

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Housing Bond Oversight Committee Meeting
Date: Wednesday, May 25, 2022
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Follow up on Private Activity Bonds, cost escalation, Supportive Housing Services integration topics, and discuss key themes/recommendations for committee's memo to Metro Council.

9:30 a.m. Welcome and introductions
9:40 a.m. Public comment
9:50 a.m. Presentation and discussion: Private Activity Bonds and cost escalation
10:20 a.m. Presentation and discussion: Supportive Housing Services Regional Long Term Rental Assistance (RLRA) program overview and update
10:40 a.m. Break
10:50 a.m. Discussion: Key themes and recommendations for annual report to Metro Council
11:50 a.m. Next steps
12:00 p.m. Adjourn

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Meeting minutes

Meeting: Metro Housing Bond Oversight Committee
Date/time: Wednesday, May 5, 9:30 AM – 12:00 PM
Place: Virtual Meeting (Zoom)
Purpose: Provide updates on work underway to respond to shifting funding landscape; Committee discussion of regional trends for 2021 annual report.

Attendees

Kira Cador, Brandon Culbertson, Melissa Erlbaum, Mitch Hornecker, Co-chair Jenny Lee, Ann Leenstra, Mara Romero, Co-chair Steve Rudman, Andrea Sanchez, Karen Shawcross, Nicole Stingh, Trinh Tran, Juan Ugarte Ahumada, Tia Vonil

Absent

No member absences.

Metro

Ash Elverfeld, Emily Lieb, Jimmy Oporta, Choya Renata

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 opening remarks

Allison Brown (she/her), facilitator with JLA Public Involvement, welcomed the Committee. Co-chair, Steve Rudman read a land and labor acknowledgment from Uprise Collective.

Members confirmed the meeting summary from March 30, 2022.

Allison invited committee members to disclose roles or work they are involved in that may intersect with topics discussed in the meeting.

- Nicole Stingh stated that she works at Oregon Housing and Community Services (OHCS).
- Andrea Sanchez stated that she is working on the Nueva Esperanza, Mary Ann and Good Shepherd Village projects which receive Metro funding.

Allison reviewed the group agreements for the meeting.

Public comment

No written or verbal public comment was received.

Funding coordination and alignment: Responding to a shifting landscape with Oregon Housing and Community Services

Emily Lieb (she/her), Housing Bond Program Manager, Metro, introduced Andrea Bell and Natasha Detweiler-Daby from Oregon Housing and Community Services.

Meeting minutes

Andrea Bell (she/her) provided an update on Private Activity Bonds (PABs).

- PABs are now a constricted resource.
- Cost increases are impacting a multitude of projects and they're seeing cost increases of up to 20%.
- PABs are one of the ways the State lives out their commitment to Oregonians, statewide.
- Some strategies OHCS is considering to respond to the PAB resource issue:
 - Create a shared project pipeline for the State
 - Priority access to PABs for projects with local, public or other state funding
 - Priority to projects with strong equity and racial justice components and those in partnership with culturally-specific organizations
- Federal and state advocacy needs
 - Increasing the volume cap allocations (Congress)
 - Reducing the 50% test to a lower percentage (Congress)
 - Increasing the portion of PABs directly allocated to affordable housing (State legislature)

Members asked questions of OHCS staff. The OHCS staff responses are italicized.

What is the PAB cap, what is constraining it, who are the decision makers to make changes happen and who could the group advocate to?

- *Each state is allocated PABs from the federal government (Congress) and it's a population based formula. Changing that dynamic requires advocacy to federal partners.*
- *There are several advocacy partners in the state working at a federal level for Oregonians.*
- *OHCS gets a direct allocation of PABs and Business Oregon gets a direct allocation of some of the PABs as well from the federal government. The state legislature approves this allocation.*
- *There is a PAB Committee in Oregon with three members. Advocacy can also happen at the Governor's Office.*

What is the shared pipeline and are the PABs competitive?

- *Historically the 9% tax credit has been competitive and the 4% LIHTC hasn't been. OHCS no longer has the ability to fund every project seeking 4% LIHTC. In the last few years they have relied on carry forward PAB capacity to meet demand. This is the first year that all of those savings will be used as well as the current year allocation.*
- *The immediate work to create a shared pipeline will be less about creating a competitive process and more about determining priorities. There will be collaboration to determine the priorities.*
- *The shared pipeline is part of work to come, they're working with partners and will share more information in the future.*

How did the PAB shortage come to be?

- *This challenge has been created as a result of all of the additional funding that has been approved for affordable housing. This is an opportunity to shape how we move forward to address collective needs together.*
- *The biggest dynamic that wasn't understood in forecasting was how much the lack of layering of various gap resources (LIFT and local bonds) would over-strain the 4% LIHTC program. It wasn't until OHCS looked at requests for this calendar year that they realized they were oversubscribed and closed the application process.*

Meeting minutes

- *This experience has also demonstrated the need for more criteria and review of 4% LIHTC applications for readiness criteria, which is something OHCS hopes to address within the managed pipeline approach.*

There are needs across the state, but in this region, the voters chose to tax themselves to provide this gap funding and the Metro Affordable Housing Bond program has a robust planning process that prioritizes very low income community members and uses a strong equity lens. In the meantime, how are you going to prioritize?

- *Committed to prioritizing local resources and local priorities.*
- *Balancing the needs in rural communities*

Additional comments from members:

- *To Metro staff, provide the committee with opportunities to advocate for the region.*
- *OHCS should also think about where other federal funds coming into the system (e.g., HUD 202) fit into the pipeline approach.*
- *Construction cost increases are a major issue. We need a better handle on readiness and what the gaps are for our current Metro bond portfolio. We need to think about increasing reserve requirements for new projects in future solicitations.*
- *Developers are being asked to use the developer fee to put back into the project to address market volatility. The developer fee cap limits developers' ability to effectively leverage LIHTC.*
- *The shared pipeline approach is forward thinking.*
- *Depth and duration of affordability and racial equity lens need to be prioritized in the pipeline approach.*
- *There is great energy in the community for people who are getting housed and receiving rental assistance.*

Andrea Bell thanked the committee for the questions and constructive feedback. She told them to expect further updates from OHCS.

Break took place from 10:32-10:37 a.m.

Staff presentation and committee discussion: Regional trends and key findings for 2021 annual report

Much of this portion of the agenda was presented through a slideshow. Please see the final record of the meeting for the slide deck.

Member questions in response to the information staff provided are below with staff responses italicized.

Of the 20% MWESB contractors, how many are minority or women owned?

- *Metro will receive that information in future with reporting.*

How is lease up going and reporting of how we're serving priority populations?

- *Outcome reporting forms will be received in the future and shown in next year's report.*

Is the information received about unit production needing to be adjusted for worst case and best case scenario?

Meeting minutes

- *While looking at the production dashboard, know that there are cost increases happening and more to come. The timeline could be lengthened from the 2026 goal for closing on projects.*

Are project managers required to report back directly to Metro on tenant screening?

- *Jurisdictional partners have chosen to prioritize low-barrier screening and Metro expects to see more reporting in the future when receiving post-lease-up outcome reports.*

As construction costs increase, developers are being forced to reduce the amenities of projects. Is there an analysis to see what was changed in scope of project when they are cutting costs?

- *Staff are asking developers to do value engineering. It's an active conversation and Metro plans to look at the impacts of the value engineering work being done.*

Quarterly progress and expenditure report

Rachael Lembo (she/her), Planning, Development and Research Department Finance Manager, Metro joined the committee members on screen for this portion of the agenda. Her responses to member questions are italicized.

The administrative funds allocation for the Portland Housing Bureau are not being used for their administrative costs, do they instead put that into their projects?

- *Instead of receiving the administrative funds allocation they said they'd rather have it allotted to their project costs. They have worked out a fee to developers to fund their admin outside of the Bond dollars.*

Having worked on three different jurisdictions on the financing side of some Bond projects, there were very different experiences through closing and the construction period in particular. In relation to good use of public dollars, there were varying experiences. Home funds from the federal government are given to jurisdictions in a similar style as Metro Bond funds. Is there work being done to address the differences?

- *Staff have received some of that feedback already and are noting lessons learned in order to fix them in the future. There is a need for more consistency and clarity.*

Does Metro look at project soft costs?

- *Metro does a proforma analysis and review for every project and evaluates them based on reasonableness across the portfolio. If there is a cost significantly sticking out, Metro wants to talk about that with the jurisdictional partner. The focus hasn't been quite as granular on those smaller fee although it is information that is available. Metro staff have so far been reviewing at a higher level and focusing on local flexibility to determine fee structures. Staff are interested in learning from this implementation process about areas for improvement.*

Next steps

The next oversight committee meeting is May 25th.

Allison adjourned the meeting at 12:00 p.m.

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



Metro affordable housing bond program

2021 annual report

DRAFT May 16, 2022



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INTRODUCTION

On November 6, 2018, greater Portland's voters took action to address the region's housing crisis, overwhelmingly passing the nation's first regional affordable housing bond. Since that time, Metro and our partners in community, government and business have worked together to deliver the results sought by voters. And we have great progress to report.

The purpose of this report is to summarize implementation progress for the Metro affordable housing bond, to support the Housing Bond Community Oversight Committee in its annual review of progress and report to the Metro Council. This report summarizes implementation progress through December 2021, building upon and aggregating information provided in progress reports from eight local implementing partner jurisdictions. Specifically, the report includes:

- Summary of local and regional progress toward unit production targets, funding commitments and expenditures;
- Analysis of progress to advance racial equity through geographic distribution of investments, commitments for equitable contracting and hiring, low-barrier screening, affirmative marketing and strategies to provide ongoing services to meet the needs of residents;
- Activities and outcomes for community engagement to ensure that feedback from communities of color and other historically marginalized groups meaningfully shapes project outcomes to meet their needs; and
- Financial analysis of the current development pipeline to analyze efficient use of subsidy and alignment with leveraged funds to maximize the benefits of these investments for the vulnerable groups they intend to serve.

KEY FINDINGS

This section is still in development and will be added to the final version of the report.

BACKGROUND

Implementation of the housing bond is guided by a framework that was developed through months of engagement with partners and community members in 2018, leading up to the measure's referral to voters.

Core values

The program framework includes four core values that guide implementation:

1. **Lead with racial equity.** Ensure that racial equity considerations guide and are integrated throughout all aspects of implementation, including community engagement, project location, inclusive workforce, tenant marketing and screening and resident and/or supportive services 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 with disabilities, seniors, veterans, households experiencing or at risk of homelessness and households at risk of displacement.
3. **Create opportunity throughout the region.** Ensure that 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.

Leading with racial equity

Because people of color have been and continue to be among those most deeply impacted by housing discrimination and lack of access to safe, stable, affordable housing, the Metro Council directed the housing bond program to lead with racial equity in all aspects of the program. Explicitly focusing policies and investments to benefit communities of color can reduce racial disparities while benefiting the whole community.

The housing bond program addresses historic barriers first and foremost through its ambitious goals for family-size and deeply affordable homes. But this isn't

enough. The program also prioritizes leading with racial equity throughout implementation — from community engagement that informs projects, to the geographic distribution of investments, to creating economic opportunity with the development of affordable housing, to strategies for reducing barriers to access and promoting culturally appropriate services to meet the needs of future residents.

Implementation partner jurisdictions

Metro is working to deliver the housing bond program in close partnership with seven local implementation partners: the cities of Beaverton, Gresham, Hillsboro and Portland; Clackamas and Washington counties; and Home Forward, as the implementation partner for east Multnomah County. In recognition of the unique knowledge, experience and opportunities in communities across the region, each partner has developed its own implementation strategy to meet local needs while serving the bond's regional goals. Jurisdictions are responsible for administering funds to invest in property acquisition and eligible development projects. Some projects will be developed and operated by public housing authorities but the majority will be public-private partnerships with third-party affordable housing developers, owners and property managers.

Metro is responsible for providing oversight and accountability, including reviewing each proposed investment at conceptual and final stages to ensure alignment with program requirements and contribution to the production outcomes promised to voters. In addition, Metro directly invests housing bond funds through the site acquisition program, which works to strategically acquire sites and invest in development of the sites for affordable housing in collaboration with local implementation partners.

Work plan and local implementation strategies

In 2019, the Metro Council adopted a program work plan to provide operational guidance for program administration activities including roles and responsibilities, funding allocation and eligibility criteria and processes for funding approvals. In accordance with requirements set forth in the work plan, each implementing partner created a local implementation strategy informed by local engagement processes. Each strategy includes a development plan to achieve the local share of unit production goals and commitments for advancing racial equity and ensuring community engagement informs projects.

Community Oversight Committee

Independent community oversight is a hallmark of accountability to voters and the community. The Metro Council appointed a community oversight committee in January 2019 to provide independent and transparent oversight of housing bond

implementation, including evaluating local implementation strategies for consistency with program goals and guiding principles, monitoring investment outcomes and providing an annual report to the Metro Council. Throughout 2019, the committee reviewed and recommended local partners' implementation strategies for approval by Metro Council. The committee also identified considerations for ongoing monitoring and evaluation (see Exhibit A). In 2020, the committee monitored early implementation, and in 2021 the committee submitted its first report to Metro Council. The first annual report contained a set of recommendations that included a charge to “do more with more” and seek opportunities for integration with supportive housing services funding (Exhibit B).

Funding requirements and intergovernmental agreements

The Metro Council approved local strategies as part of intergovernmental agreements with each local implementation partner jurisdiction describing the terms and conditions for using bond funds for eligible investments and program administration. Intergovernmental agreements include these provisions:

- All projects selected for bond funding must demonstrate contribution to unit production targets and consistency with approved local implementation strategies as confirmed through Metro staff review at the concept endorsement and final funding stages.
- All funded projects will have a regulatory agreement ensuring long-term affordability and monitoring obligations for a term of at least 60 years (or 30 years for acquired buildings that are more than 10 years old).
- Implementing jurisdictions will submit annual progress reports to Metro, to support the oversight committee’s annual progress review.
- Metro will disburse administrative funding to implementation partners annually based on a schedule established in the intergovernmental agreement. One exception is City of Portland, which will have its administrative share included in project funding, to be reimbursed to the City through a ‘project delivery fee.’
- Implementing jurisdictions will submit annual end-of-fiscal-year reports to Metro summarizing direct project expenditures and program administrative expenditures, the latter of which is subject to the 5% administrative cap included in the housing bond measure.

The community oversight committee completed its review and recommendation of local implementation strategies between July 2019 and February 2020, and Metro Council approved strategies as part of intergovernmental agreements. The majority of intergovernmental agreements were executed between November 2019 and

August 2020. The intergovernmental agreement for Home Forward was approved in March 2021; it was on a slower track because Home Forward, the implementation partner for east Multnomah County, only has a small funding allocation to complete one project and did not seek funds for that project until later in 2021.

Funding allocation

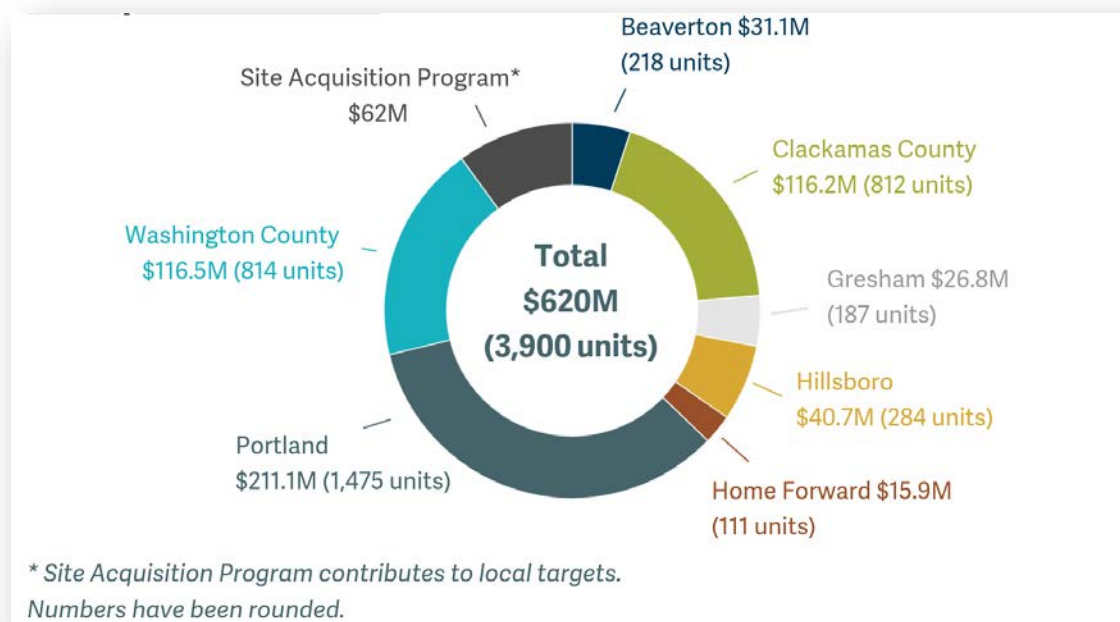
As stipulated in the housing bond measure framework adopted by the Metro Council in 2018, funding is allocated region-wide based on assessed value of property in each of the three counties. A total of \$620,016,000 in funding is allocated to support investments in property acquisition and development.

Ninety percent of these funds, or \$558,000,000, is dedicated to local implementation, distributed on the basis of share of assessed property value to achieve a proportionate distribution of investments across the region (45% in Multnomah County, 34% in Washington County and 21% in Clackamas County).

Ten percent of investment funding, or \$62,016,000, is reserved for investment by Metro's site acquisition program, which acquires regionally significant sites and supports their development in coordination with local implementing jurisdictions.

Figure 1.1 Work plan distribution of funding and production targets

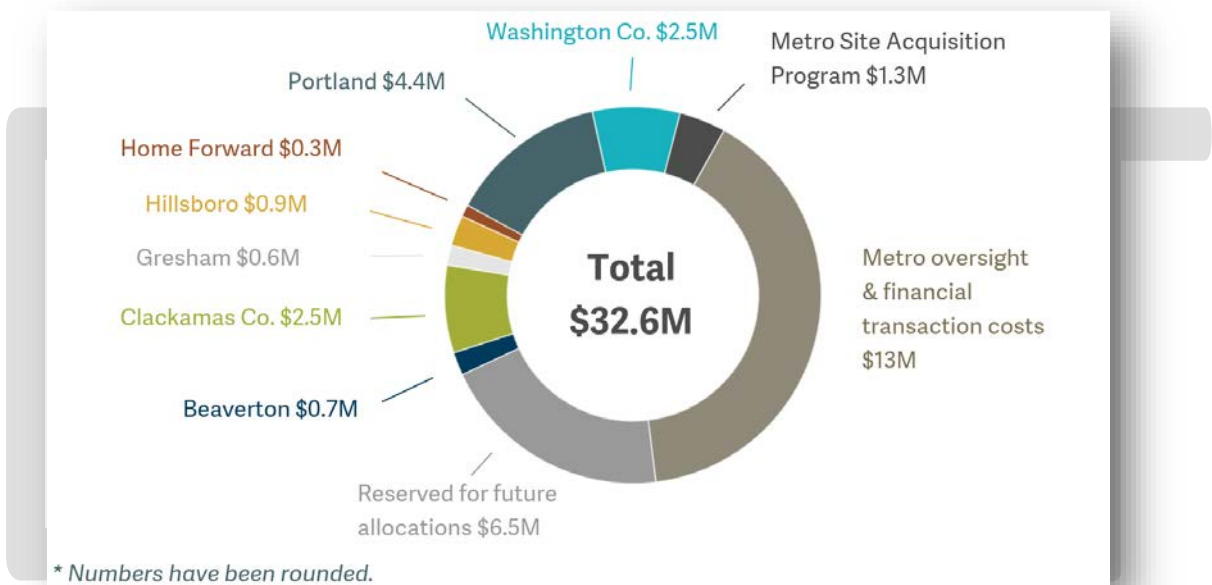
Workplan allocation



The measure included an administrative funding cap of 5%, or \$32,640,000. Of these funds, \$13,056,000 is directed to Metro’s regional oversight and accountability functions, and an equal amount is allocated for implementing partner administration costs across all eight implementation partners, including Metro’s site acquisition program. Additionally, \$6,528,000 in funding within the 5% cap is designated as “reserved for future allocation as determined necessary to achieve targets.”

Figure 1.2 Work plan distribution of administrative funding

Administrative funding



Targets and metrics

Clear metrics are essential to evaluate success in achieving the goals and objectives defined in the policy framework for the Metro. From 2019 through 2020, Metro engaged implementation partners, stakeholders, practitioners and the community oversight committee to further define metrics for evaluating progress toward goals and targets in the measure.

Metro established the following goals for the program:

- Create 3,900 affordable homes.
 - Reserve 1,600 homes for people with very low incomes (30% or less of area median income, or about \$27,000 per year for a family of four).

- Build half of the homes with two or more bedrooms — big enough to accommodate families.
- Up to 10 percent of homes may be moderately affordable for people with below average incomes (61-80% of area median income, or about \$73,000 per year for a family of four).
- Distribute investments across the region to create 21% of homes in Clackamas County, 34% in Washington County and 45% in Multnomah County.
- No more than 5% of total funding may be spent on program administration activities.
- At least 20% of construction contracts for each project should be awarded to state certified minority- or women-owned and emerging small business (MWESB) firms, and jurisdictions should demonstrate progress toward increasing equitable contracting outcomes over time.

In addition, Metro has established a number of other metrics to support program evaluation and future policy discussions. These metrics relate to the following areas:

- Community engagement outcomes, including demographics of participants
- Location outcomes related to access, fair housing and community stabilization
- Outreach to COBID/MWESB firms
- Construction workforce diversity
- Affirmative marketing activities and outcomes (e.g., referral sources)
- Screening and lease-up outcomes (e.g., application denials)
- People served and resident diversity
- Efficient use of subsidy

It is important to note that many metrics will not be reported until after projects reach completion (e.g., contracting/workforce outcomes) and lease-up (e.g., marketing/lease-up outcomes, resident demographics), and this data was not yet reported for any projects as of December 2021.

Supportive housing services measure

In May 2020, voters in greater Portland passed a marginal income tax to fund supportive housing services, an unprecedented effort to direct funding toward investments in rental assistance and supportive services for people experiencing or at risk of homelessness. The program aims to provide services for as many as 5,000 people experiencing prolonged homelessness with complex disabilities, and as

many as 10,000 households experiencing short-term homelessness or at risk of homelessness.

This program, implemented by the three Metro area counties (Clackamas, Multnomah and Washington), presents an opportunity to integrate rental assistance and supportive services funding with capital investments through the bond program to maximize the ability of both programs to serve the region's most vulnerable residents, with a particular focus on providing permanent supportive housing. This report includes information about permanent supportive housing.

Responding to emerging challenges and opportunities: 2021 policy efforts

Continuous improvement and adaptation is essential to support regional alignment and coordination and to respond to emerging challenges and opportunities. Key policy and program refinement work undertaken in 2021 is summarized below. These policy efforts directly relate to recommendations provided by the Housing Bond Community Oversight Committee as part of its annual report to the Metro Council in May 2021.

- **New policy guidance and funding for in-unit cooling:** Following the historic heat wave of June 2021 and the tragic loss of life that occurred, Metro took action to provide additional policy guidance strongly encouraging partner jurisdictions and providers to incorporate in-unit air conditioning into all bond-funded buildings and allocated \$8 million in additional funds from affordable housing bond interest earnings to support additional investments in air conditioning. Of the 31 total projects currently in the affordable housing bond portfolio, 22 have planned to include in-unit air conditioning, and 8 projects are evaluating including in-unit air conditioning based on the new Metro funding available. All jurisdictions have committed to ensuring inclusion of in-unit air conditioning for new projects going forward.
- **Allocation of additional funding for permanent supportive housing:** Metro identified up to \$25 million in affordable housing bond interest earnings for potential investment in permanent supportive housing, with a focus on acquisition-based strategies such as hotel acquisitions that could leverage funding from the supportive housing services measure for ongoing rental assistance and wraparound services. In 2022, Metro staff are working with counties to understand opportunities for additional PSH investments, with a focus on acquisition-based strategies such as hotel/motels that could be acquired for conversion into long-term affordable housing at a lower cost and faster pace than new construction. No decisions have been made regarding allocation of this funding.

- **New developer fee policy guidance to support fiscal stewardship and racial equity:** In 2021, Metro engaged local implementing jurisdictions and developers to inform the creation of regional guidelines for the net cash developer fee. The guidelines are intended to ensure consistency and fairness in developer compensation across the region while aligning with the program’s core values of fiscal stewardship and advancing racial equity. The new fee guidelines took effect on March 1, 2022.
- **Technical assistance funding for equitable contracting and workforce:** Both the Housing Bond Community Oversight Committee and the 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 ability to track, report on and advance outcomes for equitable contracting and workforce diversity. Through these conversations, jurisdictions identified challenges related to the construction workforce pipeline as well as COBID certified firms. Local implementing partners with no history of tracking contracting and workforce also noted capacity challenges in operationalizing tracking systems. As part of these conversations, two jurisdictions expressed interest in additional technical assistance funding, and staff are working to provide small technical assistance grants to support the following investments in capacity:

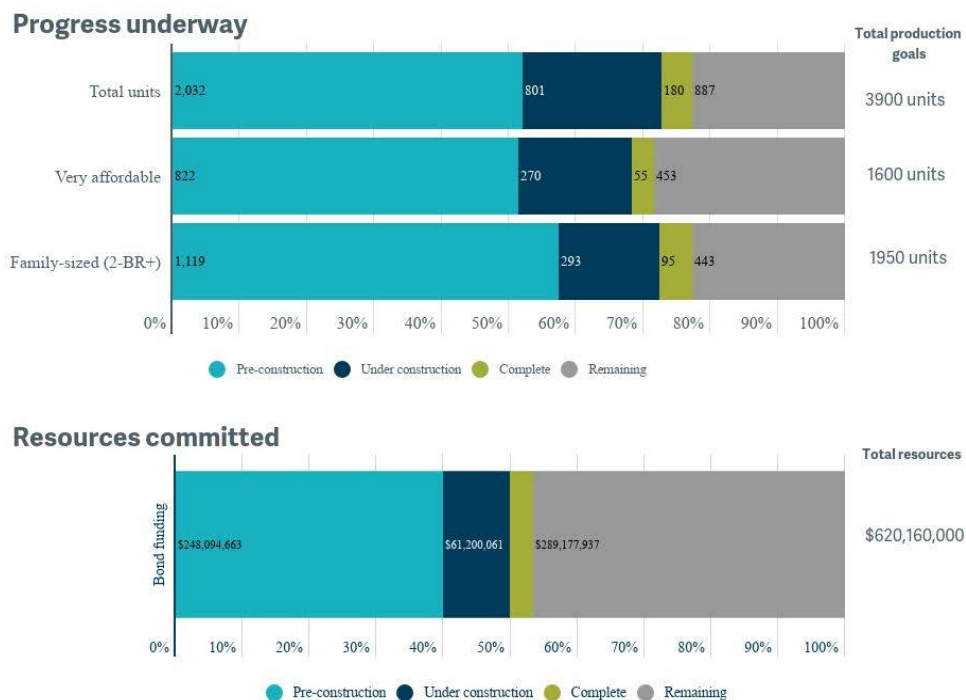
 - \$25,967 to support Clackamas County to acquire and set up new software for tracking and reporting on contracting and certified payroll information.
 - \$18,000 to support Beaverton, Hillsboro and Washington County in partnering with LatinoBuilt to help 10 local businesses become COBID-certified.

UNIT PRODUCTION PROGRESS

The bond program is on track to meet the goals of creating 3,900 affordable homes, including 1,950 family-sized homes and 1,600 homes regulated for affordability to households making 30% of area median income or below. As of December 2021, over \$330 million in bond funding, or 53% of allocated funds, had been committed to support 3,013 new affordable homes, or 77% of the total production target. These new homes include 1,147 units regulated for affordability to households with incomes at or below 30% AMI (area median income), which is 71.6% of the housing bond's goal of 1,600 deeply affordable units, and 1,507 family-size units, which is 77.2% of the goal of 1,950 family-size units, with two bedrooms or more. In greater Portland, 30% of AMI is an annual income of \$20,300 for a household with one person, or \$29,000 for a household of four.

Of the 31 projects in the pipeline as of December, twelve projects (801 units) had broken ground and four projects (180 units) were complete or nearly complete and beginning lease-up. The remaining 15 projects (2,032 units) were in preconstruction with plans to break ground between 2022-2023.

Figure 2.1 Regional progress toward production goals relative to funding committed



While the program is current tracking ahead on unit production relative to funding committed, changes in the funding and financial landscape present significant challenges, and it is expected that projects added to the pipeline in 2022 and 2023 will require a higher Metro bond subsidy per unit. The

production goals for the affordable housing bond were established based on projections that reflected conditions in 2018. Favorable tax credit pricing and low interest rates, as well as swift action by implementing partners, enabled the program to exceed expectations in early phases of implementation. However, it has always been expected that market cost escalation would impact costs and subsidy needs throughout the course of the planned implementation time frame (2019-2026), and the past year has brought unprecedented cost escalation due to broader economic factors impacting the cost of materials and labor. Ongoing impacts of the COVID-19 pandemic have created a construction cost premium for wood-framed projects with slab-on-grade foundations that is estimated at 8% - 12% above standard construction cost escalation.

In addition, the state of Oregon faces new funding constraints as a result of oversubscription of private activity bonds, necessary for financing 4% Low Income Housing Tax Credits, which represent the largest source of leveraged funding across the portfolio. This challenge is creating uncertainty across the state's affordable housing development pipeline and poses a risk to the ability of Metro bond projects to close on time. **Metro is working closely with state and local partners to support state and federal policy solutions and ensure inter-agency coordination and alignment in responding to emerging challenges related to private activity bond constraints and cost escalation.**

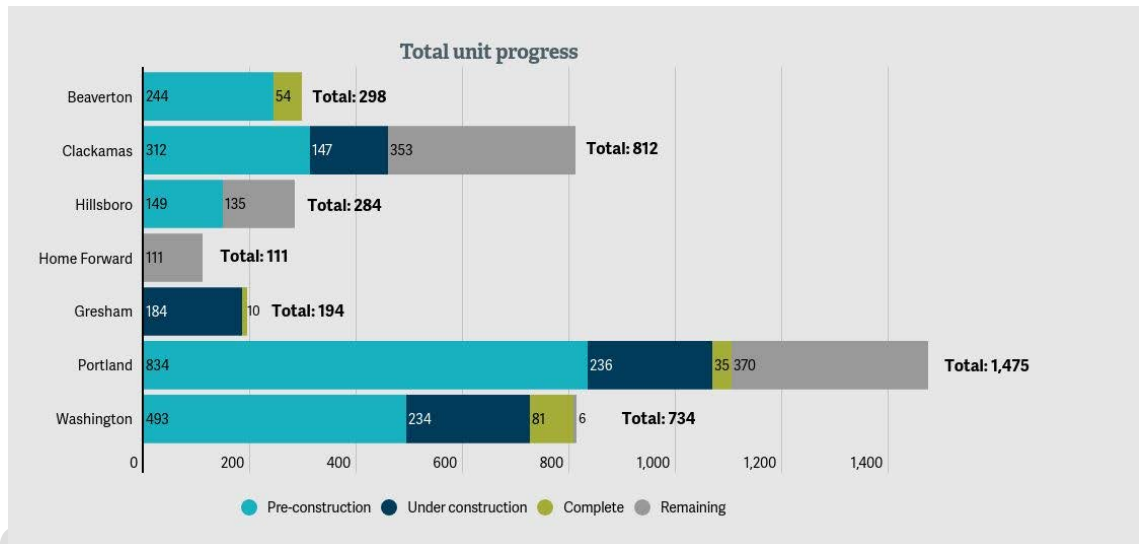
Local production progress

As of December 2021, all jurisdictions were on track to meet their local share of the production goal. Local progress toward the total, family-sized, and very affordable units goals is shown in Figures 2.2-2.4. **Three jurisdictions had already exceeded or nearly met their local share of the production goal with significant funding remaining.**

- **Beaverton's** pipeline exceeded its total unit goal by 80 units and its family-size unit goal by 36 units. Beaverton needs to add 33 very affordable units to meet its 30% AMI goal and has \$7,240,595 in remaining funds.
- **Gresham's** pipeline exceeded its total unit goal by 7 units and met its 30% AMI goal. Gresham needs to add 23 more 2+ bedroom units to meet its family-size unit goal and has \$10,431,965 in remaining funds.
- **Washington County's** pipeline nearly meets all of their unit production goals, with only 16 30% AMI and 12 family-size units remaining to fulfill their production goals and has \$17,391,444 in remaining funds.

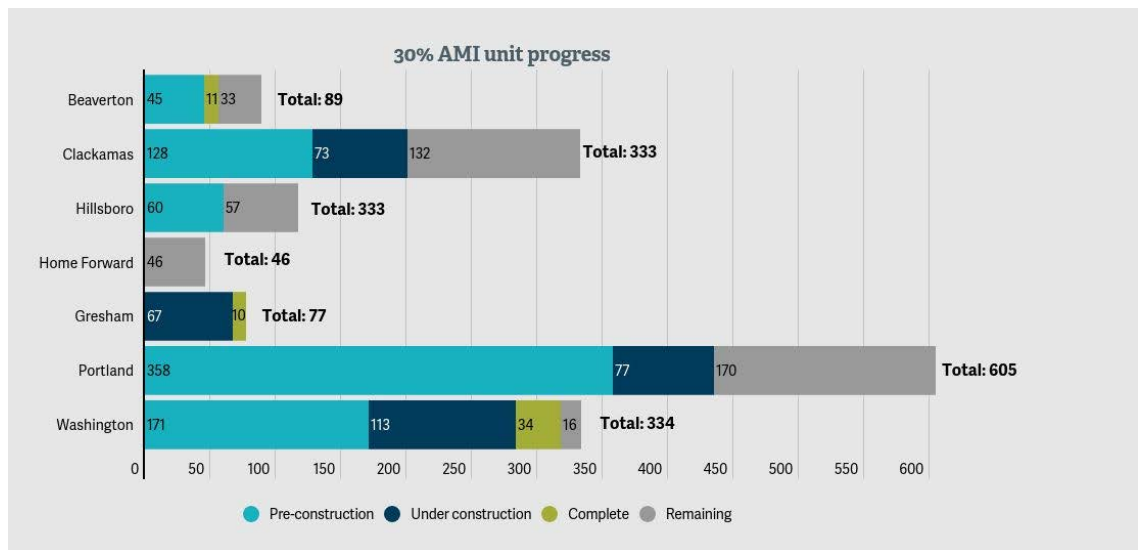
Details about local implementing partners' plans for remaining funds are included in their local progress reports, posted on the [program webpage](#) in documents toward the bottom of the progress tab.

Figure 2.2 Local progress toward total unit production goals



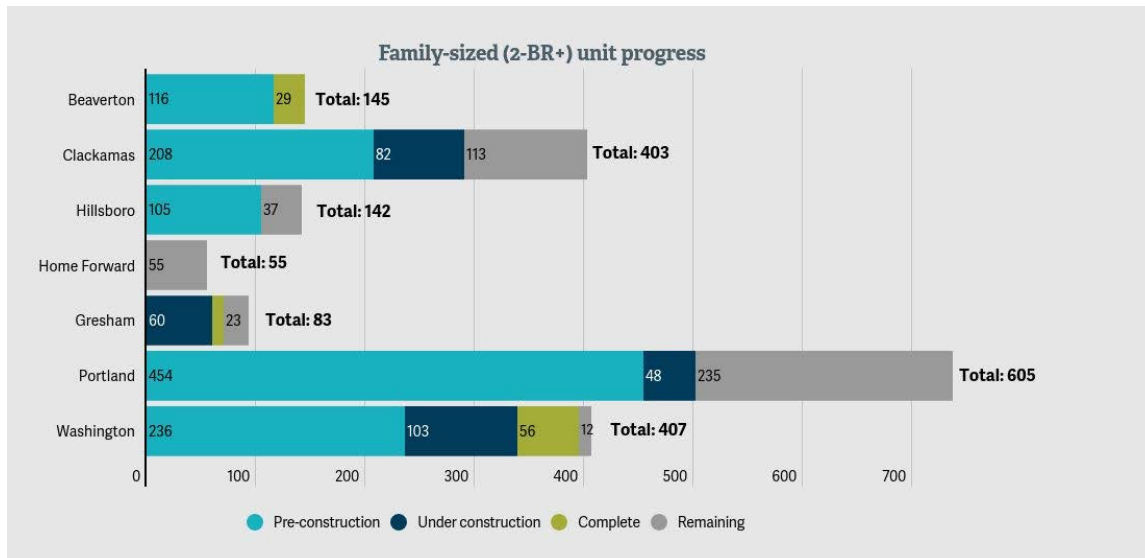
Implementation partners are on track to meet targets for very affordable (30% AMI or below) units, with 1,147 units currently planned to serve households with incomes at or below 30% AMI (71% of the regional goal for very affordable units). (In greater Portland, 30% of AMI is an annual income of \$20,300 for a household with one person, or \$29,000 for a household of four.) As anticipated, the targets for very affordable units have been the most challenging to achieve. These units require additional subsidy because their rental income is lower and their operating expenses can be higher, creating operating funding gaps and limiting projects' ability to carry debt. Additionally, buildings serving very low income households often require investment in ongoing services that are beyond the scope of traditional real estate related operating expenses.

Figure 2.3 Local progress toward 30% AMI unit production goals



The program is on track to exceed the 1,950 goal for homes with two or more bedrooms, with 1,507 family-size units already in the pipeline (77% of the target for family-size homes). Of the family-sized homes in the pipeline, 20% are regulated for affordability at 30% AMI or below and 29% are larger unit sizes with 3 or more bedrooms.

Figure 2.4 Local progress toward family-size production goals



The program limits the number of homes provided for households making 61%-80% AMI to 10 percent of overall units. To date, five units at 61% - 80% are a part of the pipeline, all are located in the Fuller Road Station project.

Metro site acquisition

Metro’s site acquisition program manages implementation of 10% of total bond funds toward investments in property acquisition and development of sites already controlled by Metro. Development is facilitated through joint solicitations with local implementing jurisdictions, and property is transferred to a long-term owner prior to development. The program aims to proportionately invest funds in local implementing jurisdictions to contribute toward local production goals. In most cases, projects developed on Metro-acquired properties will require additional funding from each implementing jurisdiction’s bond allocation.

As of December, Metro’s site acquisition program had allocated program funds for sites in Beaverton, Gresham, Hillsboro, Portland and East Multnomah County, and was actively working with staff in Clackamas and Washington Counties on potential property acquisitions. Details on these investments are summarized in in the site acquisition program’s progress report, posted on the [webpage](#).

ADVANCING RACIAL EQUITY THROUGH PROJECT LOCATIONS

Metro’s bond work plan required local implementation strategies to include a **location strategy that considers geographic distribution of housing investments; access to opportunity; strategies to address racial segregation; and strategies to prevent displacement and stabilize communities.** Local implementation strategies were consistent in describing prioritization for project locations that consider geographic distribution and access to public transportation, groceries, schools, jobs and open spaces.

Metro analyzed the pipeline project locations to assess how they are distributed and how they support goals for advancing racial equity. Each implementing jurisdiction’s progress report provides additional detail on access to transportation, employment, education, nutrition, and parks and natural areas for specific project locations.

The following table summarizes which projects support each location-based metric and the percentage of the total eligible units that support each metric. See Exhibit D for a more detailed table. Each metric is described in more detail after the table, including how it supports the program’s core values and how it has been measured for this analysis.

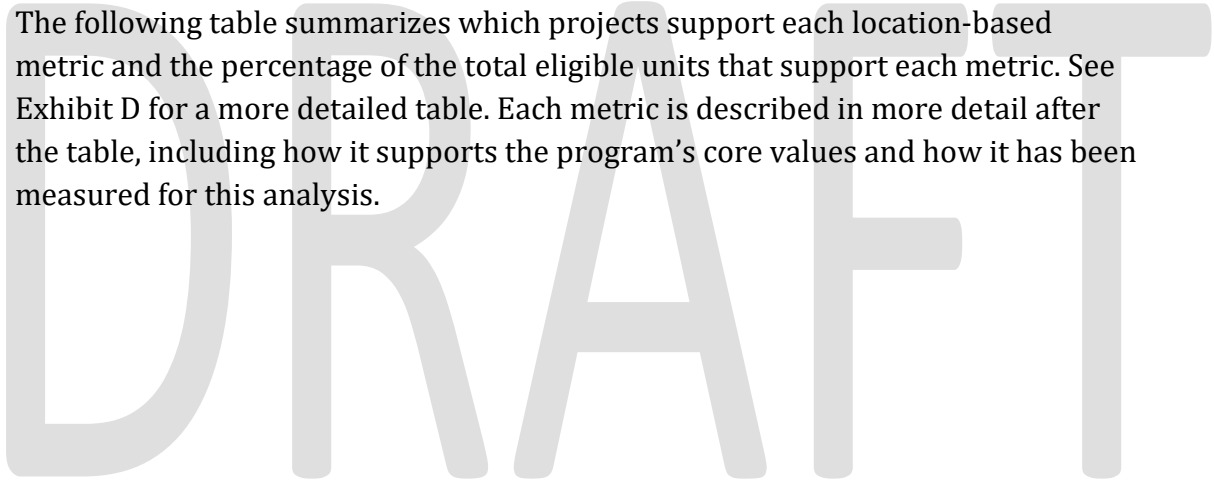


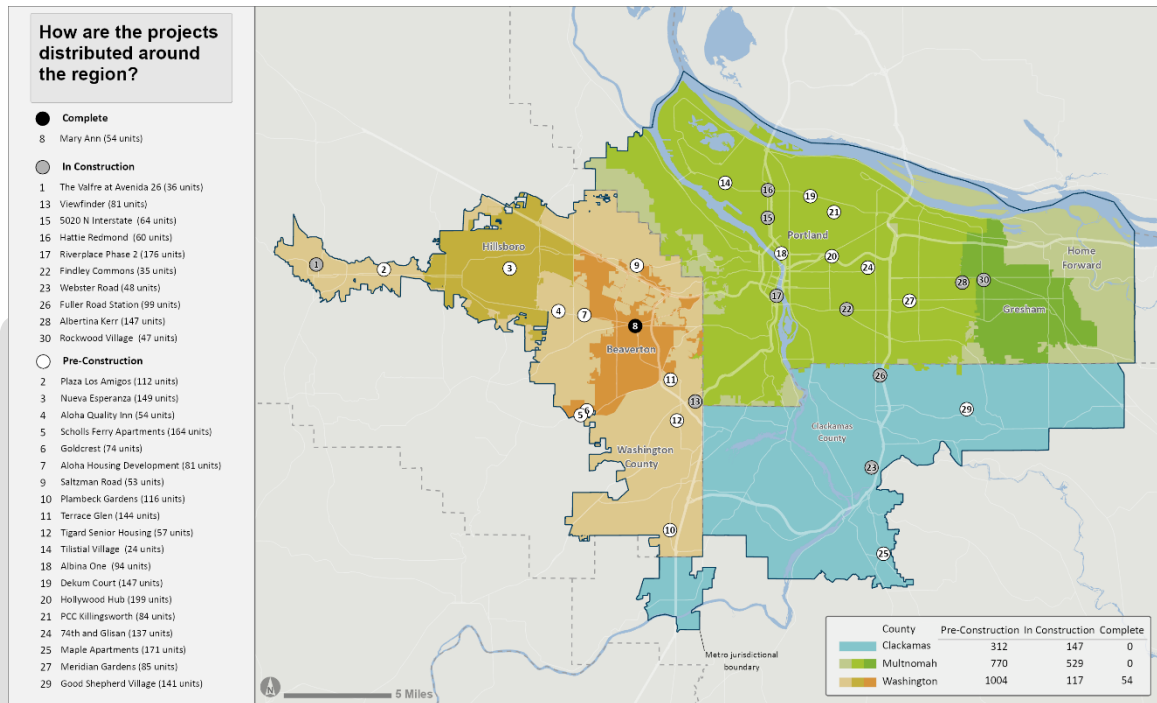
Figure 3.1 Summary of project location metrics

Project	County	Eligible units	Areas where communities at risk of displacement live today	Areas historically inaccessible to communities of color	Areas with limited regulated affordable housing	Areas with access to transit	Walkable areas
Hattie Redmond	Mult.	60		X		X	X
Dekum Court	Mult.	147	X		X	X	X
Findley Commons	Mult.	35		X	X	X	X
Waterleaf	Mult.	176		X		X	X
74 th and Glisan	Mult.	137	X				
5020 Interstate	Mult.	64	X			X	X
Albina One	Mult.	94	X	X		X	X
Meridian Gardens	Mult.	85	X			X	X
Hollywood Hub	Mult.	199		X		X	X
PCC Killingsworth	Mult.	84	X		X	X	X
Tistilal Village	Mult.	24	X			X	X
Viewfinder	Wash.	81		X		X	X
Valfre at Avenida 26	Wash.	36		X			X
Terrace Glen	Wash.	144		X	X	X	X
Aloha Inn	Wash.	54	X			X	X
Goldcrest	Wash.	74	X	X	X		
Aloha Family Housing	Wash.	81	X			X	X
Tigard Senior Housing	Wash.	57		X		X	X
Plaza Los Amigos	Wash.	113	X		X	X	X
Saltzman Road Senior Housing	Wash.	53	X				X
Plambeck Gardens	Wash.	116		X	X		
Fuller Road Station	Clack.	99	X			X	X
Good Shepherd Village	Clack.	142	X		X		
Maple Apartments	Clack.	171		X			
Tukwila Springs	Clack.	48		X	X	X	X
Nueva Esperanza	Wash.	149	X		X		X
Albertina Kerr	Wash.	147	X			X	X
Rockwood Village	Wash.	47	X			X	X
Mary Ann	Wash.	54	X		X	X	X
Scholls Ferry Road	Wash.	164	X		X		
Elmonica	Wash.	80	X			X	X
Percent of total eligible units			64%	41%	38%	70%	80%

Geographic distribution

Project locations are distributed throughout the three counties. Of the total units, 16% are in Clackamas County, 44% are in Multnomah County and 40% are in Washington County.

Figure 3.2 Affordable housing bond project locations



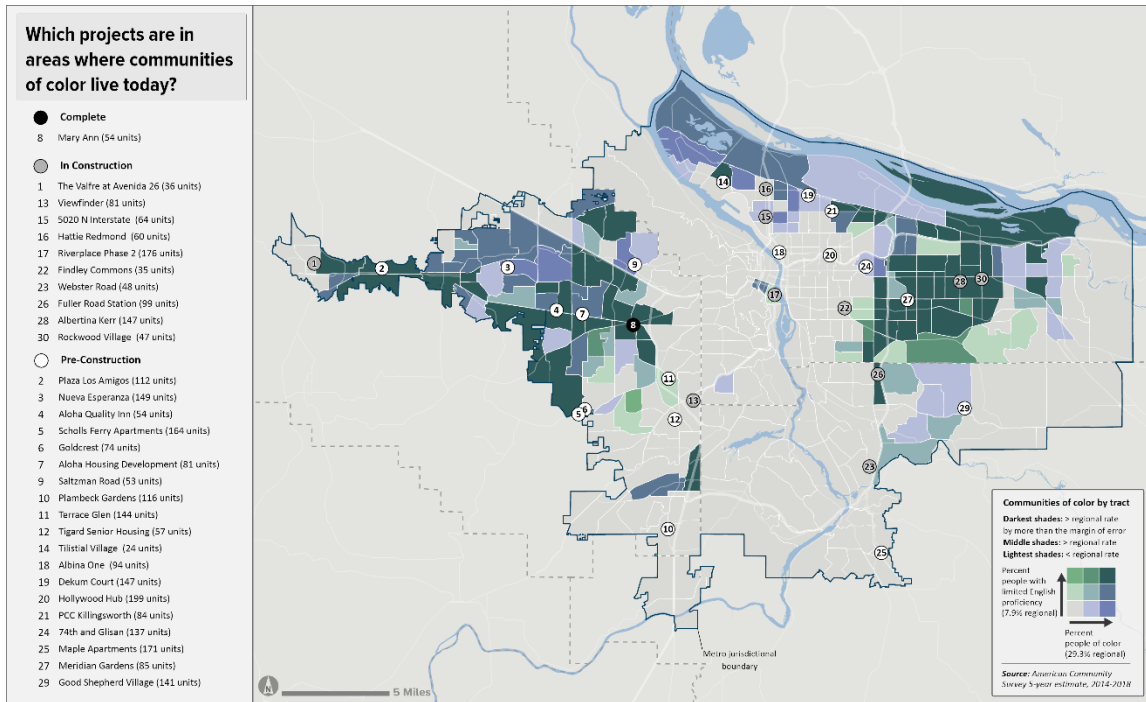
Preventing displacement and stabilizing communities

The distribution of units across the region shows substantial support for the goal of stabilizing communities at higher risk for displacement. This was measured by identifying which projects are located in areas where the population has a high proportion of communities of color and/or people with limited English proficiency. **Of the total eligible units, 67% are located in census tracts with higher proportions than the region of either people of color or people with limited English proficiency** (people age 5 or older who speak English less than “very well”) or both, based on recent American Community Survey (ACS) estimates.

Because there is considerable error in ACS estimates, the analysis also identified areas where the percent of people of color and/or people with limited English proficiency exceeds the regional average by more than the margin of error. These represent areas where there is more certainty of concentrations of communities of color and people with limited English proficiency: census tracts with up to 49% people of color and up to 16% people with limited English proficiency, compared to region averages of approximately 29% people of color and 8% people with

limited English proficiency. See the detailed table in Exhibit D for more information.

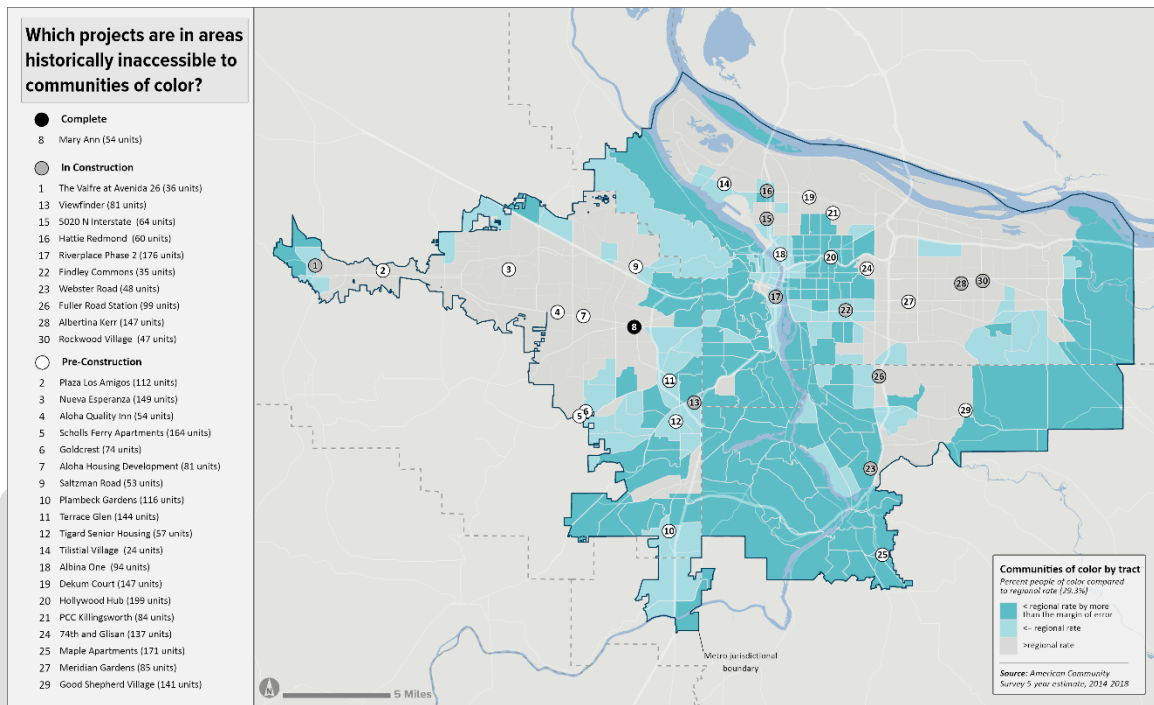
Figure 3.3 Projects located in areas where communities of color live today



Advancing fair housing access and reducing segregation

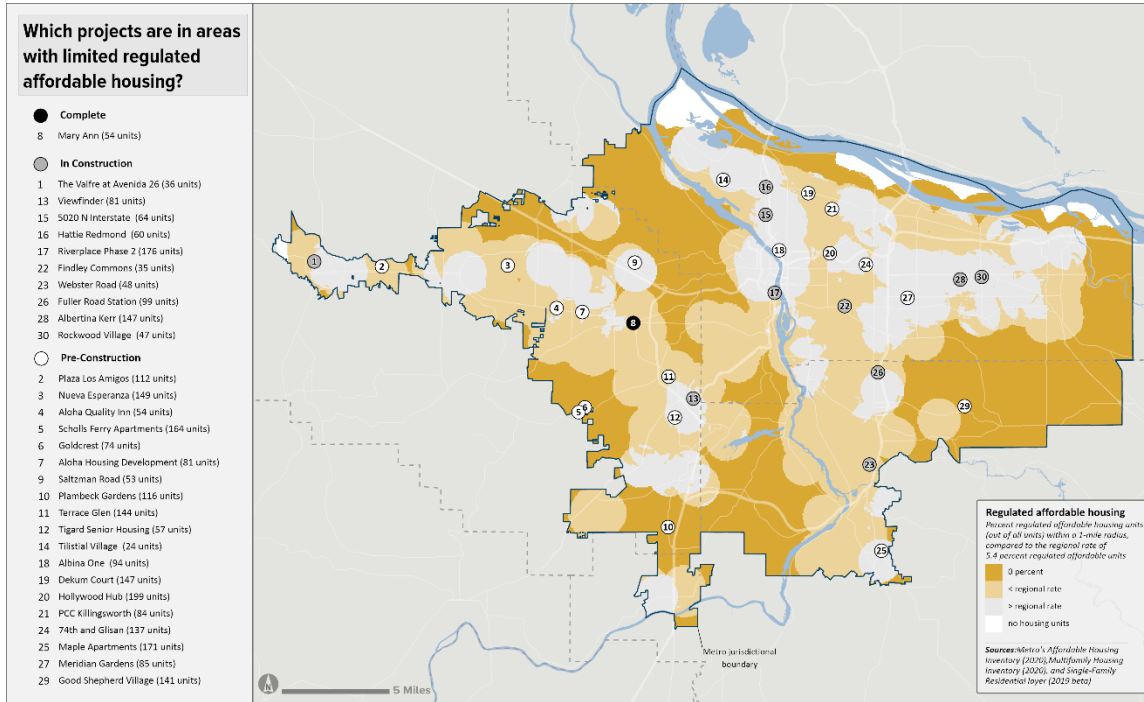
The projects also demonstrate strong outcomes for advancing regional fair housing goals and reducing segregation by locating affordable homes in areas that have been historically inaccessible to communities of color. This goal was measured by identifying which projects are located in areas where the population has a lower proportion of people of color than the region, based on recent ACS estimates. **Of the total eligible units, 44% are in areas with a lower proportion of people of color than the region by more than the margin of error in the ACS data.**

Figure 3.4 Projects located in areas that have been inaccessible to communities of color



The projects improve the distribution of affordable housing across the region by locating over half of total units in areas with a relatively low share of affordable housing nearby. This was measured by calculating the share of housing units within 1 mile of each project that are regulated affordable units. Of the total eligible units, 43% are in areas with less than the regional rate of regulated affordable housing (5%) within a 1 mile radius. Four projects, representing 17% of the total units, have no existing regulated affordable housing within a 1 mile radius.

Figure 3.5 Project locations relative to existing regulated affordable housing



Access to transit and amenities

Of the total eligible units in the pipeline, 68% are within either ¼ mile of a frequent service bus stop or ½ mile of a MAX station, and 80% are rated with a walkscore of 50 (“somewhat walkable”) or better. The detailed table in Exhibit D provides the walkscore and the distance to the nearest frequent service bus stop or light rail station for each project location.

Many of the projects also have access to a range of amenities, including grocery stores, natural areas, schools and jobs. Each implementing jurisdiction’s progress report provides additional detail on nearby amenities.

ADVANCING RACIAL EQUITY THROUGH OPPORTUNITY IN CONSTRUCTION

In their local implementation strategies, all implementing partners established a minimum goal of awarding 20% of project contracts to COBID-certified firms (or MWESB: minority- or women-owned, emerging small businesses), and the City of Portland committed to a goal of 30% COBID participation. In certain cases, projects have set higher aspirational goals exceeding the jurisdictional minimum. Metro requires that projects report on contracting outcomes within three months of certificate of occupancy. While no projects had reached this milestone by December 2021, several partners provided preliminary contracting outcomes, as illustrated below.

Figure 4.1 Summary of equitable contracting goals and preliminary progress*

Jurisdiction	Name	Development team	Total cost/Metro subsidy (millions)	Project status	COBID goal		COBID progress	
					Hard costs	Soft costs	Hard costs	Soft costs
Beaverton	Mary Ann	REACH/Walsh	\$21.9/\$3.0	Complete	20%	20%	21%	22%
Portland	Hattie Redmond	Home Forward/Bremik	\$23.9/\$4.4	Construction	30%	20%	38%	29%
	Findley Commons	Home First/Beaudin	\$7.0/\$1.9	Complete	24%	20%	17%	57%
	Waterleaf	BRIDGE Housing/Walsh	\$77.9/\$1.7	Construction	30%	n/a	21%	n/a
Washington County	Aloha Quality Inn	HAWC/GSI Builders	\$9.3/\$8.4	Construction	20%	20%	n/a	n/a
	Terrace Glen	Related NW/Walsh	\$53.9/\$17.5	Construction	20%	20%	20%	20%
	The Valfre at Avenida 26	DCM/LMC	\$13.6/\$3.8	Construction	20%	20%	30%	n/a
	Viewfinder	CDP/ Bremik	\$32.9/\$11.5	Complete	20%	20%	22%	22%
Gresham	Albertina Kerr	Gerding Edlen/Pence	\$45.2/\$11.2	Construction	Hard and soft costs		20%	32%
	Rockwood Village	CDP/LMC	\$65.9/\$5.1	Complete	20%		20%	

*No project has submitted final contracting reports. These preliminary progress numbers were submitted in the 2021 local implementing partner annual progress reports. Final contracting outcomes reports will be submitted within 3 months of each project receiving temporary certificate of occupancy.

Based on preliminary progress, all but one project were reported to be on track to meet or exceed equitable contracting goals. Two projects within the City of Portland shared preliminary numbers that fell short of the contracting goal: Findley Commons (complete) and Waterleaf (under construction). Portland Housing Bureau reports that Waterleaf was about 50% complete as of December and was on track to meet the MWESB goal by construction completion. For Findley Commons, PHB noted that while the project fell short of the hard cost goal by 5%,

it exceeded the soft cost goal by 37%. Additionally, PHB noted that some of these outcomes can be attributed to the small scale of the project and use of an uncertified but veteran-owned general contractor. While the project fell short of benchmark goals, Home First Development did hire a project manager with experience in DMWESB participation, which was key to over-achieving on the soft cost goal.

LOCAL WORKFORCE DIVERSITY PROGRESS

Efforts to support construction workforce diversity are limited in jurisdictions without a history of setting goals or tracking workforce diversity. Currently, no projects located outside the city of Portland have established project-specific goals for workforce diversity. All local implementation strategies included, at a minimum, a commitment to explore opportunities to support workforce diversity, and several jurisdictions stated an intention to consider tracking and reporting on workforce diversity if they determined this to be feasible based on contractor and jurisdiction capacity. Additionally, some jurisdictions have taken steps to invest in their own capacity to support tracking through investments in software capacity.

Metro has developed reporting metrics and templates to support consistent tracking for projects and jurisdictions that are able to report on workforce. As of December 2021, no projects had submitted final workforce outcomes reports. However, two jurisdictions provided preliminary progress as part of their 2021 annual progress reports. Final reports for these projects and other project reporting on workforce diversity will be submitted within three months of construction completion.

Figure 4.2 Summary of preliminary workforce progress

Jurisdiction	Name	Development team	Project status	Goal	Workforce progress % of labor hours worked by		
					Apprentices	POC	Women
Washington	The Valfre at Avenida 26	DCM/ LMC	Construction	Jurisdiction did not set workforce diversity goals; progress provided via LIP annual report	8%	62%	8%
	Viewfinder	CDP/ Bremik	Complete		19%	42%	2%
Beaverton	Mary Ann	REACH/Walsh	Complete		11%	40%	3%

ADVANCING EQUITABLE ACCESS AND HOUSING STABILITY

All local implementation strategies include fair housing strategies/policies to eliminate barriers in accessing housing for communities of color and other historically marginalized communities, as well as plans to align culturally specific programming and supportive services to meet the needs of tenants. In addition, many projects designate units for restricted or priority access, including permanent supportive housing (PSH) and other units designated to receive referrals through coordinated access systems that serve households experiencing homelessness.

In late 2021, the first units began to be leased at the Mary Ann in Beaverton and Rockwood Village in Gresham, and many more units will be leased and moved into throughout 2022. The next annual report will include information about the demographics of those who have moved into homes funded by the program.

Serving priority communities

The affordable housing bond program framework identified the following priority communities to be served by program investments:

- Communities of color
- Families with children and multiple generations
- Veterans
- Seniors
- Households experiencing or at risk of homelessness
- Households experiencing or at risk of displacement
- People with disabilities

The regional portfolio includes buildings with different mixes of unit sizes intended to serve different household sizes and configurations. Additionally, many units are restricted for households with very low incomes and/or households experiencing homelessness, including a subset of units designated as permanent supportive housing for individuals, families living with a disability and/or households who have experienced prolonged homelessness and require ongoing wraparound services in order to maintain housing stability.

Figure 5.1 Designated units/projects and outcome metrics for serving priority populations

Priority population	Designated units/projects	Outcomes metrics
Communities of color	<ul style="list-style-type: none"> 23 projects include partnerships with culturally specific organizations 	<ul style="list-style-type: none"> Race/ethnicity for head of household
Families with children and multiple generations	<ul style="list-style-type: none"> 23 projects aim to serve families 2 projects aim to serve both families and seniors 	<ul style="list-style-type: none"> Number of households that include seniors and children
Seniors and older adults	<ul style="list-style-type: none"> 5 projects (58 units) aim to serve seniors or older adults; two of these are restricted to serve seniors only 	<ul style="list-style-type: none"> Number of seniors
Veterans	<ul style="list-style-type: none"> 3 projects aim to serve veterans experiencing chronic homelessness 	<ul style="list-style-type: none"> Number of veterans
Households experiencing displacement	<ul style="list-style-type: none"> 3 projects (218 units) are subject to the City of Portland’s N/NE Preference Policy, which provides preference for displaced or longtime residents of N/NE Portland. 	<ul style="list-style-type: none"> Number of residents successfully placed through N/NE Preference Policy
Households experiencing or at risk of homelessness or displacement	<ul style="list-style-type: none"> 1,147 units are restricted for households with extremely low incomes (30% AMI) 	<ul style="list-style-type: none"> Household income/AMI level Number of households who were homeless prior to housing placement
Households living with disabilities	<ul style="list-style-type: none"> 555 units (distributed across 19 projects) designated as permanent supportive housing (PSH) for individuals and families that have experienced prolonged homelessness and have at least one disabling condition 	<ul style="list-style-type: none"> Number of applicants requesting reasonable accommodations who were and were not matched with a unit Number of households placed in PSH units

Permanent supportive housing

The policy framework for the affordable housing bond included a commitment to serve households experiencing homelessness. For households experiencing prolonged homelessness, permanent supportive housing that pairs a housing unit with long-term rental assistance and wraparound services is the nationally recognized solution to addressing homelessness. Because resources for PSH were limited when the housing bond measure passed in 2018, Metro's framework included goals for deep affordability (30% AMI units) but not a regional goal for PSH. Two partners established PSH goals:

- Portland set a goal of 300 PSH units that would be supported with capital investments through the Metro bond, as part of the City's contribution toward the City of Portland/Multnomah County joint goal established in October 2017 of creating 2,000 additional PSH units. As of September 2021, the City of Portland/Multnomah County had 1,571 new PSH units open or in the pipeline, including 262 units that will receive capital funding through the Metro affordable housing bond. Of the 262 Metro bond PSH units, these, 121 will receive funding through the supportive housing services measure.
- Washington County's local implementation strategy for the Metro bond included a goal of at least 100 PSH units, and as part of its local implementation plan for SHS funding, the county set a goal of 500 supportive housing placements within the first year of program operations (through February 2023). As of December 2021, Washington County had exceeded that goal with 163 units in the pipeline.

While local implementation strategies did not establish formal PSH goals, the regional portfolio includes PSH units distributed across the region, in alignment with the goal of serving households experiencing homelessness. **As of December 2021, the regional pipeline included 555 PSH units: three projects (Findley Commons, Tukwila Springs and Hattie Redmond) that are entirely PSH, and an additional 16 projects that include a subset of PSH units.**

Units designated as PSH receive referrals through coordinated access systems for homeless services and are restricted for households that have experienced prolonged homelessness and have at least one disabling condition that requires ongoing wraparound services to support housing stability.

Figure 5.2 Distribution, target population and funding/partnerships for permanent supportive housing units across the portfolio

LIP	Project name	Total units	PSH units	Target population	Referrals/partnerships
Clackamas (117)	Fuller Road Station	99	25	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; services funding supported by the Metro supportive housing services measure
	Good Shepherd Village	141	35	Families and individuals who have experienced houselessness or are at risk of becoming houseless; including 15 units expressly for veterans	VASH and project-based vouchers provided by the Housing Authority will support 35 units; wrap-around services will be supported with Metro supportive housing services funding
	Maple Apartments	171	9	Those who have experienced houselessness or are at risk of becoming houseless	<i>Partnerships:</i> Northwest Housing Alternatives (NHA)
	Tukwila Springs	48	48	Near-elderly (50 or older) households currently experiencing houselessness or at risk of becoming unhoused and/or disabled; all units will serve households with incomes of 30% AMI and below	HACC will provide project-based vouchers (PBVs) for all 48 units; leasing preferences will be given to applicants who live or work in Gladstone; all applicants will be referred through the county's Coordinated Housing Access (CHA) wait list
Gresham (30)	Albertina Kerr	147	30	Those with intellectual and developmental disabilities (I/DD)	Integration with the State's K Plan which provides services to those living independently
Washington (163)	Aloha Quality Inn	54	54	Formerly homeless individuals	Referrals for housing will come through the County's Community Connect system; 13 rooms continue to be operated as an interim homeless shelter; <i>Partnerships:</i> Sequoia Mental Health and Bienestar will provide case management
	Plambeck Gardens	116	8	Individuals and families	<i>Partnerships:</i> Centro Cultural, Neighborhood Health Center
	Plaza Los Amigos	112	16	Individuals and families	<i>Partnerships:</i> Sequoia Mental Health Services, Open Door, Family Promise for outreach to homeless populations
	Saltzman Road	53	24	Seniors (emphasis on LGBTQIA+ community)	<i>Partnerships:</i> Bienestar, SAGE, Friendly House
	Terrace Glen	144	3	Individuals and families	<i>Partnerships:</i> HomePlate Youth Services, EngAGE & IRCO
	The Valfre at Avenida 26	36	8	Individuals and families	<i>Partnerships:</i> Bienestar, Sequoia Mental Health Services
	Tigard Senior Housing	57	23	Seniors	<i>Partnerships:</i> Veterans Administration, SAGE Metro Portland, DAVS Washington County

	Viewfinder	81	27	Individuals and families; 8 units set-aside for veterans	(8) Project Based Section 8 vouchers and (8) VASH vouchers; will provide 11 additional units for PSH, supported through rental assistance and services funding from SHS; Good Neighbor Center has full-time staff onsite to provide case management to PSH households
Hillsboro (8)	Nueva Esperanza	149	8	Low and very-low income families; (8) project-based vouchers	Project sponsors will be coordinating with organizations such as Family Promise, Community Action, Sequoia Mental Health, Community Connect for coordinated referrals; project sponsor will explore use of SHS funding post financial close for potential SHS programming
Portland (237)	Hattie Redmond	60	60	BIPOC singles/couples experiencing chronic homelessness	City of Portland's N/NE preference policy; <i>Partnerships:</i> Urban League
	Findley Commons	35	35	Veterans who are homeless and those at risk of homelessness	<i>Partnerships:</i> National Association of Black Veterans, Do Good Multnomah
	Waterleaf	176	20	Veterans and individuals experiencing homelessness	<i>Partnerships:</i> Impact NW, Latino Network, El Programa Hispano Catolico, IRCO, NAYA, Iron Tribe, Bridges to Change, Transition Projects
	74th and Glisan	137	41	BIPOC, seniors, survivors of domestic violence/sexual assault coming out of homelessness	<i>Partnerships:</i> We All Rise, IRCO, Catholic Charities
	Meridian Gardens	85	65	BIPOC individuals and couples experiencing or at risk of homelessness – who are in substance abuse treatment or recovery	<i>Partnerships:</i> Puentes, Imani Center, Flip the Script, Puentes, SUDS, LifeWorks, NARA, NW Pilot Project, Portland Rescue Mission, Salvation Army Adult Rehabilitation Center, Transition Projects
	Tistilal Village	24	16	BIPOC, Native American families coming out of homelessness	<i>Partnerships:</i> Native American Rehabilitation Association (NARA), NAYA

Strategies for affirmative marketing and low-barrier screening

All local implementation strategies included commitments to ensure that projects utilize affirmative marketing and low barrier screening. Affirmative marketing approaches include working with property management companies to ensure materials and services are accessible to people with limited English proficiency via translation/interpretation in multiple languages, as well as strategies to market units through partnerships with community-based organizations that can leverage informal channels and word of mouth.

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. Typically this means that any applicant denied due to an adverse 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. Several jurisdictions included sample low-barrier screening criteria in their funding solicitation processes. As projects near lease-up, implementing partners are working closely with development teams and property managers to review screening criteria and processes to ensure accountability to these outcomes.

As of December 31, 2021, four housing bond projects had begun accepting applications: Rockwood Village in Gresham, Mary Ann in Beaverton, Viewfinder in Washington County and Findley Commons in Portland. While lease-up activities are still ongoing, the following strategies were used by implementing partners to make the application process simple and straightforward for future residents:

- At **Viewfinder**, Washington County staff (including an AmericCorps Vista member) partnered with Somali Empowerment Circle to host an information session providing information on how apply and navigate the online application portal.
- At **Rockwood Village**, the marketing flyers for the property are available in seven languages, based on the predominant languages of the Rockwood/Gresham community. The website is currently available in 18 languages, including: Amharic, Arabic, Chinese, Filipino, French, German, Hawaiian, Hindi, Japanese, Korean, Persian, Russian, Samoan, Somali, Spanish, Ukrainian, Urdu and Vietnamese.
- At **Mary Ann Apartments**, the following groups were engaged to support outreach and marketing of units: neighborhood association committees, 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.

Another approach is exemplified by **Nueva Esperanza** in Hillsboro: management will not deny an applicant for negative rental history or prior eviction 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.

Culturally responsive services

Metro and implementing jurisdictions have established expectations that all projects align resident and supportive services that are culturally responsive and meet the needs of residents. In general, all affordable housing includes resident services intended to connect individuals and families living in affordable housing with connections to other resources including food, energy assistance, transportation, financial planning, health services and more. In addition, some units, which are typically identified as “permanent supportive housing” units, include additional wraparound services intended to help those with disabling conditions maintain housing stability by providing ongoing case-management and individualized services to meet their specific needs.

Many of the housing bond investments include partnership with culturally responsive service providers who will receive funding to provide ongoing resident or supportive/wraparound services. Some examples include:

- At **Meridian Gardens** in Portland, Central City Concern will have several culturally specific and responsive in-house programs available to residents, such as Imani, Puentes and Flip the Script.
- Clackamas County’s **Maple Apartments** is a partnership between Community Development Partners and Hacienda CDC, with a specific focus on serving agricultural workers and field laborers. Hacienda brings expertise in culturally specific programming for Latino, immigrant and communities of color.
- At the **Mary Ann** in Beaverton, Bienestar will provide culturally specific, bilingual resident services to its Latinx residents.

COMMUNITY ENGAGEMENT TO SHAPE PROJECT OUTCOMES

Metro's work plan described elements required of each implementing jurisdiction regarding community engagement. To remedy decades of disinvestment and displacement, a priority focus is effectively engaging communities of color and other marginalized groups (including people with low incomes, seniors, people with disabilities, people with limited English proficiency, immigrants and refugees, existing tenants in acquired buildings and people who have experienced or are experiencing housing instability or homelessness) and ensuring their input informs project outcomes to support the success of future tenants. Local implementation strategies, responding to this guidance, laid out community engagement approaches describing what was already known about communities of color and other marginalized groups in their area, how these groups would be reached, how partnerships would support engagement efforts and how feedback would inform solicitations and specific projects. Each jurisdiction submits plans for and reports on this community engagement, including participant demographic information, description of outreach and activities, themes from engagement and how feedback informed implementation.

In 2021 annual progress reports, each implementing jurisdiction provided information on community engagement completed in the last year. Metro staff evaluated progress on these requirements, reviewing information submitted in relation to work plan and local implementation strategy goals and identifying themes at a regional level.

Engagement of communities of color and historically marginalized groups

People of color were engaged in high numbers. Low income people and those who are or have been homeless or are living/have lived in low-income housing were engaged in moderate numbers. Other groups counted/mentioned include (in order of frequency described): community partners, immigrants, people with limited English proficiency, neighbors/business owners, tenants of existing buildings, seniors, women, veterans and people with disabilities.

Most jurisdictions are tracking demographics. Some work still needs to be done to increase demographic collection. Moving forward, partners should prioritize better reaching (and documenting participation of) people with disabilities, seniors and those with limited English proficiency.

Engagement methods

Local progress reports included a description of engagement activities and the outreach methods that garnered participation. Engagement occurred during creation of solicitations (both broad and project-specific) and to inform specific

projects. Engagement to inform solicitations was typically done by jurisdictions. Project specific engagement was typically done by developers, with some exceptions. In many cases, culturally specific and other community-based organizations collaborated on engagement in partnership with jurisdictions and developers.

Covid 19 continued to complicate engagement, but by 2021 many implementing partners were familiar with online engagement strategies and other methods of mitigating risk when engaging community members.

Engagement activities included (in order of most frequently described): focus groups, surveys, advisory/stakeholder groups, design workshops, interviews, listening sessions, building tours, naming workgroups, virtual fora, community needs meetings, community review committees for developer selection, and social media. In one Clackamas County example, a creative engagement approach included an in-person tour for the project team, of an existing affordable housing building by its residents, to show what they loved and what they would change.

Outreach methods included: coordination with community-based organizations, coordination with school groups and neighborhood associations, emails, direct mailers, flyering, word of mouth and whatsapp messages.

Methods to mitigate barriers to engagement included: stipends, gift cards, language access (interpretation of events, translation of materials including surveys), technology assistance and evening meeting times.

More focus should be placed on best practices to ensure barriers to engagement are addressed and removed, and Metro and partners should focus more on reporting which methods are used to mitigate barriers.

Partnerships for engagement

All progress reports described partnerships; working with community-based groups was crucial to accomplishing community engagement goals.

Partnerships with culturally specific community-based organizations were most common. Partnerships with other community-based organizations (often those providing mainstream social services to houseless people, people with mental health needs, low income people, etc.) occurred almost as frequently. Partnerships with faith-based organizations were also mentioned. This year, no reports described how partners were compensated.

Fair compensation for partnerships with community-based groups increases effectiveness of engagement activities and is recommended; this should be counted and reported on in future reports.

Themes of input

In this phase of the program, engagement is less broad and more specific, reflecting that we are out of the phase of solicitation level engagement. For example, we see less of the ‘more large/family size units’ because at this phase many of those decisions are already made, and more design-specific feedback for particular projects. Themes show needs and preferences related to specific amenities and types of space, both within individual apartments and in the building and site overall.

Top themes include (in order of times mentioned across all progress reports):

- **Importance of gathering spaces** (for community building, inclusive regarding age/size/ability/disability, common rooms, green space, covered outdoor spaces, picnic areas)
- Related but more specific, **importance of community rooms/common spaces** (bigger, visual access to outdoors/play areas, separate active and quiet spaces)
- **Importance of accessibility and ADA units** (including accessibility of outdoor spaces, kitchens in units, etc.)
- **Importance of thoughtfully designed and located parking** (including traffic and parking as neighbor concerns)

Topics mentioned a middling number of times include: laundry needs (e.g. types of amenities in shared laundry rooms, preference for in-unit laundry), on-site services (job opportunities, homeless youth services) and art.

Topics mentioned once or twice include: beauty of outdoor spaces, community gardens, connection/integration with neighborhood, storage in units, safety/outdoor lighting, input on color schemes, culturally specific preferences (strong range hood, cabinets instead of dishwasher, separation of kitchen from living room), natural light, multigenerational living, shared bike room (vs racks in each unit), location of buildings with relation to weather/wind, spaces/activities for older youth, and consideration of displacement and stability.

An example from the Clackamas County report:

- “Community members expressed needing better access to technology and wifi, better access to transportation, safe and reliable places to keep their cars, 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 engagement themes informed projects

In response to input received through community engagement, developer design teams made several kinds of changes to these new homes and apartment communities. Changes can be grouped into four significant themes:

Communal space to support connection and community building

Projects:

- Added grills and outdoor cooking areas
- Added walkways (some covered for weather)
- Added plazas, patios and roof decks
- Added covered sports courts and other covered outdoor spaces
- Separated active and quiet common areas
- Added communal kitchens or enhanced features/amenities in them

According to the Washington County progress report: “Creating a living environment focused on ensuring residents live comfortably, safely, and have a community should be a top priority at affordable housing complexes. 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.”

Design layout to promote safety

Projects:

- Made changes to playgrounds (central location, separated by age, added fencing, lighting/visibility, added benches for sitting to watch for safety)
- Redesigned drive aisles and parking, moved parking closer to homes
- Redesigned buildings to protect from gorge wind, snow and ice (Home Forward’s Troutdale project)
- Changed laundry entrance for safety, visibility and access
- Added second entry/exit to leasing office

Unit layout

Projects:

- Enclosed kitchens for more privacy
- Placed stoves near operable windows for ventilation
- Added counterspace, built-in dining space

- Added partitions between kitchen and living room for larger units
- Added second bathroom for larger units
- Added hand rails and grab bars for accessibility
- Changed entryway design

Laundry

Projects:

- Added in-unit washer/dryers in addition to common laundry rooms
- Moved in-unit washer/dryers near kitchens for ease/multitasking
- Made common laundry room bigger; added moveable furniture

Other significant areas for which input informed projects include:

- Some studios were changed to 1 bedrooms
- Some studios relocated to be near larger units to support multigenerational living options
- Naming processes (Oregon Black Pioneers led a naming workshop for Portland Housing Bureau’s Hattie Redmond project)
- Types of services/programming
- Screening criteria
- Preleasing/marketing processes
- Inclusion of art/murals (in one case, specifically art that reflects future residents and their life experiences)
- Exercise space/equipment
- Community gardens added
- Design and color preferences
- Emergency preparedness
- Spaces for childcare

A final example regarding naming process, from the Clackamas County report: “After conferring with the Confederated Tribes of the Grand Ronde and the Mayor of Gladstone, Clackamas County changed the Webster Road project name to Tukwila Springs. The area the housing development sits on was known for both natural springs and filbert orchards. Tukwila is the Clackamas Tribe word for filbert.”

EFFICIENT USE OF FUNDS

Good use of public funds is a core guiding principle of the affordable housing bond for Metro and its partners. The average per unit investment of Metro bond subsidy is \$104,149, which is considerably lower than the average of \$143,000 per unit in Metro bond subsidy available to achieve the goals. This reflects a variety of factors, including some projects that are only utilizing Metro bond funds to fill a small gap. In general, it is anticipated that higher Metro bond subsidy levels will be needed for remaining projects due to significant cost escalation and emerging constraints related to availability of private activity bonds, which are necessary to finance 4% Low Income Housing Tax Credits.

This section highlights key findings related to development costs and capital and operating funding sources. Exhibit E provides a summary of the pipeline projects, including configuration, size, unit mix, cost and Metro bond subsidy. Exhibit F provides additional detail regarding financing sources.

Development costs

The Metro affordable housing bond portfolio includes 31 projects ranging in size from 13,150 to 386,430 square feet, with an average size of 144,754 square feet. Projects are configured with a range from one to 13 buildings, with an average of three buildings, and they range from 35 to 309 apartments, with an average of 146 units.

The housing development industry recognizes two general categories of cost: *hard costs*, which are focused on construction itself, and *soft costs*, which include a variety of project development, permitting and financing costs. Compared to market rate housing, affordable housing is widely recognized to have higher per-unit soft costs, due to the need to combine various public and private funding sources and greater regulatory and compliance requirements.

In general, the housing bond portfolio's development costs align with similar affordable housing trends in the region and nationally. Development costs across the portfolio span a significant range and are influenced by a variety of factors. The bond program's priority focus on family-size units also contributes to higher hard costs per unit. For this reason, cost per square foot and cost per bedroom are important metrics. Similarly, the program's priority focus on advancing racial equity was established with an understanding that prioritizing equitable contracting and workforce diversity may mean additional costs. A number of other factors impact costs including project size, prevailing wage requirements, construction type, parking and more.

Figure 7.1 Average and range of total project costs per unit

Metric	Minimum	Maximum	Weighted average
Total cost per unit	\$172,222	\$485,327	\$367,759

Total cost per bedroom	\$116,676	\$396,922	\$213,518
Total cost per square foot	\$236	\$716	\$391

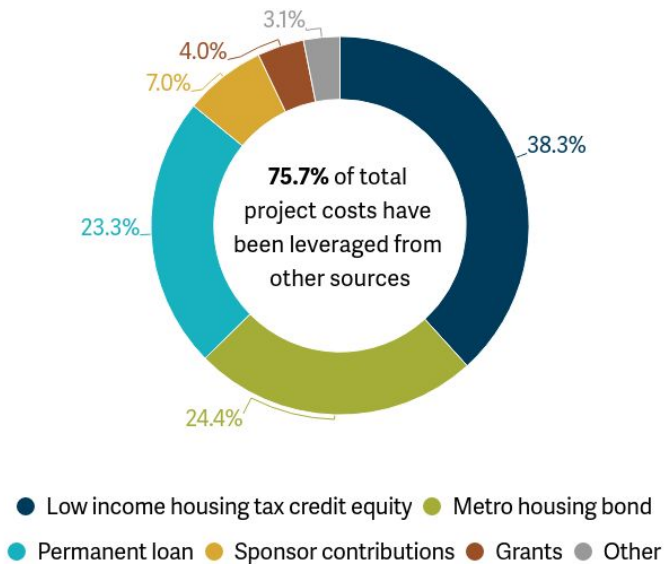
Alignment with other subsidy sources

The affordable housing bond program was structured to provide flexible gap funding that can be layered with other capital sources of funding to achieve desired outcomes. While the program production goals were modeled assuming the leverage of 4% Low Income Housing Tax Credits and modest bank debt, the program requirements are intentionally flexible to allow for a range of models.

The current affordable housing bond pipeline represents over \$1.3 billion in investments, of which approximately 24.4%, or \$324 million, is affordable housing bond funding and over \$1 billion is leveraged from other sources.

Figure 7.2 provides a high-level breakdown of funding sources; Figure 7.3 provides more detail.

Figure 7.2 Project funding sources



Low income housing tax credits (LIHTC) represent the most substantive leveraged funding source in bond projects. Of the 31 projects in the pipeline, 29 are utilizing LIHTC. Of these, two projects (the Mary Ann and Tistilal Village) are financed using highly competitive 9% LIHTCs. For these projects, the Metro bond subsidy is lower (\$55,556 and \$28,632 per unit, respectively) due to deep subsidy from the tax credits. The remaining 27 projects are utilizing or plan to utilize 4% LIHTC. These projects require higher levels of Metro bond funding, averaging \$103,291 per unit and 38% of project costs. 4% LIHTCs are not subject to an annual cap but are subject to federal requirements for utilization of private activity bonds, which are subject to a federal allocation to states.

Historically, PABs were undersubscribed in Oregon. However, in 2021, Oregon Housing and Community Services announced a pause on reviewing 4% LIHTC applications due to oversubscription of PABs. Combined with construction cost escalation, this poses a significant challenge for the bond program and the statewide affordable housing pipeline. **Metro is working with LIPs and OHCS to develop a coordinated short- and long-term strategy to ensure that projects with local funding commitments and deeply affordable units are prioritized and don't face delays in accessing PABs.**

Two projects are being financed without tax credits, relying primarily on Metro bond funds and other local sources. These include Aloha Inn and Findley Commons. Aloha Inn is an acquisition rehab project sponsored by Washington County. The project is 100% PSH units and Washington County wanted to keep costs as low as possible. Findley Commons is also a 100% PSH unit project. At 35 total units the project is too small to effectively utilize LIHTC funding.

After LIHTC, other funding sources include Metro housing bond funds, permanent loans, sponsor contributions and state and local grants and loans. Figure 7.3 shows a breakdown of total leveraged funding by source. Exhibit F provides additional detail on the financing mix for each project.

Figure 7.3 Capital funding sources

Funding sources	# of projects	Total funding
LIHTC	29	\$ 507,864,693
Metro housing bond	31	\$ 324,187,829
Permanent loan	28	\$ 308,700,077
Sponsor contribution	29	\$ 92,241,441
Local grants	14	\$ 40,412,220
Oregon PSH	5	\$17,174,506
Oregon GHAP	4	\$7,027,364
Oregon LIFT	2	\$6,562,500
Metro TOD grants	14	\$ 5,590,000
Oregon Multifamily Energy Program	23	\$ 3,308,559

Operating costs and subsidy

The affordable housing bond program includes ambitious goals for very affordable units, defined as those affordable to households making less than 30% of the area median income. In greater Portland this is an annual income of \$20,300 for a household with one person, or \$29,000 for a household of four. Providing deeply affordable units requires additional subsidy. Rental income from these units is lower and their operating expenses can be higher, creating operating funding gaps and limiting projects' ability to carry debt.

Of the pipeline portfolio 1,139 units are designated to serve households with very low incomes (30% AMI or below). 706 of these very affordable units include project-based rental assistance, funded through a combination of

federal and local sources, including Metro supportive housing services rental assistance.

Additionally, buildings serving very low income households often require investment in ongoing services that are beyond the scope of traditional real estate related operating expenses and require external operating funding to be financially feasible. Lender and/or tax credit investors may also require the capitalization of reserves to mitigate the risk that these operating expenses may not be able to be adequately funded from projects' operating revenue. **Of the 706 units supported with rental assistance, 555 are designated as permanent supportive housing and include additional ongoing funding commitments to provide wraparound services.**

Exhibit G provides a summary of the total units, 30% AMI units and units with project-based rental assistance and ongoing services funding.

Local affordable housing policy tools and incentives

There are affordable housing policy tools or incentives in place in the region that can support development of affordable housing, including housing bond projects. Tracking these policies helps the program anticipate what resources and incentives exist to encourage the development of affordable housing throughout the region, and which are being leveraged in Metro affordable housing bond projects. In 2020, Metro staff surveyed all 24 cities in the region to clarify incentives and policies in place to support affordable housing development. This information was further refined and updated in spring 2022. The table below reflects the 21 responses received this year.

Survey respondents provided some additional context on the above tools, including:

- Milwaukie's Construction Excise Tax program sunsets in June of 2022.
- Oregon City's reduced parking requirements are not outright for affordable housing development.
- Lake Oswego provides a development review fee waiver for affordable housing.
- City of Gresham provides deferred SDCs for residential development.

Additionally, some jurisdictions are currently pursuing new policies and incentives:

- The City of Tualatin is in the process of adopting a non-profit low income housing limited tax exemption program.
- The City of Wilsonville is in the process of creating a local general fund for affordable housing.
- The City of Tigard is creating a new revolving loan fund to provide construction lending to middle housing developers who agree to provide 20-30% of the units at market rate to qualified low-income buyers supported by a down payment assistance program.

The cities of Rivergrove and Maywood Park responded to the survey but noted that due to their small size (geographic and population) and lack of developable land, development incentives were not relevant in their context.

SUSTAINABILITY AND CLIMATE RESILIENCE

In the Portland region, as in many places around the globe, events in recent years have made the effects of climate change clear. With issues such as prolonged wildfires and extreme heat, it's apparent that the building industry will need to adapt to new climate-related challenges. These challenges are much bigger than a single funding program can address, and will require ongoing work to support policy and funding alignment and best practices, but Metro is taking action now to support best practices and solutions within our areas of influence.

In the near term, based on lessons learned from the unprecedented heat wave in the Pacific Northwest in June 2021, **Metro has taken action to help residents stay safe in future extreme events by providing policy guidance urging jurisdiction partners and developers to incorporate in-unit air conditioning cooling into their buildings.** Metro issued a policy statement on September 14, 2021 to request local implementing partner jurisdictions work with development partners to incorporate a cooling strategy for projects that included in-unit AC to ensure safety and livability for residents. To ensure that developers can incorporate climate-friendly solutions that will limit impacts to ongoing energy costs, **Metro has allocated \$8 million in unprogrammed affordable housing bond interest earnings/premiums to support additional investments in cooling.**

Cooling strategies

Of the 31 total projects currently in the affordable housing bond portfolio, 22 already planned to include in-unit air conditioning, and 8 projects are evaluating including in-unit air conditioning based on the \$8 million in additional Metro bond funding that Metro has proportionately allocated to support additional investments in air conditioning.

All jurisdictions have committed to ensure inclusion of in-unit air conditioning for new projects going forward. One project, the Mary Ann in Beaverton, will not have in-unit air conditioning. The project was already near completion when the Metro policy statement was issued and will include other cooling strategies throughout the building such as ceiling fans and cooled common areas.

The most common types of in-unit air conditioning are mini-split HVAC units, packaged terminal heat pumps and ports in windows to attach a mobile air conditioning unit. Mini-split HVAC units and packaged terminal heat pumps have higher upfront costs but are more energy efficient, while mobile units are less expensive to include in a project but are also less energy efficient. Some developers and property managers of projects that were already under construction are exploring the purchase of mobile units utilizing additional Metro bond funds.

Metro will continue to engage partners to understand best practices for cooling solutions that balance considerations of sustainability, operating cost impacts to projects and tenants, and considerations related to indoor air quality and circulation—issues that have been underscored by the impacts of the Covid-19 pandemic and regional wildfires.

Sustainability

Although Metro has not developed sustainability related metrics or requirements for project, the program still tracks any information that our partners highlight related to a project's sustainability features. Many projects pursue Earth Advantage certification and commonly achieve the silver, gold or platinum levels. About two-thirds of projects also participate in the OHCS Multifamily Energy Program. The OHCS Multifamily Energy Program provides financial incentives to affordable housing projects for energy efficiency measures aimed at reducing electricity consumption. Common improvements include measures that improve the building envelope, provide efficient HVAC systems, reduce hot water use, utilize energy efficient appliances and lighting.

The Mary Ann in Beaverton has achieved the Earth Advantage Platinum certification. Key sustainability features include a 100% green roof, Energy Recovery Ventilation, LED lighting, occupancy sense and energy-efficient appliances.

LOOKING AHEAD

Looking ahead, staff have identified the following key focus areas for Metro and implementation partners to work collaboratively to address:

- **Coordination and alignment to address statewide funding challenges:** Construction cost escalation and private activity bond constraints are creating new pressures throughout our state's funding system for affordable housing. Metro is working closely with state and local partners to address these challenges by advocating for state and federal policy solutions that could ease the burden on PABs, and by working together to advance programmatic solutions that ensure that constrained resources are prioritized in a way that maximizes the collective benefit for those with greatest need – including those with very low incomes.
- **Expanding permanent supportive housing and supportive housing services integration:** Metro will continue to work with partners to identify opportunities and practices to incorporating permanent supportive housing in the affordable housing bond portfolio. As the supportive housing services measure implementation ramps up, there are opportunities to support affordable housing bond projects in incorporating SHS funding after completion – as well as opportunities to braid SHS funding availability into future housing bond funding solicitations.
- **Advancing strategies and practices that support equitable contracting and fair housing outcomes:** As more projects enter the lease up phase, Metro will continue to work with partners to convene conversations and document effective practices for ensuring that tenants are “screened in” rather than “screened out.” Additionally, there are opportunities to continue to support partners in advancing equitable contracting and workforce opportunities in future projects.

EXHIBIT A. HOUSING BOND OVERSIGHT COMMITTEE CONSIDERATIONS FOR ONGOING MONITORING AND EVALUATION

The following considerations for ongoing monitoring and evaluation were developed by the Housing Bond Community Oversight Committee as part of their review and recommendation of local implementation strategies to the Metro Council.

Metro Affordable Housing Bond Community Oversight Committee

Considerations for Local Implementation

The Affordable Housing Bond Community Oversight Committee has identified the following considerations for all partnering jurisdictions for ongoing implementation and monitoring of outcomes. Following the considerations listed for all jurisdictions are additional considerations for two of the jurisdictional partners.

- Further define strategies and outcomes that will be measured to demonstrate the advancement of racial equity, including low-barrier screening criteria, affirmative marketing, universal design, voucher prioritization, wraparound services, and contract and workforce diversity.
- When describing strategies to advance racial equity, be specific about prioritization among various strategies.
- Expand the impact of the affordable housing bond program by seeking ways to achieve more than the minimum housing unit production targets.
- Work with your own jurisdiction and overlapping jurisdictions to identify local regulatory tools and financial incentives that could be implemented to support affordable housing. Example could include property tax abatements or exemptions, SDC and fee waivers, local construction excise tax, reduced parking requirements, etc.
- Use language that acknowledges intersectionality of populations; avoid differentiating between homelessness, disabling conditions including physical and mental health, and addiction.
- Identify screening criteria not relevant to likelihood of successful tenancy that should not be considered.
- Provide further information about jurisdiction commitments to fund supportive services as needed to meet the needs of certain tenants.
- Additional resources need to be identified to successfully serve tenants who need permanent supportive housing.
- Consider further specificity about family sized unit production that includes goals or requirements to ensure three bedroom and larger homes.
- Measuring outcomes regarding workforce equity should include all workers, not solely apprentices.
- Many minority owned businesses need additional support to successfully participate in the COBID certification program.

- Consider sustainability/durability and life cycle costs, and incorporate findings from the 2015 Meyer Memorial Trust study on cost efficiencies in affordable housing in evaluating project costs.

Washington County

The Committee has identified the following additional considerations for the County's implementation:

- The County should provide further clarification regarding intentions for geographic distribution as part of project solicitations.
- The County should provide a plan and measurable outcomes that demonstrate progress toward reaching the 20% MWESB participation goal.

City of Portland

The Committee has identified the following additional consideration for the City's implementation:

- The City should make a good faith effort to identify opportunities to accelerate the implementation timeline to commit funding to projects within the 5-7 year timeline committed to voters in 2018.



Executive Summary

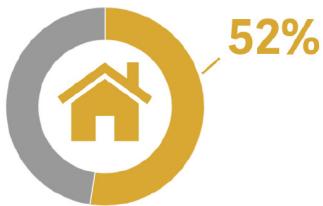
Metro Housing Bond 2020 Annual Report

May 2021

Production progress

In November 2018, greater Portland's voters took action to address the region's housing crisis, overwhelmingly passing the nation's first regional affordable housing bond with a goal of creating 3,900 affordable homes across the region; half (1,950) would be sized for families with two bedrooms or more and 1,600 would be affordable to households with very low incomes.

Metro and partners are more than **halfway to achieving the goal of 3,900 units with only one third of bond funds committed.** As of December 2020, there were four projects under construction and 15 more in the pipeline, collectively representing 2,045 affordable homes.



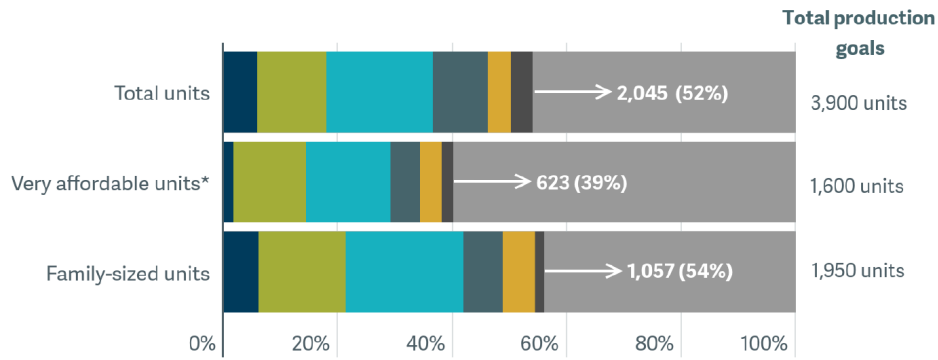
- Homes in development
- Homes remaining



- Funds used
- Funds remaining

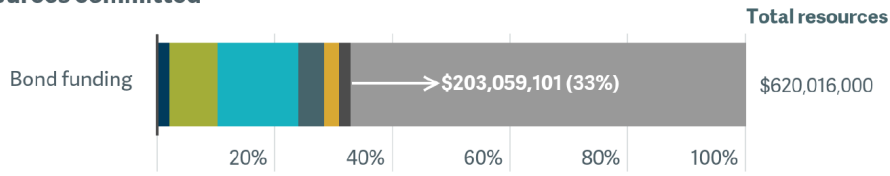


Predevelopment underway as of December 2020



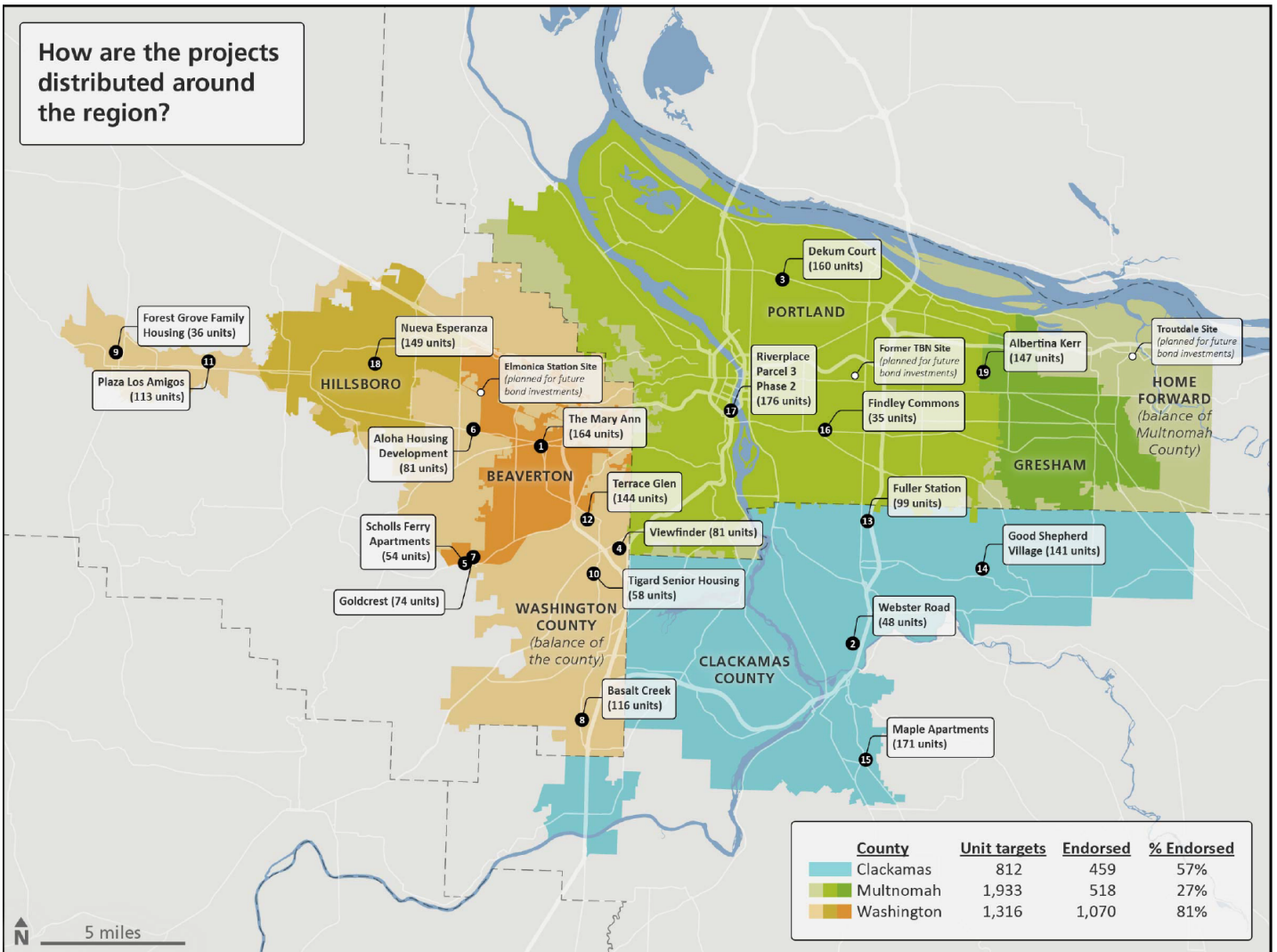
*refers to households at 30% Area Median Income (AMI)

Resources committed



- Beaverton
- Clackamas
- Washington
- Portland
- Hillsboro
- Gresham
- Home Forward
- Remaining

How are the projects distributed around the region?



County	Unit targets	Endorsed	% Endorsed
Clackamas	812	459	57%
Multnomah	1,933	518	27%
Washington	1,316	1,070	81%



Policy goals

Decisions about where and how to invest in new affordable housing are guided by a set of core values and policy goals established through Metro-wide engagement in 2018 and further informed through local community engagement and planning from 2019 onward.

The program seeks to ensure that investments serve people currently 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
- households at risk of displacement.

Goal: Create housing opportunities throughout the region in locations that (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.

Outcomes:

- Bond investments demonstrate **strong outcomes toward the goal of advancing fair housing and reducing segregation regionally**. Forty-six percent of units are in areas with lower than the regional average percentage of people of color, and 59% are in areas with a lower share of per capita regulated affordable housing. Four projects, representing 19% of the total units, have no existing regulated affordable housing within a one-mile radius.
- Bond investments are largely **located in areas with access to public transportation and in walkable areas**, including 69% of total units within either a quarter-mile of frequent service bus or a half-mile of MAX, and 70% with a walkscore of 50 ("somewhat walkable") or better.
- The distribution of bond investments across the region shows **substantial support for the goal of stabilizing communities at a higher risk for displacement**, particularly communities of color and people with limited English proficiency. Of the total units in the pipeline, 54% are located in areas that have a higher proportion of people of color, and 73% are located in places that have higher than average concentrations of either people of color or people who speak English less than "very well."



Goal: Increase access and stability for priority communities

Outcomes:

- All local implementation partners have reported on efforts to support the bond program's goal of advancing fair housing access through low-barrier screening and affirmative marketing in projects.
- Several projects have established partnerships with culturally specific service providers, many of which will support the marketing and lease-up process in addition to providing ongoing resident services.

Goal: Create economic opportunities through the construction process

Outcomes:

- All developers have committed to meeting, and many developers have committed to exceeding, the bond's goals for achieving a minimum of 20% of construction contracts for bond funded projects awarded to minority-owned, women-owned and service-disabled veteran-owned firms.

Goal: Engage communities of color and other historically marginalized communities

Outcomes:

- Efforts to engage communities of color and other historically underrepresented communities are resulting in meaningful engagement. Engagement themes that are shaping local implementation and project planning/design include the need for larger units, communal spaces, varied outdoor spaces and laundry facilities.

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

EXHIBITS C. LOCAL PROGRESS REPORTS

All local progress reports are available as documents linked toward the bottom of the progress tab of the [affordable housing bond web page](#).

Detailed Table of Location Metrics

Note: Project map IDs and cell shading in this table correspond to Figures 6.2 through 6.5 in the 2020 Annual Report

Map ID	Project name	Eligible units	How are the projects distributed around the region? (see Figure 6.2)	Which projects are in areas where communities of color live today? (see Figure 6.3 and notes A, B and C below)					Which projects are in areas historically inaccessible to communities of color? (see Figure 6.4 and notes A, B and C below)	Which projects are in areas with limited regulated affordable housing? (see Figure 6.5 and notes A and D below)	How is the physical access near each project? (see notes E and F below)					
				People of color (vs. regional rate of 27.3%)		Combined POC and LEP, vs. regional rates	People with limited English proficiency (vs. regional rate of 7.9%)				People of color (vs. regional rate of 27.3%)		Affordable housing share (vs. regional rate of 5.4%)	Access to transit (miles to nearest stop/station)		Walkscore
				Estimate	MOE (+/-)		POC / LEP	Estimate			MOE (+/-)	Estimate		MOE (+/-)	MAX ½ mi	
1	The Valfre at Avenida 26	36	Washington	25%	6%	<=<=	2%	2%	25%	6%	6.7%	>1 mile	0.5	61		
2	Plaza Los Amigos	112	Washington	48%	5%	>/>	16%	4%	48%	5%	2.6%	>1 mile	0.2	58		
3	Nueva Esperanza	149	Washington	47%	9%	>/<=	7%	3%	47%	9%	3.1%	0.4	>1 mile	34		
4	Aloha Quality Inn	54	Washington	45%	4%	>/>=	11%	4%	45%	4%	5.5%	>1 mile	0.1	61		
5	Scholls Ferry Apartments	164	Washington	38%	5%	>/>	14%	4%	38%	5%	0.0%	>1 mile	>1 mile	8		
6	Goldcrest	74	Washington	28%	6%	<=<=	7%	4%	28%	6%	0.0%	>1 mile	>1 mile	11		
7	Aloha Housing Development	81	Washington	42%	5%	>/>=	9%	4%	42%	5%	7.0%	>1 mile	0.1	74		
8	Mary Ann	54	Washington	42%	7%	>/>	16%	5%	42%	7%	3.2%	0.3	0.1	93		
9	Saltzman Road	53	Washington	39%	9%	>/<=	8%	4%	39%	9%	10.1%	>1 mile	>1 mile	87		
10	Plambeck Gardens	116	Washington	28%	6%	<=<=	3%	1%	28%	6%	0.0%	>1 mile	>1 mile	14		
11	Terrace Glen	144	Washington	28%	9%	<=>=	10%	5%	28%	9%	2.0%	0.9	0.0	70		
12	Tigard Senior Housing	57	Washington	28%	6%	<=<=	8%	4%	28%	6%	8.3%	0.6	0.1	51		
13	Viewfinder	81	Washington	23%	9%	<=<=	5%	6%	23%	9%	13.0%	>1 mile	0.3	59		
14	Tilistial Village	24	Multnomah	50%	6%	>/>	15%	4%	50%	6%	14.5%	>1 mile	0.0	80		
15	5020 N Interstate	64	Multnomah	34%	7%	>=<=	6%	4%	34%	7%	9.5%	0.2	0.2	87		
16	Hattie Redmond	60	Multnomah	26%	7%	<=<=	2%	2%	26%	7%	8.2%	0.0	0.0	89		
17	Riverplace Phase 2	176	Multnomah	27%	8%	<=>=	9%	5%	27%	8%	18.1%	0.0	0.1	80		
18	Albina One	94	Multnomah	28%	7%	<=<=	1%	1%	28%	7%	21.6%	0.0	0.1	88		
19	Dekum Court	147	Multnomah	31%	4%	>=<=	2%	1%	31%	4%	2.8%	>1 mile	0.2	52		
20	Hollywood Hub	199	Multnomah	20%	7%	<=<=	2%	2%	20%	7%	7.0%	0.0	0.0	96		
21	PCC Killingsworth	84	Multnomah	59%	5%	>/>	14%	5%	59%	5%	3.3%	>1 mile	0.0	76		
22	Findley Commons	35	Multnomah	24%	6%	<=<=	4%	3%	24%	6%	0.9%	>1 mile	0.1	89		
23	Webster Road	48	Clackamas	15%	5%	<=<=	5%	3%	15%	5%	0.3%	>1 mile	>1 mile	53		
24	74th and Glisan	137	Multnomah	30%	7%	>=<=	2%	2%	30%	7%	8.3%	0.7	0.2	86		
25	Maple Apartments	171	Clackamas	11%	6%	<=<=	2%	2%	11%	6%	11.7%	>1 mile	0.8	35		
26	Fuller Road Station	99	Clackamas	45%	7%	>/>	15%	6%	45%	7%	5.7%	0.1	0.2	65		
27	Meridian Gardens	85	Multnomah	40%	5%	>/>	29%	6%	40%	5%	8.3%	1.0	0.1	72		
28	Albertina Kerr	147	Multnomah	52%	9%	>/>	28%	9%	52%	9%	9.0%	0.5	0.2	54		
29	Good Shepherd Village	141	Clackamas	30%	4%	>=<=	6%	2%	30%	4%	0.0%	>1 mile	>1 mile	30		
30	Rockwood Village	47	Multnomah	46%	8%	>/>	19%	6%	46%	8%	8.6%	0.4	0.1	83		
31	Elmonica Station	80	Washington	47%	11%	>/>=	15%	9%	47%	11%	11.3%	0.2	>1 mile	54		
32	Troutdale Apartments	94	Multnomah	33%	5%	>=>=	10%	4%	33%	5%	6.6%	0.1	0.3	66		
33	Barbur Blvd		Multnomah	32%	9%	>=<=	7%	3%	32%	9%	0.4%	>1 mile	0.1	68		

Detailed Table of Location Metrics

Percent of Total Eligible Units

15% Clackamas	40% > regional	40% > regional	26% > regional	13% < regional	16% none	30% FS Bus and MAX	47% score ≥ 70
45% Multnomah	19% ≥ regional	29% ≥ regional	17% ≥ regional	31% ≤ regional	25% < regional	41% FS bus or MAX	28% score 50-69
40% Washington	42% ≤ regional	31% ≤ regional	53% ≤ regional	55% ≥ regional	59% > regional	28% neither	16% score < 50

> or ≥ region for
either POC or LEP

Abbreviations: FS = frequent service; LEP = limited English proficiency; MOE = margin of error; POC = people of color.

Notes on data sources and assumptions

- A Regional rates are calculated based on Metro's jurisdictional boundary.
- B People of color and people with limited English proficiency (people age 5 and older who speak English less than "very well") use the American Community Survey 2014-2018 5-year estimate, by tract.
- C The darkest cell shading for people of color or people with limited English proficiency means greater (or less) than the regional rate by more than the MOE. Middle shades are greater (or less) than the regional rate but within the MOE.
- D Affordable housing share is based on Metro's inventories of affordable housing (2020), multifamily housing (2020), and single-family housing (2019, beta).
- E Access to transit is calculated based on linear distance ("as the crow flies"), using Metro's data on existing transit (RLIS).
- F Walkscore is calculated at <https://www.walkscore.com>. A score of 50-69 is "somewhat walkable" and a score of 70+ is "very walkable" or "walker's paradise"

Exhibit E

Housing Bond Portfolio
Summary

Jurisdiction	Project Name	Total Project Cost	Metro Bond Funding	Affordable Res Sq Ft	Total Sq Ft	Site Area	Number of Buildings	Units					≤30% AMI		2+ Bedroom		Total Bdrms
								Affordable	Other	Total	Eligible	Sec 8	No.	% Tot	No.	% Tot	
Beaverton	Elmonica Station	\$33,448,353	\$11,900,000	57,120 SF	93,151 SF	1.07 Ac.	1	80	1	81	80	8	33	41.3%	32	40.0%	129
	Mary Ann	\$21,867,324	\$3,000,000	39,458 SF	69,209 SF	0.44 Ac.	1	54	0	54	54	8	11	20.4%	29	53.7%	86
	Scholls Ferry	\$91,278,644	\$11,712,021	272,785 SF	386,430 SF	9.46 Ac.	6	309	0	309	309	0	20	6.5%	229	74.1%	570
Clackamas	Fuller Road Station	\$45,645,146	\$8,570,000	97,097 SF	129,060 SF	2.08 Ac.	1	99	1	100	99	25	25	25.3%	82	82.8%	203
	Good Shepherd Village	\$55,190,090	\$18,328,037	107,957 SF	110,873 SF	11.00 Ac.	3	142	1	143	142	35	58	40.8%	79	55.6%	243
	Maple Apartments	\$60,171,572	\$15,903,000	145,524 SF	145,524 SF	7.00 Ac.	8	171	0	171	171	70	70	40.9%	129	75.4%	384
	Tukwila Springs	\$18,624,368	\$2,939,209	14,900 SF	26,000 SF	2.21 Ac.	1	48	0	48	48	45	48	100.0%	0	0.0%	48
Gresham	Albertina Kerr	\$43,176,538	\$11,200,000	78,507 SF	96,500 SF	2.50 Ac.	1	147	0	147	147	30	30	20.4%	31	21.1%	186
	Rockwood Village	\$60,438,375	\$5,152,030	193,900 SF	238,444 SF	7.40 Ac.	6	224	0	224	47	0	47	100.0%	39	83.0%	518
Hillsboro	Nueva Esperanza	\$51,894,872	\$16,940,731	135,835 SF	155,809 SF	5.93 Ac.	13	149	1	150	149	8	60	40.3%	105	70.5%	310
Portland	5020 Interstate	\$28,601,990	\$9,152,000	65,916 SF	68,407 SF	0.44 Ac.	1	64	0	64	64	0	18	28.1%	48	75.0%	137
	74th & Glisan	\$51,851,215	\$19,522,500	89,300 SF	122,527 SF	1.65 Ac.	2	137	0	137	137	0	15	10.9%	63	46.0%	221
	Albina One	\$45,620,721	\$13,442,000	73,275 SF	85,519 SF	0.67 Ac.	1	94	0	94	94	16	32	34.0%	54	55.4%	165
	Dekum	\$80,499,636	\$21,034,082	135,718 SF	150,075 SF	5.50 Ac.	6	187	0	187	147	27	61	41.5%	75	51.0%	357
	Findley Commons	\$6,667,137	\$1,945,175	11,000 SF	13,150 SF	0.43 Ac.	1	35	0	35	35	20	35	100.0%	0	0.0%	35
	Hattie Redmond	\$22,876,252	\$4,312,253	21,522 SF	34,418 SF	0.46 Ac.	1	60	0	60	60	60	60	100.0%	0	0.0%	60
	Hollywood Hub	\$89,231,385	\$28,428,484	158,000 SF	209,405 SF	0.61 Ac.	1	199	2	201	199	36	69	34.7%	129	64.8%	368
	Meridian Gardens	\$23,969,918	\$12,155,000	21,120 SF	38,184 SF	0.72 Ac.	1	85	0	85	85	65	70	82.4%	0	0.0%	85
	PCC Killingsworth	\$37,239,446	\$6,006,000	68,810 SF	68,810 SF	1.00 Ac.	1	84	0	84	84	12	16	19.0%	60	71.4%	159
	Tistilal Village	\$27,600,566	\$1,632,000	42,767 SF	62,463 SF	0.95 Ac.	1	57	1	58	57	24	24	42.1%	31	54.4%	101
	Waterleaf	\$75,725,948	\$1,739,219	129,234 SF	191,106 SF	0.81 Ac.	1	176	2	178	176	20	17	9.7%	48	27.3%	246
Washington	Aloha Housing Devel.	\$27,254,377	\$10,230,000	57,864 SF	74,140 SF	1.15 Ac.	1	81	1	82	81	0	33	40.7%	50	61.7%	133
	Aloha Quality Inn	\$9,300,000	\$8,565,000	22,140 SF	32,140 SF	1.10 Ac.	1	54	0	54	54	54	54	100.0%	0	0.0%	54
	Plambeck Gardens	\$40,882,086	\$14,320,000	92,400 SF	92,400 SF	4.66 Ac.	4	116	0	116	116	8	47	40.5%	60	51.7%	194
	Goldcrest	\$32,383,866	\$8,700,000	56,414 SF	78,836 SF	2.15 Ac.	1	74	1	75	74	0	14	18.9%	45	60.8%	128
	Plaza Los Amigos	\$42,184,722	\$12,830,000	88,960 SF	112,886 SF	9.98 Ac.	1	112	1	113	112	16	26	23.2%	72	64.3%	198
	Saltzman Road	\$15,077,317	\$5,400,000	33,600 SF	33,600 SF	0.95 Ac.	1	53	0	53	53	24	30	56.6%	9	17.0%	62
	Terrace Glen	\$51,276,941	\$17,484,000	102,225 SF	146,225 SF	2.88 Ac.	1	144	0	144	144	8	51	35.4%	74	51.4%	237
	The Valfre at Avenida 23	\$13,227,998	\$3,792,088	29,537 SF	33,001 SF	1.36 Ac.	6	36	0	36	36	8	8	22.2%	30	83.3%	72
	Tigard Senior	\$23,021,464	\$6,270,000	34,800 SF	47,679 SF	1.70 Ac.	1	57	1	58	57	23	23	40.4%	0	0.0%	58
Viewfinder	\$32,244,411	\$11,583,000	62,800 SF	87,180 SF	1.11 Ac.	1	81	0	81	81	16	34	42.0%	56	69.1%	147	
Total		\$1,258,472,678	\$324,187,829	2,540,485 SF	3,233,151 SF	89.38 Ac.	76	3,409	13	3,422	3,192	666	1,139	33.3%	1,659	48.5%	5,894
Weighted Average		\$52,235,206	\$12,688,197	113,375 SF	144,989 SF	3.97 Ac.	3	145	0	146	131	20	39	39.1%	75	53.6%	262
Minimum		\$6,667,137	\$1,632,000	11,000 SF	13,150 SF	0.43 Ac.	1	35	0	35	35	0	8	6.5%	0	0.0%	35
Maximum		\$91,278,644	\$28,428,484	272,785 SF	386,430 SF	11.00 Ac.	13	309	2	309	309	70	70	100.0%	229	83.3%	570

Housing Bond Portfolio Summary

Jurisdiction	Project Name	Units Per Acre	Avg % AMI	Avg. Affordable		Cost Efficiency (Total Project)			Bond Subsidy Efficiency (Eligible Units)		Operating Performance (PUPY)			Income to Expense Ratio	Debt Svc Coverage Ratio	Cash Dev Fee	LIHTC Basis Boost	Prevailing Wage Requirement
				Bdrm Size	Unit Size	Per Sq Ft	Per Unit	Per Bdrm	Per Unit	Per Bdrm	EGI	Op Exp	NOI					
Beaverton	Elmonica Station	76	47.6%	1.6	714 SF	\$359.08	\$412,943	\$259,290	\$148,750	\$93,701	\$10,925	\$6,194	\$4,731	1.76	1.29	7.5%	130%	No PWR
	Mary Ann	123	53.9%	1.6	731 SF	\$315.96	\$404,950	\$254,271	\$55,556	\$34,884	\$10,149	\$6,123	\$4,026	1.66	1.20	6.1%	100%	No PWR
	Scholls Ferry	33	58.1%	1.8	883 SF	\$236.21	\$295,400	\$160,138	\$37,903	\$20,547	\$12,945	\$3,715	\$9,230	3.48	1.15	4.8%	130%	No PWR
Clackamas	Fuller Road Station	48	53.4%	2.0	981 SF	\$353.67	\$456,451	\$224,853	\$86,566	\$42,637	\$14,457	\$5,680	\$8,776	2.55	1.19	10.9%	130%	D-B & BOLI
	Good Shepherd Village	13	47.7%	1.7	760 SF	\$497.78	\$385,945	\$227,120	\$129,071	\$76,050	\$14,244	\$8,377	\$5,867	1.70	1.21	3.1%	100%	Davis-Bacon
	Maple Apartments	24	47.7%	2.2	851 SF	\$413.48	\$351,881	\$156,697	\$93,000	\$41,414	\$15,663	\$6,834	\$8,830	2.29	1.23	9.0%	100%	Davis-Bacon
	Tukwila Springs	22	30.0%	1.0	310 SF	\$716.32	\$388,008	\$388,008	\$61,234	\$61,234	\$13,735	\$7,104	\$6,631	1.93	1.15	13.0%	100%	Davis-Bacon
Gresham	Albertina Kerr	59	53.9%	1.3	534 SF	\$447.43	\$293,718	\$232,132	\$76,190	\$60,215	\$11,253	\$6,816	\$4,437	1.65	1.32	-0.6%	130%	No PWR
	Rockwood Village	30	61.0%	2.5	866 SF	\$253.47	\$269,814	\$116,676	\$109,618	\$44,034	\$13,699	\$6,617	\$7,081	2.07	1.15	3.4%	130%	No PWR
Hillsboro	Nueva Esperanza	25	47.9%	2.1	912 SF	\$333.07	\$345,966	\$167,403	\$113,696	\$55,002	\$11,760	\$6,669	\$5,091	1.76	1.25	6.9%	130%	No PWR
Portland	5020 Interstate	144	51.6%	2.1	1,030 SF	\$418.11	\$446,906	\$208,774	\$143,000	\$66,803	\$12,143	\$6,027	\$6,116	2.01	1.33	9.7%	130%	BOLI
	74th & Glisan	83	56.7%	1.6	652 SF	\$423.18	\$378,476	\$234,621	\$142,500	\$88,337	\$14,763	\$8,531	\$6,232	1.73	1.30	5.7%	100%	D-B & BOLI
	Albina One	140	49.8%	1.8	780 SF	\$533.46	\$485,327	\$276,489	\$143,000	\$81,467	\$12,393	\$5,912	\$6,481	2.10	1.27	6.3%	130%	D-B & BOLI
	Dekum	34	50.2%	1.7	726 SF	\$536.40	\$430,479	\$225,489	\$143,089	\$83,469	\$12,766	\$7,940	\$4,826	1.61	1.29	4.1%	130%	Davis-Bacon
	Findley Commons	81	30.0%	1.0	314 SF	\$507.01	\$190,490	\$190,490	\$55,576	\$55,576	\$17,004	\$14,617	\$2,386	1.16	3.34	8.4%	130%	Davis-Bacon
	Hattie Redmond	131	30.0%	1.0	359 SF	\$664.66	\$381,271	\$381,271	\$71,871	\$71,871	\$12,255	\$9,168	\$3,087	1.34	0.00	8.8%	130%	No PWR
	Hollywood Hub	328	49.6%	1.8	794 SF	\$426.12	\$443,937	\$242,477	\$142,857	\$78,315	\$12,413	\$7,080	\$5,333	1.75	1.18	2.7%	130%	BOLI
	Meridian Gardens	118	35.3%	1.0	248 SF	\$627.75	\$281,999	\$281,999	\$143,000	\$143,000	\$10,957	\$7,889	\$3,068	1.39	0.00	5.6%	130%	Davis-Bacon
	PCC Killingsworth	84	54.3%	1.9	819 SF	\$541.19	\$443,327	\$234,210	\$71,500	\$37,774	\$11,345	\$7,467	\$3,877	1.52	1.23	6.0%	130%	BOLI
	Tistilal Village	61	47.4%	1.7	750 SF	\$441.87	\$475,872	\$273,273	\$28,632	\$16,485	\$11,260	\$8,042	\$3,219	1.40	1.57	9.6%	130%	No PWR
	Waterleaf	220	57.1%	1.4	734 SF	\$404.01	\$425,427	\$307,829	\$9,882	\$7,187	\$11,403	\$6,924	\$4,480	1.65	1.19	4.5%	130%	D-B & BOLI
Washington	Aloha Housing Devel.	71	47.8%	1.6	714 SF	\$367.61	\$332,370	\$204,920	\$126,296	\$78,092	\$9,675	\$6,895	\$2,780	1.40	1.44	7.5%	130%	No PWR
	Aloha Quality Inn	49	30.0%	1.0	410 SF	\$289.36	\$172,222	\$172,222	\$158,611	\$158,611	\$11,571	\$9,709	\$1,862	1.19	0.00	5.0%	130%	BOLI
	Plambeck Gardens	25	47.8%	1.7	797 SF	\$442.45	\$352,432	\$210,732	\$123,448	\$73,814	\$10,375	\$5,158	\$5,217	2.01	1.20	7.2%	130%	No PWR
	Goldcrest	35	54.3%	1.7	762 SF	\$410.78	\$431,785	\$252,999	\$117,568	\$69,600	\$12,130	\$7,105	\$5,025	1.71	1.21	5.3%	130%	No PWR
	Plaza Los Amigos	11	53.0%	1.8	794 SF	\$373.69	\$373,316	\$213,054	\$114,554	\$65,459	\$13,068	\$6,736	\$6,332	1.94	1.15	6.7%	100%	Davis-Bacon
	Saltzman Road	56	43.0%	1.2	634 SF	\$448.73	\$284,478	\$243,183	\$101,887	\$87,097	\$11,618	\$6,590	\$5,029	1.76	1.20	13.4%	130%	No PWR
	Terrace Glen	50	49.4%	1.6	710 SF	\$350.67	\$356,090	\$216,358	\$121,417	\$73,772	\$10,737	\$5,678	\$5,059	1.89	1.25	5.1%	130%	No PWR
	The Valfre at Avenida 23	26	53.3%	2.0	820 SF	\$400.84	\$367,444	\$183,722	\$105,336	\$52,668	\$14,210	\$5,361	\$8,849	2.65	1.16	9.2%	100%	No PWR
	Tigard Senior	34	47.9%	1.0	611 SF	\$482.84	\$396,922	\$396,922	\$110,000	\$110,000	\$11,752	\$6,458	\$5,294	1.82	1.15	5.5%	100%	Davis-Bacon
Viewfinder	73	47.4%	1.8	775 SF	\$369.86	\$398,079	\$219,350	\$143,000	\$78,796	\$12,173	\$6,017	\$6,156	2.02	1.15	13.1%	130%	Davis-Bacon	
Weighted Average		77	49.9%	1.7	745 SF	\$389.70	\$367,759	\$213,518	\$101,563	\$63,061	\$12,517	\$6,727	\$5,790	1.96	1.22	6.0%		
Minimum		11	30.0%	1.0	248 SF	\$236.21	\$172,222	\$116,676	\$9,882	\$7,187	\$9,675	\$3,715	\$1,862	1.16	0.00	-0.6%		
Maximum		328	61.0%	2.5	1,030 SF	\$716.32	\$485,327	\$396,922	\$158,611	\$158,611	\$17,004	\$14,617	\$9,230	3.48	3.34	13.4%		

**EXHIBIT F. SUMMARY OF LEVERAGED FUNDING SOURCES BY PROJECT
(DECEMBER 2021)**

Jurisdiction	Project name	LIHTC equity	Grants	Permanent loan	Metro housing bond	Sponsor contribution	Other
Beaverton	Elmonica Station	42.8%	3.6%	16.4%	34.9%	2.2%	0.0%
	Mary Ann	54.9%	6.1%	14.6%	13.7%	0.0%	0.0%
	Scholls Ferry	28.9%	0.0%	51.8%	11.9%	7.2%	0.0%
Clackamas	Fuller Road Sta.	42.8%	3.1%	31.7%	18.1%	3.6%	0.0%
	Good Shepherd	32.3%	0.0%	20.8%	30.1%	9.2%	1.6%
	Maple	33.1%	1.6%	36.5%	25.6%	3.1%	0.0%
	Tukwila Springs	33.0%	0.0%	24.2%	15.1%	13.2%	2.1%
Gresham	Albertina Kerr	40.8%	0.0%	22.1%	24.8%	11.9%	0.0%
	Rockwood 10	36.3%	0.0%	40.9%	7.8%	8.3%	0.0%
Hillsboro	Nueva Esperanza	41.8%	0.6%	22.9%	31.8%	2.7%	0.0%
Portland	Hattie Redmond	40.2%	0.9%	0.0%	18.0%	4.7%	0.0%
	Dekum Court	41.4%	0.0%	20.4%	25.4%	12.8%	0.0%
	Findley Commons	0.0%	31.9%	7.2%	27.9%	4.3%	0.0%
	Waterleaf	35.5%	34.3%	17.8%	2.2%	8.0%	0.0%
	Tistilal Village	60.5%	10.1%	11.6%	5.7%	4.1%	6.3%
	74th & Glisan	32.9%	3.1%	21.0%	34.5%	8.3%	0.0%
	PCC Killingsworth	46.1%	2.9%	18.9%	15.8%	7.0%	0.0%
	Hollywood Hub	45.2%	0.5%	15.6%	28.8%	9.7%	0.0%
	Albina One	38.6%	8.9%	17.8%	27.4%	7.1%	0.0%
	5020 Interstate	46.1%	0.0%	17.8%	30.3%	5.2%	0.0%
	Meridian Gardens	40.7%	4.4%	0.0%	46.6%	8.1%	0.0%
Washington	Aloha Hsg	33.7%	1.9%	7.6%	36.7%	6.1%	2.5%
	Aloha Quality Inn	0.0%	7.5%	0.0%	92.1%	0.0%	0.0%
	Plambeck Gardens	37.1%	2.3%	19.0%	32.9%	6.2%	0.7%
	Goldcrest	41.8%	0.1%	18.9%	26.1%	9.9%	2.7%
	Plaza Los Amigos	34.3%	2.6%	26.1%	29.2%	4.5%	2.9%
	Saltzman Road	38.8%	0.0%	23.5%	34.8%	2.9%	0.0%
	Terrace Glen	42.6%	0.9%	18.8%	32.3%	5.4%	0.0%
	The Valfre at Ave 26 (FGFH)	30.4%	3.7%	35.3%	27.9%	2.8%	0.0%
	Tigard Senior	34.8%	7.6%	22.6%	24.5%	10.4%	0.0%
	Viewfinder	34.8%	0.0%	27.2%	35.2%	2.1%	0.0%

EXHIBIT G. SUMMARY OF 30% AMI UNITS AND UNITS WITH ONGOING FUNDING FOR LONG-TERM RENTAL ASSISTANCE AND WRAPAROUND SERVICES

Jurisdiction	Project name	Total affordable units	30% AMI units	Project-based rental assistance	Ongoing funding for wraparound services
Beaverton	Elmonica Station	80	33	8	0
	Mary Ann	54	11	8	0
	Scholls Ferry	309	20	0	0
Clackamas	Fuller Road Sta.	99	25	25	25
	Good Shepherd	142	58	35	35
	Maple	171	70	70	9
	Tukwila Springs	48	48	45	48
Gresham	Albertina Kerr	147	30	30	30
	Rockwood 10	224	47	0	0
Hillsboro	Nueva Esperanza	149	60	8	8
Portland	Hattie Redmond	60	60	60	60
	Dekum Court	187	61	67	0
	Findley Commons	35	35	20	35
	Waterleaf	176	17	20	20
	Tistilal Village	57	24	24	16
	74th & Glisan	137	15	0	41
	PCC Killingsworth	84	16	12	0
	Hollywood Hub	199	69	36	0
	Albina One	94	32	16	0
	5020 Interstate	64	18	0	0
	Meridian Gardens	85	70	65	65
Washington	Aloha Hsg	81	33	0	0
	Aloha Quality Inn	54	54	54	54
	Plambeck Gardens	116	47	8	8
	Goldcrest	74	14	0	0
	Plaza Los Amigos	112	26	16	16
	Saltzman Road	53	30	24	24
	Terrace Glen	144	51	8	3
	The Valfre at Avenida 26 (FGFH)	36	8	8	8
	Tigard Senior	57	23	23	23
	Viewfinder	81	34	16	27
Total		3,409	1,139	706	555

DRAFT

If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we’ve already crossed paths.

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