.</li> <li>youth and family services, such as afterschool programming and early childhood education.</li> <li>economic opportunity, entrepreneurship, and homeownership services.</li> </ul>
Aloha Inn	Formerly homeless individuals	Referrals for housing will come through the County’s Community Connect system, which is well-connected with diverse service providers throughout Washington County. Admissions into the program will be extremely low-barrier and will ensure that policies that historically have had a disparate impact on communities of color (e.g. criminal background policy and credit screening) are set to the lowest possible levels to eliminate these barriers.	Competitive process to select a PSH operator was completed. A team of Community Partners for Affordable Housing, Sequoia Mental Health and Bienestar will provide case management, behavior health and substance abuse services, and resident services program with a culturally specific lens. Policies and outreach will be tailored to ensure BIPOC communities are aware of the potential services and ensure the project provides

			culturally appropriate services for residents to assist clients from underserved populations.
Plambeck Gardens	Individuals and Families	CPAH is committed to assuring that the Basalt Creek project serves people of color and immigrant populations. CPAH will provide information about how to successfully apply for housing and will work with Unite Oregon to do outreach and a focus groups to provide information about the housing and to ensure we are able to serve diverse populations. CPAH will do an additional outreach in conjunction with the City of Tualatin.	CPAH will be partnering with Centro Cultural to be sure that employment related services are available as well as staying connected to WorkSystems Inc. and the programs that they offer community wide. Centro Cultural proposes to meet with residents on-site in the community center to provide career coaching for adults, along with business development and start up technical assistance. CPAH will partner with the Neighborhood Health Center, which is providing services at Tualatin High School to ensure that health and wellness activities are available onsite. This includes a new partnership with Neighborhood Health Center, which is providing services at Tualatin High School.
Goldcrest	Individuals and Families	Prior to the application period, BRIDGE staff will establish relationships with community leaders, service providers, schools, churches, community centers, and others serving communities of color in Beaverton and Washington County. Hacienda will enhance these efforts and these connections will be an important conduit for publicizing opportunities when leasing information is available. To help prospective residents overcome common barriers to accessing stable housing, BRIDGE has a three-pronged approach to low-barrier screening: starting marketing and outreach early so that prospective residents can mitigate issues that might be a barrier to acceptance, providing alternative methods to meet screening criteria, and adopting an open appeal process.	Partnership with Hacienda CDC. The resident services programming will include: <ul style="list-style-type: none"> <li>• resources to connect residents to behavioral healthcare, physical healthcare, and assistance with food, clothing, and household furnishings.</li> <li>• connection to resources to ensure housing stabilization and eviction prevention, such as emergency rental assistance, food pantry, utility assistance, financial fitness class, medical or behavioral healthcare referral.</li> <li>• youth and family services, such as afterschool programming and early childhood education.</li> <li>• economic opportunity, entrepreneurship, and homeownership services.</li> </ul>

Plaza Los Amigos	Individuals and Families	<p>REACH and Bienestar will work with local community partners to ensure the community is aware of the upcoming housing opportunity and the project budget includes funding for training and paying community partner staff to provide help navigating the application process. Bienestar will work with partners in the Racial Equity Collaborative, the Forest Grove School District, the Immigrant Solidarity Collaborative, Somali Empowerment Circle, and other partnerships to ensure that information is distributed to other communities of color in the area, and will produce, as needed, leasing and other informative materials in languages other than Spanish and English.</p>	<p>Bienestar as co-developer will provide culturally specific services. Sequoia Mental Health is also a service partner. Partnerships with organizations such as Centro Cultural, Sequoia Mental Health, Open Door, and Family Promise will support Bienestar’s outreach to the homeless population and others who may qualify for PSH units.</p> <p>Sequoia staff will work hand in hand with Bienestar’s Promotores to provide outreach and watch for signs that a resident may be experiencing a crisis, and will meet regularly with Bienestar resident services staff and on-site property management staff to coordinate services PSH residents and the property as a whole.</p> <p>Bienestar’s Promotores are resident leaders who connect other residents to needed services, coordinate service provision at properties with Bienestar staff and advocate for their communities’ interests in public forums and processes.</p>
Saltzman Road	Seniors	<p>Home First Development utilizes a Low Barrier model for screening applicants to establish a population composed of individuals demonstrating the highest and most immediate of needs, including but not limited to historically underserved and vulnerable populations such as people of color and/or the LGBTQ community.</p> <p>Low Barrier screening is specifically designed to promote accessibility to households with adverse credit, rental and legal histories, and who subsist on a very limited income. Any applicant who is denied due to an adverse</p>	<p>The service coordinator will empower residents to build a culture of interdependence and mutual support among residents, service providers, and management. SAGE will offer a rich array of educational, social, recreational, fitness, wellness, and community-building opportunities designed to support residents to live with resilience and independence. Bienestar will provide culturally specific services</p> <p>Service coordination will include but is not limited to benefits screenings, resource</p>



		screening outcome will be automatically re-evaluated on a case-by-case basis, taking into account successful completion of treatment or renter success courses, positive references, and any other documents submitted on their behalf.	navigation and referral, coordination of in-home services and supports as needed, options counseling, decision-making support, advocacy and to serve as liaisons between management and residents, with the goal of supporting people to live active and independent lives.
Terrace Glen	Individuals and Families	<p>At the core of all leasing activities at Terrace Glen will be a commitment to affirmatively furthering fair housing. A number of strategies will be employed at the project to provide equitable access, including:</p> <ul style="list-style-type: none"> <li>• Low barrier to entry screening that includes a consistently applied override policy for reviewing prospective tenant’s credit, rental, and criminal histories.</li> <li>• Linguistically appropriate materials that reflect community demographics to provide access to priority communities and help ensure equitable access to communities of color.</li> <li>• On-site management and staff will receive diversity, equity and inclusion training and will be educated to understand the specific target population goals of the project. Importantly, management will endeavor to hire staff and vendors representative of the community.</li> </ul>	<p>EngAGE, Immigrant &amp; Refugee Community Organization (IRCO), and HomePlate Youth Service are all service partners. HomePlate will provide culturally responsive youth programming to youth aged 18-24.</p> <p>An enriched arts program will enhance the vibrancy of the community to the residents. The proposed program will provide an intergenerational arts program to residents with EngAGE operating the program.</p> <p>In addition, resident services staff will develop a services program customized to the resident population. The resident services program will provide programming to facilitate economic stability, strategies for increased educational success, promote healthy lifestyles, and build strong communities.</p>
The Valfre at Avenida 26	Individuals and Families	An initial lease-up kick-off meeting was held in December 2021. Service providers will collaborate with property manager on an equitable lease-up process. Latinxs represent over 30% of the Forest Grove/Cornelius population, which makes this group the area’s largest community of color. At the same time, gentrification and displacement pressures on the Latinx community and other communities of color are intensifying as the cost of living in Forest Grove/Cornelius has consistently increased year over year.	Partnership with Bienestar and Sequoia Mental Health. Services will be provided in partnership with Bienestar to ensure that culturally specific, bilingual care is provided to the residents. Special emphasis will be placed on developing relationships with culturally specific service providers that already maintain a working relationship with Bienestar, such Adelante Mujeres and Centro Cultural and Virginia Garcia Memorial Health Center, to ensure that a diverse resident population will have their

		<p>Bienestar’s historical model consists of marketing availability of units through the following in-person strategies: in-person visits to major employment centers, communication at places of worship, libraries, and stores owned by Latinx entrepreneurs or frequented by Latinx target populations. Additionally, Bienestar will rely on word of mouth via its Promotores as part of their normal volunteer activities and in their respective places of work and direct referrals from our 2,000 tenants from among their social and professional networks.</p>	<p>needs met. Sequoia staff and Bienestar resident service staff will consult routinely to share information, problem solve issues and avoid or mitigate crisis situations. Sequoia staff will work hand in hand with Bienestar’s Promotores to provide outreach and watch for signs that a resident may be experiencing a crisis and will meet regularly with Bienestar resident services staff and on-site property management staff to coordinate services PSH residents and the property as a whole.</p> <p>Bienestar’s Promotores are resident leaders who connect other residents to needed services, coordinate service provision at properties with Bienestar staff and advocate for their communities’ interests in public forums and processes.</p>
Tigard Senior Housing	Seniors	<p>Using an analysis of both existing resident demographics and census data, NHA will identify and market to those groups and communities that are underrepresented and least likely to apply. This includes a low-barrier screening criteria, individualized review process for appeals of denied applications, and clear communication protocols for all.</p> <p>Additionally, with the help of the constituencies of the Coalition of Communities of Color, NHA will provide outreach services to underserved communities in Washington County and partner with culturally specific organizations to make sure that those least likely to apply will apply for tenancy.</p>	<p>Tigard Senior Center / Meals on Wheels, SAGE Metro Portland, Pathways and Disability, Aging, and Veteran Services of Washington County are service partners for the project. The primary goal of Resident Services at Tigard Senior Housing will be housing stability and eviction prevention. Resident Services will be available on site 6-8 hours per week and NHA will meet with residents and property management, collaborate with community providers, and organize events that will be held at Tigard Senior Housing. These events, which are available to all residents, include preventive health checks, information sessions, and recreation/socialization opportunities. Every resident at Tigard Senior Housing, including those residents in HUD-VASH units, will have access to the Resident Services Coordinator for the property. The coordinator will both</p>

			respond to individual needs and organize events and activities for the overall property.
Viewfinder	Individuals and Families	Lease-up process is underway. The equitable lease-up process approach outlined in Section 4b above was the process used.	Partnership with Good Neighbor Center and the Veterans Administration. Good Neighbor Center has full-time staff onsite to provide case management to PSH households as well as resident services available to the full community. The Veterans Administration staff provides case management to households with VASH vouchers at the property.

## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

*In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.*

**Describe your progress toward implementing your LIS strategies for ongoing community engagement. . Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:**

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
  - **3 listening sessions:** 1 multifamily housing listening session (partnered with Bienestar) and 2 senior housing/senior friendly housing listening sessions (partnered with Bienestar and APANO)
  - **2 surveys:** 1 multifamily housing survey and 1 senior housing survey
  - **1 informational session:** lease-up informational session about the Viewfinder (partnered with Somali Empowerment Circle)
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
  - **28 listening session participants:** 100% identify as BIPOC community members, cannot provide low-income percentage of only these 28 participants because only have aggregate low-income breakdown of participants who filled out demographic collection form (which was 36 out of 75 total participants of listening sessions). Five additional listening sessions occurred in fall of 2020.

- **126 multifamily housing survey respondents:** vast majority identify as BIPOC community members, estimated at least 75% (can't provide exact percentage because respondents could choose more than one option for racial/ethnic identification), 67% of respondents qualify as either very low-income or extremely low-income (below 80% AMI).
  - **29 senior housing survey respondents:** vast majority identify as BIPOC community members, estimated at least 86.4% (can't provide percentage because respondents could choose more than one option for racial/ethnic identification), 67% of respondents qualify as either very low-income or extremely low-income (below 80% AMI)
  - **18 informational session participants:** 100% identify as BIPOC community members, 9 out of 18 participants answered income breakdown question: 89% of respondents identify as either very low-income or extremely low-income (below 80% AMI)
- c. *Summarize major themes of feedback (WHAT YOU HEARD, e.g. "participants want more large units or garden space," etc.)*

**Listening sessions major feedback themes:**

- Community rooms need to be larger, especially the meeting area space.
- Green spaces, community rooms, and outdoor picnic areas serving as community building tools.
- Creating a living environment focused on ensuring residents live comfortably, safely, and have a community should be a top priority at affordable housing complexes.

**Surveys major feedback themes:**

- Providing a wide range of on-site support services to help residents access resources needed to thrive.
- Creating indoor and outdoor spaces that foster a sense of community among residents and allow residents to comfortably and safely live regardless of age, size, ability, or disability.
- More specifically, respondents of both surveys identified outdoor lighting, social services, and activity and library space as integral elements to offer at affordable housing complexes.

**Informational session themes:**

- Participant feedback wasn't provided during this session; session was intended to help familiarize participants with the Viewfinder lease-up process

- d. *Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)*

BRIDGE and Related NW used feedback from the Washington County-led community engagement work to inform project design for their projects - Goldcrest and Terrace Glen. Based on the major feedback theme of outdoor spaces serving as community-building tools, BRIDGE added two grills and pedestrian walkways to the design plans, and community gardens were already included in original design plans. Related NW addressed this feedback theme by adding a second grill to the design plans. Based on the major feedback theme of design layout promoting safety, BRIDGE's original design includes a fenced perimeter built around playground and the playground being in a central location with quality lighting for high visibility. Additionally, BRIDGE's original design plans include ground floor, one level units for residents with mobility limitations. Related NW addressed this feedback theme by relocating

outdoor benches to allow better visibility of children in the play area and changing the first-floor laundry room entrance to allow better access and visibility to the outdoor courtyard area and playground. Based on the major feedback theme of indoor spaces serving as community-building tools, BRIDGE’s original design plans for the community room include a communal kitchen. Related NW addressed this feedback theme by adding a staging area for cooking classes and food-oriented gatherings as well as a second range to the communal kitchen in the community room. Related NW addressed the major feedback theme of larger community rooms by adding to the design plans a moveable partition between the community and art rooms to accommodate larger groups.

- e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

**Summary of community engagement partnerships**

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	4	4	0	0
List of organizational partners	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres	N/A	N/A

**Summary of community engagement outcomes**

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experienced homelessness
Online Survey – Multi-family housing	126	Y	125	75%	67%	No data	No data	57%	20.16% in affordable housing	No data
Online Survey – Senior housing	29	Y	28	84.6%	67%	No data	No data	51.85%	14.29% in affordable housing	No data
Lease-up Information Session	18	Y	9	100%	89%	No data	No data	89%	No data	No data

## SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

*The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? More broadly, how is your jurisdiction working with affordable housing developers to support climate resilience and climate smart building strategies? What challenges do you face and what opportunities do you see for regional coordination?*

Developers have considered cooling strategies coupled with sustainability features in their project designs. This is informed also by State requirements for Low Income Housing Tax Credit projects. Specifically, each project completes a sustainability program that is evaluated by Oregon Housing and Community Services (OHCS). Additionally, projects are required to be solar ready as part of the State's requirements. In addition, projects that have leveraged Affordable Housing Bond funds with federal funds are required to complete an Environmental Review process that often results in improvements to stormwater management, as well as additional sustainability and efficiency measures.

Washington County works collaboratively with developers to incorporate cooling strategies specific to the building type, building location and target population. All ten projects in Washington County's pipeline have air conditioning available at the property – eight projects will be providing air conditioning in each unit; two will provide external ports for residents to connect their own portable air conditioning units, and all projects will provide air conditioning in indoor community spaces. County staff have engaged affordable housing developers in conversations regarding climate resilience. Many developers are focusing on improved building systems, wall assemblies, insulation, ventilation, and roofing that help buildings maintain a constant safe temperature in periods of extreme weather. As building systems innovations continue, Washington County will work with developers to identify climate resilience features in future buildings while also balancing other goals. Balancing often competing project goals – cost-efficiency, durable finishes, sustainable features, climate resiliency components, community-informed project design – is the primary challenge of this work.

# METRO HOUSING BOND QUARTERLY REPORT | OCTOBER-DECEMBER 2021

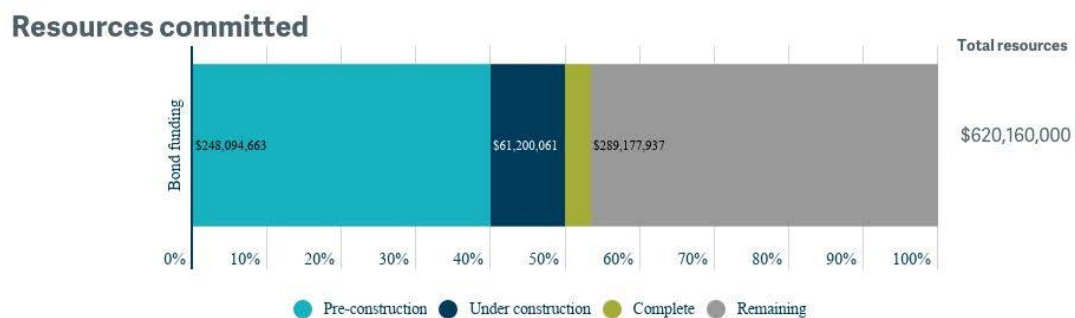
February 23, 2022

*This is the fourth quarterly progress report for the Metro Affordable Housing Bond of 2021. Similar reports are produced quarterly with the goal of keeping the Housing Bond Community Oversight Committee, Metro Council, and other stakeholders and partners informed about ongoing implementation progress. A more detailed report will be provided annually for each calendar year, following submission of local progress reports by each participating implementation jurisdiction.*

## REGIONAL PRODUCTION PROGRESS

As of the end of December 2021, the Affordable Housing Bond program has 31 projects representing 3,013 new affordable homes in the pipeline, including sixteen projects (2,032 units) that have received a Metro concept endorsement and are in pre-construction, twelve projects (801 units) that are under construction, and four projects (180 units) that have begun accepting residents. Collectively, the 31 projects in the pipeline represent 3,013 new affordable homes, or 83.6% of the total production target for the Housing Bond, while utilizing approximately 53.3% of allocated project funding. Of these homes, 1,507 will have two or more bedrooms, representing 77.2% of the program’s production goal for family-sized homes; and 1,147 will be affordable to households with incomes at or below 30% of area median income (AMI), representing 71.6% of the program’s production goal for deeply affordable homes.

### Production and funding dashboard



## Regional production progress

	Eligible units	30% AMI units	2+ BR units	PSH units
<i>Total units in pipeline</i>	3,013	1,147	1,507	555
<i>Total unit production targets</i>	3,900	1,600	1,950	N/A
<i>% of unit progress underway</i>	83.6%	71.6%	77.2%	N/A
<i>Total funding committed or underway</i>	\$330,982,063			
<i>% of funding committed</i>	53.3%			
<i>Total funding remaining</i>	\$289,177,937			

## LOCAL PRODUCTION PROGRESS

### Portland

Name	Metro Bond Funds	Status	Eligible units	30% AMI units	2+ BR units	PSH units	Anticipated Completion
Hattie Redmond/Baldwin PSH	\$4,411,737	Construction	60	60	0	60	Oct-2022
Dekum	\$22,910,240	Pre-construction	147	61	78	0	Jan-2025
Findley Commons	\$1,945,175	Complete*	35	0	0	35	Dec-2021
Waterleaf/Riverplace	\$1,739,219	Construction	176	17	48	20	Jul-2022
74th and Glisan	\$19,972,884	Pre-construction	137	56	63	41	May-2024
5020 N Interstate	\$9,363,137	Pre-construction	64	18	48	0	Jul-2023
Albina One	\$13,572,107	Pre-construction	94	32	54	0	Sep-2024
Meridian Gardens/Cedar Commons II	\$12,435,416	Pre-construction	85	70	0	65	Feb-2024
Hollywood Hub	\$29,084,328	Pre-construction	199	69	129	0	Jul-2024
PCC Killingsworth	\$2,538,237	Pre-construction	84	28	60	0	Aug-2024
Tilistial Village	\$3,511,176	Pre-construction	24	24	22	16	Dec-2023
<i>Total units in pipeline</i>			<b>1,105</b>	<b>435</b>	<b>502</b>	<b>237</b>	
<i>Total unit production targets</i>			<b>1,475</b>	<b>605</b>	<b>737</b>	<b>300</b>	
<i>% of commitment complete</i>			<b>74.9%</b>	<b>71.9%</b>	<b>68.1%</b>	<b>79%</b>	
<i>Total committed or underway</i>			<b>\$121,483,656</b>				
<i>Total LIS funding</i>			<b>\$211,056,579</b>				
<i>% of funding committed</i>			<b>57.5%</b>				
<i>Remaining LIS funding</i>			<b>\$89,572,923</b>				



**Washington County**

Name	Metro Bond Funds	Status	Eligible Units	30% AMI units	2+ BR units	PSH units	Anticipated Completion
Aloha Housing Development	\$10,230,000	Pre-construction	81	33	50	0	Apr-2023
Aloha Quality Inn	\$8,465,000	Construction	54	54	0	54	Jun-2022
Plambeck Gardens/ <i>Basalt Creek</i>	\$14,320,000	Pre-construction	116	47	60	8	Jun-2024
Goldcrest/ <i>Cooper Mountain</i>	\$8,700,000	Pre-construction	74	14	45	0	Apr-2023
Plaza Los Amigos	\$12,830,000	Pre-construction	112	26	72	16	Jun-2023
Saltzman Road	\$5,400,000	Pre-construction	53	28	9	24	Jul-2023
Terrace Glen	\$17,484,000	Construction	144	51	73	3	Jun-2023
The Valfre at Avenida 26	\$3,792,088	Construction	36	8	30	8	Sep-2022
Tigard Senior	\$6,270,000	Pre-construction	57	23	0	23	Sep-2023
Viewfinder	\$11,583,000	Complete*	81	34	56	27	Dec-2021
<b>Total units in pipeline</b>			<b>808</b>	<b>318</b>	<b>395</b>	<b>163</b>	
<b>Total unit production targets</b>			<b>814</b>	<b>334</b>	<b>407</b>	<b>100</b>	
<b>% of commitment complete</b>			<b>99.8%</b>	<b>95.8%</b>	<b>98.3%</b>	<b>N/A</b>	
<b>Total committed or underway</b>			<b>\$99,074,088</b>				
<b>Total LIS funding</b>			<b>\$116,465,532</b>				
<b>% of funding committed</b>			<b>85.1%</b>				
<b>Remaining LIS funding</b>			<b>\$17,391,444</b>				

**Clackamas County**

Name	Metro Bond Funds	Status	Eligible units	30% AMI units	2+ BR units	PSH units	Anticipated Completion
Fuller Road Station	\$8,570,000	Construction	99	25	82	25	Aug-2022
Good Shepherd Village	\$18,330,000	Pre-construction	141	58	79	35	Aug-2023
Maple Apartments	\$15,903,000	Pre-construction	171	70	129	9	Dec-2023
Tukwila Springs/ <i>Webster Road</i>	\$5,548,542	Construction	48	48	0	48	Jun-2022
<b>Total units in pipeline</b>			<b>459</b>	<b>201</b>	<b>290</b>	<b>117</b>	
<b>Total unit production targets</b>			<b>812</b>	<b>333</b>	<b>406</b>	<b>0</b>	
<b>% of commitment complete</b>			<b>56.5%</b>	<b>60.3%</b>	<b>71.4%</b>	<b>N/A</b>	
<b>Total committed or underway</b>			<b>\$48,351,542</b>				
<b>Total LIS funding</b>			<b>\$116,188,094</b>				
<b>% of funding committed</b>			<b>41.6%</b>				
<b>Remaining LIS funding</b>			<b>\$67,836,552</b>				

## Hillsboro

Name	Metro Bond Funds	Status	Eligible units	30% AMI units	2+ BR units	PSH units	Anticipated Completion
Nueva Esperanza	\$16,940,731	Pre-construction	149	60	105	8	Jun-2023
<b>Total units in pipeline</b>			<b>149</b>	<b>60</b>	<b>105</b>	<b>8</b>	
<b>Total unit production targets</b>			<b>284</b>	<b>117</b>	<b>142</b>	<b>0</b>	
<b>% of commitment complete</b>			<b>52.4%</b>	<b>51.2%</b>	<b>74%</b>	<b>N/A</b>	
<b>Total committed or underway</b>			<b>\$16,940,731</b>				
<b>Total LIS funding</b>			<b>\$40,657,081</b>				
<b>% of funding committed</b>			<b>42%</b>				
<b>Remaining LIS funding</b>			<b>\$23,716,350</b>				

## Gresham

Name	Metro Bond Funds	Status	Eligible units	30% AMI units	2+ BR units	PSH units	Anticipated Completion
Albertina Kerr	\$ 11,189,475	Construction	147	30	31	30	Mar-2022
Rockwood Village/Rockwood 10	\$5,152,030	Complete*	47	47	39	0	Mar-2022
<b>Total units in pipeline</b>			<b>194</b>	<b>77</b>	<b>70</b>	<b>30</b>	
<b>Total unit production targets</b>			<b>187</b>	<b>77</b>	<b>93</b>	<b>0</b>	
<b>% of commitment complete</b>			<b>104%</b>	<b>100%</b>	<b>75%</b>	<b>N/A</b>	
<b>Total committed or underway</b>			<b>\$16,341,505</b>				
<b>Total LIS funding</b>			<b>\$26,756,995</b>				
<b>% of funding committed</b>			<b>61%</b>				
<b>Remaining LIS funding</b>			<b>\$10,431,965</b>				

## Beaverton

Name	Metro Bond Funds	Status	Eligible units	30% AMI units	2+ BR units	PSH units	Anticipated Completion
Mary Ann	\$3,000,000	Complete*	54	11	29	0	Sep-2021
Elmonica	\$11,900,000	Pre-construction	80	33	32	0	Dec-2024
Scholls Ferry Road	\$9,000,000	Pre-construction	164	12	84	0	Oct-2022
<b>Total units in pipeline</b>			<b>298</b>	<b>56</b>	<b>145</b>	<b>0</b>	
<b>Total unit production targets</b>			<b>218</b>	<b>89</b>	<b>109</b>	<b>N/A</b>	
<b>% of commitment complete</b>			<b>136.6%</b>	<b>63%</b>	<b>133%</b>	<b>N/A</b>	
<b>Total committed or underway</b>			<b>\$23,900,000</b>				
<b>Total LIS funding</b>			<b>\$31,140,595</b>				
<b>% of funding committed</b>			<b>76.7%</b>				
<b>Remaining LIS funding</b>			<b>\$7,240,595</b>				

\*Four housing bond projects have opened their doors and are currently accepting residents: Rockwood Village in Gresham, the Mary Ann in Beaverton, the Viewfinder in Washington County and Findley Commons in Portland. While construction is still ongoing, these four projects are in the process of leasing up a total of 180 new housing units

## PROJECT ENDORSEMENTS AND FUNDING APPROVALS

*The following projects were endorsed or approved during the fourth quarter of 2021. Staff reports for these approvals are included in the Quarterly Report Project Approvals Addendum.\*\**

<b>Project</b>	<b>Endorsement/Approval</b>
Elmonica	Concept Endorsement
74 <sup>th</sup> and Glisan	Concept Endorsement
5020 N Interstate	Concept Endorsement
Albina One	Concept Endorsement
Meridian Gardens/ <i>Cedar Commons II</i>	Concept Endorsement
Hollywood Hub	Concept Endorsement
PCC Killingsworth	Concept Endorsement
Tilistial Village	Concept Endorsement
Aloha Inn	Final approval
Good Shepherd Village	Final Approval
Terrace Glen	Final Approval

\*\*Staff reports for projects approved in the fourth quarter can be found at <https://www.oregonmetro.gov/public-projects/affordable-homes-greater-portland/oversight>

# METRO AFFORDABLE HOUSING BOND

Financial Report Through December 2021

## FINANCIAL SUMMARY

<b>TOTAL REVENUE</b>	<b>\$683,399,650</b>
<b>TOTAL EXPENSES and DISBURSEMENTS</b>	<b>\$98,179,364</b>
<b>TOTAL COMMITTED</b>	<b>\$243,211,256</b>
<b>TOTAL FUNDING AVAILABLE</b>	<b>\$342,009,031</b>

## REVENUE

	<b>FY 2018 - 2021</b>	<b>FY 2021 - 2022</b>	<b>TOTAL REVENUE</b>
Bond Proceeds	\$652,800,000		\$652,800,000
Premiums on Bonds	\$2,630,335		\$2,630,335
Interest Earnings	\$25,158,863	\$2,810,452	\$27,969,315
<b>TOTAL REVENUE:</b>	<b>\$680,589,198</b>	<b>\$2,810,452</b>	<b>\$683,399,650</b>

<--- "Premiums on Bonds" and "Interest Earnings" not included in Work Plan Funding

## EXPENSES

PROJECTS	Prior Years Expended or Disbursed	FY2021-22 Expended or Disbursed	Committed -- Not Yet Disbursed	TOTAL EXPENDED, DISBURSED or COMMITTED	WORK PLAN FUNDING	% of Work Plan Funding Expended, Disbursed or Committed
<b>Jurisdiction:</b>						
Beaverton	\$3,000,000	\$0	\$20,900,000	\$23,900,000	\$31,140,595	76.75%
Clackamas County	\$14,118,542	\$0	\$34,233,000	\$48,351,542	\$116,188,094	41.61%
Gresham	\$16,341,505	\$0	\$0	\$16,341,505	\$26,756,995	61.07%
Hillsboro	\$0	\$0	\$16,940,731	\$16,940,731	\$40,657,081	41.67%
Home Forward (East Multnomah Co.)*	\$0	\$0	\$0	\$0	\$15,879,123	0.00%
Portland*	\$3,684,394	\$4,411,737	\$113,387,525	\$121,483,656	\$211,056,579	57.56%
Washington County	\$17,233,000	\$24,091,088	\$57,750,000	\$99,074,088	\$116,465,532	85.07%
Metro Site Acquisition Program	\$4,801,959	\$81,448	\$0	\$4,883,407	\$62,016,000	7.87%
Other Metro Direct Project Costs	\$0	\$7,134	\$0	\$7,134	\$0	N/A
<b>TOTAL:</b>	<b>\$59,179,400</b>	<b>\$28,591,407</b>	<b>\$243,211,256</b>	<b>\$330,982,063</b>	<b>\$ 620,160,000</b>	<b>53.37%</b>

\*Home Forward's Dekum Court project is reflected under the Portland allocation and commitments, since funding for this project was part of the funding initially allocated to City of Portland.

ADMINISTRATIVE	Prior Years Expended or Disbursed	FY2021-22 Expended or Disbursed	TOTAL EXPENDED or DISBURSED	WORK PLAN FUNDING	% of Work Plan Funding Expended or Disbursed
<b>Jurisdiction:</b>					
Beaverton	\$339,016	\$115,118	\$454,134	\$655,591	69.27%
Clackamas County	\$1,467,639	\$0	\$1,467,639	\$2,446,065	60.00%
Gresham	\$140,826	\$168,991	\$309,817	\$563,305	55.00%
Hillsboro	\$342,376	\$171,188	\$513,564	\$855,939	60.00%
Home Forward (East Multnomah Co.)	\$167,148	\$167,149	\$334,297	\$334,297	100.00%
Portland**	\$0	\$0	\$0	\$4,443,296	0.00%
Washington County	\$1,068,690	\$345,450	\$1,414,140	\$2,451,906	57.68%
Metro Site Acquisition Program***	\$0	\$0	\$0	\$1,305,600	0.00%
Metro Accountability and Financial Transaction Costs	\$4,109,109	\$1,805,857	\$5,914,965	\$13,056,000	45.30%
Reserved for Future Allocations				\$6,528,000	0.00%
<b>TOTAL:</b>	<b>\$7,634,804</b>	<b>\$2,773,753</b>	<b>\$10,408,556</b>	<b>\$32,640,000</b>	<b>31.89%</b>

\*\* PHB's Project Delivery Fee is an administrative reimbursement, not paid for by Metro's Affordable Housing Bonds

\*\*\* Metro's Finance and Regulatory Services has determined that Metro Site Acquisition Program expenses are considered Project Expenses

# Memo

Date: Friday, February 25, 2022  
 To: Affordable Housing Bond Oversight Committee  
 From: Emily Lieb, Housing Bond Program Manager  
 Subject: Affordable housing bond program updates

The purpose of this memo is to provide an update on work underway in the Affordable Housing Bond program, including:

- Local progress reports and 2022 oversight calendar
- Additional funding for A/C and permanent supportive housing
- New Metro developer fee guidelines policy
- Technical assistance for equitable contracting and workforce
- Response to 2021 Metro’s Auditor’s report

## 2021 local progress reports

All eight implementing jurisdictions have submitted annual progress reports for review by the Community Oversight Committee. The Committee will discuss the reports during their March 16<sup>th</sup> and March 30<sup>th</sup> meetings, and implementing jurisdiction partner staff will attend the meetings to answer questions. Metro staff will also analyze and summarize implementation progress and outcomes for the region as a whole, to provide an update to the Committee at their May 4<sup>th</sup> meeting.

## Discussion draft committee calendar for 2022

Date	Oversight meetings and milestones
February 16	<i>Oversight Committee training on centering racial equity</i>
February 23	<i>Optional “ask me anything” session (drop-in hours with Metro staff and co-chairs)</i>
March 2	<b>Oversight Committee meeting #21</b> Grounding in oversight role and charge; shared understanding of how we center race through committee work; discussion of 2022 work plan
March 10	<i>Optional “ask me anything” session (drop-in hours with Metro staff and co-chairs)</i>
March 16	<b>Oversight Committee meeting #22</b> Review of local progress reports for Clackamas, Washington, Hillsboro, and Beaverton, with local staff present for presentation/Q/A
March 30	<b>Oversight Committee meeting #23</b> Review of local progress reports for Portland, Gresham, Home Forward, and Metro Site Acquisition Program, with local staff present for presentation/Q/A
May 4	<b>Oversight Committee meeting #24</b> Discussion/feedback on staff analysis of regional progress toward production goals and equity outcomes, and findings/report to Metro Council
May 25	<b>Oversight Committee meeting #25</b> Discussion to finalize findings and report to Metro Council
Late June TBD	<i>Annual oversight report to Metro Council (Committee Co-Chairs)</i>
September TBD	<b>Oversight Committee meeting #26</b> TBD agenda to be determined by Committee
November/December TBD	<b>Oversight Committee meeting #27</b> TBD agenda to be determined by Committee

# Memo

## Private activity bond (PAB) volume cap

The affordable housing bond program faces a significant new challenge due to constraints in the availability of private activity bonds (PABs), which are necessary for financing 4% Low Income Housing Tax Credits (LIHTC). 4% LIHTCs represent approximately 34% of leveraged funding across the Metro bond development portfolio. In Oregon, OHCS allocates LIHTCs and receives an annual allocation of PABs, while the Private Activity Bond Committee, managed by the Office of the State Treasurer, approves use of PABs outside of OHCS's allocation.

Oregon receives an annual allocation of \$467 million in PAB capacity from the federal government. Under current statutes, Oregon allocates this capacity as follows:

- \$250 million to OHCS for affordable housing;
- \$41 million to Business Oregon; and
- Remaining \$176 million is allocated on a first-come, first-serve basis by the PAB committee and typically supports both affordable housing and economic development projects

While economic development projects often seek to utilize PABs as a low-cost financing method, federal requirements mandate that 4% LIHTC affordable housing projects receive financing from PABs. For this reason, the state legislature has in recent years continued to increase the amount of PABs directly allocated to OHCS for affordable housing.

Until 2022, Oregon has had sufficient PABs to fully fund the 4% LIHTC affordable housing pipeline. Due to the recent success of state and local funding measures, including the Metro bond, Portland bond, and statewide LIFT bond programs, the demand for LIHTCs has significantly increased, and the state has now reached its bond volume cap. In October 2021, OHCS announced a pause on any 4% LIHTC application due to the PAB oversubscription.

Currently there are 19 Metro bond projects amounting to 1,932 units of new affordable housing with funding commitments that are planning to leverage State-controlled LIHTCs and PAB in order to move forward. Of these projects, nine have been approved for 4% LIHTC/PAB and plan to close this spring. The remaining 10 projects have not yet secured 4% LIHTC/PAB reservations and are at risk of delays to their closing timelines, which are scheduled between 2022 and 2023.

Additionally, six Metro partner jurisdictions are planning solicitations in 2022 to allocate up to \$222 million in remaining bond funds, and it is anticipated that the future projects will require over \$425 million in PAB capacity in 2023 and 2024.

Staff are working closely with partner jurisdictions and OHCS to gather information necessary to support a coordinated short and long-term response to ensure that this emerging challenge does not impact the Metro bond program's ability to follow through on its commitments to voters.

## Additional funding for cooling upgrades and permanent supportive housing

Due to strong fiscal management, Metro has additional funding from bond sales premiums and interest earnings that was not allocated in the initial Affordable Housing Bond Work Plan. Staff estimate up to \$33 million in additional funding that will be available for direct project costs, after setting aside five percent of funds for program administration. This funding is subject to the same requirements as all other bond funding.

# Memo

After confirming support from the Metro Council, staff are moving forward with plans to direct \$8 million toward immediate investments in cooling system upgrades to keep residents safe from future heat emergencies and up to \$25 million (the remaining unallocated funds) toward capital investments in additional permanent supportive housing units that leverage ongoing funding for wraparound services through the Metro supportive housing services funds administered by county partners. These initiatives are detailed below.

## *\$8 million for cooling system upgrades*

In order to ensure that residents of Metro bond funded buildings will be safe in future heat emergencies, Metro will make \$8 million in additional funding available for additional investments in in-unit cooling. Consistent with the program work plan and guiding principles, funding will be distributed proportionately among local implementation partners (LIP) jurisdictions.

Of the 34 projects in the current Metro bond pipeline, 14 did not initially plan or budget for any form of in-unit A/C. This investment of \$8 million, proportionately allocated among LIPs, will provide sufficient funding to support incorporation of some form of in-unit cooling for all projects, and to provide some additional funding for projects that planned for some form of A/C to upgrade to a more sustainable or durable system.

<b>Local Implementing Partner jurisdiction</b>	<b>Funding for A/C upgrades (proportionate allocation)</b>
Beaverton	\$ 447,000
Clackamas	\$ 1,666,000
Gresham	\$ 384,000
Hillsboro	\$ 583,000
Home Forward	\$ 228,000
Portland	\$ 3,025,000
Washington	\$ 1,670,000
<b>Total</b>	<b>\$ 8,003,000</b>

Recognizing that appropriate cooling solutions will vary based on design and phase of planning/development, funding will be available to support a range of solutions that may include central air conditioning, packaged terminal air conditioners (PTACs), ducted or ductless condenser or heat pump units, window or portable A/C units, hybrid, geothermal, or other emerging technologies.

These investments are intended to serve as an immediate response to last summer's record-breaking heat wave and the recognition that extreme heat poses a particular threat to the vulnerable community members our housing bond investments aim to serve – while recognizing that additional efforts are needed to support policy alignment and best practices more broadly.

## *Up to \$25 million for additional permanent supportive housing*

Following passage of the supportive housing services funding measure in 2020, the Metro Council directed staff to seek opportunities to support the integration of housing bond and supportive housing services investments. The oversight committees for both funding measures have expressed



# Memo



Metro

600 NE Grand Ave.  
Portland, OR 97232-2736

strong support for integration and alignment of the two programs, in order to fully realize the potential of these game-changing investments to make a meaningful impact on homelessness in the Metro region.

Directing these additional funds toward expanding permanent supportive housing investments will support Metro's housing program in achieving the outcomes established in both the SHS and AHB policy frameworks, including the Housing Bond's commitment to serve households experiencing homelessness and the SHS measure's commitment to place at least 5,000 chronically homeless households into permanent supportive housing.

Metro is currently meeting with county partner staff for both the AHB and SHS programs to understand opportunities that could bring PSH into operation quickly, such as "project turnkey" approaches to converting former motels to permanent supportive housing, other acquisition-based strategies. While the specific context and opportunities are different in each county, all three counties have expressed an interest in pursuing near term opportunities with this funding source. Metro will provide support and convene regional conversations as needed to ensure that any barriers are removed to moving implementation forward quickly and ensuring that investments are targeted to maximize benefits.

It is anticipated that investments would serve households experiencing chronic homelessness ("Population A" in the SHS measure) and would align with existing implementation frameworks for the AHB and SHS program. Funding allocation has not yet been determined.

## New Metro developer fee guidelines

As part of ongoing program improvement, Metro is proposing new regional guidelines for developer compensation that will help ensure we stay on track to deliver the affordable homes we've promised to voters, advance racial equity and housing opportunity across the region, and make the best use of public dollars. The purpose of the guidelines is to:

- Increase transparency and clarity regarding Metro's project approval criteria;
- Ensure consistency and fairness in developer compensation across the region; and
- Promote alignment of practices with the program's core values, including advancing racial equity.

In early December, we distributed the draft guidelines to jurisdictional and development partners and stakeholders and conducted several engagement efforts to get feedback, including listening sessions (one hosted by Metro and one hosted by Housing Oregon), a survey (6 responses), multiple jurisdictional partner discussions, and calls with developers.

The final draft guidelines, along with responses to questions received from developers during engagement, are included in *Attachment A*. The final guidelines include several changes in response to feedback; most notably, creating a path for development partnerships including small/emerging community based organizations, especially culturally specific organizations, to request an exception to the fee limits if they can demonstrate that the additional fee will support capacity building. This exception process would be approved by Metro.

The timeline for implementing the policy was extended to allow additional time for stakeholder review and comment. The policy will take effect on March 1.

## Technical assistance for equitable contracting and workforce

Both the Housing Oversight Committee and Metro Council have expressed interest in seeking opportunities to support LIPs in building capacity to advance equitable contracting and workforce outcomes. In 2021, program staff met with jurisdictions to discuss capacity needs and technical assistance opportunities to support their capacity to track, report on, and advance outcomes for equitable contracting and workforce diversity, including exploring potential to allocate funding from Metro's fiscal year 2022 budget toward technical assistance opportunities.

In those conversations, jurisdiction partner staff highlighted general limitations as a result of the lack of investment in staff capacity resulting from the program's Administrative Funding cap. Two jurisdictions submitted requests for technical assistance:

- \$25,967 to support Clackamas County in acquiring and setting up new software for tracking and reporting on contracting and certified payroll information
- \$18,000 to support Beaverton, Hillsboro, and Washington County in partnering with LatinoBuilt to help 10 local businesses become COBID-certified

Metro is moving forward with agreements to provide additional funding for these needs. In addition, jurisdictions cited the opportunity for Metro to support conversations with LIP staff and the state COBID office to discuss challenges with the certification process and strategies to overcome them.

## Response to 2021 Metro's Auditor's report

In January, staff submitted a report to the Metro Auditor highlighting progress toward implementing the recommendations in the "Affordable Housing Bond Preparedness Audit" released in February 2021. As detailed in the report (*Attachment B*), the program is making progress toward implementing the actions identified in the staff response.

**Metro Affordable Housing Bond**  
Regional guidelines for cash developer fee  
Effective March 1, 2022

Thanks to voters and many public, private and community partners, Metro's affordable housing bond currently has nearly 3,000 units in the pipeline as part of 30 development projects across the region, with just over half of available funds committed to projects.

Our bond program is built on guiding principles of racial equity, housing opportunity and good use of public dollars. Transparent reporting and independent oversight help us to improve over time in response to changing market, financing and regulatory conditions, as well as feedback from partners and the community. As part of ongoing program improvement, Metro is proposing new regional guidelines for developer compensation that will help ensure we stay on track to deliver the affordable homes we've promised to voters, advance racial equity and housing opportunity across the region, and make the best use of public dollars.

These guidelines will apply to the net cash developer fee for projects submitted for concept endorsement after March 1, 2022. For projects that previously received a concept endorsement and are seeking final approval, the guidelines will not be used to retroactively reduce previously approved fees; however, as part of Metro's consideration of changes to projects between concept endorsement and final approval, the guidelines will serve as a reference for evaluating any proposed increase to the net cash developer fee.

The purpose of the guidelines is to:

- 1) Increase transparency and clarity regarding Metro's project approval criteria;
- 2) Ensure consistency and fairness in developer compensation across the regional portfolio; and
- 3) Promote alignment of practices with the program's core values, including advancing racial equity.

Within affordable housing development, developer fees are essential to fund the costs associated with assembling financing, overseeing design, monitoring construction and occupancy, and supporting community engagement. Developer fees are typically paid to the developer through both a capitalized (or net cash) during the project development period, as well as a deferred fee that is paid with operating cash flow generated by the project over time. The total developer fee, including deferred fee paid over time, is regulated by Oregon Housing and Community Services (OHCS) under its administrative rules for the Low Income Housing Tax Credit (LIHTC) program, as a source of leveraged equity in the majority of Metro bond projects. However, because the Metro Housing Bond is contributing a significant source of gap funding, our commitment to fiscal stewardship requires that we also examine the appropriate level of net cash fee.

Metro staff review the capital stack for each housing bond project at an early (concept endorsement) phase and final (final approval) phase. The financial structures for affordable housing developments are often complex, involving multiple public and private funding sources, developers, contractors and community partners. We confirm that each project aligns with local and regional goals, and look for trends and opportunities to improve across the program as a whole.

The Housing Bond Preparedness Audit released in January 2021 recommended that Metro document and disseminate more clear guidance to partners regarding project funding requirements, to ensure transparency and accountability throughout the program. Metro has also heard feedback from partner

jurisdictions and developers regarding lack of clarity around expectations, as Metro has shifted its approach to reviewing projects in response to significant unanticipated changes impacting the affordable housing development funding system as well as unanticipated circumstances on specific projects.

In an analysis of the housing bond portfolio to date for the 2020 annual report, Metro observed a general trend toward higher average fees taken by for-profit developers and lower average fees taken by non-profit and culturally specific providers, which points to the need for a policy based on equity considerations in alignment with Metro's guiding principles.

Metro is proposing a ceiling for the net cash fee out of recognition that as projects grow larger and more expensive, the level of complexity and project risk does not proportionately grow. Across the state, our affordable housing production system faces new challenges as a result of the success of state and local efforts to create additional gap funding resources, including the Metro bond. These constraints will push the industry toward a more coordinated and competitive process for allocating 4% Low Income Housing Tax Credits (LIHTC). Given this new reality, we believe the ceiling will play an important role in protecting the competitiveness of smaller projects led by community-based and culturally specific organizations.

Ultimately, these guidelines (outlined below) will provide clear parameters that increase regional consistency in developer fees while providing flexibility for the specific fee to be locally determined through evaluation of considerations related to project complexity and racial equity. Metro will revisit and adjust the guidelines as necessary to respond to significant changes in the funding, financial or regulatory landscape, including adjustments to the \$3 million ceiling to account for the impacts of inflation and cost escalation over time.

**Proposed new regional guidelines for net cash developer fee:**

**New construction:**

- Maximum net cash developer fee<sup>1</sup>: Lesser of \$3M or below percentage
- Range (percentage of developer fee basis<sup>2</sup>)
  - 1-30 units: 8% to 14%
  - 31-75 units: 6% to 10%
  - 76-100 units: 3% to 7%
  - 101 units and above: 2% to 6%

**Acquisition/Rehabilitation:**

- Maximum net cash developer fee: Lesser of \$3M or below percentage
- \$4,000/unit PLUS (percentage of developer fee basis)<sup>3</sup>
  - 1-30 units: 13% to 22%
  - 31-75 units: 12% to 20%
  - 76-100 units: 8% to 18%
  - 101 units and above: 5% to 16%

---

<sup>1</sup> Metro defines the net cash developer fee as the net paid fee after the deferred fee and contributed fee/sponsor contributions, consultant fees, and third-party construction management fee.

<sup>2</sup> Metro defines the developer fee basis as total project cost minus acquisition costs, total developer fee (net cash, contributed, and deferred), consultant fees, third-party construction management fee, and capitalized reserves. This is consistent with the methodology used by Oregon Housing and Community Services (OHCS) and Portland Housing Bureau (PHB).

<sup>3</sup> The methodology for acquisition/rehabilitation projects is aligned with OHCS and PHB, and accounts for the fact that acquisition costs are not included in developer fee eligible basis.

*Considerations for determining net cash fee within tiered ranges*

Where an individual project falls within the above tiered range will be determined by Local Implementation Partner jurisdictions through consideration of factors related to the project complexity and considerations related to racial equity, in alignment with the program's guiding principles and any local underwriting guidelines that apply. It is Metro's expectation that a typical project's developer fee will fall in the middle of this range, with some projects being lower and some higher, based on the following considerations:

- **Project complexity and risk.** For example, permanent supportive housing projects or projects in locations with ground-floor commercial requirements typically require additional effort and risk and may warrant a higher fee within the range.
- **Organizational size and financial capacity.** For example, existing real estate holdings and annual operating revenue should be taken into account. A higher fee within the range may be warranted to support organizational capacity and growth.
- **Participation of small/emerging community based organizations—especially culturally specific organizations<sup>4</sup>.** Consideration should be given to the makeup of the development team, including organizations and their leadership (i.e. demographics of staff and board), as well as to how organizations are compensated within partnership agreements. A higher fee within the range may be warranted to support the growth of emerging community-based or culturally specific organizations.
- **Outcomes for BIPOC communities.** Plans and track record, either directly or in partnership with culturally specific organizations and other groups, of successfully engaging and serving BIPOC communities through outreach, culturally responsive design and programming, and fair housing outcomes (e.g., resident demographics for previous projects). A higher fee may be warranted to account for the time and efforts required for organizations to build and sustain the relationships that strengthen equity outcomes throughout the development process.
- **Outcomes for contracting/workforce.** In combination with above considerations, a higher fee within the range may be warranted for development teams with a strong commitment and/or track record (e.g. outcomes from previous projects) for achieving equitable contracting/workforce outcomes through the construction process.

Moving forward, project narratives submitted to Metro will need to include a description of how the above considerations were taken into account in determining the appropriate fee.

*Exceptions to above guidelines*

Metro will consider exceptions to the guidelines for development partnerships including new/emerging developers who are community-based and/or culturally specific organizations. These projects would need to demonstrate the likelihood that additional developer fees will help to build the capacity of these organizations and strengthen their ability to reinvest in project or community outcomes that advance racial equity.

Metro would work with LIP jurisdictions to confirm equitable distribution of the fee to compensate partners within the specific context of the deal and alignment with the policy intentions and

---

<sup>4</sup> Culturally specific organizations are created *by and for* historically marginalized communities to lift the voices and address the experiences of those who, because of oppression, have been unheard, unserved/underserved or unheeded for too long. This especially includes people targeted by racism as well as those who have experienced classism, ageism, ableism, xenophobia, anti-immigrant bias, homophobia and transphobia.

considerations outlined above. For example, if Metro approved a net cash fee in excess of the above guidelines, we would require verification that a significant portion of the fee supports capacity building of a small community based or culturally specific organization and their ability to reinvest in project or community outcomes that advance racial equity.

Moving forward, Metro will continue to engage jurisdictional and development partners in a broader conversation about best practices in project selection and underwriting to support capacity building of small, community based and culturally specific organizations. As part of that work, we may examine the potential for more specific criteria to define more specific standards related to developer fees for development partnerships that include new/emerging developers who are community-based and/or culturally specific organizations.

**Background**

In the spring of 2021, Metro staff initiated a discussion with local implementation partner (LIP) jurisdictions to understand how they were working with developers to adapt projects in their funding pipeline in response to changes in the funding landscape, including the potential need for a more consistent approach to the developer fee.

In spring/summer 2021, Metro conducted research and analysis to understand existing fee structures in the Affordable Housing Bond portfolio, standards in other jurisdictions, and the potential impact of different approaches, using a racial equity lens. Key findings from this research and analysis are summarized below.

*Review of existing practices and policies*

Metro has observed significant variation among developer fees, and most notably, in the portion of the development fee that is capitalized, or paid up front, across the portfolio. Metro observed a general trend toward higher average fees for for-profit developers and lower average fees for non-profit and culturally specific providers, which raised questions about the need for a policy informed by an equity lens consistent with the program’s guiding principles. Additionally, Metro found that fee structures also tended to disproportionately benefit developers of larger projects, who tend to more often be led by for-profit developers, or joint ventures between for-profit and non-profit developers.

Currently, only one LIP (Portland) has established guidelines for the net cash developer fee. Other jurisdictions have evaluated projects for compliance with OHCS limitations related to the total fee, but have not utilized a cash fee standard. A key theme from conversations with LIPs was the need to ensure adequate fees to compensate development organizations for the work they do—recognizing the importance of developer fees for compensating developers for the work necessary to meet policy expectations related to community engagement, to assemble multiple financing sources, oversee design, monitor construction and occupancy, and report on outcomes.

*Guiding principles*

Metro’s Housing Bond policy framework includes a set of guiding principles informed by stakeholder engagement prior to the referral of the measure to voters in 2018. Below is a summary of each of those principles and considerations for how they relate to developer fee standards.

Guiding principle	Considerations
<i>Lead with racial equity.</i>	Provide sufficient compensation to support the continued growth of small, community-based and culturally specific housing providers/partners, and strengthen the ability of all

	developers/providers to sustain investments that are guided by and support BIPOC communities and other underserved groups.
<i>Create opportunity for those in need.</i>	Ensure that developer fees accurately reflect the level of complexity and risk involved in serving the most vulnerable and incorporating community-informed, culturally responsive design and programming.
<i>Create opportunity throughout the region.</i>	Support fairness and consistency in how developers are compensated across the region; provide level-setting to provide adequate compensation for smaller projects/developers and cap maximum compensation for larger projects/developers.
<i>Ensure long-term benefits and good use of public dollars.</i>	Ensure fiscal stewardship and appropriate use of public funds to provide long-term benefits to those in need.

### Analysis that informed recommendations

Metro staff analyzed existing developer fees across the Metro housing bond pipeline portfolio, researched fee standards in other jurisdictions across the country, and considered and discussed how the developer fee could support desired outcomes for advancing racial equity.

#### *Survey of developer fee standards*

Metro completed a survey of developer fee standards from approximately 30 municipalities, including cities, counties, and states. This survey provided a snapshot of the diversity of developer fee standards across the country with an emphasis on paid fee standards.

The goal of the survey was to increase our knowledge of developer fee standards outside of the region and begin to identify themes and best practices among municipalities. For many municipalities, the developer fee was part of their LIHTC underwriting guidelines. While a federal program, developer fee limits are established by states. Given this, there is a fair amount of diversity in fee structures.

We ultimately homed in on practices that 1) most accurately reflected Metro's region and role, and 2) included explicit racial equity goals. In particular, we identified three municipalities that provide the most relevant comparison: Portland, Seattle, and San Francisco. Each municipality provides local gap financing for LIHTC developments and uses a different approach for calculating maximum cash fee.

### Comparison of developer fee limits for new construction

	<b>Metro (proposed)</b>	<b>OHCS</b>	<b>Portland</b>	<b>Seattle</b>	<b>San Francisco<sup>5</sup></b>
Net cash developer fee limit	Lesser of \$3M or below percentage: 1-30 units: 8-14% 31-75 units: 6-10% 76-100 units: 3-7% 100+ units: 2-6%	No limits	1-30 units: 8-12% 31-75 units: 6-9% 76-100 units: 3-6% 100+ units: 2-5%	Amount under \$1M: 12.0% Amount between \$1 - \$6M: 7.5% Amount between \$6 - \$12M: 5.0% Amount over \$12MM: 2.5%	4% credits: \$2,200,000 dollars, plus \$10,000 per unit for each unit in excess of 100

<sup>5</sup> San Francisco has slightly different limits for 9% LIHTC projects and acquisition/rehab. Because the majority of projects in the housing bond pipeline are 4% projects, only those limits are included here.

Total developer fee limit		1-30 units: 20% 31-75 units: 18% 76-100 units: 16% 100+ units: 14%	15%	15%	15%
Notes			More complex projects based on population served, financing and structure are expected to have a paid fee at the top of the range and less complex projects nearer the minimum.	Projects that provide housing and services for homeless individuals and/or families in 75% or more of the units are allowed a higher fee ( <b>8%</b> ), to balance the lack of opportunity such projects have to generate future income from operations.	Per <u>California's guidelines</u> , for 4% projects with BIPOC developer(s), the 15% total fee limit is increased to 20%, and the \$2.5MM paid fee limit is increased to \$3MM.

In addition to these three municipalities, the recommendations are also informed by a review of existing financial practices that differentiate their fee standards by organization type. These practices include:

- Ohio: The Ohio QAP provides a \$75,000 developer fee supplement for state-certified Community Housing Development Organizations (CHDO).
- California: As mentioned above, the California QAP permits a higher paid fee for 4% LIHTC projects developed by BIPOC sponsors.
- New York: New York State's Small Building Participation Loan Program allows a fee twice as high for non-profits than for-profits (5% vs. 2.5%).

#### *Pipeline analysis*

In analyzing the existing Housing Bond pipeline, Metro observed a general trend toward higher average fees for for-profit developers and lower average fees for non-profit and culturally specific providers.

#### *Analysis of net cash developer fees in the Metro Affordable Housing Bond portfolio by development team type*

Organization type	Average	Percent		Total Dollar Amount	
		Minimum	Maximum	Minimum	Maximum
Non-profit and Public housing authority	6.1%	3.1%	13.0%	\$1,040,650	\$2,950,158
For-Profit and Joint venture <sup>6</sup>	7.5%	-0.6%	13.4%	-\$223,860	\$5,198,483

<sup>6</sup> This represents 3 projects, all of which are partnerships between for-profits and non-profits.



Additionally, Metro found that fee structures also tended to disproportionately benefit developers of larger projects and may undercompensate smaller developers.

*Analysis of net cash developer fees in the Metro Affordable Housing Bond portfolio by project scale*

Project size	Average	Percent		Total Dollar Amount	
		Minimum	Maximum	Minimum	Maximum
<31 Units <sup>7</sup>	-	-	-	-	-
31-75 Units	8.1%	4.7%	13.4%	\$450,000	\$1,845,001
76-100 Units	9.7%	7.5%	13.1%	\$1,744,999	\$4,365,226
100+ Units	4.8%	-0.6%	12.3%	-\$223,860	\$5,198,483

*Analysis of impacts*

Metro analyzed the hypothetical impact of the proposed fees across the existing bond portfolio and found that proposed tiers would primarily impact larger developers and larger projects, the majority of which (but not all) are led by larger and for-profit organizations. The majority of projects in the existing portfolio are within the proposed range. Only four projects were above the \$3 million ceiling.

The net cash developer fees for 24 projects in Metro Affordable Housing Bond portfolio (in \$ millions) are as follows:

-\$0.22	\$0.13	\$0.45	\$0.52	\$1.04	\$1.21	\$1.40	\$1.64	\$1.65	\$1.74	\$1.84	\$1.85	\$1.88	\$2.03	\$2.09	\$2.12	\$2.14	\$2.29	\$2.55	\$2.95	\$3.49	\$3.52	\$4.37	\$5.20
---------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

*Racial equity analysis*

In considering how to operationalize racial equity in the developer fee, Metro considered prescriptive approaches, such as a point system that would formulaically award points based on different criteria related to project scale, organization type, and track record and/or commitments for advancing racial equity through community engagement, fair housing, contracting/workforce, and culturally responsive design and services. Such an approach would allow a direct, clear correlation between the net cash fee and Metro's guiding principles. It also would require a complex structure and oversight.

Metro staff believe a more flexible, values-based approach will be simpler while still advancing the guiding principles, and it will provide the flexibility to support the range of development partnership models we see across the regional portfolio. These include partnerships and/or joint ventures between established developers and emerging community-based and culturally specific developers as well as projects led by smaller, community based and culturally specific development organizations.

Metro is using a flat dollar amount approach to the ceiling rather than a percentage-based approach out of a recognition that percentage based approaches may over-compensate developers of larger projects. In addition, the tiered ranges are intended to ensure some level of consistency in developer compensation for similarly sized projects.

It is anticipated that the sliding scale will provide flexibility for LIPs to provide higher fees to project teams that include a meaningful partnerships with culturally specific organizations that will receive a portion of the fee. It will also provide flexibility for LIPs to continue to weigh considerations such as

<sup>7</sup> No projects in the housing bond portfolio as of August 2021 are less than 31 units.

project complexity and risk, such as permanent supportive housing projects that serve individuals and families exiting homelessness—who are disproportionately BIPOC.

Finally, in discussing the potential for the developer fee to support the value of leading with racial equity, Metro staff also discussed the important role of local funding solicitation and evaluation processes in prioritizing these outcomes. We believe there are opportunities for LIPs to strengthen requirements and criteria related to advancing racial equity in the local project solicitation process. Metro would like to continue to work collaboratively with developers and LIPs to better understand and realize these opportunities in future solicitations for Metro bond funds.

### **Engagement to inform the policy**

In fall/winter 2021-2022, Metro engaged jurisdictional partners, affordable housing developers, and members of our oversight committee to request feedback – including extending the feedback in response to a request for additional time to gather comments from developers. Engagement efforts included:

- Distribution of draft guidelines to all developers with Metro bond funding awards as well as Housing Oregon, an association of nonprofit developers
- Two listening sessions (one hosted by Housing Oregon, and one hosted by Metro)
- Online survey (6 responses)
- 1-1 calls with developers
- Conversations with local implementation partner jurisdictions and OHCS; conversations with Housing Oversight Committee members and Metro Councilors

Below is a summary of feedback and questions raised during those conversations, as well as Metro’s response.

#### **1. Several concerns were raised regarding the maximum allowed fees within the guidelines.**

##### **a) Both the \$3 million ceiling and the percentage based maximums are too low.**

The proposed limits were developed based on analysis of the ‘bell curve’ of fees in our existing pipeline. The majority of projects in our pipeline fall within the bell curve. Of jurisdictions with limits on the cash fee, only one jurisdiction that we looked at (Atlanta) was higher than \$3 million. The Bay Area caps cash fees at \$2.5 million.

##### **b) The \$3 million ceiling could disincentivize larger projects that might otherwise fall within the percentage guidelines.**

Metro’s policy was shared with developers with current Metro bond funding awards, including larger, for-profit developers. We didn’t receive any concerns and received feedback from the developers of the two largest projects in the portfolio that they did not have concerns about the proposed cap. The flat fee cap is intended to account for the fact that as projects increase in scale, project complexity does not proportionately increase.

##### **c) The flat fee cap will need to be updated to account for inflation.**

Metro understands that the cap will need to be adjusted over time to account for inflation and cost escalation; we will make this more explicit in the policy statement. To avoid complexity and because the

final Metro bond projects anticipated to receive Metro endorsement by 2026, we are not planning to build in an annual escalator, but we will evaluate the need for adjustment over time.

- d) The cap could have unintended consequences of limiting opportunities for development partnerships that support capacity building of small, community based and culturally specific developers.**

Based on this feedback, we have incorporated changes to provide an exception process for Metro to consider higher fees for projects with development partnerships that support capacity building for new/emerging developers. As described in the additional guidance, the approval process for this exception would include review of partnership structure by LIP and Metro to ensure that the higher fee amount is supporting the intended outcome of benefiting capacity building for smaller organizations.

**2. Concerns were raised that the list of “considerations” for determining where in allowed ranges a project would fall are not clearly defined.**

- a) Considerations should more explicitly account for the risks that smaller nonprofit and culturally specific organizations are taking on. Specifically, it was suggested that considerations related to project complexity account for permanent supportive housing and land use issues such as mandatory ground-floor retail.**

An additional consideration has been added to account for the risks and capacity-building needs relative to organizational scale, and we added additional examples of considerations related to project complexity to account for land use issues as well as PSH.

- b) Approach relies on the 7 jurisdictions to make the qualitative assessment of each consideration in executing metro’s policy (versus Metro having influence in the decision). This furthers the opportunity for ambiguity and not actually achieving the goals of the policy. Most jurisdictions do not measure many of the areas that are to be considered, so the metrics for evaluation and decision making are inconsistent or nonexistent, even if the definitions become more clear and well-defined.**

In general, the considerations are intended to clarify expected outcomes and values, while avoiding prescriptive requirements or metrics. We recognize that the financial and partnerships structures of individual development projects are incredibly unique, and an outcomes-based approach is the best way to avoid unintended consequences. Additionally, some jurisdictions may provide more specific guidance in local solicitation or underwriting guidelines. Metro’s approach to implementation of the bond is to provide regional accountability with flexibility for local implementation partners (LIP) jurisdictions to establish more specific local criteria and standards. Our goal is to create transparency and accountability around these decisions, and to support regional coordination and shared information about best practices to achieve our shared policy values.

That said, Metro will retain the authority to determine whether projects qualify for exceptions from the limits within the guidelines, working in partnership with LIPs to understand relevant context related to the deal structure.

**3. What happens when a project has last minute changes or cost increases that require the developer to tap into the developer fee. In that scenario can the fee go below the floor? Or will additional funds be provided by Metro?**

In this scenario, the fee would go below the floor.

**4. Will guidelines apply to homeownership projects?**

TBD. We would need to better understand the specific deal structure to understand whether these guidelines make sense in the context of a homeownership deal.

**5. Will the guidelines in any way impact projects that received concept endorsement.**

The guidelines will not be used to retroactively reduce net cash fees previously approved through Metro's concept endorsement process. However, they will provide a framework for Metro's evaluation of proposed increases to the net cash fee beyond what was approved during the concept endorsement phase.

**6. Metro also hear alternative ideas to support equity and capacity building goals, beyond the developer fee.**

- Consider an "equity fee" for organizations that are enhancing community equity through community engagement or services. This needs to be funded as a separate line item in every stage of the development budget.

Metro always recommended that LIP jurisdictions allow developers to include community engagement as a line item in their development budgets. As part of next steps for the program, Metro will work to document lessons learned and best practices for advancing racial equity through project selection, underwriting, and beyond.

1. Offer zero-interest pre-development loans to offset up-front risks for CDCs – similar to PHB's loan program.

Metro understands that small community development organizations are taking big risks to pursue pre-development activities prior to public funding awards, and we are supportive of additional investments in predevelopment and capacity building. Because of the 5% administrative cap in the measure, Metro and partners have faced challenges in building out regional infrastructure to support these investments through the bond measure. We are committed to working with partners to explore creative solutions to meet this need in the future.

2. Create preference points (e.g. 5-10 pts) for nonprofit community development organizations in local solicitation processes.

Strategies that provide a preference to nonprofit community development organizations have been incorporated into some solicitations for Metro bond funds. As noted above, Metro will continue to work with partners to document lessons learned and best practices for advancing racial equity through project selection, underwriting, and beyond.

**Department:** *Planning*

**Audit Title:** *Affordable Housing Bond*

**Release Date:** *1/27/21*

Please provide the status of each recommendation (**Implemented, In Process, or Not Implemented**) and a short summary explaining the status.

---

**Recommendation:** 1. To support fair and consistent consideration of bond program funding requests, Metro management and staff should: Clarify and use procedures for evaluating requests and proposed changes to approved projects, including the use of Site Acquisition Program funds on sites owned by Metro.

**RESPONSE: Implemented.**

The LIP Guidelines were updated in fall 2021 to improve transparency and support consistency in evaluation of project approvals and change to projects. These Guidelines also apply to the use of Site Acquisition Program funds. The guidelines will be updated again in February 2022 to include guidance related to developer fees. Updates to the policies and procedures in the guidelines have been informed by engagement with staff for local implementation partner (LIP) agencies and Oregon Housing and Community Services (OHCS), affordable housing developers, and other partners and key stakeholders—as well as conversations with the community oversight committee and the Metro Council.

---

**Recommendation:** 2. To support fair and consistent consideration of bond program funding requests, Metro management and staff should: Communicate procedures to staff, the community oversight committee, and participating jurisdictions.

**RESPONSE: Implemented.**

The updated LIP Guidelines were distributed to Metro program staff, LIPs and the community oversight committee in fall 2021.

---

**Recommendation:** 3. a. To provide timely and complete information to monitor bond progress, Planning and Development management and staff should: Complete and use guidance for reporting on project and program outcomes, including: Annual progress and financial report templates.

**RESPONSE: Implemented.**

Metro shared annual and financial reporting templates and procedures with LIPs in fall 2020. Refined financial reporting guidance was provided in summer 2021. The annual progress report template was refined based on lessons learned during the 2020 annual reporting process and feedback from LIP staff and community oversight committee members, and an updated template was shared with LIPs in fall 2021.

---

**Recommendation:** 3.b. To provide timely and complete information to monitor bond progress, Planning and Development management and staff should: Complete and use guidance for reporting on project and program

outcomes, including: Processes for reporting information to the community oversight committee, including sites acquired for the Site Acquisition Program.

**RESPONSE: Implemented.**

Quarterly reporting was initiated in 2020 and expanded in spring 2021 to include staff reports for all concept endorsements and final approvals for project funding, including funding approval staff reports for investment of Metro Site Acquisition Program funds. This is the process by which project funding approvals (including Site Acquisition Program investments) are communicated to the community oversight committee. Information regarding program outcomes is reported through quarterly and annual reports.

---

**Recommendation:** 3.c. To provide timely and complete information to monitor bond progress, Planning and Development management and staff should: Complete and use guidance for reporting on project and program outcomes, including: Metrics to address gaps in program outcomes, including the impact of housing units on neighborhood-level changes for communities of color.

**RESPONSE: In Process.**

Updated metrics have been incorporated into the updated LIP Guidelines and address some gaps noted in the audit. Metro will continue to evaluate opportunities to measure the impact of Housing Bond investments on neighborhood-level changes for communities of color.

---

**Recommendation:** 3.d. To provide timely and complete information to monitor bond progress, Planning and Development management and staff should: Complete and use guidance for reporting on project and program outcomes, including: Targets for all metrics to assess whether performance meets expectations.

**RESPONSE: Implemented (with exceptions).**

The Affordable Housing Bond program work plan and local implementation strategies established quantitative targets for unit production and equitable contracting, and some local strategies included additional targets, such as goals for permanent supportive housing (PSH).

In addition to the above primary metrics, the program's success will be measured by outcomes data, including the number and demographics of people served. Formal targets were not established for these metrics as part of the local implementation strategies and IGAs with partners. Metro plans to evaluate and report on initial occupancy outcomes to support broader lessons learned and continuous improvements in areas such as affirmative marketing, low-barrier lease-up, and other fair housing efforts. Staff will gather feedback from implementation partners and the community oversight committee to ensure that the evaluation methods result in meaningful data, and to refine methodologies as needed.

---

**Recommendation:** 3.e. To provide timely and complete information to monitor bond progress, Planning and Development management and staff should: Complete and use guidance for reporting on project and program outcomes, including: Protocol to ensure reliable performance information is provided for each metric.

**RESPONSE: In Process.**

Updated LIP Guidelines include more clarity and improved tools for post-completion reporting, and a new staff member hired in 2021 is focusing on developing information/outreach, tools and systems to support monitoring of

production progress and collection and evaluation of post-completion outcomes data. The first project post-completion reports will be due in early 2022. Based on data received, Metro will work with LIPs to refine and improve the process as needed.

---

**Recommendation:** 4. To provide timely and complete information to monitor bond progress, Planning and Development management and staff should: Communicate guidance to staff, the Housing Bond Community Oversight Committee, and participating jurisdictions.

**RESPONSE: In Process.**

Updated post-completion guidance is included in the LIP Guidelines distributed to staff, LIPs, and the community oversight committee in fall 2021. This guidance has been presented to LIPs during regular coordinating meetings, and staff are following up with participating jurisdictions to ensure that they have the information and tools they need to respond to

---

**Recommendation:** 5. To support continuous improvements in bond operations, Metro management and staff should: Evaluate and assign bond administration responsibilities to balance workloads.

**RESPONSE: In Process.**

The Housing Team has added two new staff since spring 2021, including a housing program director who oversees the Supportive Housing Services and Affordable Housing Bond, and who is currently overseeing the Transit Oriented Development program on an interim basis. In addition to a dedicated program manager, the program team now includes two dedicated staff responsible for coordinating project funding approvals and supporting monitoring, evaluation and reporting. Significant progress has been made toward evaluating and assigning responsibilities to balance workloads.

---

**Recommendation:** 6.a. To support continuous improvements in bond operations, Metro management and staff should: Increase the accuracy and transparency of the bond administration budget by: Developing a long-term budget for bond administration.

**RESPONSE: In Process.**

The Finance team developed an administrative cost forecast as part of the 5 year forecast budget process in October 2021. The 5 year forecast was used to support budget decisions in both the current FY22 budget and development of the FY23 budget. In addition, the Finance team developed AHB specific spending guidance which defines administrative vs. direct project costs. This was communicated to and agreed upon by the Financial Planning Director, CFO and AHB team.

---

**Recommendation:** 6.b. To support continuous improvements in bond operations, Metro management and staff should: Increase the accuracy and transparency of the bond administration budget by: Tracking actual hours worked on the bond to inform FTE calculations.

**RESPONSE: Implemented.**

This practice has been in place since June 2020 and was used to inform budgeting for FY 2021-22.

---

**Recommendation:** 6.c. To support continuous improvements in bond operations, Metro management and staff should: Increase the accuracy and transparency of the bond administration budget by: Providing budget vs. actuals reports to the community oversight committee.

**RESPONSE: Implemented.**

The quarterly financial report to the community oversight committee reflects the uniqueness of this program by taking a life-of-the-program approach instead of a single fiscal year. Both project and administrative costs are shown from the inception of the program, and compared to budgets outlined in the AHB Work Plan. In addition, the P&D Finance Manager attends the oversight committee meetings and is available to answer financial questions from the committee.

---

*Please return survey and responses to Office of the Metro Auditor*