



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Agenda

Meeting: Housing Oversight Committee (Meeting 16)
Date: Wednesday, March 24, 2021
Time: 9 a.m. to 12 p.m.
Place: Virtual Zoom meeting
Purpose: Finalize annual review process with presentations from jurisdictions.
Outcome(s): Review local progress reports from three implementing jurisdictions; build understanding of Metro staff report; gather comments and questions on Metro audit.

- 9 a.m. Welcome and reorientation to annual review
- 9:10 a.m. Public Comment
- 9:20 a.m. Annual progress report: Hillsboro (Chris Hartye)
- 9:45 a.m. Annual progress report: Beaverton (Javier Mena)
- 10:10 a.m. Annual progress report: Clackamas County (Jill Smith and Devin Ellin)
- 10:35 a.m. Break
- 10:50 a.m. Metro staff report
- 11:10 a.m. [Metro Audit](#) Discussion: Part 2
- 11:35 a.m. Committee discussion: preliminary themes
- 11:50 a.m. Next steps
- 12:00 p.m. Adjourn

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964, Title II of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act and other statutes that ban discrimination. If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit oregonmetro.gov/civilrights or call 503-797-1890. Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1890 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. Individuals with service animals are welcome at Metro facilities, even where pets are generally prohibited. For up-to-date public transportation information, visit TriMet's website at trimet.org

Thông báo về sự Metro không kỳ thị của

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1700 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights. або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1700 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧視公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1700（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullanka dadweyne, wac 503-797-1700 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqo ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1700를 호출합니다.

Metroの差別禁止通知

Metroでは公民権を尊重しています。Metroの公民権プログラムに関する情報について、または差別苦情フォームを入手するには、www.oregonmetro.gov/civilrights。までお電話ください。公開会議で言語通訳を必要とされる方は、Metroがご要望に対応できるよう、公開会議の5営業日前までに503-797-1700（平日午前8時～午後5時）までお電話ください。

សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ១ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានព័ត៌មានអំពីសេវាសម្រាប់ពលរដ្ឋមានការរើសអើង www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإيداع شكوى ضد التمييز، يُرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1700 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1700 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights. Si necesita asistencia con el idioma, llame al 503-797-1700 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1700 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1700 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxaug daim ntauw ceeb toom

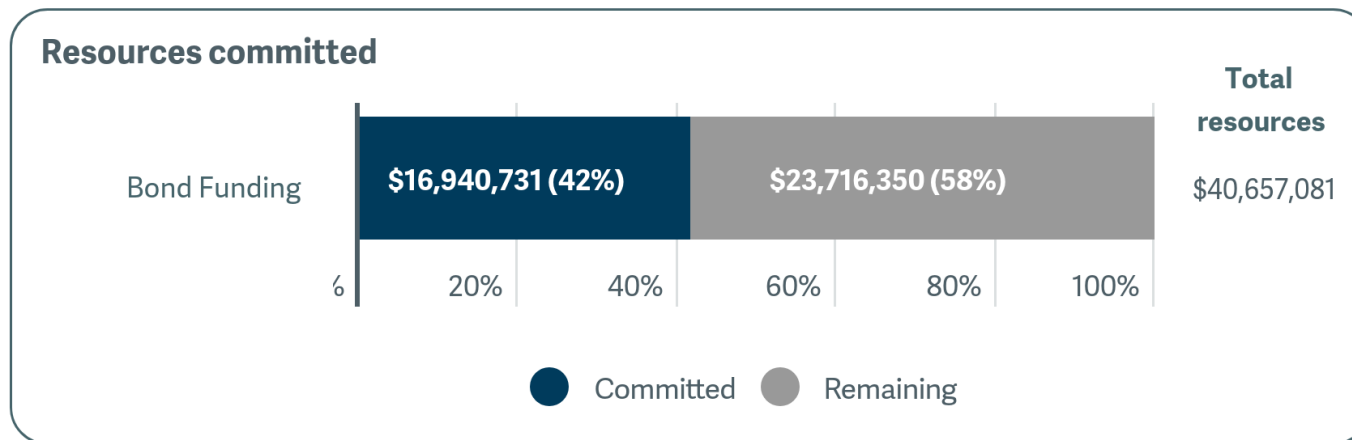
Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntauw tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1700 (8 teev sawv ntxov txog 5 teev tsaus ntuj weekdays) 5 hnub ua hauj lwm ua ntej ntawm lub rooj sib tham.

Housing Bond Progress Report for City of Hillsboro | 2020

The purpose of this report is to summarize Hillsboro’s progress toward implementing the strategies in its approved Local Implementation Strategy (LIS), for consideration by Metro’s Affordable Housing Bond Community Oversight Committee.

1. PROJECTS UNDERWAY

As of the end of December 2020, the City of Hillsboro has one project underway. This project represents 149 new affordable homes, or 52% of Hillsboro’s total production target for the Housing Bond, while using up approximately 42% of its allocated \$40,657,081 in funding.



Of the homes created, 105 will have 2 or more bedrooms, representing 74% of its target for family-size homes; and 60 will be affordable to households with incomes at or below 30% of area median income (AMI), representing 51% of their Housing Bond target for deeply affordable homes.

Table 1a: Summary of projects underway

Project	Developer	Metro Bond Funds	Total Project Cost	Status	Anticipated ground-breaking date		Anticipated construction completion date	
				<i>concept, final, construction, completion</i>	Month	Year	Month	Year
Nueva Esperanza	Bienestar/Housing Development Center	\$ 16,940,731	\$ 47,884,645	concept	Nov	21	Jun	23
Total committed or underway		\$ 16,940,731	\$ 47,884,645					
Total percentage committed or underway		42%						

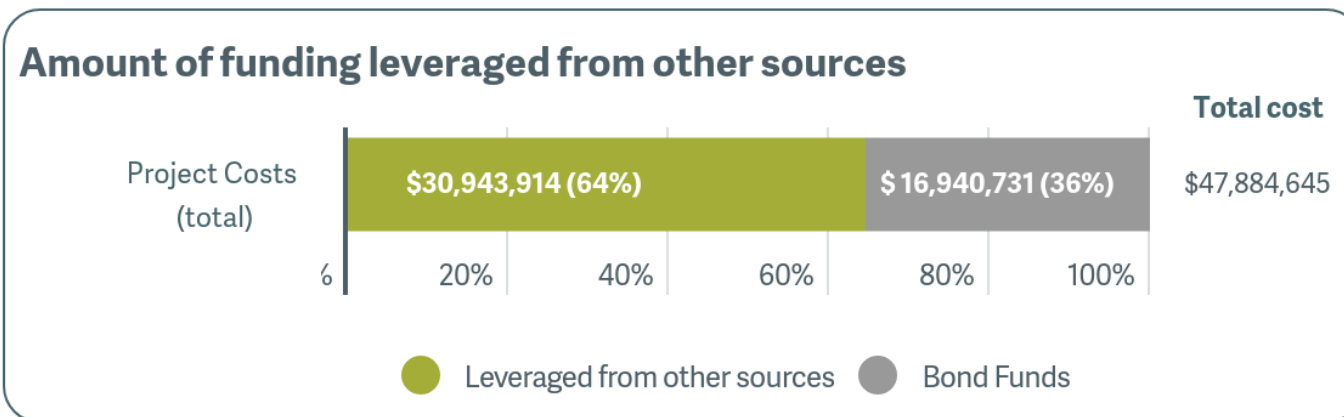
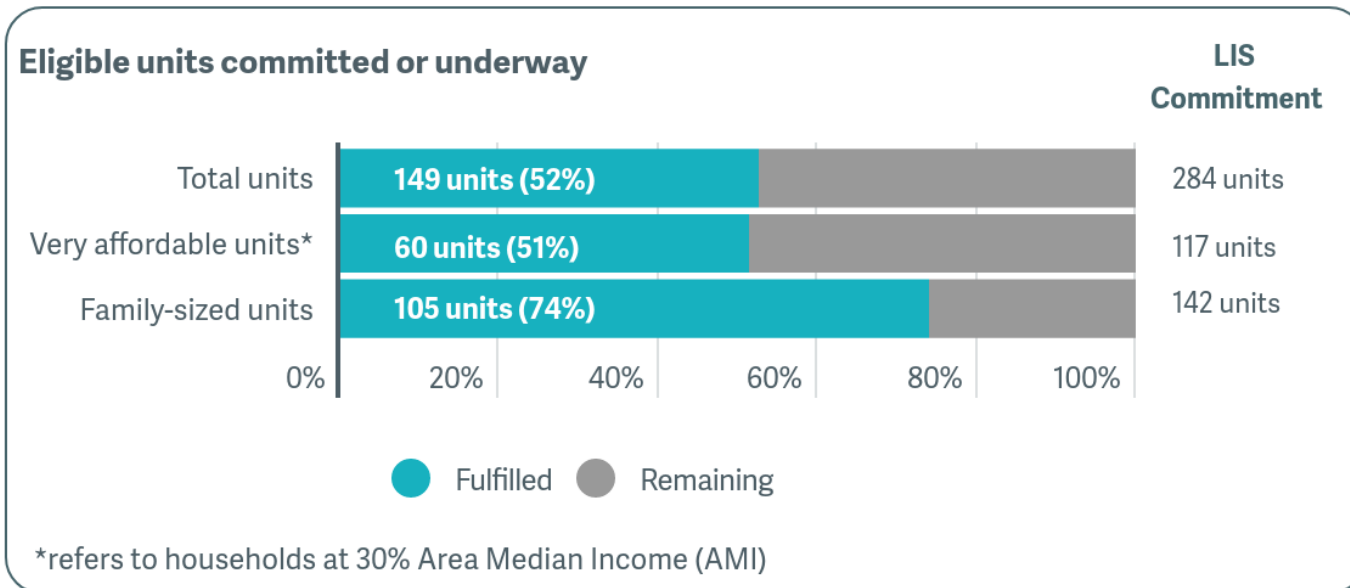


Table 1b: Unit production

Tallies include **only** bond-eligible units; manager units or other non-bond funded units are not included in these counts.

Project	Total units	30% AMI units	2+ BR units	30% AMI and 2+ BR units	61-80% AMI units (should be no more than 10% of total units)	# of Project-based Vouchers
Nueva Esperanza	149	60	105	36	0	8
Total committed or underway	149	60	105	36	N/A	8
LIS Commitment	284	117	142	N/A	N/A	0
% of commitment fulfilled	52%	51%	74%	N/A	N/A	N/A
Remaining to achieve local targets	135	57	37	N/A	N/A	N/A



Narrative 1: Referencing the data above, provide a narrative (appx. 750 words) describing progress toward implementing the development plan in your LIS. Feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you'd like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

As highlighted in the metrics above, the Nueva Esperanza project, selected through a competitive City Request for Proposals (RFP), represents significant progress toward the goals and production targets contained in Hillsboro's Local Implementation Strategy. The following sections provide further details.

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

The City of Hillsboro issued a Request for Proposals (RFP) in mid-March to competitively bid disposition and development of a 6-acre City-owned site on 53rd Ave. for affordable housing. The RFP resources included up to \$18 Million (of the City's total share of \$40.6 Million) in Regional Housing Bond funds available for the project.

The following project goals were identified in the RFP for the 53rd Avenue site, directly reflecting priorities of Hillsboro's Local Implementation Strategy (LIS) and the Regional Housing Bond Framework:

- 120 affordable units minimum
- 40% of the total units minimum to be deeply affordable (30% AMI or below)
- 50% of the total units minimum to be family-sized - two bedrooms or larger
- Targeted tenant population: low and very-low income families, particularly communities of color as outlined in the LIS
- Integration with surrounding Parks amenities
- Compatibility with adjacent neighborhood
- High quality, cost-efficient, sustainable design
- Design maximized for pedestrian activity and safety
- Community spaces, resident services and on-site amenities
- Community engagement throughout
- Racial Equity emphasis including 20% MWESB-DV contacting, affirmative marketing and low-barrier screening

At the June RFP deadline, the City received five (5) project proposals from affordable housing development teams - an excellent response, especially amidst the COVID pandemic. The City formed an evaluation committee to help review and score the proposals. The Affordable Housing Project Advisory Committee (HPAC) evaluation helped inform the Staff-recommended project. The HPAC is comprised of the following nine members:

Wil Fuentes	Community Member (Former Planning Commission Member)
Pooja Dalal	Community Member (Planning Zoning Hearings Board Member)
Olga Acuña	Community Member (Hillsboro School District, Former City Councilor)
Komi Kalevor	Community Member (Housing Authority of Washington County Director)
Simone Brooks	Assistant City Manager
Dan Dias	Economic and Community Development Director
Colin Cooper	Planning Director
Elaine Baker	Purchasing Manager
Chris Hartye	Senior Project Manager

Notably, a majority of the committee members are ethnically and racially diverse and have experience with land use, contracting and development. The HPAC held an orientation meeting in May and an initial evaluation meeting in late July, at which time two RFP finalists were identified. Those finalists were interviewed by Staff and members of the HPAC in early August. The initial scoring as well as subsequent interviews led to the selection and Staff-recommendation of the Nueva Esperanza project for Concept Endorsement, approved by the Hillsboro City Council and Metro in November 2020.

b. Cost containment strategies.

Cost-Efficient Design: The Nueva Esperanza development team has emphasized attentive, efficient site design and building forms with cost efficient and durable materials and surfaces. Arbitrary ornament and design “clichés” have been avoided. The selected building type is simple, tried and true wood framed walk-up apartments. This style avoids additional costs of mechanical and elevator systems, as well as unknowns of more complex construction, and wage premiums of taller buildings.

Cost Efficient Operations: As an Earth Advantage gold certified project, the development and the units will have reduced operational costs due to LED lighting, efficient heating and cooling with PTHP units, increased insulation and water saving fixtures. The solar-ready installation for the community building will offer the opportunity to engage a partner for the installation of a photovoltaic system.

With these and other strategies in place, per unit costs at Nueva Esperanza, across all unit sizes, are \$319,231, which is 4.5 percent below the limits published by OHCS in 2019. The project is requesting \$113,696 in Metro bond funds per affordable unit which is \$29,304 less than, or 20.5 percent below, the City’s average bond expenditure amount to reach its unit goals outlined in the LIS. Cost per bedroom is \$154,467, demonstrating a high level of cost efficiency.

c. Leveraged capital and ongoing operating funding.

The Nueva Esperanza project leverages \$16,940,731 of Hillsboro’s Bond funds with non-competitive 4 percent LIHTC equity, tax exempt bonds, private bank financing, and an OHCS Multifamily Energy Program grant. Community Housing Fund (CHF) has approved a \$750,000 predevelopment loan and Meyer Memorial Trust has expressed support for the Nueva Esperanza project and has provided a \$50,000 predevelopment grant.

The project’s cashflow and reserves are sufficient for ongoing operations, an application for the use of eight (8) project-based Section 8 vouchers is submitted, and other funding opportunities such as Metro Supportive Housing Services (SHS) funding will be explored.

d. Approach(es) to aligning resident or supportive services.

Bienestar’s Promotores Program is the cornerstone of the Nueva Esperanza resident services model. This program recruits and empowers resident leaders (Promotores) who act as “community connectors,” doing home visits and providing residents with referrals to relevant services. In addition, Bienestar’s resident services will bring in more than 10 partner organizations to provide financial capabilities services, youth enrichment, health, and leadership development and other services for residents. Resident services staffing (1.0 FTE) will be provided on-site through the operating budget.

Bienestar has been actively involved in the conversations surrounding the Metro homeless services levy. Building on its existing base of resident services and the newly secured resource of the Metro homeless services levy, Bienestar anticipates growing its capacity in partnership with organizations like Sequoia Mental Health Services and Community Action, to potentially serve homeless or formerly homeless households at Nueva Esperanza.

e. Plans, strategies and anticipated timelines for achieving remaining unit production targets (total, 30% AMI, 2+ bedrooms).

The City has been working with Metro staff to explore sites in Hillsboro for potential acquisition for additional affordable housing projects. The preferred strategy is to bring forward another publicly-owned, vacant, green-field site for a City/Metro joint-solicitation process for disposition and development within the next 12 to 18 months. This would lead to a second bond-funded new development project to achieve a sizeable portion of the remaining 135 unit production target. Thus far, it has proven difficult to find sites on the private market that are zoned appropriately, in priority areas and available for purchase. In 2021, the City will continue to work with Metro in this endeavor and will also explore off-market opportunities such as working with local churches, the Hillsboro School District and area nonprofits. The City will also explore acquisition-rehabilitation opportunities at existing housing developments. Dependent on the results of these efforts, the City will plan for issuance of a Notice of Funding Availability (NOFA) calling for developer proposals and sites within the next 18 months. Each bond-funded project in Hillsboro will be required to provide a share of 30% AMI and/or two-bedroom plus-sized units in order to meet the production targets outlined in the LIS.

2. RACIAL EQUITY DEVELOPMENT METRICS

The following metrics reflect preliminary cost estimates and development plans. These figures will be updated as projects are refined during the planning process. Note that metrics related to total cost take into account all units within a project, whereas metrics related to bond subsidy only consider bond eligible units.

Table 2a: Location/access

Project	Location (Address)	Within ¼-mile of frequent service bus?	Within ¼-mile of non-frequent service bus?	Within ½ mile of MAX?	Within 1/3 mile of park or green space?	Walkscore
Nueva Esperanza	550 NE 53rd Ave	No	No	Yes	Yes	28
% of projects that meet criteria:		0%	0%	100%	100%	
Average walkscore:						28

Proximity should be calculated using the "walk" function in Google Maps.

<https://www.walkscore.com/>

Table 2a: Location/access (continued)

Project name	Notes: Describe access to other amenities, including schools and groceries.
Nueva Esperanza	The new Hidden Creek Community Center and the existing 53rd Avenue community park campus are directly adjacent to the site. To the east of the site are existing single and multi-family neighborhoods and the parks maintenance facility. Light industrial uses are to the north. High frequency light rail transit at the Hawthorne Farm MAX station is ½ mile north of the site and Bus #47 on Baseline road is ½ mile to the south. Additional open space and recreational areas are within walking distance east and west of the site. A neighborhood commercial district, including a pharmacy and medical office are within walking distance.

Table 2b: Equitable Contracting

Project name	General contractor	Contracting goal*	
		% total hard costs to be awarded to COBID firms (required metric)	% total soft costs to be awarded to COBID firms (optional metric)
Nueva Esperanza	LMC	20%	NA

* For projects that have a 'minimum' and 'aspirational' goal, please report the minimum goal.

Notes for Table 2b: Please provide interim progress for projects that are under construction. If you have additional contracting goals, please note them here.

The City has purchased diversity contracting management software, B2GNOW, for use by the City and development team to track MWESB-DV contracting goals and outcomes, including contracting dollars. The developers and general contractor will also be reporting outreach and mentoring efforts with minority-owned businesses and success stories in narrative form.

Table 2c: Prevailing Wage

Project name	Prevailing wage - Davis Bacon, BOLI
Nueva Esperanza	No

Table 2d: Workforce Participation (if applicable/tracked)

Project name	Workforce Tracking (Y/N)	Goal for % of total work hours worked by apprentices (optional)	Goal for % of total hours worked by women (optional)	Goal for % of total hours worked by POC (optional)
Nueva Esperanza	No	N/A	N/A	N/A

Notes for Table 2d: Please provide additional summary information regarding project-level strategies and goals, and interim progress if available.

While percentage workforce participation goals and formal tracking are not included in this first bond project, the Nueva Esperanza development team will be informally tracking workforce participation and reporting successes on a narrative basis.

Describe progress toward implementing your LIS strategies for advancing racial equity. In addition to data provided in the above tables, feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you'd like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

From the focus on the amenity-rich 53rd Ave site repurposed for affordable housing, to setting MWESB-DV contracting goals, to employing affirmative marketing and low-barrier screening criteria, and selecting a culturally-based developer for the first project, the City of Hillsboro has led with racial equity in implementing its LIS.

- a. How locations of selected projects supported the location strategy described in your LIS, including proximity to parks/green space/trails, public elementary/middle/high schools, other types of schools, and groceries*

As a former parks site, repurposed by the City for affordable housing, the 53rd Ave site offers outstanding and unparalleled access to parks, green space, fields, courts and unique amenities. The site is directly adjacent to the 53rd Ave parks campus with soccer fields, tennis courts, basketball courts and open spaces. The property is directly across 53rd Ave from the brand new Hidden Creek Community Center which offers indoor, year-round access to fitness programs, a full gym, community spaces and much more. The City is also planning an all-inclusive playground for community members with physical disabilities just across the street from the project!

The project location is 1 ½ mile from Quatama and Orenco Elementary Schools and just less than 3 miles from Poynter Middle and Century High schools. It is walking distance (½ mile) to Insomnia coffee shop, restaurants, a pharmacy and medical office. It is also a ½ mile walk to the Hawthorne Farm Max station to the north and a high frequency bus stop to the south. For all of these reasons and others, the Nueva Esperanza project site has unique and convenient amenities and will be an excellent future home for low and very-low income families of color.

- b. How selected projects have incorporated or are incorporating strategies for fair housing*

Bienestar and Housing Development Center (HDC), the selected developers of Nueva Esperanza, with partnership and support from the City, will take an affirmative and proactive approach to fair housing and creating equitable opportunities for tenancy. As a longtime developer, owner and operator of affordable multifamily properties in Washington County, Bienestar serves Hillsboro's largest and most at-risk population of color: Latinx farmworkers and working families, to ensure even the most financially disadvantaged in our community have access to quality homes (all Bienestar units are reserved for 60% percent AMI or below). Management will not deny an applicant for negative rental history or prior evictions if it was based on excessive rent burden. Additionally, Bienestar's criminal conviction review process has removed any crimes that are no longer illegal at the State or Federal level. Applicants will be encouraged to provide professional letters to assist in the review process. For every aspect of the screening criteria, Bienestar and Cascade will consider relevant individualized evidence of mitigating factors, and approach each review through the lens of proactive fair housing and equity.

Likewise, affirmative marketing strategies will be employed for Nueva Esperanza lease up. Bienestar, HDC, and partners will create and carry out a comprehensive, multi-lingual marketing and lease-up plan that ensures racial and economic equity is achieved, that all classes of disadvantaged populations will have equal and fair access to units and that the project is furthering affordable housing choice in Hillsboro. This will entail distributing multi-lingual marketing materials through partnerships with the Racial Equity Collaborative, the Hillsboro School District, the Immigrant Solidarity Collaborative, the Somali Empowerment Circle, Adelante Mujeres, and others to ensure that information is distributed to other communities of color in the area, and will produce leasing and other informative materials in other languages as needed, including Somali, Arabic, Slavic, Vietnamese and Tagalog. It will also entail leveraging Bienestar’s peer and community based networks for direct referrals, in-person outreach and community meetings. The City and developers will work to ensure that Nueva Esperanza serves not only Latinx populations, but other communities of color including African American, Asian, Somali and other community members in need. This will require deliberate multi-cultural marketing and close partnerships with the community-based organizations described above, amongst others.

c. Outcomes or project-level goals/commitments related to diversity in contracting and hiring

The City of Hillsboro in its LIS has set an aspirational goal that 20% of *total project costs* for each and every bond-funded project be awarded to COBID-certified MWESB-DV firms. For Nueva Esperanza, this aspirational goal is considered the minimum “floor” by the development team. The development team of Bienestar/HDC, LMC Construction, Scott Edwards Architects and Cascade Management has included their own aspirational goal of 35% MWESB-DV participation in the project. The City has purchased contact tracking software to help audit and confirm the development team’s reporting on this issue. As stated above, the developers and general contractor will also be reporting outreach and mentoring efforts with minority-owned businesses and success stories in narrative form and will include informal workforce utilization reporting.

d. Outcomes or project-level plans to align culturally specific programming and supportive services to meet the needs of tenants.

The framework for the resident services plan at Nueva Esperanza is to address residents’ individual barriers to housing stability, foster and promote a rich sense of community and inspire residents to build assets and seek new opportunities. Bienestar’s resident services program centers on the *Promotores* model, which empowers low-income community members while also providing culturally specific outreach and information and referral services to hard-to-reach communities. Bienestar recruits residents from each property to become key liaisons to Bienestar staff for service provision. These “connectors” serve the community through home visits, assessing needs and connecting residents to crucial services, while at the same time acting as empowered advocates on critical community issues. The Promotores selected will reflect Nueva Esperanza’s diverse population and provide culturally specific and linguistically appropriate services to diverse households.

Bienestar will offer culturally specific resident services in both Spanish and English, provided by bilingual and bicultural resident services staff. Partners such as APANO and the Somali Empowerment Circle will support translation of materials into languages other than Spanish, when necessary.

Bienestar will also leverage a wide array of services for residents through strong partnerships with more than 10 community-based organizations, including Virginia Garcia Memorial Health Center, Community Action, Centro Cultural, Adelante Mujeres, multiple departments of the City of Hillsboro, Washington County and others. Services provided by the partners include eviction prevention counseling, financial literacy, homeownership support, credit building, youth and family summer enrichment activities, health and education workshops, energy assistance and other services relevant to residents.

3. COMMUNITY ENGAGEMENT

Describe your progress toward implementing your LIS strategies for ongoing community engagement (appx 750 words). Where possible, please incorporate engagement data/metrics describing the number of people/organizations engaged and demographics, if available. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

Starting with the outreach and engagement with communities of color and culturally-based organizations in development of Hillsboro's LIS, through the community engagement with impacted communities to provide input on the design, services and access to Nueva Esperanza – public involvement has been a cornerstone of the City's efforts to implement Hillsboro's LIS. Ongoing community engagement for both the project and Hillsboro's LIS will continue in 2021.

- a. *Number of people engaged, including (where possible) demographic breakdown that shows participation of communities of color and other marginalized community members (please do not share names or other identifying information)*

Over 40 people were directly engaged by the development team to help shape the Nueva Esperanza project proposal. Of these about 10% identified as Somali, over 40% as Latinx, with Asian and White/Angelo populations also represented.

- b. *Number of partnerships with community-based organizations, and outreach strategies used to encourage participation and mitigate barriers*

The partnerships with community organizations leveraged for the Nueva Esperanza project thus far have been largely described in the above sections regarding affirmative marketing and resident services. In summary, the development team has established relationships and partnerships with over 10 community-based agencies including Somali Empowerment Circle, African American Alliance for Home Ownership, Adelante Mujeres, Virginia Garcia, APANO, Community Action and others. A majority of these relationships predated the project proposal due to Bienestar's longevity in the community and participation in regional forums like the Racial Equity Collaborative and Immigrant Solidarity Collaborative mentioned previously. Especially during lock-down conditions amidst the pandemic, these pre-existing, long-established relationships are key to the success of future collaboration on the project, as are the new relationships with diverse community-based organizations. These partnerships resulted in important feedback that has been incorporated in ways described below.

- c. *Summary of engagement themes/feedback*

Feedback from Somali and Latinx communities in particular included the perspectives of finding it very difficult for community members to find much needed 4 bedroom units within the area, and that the Somali community is similar to the Latinx community in that they often

have multi-generational households and at times have large families. APANO also confirmed the need for larger family-sized units in affordable housing developments in the Vietnamese, Chinese and Filipino communities.

Other feedback emphasized the need for neighborhood connectivity, community spaces and amenities to meet, in some cases, culturally-specific needs. One example is the Somali community's suggestion that not all units have open floor plans but instead provide separated kitchen areas which reflect their culture around food preparation.

d. Themes in how feedback directly informed project implementation and outcomes (emphasis on feedback from communities of color and other marginalized groups)

The *Nueva Esperanza* project was explicitly conceived within the framework of racial equity and incorporates direct feedback from communities of color. The project's core principle is to build a community in which residents will interact with their neighbors and offer ample opportunities for exercise, relaxation and culturally-relevant social engagement. The focus on family-sized units at Nueva Esperanza, including 4 bedroom units, is a foundational integration of the feedback from communities of color. Giving a unique cultural identity to the property is another critical component. Since Bienestar anticipates that a large percentage of residents will be Latinx and/or immigrant, the development team intentionally created a distinctive neighborhood feel within the development. The project layout, with multi-story units and interconnecting footpaths surrounding three separate plazas, is an arrangement that mimics the community building grid of town centers found throughout Latin America, East Asia, Africa, and Europe -- places where many members of our communities originated or still maintain cultural and family ties.

Culturally-specific amenities that honor tradition and identity have been added to the design. After collecting feedback from community members via a Project Advisory Committee, Bienestar added thoroughfares that will connect the surrounding community to the property and increase an atmosphere of inclusivity and broader camaraderie. The design created communal space for family celebrations where piñatas can be hung and gatherings hosted, including a place for residents to practice their dancing for upcoming *quinceañeras*. The team will also provide boot washing stations so that residents who do agricultural labor can wash away pesticides and other hazards before coming home to their families. These are but a few of the examples where thoughtful consideration of community feedback, particularly from impacted communities of color, has been integrated into the project.

ATTACHMENT A: SHS INTEGRATION ADDENDUM

- a. Please describe your anticipated strategy or strategies for integrating SHS funds into your Housing Bond implementation strategy. Possible approaches may include:
- b. Increase capital construction by utilizing SHS funds for rental assistance/operating subsidy to meet existing 30% AMI unit goals and increase production of 60% AMI units;
- c. Increase the number of 30% AMI units by leveraging SHS funds to exceed the minimum goal for deeply affordable units;
- d. Prioritize supportive housing by leveraging SHS funds to provide supportive services to units created through the housing bond;
- e. A combination to the above;
- f. No change in production or affordability targets; plan to use SHS funds only for rental assistance to fill identified operating gaps as modeled by Metro; or
- g. No change in production or affordability targets; no use of SHS funds.

1. Please complete the below tables describing your anticipated approach or approaches for all approved bond projects and for remaining bond funds not yet committed.

Existing Projects with Concept Endorsements or Final Approval

Project Name	Approach(es) (see above options)
Nueva Esperanza	C, E

Remaining Bond Funds

Project or solicitation name (use multiple rows if multiple approaches will be used to select projects for remaining funds – or just list “all remaining funds” if only one approach will be used)	Approach(es) (see above options)
All remaining funds	C, E

2. Provide a brief narrative (500 word max) describing the rationale for these approaches and how you arrived at them. As relevant, you may wish to include description of financial modeling and policy considerations that have helped to inform your approach.

As indicated in the annual report narrative, Hillsboro will encourage and facilitate selected developers/projects to explore use of SHS funds for both supportive housing and rent assistance functions.

The City of Hillsboro is not eligible to receive direct funds from the Supportive Housing Services Levy. City staff is represented on the Washington County SHS Local Implementation Plan (LIP) Committee and has actively participated in the planning dialogue for Washington County's utilization of their allocation of SHS funds, including providing references to and encouragement for alignment with Regional Housing Bond implementation. Due to the very early stage of the LIP work at the County level, the fact that no dollar amounts for supportive housing have yet been allocated by the County, and based on conversations with the selected developers for Nueva Esperanza, Options C and E of exploring Bienestar/HDC use of SHS dollars to provide supportive services as well as rent assistance at the Nueva Esperanza project is the most prudent and appropriate approach at this time.

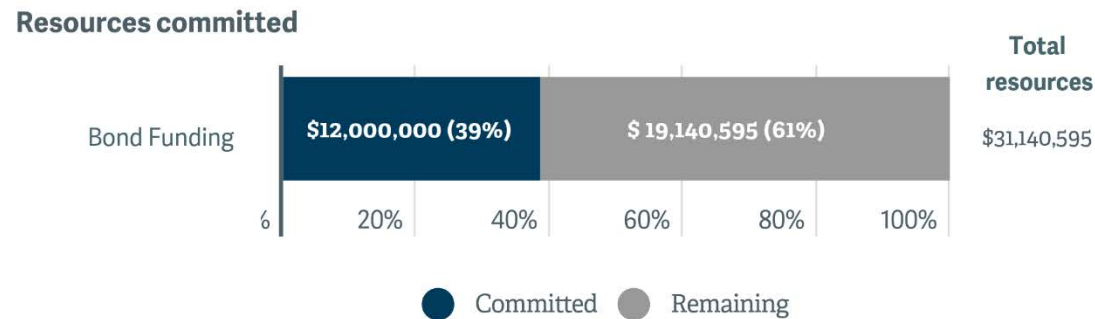
As Washington County's LIP plan develops, and SHS funding is made available within the County for supportive housing services, rent assistance and other programs, the City will continue to facilitate dialogue and coordination with affordable housing developers implementing housing bond-funded projects in Hillsboro.

Housing Bond Progress Report for City of Beaverton | 2020

The purpose of this report is to summarize Portland's progress toward implementing the strategies in its approved Local Implementation Strategy (LIS), for consideration by Metro's Affordable Housing Bond Community Oversight Committee.

1. PROJECTS UNDERWAY

As of the end of December 2020, the City of Beaverton has two projects underway. These projects represent 303 new affordable homes, or 139% of Beaverton's total production target for the Housing Bond, while using just 39% of its allocated \$31,140,595 in funding.



Of the homes created, 198 will have 2 or more bedrooms, representing 182% of its target for family-size homes; and 31 will be affordable to households with incomes at or below 30% of area median income (AMI), representing 35% of their Housing Bond target for deeply affordable homes.

Table 1a: Summary of projects underway

Project	Developer	Metro Bond Funds	Total Project Cost	Status	Anticipated ground-breaking date	Anticipated construction completion date
				<i>concept, final, construction, completion</i>		
The Mary Ann	REACH	\$ 3,000,000	\$ 21,867,324	construction	Summer 2020	5/1/2021
South Cooper Mountain Apartments	Wishcamper Development Partners	\$ 9,000,000	\$ 51,923,724	concept	Summer 2021	12/1/2022
Total committed or underway		\$ 12,000,000	\$ 73,791,048			
Total percentage committed or underway		39%				

Shading indicates a Phase 1 project

Amount of funding leveraged from other sources

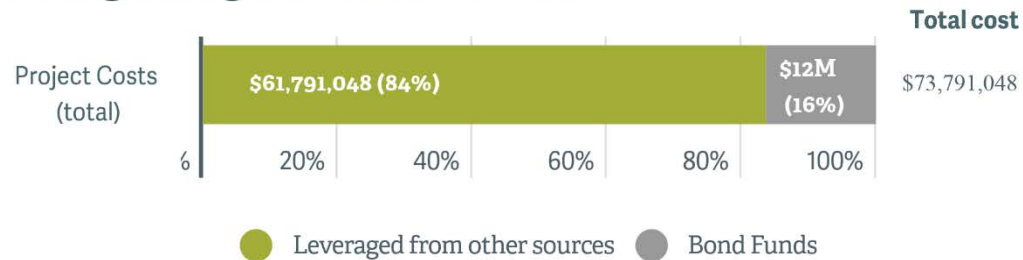
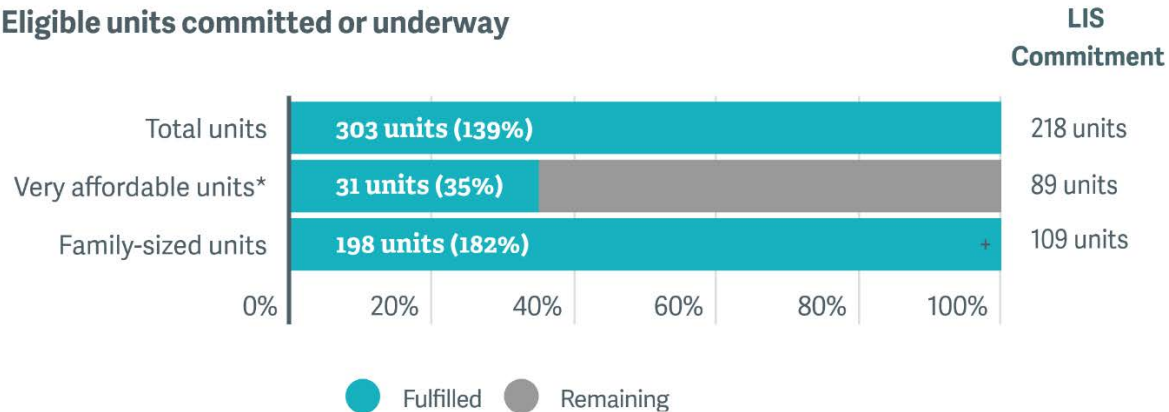


Table 1b: Unit production

Tallies include **only** bond-eligible units; manager units or other non-bond funded units are not included in these counts.

Project	Total units	30% AMI units	2+ BR units	30% AMI and 2+ BR units	61-80% AMI units <i>(should be no more than 10% of total units)</i>	# of Project-based Vouchers
The Mary Ann	54	11	29	7	0	8
South Cooper Mountain Apartments	249	20	169	TBD	60	0
Total committed or underway	303	31	198	7	60	8
LIS Commitment	218	89	109	N/A	N/A	0
% of commitment fulfilled	139%	35%	182%	N/A	N/A	N/A
Remaining to achieve local targets	-85	58	-89	N/A	N/A	N/A

Eligible units committed or underway



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

Narrative 1: Referencing the data above, provide a narrative (appx. 750 words) describing progress toward implementing the development plan in your LIS. Feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you'd like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. *Description and results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*
- b. *Cost containment strategies.*
- c. *Leveraged capital and ongoing operating funding.*
- d. *Approach(es) to aligning resident or supportive services.*
- e. *Plans, strategies and anticipated timelines for achieving remaining unit production targets (total, 30% AMI, 2+ bedrooms).*

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

BEAVERTON PORTFOLIO MODEL

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

BEAVERTON PORTFOLIO ACTUAL (1-06-2021)

Project	2+ Bd	30% AMI	PBV	Total Units
The Mary Ann	29	11	8	54
Elmonica	37	28	9	60
Project C	0	38	18	66
South Cooper Mt	169	20	0	249
Total	235	97	35	429
Metro Target	109	89	n/a	218

The City's commitment to diversity, equity and inclusion beyond the Metro Affordable Housing Bond development led to the creation of the Housing Technical Advisory Group (HTAG), a committee made up of City of Beaverton residents to review, advise and inform affordable housing projects and policies, including Metro Affordable Housing Bond projects. The city has also partnered with Unite Oregon for purposes of engaging marginalized communities and people of color. This partnership includes the creation of a housing cohort for the purposes of educating about affordable housing and sharing information with leaders in the communities they represent. The first meeting of the Beaverton Inclusive Housing Cohort is in January 2021. The city has also established partnerships with Professional Development Business Group (PDBG) and LatinoBuilt, two trade associations with the mission to increase minority and women owned contractors in the construction industry. To track people of color and women owned contractor participation in the construction of affordable housing projects, the city created a web-based tracking system. This new system is tracking participation on The Mary Ann project successfully. These relationships, partnerships and the tracking tool will help expand the city's outreach beyond its established channels with the goal of a more inclusive participation at all levels of government, from civic participation, construction, community feedback, access to housing, etc.

Below are brief Metro Affordable Housing Bond project summaries.

The Mary Ann

This First Phase project by REACH CDC broke ground in June 2020 and it is expected to be completed in fall/winter 2021. The project is expected to exceed the 20% COVID-certified subcontractor and professional services participation. Also, the screening criteria was modified to allow potential tenants previously prevented from benefiting from affordable housing units. The lease up process will start in the fall of 2021 and city staff will be actively engaged in the lease up process to ensure increased accessibility to new units.

South Cooper Mountain Apartments

Originally identified at Project D, Wishcamper Development Partners' (WDP) South Cooper Mountain (SCM) project was selected in June 2020 via a solicitation process. The selection included an internal review comprised of staff from the City of Beaverton, Washington County and Metro. A summary of the internal review was provided to a 5-member Selection Committee comprised of subject matter experts with interest in the City of Beaverton. Developers presented their proposals to the Selection Committee, which deliberated and selected a project to be recommended for funding once the presentations were completed. This recommendation was presented to HTAG and the City's Real Estate Committee for their review and feedback.

WDP originally proposed a 164-unit project; since being selected, they have been able to secure the adjacent site and thereby increase the number of units to 309, increasing the number of 30% AMI units from 12 to 20 and 60 units proposed at 70% AMI. For the purposes of tracking to Metro established goals, the city will not be tracking the 70% AMI units, hence the project is identified as a 249-unit project in this report. The project is expected to begin construction in the summer of 2021, with completion expected in the fall/winter 2022. WDP has selected Colas Construction, Inc. as the project's General Contractor. Colas Construction, Inc. is a second-generation Black-owned family company.

Elmonica

Over the past year Metro and city staff have been working on making the Metro-owned site located at the corner of SW 170th and Baseline available for development. To that end, in November 2020, Metro issued a joint Request for Qualification (RFQ), with proposals due January 15. The developer is expected to be selected by June 2021 and begin the land use, permitting and financing process.

Project C

Being the deepest affordable project in the portfolio and the need to leverage a city-owned property, this project requires multiple phases. The first phase of the project, site selection, is currently under way with public discussion via City Council work sessions. The project's second phase is developer solicitation which is expected to happen in first quarter of 2021, with developer selection in summer 2021.

2. RACIAL EQUITY DEVELOPMENT METRICS

The following metrics reflect preliminary cost estimates and development plans. These figures will be updated as projects are refined during the planning process. Note that metrics related to total cost take into account all units within a project, whereas metrics related to bond subsidy only consider bond eligible units.

Table 2a: Location/access

Project	Location (Address)	Within ¼-mile of frequent service bus?	Within ¼-mile of non-frequent service bus?	Within ½ mile of MAX?	Within 1/3 mile of park or green space?	Walkscore
South Cooper Mountain Apartments	17811 SW Scholls Ferry Rd, Beaverton, OR 97007	No	No	No	No	4
The Mary Ann	4605 SW Main Ave, Beaverton, OR 97005	Yes	Yes	Yes	Yes	93
% of projects that meet criteria:		50%	50%	50%	50%	
Average walk score:						48.5

Proximity should be calculated using the "walk" function in Google Maps.

<https://www.walkscore.com/>

Project name	Notes: Describe access to other amenities, including schools and groceries.
South Cooper Mountain Apartments	According to TriMet, line 56 will be extended to the site within two years. The apartments are also located within walking distance of Mountainside High School.
The Mary Ann	The Mary Ann is within easy walking distance of Beaverton High School, which offers a school based health clinic onsite. The Mary Ann is also within walking distance of multiple eating & drinking establishments and grocery stores.

Table 2b: Equitable Contracting

Project name	General contractor	Contracting goal*	
		% total hard costs to be awarded to COBID firms (required metric)	% total soft costs to be awarded to COBID firms (optional metric)
South Cooper Mountain Apartments	Colas Construction, Inc.	20%	20%
The Mary Ann	Walsh	20%	20%

* For projects that have a 'minimum' and 'aspirational' goal, please report the minimum goal.

Notes for Table 2b: Please provide interim progress for projects that are under construction. If you have additional contracting goals, please note them here.

The Mary Ann is expected to achieve at least 23% COBID-certified firms in construction as well as 23% in COBID-certified firms in soft costs. The project is currently under construction, therefore final numbers and reports are not yet available. Wishcamper Development Partners (WDP) South Cooper Mountain apartments recently selected Colas Construction, Inc. as the project’s general contractor. WDP is also working with Professional Development Business Group and Ozzie Gonzales (P3 Consulting) to maximize the impact and participation of the project’s social, equity and environmental goals.

Table 2c: Prevailing Wage

Project name	Prevailing wage - Davis Bacon, BOLI
South Cooper Mountain Apartments	No
Mary Ann	No

Project name	Workforce Tracking (Y/N)	Goal for % of total work hours worked by apprentices (optional)	Goal for % of total hours worked by women (optional)	Goal for % of total hours worked by POC (optional)
South Cooper Mountain Apartments	Yes	n/a	n/a	n/a
The Mary Ann	Yes	n/a	n/a	n/a

Notes for Table 2d: Please provide additional summary information regarding project-level strategies and goals, and interim progress if available.

While the City of Beaverton does not have quantitative apprentice goals, we will be tracking apprentice participation to better understand participation and potential challenges with apprentice participation.

Describe progress toward implementing your LIS strategies for advancing racial equity. In addition to data provided in the above tables, feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you'd like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. How locations of selected projects supported the location strategy described in your LIS, including proximity to parks/green space/trails, public elementary/middle/high schools, other types of schools, and groceries*
- b. How selected projects have incorporated or are incorporating strategies for fair housing*
- c. Outcomes or project-level goals/commitments related to diversity in contracting and hiring*
- d. Outcomes or project-level plans to align culturally specific programming and supportive services to meet the needs of tenants.*

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

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

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

For description of amenities near the Mary Ann and South Cooper Mountain, see tables on previous two pages.

The Mary Ann is the only project under construction, hence there are nothing to report regarding outcomes or Fair Housing principles at this stage.

3. COMMUNITY ENGAGEMENT

Describe your progress toward implementing your LIS strategies for ongoing community engagement (appx 750 words). Where possible, please incorporate engagement data/metrics describing the number of people/organizations engaged and demographics, if available. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. *Number of people engaged, including (where possible) demographic breakdown that shows participation of communities of color and other marginalized community members (please do not share names or other identifying information)*
 - a. **The Mary Ann** – The community engagement completed for the Mary Ann is all incorporated into Beaverton LIS because it was our first project and much of the planning happened prior to the completion and adoption of the LIS. That said, I've copied and pasted the relevant demographics from the LIS that informed strategies for the Mary Ann (particularly the emphasis on family housing).
 - i. Listening session was held on March 31 was completed in partnership with Habitat for Humanity and focused on Habitat clients. This was the most diverse audience of all presentations. Attendees represented recent immigrants, longtime residents, multiple nationalities, different age groups, and multiple ethnicities and races. **Of the 23 attendees, 22 identified as either Hispanic, Asian, or African and there was an even split in gender of attendees.**
 - ii. At the request of an Iraqi community member, the listening session held on April 19 focused on the Arabic community. Two members from that community promoted the event, translated the materials and guided group discussions. **Of the eleven attendees, all identified as Arabic or North African.**
 - iii. In partnership with the City's Planning team and the Beaverton School District, staff held a listening session at Beaverton High School's Latino Night on April 24. City staff conducted this event in Spanish to better connect with the audience. **Of the thirteen attendees who filled out the survey, all identified as Latinx or Hispanic.**
 - iv. The Community Conversation held April 4 was directed at the community. The April 4 event relied on group discussions facilitated by members of the Beaverton Committee for Community Involvement (BCCI). This event was supplemented by an open house on May 16, designed as a follow-up opportunity for those who attended the April 4 listening session and for those who have not provided feedback yet. The open house format provided an informal opportunity for staff to greet and interact with attendees, while continuing to build community trust and close the feedback loop. At both events open to the public, attendees included senior residents and people with disabilities who expressed the challenges of making ends meet on a fixed income. **Of the 39 attendees who filled out the survey 26 identified as White, ten identified as Latinx, one as Middle Eastern, one as African, and one as unsure.**
 - v. In addition, the City attended a variety of other meetings and events including City boards and commissions. Committees such as the Diversity Advisory Board (DAB), Human Rights Advisory

Commission (HRAC), Beaverton Committee for Community Involvement (BCCI), and Beaverton Committee on Aging, provided first-hand knowledge of their housing experience and insight on the best outreach and engagement methods to reach the diverse Beaverton population. 40% of people serving on a Beaverton board or commission are a person of color, but we do not have a specific race/ethnic breakdown of any of these groups. A majority of the members of DAB and HRAC are people of color. The Beaverton Committee on Aging is made up of a combination of community members with direct experience with seniors and people with disabilities either in their personal or professional experiences.

- vi. Through opportunities detailed above, the City of Beaverton was able to hear feedback from **over 200 people. Sixty-nine percent of those who attended feedback events were people of color**, where demographic information was provided.
- b. **South Cooper Mountain** – limited community engagement has occurred for this project and more is expected in the Spring/Summer. The Beaverton Housing Technical Advisory Group (HTAG) was the first group consulted and the newly formed Beaverton Inclusive Housing Cohort will be an integral component of their community engagement in the Spring. The limited demographic information staff have access to about both groups are below:
 - i. HTAG: 9 total participants, 5 of which identify Black, Indigenous, or Person of Color. The group also has representation from members of the Domestic Violence survivor community, and residents of senior affordable housing and a broad range of ages.
 - ii. Beaverton Inclusive Housing Cohort: 10 total participants, all of which identify as Black, Indigenous, or a Person of Color. See table below.
 - iii. Wishcamper has also partnered with P3 Consulting to support community engagement and communication efforts.

Participant	Gender	Race/Ethnicity	Housing Situation
1	Non-Binary	American Muslim	Rent in Public Housing with Section 8 Voucher
2	Female	Hispanic	Own
3	Male	Black/African American	Staying with family
4	Female	Thai	Unknown
5	Female	Latinx	Unknown
6	Female	Latinx	Unknown
7	Female	Latinx	Unknown
8	Female	Latinx	Unknown
9	Female	Somali	Rent
10	Male	Pakistani American	Own

- b. *Number of partnerships with community-based organizations, and outreach strategies used to encourage participation and mitigate barriers*
- i. Potential partnership with Washington County for engagement on affordable housing in South Cooper Mountain (Washington County is contracting with PKS International)
 - ii. Currently contracting with Unite Oregon through June 2021 and anticipating extending agreement for an additional two years to provide multicultural engagement on bond projects and general housing education and engagement.
 - iii. Beaverton School District Latino Night – Ongoing partnership with this school based organization for Latino parents in the Beaverton School District. The City of Beaverton offered a separate Fair Housing Training to this group just prior to the shutdown of in person services in March 2020.
 - iv. Iraqi Community of Oregon (ICO) participants Eman Abbas and Aras Dezay have facilitated multiple Metro Affordable Housing Bond engagement events for the City of Beaverton and have also partnered with the city to provide Fair Housing training and rent assistance outreach and referrals.
 - v. Habitat for Humanity – this partnership was instrumental in hosting engagement events.
 - vi. Outreach strategies used to encourage participation and mitigate barriers have focused on partnering with community leaders to provide their expertise (Unite, ICO, Latino Night, etc.) in reaching folks where they are at. The City has also used translation and interpretation of materials and emphasized building long term relationships with critical organizations to deepen these partnerships,

- c. *Summary of engagement themes/feedback*
 - a. The summary of feedback shared for the Mary Ann engagement can be found in the Beaverton LIS from pages 33-36. Briefly, high level themes that rose to the top included a need for larger family sized units (3 bedroom and larger), particularly during engagement with the Latinx and Arabic community. Community members also focused on barriers to affordable housing such as cost, screening criteria, and navigating a complex system. A desire for educational opportunities, coordination of services onsite, and case management were also expressed by communities engaged by the City of Beaverton as well as engagement completed in partnership with Washington County. Finally, an emphasis on location with access to services, transit, and safety were prioritized.
 - b. Wishcamper has just begun to complete engagement for their project, so themes in this project are to be determined.
- d. *Themes in how feedback directly informed project implementation and outcomes (emphasis on feedback from communities of color and other marginalized groups)*
 - a. The Mary Ann has focused on families in their project design and implementation, which was a significant theme amongst communities of color. The Mary Ann has also shifted their screening criteria (detailed earlier in this report) to be more accessible to potential residents. In terms of location, the Mary Ann is a great example of a project located near many of the amenities and services communities listed as important.
 - b. While it is too early to see the impact of community engagement on project implementation for South Cooper Mountain, the desire from Wishcamper staff to incorporate community feedback and develop a project using an equity lens is evident in their other projects. City staff are working with Wishcamper to help them be successful in their community engagement.

ATTACHMENT A: SHS INTEGRATION ADDENDUM

Please describe your anticipated strategy or strategies for integrating SHS funds into your Housing Bond implementation strategy. Possible approaches may include:

- a. Increase capital construction by utilizing SHS funds for rental assistance/operating subsidy to meet existing 30% AMI unit goals and increase production of 60% AMI units;
- b. Increase the number of 30% AMI units by leveraging SHS funds to exceed the minimum goal for deeply affordable units;
- c. Prioritize supportive housing by leveraging SHS funds to provide supportive services to units created through the housing bond;
- d. A combination to the above;
- e. No change in production or affordability targets; plan to use SHS funds only for rental assistance to fill identified operating gaps as modeled by Metro; or
- f. No change in production or affordability targets; no use of SHS funds.

1. Please complete the below tables describing your anticipated approach or approaches for all approved bond projects and for remaining bond funds not yet committed.

Existing Projects with Concept Endorsements or Final Approval

Project Name	Approach(es) (see above options)
The Mary Ann	c
South Cooper Mountain Apartments	b, c

Remaining Bond Funds

Project or solicitation name (use multiple rows if multiple approaches will be used to select projects for remaining funds – or just list “all remaining funds” if only one approach will be used)	Approach(es) (see above options)
Elmonica	d
Project C	d

2. Provide a brief narrative (500 word max) describing the rationale for these approaches and how you arrived at them. As relevant, you may wish to include description of financial modeling and policy considerations that have helped to inform your approach.

The City of Beaverton understands the importance of linking Metro Affordable Housing Bond funds with Supportive Housing Services to help households experiencing housing instability. Supportive services are crucial to stabilize households; it the City's goal to ensure appropriate mental/addiction/health services are consistently provided in order to keep and preserve chronic homeless households in Permanent Supportive Housing. To achieve this goal, city staff is an active participant in the Washington County Local Implementation Plan (LIP) Advisory Committee.

REACH CDC's The Mary Ann, one of the four affordable housing projects partially funded with Metro Affordable Housing Bonds, is currently under construction and expected to begin leasing activities in late 2021. It is our expectation that the LIP will provide an option for projects coming online to access supportive services and that REACH CDC is able to classify some of the deeply affordable units as Permanent Supportive Housing units.

Elmonica is currently going through the solicitation process and since there is a large number of deeply affordable units (28) it is expected that proposals will include connections with SHS funds

Project C has the largest number of 30% units (38); therefore, connections with SHS via rent assistance and supportive services will be important for the project's success.

South Cooper Mountain will be providing higher number of 30% units (20) than originally modeled (12). Currently none of the 30% units have any subsidy such as rent assistance or project-based Section 8 vouchers. The developer may be interested in accessing rent assistance and/or supportive services for the deeply affordable units.

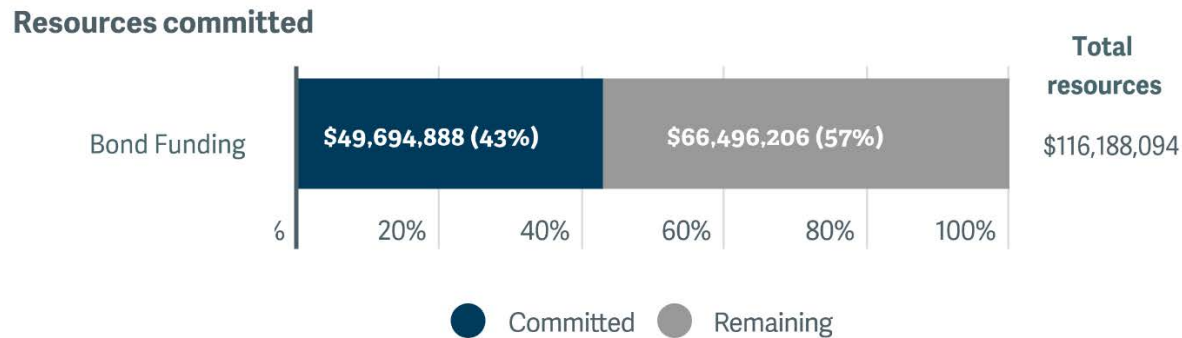
As Washington County's LIP plan develops, and SHS funding is made available within the County for supportive housing services, rent assistance and other programs, the City will continue to facilitate dialogue and coordination with affordable housing developers implementing housing bond-funded projects in Beaverton.

Housing Bond Progress Report for Clackamas County | 2020

The purpose of this report is to summarize Clackamas County's progress toward implementing the strategies in its approved Local Implementation Strategy (LIS), for consideration by Metro's Affordable Housing Bond Community Oversight Committee.

1. PROJECTS UNDERWAY

As of the end of December 2020, Clackamas County has four projects underway. These projects represent 459 new affordable homes, or 57% of Clackamas County's total production target for the Housing Bond, while using up approximately 43% of its allocated \$116,188,094 in funding.



Of the homes created, 291 will have 2 or more bedrooms, representing 72% of its target for family-size homes; and 201 will be affordable to households with incomes at or below 30% of area median income (AMI), representing 60% of their Housing Bond target for deeply affordable homes.

Table 1a: Summary of projects underway

Project	Developer	Metro Bond Funds	Total Project Cost	Status	Anticipated ground-breaking date	Anticipated construction completion date
				<i>concept, final, construction, completion</i>		
Webster Road	Housing Authority of Clackamas County	\$ 6,891,888	\$17,900,000	concept	May-21	Apr-22
Maple Apartments	Community Development Partners and Hacienda CDC	\$15,903,000	\$53,041,069	concept	Oct-21	Jun-22
Good Shepherd Village	Caritas Housing + Catholic Charities	\$18,330,000	\$53,902,667	concept	Dec-21	Jun-23
Fuller Station	GSA (Anna Geller), GRES (Thomas Brenneke)	\$8,570,000	\$47,344,651	concept	Feb-21	Apr-22
Total committed or underway		\$ 49,694,888	\$ 172,188,387			
Total percentage committed or underway		43%				

Shading indicates a Phase 1 project

Amount of funding leveraged from other sources

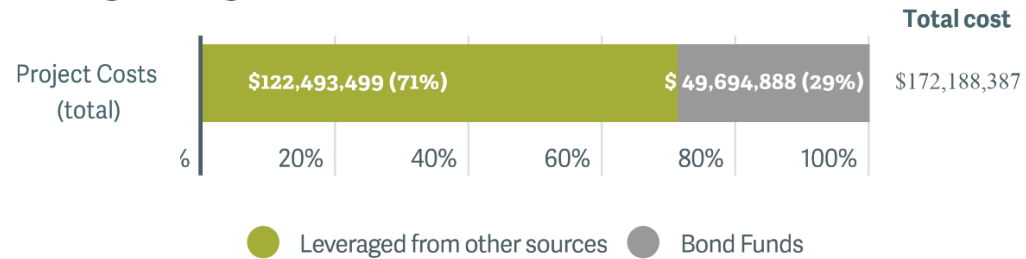
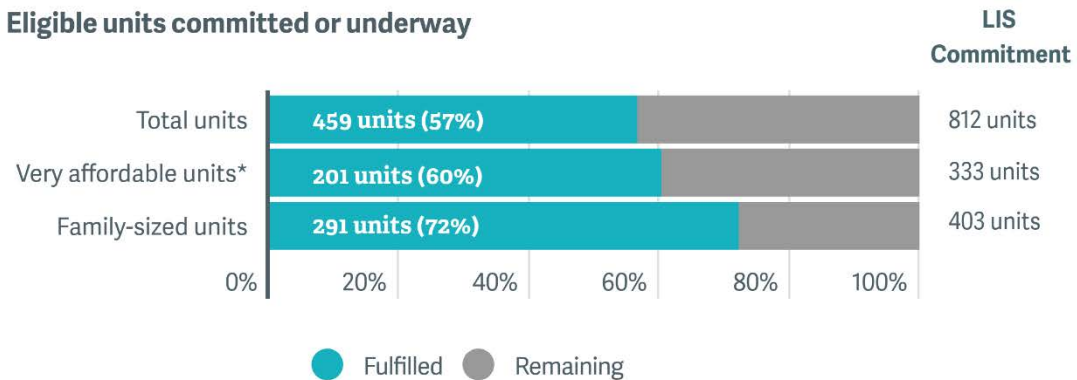


Table 1b: Unit production

Tallies include **only** bond-eligible units; manager units or other non-bond funded units are not included in these counts.

Project	Total units	30% AMI units	2+ BR units	30% AMI and 2+ BR units	61-80% AMI units <i>(should be no more than 10% of total units)</i>	# of Project-based Vouchers
Webster Road	48	48	0	0	0	48
Maple Apartments	171	70	129	46	0	70
Good Shepherd Village	141	58	79	10	0	30
Fuller Station	99	25	83	13	5	25
Total committed or underway	459	201	291	69	5	173
LIS Commitment	812	333	403	N/A	N/A	200
% of commitment fulfilled	57%	60%	72%	N/A	N/A	87%
Remaining to achieve local targets	353	132	112	N/A	N/A	27

Eligible units committed or underway



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

Narrative 1: Referencing the data above, provide a narrative (appx. 750 words) describing progress toward implementing the development plan in your LIS. Feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you'd like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. Description and results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome.*
- b. Cost containment strategies.*
- c. Leveraged capital and ongoing operating funding.*
- d. Approach(es) to aligning resident or supportive services.*
- e. Plans, strategies and anticipated timelines for achieving remaining unit production targets (total, 30% AMI, 2+ bedrooms).*

Originally constructed in the early 1960's, the Webster Road building was previously used as a nursing home and most recently as a juvenile rehabilitation center. The building has been vacant since 2017 and in June of 2019, the Housing Authority acquired the property using Metro Affordable Housing Bond funds. Since acquisition, HACC has been working through a variety of pre-development activities including community outreach, obtaining planning approvals, conducting building inspections, program planning, design development, and securing funding commitments.

In September of 2019, the Housing Authority successfully applied to participate in the state's Permanent Supportive Housing (PSH) Pilot program. The PSH program pairs intensive staff training about supportive housing with capital and services funding for the development of supportive housing units. In April 2020, the Webster Road project was awarded \$2.4MM in PSH capital funding and an annual services subsidy to support 12 units of Permanent Supportive Housing that will be reserved for disabled seniors with a history of homelessness. HACC is partnering with Home Forward to provide property management and resident services to Webster Road residents.

Design and programming best practices identified in PSH training, combined with the onset of the coronavirus pandemic helped inform our redevelopment strategy. The pandemic highlighted the need for resident autonomy and self-sufficiency. The building, as originally designed, has shared half-bathrooms in between units and a bank of separate shower stalls. Meals were prepared in a commercial kitchen and provided in a communal dining hall. It is important to the Housing Authority that each resident has the ability to prepare food, bathe, and use the bathroom in their individual units. As redesigned, each unit will include a full private bathroom and a food prep area with a sink, fridge, and microwave. Common area amenities include a community kitchen, a dining hall, a community living room, a laundry room, an exam room and various meeting and conferences spaces. In addition, the site will include a landscaped courtyard and a community garden for resident use.

HACC anticipates starting construction in May 2021 with completion targeted in spring 2022. Once complete, Webster Road will provide 48 homes affordable to seniors, aged 50 and older, who are on fixed incomes or making less than \$20,000 a year.

In January of 2020, the Housing Authority of Clackamas County (HACC) issued a Notice of Funding Availability (NOFA) availing \$40.67MM, or 35% of the County’s total bond resources and 125 project-based vouchers (PBVs). Several criteria from the County’s LIS were captured in the threshold requirements. These requirements included

- 40% of the units in a project must be affordable to households earning 30% or less of AMI;
- 50% of the units in a project must include two or more bedrooms;
- Project sponsors must hold at least two engagement sessions during predevelopment;
- Low-barrier screening criteria: units must be made available to households with adverse credit, rental, and legal histories, and very limited income; and
- Projects must achieve at least 20% COBID certified subcontractor participation and 20% COBID certified professional services participation.

In addition to the threshold requirements, the NOFA scored projects based on priority criteria identified in the County’s LIS including:

- Cost Containment: points were awarded to projects requesting less subsidy per unit with a maximum bond subsidy of \$130,000 per unit. HACC also proposed to act as the conduit bond issuer as a cost reduction strategy.
- Location: points were awarded to projects located close to public transit, grocery stores, parks and recreation areas, schools and medical facilities.
- Unit Sizes and Income Levels: points were awarded to projects that included a higher percentage of units with two or more bedrooms and rents at or below 30% AMI. HACC leveraged PBV resources to incentivize and support the ongoing operations of 30% AMI units.
- Target populations: points were awarded to projects that reserved units for households facing high barriers to housing and additional points were awarded for projects proposing PSH units. HACC required that all PBV-supported units must be filled from Clackamas County’s Coordinated Housing Access (CHA) system in collaboration with the HACC’s waitlist process.
- Advancing Racial Equity: HACC required that each project submit an Equity Plan and points were awarded based on the comprehensiveness, specificity, quality of engagement, and quality of services proposed.
- Readiness: points were awarded to projects with entitlements in place and with MOUs with service providers

HACC received five proposals requesting a total of just over \$69MM in bond subsidy and 221 project-based vouchers to support the development of 611 new housing units, including 408 units with two or more bedrooms and 251 units affordable to households with incomes 30% AMI and below.

HACC’s proposal review process involved a multi-step assessment. HACC staff conducted an initial threshold review of the proposals and developed a rubric to evaluate them. Next, proposals were reviewed and scored by the Technical Review Committee (TRC) which included representatives from HACC, Clackamas County, and Metro. The TRC provided their scoring and recommendations to HACC’s Housing Advisory Board (HAB). The HAB consists of volunteers—with lived and professional experience—dedicated to increasing affordable housing options and access in Clackamas County. The HAB reviewed applications and provided feedback to HACC staff. Staff followed up

on due diligence items and reached out to project sponsors with questions from the TRC and HAB. HACC staff compiled all of the final score sheets and ranked the proposals accordingly. The three highest ranking proposals were recommended to the Board of County Commissioners and Metro for award.

The scoring and LIS-derived selection criteria included in the NOFA played a key role in helping HACC award projects that, in total, meet 57% of the County's total unit production target—including 60% of the target goal for 30% AMI units and 72% of the target goal for units with two or more bedrooms—while utilizing only 43% of the County's total bond allocation. To ensure that development goals and timelines stay on track, HACC is working in tandem with the awarded project sponsors to provide advocacy, resource connection, and assistance with community outreach.

HACC is working on several strategies to meet the County's remaining unit production targets. One strategy includes focusing efforts on the redevelopment of our Hillside Park Public Housing complex. HACC is currently working through the disposition and rezoning process. This effort could facilitate the development of up to 400 new units of housing – a majority of which will be affordable to households making 30-80% of AMI. In addition, HACC plans to release a second NOFA round in 2022, availing remaining bond funds. This multi-strategy approach will help ensure that HACC can meet, and likely exceed, unit production targets.

2. RACIAL EQUITY DEVELOPMENT METRICS

The following metrics reflect preliminary cost estimates and development plans. These figures will be updated as projects are refined during the planning process. Note that metrics related to total cost take into account all units within a project, whereas metrics related to bond subsidy only consider bond eligible units.

Table 2a: Location/access

Project	Location (Address)	Within ¼-mile of frequent service bus?	Within ¼-mile of non-frequent service bus?	Within ½ mile of MAX?	Within 1/3 mile of park or green space?	Walkscore	
Webster Road	18000 Webster Rd, Gladstone, OR 97027	Yes	Yes	No	Yes	53	
Maple Apartments	South Maplelane Rd at South Beaver creek Rd Oregon City, OR 97045	Yes	Yes	No	Yes	48	
Good Shepherd Village	12596 SE 162nd Ave., Happy Valley OR	No	Yes	No	No	30	
Fuller Station	9608 S.E. Fuller Road, Happy Valley, OR 97086	Yes	Yes	Yes	No	67	
% of projects that meet criteria:		75%	100%	25%	50%		
						Average walkscore:	50

Proximity should be calculated using the "walk" function in Google Maps.

<https://www.walkscore.com/>

Table 2b: Equitable Contracting

Project name	General contractor	Contracting goal*	
		% total hard costs to be awarded to COBID firms (required metric)	% total soft costs to be awarded to COBID firms (optional metric)
Webster Road	Walsh	20%	
Maple Apartments	LMC	20%	
Good Shepherd Village	Walsh	25%	
Fuller Station	R&H Construction	20%	

* For projects that have a 'minimum' and 'aspirational' goal, please report the minimum goal.

Notes for Table 2b: Please provide interim progress for projects that are under construction. If you have additional contracting goals, please note them here.

N/A. No projects under construction yet.

Table 2c: Prevailing Wage

Project name	Prevailing wage - Davis Bacon, BOLI
Webster Road	Yes (Davis Bacon)
Maple Apartments	Yes (Davis Bacon)
Good Shepherd Village	Yes (Davis Bacon)
Fuller Station	Yes (Davis Bacon and BOLI)

Table 2d: Workforce Tracking

Project name	Workforce Tracking (Y/N)	Goal for % of total work hours worked by apprentices (optional)	Goal for % of total hours worked by women (optional)	Goal for % of total hours worked by POC (optional)
Webster Road	Yes			
Maple Apartments	Yes			
Good Shepherd Village	Yes			
Fuller Station	Yes			

Notes for Table 2d: Please provide additional summary information regarding project-level strategies and goals, and interim progress if available.

HACC is working with sponsors to establish workforce goals and looking at ways HACC can support their efforts in collecting this data.

Describe progress toward implementing your LIS strategies for advancing racial equity. In addition to data provided in the above tables, feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you’d like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. *How locations of selected projects supported the location strategy described in your LIS, including proximity to parks/green space/trails, public elementary/middle/high schools, other types of schools, and groceries*
- b. *How selected projects have incorporated or are incorporating strategies for fair housing*
- c. *Outcomes or project-level goals/commitments related to diversity in contracting and hiring*
- d. *Outcomes or project-level plans to align culturally specific programming and supportive services to meet the needs of tenants.*

HACC’s NOFA provides points to projects located near public transit, grocery or drug stores, medical services, libraries, or senior centers, public schools, and parks, recreation or community centers. As a result, 100% of HACC’s bond projects are located within a quarter mile of bus-service and within a half mile of a grocery or drug store.

HACC supports low-barrier screening and requires that bond-funded units are made available to households with adverse credit, rental, and legal histories, and very limited income. HACC will closely monitor screening criteria and lease-up processes as projects progress.

HACC's NOFA requires sponsors to provide a detailed plan to achieve at least 20% COBID certified subcontractor participation and 20% COBID certified professional services participation. The County's first two bond projects are slated to break ground in the first half of 2021 and HACC will be tracking labor and wage monitoring closely. Workforce tracking is something that HACC has interest in implementing but additional resources like tracking software and technical assistance are needed to meet this goal.

All three of the projects awarded through the NOFA process include partnerships with culturally specific community organizations. One project has units designated for agricultural workers and field laborers– this project includes a partnership with Hacienda CDC, Oregon's largest Latino-led, Latino-serving housing organization. Hacienda staff will work closely with the property management to provide culturally specific language services and establish low-barrier screening criteria. The project is designed with farmworkers in mind and includes unit sizes for large families, outdoor/garden spaces, and culturally-specific programming.

Furthermore, with the recent passage of Metro's Supportive Housing Services measure, HACC is working to build a consortium of culturally specific community organizations and service providers to provide resident services and case management to residents in bond-funded projects. HACC is working on services packages that pair rental assistance with wrap around services to encourage sponsors to support additional PSH units in bond-funded projects.

3. COMMUNITY ENGAGEMENT

Describe your progress toward implementing your LIS strategies for ongoing community engagement (appx 750 words). Where possible, please incorporate engagement data/metrics describing the number of people/organizations engaged and demographics, if available. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. *Number of people engaged, including (where possible) demographic breakdown that shows participation of communities of color and other marginalized community members (please do not share names or other identifying information)*
- b. *Number of partnerships with community-based organizations, and outreach strategies used to encourage participation and mitigate barriers*
- c. *Summary of engagement themes/feedback*
- d. *Themes in how feedback directly informed project implementation and outcomes (emphasis on feedback from communities of color and other marginalized groups)*

From the early stages of community engagement that focused on developing the Local Implementation Strategy (LIS) to project specific engagement, Clackamas County strives to ensure that the county's most impacted communities have a say in shaping the housing bond program and bond-funded projects. While seeking input to develop and inform the LIS, the County contracted with a culturally specific provider, Unite Oregon, to partner on engagement efforts with low-income community members, communities of color, people with limited English proficiency, immigrants and refugees, and people with disabilities. Community events conducted in partnership with Unite Oregon engaged over 100 participants and included recent immigrants, longtime residents, multiple nationalities, varying age groups, and multiple ethnicities and races. Demographic data was not requested of participants in these early events, this information is based on solely on observations by county staff.

Participants advocated for more affordable housing suitable for a diverse range of populations including communities of color, people with disabilities, seniors, households with children, and single individuals.

Key themes and priorities emerged from these engagement efforts across all stakeholder groups, including;

- Improved access to multimodal transportation systems
- Increased affordable housing with access to jobs and job centers
- Improved access to health services (including mental health and addiction services)
- Improved access to community amenities such as grocery stores, green spaces, childcare and good schools.

Based on this feedback, the Housing Authority of Clackamas County (HACC) developed a Notice of Funds Available (NOFA) that prioritized projects that included easily accessible transportation options and access to the community amenities highlighted above. The NOFA also prioritized projects with robust community engagement and equity goals. The three projects awarded through the NOFA process include a total of nine partnerships with community-based organizations including six that are culturally specific (Hacienda, APANO, El Programa

Hispano Católico, JOIN, IRCO, and Unite Oregon). A common outreach strategy to reduce barriers and encourage participation was to increase language access at community events. This included providing translations services and materials in a multiple languages including Spanish, Russian, Ukrainian, Vietnamese, and Mandarin.

Several themes emerged specifically from engagement with communities of color and historically marginalized communities. These include family-sized units and unit mixes that can support multi-generational families, outdoor spaces with mixed programming (gardens, covered areas, playgrounds—something for everyone) and access to community spaces (community rooms in buildings, housing near parks or green spaces and community amenities like libraries and community centers). There was also a desire for access to free or low-cost educational opportunities, and family-friendly and culturally-specific activities. One project sponsor heard from houseless and formerly houseless women who expressed a preference for bathrooms with bathtubs. The developer is prioritizing the inclusion of bathtubs, even in smaller units.

Toward the end of 2020, HACC and Metro staff, held a community engagement workshop with two project sponsors to help inform and support their efforts. We discussed best practices for collecting demographic data and highlighted the importance of collecting this data to help measure outcomes. Project sponsors seemed to understand the importance of data collection and showed a willingness to incorporate this in their outreach efforts moving forward. HACC anticipates more participation demographics will be collected as these projects progress through predevelopment and programming.

ATTACHMENT A: SHS INTEGRATION ADDENDUM

Please describe your anticipated strategy or strategies for integrating SHS funds into your Housing Bond implementation strategy. Possible approaches may include:

- a. Increase capital construction by utilizing SHS funds for rental assistance/operating subsidy to meet existing 30% AMI unit goals and increase production of 60% AMI units;
- b. Increase the number of 30% AMI units by leveraging SHS funds to exceed the minimum goal for deeply affordable units;
- c. Prioritize supportive housing by leveraging SHS funds to provide supportive services to units created through the housing bond;
- d. A combination to the above;
- e. No change in production or affordability targets; plan to use SHS funds only for rental assistance to fill identified operating gaps as modeled by Metro; or
- f. No change in production or affordability targets; no use of SHS funds.

1. Please complete the below tables describing your anticipated approach or approaches for all approved bond projects and for remaining bond funds not yet committed.

Existing Projects with Concept Endorsements or Final Approval

Project Name	Approach(es) (see above options)
Fuller Road Station	C, F
Webster Road Redevelopment	C
Good Shepherd Village	D
Maple Apartments	D

Remaining Bond Funds

Project or solicitation name (use multiple rows if multiple approaches will be used to select projects for remaining funds – or just list “all remaining funds” if only one approach will be used)	Approach(es) (see above options)
Hillside Park Redevelopment	D
Bond NOFA Round 2	D

2. Provide a brief narrative (500 word max) describing the rationale for these approaches and how you arrived at them. As relevant, you may wish to include description of financial modeling and policy considerations that have helped to inform your approach.

Providing rental assistance to support the 30% AMI units will provide added assurance that HACC can meet our unit production goals and that these units will remain affordable through the compliance period. In addition, providing rental assistance may allow for the increased production of more units if the rental income can be leveraged to support more permanent debt. Using SHS funds to provide supportive services to bond funded units will help provide the level of services needed to support residents to stay housed and provide them with the assistance and services they need to meet their individual goals.



Metro Affordable Housing Bond Program

2020 Annual Report Draft

March 2021

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.

So, hello. We’re Metro – nice to meet you.

In a metropolitan area as big as Portland, we can do a lot of things better together. Join us to help the region prepare for a happy, healthy future.

Stay in touch with news, stories and things to do.

oregonmetro.gov/news

Follow oregonmetro



Metro Council President

Lynn Peterson

Metro Councilors

Shirley Craddick, District 1

Christine Lewis, District 2

Gerritt Rosenthal, District 3

Juan Carlos González, District 4

Mary Nolan, District 5

Bob Stacey, District 6

Auditor

Brian Evans

600 NE Grand Ave.

Portland, OR 97232-2736

503-797-1700

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964 that requires that no person be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination on the basis of race, color or national origin under any program or activity for which Metro receives federal financial assistance.

Metro fully complies with Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act that requires that no otherwise qualified individual with a disability be excluded from the participation in, be denied the benefits of, or be subjected to discrimination solely by reason of their disability under any program or activity for which Metro receives federal financial assistance.

If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit oregonmetro.gov/civilrights or call 503-797-1536.

Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1700 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. For up-to-date public transportation information, visit TriMet's website at trimet.org.

Project web site: www.oregonmetro.gov/housing

TABLE OF CONTENTS

Chapter 1: Introduction	6
Chapter 2: Key findings	7
Unit production progress	7
Geographic distribution	7
Economic opportunity through construction	7
Engagement of communities of color & other marginalized communities	8
Reducing barriers to access	8
Efficient use of funds	8
Chapter 3: Background	10
Core values	10
Leading with racial equity	10
Implementation partners	11
Work plan and local implementation strategies	11
Housing Bond Community Oversight Committee	11
Intergovernmental agreements	12
Funding allocation	12
Targets and metrics	14
Project and annual reporting	15
Supportive housing services measure	16
Chapter 4: Unit production progress	17
Local progress	18
Beaverton	20
Clackamas County	21
Washington County	22
Hillsboro	23
Gresham	24
Portland	25
Home Forward	26
Metro site acquisition program	27
Chapter 5: Projects in pipeline – details	29
Phase I projects	29
Projects endorsed in 2020	30
Chapter 6: Advancing racial equity through project locations	33
Geographic distribution across three counties	35
Preventing displacement and stabilizing communities	35
Advancing fair housing access and reducing segregation	37
Access to transit and amenities	39

Chapter 7: Advancing racial equity through opportunity in construction	40
Equitable construction contracting	40
Expanding construction workforce diversity	40
Increasing capacity to advance construction diversity	42
Chapter 8: Advancing racial equity: marketing, screening and servicing	43
Ensuring equitable access	43
Plans to align culturally responsive programming & supportive services	44
Chapter 9: Community engagement outcomes	46
Engagement of communities of color & historically marginalized groups	46
Engagement methods	46
Partnerships for engagement	47
Engagement themes	48
Metro’s role	49
Chapter 10: Efficient use of funds	50
Development costs	50
Leveraged funding	51
Operating costs and subsidy	52
Planning for integration of Metro supportive housing services funding	53
Chapter 11: Administrative funding	55
Exhibit A: Community Oversight Committee considerations	57
Exhibit B: Housing Bond Program metrics	59
Exhibit C: Financial analysis summary tables	64
Exhibit D: Detailed table of location metrics	77
Exhibit E: Expenditures report	78
Exhibit F: Community engagement – supplemental information	81

CHAPTER 1: INTRODUCTION

On Nov. 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 the news is good.

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 is the first annual report of the housing bond program, reflecting the first year of active implementation following completion of local implementation strategies and intergovernmental agreements.

Beginning in early 2020, Metro program staff have produced quarterly progress reports summarizing implementation activities, progress toward targets, and commitment and expenditure of bond funds. Supported by annual progress reports from local implementation partners, this report provides a more comprehensive analysis of activities, outcomes and progress through December 2020, including:

- Summary of local and regional progress toward unit production targets, funding commitments and expenditures;
- Analysis of progress to advance racial equity through unit production goals, community engagement, geographic distribution of investments, commitments for equitable contracting and hiring and project plans for low-barrier screening, affirmative marketing and services to meet the needs of residents;
- Activities and outcomes for community engagement to ensure that communities of color and other historically marginalized groups have a say in shaping project outcomes to meet their needs; and
- Financial analysis of the current project pipeline to understand trends, challenges and opportunities related to cost efficiency and leverage.

CHAPTER 2: KEY FINDINGS

Unit production progress

- As of December 2020, Metro and partners were more than **halfway to achieving the total unit targets with only one-third of bond funds committed.**
- Metro and partners were **on track to exceed the program's overall and family-sized unit targets** and meet the target for very affordable units.
- As of December 2020, **five of seven local implementation partners had more than half of their total unit production goals already in development or under construction** – with several more funding solicitations planned in 2021.

Geographic distribution

- **Bond investments were geographically distributed across the three counties.** Of the current pipeline units, 22% are in Clackamas County, 25% are in Multnomah County and 52% are in Washington County. This reflects early action by Washington County and Beaverton to commit funding to projects. It is expected that Clackamas County and Multnomah County will add many more units to the pipeline in 2021.
- 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, 73% are located in places with higher than average concentrations of either people of color or people who speak English less than “very well.”
- Bond investments demonstrate **strong outcomes for advancing regional fair housing goals and reducing segregation.** 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. Many of the projects also have access to a range of amenities, including grocery stores, natural areas, schools and jobs.

Economic opportunity through construction

- Many developers have committed to exceeding **the bond's goals for equitable contracting.** Outcomes are not yet available to evaluate performance toward these goals.

- **Efforts to support construction workforce diversity are limited in jurisdictions without a history of setting goals or tracking workforce diversity.** Capacity building and technical assistance may be needed to support these outcomes.

Engagement of communities of color and other historically marginalized communities

- Efforts to engage communities of color and other historically underrepresented communities are resulting in **meaningful engagement**, and **feedback is informing project implementation**.
- **Partnerships with community-based organizations are crucial to accomplishing community engagement goals** of reaching communities of color and other marginalized communities and ensuring their feedback informs projects in support of future tenant success. Compensating organizations leads to more effective partnerships.
- Major themes of engagement so far have included the **need for larger units, communal spaces, varied outdoor spaces and laundry facilities**.
- More work is needed to support **demographic and other data collection to understand engagement outcomes**.

Reducing barriers to access

- All local implementation partners have reported on efforts to ensure **low-barrier screening and affirmative marketing** in projects, and several projects have established **partnerships with culturally specific service providers**, many of whom will support the marketing and lease-up process in addition to providing ongoing resident services.

Efficient use of funds

- The current affordable housing bond pipeline represents **over \$745 million in investments**, of which approximately 27%, or \$203 million, is affordable housing bond funding, and **over \$542 million is leveraged from other sources**.
- **In general, development costs for the Metro affordable housing bond portfolio are consistent with costs for similar affordable housing across the region and nationally.** The housing bond's focus on family-size units and goals for equitable contracting and workforce, among other factors, contribute to higher costs than smaller units and/or those without contracting goals.
- Variation in local investment practices suggests that **stronger regional coordination** may be needed to ensure that bond investments are optimizing the use of Metro bond and leveraged public subsidy.

- **The federal economic recovery bill passed in December 2020 significantly increases the amount of 4% Low Income Housing Tax Credits (LIHTC)** – the most significant source of leveraged funding in the bond portfolio. While the increase in 4% LIHTCs will likely be partially offset by a reduction in tax credit yields paid by investors, it is estimated that, on a net basis, this policy change will result in a \$30-45 million boost in leveraged equity across the portfolio. Metro plans to work with implementing jurisdictions and sponsors to evaluate opportunities to reduce the Metro bond contributions previously reserved for projects in light of this unanticipated increase in equity available to projects.
- The supportive housing services measure passed by greater Portland voters in May 2020 presents **opportunities to integrate rental assistance and supportive services** with housing bond investments to deepen affordability, expand overall unit production, and provide wraparound supportive services to meet the needs of people with disabilities who are experiencing or at risk of homelessness. Housing bond local implementation partners are exploring strategies to integrate this funding across their bond portfolios.
- Local funding and policy tools to support affordable housing investments – such as **land contribution, system development charge and other fee waivers, property tax abatements, density bonuses, and local funding contributions** – vary across the region.

CHAPTER 3: BACKGROUND

Implementation of the housing bond is guided by a framework that was developed through months of engagement with partners and community members 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 prioritization, tenant screening and marketing, resident and/or supportive services, and inclusive workforce strategies.
2. **Create opportunity for those in need.** Ensure that program investments serve people currently left behind in the region's housing market, especially: communities of color, families with children and multiple generations, people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement.
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 through 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 partners

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 overall regional goals. Jurisdictions are responsible for administering funding 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 a conceptual and final stage to ensure alignment with program requirements and contribution to the production outcomes committed to voters. In addition, Metro directly invests housing bond funding through the Site Acquisition Program, which works to strategically acquire sites and invest in development of the sites as affordable housing, in partnership with local implementation partners.

Work plan and local implementation strategies

In 2019, 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 program 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 targets and commitments for advancing racial equity and ensuring community engagement informs projects throughout implementation.

Housing Bond 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 to Metro Council for approval. The committee also identified considerations for ongoing monitoring and evaluation (see Exhibit A).

Intergovernmental agreements

Intergovernmental agreements provide a foundation of cooperation between Metro and local partners. The Metro Council approved local strategies as part of intergovernmental agreements 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 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 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 is scheduled to be 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 will not be seeking funds for that project until later in the year.

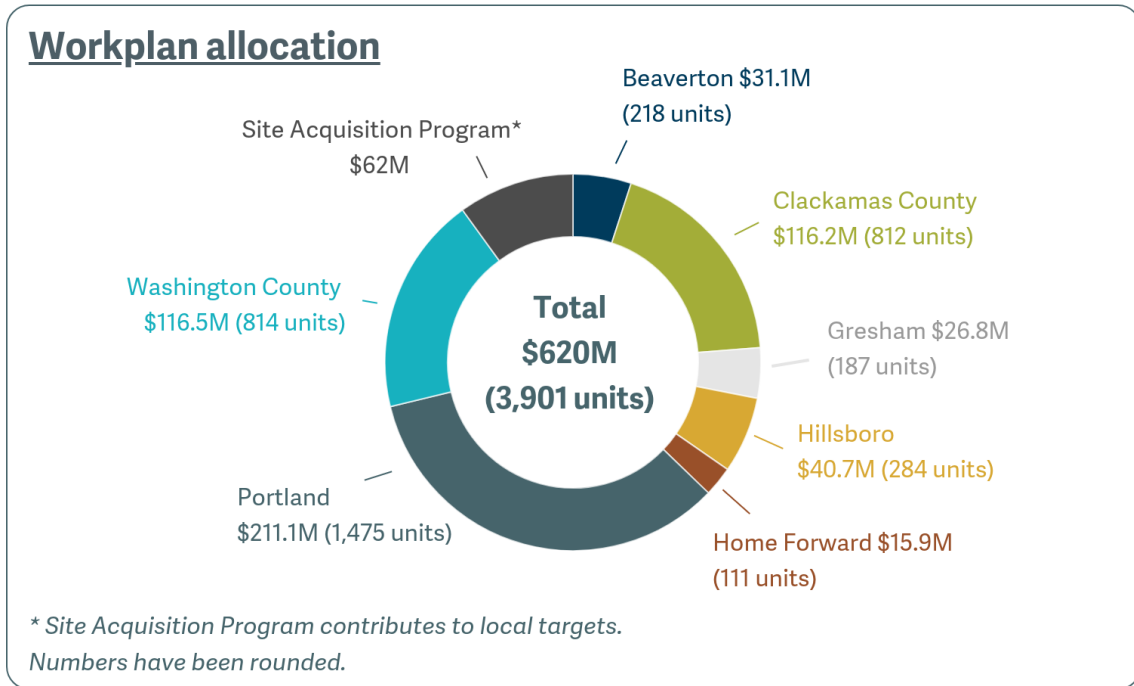
Funding allocation

As stipulated in the housing bond measure framework adopted by 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).

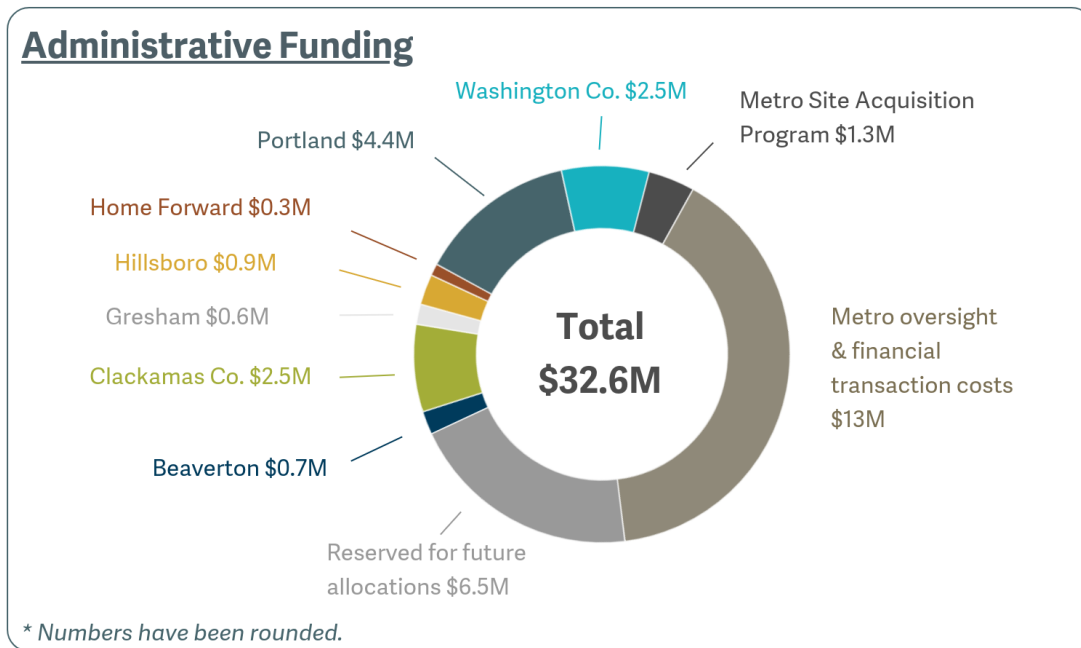
Ten percent of investment funding, or \$62,016,000, is reserved for investment by Metro's Site Acquisition Program, which acquires regionally significant sites and supports their development in coordination with local implementing jurisdictions.

Figure 3.1. Work plan distribution of funding and production targets



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 implementation 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 3.2. Work plan distribution of administrative funding



Targets and metrics

Defining success with clear metrics has been a vital regional conversation. 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 targets 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, 45% in Multnomah County and 34% in Washington 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, women, 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 performance metrics to support program evaluation and future policy discussions. These include metrics related to the following topics:

- 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
- People served and resident diversity
- Projects' cost and cost drivers
- Efficient use of subsidy and leveraged funding
- Affirmative marketing activities and outcomes (e.g., referral sources)
- Screening and lease up outcomes (e.g., application denials)

A summary of outcome and performance metrics is included in Exhibit B. 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 are therefore not discussed in this annual report.

Investments of this scale provide an opportunity to catalyze new practices in tracking and reporting on metrics in affordable housing development. Each metric is vital, but some – particularly around racial equity outcomes – do not have existing baseline data on which to establish a target. Metro expects that instituting new reporting practices on these metrics will ultimately establish a baseline that could inform future policy goals and targets, as well as providing benchmarks to support program evaluation and continual improvement in the near term.

Project and annual reporting

Metro has developed guidelines and templates for implementing jurisdictions, in coordination with developers, to submit post-completion and post-lease-up reports for each project to Metro. Metro is also working on an intergovernmental agreement with Oregon Housing and Community Services to provide Metro with ongoing monitoring information for all properties that also receive state funding, regarding physical inspections, compliance and occupancy (including resident demographics) and asset management. Metro will receive similar reports from implementing jurisdictions for projects without state funding.

In fall 2020, Metro developed annual progress reporting templates to support consistent reporting on local progress toward goals and objectives outlined in local implementation strategies. Local implementation partners submitted reports in January 2021 covering

activities and outcomes through December 2020. The local progress reports are available on Metro's housing bond website.

Supportive housing services measure

In May 2020, greater Portland voters also passed a supportive housing services measure, 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.

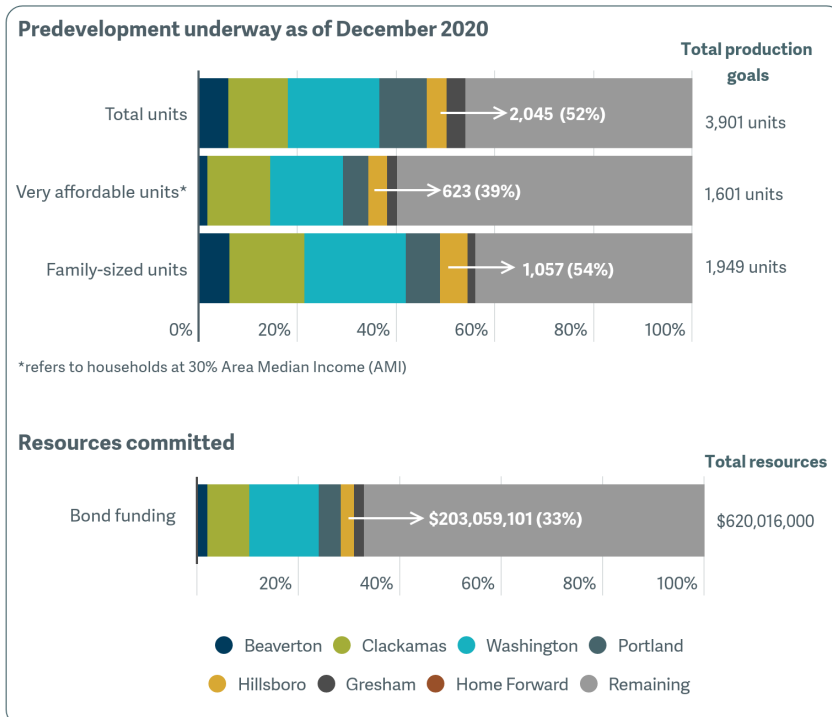
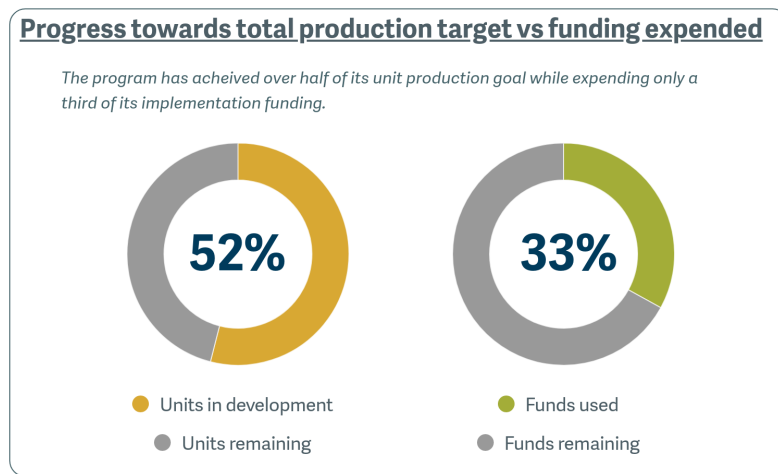
This measure, which will be implementing by the three Metro area counties (Clackamas, Multnomah and Washington) presents an opportunity to integrate rental assistance and supportive services funding with capital investments through the bond program to maximize the ability of both programs to serve the region's most vulnerable residents. As part of the annual progress reports, each jurisdiction has also submitted an addendum describing anticipated approaches to integrating supportive housing services measure funding with housing bond investments.

CHAPTER 4: UNIT PRODUCTION PROGRESS

The bond program is on track to exceed the goal of creating 3,900 affordable homes and the goal of 1,950 family-size homes, and to meet the goal of 1,600 very affordable homes.

As of December 2020, over \$203 million in bond funding, or 33% of allocated funding, had been committed to support 2,045 new affordable homes, or 52% of the total production target.

Figure 4.1. Regional progress toward unit production goals relative to funding commitment



The program is on track to exceed the 1,950 unit target for homes with two or more bedrooms, with 1,053 family-size units already in the pipeline (54% of the target for family-size homes).

Implementation partners are on track to meet targets for very affordable (30% AMI or below) units, with 625 units currently planned to serve households with incomes at or below 30% AMI (39% of the target for very affordable units). (In greater Portland, 30% of AMI is an annual income of \$19,410 for a household with one person, or \$27,650 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.

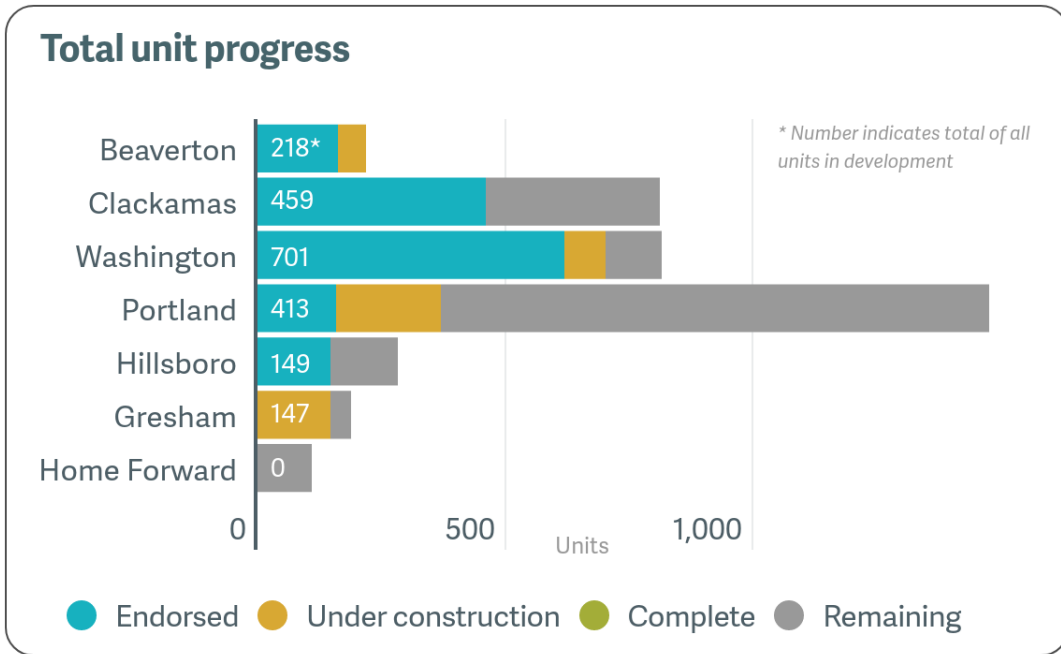
The pipeline portfolio includes a significant number of greater bedroom sizes and larger units designated for families with very low incomes — both needs consistently identified in community engagement themes. The pipeline currently includes a total of 1,053 family-size units, of which 752 (69%) are two-bedroom, 317 (29%) are three-bedroom and 24 (3%) are four-bedroom units. Of the 1,093 total family-size units, one-fifth are regulated for affordability at 30% AMI.

This report does not reflect changes to projects that occurred after December 2020, including: reduction in the Metro contribution to Fuller Road Station and Albertina Kerr due to the impacts of federal policy changes on the value of 4% Low Income Housing Tax Credits (LIHTC), concept endorsement and final approval of Rockwood 10, concept endorsement of Aloha Inn, and a reduction in the number of units and proportionate reduction in the Metro bond funds anticipated for Dekum Court. For this reason, some information for projects provided in local jurisdiction progress reports may vary from that included in this report.

Local progress

As of December 2020, five of seven local implementation partners have more than half their total unit production goals already in development or construction. Several more funding solicitations are planned in 2021.

Figure 4.2. Local progress toward unit production goals



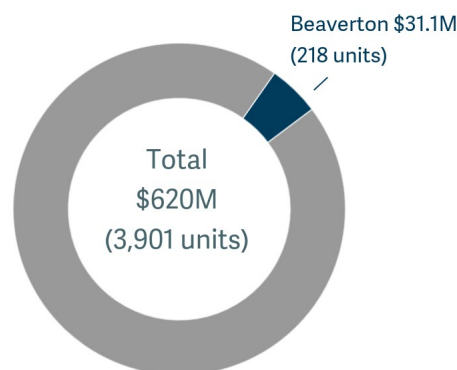
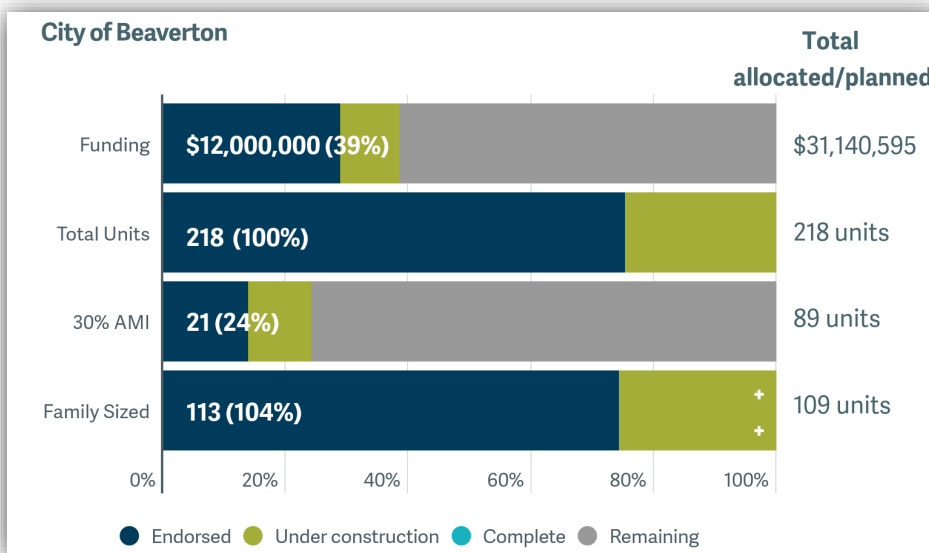
Beaverton



Beaverton has achieved its total and family-size unit production targets in its first two projects, with \$19.1 million in remaining funds not yet committed to projects. In November, Beaverton and Metro’s site acquisition program issued a joint RFQ to select a developer for the

Metro-owned Elmonica site. Beaverton plans to issue another solicitation later in 2021 for development of a city-owned property; it is expected that this project will include a significant focus on very affordable units.

Figure 4.3. Beaverton progress toward unit production goals



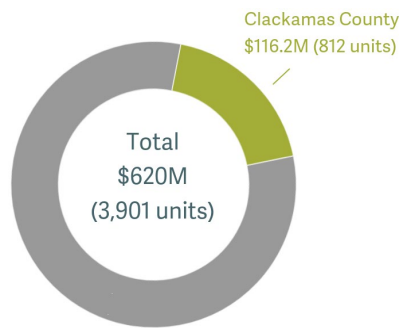
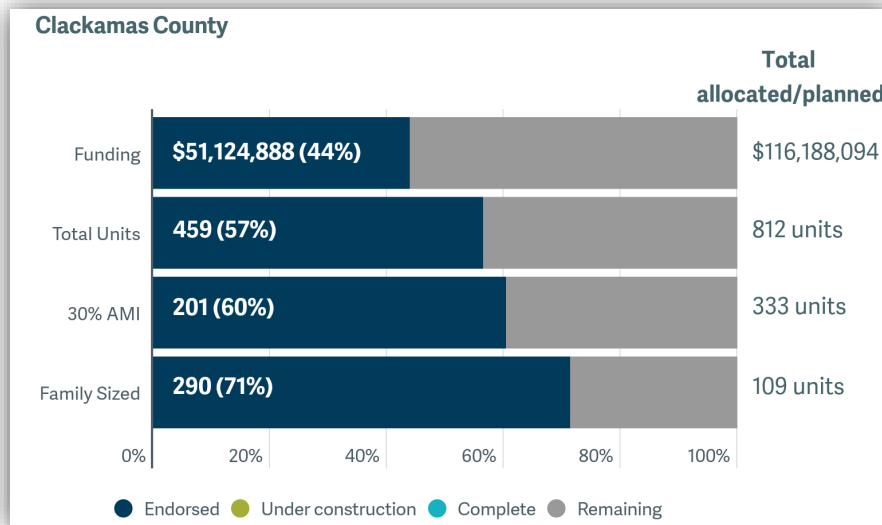
Clackamas County



Clackamas County was 57% of the way toward its overall unit production targets in December, with 44% of funding committed toward four projects. Clackamas County's portfolio includes a former residential care facility in Gladstone acquired by the Housing Authority of Clackamas County with bond funding as a Phase I project which

will be converted to supportive housing for older adults, and three projects selected through a solicitation in spring 2020. Clackamas County is exploring strategies to invest bond funding to support its housing authority's redevelopment of the Hillside Park public housing complex, which could facilitate the development of up to 400 new affordable homes. The county plans to allocate any remaining funding through a solicitation in 2022.

Figure 4.4. Clackamas progress toward unit production goals



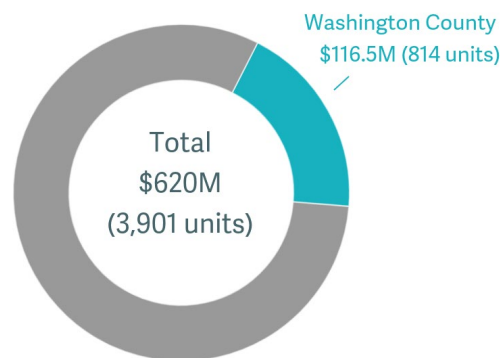
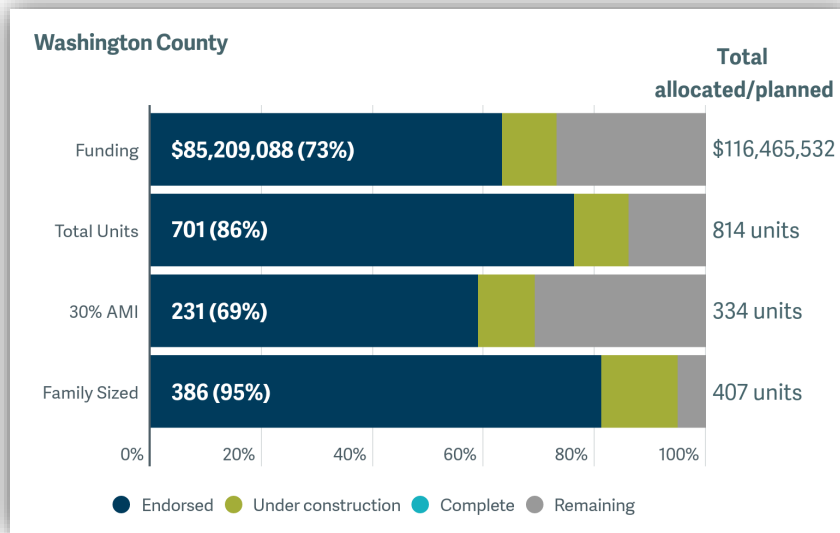
Washington County



Washington County was 86% of the way toward its unit production targets with 73% of funds committed in December. Seven projects were in predevelopment and one (the Viewfinder in Tigard) under construction. The county's pipeline includes 334 very affordable units regulated for 30% AMI

affordability. Of these, 58 will be permanent supportive housing (PSH) — supporting a county goal of achieving 124 PSH units in their housing bond portfolio. As of December, the county had \$31.2 million in remaining funding not yet committed to projects, of which \$8.5 million has since been committed to support the acquisition of the Aloha Inn in Forest Grove and its rehabilitation to produce 54 studio units of permanent supportive housing designated for individuals with very low incomes who are exiting homelessness.

Figure 4.5. Washington County progress toward unit production goals

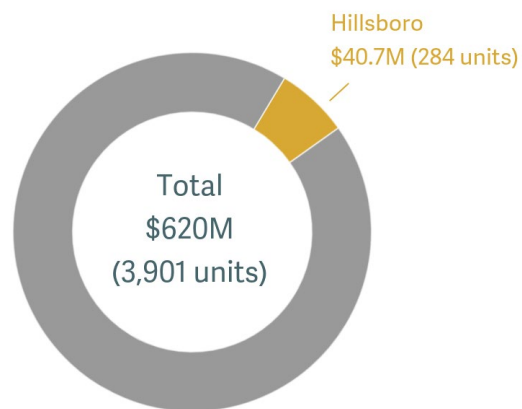
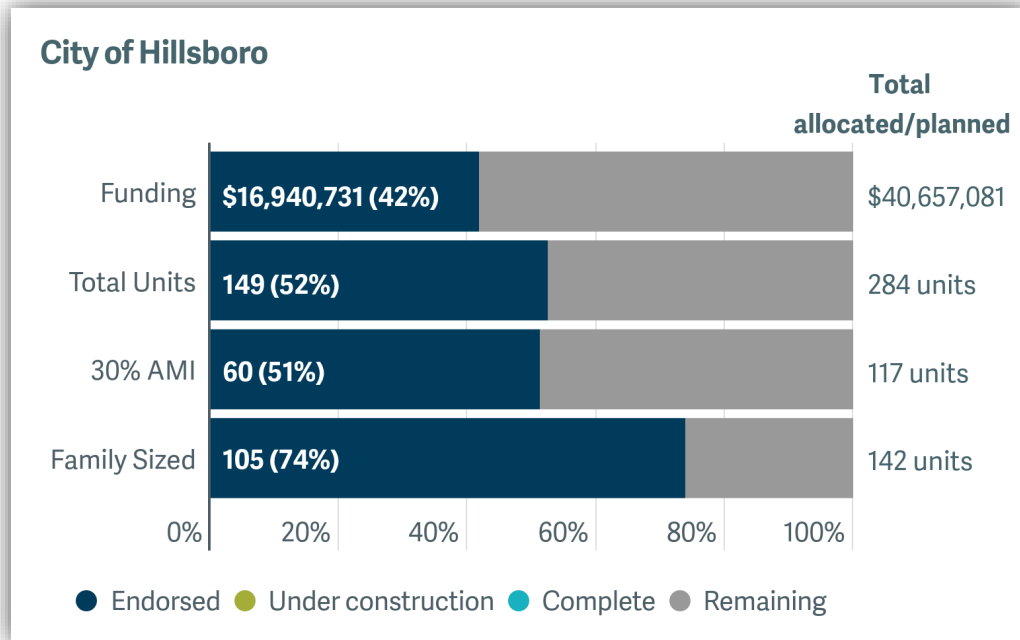


Hillsboro



Hillsboro was 52% of the way to its overall unit production in December, after committing funding to the development of the 149-unit Nueva Esperanza project on the city-owned 53rd Avenue site. Hillsboro has \$23.7 million in remaining funds not yet committed to projects.

Figure 4.6. Hillsboro progress toward unit production goals



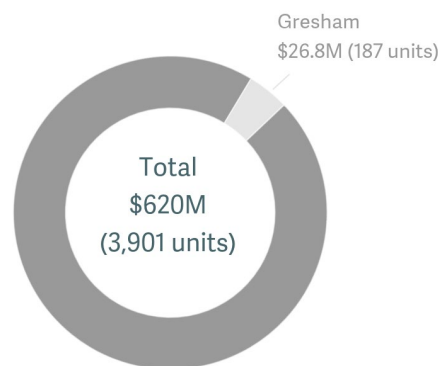
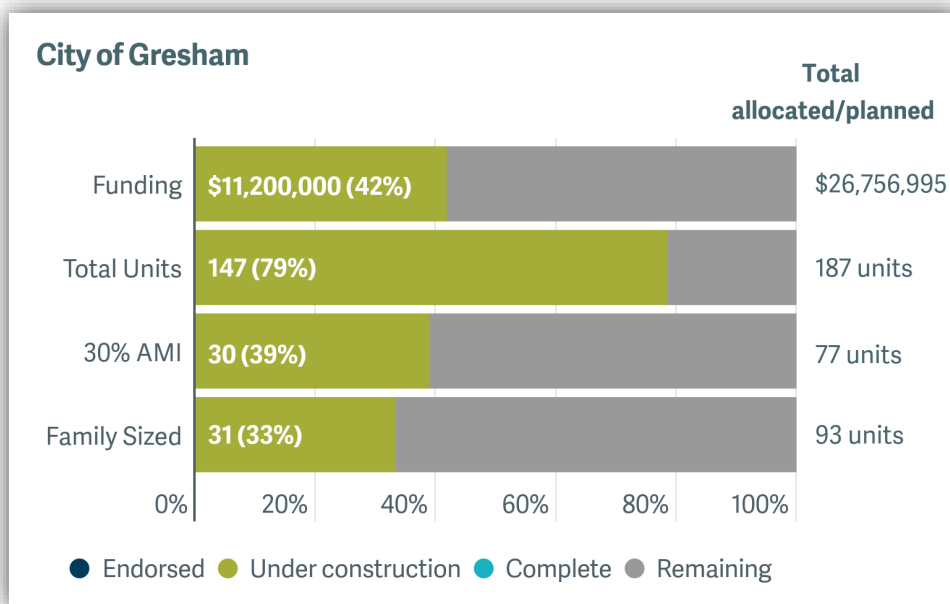
Gresham



As of December 2020, Gresham was 79% of the way toward meeting its overall unit targets through the Albertina Kerr project, which will break ground in February. Gresham had \$15.6 million in remaining funds not yet committed to projects. A total of \$5.15 million has since been committed to the Rockwood 10 project, which is under construction and will use Metro bond funds to support the conversion of 47 units

initially planned for affordability at 60% AMI to be made affordable for households making 30% or less AMI. The Rockwood 10 project will bring Gresham to 100% of its total target for very affordable units.

Figure 4.7. Gresham progress toward unit production goals



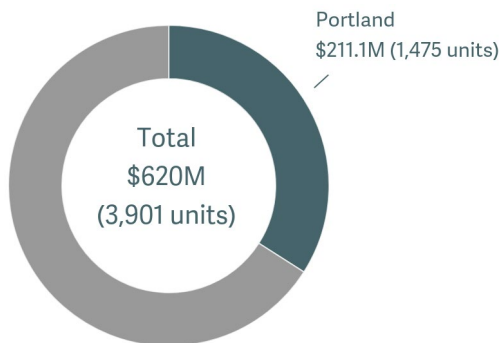
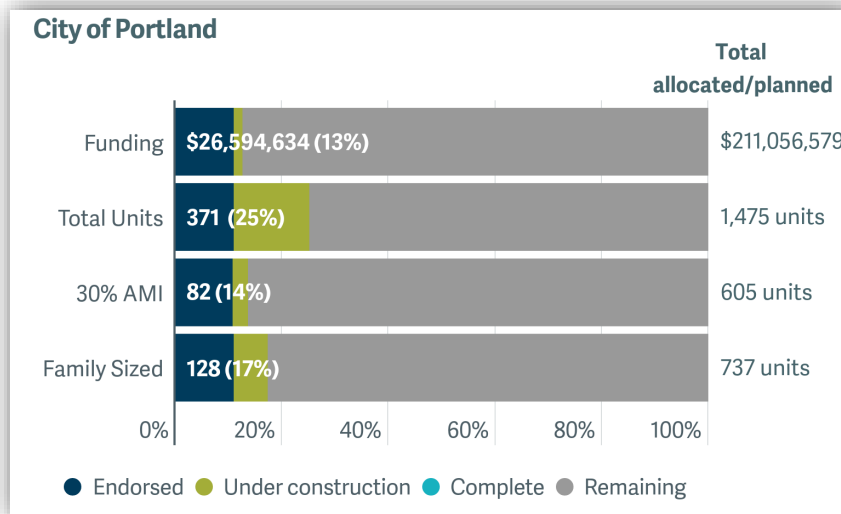
Portland



Portland was one-fourth of the way toward meeting its overall unit target as of December, with one project in predevelopment (Portland’s Phase I project, Dekum Court, sponsored by Home Forward) and two projects under construction. The two projects that are under construction (Findley Commons and RiverPlace Parcel 3) are part of “Phase 2” of Portland’s

implementation plan, which identified up to 10 percent of its Metro bond funds to fill small funding gaps in their existing pipeline. In the fall, Portland released an RFQ for supportive housing, which will result in additional project funding commitments this spring. Starting in 2021, Portland will issue annual Metro bond solicitations that include aligned SHS program funds and supportive housing goals. Portland has \$184.4 million in remaining funds not yet committed to projects.

Figure 4.8. Portland progress toward unit production goals



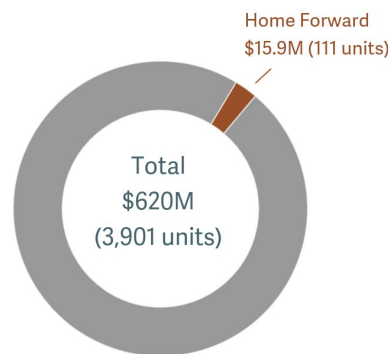
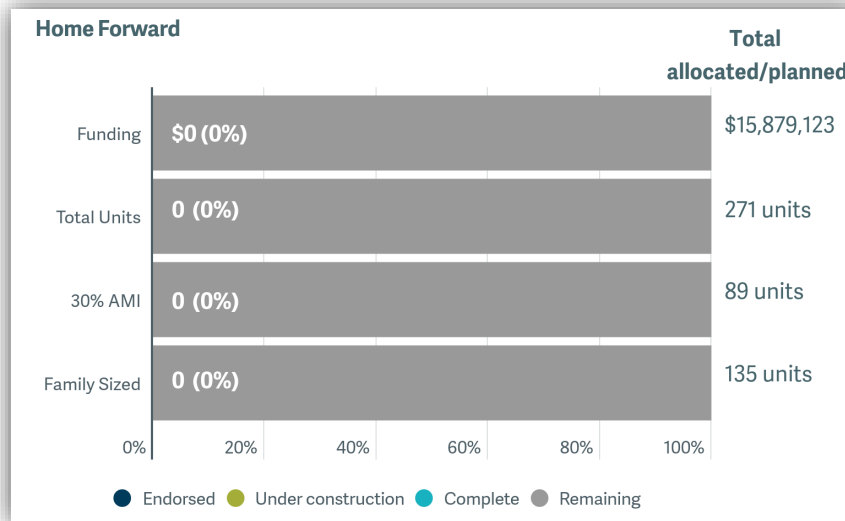
Home Forward



As the housing authority for Multnomah County, Home Forward is responsible for implementation in portions of east Multnomah County not covered by Portland and Gresham. Home Forward may also serve as the developer for projects in Gresham and Portland, as in the case of Dekum Court, Portland’s Phase 1 project. Home Forward is advancing plans

to achieve its overall unit production target for east Multnomah County on a 3.5-acre, county-owned parcel of land in Troutdale. In spring 2021, Home Forward plans to break ground on Dekum Court, Portland’s Phase I project which received a concept endorsement in 2019 to create 160 net new affordable homes through the redevelopment of an existing public housing site.

Figure 4.9. Home Forward progress toward unit production goals



Metro site acquisition program

Metro's site acquisition program is pursuing acquisition and development of several properties throughout the region. In the near term, the program is actively preparing for the development of two sites previously acquired with funding from Metro's transit oriented development program. These sites include the Elmonica Station property at 17030 Baseline Road in Beaverton and the former Trinity Broadcasting Network property at 432 NE 74th Avenue in Portland.

The program is under contract to purchase a property on SW Barbur Blvd. in Portland. This property is currently being utilized as a COVID-19 shelter run by the Portland/Multnomah County Joint Office of Homeless Services. If the transaction is finalized, site acquisition program and joint office staff anticipate that it will continue to be operated as a shelter until demolished and developed into permanent affordable housing in partnership with Portland and utilizing Metro housing bond funds.

The site acquisition program also anticipates developing a Metro-owned site near Gresham's Civic Drive MAX station and a property on SW Boones Ferry Road in partnership with Clackamas County and the city of Lake Oswego. The program continues to pursue opportunities to acquire property for affordable housing development, working in close coordination with local jurisdiction partners.

The site acquisition program's implementation strategy aims to invest its funds proportionately in implementing jurisdictions based on the share of regional assessed value. Projects developed on Metro-acquired properties will contribute to each jurisdiction's existing unit targets. In most cases, projects developed on Metro-acquired properties will require additional funding assistance from each implementing jurisdiction's bond allocation. The following table shows the estimated number of property acquisitions Metro currently anticipates in each jurisdiction and progress toward identifying investments.

Figure 4.10. Metro site acquisition program LIS plan and current progress to distribute investments proportionately

Implementation Partner	Metro site program funds	Estimated acquisitions	Notes
Beaverton	\$3,460,066	1	Funds will be invested in development of the Metro-owned Elmonica Station property.
Clackamas County	\$12,909,788	1-2	Pursuing MOU with City of Lake Oswego and Clackamas County for Boones Ferry Rd. property acquisition. Seeking and evaluating additional sites in coordination with county staff.
Gresham	\$2,972,999	1	Evaluating Metro-owned parcel at Gresham Civic Drive MAX Station.
Hillsboro	\$4,517,453	1	Seeking and evaluating sites in coordination with City staff.
Home Forward (balance of Multnomah County)	\$1,764,347	NA	Given insufficient funds to acquire and provide gap financing for a site, funds will be transferred to Home Forward to support Troutdale development—the only project that will be implemented in East County.
Portland	\$23,450,731	2-3	Funds will be invested in development of the 74th & Glisan site. Due diligence underway on the SW Barbur site.
Washington County	\$12,940,615	1-2	Seeking and evaluating sites in coordination with County staff.

CHAPTER 5: PROJECTS IN PIPELINE – DETAILS

As of December 2020, there were 19 projects in the regional housing bond pipeline. Four projects were under construction; 15 projects plan to break ground in 2021.

Phase I projects

While local implementation planning was underway, each local implementation partner was invited to submit up to one “Phase 1” project. In 2019, the Metro Council endorsed preliminary reservations of funding for four of these Phase 1 projects, subject to final approval to demonstrate consistency with each partner's local implementation strategy.

Figure 5.1. Phase I Projects endorsed in 2019

Project name, location	Implementing jurisdiction	Project team	Total cost / Metro bond*	Description
Mary Ann Apartments, Beaverton	Beaverton	REACH, Walsh	\$21.9M / \$3M	54 units of new affordable housing in downtown Beaverton, including 29 family-size units. Walking distance to high school, library, farmer’s market, MAX and bus. Under construction and planned to open this summer.
18000 Webster Road, Gladstone	Clackamas County	Housing Authority of Clackamas, Walsh	\$10.8M / \$6.9M	Acquisition and conversion of a former residential care facility to provide 48 units of deeply affordable single room occupancy and studio housing for older adults – the only SRO housing in Clackamas County. Construction will begin in 2021.
Dekum Court Apartments, North Portland	Portland	Home Forward, Walsh	\$65.9M / \$22.9M	Redevelopment of an existing public housing site to create 160 net new affordable homes, including 80 family-size homes and 65 deeply affordable homes. Partnership with Faubian Elementary and Head Start facility on site. Construction will begin in 2021 and will be phased to avoid displacing existing residents during construction.
Viewfinder, Tigard	Washington County	CDP, Bremik	\$32.9M / \$11.5M	81 units of new affordable housing in the Tigard Triangle, including 55 family-size units and 33 deeply affordable homes, with eight deeply affordable units for veterans at risk of or experiencing homelessness. Under construction and planned to open this summer.

**Project costs reflect preliminary estimates for projects not yet under construction. Total cost and Metro bond contribution are subject to change during final approval process.*

Projects endorsed in 2020

Metro’s work plan delegates approval authority for funding requests to its Chief Operating Officer, following staff evaluation of projects at a concept and final stage. In 2020, partners collectively released competitive solicitations that resulted in the selection of 15 projects that have been endorsed by Metro. All will start construction by end of 2021.

Figure 5.2. Projects endorsed in 2020

Project name, location	Implementing jurisdiction	Project team	Total cost / Metro bond*	Description
17811 Scholls Ferry Rd, Beaverton	City of Beaverton	Wishcamper, Colas	\$53.7M/ \$9M	Located in the up and coming South Cooper Mountain development area, three new buildings with 164 affordable units, including 84 units dedicated to seniors, with ground-floor amenities.
Aloha Housing, Beaverton	Washington County	BRIDGE, LMC	\$27.8M/ \$10.2M	82 units of new housing near TV Highway, 62 of which will be two- or three-bedrooms. Amenities include gardens, playgrounds and a community room.
Goldcrest, Beaverton	Washington County	BRIDGE, Colas	\$28.1M/ \$8.7M	The second of two bond projects in South Cooper Mountain, comprised of 75 units. Mostly one- and two-bedrooms with some three-bedrooms, the project will offer resident services by Hacienda CDC including housing stabilization, food pantry, youth and family services and economic opportunity services.
Basalt Creek, Tualatin	Washington County	CPAH, LMC	\$43.6M/ \$14.3M	116 units of housing in the planned urban expansion area spanning Wilsonville and Tualatin. Includes a community building, education space, expansive landscaping and elevators in each three-story building so each unit can be adapted for ADA access.
Forest Grove Family Housing, Forest Grove	Washington County	DCM Communities, LMC	\$11M/ \$3.8M	36 units featuring several three-bedroom townhomes as well as one- and two-bedroom units. Five two-story buildings will cluster around community amenities and outdoor spaces including playground, gardens, sitting area and ample space for culturally specific social activities.

Tigard Senior Housing, Tigard	Washington County	NHA, Walsh	\$19.2M/ \$6.3M	58 units of new housing for seniors, near Fanno Creek Park, Tigard Public Library and Tigard Senior Center. Universal design principles are included with ADA accessibility in every unit and throughout common spaces, some units with special auditory and visual accommodations.
Plaza Los Amigos, Cornelius	Washington County	REACH, LMC	\$39.2M/ \$12.8M	113 units, including 16 units of supportive housing with a specific focus on serving Latinx families. A park and trailhead for a planned regional trail system are also slated for development here.
Terrace Glen, Tigard	Washington County	Related NW, Walsh	\$48.4M/ \$17.5M	144 units located in the Metzger neighborhood within the Washington Square District along Greenburg Road. Adjacent to retail, grocery and rapid transit, the building will have a multipurpose room for informal resident gatherings which will also flex as an art center.
Fuller Road Station, Happy Valley	Clackamas County	GSA, GRES, R&H	\$47.3M/ \$10M	100 units located on the MAX Green line. The project will include a mix of one-, two, and three-bedrooms, including 25 units designated for individuals and families who are homeless or at-risk of homelessness, including youth who have exited the foster system.
Good Shepherd Village, Happy Valley	Clackamas County	Caritas, Catholic Charities, Walsh	\$53.9M/ \$18.3M	Happy Valley's first affordable housing development, with 141 units, including 15 units prioritized for veterans and seniors and eight supportive housing units.
Maple Apartments, Oregon City	Clackamas County	CDP, Hacienda CDC, LMC	\$53M/ \$15.9M	171 units around a central green space designed as a publicly accessible park and located minutes from Clackamas Community College. Includes 70 very affordable units, with 12 set aside for agricultural workers and 9 designated for individuals and families transitioning out of homelessness.
Findley Commons, Portland	City of Portland	Home First, Beaudin	\$7M/ \$2M	A large and under-utilized church-owned parking lot will be transformed into 35 supportive housing units for veterans who are homeless or at risk of homelessness. Construction underway, anticipated completion in fall 2021.
Riverplace, Portland	City of Portland	BRIDGE, Walsh	\$80.3M/ \$1.7M	176 affordable units next to a streetcar station in South Waterfront. Impact NW will provide resident services onsite, with focus on serving veterans and households with very

				low incomes. Under construction, anticipated completion in fall 2022.
Nueva Esperanza, Hillsboro	City of Hillsboro	Bienestar, HDC, LMC	\$47.9M/ \$17M	149 affordable units across 12 buildings, the design configures buildings in three distinct neighborhoods or colonias, each with their own unique identities, to foster a sense of community for residents.
Albertina Kerr	Gresham	Kerr, Edlen and Company, Pence	\$45.2M/ \$11.2M	The 4th largest multifamily Net Zero project in the U.S. 146 units of new affordable housing of which 30 units will be for adults with intellectual and developmental disabilities and restricted to 30% AMI, and 117 units for direct service professionals.

**Project costs reflect preliminary estimates for projects not yet under construction. Total cost and metro bond contribution are subject to change during final approval process.*

CHAPTER 6: ADVANCING RACIAL EQUITY THROUGH PROJECT LOCATIONS

Metro’s bond work plan required that local implementation strategies 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.

For this annual report, 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 the 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 E 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.

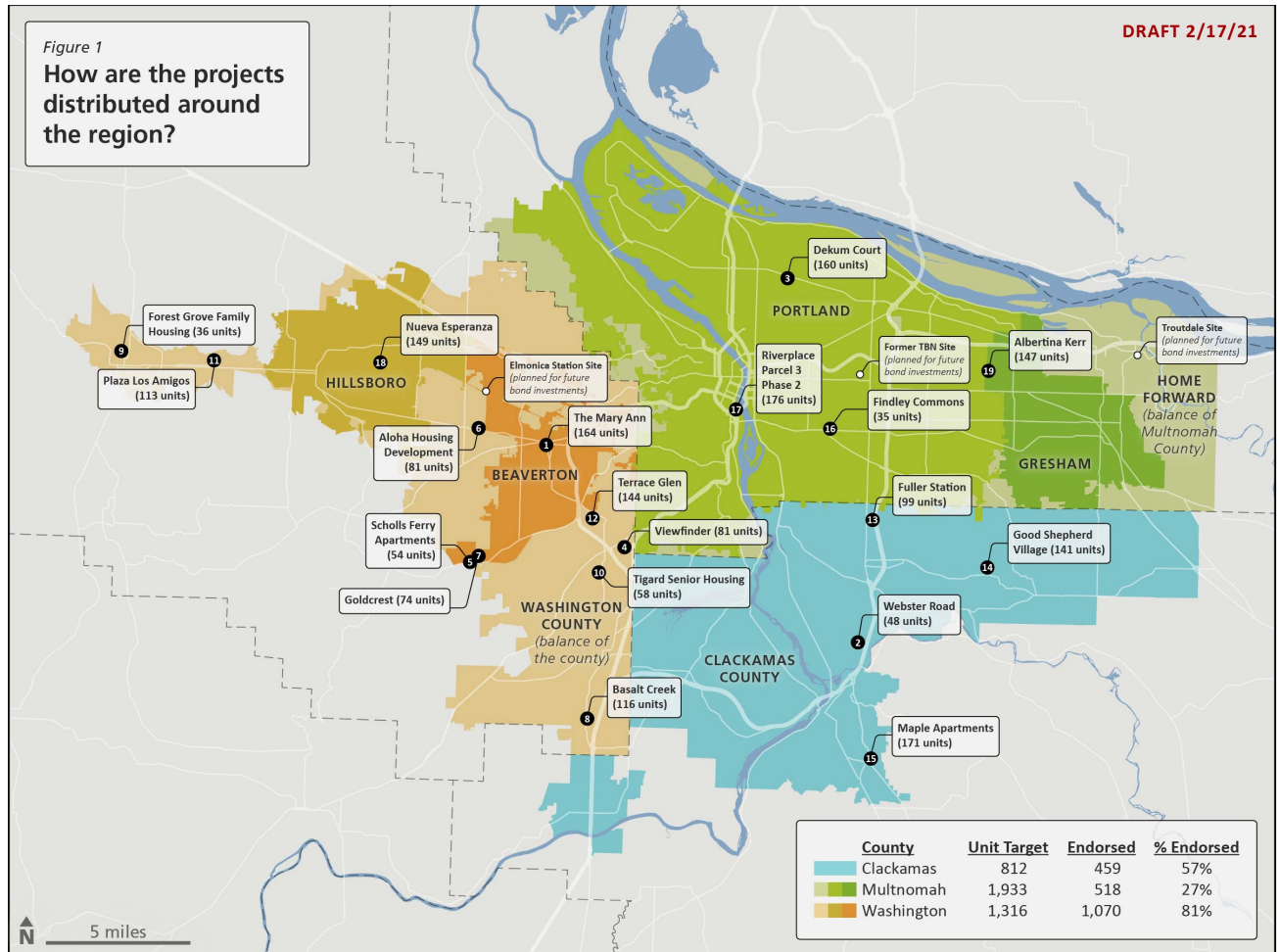
Figure 6.1. Summary of project location metrics

Project	County	Eligible units	Areas where communities at risk of displacement live today	Areas historically inaccessible to comm. of color	Areas with limited regulated affordable housing	Areas with access to transit	Walkable areas
The Mary Ann	Wash.	54	X		X	X	X
Webster Road	Clack.	48		X	X		X
Dekum Court	Mult.	160	X		X	X	X
Viewfinder	Wash.	81		X		X	X
Scholls Ferry Apartments	Wash.	164	X		X		
Aloha Housing Development	Wash.	81	X			X	X
Goldcrest	Wash.	74		X	X		
Basalt Creek	Wash.	116		X	X		
Forest Grove Family Housing	Wash.	36		X			X
Tigard Senior Housing	Wash.	57	X	X		X	X
Plaza Los Amigos	Wash.	112	X		X	X	X
Terrace Glen	Wash.	144	X	X	X	X	X
Fuller Station	Clack.	99	X			X	X
Good Shepherd Village	Clack.	141	X		X		
Maple Apartments	Clack.	171		X			
Findley Commons	Mult.	35		X	X	X	X
Riverplace Parcel 3 Phase 2	Mult.	176	X	X		X	X
Nueva Esperanza	Wash.	149	X		X	X	
Albertina Kerr	Mult.	147	X			X	X
Percent of total eligible units			73%	46%	59%	69%	66%

Geographic distribution across the three counties

Project locations are distributed throughout the three counties. Of the total units, 22% are in Clackamas County, 25% are in Multnomah County and 52% are in Washington County. This reflects early action by Washington County and Beaverton to commit funding to projects. It is expected that Clackamas County and Multnomah County will add many more units to the pipeline in 2021.

Figure 6.2. Distribution of project locations



Preventing displacement and stabilizing communities

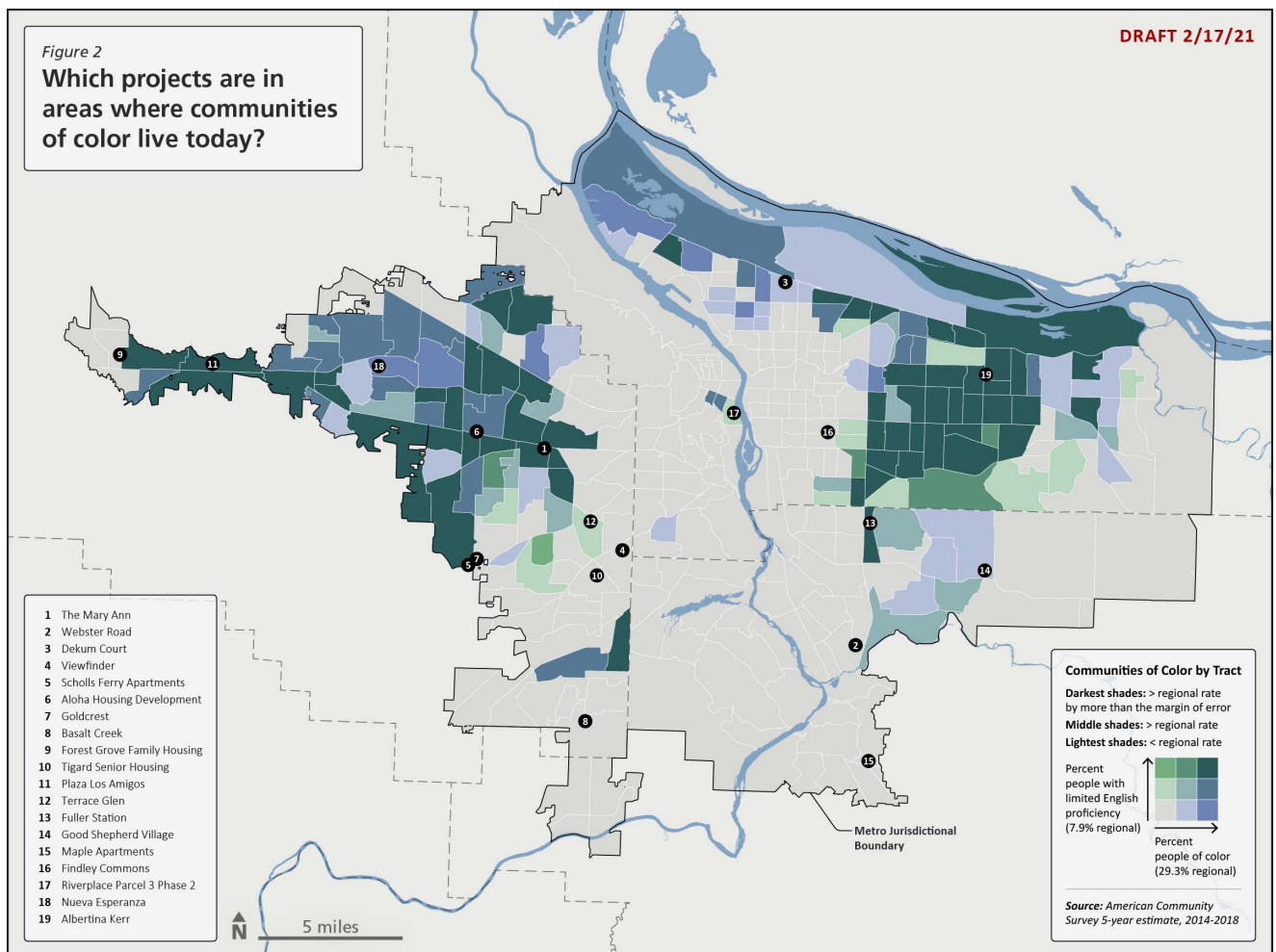
The distribution of units across the region shows substantial support for the goal of stabilizing communities at a higher risk for displacement, which was measured by identifying which projects are located in areas where the population has a high proportion of communities of color and/or people with limited English proficiency. Of the total eligible units, 73% 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”) 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 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 E for more information.

Figure 6.3 illustrates these areas across the region overlaid with the project locations.

Figure 6.3. Projects located in areas where communities of color live today



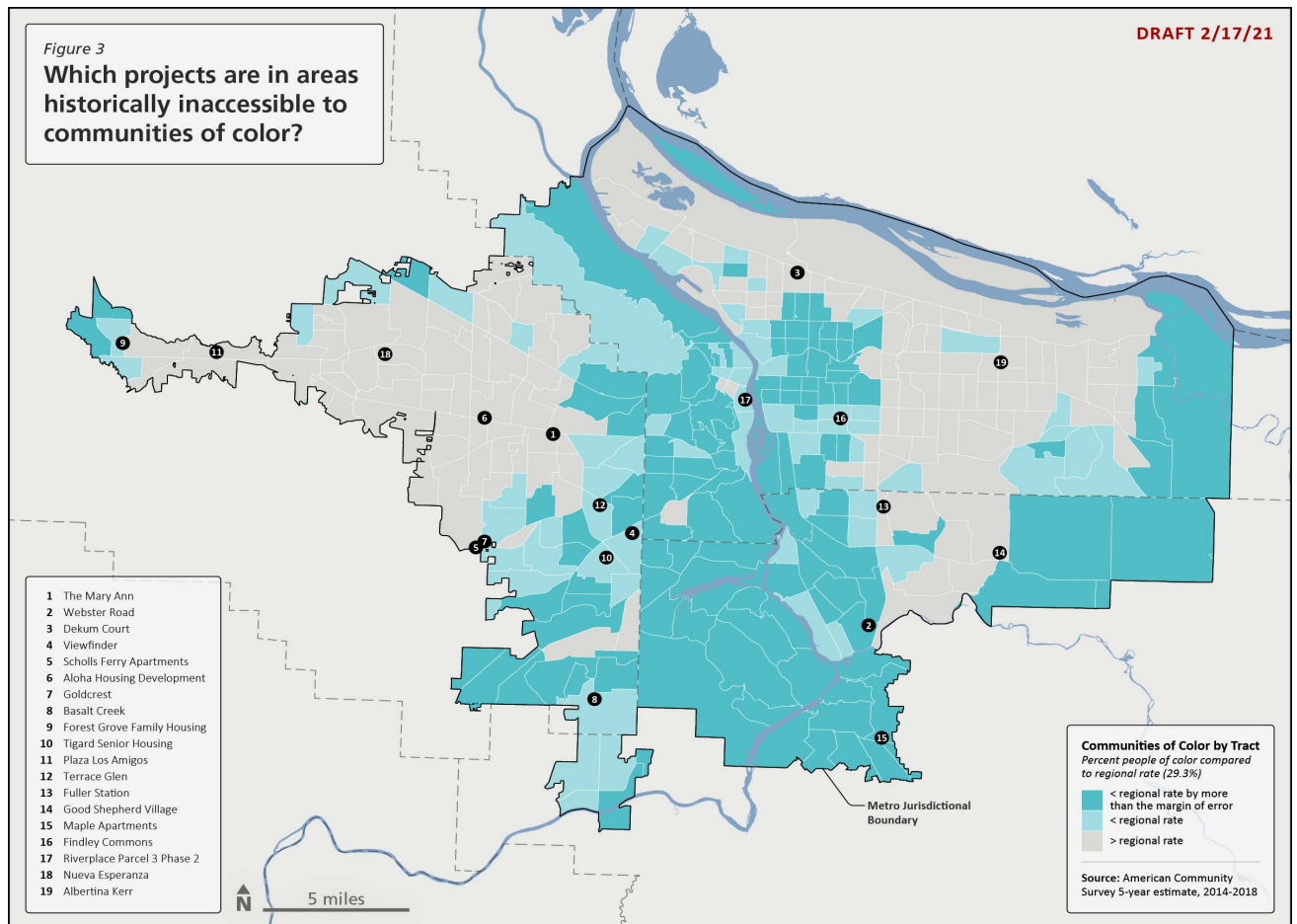
Advancing fair housing access and reducing segregation

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, 46% are in areas with a lower proportion of people of color than the region.

As with the measurement of areas at risk of displacement above, the analysis has identified areas where the percent of people of color is lower than the regional percentage by more than the margin of error in the ACS data. See the detailed table in Exhibit E for more information.

Figure 6.4 illustrates the areas with a lower percentage of people of color than the region overall, overlaid with the project locations.

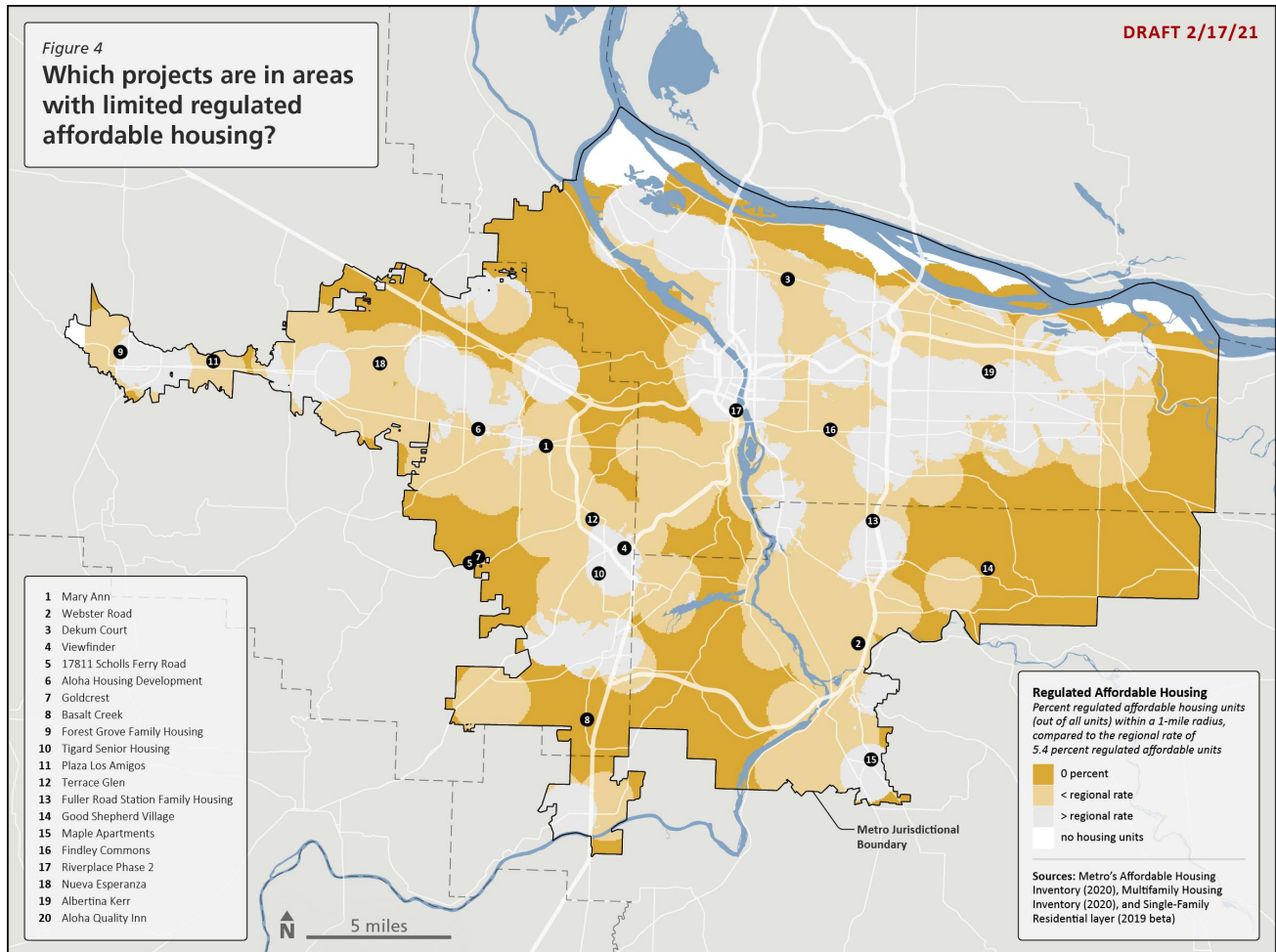
Figure 6.4. Projects located in areas that have been inaccessible to communities of color



The projects improve the distribution of affordable housing across the region by locating over half of the total pipeline 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, 59% are in areas with less than the regional rate of regulated affordable housing (5%) within a 1-mile radius. Four projects, representing 19% of the total units, have no existing regulated affordable housing within a 1-mile radius.

Figure 6.5 illustrates the areas across the region with no nearby regulated affordable housing, less than the regional rate, and more than the regional rate, overlaid with the project locations. The detailed table in Exhibit E shows the percent of housing units that are affordable within 1 mile of each project location.

Figure 6.5. Project locations relative to existing regulated affordable housing



Access to transit and amenities

Projects to date are largely located in areas with access to public transportation and in walkable areas. Of the total eligible units, 69% are within either ¼ mile of a frequent service bus stop or ½ mile of a MAX station, and 70% are rated with a walkscore of 50 (“somewhat walkable”) or better. The detailed table in Exhibit E 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.

CHAPTER 7: ADVANCING RACIAL EQUITY THROUGH OPPORTUNITY IN CONSTRUCTION

Metro's work plan required that local implementation strategies include strategies and/or policies, such as goals or competitive criteria related to diversity in contracting or hiring practices, to increase economic opportunities for people of color. In June 2019, while local implementation planning was still underway, the Housing Bond Community Oversight Committee submitted a memo to Metro Council expressing that simply requiring goals or criteria was not enough; the committee urged Council to establish an expectation that local implementation strategies should set expectations for a minimum goal of 20% MWESB participation. In response, the Metro Council directed jurisdictions to ensure that their local implementation strategies describe a path to get to 20% COBID participation in a reasonable time frame.

The oversight committee and Metro Council further articulated that Metro's Construction Career Pathways Project (C2P2) could be useful in informing workforce development strategies and capacity that will support the implementation of the housing bond program, and further encouraged all participating jurisdictions to consider participating in the C2P2 program, including "setting workforce goals, tracking and reporting on workforce diversity, requesting workforce diversity plans for contractors, and building partnerships with workforce development providers that serve communities of color."

Equitable construction contracting

All local implementation partners have established 20% COBID/MWESB goals, and the city of Portland has a goal of 30% for the Metro bond (it was already exceeding 20% participation). Metro has established a primary metric of the amount and percentage of total payments above \$250,000 made to COBID certified firms by category (MBE, WBE, DBE, SDV, ESB) and by construction trade.

While outcomes will not be available until projects begin to reach completion, project level goals for equitable contracting demonstrate commitments to achieve, and in several cases exceed, local goals. The two Phase I projects under construction are both on track to meet or exceed local goals; the Viewfinder is tracking at 26%, and the Mary Ann is tracking at 23% COBID participation.

Expanding construction workforce diversity

Efforts to support construction workforce diversity are limited in jurisdictions without a history of setting goals or tracking workforce diversity. Currently, no pipeline projects located outside the city of Portland have established project specific goals for workforce diversity. However, 12 of 19 projects have committed to tracking workforce outcomes, creating opportunities to establish baseline data that could inform future goals and targets. With the exception of two projects in Beaverton, most projects planning to track workforce outcomes are projects with prevailing wage requirements which create a need for projects to use a certified payroll system (making tracking easier).

Figure 7.1. Summary of equitable contracting goals, workforce tracking commitments, and prevailing wage requirements

Project	Implementing jurisdiction	Developer & general contractor	Total cost/ Metro subsidy (millions)	COBID goal	Workforce tracking?	Prevailing wage
The Mary Ann	Beaverton	REACH, Walsh	\$21.9 / \$3.0	20%	X	
Webster Road	Clackamas	Housing Authority of Clackamas, Walsh	\$32.9 / \$10.8	20%	X	DB
Dekum Court	Portland	Home Forward, Walsh	\$66.5 / \$22.9	28%	X	DB
Viewfinder	Washington	CDP, Bremik	\$32.9 / \$11.5	20%	X	DB
Scholls Ferry Apartments	Beaverton	Wishcamper, Colas	\$53.7 / \$9.0	20%	X	
Aloha Housing Development	Washington	BRIDGE, LMC	\$27.9 / \$10.2	25%		
Goldcrest	Washington	BRIDGE, Colas	\$28.1 / \$8.7	25%		
Basalt Creek	Washington	CPAH, LMC	\$43.6 / \$14.3	25%		
Forest Grove Family Housing	Washington	DCM Communities, LMC	\$11.0 / \$3.8	35%		
Tigard Senior Housing	Washington	NHA, Walsh	\$19.2 / \$6.3	30%	X	DB
Plaza Los Amigos	Washington	REACH, LMC	\$39.2 / \$12.8	35%	X	DB
Terrace Glen	Washington	Related NW, Walsh	\$48.4 / \$17.5	20%		
Fuller Station	Clackamas	GSA, GRES, R&H	\$47.3 / \$10.0	20%	X	DB, BOLI
Good Shepherd Village	Clackamas	Caritas, Catholic Charities, Walsh	\$53.9 / \$18.3	25%	X	DB
Maple Apartments	Clackamas	CDP, Hacienda CDC, LMC	\$53.0 / \$15.9	20%	X	DB
Findley Commons	Portland	Home First, Beaudin	\$7.0 / \$2.0	24%	X	DB
Riverplace Parcel 3 Phase 2	Portland	BRIDGE, Walsh	\$80.3 / \$1.7	30%	X	BOLI
Nueva Esperanza*	Hillsboro	Bienestar, HDC, LMC	\$47.9 / \$17.0	20%		
Albertina Kerr		Edlen and Company,	\$45.2 / \$11.2	20%		
Total projects					12	10

*The Nueva Esperanza project will include informal tracking of workforce participation with narrative reporting.

Increasing capacity to advance construction diversity

Local implementation partners have noted the need for capacity building and technical assistance to support successful outcomes in both contracting and workforce diversity. Several implementation partner jurisdictions lack software systems to support tracking of contracting outcomes and/or workforce diversity. Additionally, local implementation partners and stakeholders have identified a need for technical assistance to support outreach and networking among established developers/contractors and MWESB contractors and workforce organizations — as well as the need to invest in minority- and women-owned firms to support a pipeline of diversity in the construction trades.

Currently, two local implementation partner jurisdictions (City of Portland and Clackamas County) have signed on to Metro’s Construction Career Pathways Program and two others (City of Beaverton and Washington County) are considering signing on. The initiative is bringing together stakeholders from public agencies, private industry, apprenticeship programs, unions and community-based organizations to develop reliable career pathways for women and people of color in the construction trades.

CHAPTER 8: ADVANCING RACIAL EQUITY: MARKETING, SCREENING AND SERVICES

Metro's work plan required that 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. While the success of these strategies will ultimately be evaluated based on the outcomes (e.g., resident diversity and stability) reported to Metro after buildings are leased up, early reports provide some information about implementation partners' activities to support these outcomes.

All local implementation partners have reported on efforts to ensure low barrier screening and affirmative marketing in projects, and several projects have established partnerships with culturally specific providers, many of whom will support the marketing and lease-up process in addition to providing ongoing resident services.

Ensuring equitable access through low barrier screening and affirmative marketing

While all bond projects have submitted an affirmative fair housing marketing plan complying with federal standards, local implementation partners' annual progress reports varied in the level of detail provided regarding specific plans to reduce barriers through marketing and screening. A lesson learned from Washington County is to provide specific sample screening criteria rather than simply requiring "low barrier screening," so developers, owners and managers can work with concrete examples and gain familiarity with how to approach this crucial equity issue. Metro's site acquisition program also included competitive criteria to address low barrier screening in their El Monica solicitation.

All implementation partners reiterated their commitment to create an inclusive tenant screening criteria process and minimize barriers to housing often experienced by communities of color. The cities of Hillsboro and Gresham provided the most specific examples of how they plan to reduce barriers to access, including:

- Management will consider relevant individualized evidence of mitigating factors throughout the process, and approach it through the lens of proactive fair housing and equity
- Management will not deny an applicant for negative rental history or prior evictions if it was based on excessive rent burden
- Criminal conviction review process has removed any crimes that are no longer illegal at the state or federal level
- Applicants are encouraged to provide professional letters to assist in the review process

- Lower income-to-rent and credit history requirements
- Lower application fees and deposits

One of the most common strategies partners reported to further their affirmative marketing goals was engaging service providers who work with priority and/or marginalized communities and communities of color as part of their leasing process. Tools such as distribution of multilingual/multicultural marketing materials through partnerships, leveraging service partners’ peer and community-based networks for direct referrals, in-person outreach and community meetings were the most mentioned strategies in local progress reports. Both Clackamas and Washington Counties required bond funded projects to include partnership with a culturally specific organization (as co-developer or service provider).

Plans to align culturally responsive programming and supportive services

A common theme in early engagement activities was a need for on-site services to meet the needs of tenants, helping to support their stability and ability to prosper. In the local implementation strategies, all partners committed to the integration of culturally specific services. While some pipeline projects have already established relationships with on-site service providers, others are less clear on their plans to integrate culturally specific programming and supportive services to meet the needs of residents.

Across the pipeline of housing bond projects, several projects have already established partnerships with culturally specific service providers, with plans to provide a range of services including:

- providing language translation services
- hiring on-site staff with cultural competencies
- providing asset building and educational opportunities
- increasing food access through on-site pantries
- creating community building events in communal spaces

Of the partners who have turned to community organizations with established roots in priority populations, Hillsboro’s partnership with Bienestar on the Nueva Esperanza project is an excellent example of the strengths of partnership with community organizations. As a culturally specific organization working within Latinx and immigrant communities, Bienestar is well positioned to provide services they know community members need to succeed. Bienestar’s unique promotores program recruits and trains residents from each housing site to act as “connectors” for their community, facilitating relationships with neighbors to assess needs and connect residents to crucial services while advocating for important community issues.

- hiring case managers to connect tenants with other supportive services

Projects are at different stages of development and it is anticipated that partners will be integrating more detailed plans for tenant services as projects progress.

CHAPTER 9: COMMUNITY ENGAGEMENT 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 and 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) 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 annual progress reports, each implementing jurisdiction provided information on community engagement completed to date. Metro staff evaluated progress on these requirements, reviewing information submitted in relation to work plan and local implementation strategy goals and identifying themes and best practices at a regional level.

Engagement of communities of color and historically marginalized groups

Engagement has effectively reached Black, Indigenous and other people of color. It has been moderately effective at reaching immigrants and refugees, seniors and people with disabilities, and less effective at reaching (or documenting participation by) people with low incomes, people with limited English proficiency and people with experience of houselessness. See appendix (Exhibit F) for more information on demographics of participants in engagement activities.

Engagement methods

Local progress reports included a description of engagement activities and the outreach methods that garnered participation. Engagement has occurred during local implementation strategy planning, creation of solicitations (both broad and project-specific) and to inform specific projects. Engagement to inform local strategies and 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.

Though jurisdictions did not report challenges specific to the pandemic, it must be mentioned that COVID 19 complicated engagement and outreach during the past year. Many

activities were adapted to occur online, and though reporting regarding bridging the digital divide was not requested, it is clear that several implementing partners made efforts in this area.

“The number of staff members present in each listening session was limited with engagement partners leading the sessions to help create a safe, comfortable space for participants to share their experiences. Engagement partners helped determine best ways to facilitate discussion in a virtual setting.” – Housing Authority of Washington County

Engagement activities included (in order of most frequently mentioned): neighborhood meetings, focus groups, listening sessions, surveys, meetings with established boards and commissions particularly those with BIPOC and/or disability focus, public and resident meetings.

Outreach methods included: coordination with community-based organizations, coordination with schools/school groups and neighborhood associations, fliers to immediate neighbors, contact with businesses, email, social media posts, text and Whatsapp.

Partnerships for engagement

All implementing jurisdictions 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.) were used almost as frequently. Partnerships with faith-based organizations were also mentioned. Some implementing partners reported compensating their partners and others did not report on this aspect. **Fair compensation for partnerships with community-based groups increases effectiveness of engagement activities and is recommended.**

Engagement themes

All reports described themes from engagement; most indicated what feedback came specifically from communities of color and other historically marginalized community members.

Most frequently reported feedback, especially from BIPOC and immigrant/refugee communities (see appendix Exhibit F for a full summary of all engagement themes):

Larger units	Communal spaces	Outdoor spaces	Laundry facilities
Metro’s “family size” designation of two or more bedrooms must be complemented with creation of even larger units to effectively serve marginalized communities.	Community rooms, parks and green spaces, libraries, spaces for communal cooking, family celebrations, gatherings and to celebrate cultural heritage.	Varied; especially gardens, playgrounds, age-specific play areas, sports courts and covered spaces.	Washer/dryers in unit, or hookups so households can use own machines; mix of washer/dryers in larger units and communal laundry for use by smaller households; concern about cost burden of pay laundry.

Some of the feedback has already informed projects; for others, it is too soon to know specific outcomes. Of the above themes:

- Four-bedroom units were included in Hillsboro’s Nueva Esperanza project.
- Communal/community space, especially for cultural celebrations, has been incorporated in the Nueva Esperanza project, as well as Washington County’s Forest Grove Family Housing project.
- Varied outdoor spaces have been included in the Nueva Esperanza project as well as City of Portland and Home Forward’s Dekum Court renovation.
- Innovative laundry solutions were reached through collaboration with the community advisory committee for Dekum Court.

From Washington County’s report: “The Forest Grove Family Housing project is the closest to beginning construction... feedback suggested that family-sized units should be closest to the outdoor space so parents can easily look out of their units and monitor children playing outside. It was also suggested that play areas be divided to provide age-specific play areas. Additionally, feedback indicated that onsite community space was very important for larger gatherings such as birthday parties and other celebrations. This feedback was incorporated into the design with the unit configuration shifted to allow for family-size units closest to outdoor play areas, age-specific play areas, and addition of community space.”

The Nueva Esperanza project in Hillsboro “was explicitly conceived within the framework of racial equity... The focus on family-sized units at Nueva Esperanza, including 4 bedroom

units, is a foundational integration of the feedback from communities of color... The development team intentionally created a distinctive neighborhood feel within the development... Bienestar added thoroughfares that will connect the surrounding community to the property and increase an atmosphere of inclusivity and broader camaraderie... The team will also provide boot washing stations so that residents who do agricultural labor can wash away pesticides and other hazards before coming home to their families.”

Metro’s role

Metro provides support to partner jurisdictions in developing and carrying out effective engagement. This has included consultation and coaching on best practices (particularly for reaching marginalized communities and developing effective partnerships) and processing feedback to inform project implementation, convening and facilitating regular peer mentorship meetings, support on adapting engagement activities to safer methods during a pandemic and co-leading developer information sessions on Metro’s community engagement requirements. According to Clackamas County’s progress report, in the developer session “we discussed best practices for collecting demographic data and highlighted the importance of collecting this data to help measure outcomes. Project sponsors seemed to understand the importance of data collection and showed a willingness to incorporate this in their outreach efforts moving forward. HACC anticipates more participation demographics will be collected as these projects progress through predevelopment and programming.” Metro also gathered and published (with their consent) a list of community-based organizations open to potential partnerships on engagement and beyond.

Metro has identified best practices for effective engagement, particularly with marginalized communities. These practices should be replicated for future projects.

- **Language access** is an important practice for effective engagement (including translation of outreach/written materials and interpretation of engagement activities) and was described in half the reports. This was most commonly Spanish and Arabic, and Clackamas County also reported Russian, Ukrainian, Vietnamese and Mandarin.
- **Compensating participants** is a helpful practice. Three reports described using stipends; other incentives such as gift cards, transit tickets, food and childcare are helpful as well.
- **Long-term relationship building** was mentioned explicitly once, and can be a very beneficial practice for effective engagement. Beaverton is currently contracting with Unite Oregon for multicultural engagement on bond projects and general housing education and engagement, and anticipates extending the contract through 2023.

CHAPTER 10: EFFICIENT USE OF FUNDS

Good use of public funds is a core guiding principle of the regional housing bond for Metro and its partners. For a significant new source of funding being infused into an existing affordable housing delivery system, monitoring and regional coordination is essential to ensure maximum public benefit from this limited public funding source. To support evaluation of system-level outcomes for efficiency and stewardship, Metro hired a consultant with 31 years of experience in affordable housing financial analysis to evaluate financial performance across the existing Metro housing bond pipeline portfolio. A full summary of findings from the pipeline analysis is provided in Exhibit C.

This analysis is based on real estate development pro formas received for 18 of the 19 projects that had received a Metro endorsement as of December 2020. Clackamas County's Webster Road property was not included due to the fact that a full rehabilitation budget was not reviewed as part of the Phase I approval which provided bond funding to the county to acquire the property. Additionally, as noted above, this report does not reflect changes to projects that occurred after December 2020, including: reduction in the Metro contribution to Fuller Road Station and Albertina Kerr due to the impacts of federal policy changes on the value of 4% Low Income Housing Tax Credits, concept endorsement and final approval of Rockwood 10, and a reduction in the number of units and proportionate reduction in the Metro bond funds anticipated for Dekum Court. For this reason, some information for projects reported in local progress reports may vary from that included in this report.

Development costs

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. 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.

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 made with an understanding that prioritizing equitable contracting and workforce diversity means additional costs. Finally, the use of federal funding, including rental assistance vouchers, is an essential tool to achieve the program's targets for deeply affordable units, triggers prevailing wage requirements which also impact costs. A number of other factors impact costs including project size, construction type, parking and more.

The Metro housing bond portfolio includes 19 projects ranging in size from 13,000 to 191,000 square feet, with an average size of 122,000 square feet. Projects are configured with a range from one to 12 buildings, with an average of three buildings. Projects include a range from 35 to 200 apartment units, with an average of 133 units.

In general, the Metro housing bond portfolio's development costs align with general and historic cost for development of similar affordable housing in the Portland

metropolitan area, which is also aligns with patterns in other regions in the Pacific Northwest and across the nation.

Figure 10.1. Weighted average total project cost and Metro bond funds

	Minimum	Maximum	Weighted average
Metro bond funding			
Metro bond funds per unit	\$9,771	\$143,000	\$95,883
Total cost per unit	\$192,620	\$471,751	\$342,214
Total cost per bedroom	\$134,910	\$317,819	\$199,251

Leveraged funding

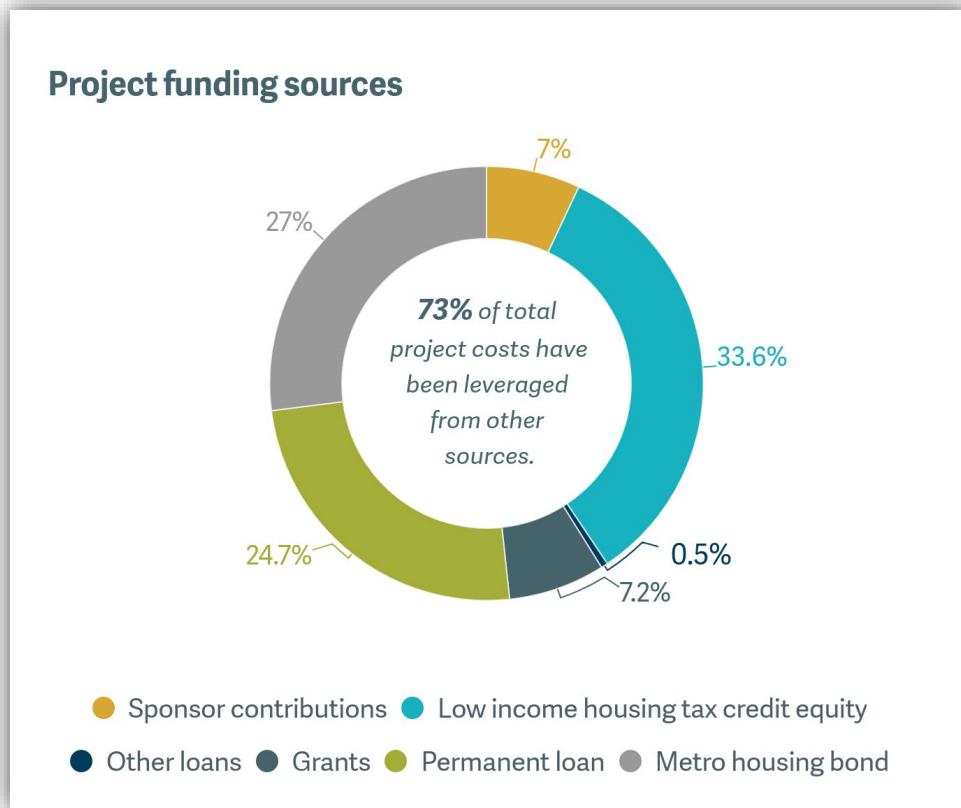
Building affordable housing is almost always an exercise in layering funding from a variety of sources. The current affordable housing bond pipeline represents over \$745 million in investments, of which approximately 27%, or \$203 million, is affordable housing bond funding and over \$542 million is leveraged from other sources.

Seventeen of the 18 projects included in the pipeline analysis are financed using federal Low Income Housing Tax Credits (LIHTC — commonly pronounced “lie-tech”). The exception is the smallest project in the portfolio, which lacks sufficient scale to effectively use these tax credits and which has instead used substantial grant funding.

Of the seventeen projects financed with tax credits, one project is financed using 9% LIHTCs, a highly competitive resource that is subject to an annual limit. The remaining 16 LIHTC financed projects utilize 4% LIHTCs. While the availability of 4% LIHTCs is not limited, they must be used in conjunction with tax-exempt, private activity bond debt, which is subject to an annual statewide cap of \$467 million that effectively limits the use of the tax credits. Although this cap has not historically been met, it may become a constraint in the future. Additionally, the federal economic recovery bill passed in December 2020 significantly increases the value of 4% LIHTCs (the impact of this change is discussed below). This increase in available 4% LIHTCs is expected to, correspondingly, increase the demand for tax-exempt, private activity bond debt.

LIHTC equity and permanent loan debt are the primary sources of leveraged funding for projects in the Metro bond portfolio. LIHTC equity ranges from 47% to 60% of project funding, with an average of 52%, and permanent loans range from 0% to 47% of project funding, with an average of 25%. Other funding sources include grants and subordinated loans, sponsor contributions including cash investment, contributed land, and/or deferred developer fees, and Metro bond funding. As the gap funding for the projects in the portfolio, bond funding provides the balance of funding needed to fully fund the projects, representing 27% of the portfolio’s funding.

Figure 10.2. Average leverage across the portfolio



Analysis of the current Metro housing bond pipeline shows variation in investment practices due to a lack of regional guidance to standardize practices. **Stronger regional coordination may be needed to ensure that bond funding investments are optimizing leveraged funding.**

Additionally, the federal economic recovery bill passed in December 2020 significantly increases the amount of 4% Low Income Housing Tax Credits – the most significant source of leveraged funding in the bond portfolio. While the increase in these credits will likely be partially offset by a reduction in tax credit yields paid by investors, on a net basis, this policy change could result in a \$30-45 million boost in leveraged equity across the portfolio. Metro plans to work with local implementation partners and to evaluate opportunities to reduce the Metro bond contributions previously reserved for projects in light of this unanticipated increase in equity available to projects.

Operating costs and subsidy

Metro's 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 \$19,410 for a household with one person, or \$27,650 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.

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 pipeline portfolio's current 625 units serving households with very low incomes, 285 have project-based rental assistance that funds some or all of the monthly rent, making the assisted units affordable to households with very little or no income¹. The vast majority of these units have federal project-based rental assistance vouchers administered by a local housing authority. A few of the units will be the first to use rental assistance provided through the Metro supportive housing services program.

Planning for integration of Metro supportive housing services funding

The supportive housing services measure passed by Metro voters in May 2020 presents opportunities to integrate rental assistance and supportive services with housing bond investments. Funding is expected 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.

Clackamas County and Beaverton are exploring opportunities to infuse supportive housing funding throughout their portfolio, including exploring options to deepen affordability and expand production in addition to integrating supportive services. Portland and Washington County expect to integrate supportive housing funding in future housing bond investments to support progress toward their local implementation strategy goals for permanent supportive housing (300 units in Portland and 100 units in Washington County); they are not currently evaluating opportunities to utilize funding to increase or exceed these goals. Other jurisdictions are exploring the use of supportive housing funding to fill operating gaps and provide additional services across their housing bond portfolio.

¹ Includes Clackamas County's Webster Road project, which will create 48 deeply affordable, voucher supported units. This project was not included in the pipeline analysis provided in Exhibit X.

Figure 10.2. Anticipated approaches to integrating supportive housing services funding in housing bond portfolio

Jurisdiction	Anticipated approach
Washington County	No plan to increase targets or integrate supportive housing funding into existing seven projects with existing concept endorsements. Will explore opportunities to integrate supportive housing funding in future projects, including plan to leverage supportive housing for rental assistance and services on the planned acquisition of the Aloha Inn in Forest Grove, which the county plans to convert to 54 units of permanent supportive housing.
Hillsboro	No plan to increase targets; anticipated use of supportive housing rental assistance to fill identified operating gaps and provide supportive services in future solicitations.
Beaverton	Evaluating opportunities to utilize supportive housing funding to expand unit production, increase the number of 30% AMI units and integrate supportive services on existing and future pipeline projects.
Clackamas County	Evaluating opportunities to utilize supportive housing funding to expand unit production, increase the number of 30% AMI units and integrate supportive services on existing and future pipeline projects.
Portland	No plan to increase targets; focus on meeting existing local implementation strategy goal of 300 PSH units as part of bond implementation.
Gresham	No plan to increase targets; interest in future exploration of supportive housing funding for expansion of services in Rockwood 10 and Albertina Kerr projects.
Home Forward	No plan to increase targets; use of supportive housing only for rental assistance to fill operating gaps in Troutdale project.
Metro site acquisition program	Coordination with local plan and approaches.

CHAPTER 11: ADMINISTRATIVE FUNDING

The housing bond measure included a 5% cap on administrative funding, or \$32,640,000, allocated to support administration needs of all seven local government partners as well as Metro. As of December, only \$5,525,011 (17% of the administrative cap) had been expended. Below is a summary of administrative expenditures to date.

Figure 11.1. Administrative funding for implementation partners

Jurisdiction	Work Plan funding allocation	Amount disbursed or expended	% Disbursed or expended
Beaverton	\$655,591	\$223,898	34%
Clackamas County	\$2,446,065	\$489,213	20%
Gresham	\$563,305	\$140,826	25%
Hillsboro	\$855,939	\$171,188	20%
Home Forward (balance of Multnomah County)	\$334,297	\$0	0%
Portland*	\$4,443,296*	\$84,094	2%
Washington County	\$2,451,906	\$1,068,690	44%
Metro site acquisition program	\$1,305,600	\$3,869	0.3%
Total implementation programs	\$13,055,999	\$2,097,684	16%

* Portland's administrative funding is allocated through a "project delivery fee" charged to each project and recovered through a fee paid to Portland by each project.

Figure 11.2. Administrative funding for Metro oversight, accountability, and financial costs

Jurisdiction	Work Plan funding allocation	Amount disbursed or expended	% Disbursed or expended
One-time financial issuance costs	\$13,056,000	\$655,591	5.0%
Ongoing financial management costs		\$2,446,065	18.7%
Accountability and oversight (staff, materials and services)		\$563,305	4.3%
Total oversight, accountability and financial transaction costs	\$13,056,000	\$3,427,328	26%

The work plan designated \$6,528,000 in funding within the Administrative Funding Cap as “reserved for future allocation” as determined necessary to fulfill the program goals. This funding is subject to future allocation by the Metro Council.

EXHIBIT A: COMMUNITY OVERSIGHT COMMITTEE CONSIDERATIONS FOR LOCAL IMPLEMENTATION

During its review of local implementation strategies between July 2019 and February 2020, prior to their recommendation to Metro Council, the Affordable Housing Bond Community Oversight Committee 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 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 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.

EXHIBIT B: HOUSING BOND PROGRAM METRICS

This document summarizes metrics that will be used to evaluate performance and outcomes for Metro’s affordable housing bond program. Metro has worked with implementing jurisdiction partners to develop reporting standards and templates for gathering data from project sponsors and owners at different points in the development process (funding approval, construction completion and post-lease-up). In addition, Metro is identifying metrics for regional analysis such as outcomes related to project location. Finally, Metro is working with Oregon Housing and Community Services and implementing jurisdictions to ensure plans for ongoing monitoring of properties throughout the term of the regulatory agreement.

These metrics are intended to align with the housing bond framework and program work plan adopted by Metro Council, and to align with strategies and plans described in local implementation strategies. They have also been informed by research regarding emerging best practices for advancing racial equity in affordable housing, and through conversations with community stakeholders, practitioners and the community oversight committee that occurred between 2018-2020.

In addition to the below metrics, Metro is tracking a range of financial and budget metrics to ensure that expenditures are aligned with allocations in the work plan and with the 5% administrative cap in the measure.

Outcomes metrics

The following metrics directly measure primary program outcomes related to goals and priorities in the housing bond framework and work plan. The definitions describe the specific metric to be tracked, and “what constitutes success” describes established or proposed approaches to evaluating outcomes based on those metrics.

In some cases, “what constitutes success” is goals or program targets established by the work plan or in local implementation strategies. In other cases, this has not been defined due to lack of baselines for establishing a meaningful goal. For the latter, the annual review process will include a discussion of what constitutes success and/or jurisdictions will demonstrate progress over time, using the first year’s metrics as a baseline.

Some metrics are noted as “optional/if applicable.” These refer to targets or goals that are described in some local implementation strategies and not in others. These are included so Metro can help ensure consistent tracking and reporting when multiple jurisdictions report on a metric that does not relate to a regionally required metric or target.

Category	Definition	What constitutes success
Unit production	<i>Total units:</i> Number of new regulated affordable homes	Achieve or exceed unit production targets (jurisdiction, region)
	<i>Deeply affordable units:</i> Number of new affordable homes restricted for households making 30% AMI	
	<i>Family sized units:</i> Number of new affordable homes with 2+ bedrooms	
	<i>Units regulated at 61-80% AMI:</i> Number of new affordable housing units restricted for household making 61-80% AMI	Remain within cap of 10% of total local unit production target (jurisdiction)
	<i>Creation of homes in areas where communities of color live today:</i> Number/percentage of homes created in Census tracts with higher than average non-white population	
	<i>Creation of homes in areas where communities of color live today:</i> Number/percentage of homes created in Census tracts with higher than average population of people with limited English proficiency	Annual review will include a discussion of what constitutes success
Location (fair housing)	<i>Creation of homes in areas that have historically been inaccessible to communities of color:</i> Number/percentage of homes created in areas with lower than the regional average of non-white residents	No established targets due to lack of baseline Annual review will include a discussion of what constitutes success
	<i>Creation of homes in areas with limited regulated affordable housing supply:</i> Number/percentage of homes created in or adjacent to Census tracts with lower than average per capita regulated affordable housing units	
Location (physical access)	<i>Access to transit:</i> Number/percentage of units located within 0.25 miles of frequent service bus or 0.5 miles of light rail transit stop	No established targets due to lack of baseline
	<i>Walkscore:</i> Average walkscore weighted by number of units, broken down by county	Annual review will include a discussion of what constitutes success
	<i>Quantitative or narrative data regarding additional location/access outcomes:</i> <ul style="list-style-type: none"> • Proximity to parks/green spaces/trails • Proximity to public elementary/middle/high schools 	

	<ul style="list-style-type: none"> Proximity to other types of schools and groceries (not setting specific definitions to allow for flexibility in reporting) Proximity to employment centers 	
Equitable contracting	<i>Equitable participation in construction contracts:</i> Percentage goal, percentage outcome, and amount of total payments above \$250,000 made to COBID certified firms by category (MBE, WBE, DBE, SDV, ESB) and by construction trade	Achieve or exceed LIS goals for equitable contracting (jurisdiction)
Workforce participation (if applicable based on LIS/project goals)	<i>Participation of apprentices:</i> Number/percentage of hours worked by apprentices, disaggregated by race	Achieve or exceed LIS goals if applicable (only some jurisdictions have targets or existing infrastructure and capacity for tracking)
	<i>Participation of women:</i> Number/percentage of hours worked by women, disaggregated by race	
	<i>Participation of people of color:</i> Number/percentage of hours worked by people of color, disaggregated by race	
Number of people served	<i>People initially served:</i> Number of people occupying the building following initial lease up	12,000 people
	<i>People served over time:</i> Number of people who have live in the building over time (includes new occupants as units turnover)	No established targets
Resident diversity (people served/equitable access)	<i>BIPOC residents:</i> Number and percentage of residents who identify as non-white, disaggregated by race	Percentage of non-white occupants (disaggregated by race) equals or exceeds comparable population percentages in the County where the project is located
	<i>Age/family makeup:</i> Number and percentage of households with senior (62+), children 18 and under, and families with multiple generations*	
	<i>Veterans:</i> Number of residents who are military veterans	
	<i>Percentage of households experiencing homelessness prior to moving into bond-funded housing:</i> Number of people referred to housing through the county's "coordinated entry" system	No established targets

Key performance metrics

In addition to the above outcomes metrics, Metro will also work with implementing jurisdictions to gather data about the following performance metrics for each project approved for bond funding. These metrics and qualitative data points are intended to support collective understanding about cost/subsidy efficiency and effective strategies to

achieve goals for advancing racial equity and ensuring participation of historically marginalized communities in shaping project outcomes.

Category	Definition	What constituted strong performance
Efficient use of resources	<i>Subsidy efficiency</i> : Metro bond subsidy per bond eligible unit	Portfolio averages \$143,000 or less in bond funding per unit (jurisdiction, region)
	<i>Cost efficiency (units)</i> : Total cost per total units by project, jurisdictions, and region	Compare individual projects to portfolio averages
	<i>Cost efficiency (bedrooms)</i> : Total cost per total bedrooms, by project, jurisdiction and region	
	<i>Cost efficiency (per square foot)</i> : Total cost per total residential square foot	
	<i>Use of vouchers</i> : Number and percentage of 30% AMI units with/without vouchers	
	<i>Leverage</i> : Amount of funding leveraged by bond investments	
Prevailing wage	<i>Prevailing wage</i> : Number of project and number of units subject to federal (Davis Bacon) or state commercial (BOLI) prevailing construction wages	No target; understand trends and inform future policy discussions
Community engagement	<p><i>Participation of people of color and historically marginalized community members</i>: Participant information, including demographics or other information to demonstrate participation of people of color and other historically marginalized community members, including (all disaggregated by race):</p> <ul style="list-style-type: none"> • people with low incomes • seniors and people with disabilities • people with limited English proficiency • immigrants and refugees • existing tenants in acquired buildings • people who have experienced or are experiencing housing instability 	Qualitative/narrative data intended to ensure people of color and other marginalized community members have meaningful access to informing project outcomes and to understand best practices for ensuring that projects are planned, designed and programmed to meet the needs of historically marginalized groups
	<i>Event/outreach summary</i> : Description of engagement events/activities and outreach strategies used to encourage participation	
	<i>Engagement partnerships (if applicable)</i> : Description of partnerships for engagement including organization name and type (culturally specific,	

	<p>community-based, faith, etc.), how they participated, and lessons learned</p> <p><i>Summary of feedback received, and how feedback from communities of color and other historically marginalized community members informed project implementation and outcomes:</i> Description of engagement themes and how they informed the project. Examples of “project outcomes” include solicitation selection criteria, location, unit composition, individual project design principles or specific features (e.g., community space, landscaping), development of service partnerships, and property management practices</p> <p><i>Evaluation (optional):</i> Evaluation of effectiveness of engagement efforts</p>	
Equitable contracting	<i>Outreach:</i> Description of outreach methods to reach COBID-certified firms and lessons learned	Qualitative/narrative data intended to further collective understanding about effective approaches to achieve desired outcomes for COBID certified firms
Marketing and referrals	<p><i>Affirmative marketing:</i> Total number of applicants referred by culturally specific organizations (only tracks formal referrals through established partner agencies)</p> <p><i>Marketing partners:</i> List of community contacts and/or partners that directly supported affirmative marketing activities and description of role played by each organization</p> <p><i>Source of information/referral:</i> Summary of how applicants heard about the project</p> <p><i>Marketing evaluation:</i> Evaluation of effectiveness of affirmative marketing efforts</p>	No targets; understand effectiveness of strategies and develop baseline to inform future targets
Screening and lease up	<p><i>Low barrier screening:</i> Percentage of applications screened that resulted in initial acceptance</p> <p><i>Low barrier screening:</i> Percentage of applications denied, disaggregated by reason for denial</p> <p><i>Accessibility:</i> Percentage of accessible (Type A/ADA) units matched to tenant requesting accessible unit</p>	No targets; understand effectiveness of strategies and develop baseline to inform future targets

EXHIBIT C: FINANCIAL ANALYSIS SUMMARY TABLES

To: Metro

From: John Warner

Affordable housing finance consultant

Date: March 16, 2021

Subject: Metro affordable housing bond pipeline analysis through December 2020

Introduction

This memorandum summarizes my analysis of the financial pro formas for 18 of the 19 projects that have received Metro concept endorsement as of December 2020.

Clackamas County's Webster Road project was not included in this analysis because the rehabilitation budget for the project was not reviewed as part of the Phase I approval, which provided bond funding to the county to acquire the property.

Additionally, this analysis does not reflect changes to projects that occurred after December 2020, including: reduction in the Metro contribution to Fuller Road Station and Albertina Kerr due to the impacts of federal policy changes on the value of 4% Low Income Housing Tax Credits (LIHTC), concept endorsement and final approval of Rockwood 10, and a reduction in the number of units and proportionate reduction in the Metro bond funds anticipated for Dekum Court. For this reason, some information for projects provided in local jurisdiction progress reports may vary from that included in this report.

Project portfolio description

The Metro Housing Bond portfolio includes 18 projects with a range of building sizes, configurations, and densities, as summarized in the following table.

Project Characteristics

	Site Area	Total Sq Ft	No. of Buildings	Total Units	Avg Unit Size	Density (Units/Acre)
Weighted Average	4.71 Ac.	123,681 SF	3	135	756 SF	54
Minimum	0.43 Ac.	13,150 SF	1	35	314 SF	11
Maximum	11.00 Ac.	191,106 SF	12	200	981 SF	220

Development costs

Total Project Costs

It is well documented that the cost for construction and development of affordable rental housing — that is developed through public-private partnerships, using layered public financing mechanisms, including Low Income Housing Tax Credits (LIHTC), tax-exempt debt, and grants from private foundations and local, and state government, and which must adhere to layered public sector regulatory compliance and public benefit requirements — is typically higher than the cost for privately developed, market-rate rental housing that is financed using conventional debt and equity sources.

The Metro Housing Bond portfolio of projects conforms to this general pattern of higher construction and development costs for affordable rental housing, in alignment with the general and historic cost for development of similar affordable housing in the Portland Metropolitan region, which is also aligned with patterns in other regions in the Pacific Northwest and across the nation.

The weighted average cost per square foot, per unit, and per bedroom for the projects in the Metro Housing Bond portfolio are included in the following table.

Total Project Costs				
(Weighted Average)				
	% of Total	\$/Sq. Ft.	\$/Unit	\$/Bedroom
Acquisition	4.2%	\$16.38	\$15,045	\$8,760
Construction	63.5%	\$245.77	\$225,652	\$131,384
HC Contingency	3.1%	\$12.00	\$11,022	\$6,417
FF&E	0.3%	\$1.11	\$1,017	\$592
Development Costs	9.9%	\$38.12	\$35,010	\$20,385
Cash Developer Fee	7.3%	\$28.14	\$25,818	\$15,032
Deferred Dev Fee	3.7%	\$14.39	\$13,218	\$7,696
Financing	5.5%	\$21.16	\$19,405	\$11,299
SC Contingency	0.8%	\$3.15	\$2,899	\$1,688
Lease Up/Relocation	0.3%	\$1.31	\$1,199	\$698
Reserves	1.4%	\$5.60	\$5,146	\$2,996
Total Dev Cost	100.0%	\$387.12	\$355,432	\$206,947
(-) Deferred Dev Fee	-3.7%	-\$14.39	-\$13,218	-\$7,696
Net Total Dev Cost	96.3%	\$372.74	\$342,214	\$199,251
Minimum Net Total Dev Cost		\$295.26	\$192,620	\$134,910
Maximum Net Total Dev Cost		\$512.68	\$471,751	\$317,819

Note that total project costs are presented on a gross basis, including deferred developer fees, as well net of deferred developer fees, because deferred developer fees are not paid out of capitalized development sources for the project (see Developer Fees section, below, for additional information). Minimum and maximum total development costs are also presented net of deferred developer fee.

Construction costs

Project attainment of Metro policy framework goals, including production of family-size units and implementation of equitable contracting/workforce participation goals increases construction (“hard”) costs. Use of nine or more Section 8 project-based vouchers to increase a project’s very low-income affordability triggers federal Davis-Bacon prevailing wage requirements (“PWR”) for project construction. Construction five stories or higher or mix use development, including uses other than affordable housing triggers state Bureau of Labor and Industry (“BOLI”) PWR.

The weighted average cost per square foot, per unit, and per bedroom for construction with and without PWR costs for the projects in the Metro Housing Bond portfolio are included in the following table.

Impact of Prevailing Wage Requirements on Construction Cost
(Weighted Average)

	\$/Sq. Ft.	\$/Unit	\$/Bedroom
Without PWR	\$229.93	\$210,960	\$127,154
With PWR	\$259.91	\$238,844	\$134,945
Variance	\$29.97	\$27,883.96	\$7,790.35
% Variance	13%	13%	6%

Development costs

Development (“soft”) costs vary based on jurisdictional requirements (land use approvals, building permits and fees, system development charges), development team composition, capabilities, and experience, and requirements (architecture and engineering, legal and accounting, other consultants, developer fee), financing (costs, fees and interest), development contingency, and lease up and relocation expenses.

The weighted average percent of total project cost and cost per square foot, per unit, and per bedroom for development cost and minimum and maximum development costs for the projects in the Metro Housing Bond portfolio are included in the following table.

Development (“Soft”) Costs
(Weighted Average)

	% of Total	\$/Sq. Ft.	\$/Unit	\$/Bedroom
Average	9.9%	\$38.12	\$35,010	\$20,385
Minimum	5.8%	\$19.40	\$19,333	\$11,847
Maximum	18.8%	\$100.46	\$50,761	\$37,745

Developer fees

Developer fees are all funds paid to a developer as compensation for developing a project, including developer overhead and profit, development consulting fees, construction management oversight fees (whether performed by the developer or a third-party), personal guarantee fees, loan processing agent fees, tax credit syndicator consulting fees, and reserves in excess of those customarily required by tax credit investors and multi-family housing lenders.

Because affordable housing is subject to rent restrictions that substantially limit operating cash flow for projects, affordable housing developers cannot rely on project cash flow as a source of profit, as is the case for developers of market-rate rental housing. Instead, developers of affordable housing substantially rely on developer fees to fund their operations and as a source of working capital to fund their growth and pay for predevelopment expenses for future projects.

There are three sub-categories developer fees, each with distinguishing characteristics, some or all of which may be applicable to any given project, based on its unique circumstances and characteristics:

- Capitalized (“Cash”) Developer Fee is the amount of developer fee that is paid out of capitalized development sources for the project.
- Deferred Developer Fee is the amount of developer fee that is unable to be paid out of capitalized development sources for the project and, therefore, must be financed by the developer by taking back a developer fee promissory note that is paid out of the developer’s portion of net cash flow from operations of the project. (In order to be included in tax credit basis, this amount must be payable generally within 12–15 years, as defined by the project’s tax counsel).
- Contributed Developer Fee is the amount of the developer fee that is contributed by the developer as a source of equity for the project. (In order to be included in tax credit basis, this amount must be an equity contribution as defined by the project’s tax counsel).

Oregon Housing and Community Services (“OHCS”) has established maximum limitations for developer fees for affordable housing projects that use LIHTCs and/or access other OHCS funding sources that vary by project type (new construction vs. acquisition/rehabilitation) and project size (number of units), and tax credit type (4% vs.

9% LIHTC), which range from 12% to 22-plus% of total development cost, less the cost of acquisition, capitalized reserves, developer's fee and overhead, and costs attributable to tax credit syndication.

Of the participating local jurisdictions in the Metro Housing Bond program, Portland and Hillsboro have established maximum limitations for capitalized developer fees that are lower than OHCS maximums. The rest of the jurisdictions have not established maximum limitations for capitalized developer fees.

The weighted average developer fees for the projects in the Metro Housing Bond portfolio are included in the following table.

Developer Fees
% of Total Cost

	Average	Minimum*	Maximum*
Capitalized Developer Fee	6.9%	-6.9%	14.7%
Deferred Developer Fee	4.4%	0.0%	9.4%
Contributed Developer Fee	1.0%	0.0%	6.1%
Total Developer Fee	12.3%	-3.5%	18.0%

** The minimums and maximums for the sub-categories of developer fees are independent and do not sum to the total developer fee minimums and maximums.*

Note: the instance of a negative developer fee is associated with Home Forward's Dekum Court project, which includes a replacement housing component for which Home Forward is contributing a substantial amount of its reserves as a funding source. These funds are characterized as sponsor equity, which serves to offset the cash developer fee for the project in the Metro Housing Bond portfolio analysis.

Financing costs

Financing cost for affordable housing is generally higher as a percent of total project cost than for market-rate rental housing. This difference is attributable to the increased complexity of the public-private partnerships used to own and finance affordable housing projects and the programmatic requirements of the layered public financing mechanisms, including LIHTC, tax-exempt debt, and grants from private foundations and local, and state government, that are used to finance affordable housing projects.

Financing costs include fees and expenses for construction, bridge, and permanent loans; tax credits; and bond issuance, as well as capitalized reserves for loan interest expenses for the construction period, bridge to permanent loan closing, and the post-completion, lease up period.

The weighted average financing cost for the projects in the Metro Housing Bond portfolio are included in the following table.

Financing Costs
(Weighted Average)

	% of Total	\$/Sq. Ft.	\$/Unit	\$/Bedroom
Average	5.5%	\$21.16	\$19,405	\$11,299
Minimum	0.0%	\$0.00	\$0	\$0
Maximum	8.4%	\$35.94	\$37,850	\$27,387

Capitalized reserves

The projects in the Metro housing bond pipeline include capitalized reserves for operations, debt service, capital replacement, resident services, and/or cash accounts (insurance and tax escrows, etc.) to mitigate risks that these ongoing needs may not be adequately funded from projects' operating cash flow.

The sizing of capitalized reserves for a project is depended on several of factors including project size and construction type, resident characteristics (e.g., low-income, very low-income, families, seniors, special needs), projected operating cash flow for the project, and developer financial strength.

The weighted average level of capitalized reserves for the projects in the Metro Housing Bond portfolio are included in the following table.

Capitalized reserves
(Weighted Average)

	% of Total	\$/Sq. Ft.	\$/Unit	\$/Bedroom
Average	1.4%	\$5.60	\$5,146	\$11,299
Minimum	0.6%	\$2.43	\$2,138	\$1,318
Maximum	3.6%	\$11.33	\$11,738	\$7,347

Operating analysis

The 18 projects in the Metro Housing Bond portfolio have a diversity of unit types, from studio to four-bedroom apartments, and mixes of affordability. Of the 577 units affordable at less than or equal to 30% of area median income (AMI), 237 units have Section 8 rental assistance and the remaining 340 are unassisted. Of the 1,415 units affordable at between 31–60% of AMI, 35 units have Section 8 rental assistance and the remaining 1,380 are unassisted. Five units are affordable households with incomes between 61–80% of AMI. The Metro Housing Bond portfolio's affordability by bedroom size is described in the following table.

Unit Affordability by Bedroom Size

	Unit Size					Total	%	2+ Bedroom	
	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm			Total	%
≤ 30% AMI									
Without Section 8	69	154	93	23	1	340	17%	117	34%
With Section 8	4	115	71	47	0	237	12%	118	50%
Total ≤ 30% AMI	73	269	164	70	1	577	29%	235	41%
31–60% AMI									
Without Section 8	106	456	572	223	23	1,380	69%	818	59%
With Section 8	8	27	0	0	0	35	2%	0	0%
Total 31–60% AMI	114	483	572	223	23	1,415	71%	818	58%
61–80% AMI	0	5	0	0	0	5	0%	0	0%
Total Units	187	757	736	293	24	1,997	100%	1,053	53%

The weighted average affordability for projects in the Metro Housing Bond portfolio ranges from 47% of AMI to 60% of AMI, with an average 52% of AMI.

The U.S. Department of Housing and Urban Development (“HUD”) annually publishes income and rent limits that are used to regulate maximum allowed tenant incomes and rents for affordable rental housing. While HUD incomes and rents are generally assumed to increase on an annual basis at the approximating two percent rate of natural long-term rate of price inflation rate in the U.S. economy, there can be substantial year-to-year variability in the change in HUD incomes and rents (the COVID-19 pandemic may precipitate such a variance in 2021). This variability notwithstanding, the rents for the projects in the Metro Housing Bond Portfolio are escalated on a pro forma basis at two percent per year.

Operating income for the projects in the Metro Housing Bond portfolio is composed of tenant paid rents, Section 8 project-based operating subsidy and other income from laundry facilities and fees for tenant application and screening, late rent payment, and non-refunded security deposits. The per unit per year (PUPY) weighted average annual operating income breakdown for the projects in the Metro Housing Bond portfolio are described in the following table.

Operating income, Per Unit Per Year

(Weighted Average)

	Rent	Sec 8	Other	Total
Average	\$10,962	\$1,251	\$139	\$12,352
% of Total	88.7%	10.1%	1.1%	100.0%
Minimum	\$6,123	\$0	\$49	\$10,184
Maximum	\$12,871	\$4,926	\$350	\$16,025

Operating income for the projects in the Metro Housing Bond portfolio is reduced by a vacancy and credit loss factor that range from five to seven percent of gross income, with an average of just over five percent, to calculate effective gross income (EGI).

Project operating expenses vary, depending on the project type and scale and resident incomes and service needs. The average annual operating expenses for the project portfolio range from \$3,678 to \$8,036 PUPY, with an average of \$5,989 PUPY. Operating expenses for the projects in the Metro Housing Bond Portfolio are escalated on a pro forma basis at three percent per year.

Project net operating income (NOI) is calculated by subtracting annual operating expenses from annual EGI.

The Income to expense ratio (ITER) is a key indicator of a project’s long-term ability to maintain adequate NOI, as rents and operating expenses change over time due to price inflation. ITER is calculated by dividing annual EGI by annual operating expenses.

The weighted average annual operating performance of the projects in the Metro Housing Bond portfolio PUPY by EGI, operating expenses (Op Exp), and NOI, and ITER, is described in the following table.

Operating Performance
(Weighted Average)

	PUPY			
	EGI	Op Exp	NOI	ITER
Average	\$11,686	\$5,989	\$5,698	2.02
Minimum	\$9,675	\$3,678	\$2,315	1.29
Maximum	\$15,224	\$8,036	\$9,003	3.27

Leverage funding

The 18 projects in the Metro Housing Bond portfolio are funded with a variety of funding sources, including federal Low Income Housing Tax Credits (LIHTC) derived equity, grants, permanent and subordinate loans, sponsor equity contributions, and Metro housing Bond funds. The combination and relative proportion of funding sources for each project is impacted by factors including:

- geographic location (impacts extent of LIHTC availability),
- size of project (impacts ability to access scale sensitive resources, with high minimum fixed cost)
- size of net operating income (impacts permanent loan capacity),
- resident characteristics, including average household size, composition, incomes and service needs (impacts LIHTC and grant funding),

- local jurisdiction (impacts availability of locally funding and other subsidy sources), and
- financial strength of the project sponsor (impacts sponsor’s ability to invest equity in the project and secure favorable terms from LIHTC investor and permanent lenders).

The weighted average, minimum, and maximum of funding sources as a percentage of total project funding for the projects in the Metro Housing Bond portfolio are included in the following table.

Funding Sources as Percentage of Total Project Funding
(Weighted Average)

	% of Total		
	Average	Minimum	Maximum
LIHTC Equity	33.6%	0.0%	54.9%
Permanent Loans	24.7%	0.0%	46.9%
Grants	7.2%	0.0%	68.1%
Subordinate Loans	0.5%	0.0%	5.5%
Sponsor Contribution	7.0%	0.0%	18.0%
Total Leverage	73.0%	63.3%	97.8%
Metro Bond	27.0%	2.2%	36.7%
Total	100.0%	NA*	NA*

**Totals are not applicable for funding source minimums and maximums.*

Low income housing tax credits

Seventeen of the 18 projects in the Metro Housing Bond portfolio are financed using federal Low Income Housing Tax Credits (LIHTC). The exception, Findley Commons, the smallest project in the portfolio and lacks sufficient scale to effectively use LIHTCs. The developer for Findley Commons has used substantial grant funding to offset the lack of LIHTCs.

Of the 17 projects financed with LIHTCs, one project, The Mary Ann, is financed using 9% LIHTCs. The availability of 9% LIHTCs is subject to an annual limit and allocation of this scarce resource is highly competitive.

The remaining 17 projects are financed using 4% LIHTCs. While the availability of 4% LIHTCs is not limited, the requirement that they be used in conjunction with tax-exempt, private activity bond debt, which is subject to an annual statewide cap of \$467 million (only a portion of which is available for affordable rental housing), effectively creates a limit on the use of 4% LIHTCs. While the demand for tax-exempt, private activity bond debt used to finance affordable rental housing with 4% LIHTCs has not historically exceeded annual limits, it is anticipated that this may become an actual constraint in the future, as financing of affordable housing with 4% LIHTCs increases.

This increase in available 4% LIHTCs is expected to, correspondingly, increase the demand for tax-exempt, private activity bond debt.

LIHTC regulations for 4% LIHTCs provide projects that are located in designated qualified census tracts (QCT) or difficult to develop areas (DDA) with a 30% increase in the amount of the eligible project costs that are used to determine the amount of tax credits allocated to a project (eligible basis). This increase in eligible basis, correspondingly increases the tax credits available for these projects by 30%.

All things being equal, it is preferable to develop a project financed with 4% LIHTCs in a QCT or DDA, because doing so increases the available LIHTC equity by 30%. However, as a practical matter, available, developable land is a finite resource, and not all property located in QCTs and DDA are well suited for the development of affordable housing. Ultimately, issues such as land availability and cost; zoning and land use requirements; and proximity to transportation, services, amenities, and schools determine where affordable housing is developed.

Additionally, the federal economic recovery bill passed in December 2020 significantly increases the amount of tax credits that available for projects that are financed with 4% LIHTCs. While the increase in these credits will likely be partially offset by a reduction in tax credit yields paid by investors, on a net basis, this policy change could result in a \$30-45 million increase in leveraged equity across the portfolio.

Twelve of the 17 projects in the Metro Housing Bond portfolio that are financed with 4% LIHTCs are located in QCTs or DDA and receive the 30% increase in LIHTCs.

While all of the 9% and 4% LIHTC project in the Metro Housing Bond portfolio have been structured to maximize the use of available LIHTCs, each project sponsor has independently sought out and secured commitments from LIHTC investors to purchase the LIHTCs for the projects. There is variation in the tax credit pricing (yield) which these investors have agreed to pay for the LIHTCs. These tax credit yields vary, depending on a number of factors including, the type and location of the project, the level of affordability and residents served, the experience and financial strength of the project sponsor, the timing of the pay in of the investor equity, the level of capitalized reserves for the project, the structure and sizing of other aspects of the financing for the project, and the investor's level of interest in the project, the developed, and the location of the project relative to the investor's market focus.

The tax credit yields for the projects in the Metro Housing Bond Portfolio ranges from \$0.87 to \$1.02, with an average of \$0.92.

Permanent loans

The Mary Ann uses conventional, taxable, permanent loan, in conjunction with the OHCS administered Oregon Affordable Housing Tax Credit (OAHTC) Program that provides a state income tax credit for affordable housing loans for which a lender reduces the interest rate

by up to four percent for a period of 20 years. The entire benefit of the tax credit must be entirely passed on to reduce tenant rents.

The remaining 17 projects in the Metro Housing Bond portfolio that are financed with 4% LIHTCs, must use tax-exempt, private activity bond debt financing for their permanent loans.

Whether the project permanent loan is financed with taxable or tax-exempt debt, project sponsors have secured permanent loans from a wide variety of lenders at differing interest rates and loan terms.

The lenders use underwriting criteria including evaluating the above described ITER and underwriting guidelines like debt service coverage ratio (DSCR, which is calculated by dividing NOI by annual debt service) to size the permanent loan amount for the projects.

The capacity of the projects in the Metro Housing Bond portfolio to leverage debt is constrained by the program's goals for deep affordability (which was an intentional policy choice). The Metro Housing Bond serves to fill the funding gap that would otherwise be filled with permanent debt in a less deeply affordable project.

The conventional, taxable, permanent loan for the Mary Ann has an interest rate of 6.00%, a term of 30 years, and a DSCR of 1.20.

The weighted average, minimum, and maximum interest rates, loan terms, and DSCRs for the tax-exempt, private activity bond financed projects in the Metro Housing Bond portfolio that are included in the following table.

Terms for Tax-Exempt, Private Activity Bond Debt

(Weighted Average)

	Interest Rate	Loan Term	DSCR
Average	4.243%	35 Years	1.27
Minimum	0.000%	20 Years	1.15
Maximum	6.000%	40 Years	3.24

Subordinate loans and grant funding

Subordinate loans and grant funding for the projects in the Metro Housing Bond portfolio come from OHCS, Metro Transit Oriented Development Program, local participating jurisdictions and other sources.

There is substantial variability for the projects in the Metro Housing Bond portfolio as to the extent of project funding provided by grants and subordinated loans.

There is also substantial variability in the extent to which participating local jurisdictions provide subordinate loans and grant funding to finance affordable housing. Some offer little

or no financial assistance. Others have an extensive array of financial assistance for the development of affordable housing, including land contribution, subordinate loans and grants, system development charge (SDC) waivers, building and development fee waivers, and property tax and other tax exemptions.

Grants and Subordinated Loans

(% of Total Cost)

	Grants					Subord. Loans
	OHCS	Metro TOD	Local	Other	Total	
Average	2.0%	0.3%	4.2%	0.2%	6.7%	0.5%
Minimum	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Maximum	28.4%	1.8%	34.8%	11.4%	68.1%	5.5%

Metro Housing Bond Funding

The combined total project cost and total Metro Housing Bond funding for the 18 projects in the Metro Housing Bond portfolio, as well as the weighted average, minimum, and maximum total project costs and Metro Housing Bond funding for individual projects are included in the following table.

**Total Project Costs, Leveraged Funding, and
Metro Housing Bond Funding**

(Weighted Average)

	Total Project Cost	Leveraged Funding		Metro Housing Bond	
		Total	% of Total	Total	% of Total
Total	\$727,213,339	\$531,036,139	73.0%	\$196,177,453	27.0%
Average	\$47,975,549	\$35,431,156	73.0%	\$12,544,407	27.0%
Minimum	\$7,041,707	\$5,096,532	63.3%	\$1,739,219	2.2%
Maximum	\$80,233,569	\$78,494,350	97.8%	\$22,910,240	36.7%

The weighted average, minimum, and maximum Metro Housing Bond funding per square foot, per unit, and per bedroom for the projects in the Metro Housing Bond portfolio are included in the following table.

Metro Housing Bond Funding

(Weighted Average)

	\$/Sq. Ft.	\$/Unit	\$/Bedroom
Average	\$104.23	\$95,883	\$55,827
Minimum	\$9.28	\$9,771	\$7,070
Maximum	\$154.98	\$143,000	\$108,103

**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	Mary Ann	\$21,867,324	\$3,000,000	39,458 SF	69,209 SF	0.44 Ac.	1	54	0	54	54	8	9	16.7%	29	53.7%	86
	Scholls Ferry	\$53,767,111	\$9,000,000	133,180 SF	169,832 SF	9.46 Ac.	3	164	0	164	164	0	12	7.3%	84	51.2%	262
Clackamas	Fuller Road Station	\$47,344,650	\$10,000,000	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	\$53,902,667	\$18,330,000	103,820 SF	127,610 SF	11.00 Ac.	3	141	1	142	141	25	58	41.1%	79	56.0%	242
	Maple Apartments	\$53,041,069	\$15,903,000	145,524 SF	145,524 SF	7.00 Ac.	6	171	0	171	171	70	70	40.9%	129	75.4%	384
	Albertina Kerr	\$45,238,678	\$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
Washington	Aloha Housing Devel	\$27,853,500	\$10,230,000	57,864 SF	72,140 SF	1.15 Ac.	1	81	1	82	81	0	33	40.7%	50	61.7%	133
	Goldcrest	\$28,142,095	\$8,700,000	55,412 SF	75,052 SF	2.15 Ac.	1	74	1	75	74	0	14	18.9%	45	60.8%	128
	Basalt Creek	\$43,583,824	\$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
	Forest Grove Family Hsg	\$10,994,346	\$3,792,088	28,050 SF	28,500 SF	1.36 Ac.	7	36	0	36	36	0	8	22.2%	30	83.3%	72
	Tigard Senior	\$19,209,708	\$6,270,000	34,200 SF	44,350 SF	1.70 Ac.	1	57	1	58	57	23	23	40.4%	0	0.0%	58
	Plaza Los Amigos	\$39,208,557	\$12,830,000	88,030 SF	105,065 SF	9.98 Ac.	1	112	1	113	112	16	26	23.2%	72	64.3%	198
	Terrace Glen	\$48,389,878	\$17,484,000	100,275 SF	143,528 SF	2.88 Ac.	1	144	0	144	144	3	46	31.9%	73	50.7%	235
Viewfinder	\$32,951,190	\$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	
Hillsboro	Nueva Esperanza	\$47,884,645	\$16,940,731	131,000 SF	140,960 SF	5.93 Ac.	12	149	1	150	149	8	60	40.3%	105	70.5%	310
Portland	Dekum	\$66,558,821	\$22,910,240	151,400 SF	151,400 SF	5.50 Ac.	1	200	0	200	160	0	65	32.5%	80	60.0%	395
	Findley Commons	\$7,041,707	\$1,945,175	11,000 SF	13,150 SF	0.43 Ac.	1	35	0	35	35	20	0	0.0%	0	0.0%	35
	Riverplace Phase 2	\$80,233,569	\$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
Total		\$727,213,339	\$196,177,453	1,539,251 SF	1,882,566 SF	70.14 Ac.	47	2,037	9	2,046	1,997	272	577	28.2%	1,053	51.5%	3,514
Weighted Average		\$47,975,549	\$12,544,407	102,764 SF	123,681 SF	4.71 Ac.	3	135	1	135	131	17	38	28.3%	69	53.6%	236
Minimum		\$7,041,707	\$1,739,219	11,000 SF	13,150 SF	0.43 Ac.	1	35	0	35	35	0	0	0.0%	0	0.0%	35
Maximum		\$80,233,569	\$22,910,240	151,400 SF	191,106 SF	11.00 Ac.	12	200	2	200	176	70	70	42.0%	129	83.3%	395

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	Mary Ann	123	55.0%	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	17	57.8%	1.6	812 SF	\$316.59	\$327,848	\$205,218	\$54,878	\$34,351	\$12,022	\$3,678	\$8,344	3.27	1.15	5.7%	130%	No PWR
Clackamas	Fuller Road Station	48	53.4%	2.0	981 SF	\$366.84	\$473,447	\$233,225	\$101,010	\$49,751	\$14,457	\$5,680	\$8,776	2.55	1.19	14.7%	130%	D-B & BOLI
	Good Shepherd Village	13	47.7%	1.7	736 SF	\$422.40	\$379,596	\$222,738	\$130,000	\$76,695	\$12,110	\$5,323	\$6,788	2.28	1.15	3.1%	100%	Davis-Bacon
	Maple Apartments	24	47.7%	2.2	851 SF	\$364.48	\$310,182	\$138,128	\$93,000	\$41,414	\$15,224	\$6,221	\$9,003	2.45	1.16	11.3%	100%	D-B & BOLI
	Albertina Kerr	59	53.9%	1.3	534 SF	\$468.79	\$307,746	\$243,219	\$76,190	\$60,215	\$11,253	\$6,816	\$4,437	1.65	1.32	6.4%	130%	No PWR
Washington	Aloha Housing Devel	71	47.8%	1.6	714 SF	\$386.10	\$339,677	\$209,425	\$126,296	\$78,092	\$9,675	\$6,895	\$2,780	1.40	1.44	7.5%	130%	No PWR
	Goldcrest	35	54.3%	1.7	749 SF	\$374.97	\$375,228	\$219,860	\$117,568	\$69,600	\$11,805	\$7,100	\$4,706	1.66	1.20	8.5%	130%	No PWR
	Basalt Creek	25	47.8%	1.7	797 SF	\$471.69	\$375,723	\$224,659	\$123,448	\$73,814	\$10,375	\$5,158	\$5,217	2.01	1.20	7.2%	130%	No PWR
	Forest Grove Family Hsg	26	53.3%	2.0	779 SF	\$385.77	\$305,399	\$152,699	\$105,336	\$52,668	\$14,244	\$6,183	\$8,061	2.30	1.18	9.4%	100%	No PWR
	Tigard Senior	34	47.9%	1.0	600 SF	\$433.14	\$331,202	\$331,202	\$110,000	\$110,000	\$11,639	\$5,600	\$6,039	2.08	1.20	6.5%	100%	Davis-Bacon
	Plaza Los Amigos	11	53.0%	1.8	786 SF	\$373.18	\$346,978	\$198,023	\$114,554	\$65,459	\$12,204	\$5,968	\$6,236	2.04	1.19	6.2%	100%	Davis-Bacon
	Terrace Glen	50	50.4%	1.6	696 SF	\$337.15	\$336,041	\$205,914	\$121,417	\$74,400	\$10,430	\$5,237	\$5,193	1.99	1.21	4.8%	130%	No PWR
Viewfinder	73	47.4%	1.8	775 SF	\$377.97	\$406,805	\$242,158	\$143,000	\$78,796	\$12,173	\$6,017	\$6,156	2.02	1.15	13.1%	130%	Davis-Bacon	
Hillsboro	Nueva Esperanza	25	47.9%	2.1	879 SF	\$339.70	\$319,231	\$154,467	\$113,696	\$55,002	\$11,077	\$5,708	\$5,369	1.94	1.25	4.9%	130%	No PWR
Portland	Dekum	36	50.3%	2.0	757 SF	\$439.62	\$332,794	\$168,503	\$143,189	\$69,215	\$9,887	\$7,000	\$2,887	1.41	1.50	-6.9%	130%	Davis-Bacon
	Findley Commons	81	60.0%	1.0	314 SF	\$535.49	\$201,192	\$201,192	\$55,576	\$55,576	\$10,351	\$8,036	\$2,315	1.29	3.24	8.3%	130%	Davis-Bacon
	Riverplace Phase 2	220	57.1%	1.4	734 SF	\$428.05	\$450,750	\$326,153	\$9,882	\$7,187	\$11,403	\$6,924	\$4,480	1.65	1.19	6.6%	130%	D-B & BOLI
Weighted Average		54	51.6%	1.7	756 SF	\$387.12	\$355,432	\$206,947	\$98,236	\$57,237	\$11,686	\$5,989	\$5,698	2.02	1.27	6.1%		
Minimum		11	47.4%	1.0	314 SF	\$315.96	\$201,192	\$138,128	\$9,882	\$7,187	\$9,675	\$3,678	\$2,315	1.29	1.15	-6.9%		
Maximum		220	60.0%	2.2	981 SF	\$535.49	\$473,447	\$331,202	\$143,189	\$110,000	\$15,224	\$8,036	\$9,003	3.27	3.24	14.7%		

Note: Project map IDs and cell shading in this table correspond to Figures 1 through 4 in the Annual Report

Map ID	Project name	Eligible units	How are the projects distributed around the region? (see Figure 1)	Which projects are in areas where communities of color live today? (see Figure 2 and notes A, B and C below)					Which projects are in areas historically inaccessible to communities of color? (see Figure 3 and notes A, B and C below)		Which projects are in areas with limited regulated affordable housing? (see Figure 4 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		FS Bus ¼ mi
1	The Mary Ann	164	Washington	42%	±7%	> / >	16%	±5%	42%	±7%	4.6%	0.3	0.1	93	
2	Webster Road	48	Clackamas	15%	±5%	≤ / ≤	5%	±3%	15%	±5%	0.3%	3.1	1.3	53	
3	Dekum Court	160	Multnomah	31%	±4%	≥ / ≤	2%	±1%	31%	±4%	2.9%	2.1	0.1	52	
4	Viewfinder	81	Washington	23%	±9%	≤ / ≤	5%	±6%	23%	±9%	11.4%	4.5	0.2	59	
5	Scholls Ferry Apartments	54	Washington	38%	±5%	> / >	14%	±4%	38%	±5%	0.0%	5.1	3.8	8	
6	Aloha Housing Development	81	Washington	42%	±5%	> / ≥	9%	±4%	42%	±5%	7.0%	1.1	0.1	74	
7	Goldcrest	74	Washington	28%	±6%	≤ / ≤	7%	±4%	28%	±6%	0.0%	4.8	3.4	11	
8	Basalt Creek	116	Washington	28%	±6%	≤ / ≤	3%	±1%	28%	±6%	0.0%	8.8	1.9	14	
9	Forest Grove Family Housing	36	Washington	25%	±6%	≤ / ≤	2%	±2%	25%	±6%	6.7%	5.9	0.5	61	
10	Tigard Senior Housing	58	Washington	28%	±6%	≤ / ≥	8%	±4%	28%	±6%	8.3%	5.0	0.2	51	
11	Plaza Los Amigos	113	Washington	48%	±5%	> / >	16%	±4%	48%	±5%	2.6%	2.7	0.2	58	
12	Terrace Glen	144	Washington	28%	±9%	≤ / ≥	10%	±5%	28%	±9%	2.0%	3.1	0.1	70	
13	Fuller Station	99	Clackamas	45%	±7%	> / >	15%	±6%	45%	±7%	5.7%	0.1	0.1	65	
14	Good Shepherd Village	141	Clackamas	30%	±4%	≥ / ≤	6%	±2%	30%	±4%	0.0%	3.7	3.7	30	
15	Maple Apartments	171	Clackamas	11%	±6%	≤ / ≤	2%	±2%	11%	±6%	11.7%	7.0	0.7	35	
16	Findley Commons	35	Multnomah	24%	±6%	≤ / ≤	4%	±3%	24%	±6%	0.9%	2.0	0.1	89	
17	Riverplace Parcel 3 Phase 2	176	Multnomah	27%	±8%	≤ / ≥	9%	±5%	27%	±8%	18.1%	0.3	0.2	73	
18	Nueva Esperanza	149	Washington	47%	±9%	> / ≤	7%	±3%	47%	±9%	3.1%	0.4	0.4	34	
19	Albertina Kerr	147	Multnomah	49%	±8%	> / >	15%	±6%	49%	±8%	7.8%	0.5	0.5	54	

Percent of Total Eligible Units

22% Clackamas	39% > regional	39% > regional	28% > regional	11% < regional	19% none	21% FS Bus and MAX	27% score ≥ 70
25% Multnomah	15% ≥ regional	33% ≥ regional	22% ≥ regional	35% ≤ regional	40% < regional	47% FS bus or MAX	43% score 50-69
52% Washington	46% ≤ regional	27% ≤ regional	49% ≤ regional	54% ≥ regional	41% > regional	31% neither	30% 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: EXPENDITURES REPORT

Quarter 4 Metrics

Project Name	Location	Implementation Partner	Developer	General Contractor	Number of units			Metro bond funds	Metro bond subsidy per bond eligible unit	Total Project Costs*	Total cost per total unit	Total bedrooms ****	Total cost per total bedrooms	Percent of bond eligible units at 30% AMI	Percent of bond eligible units with 2+ bedrooms	Contracting goal (% of total hard costs to be awarded to COBID firms)	Prevailing wage?	Status (concept endorsement, final approval or groundbreaking)
					Total	30% AMI	2+BR											
Mary Ann	Beaverton	Beaverton	REACH	Walsh	54	11	29	\$ 3,000,000	\$55,556	\$21,867,324	\$404,950	86	\$254,271	20%	54%	20%	no	Under construction (anticipated to
17811 Scholls Ferry Rd	Beaverton	Beaverton	Wishcamper	not yet	164	12	84	\$ 9,000,000	\$54,878	\$51,923,724	\$316,608	262	\$198,182	7%	51%	20-30%	TBD	Concept endorsement 07/2020
Webster Road**	Gladstone	Clackamas	Housing Authority of Clackamas County	Walsh	45	45	0	\$6.9 M	\$151,319	\$17.9 M	\$397,778	45	\$397,778	100%	0%	20%	yes (Davis Bacon)	Concept endorsement 07/2019
Fuller Rd Station Family	Unincorporate	Clackamas	GSA (Anna Geller), GRES (Thomas Brenneke)	Alex	100	25	83	\$ 10,000,000	\$100,000	\$47,223,075	\$472,231	209	\$225,948	25%	83%	20%	yes (Davis Bacon and BOLI)	Final approval 12/2020
Good Shepherd Village	Happy Valley	Clackamas	Caritas Housing + Catholic Charities	Walsh	141	58	79	\$ 18,330,000	\$130,000	\$53,902,667	\$382,288	239	\$225,534	41%	56%	25%	yes (Davis Bacon)	Concept endorsement 08/2020
Maple Apartments	Oregon City	Clackamas	Community Development Partners and Hacienda	LMC	171	70	129	\$ 15,903,000	\$93,000	\$53,041,069	\$310,182	384	\$138,128	41%	75%	20%	yes (Davis Bacon)	Concept endorsement 08/2020
Dekum Court	Portland	Home Forward	Home Forward	Walsh	160***	65	80	\$22.9 M	\$143,089	\$65.9 M	\$329,253	254	\$259,254	41%	40%	20%	yes (Davis Bacon)	Concept endorsement 07/2019
Aloha Housing	Beaverton	Washington	BRIDGE	tbd	81	34	56	\$ 12,890,152	\$159,138	\$27,853,500	\$343,870	131	\$212,622	41%	62%	25-30%	no	Concept endorsement 09/2020
South Cooper Mountain	Beaverton	Washington	BRIDGE	tbd	75	12	46	\$ 8,700,000	\$116,000	\$28,142,095	\$375,228	125	\$225,137	16%	61%	25-30%	no	Concept endorsement 09/2020
Basalt Creek	Tualatin	Washington	CPAH	LMC	116	47	60	\$ 14,320,000	\$123,448	\$43,583,824	\$375,723	194	\$224,659	41%	52%	25%	no	Concept endorsement 09/2020
Forest Grove Family	Forest Grove	Washington	DCM Communities	LMC	36	8	30	\$ 3,792,088	\$105,336	\$10,994,346	\$305,399	72	\$152,699	22%	83%	35%	no	Concept endorsement 09/2020
Tigard Senior Housing	Tigard	Washington	NHA	Walsh	58	23	0	\$ 6,270,000	\$108,103	\$19,209,708	\$331,202	57	\$337,012	40%	0%	30%	yes (Davis Bacon)	Concept endorsement 09/2020
Plaza Los Amigos	Cornelius	Washington	REACH	LMC	113	26	73	\$ 12,830,000	\$113,540	\$39,208,808	\$346,981	198	\$198,024	23%	65%	35%	yes (Davis Bacon)	Concept endorsement 09/2020
Terrace Glen	Tigard	Washington	Related Northwest	Walsh	144	43	73	\$ 17,484,000	\$121,417	\$48,389,878	\$336,040.82	259	\$186,834	30%	51%	20-25%	no	Concept endorsement 09/2020
Viewfinder	Tigard	Washington	Community Development Partners	Bremik	81	33	55	\$ 11,583,000	\$143,000	\$32.9 M	\$405,844	157	\$209,385	42%	68%	20%	yes (Davis Bacon)	Under construction (anticipated to open in Fall 2021)
Findley Commons*****	Portland	Portland	Home First Development	Beaudin	35	0	0	\$ 1,945,175	\$55,576	\$7,041,707	\$201,192	35	\$201,191.63	0%	0%	25%	yes(Davis Bacon)	Under construction (anticipated to open in July 2021)
Riverplace	Portland	Portland	BRIDGE	Walsh	176	17	48	\$ 1,739,219	\$9,882	\$80,268,263	\$456,069.68	242	\$331,687.04	10%	27%	30%	yes(BOLI)	Final approval 10/2020
Nueva Esperanza	Hillsboro	Hillsboro	Bienestar, Housing Development Corporation	LMC	149	60	105	\$ 16,940,731	\$113,696	\$47,884,645	\$321,373.46	308	\$155,469.63	40%	70%	20-35%	no	Concept endorsement 11/2020

*Total project costs reflect most recent estimates provided. These will be updated within 1-3 months prior to anticipated groundbreaking, as projects are submitted for final funding approval.

**\$2.6 million was disbursed to Clackamas County to acquire the property. An additional funding request is expected in fall 2020 for the rehabilitation. A preliminary estimate of \$4.2 million in rehabilitation costs was provided by Housing Authority of Clackamas County in Spring 2020; a refined request is expected in Fall 2020.

***Number of units for Dekum Court only reflects Metro bond funded units. In addition to 160 units eligible for Metro funding, the site will also include 40 units of "replacement housing" for public housing units currently on the site, for a total of 200 units.

****Counting studio units as one bedrooms

*****This project counts with VASH vouchers for the 20 one bedroom apartments. VASH units may have incomes up to 50% MFI. For this reason, we are not counting these 20 units towards the 30% AMI unit progress.

METRO AFFORDABLE HOUSING BOND

Financial Report Through December 2020

FINANCIAL SUMMARY

TOTAL REVENUE:	\$676,869,711
TOTAL EXPENSES and DISBURSEMENTS:	\$38,885,803
TOTAL COMMITTED:	\$182,101,766
TOTAL FUNDING AVAILABLE	\$455,882,142

REVENUE

	FY 2018 - 2019	FY 2019 - 2020	FY 2020-21	TOTAL REVENUE
Bond Proceeds	\$652,800,000			\$652,800,000
Premiums on Bonds	\$2,630,335			\$2,630,335
Interest Earnings	\$250,129	\$15,809,567	\$5,379,680	\$21,439,376
TOTAL REVENUE:	\$655,680,464	\$15,809,567	\$5,379,680	\$676,869,711

<- "Premiums on Bond" & "Interest Earnings" not included in Work Plan Funding = \$24,069,711

EXHIBIT E: EXPENDITURES REPORT

EXPENSES

PROJECTS	FY2018-2019 Expended or Disbursed	FY2019-2020 Expended or Disbursed	FY 2020-2021 Expended or Disbursed	Committed -- Not Yet Disbursed	TOTAL EXPENDED, DISBURSED or COMMITTED	WORK PLAN FUNDING	% of Work Plan Funding Expended, Disbursed or Committed
Jurisdiction:							
Beaverton	\$0	\$3,000,000		\$9,000,000	\$12,000,000	\$ 31,140,595	38.53%
Clackamas County	\$2,609,333	\$0		\$48,515,555	\$51,124,888	\$ 116,188,094	44.00%
Gresham	\$0	\$0	\$12,300,000		\$12,300,000	\$ 26,756,995	45.97%
Hillsboro	\$0	\$0		\$16,940,731	\$16,940,731	\$ 40,657,081	41.67%
Home Forward (East Multnomah Co.)*	\$0	\$0				\$ 15,879,123	0.00%
Portland*	\$0	\$0	\$3,684,394	\$22,894,240	\$26,578,634	\$ 211,056,579	12.59%
Washington County	\$0	\$0	\$11,583,000	\$84,751,240	\$96,334,240	\$ 116,465,532	82.71%
Metro Site Acquisition Program	\$0	\$156,108	\$27,957		\$184,065	\$ 62,016,000	0.30%
TOTAL ACTUAL & COMMITTED PROJECT EXPENSES:	\$2,609,333	\$3,156,108	\$27,595,351	\$182,101,766	\$215,462,558	\$ 620,160,000	34.74%

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

ADMINISTRATIVE	FY2018-2019 Expended or Disbursed	FY2019-2020 Expended or Disbursed	FY 2020-2021 Expended or Disbursed	TOTAL EXPENDED or DISBURSED	WORK PLAN FUNDING	% of Work Plan Funding Expended or Disbursed	Project Delivery Fee **
Jurisdiction:							
Beaverton	\$80,000	\$143,898	\$0	\$223,898	\$655,591	34.15%	
Clackamas County	\$0	\$489,213	\$0	\$489,213	\$2,446,065	20.00%	
Gresham	\$0	\$0	\$140,826	\$140,826	\$563,305	25.00%	
Hillsboro	\$0	\$171,188	\$0	\$171,188	\$855,939	20.00%	
Home Forward (Multnomah County)	\$0	\$0	\$0	\$0	\$334,297	0.00%	
Portland	\$0	\$0	\$0	\$0	\$4,443,296	0.00%	\$84,094
Washington County	\$148,690	\$460,000	\$460,000	\$1,068,690	\$2,451,906	43.59%	
Metro Site Acquisition Program	\$3,869	\$0	\$0	\$3,869	\$1,305,600	0.30%	
<i>Metro Accountability and Financial Transaction Costs</i>							
One-Time Financial Issuance	\$1,867,934	\$0	\$0	\$1,867,934	\$13,056,000	26.25%	
Ongoing Financial Management Costs	\$26,048	\$207,178	\$63,489	\$296,716			
Accountability and Oversight	\$26,695	\$743,020	\$492,963	\$1,262,678			
Reserved for Future Allocations					\$6,528,000	0.00%	
TOTAL ACTUAL & COMMITTED ADMINISTRATIVE EXPENSES:	\$2,153,236	\$2,214,497	\$1,157,278	\$5,525,011	\$32,640,000	16.93%	\$84,094

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

EXHIBIT F: COMMUNITY ENGAGEMENT – SUPPLEMENTAL INFORMATION

Further demographic information

Implementing partners report a total of at least 470 participants in their engagement activities through December 2020. Some progress reports described engagement for local implementation strategies as well as Phase 1 projects and others that occurred prior to the development and publication of Metro’s guidelines for reporting on community engagement, which include an expectation that demographic information be (voluntarily) collected during engagement activities. Because of this, the true total is likely higher, and more thorough demographic information will be available for 2021 and beyond.

In spite of a lack of specific data for many engagement activities, most implementing partners reported engagement of people of color. The percentage of people of color participants in activities ranged from 31% to 100%, with four activities reporting 100% BIPOC participation, one reporting 95%, and another five reporting at least 50%. Engagement of immigrants and refugees was described second-most often, in half the reports. One activity reported 100% immigrant participation, and another two reported at least 50% immigrant participation.

*“The City of Beaverton was able to hear feedback from over 200 people. Sixty-nine percent of those who attended feedback events were people of color, where demographic information was provided.” – **City of Beaverton***

Engagement of seniors and people with disabilities, people with experiences of housing instability and houselessness, people with low incomes, people with limited English proficiency and people of all genders was referenced in one quarter to half the reports. One activity showed over 50% participation of people who have been houseless or lived in low income housing. One activity engaged 50% women and 50% men, and another was mostly women with one nonbinary person and two men.

Engagement of existing tenants in acquired buildings occurred in one project (the only project with existing tenants). Engagement of domestic violence survivors and varying age groups was also described.

Themes beyond the four top themes described

Other themes mentioned multiple times included needs for: very low income units, fully ADA accessible units, project to be well connected to surrounding neighborhood including features for pedestrian safety, access to transit, and access/proximity to neighborhood amenities and services. Parking came up once as a need of future residents, and three times as a concern of neighbors.

Themes that were mentioned once or twice include these from particular cultural communities/priority populations: closed floor plans (Somali communities may prefer kitchens separated from living spaces), boot washing stations for agricultural workers, units and programming for seniors, play areas centrally located/family sized units near outdoor space for easy monitoring and safety of children, low barrier screening criteria, and bathtubs even in small units.

Evaluation (optional this year on jurisdiction partner reports)

One report, Washington County's, included explicit evaluation of effectiveness of engagement efforts: "At one listening session the [desired] number of participants was not met due to participants having last minute scheduling conflicts and technological issues (issues with connecting to Zoom, internet connection). Learning for the future based on this experience include recruiting more participants or having alternates for participants who cannot attend the meeting, sending the participants more reminders in the days leading up to sessions, and having the facilitators do more thorough Zoom assistance check-ins prior to the session."

From: Ed McNamara
Sent: Friday, March 05, 2021 4:55 PM
To: Emily Lieb
Cc: Steve Rudman; Jenny Lee
Subject: follow up on laundry room comments

Hi Emily,

I wanted to follow up to the committee on my comments about the laundry room. If you think it's appropriate, please pass this along.

I've been developing and managing affordable housing since I started working for REACH CDC in 1983. Others may come to different conclusions than I do, but I hope that the committee understands that my thoughts come from years of experience and years of wrestling with how to solve the challenges of producing enough affordable housing.

Based on our discussion earlier this week, it seems like some of the jurisdictions feel that when we have extra capital available from larger loan proceeds (due to low interest rates) and from LIHTC equity (due to federal changes in the rate for 4% LIHTCs), we should use some of those funds to make the buildings nicer and add more amenities. And in our discussion, it sounded like some of our committee agreed with that.

As far as I can tell, all of the projects we are funding are already of very good quality (with many often costing as much as or more than new market rate buildings) and probably don't need any extra enhancements or extra reserves. I think that we should be using every available dollar to create more units that are affordable.

When I sold my interests in the Sitka and the Ramona several years ago, we had waiting lists of over 300 households for the Ramona and over 700 households for the Sitka (more there because it had been around for 6 more years than the Ramona). I know how great the need for affordable housing is.

When I operated my buildings, I was always happy to see the success stories of tenants using affordable housing as a way to increase their incomes and then move out. Not all tenants could do this. We had plenty of elderly tenants and tenants with some type of disability who were on fixed incomes and just needed a good place to live at an affordable rent. But we also saw many tenants go back to school part time because they could now afford to do that, start a new higher-paying job, pay down student loans, start saving money, and then move out – often to buy a house. This freed up the affordable unit for another household that needed it. In a way, this was almost as good as building a new affordable unit.

Sometime around 2010, market rents in Portland started to escalate rapidly. The recession had ended and there was new demand for housing. But almost nothing had been built for several years and it took another 2-3 years to get new supply. As demand outstripped supply, market rents increased rapidly and it became harder for some tenants to move. Even though many were earning more, they weren't earning enough to be able to afford the now very high market

rents. What really bothered me however is that some tenants could afford to pay those new market rents, but they chose to stay in our affordable buildings because of the very low rent.

As a result, I was always trying to think about how to build good-quality housing for households who needed it, but make it modest enough that households who could eventually afford to move out would have some incentive to do so.

The question of whether to add washers and dryers (or even just washer and dryer hook-ups) in each unit versus just having a common laundry room is a just one example of the many decisions that I often wrestled with when I developed the Ramona Apartments.

Because I was developing it specifically for households with children, I assumed I would have a lot of young children and I would probably have a lot of single parents. I started out assuming I would put washers and dryers in the apartments. But I became concerned that these 2BR and 3BR apartments would be so nice that no one would ever move out.

So I started to rethink that assumption. We were doing some focus groups with a lot of families – condo owners, market rate renters, and renters in affordable housing - who lived in close-in NW Portland to find out what they valued in a unit and in a building. It turned out that no one thought that a common laundry room would be a big problem.

We started thinking about how to create a common laundry room that would be an asset to the building, not just be a utilitarian space. If you know multifamily buildings, you know that the laundry often goes into some dark inside corner space that can't be used for anything else. We weren't going to do that.

Here's what we did do –

- We put a laundry room on every floor so that no one had to go very far.
- We put it in a central location of each floor.
 - In the attached plan of the 2nd floor, you can see where the room is located.
- We made it visible so that it felt safe. The rooms are located right next to the elevator lobby. The wall between the elevator lobby and the laundry room is all glass so that it would feel safer. (In the attached photo labeled "...nearly finished", you can see the full glass door. There are two more panels of glass next to that that don't show in the photo.) And we put a security camera in the room.
- We made it large. The rooms are about 14' by 30'. At 420 SF, they are larger than many studio apartments in other buildings.
- We put in enough machines that it was unlikely that anyone would have to wait for a machine to do their laundry. And we put in big, high-quality, heavy-duty machines so that people could do their laundry much faster.
- We made it a comfortable place to hang out if you wanted to wait for your laundry or to bring your kids with you.
 - There are 4 comfortable upholstered chairs around a low table for the adults and big kids. (In the attached photos of the room, the upholstered chairs are where the photographer is standing.)
 - When we designed the building, we were really thinking about young kids. But we had teenagers there too (and some of those young kids

- grew into teenagers). And it turned out that these rooms became a popular place for the teenagers to hang out at night.
- There are 4 small chairs around a small table for the youngsters.
 - The whole building and all the apartments have free Wi-Fi and we made sure that we had a strong signal in the laundry rooms.
 - We made it bright. Besides the glass facing the elevator lobby, there are big windows overlooking the courtyard and playground equipment.
 - In the attached photo of the courtyard, you can see the 3 windows in each laundry room. They're on the wall at the end of the courtyard right above the covered entry to the building.
 - We made it an easy place to work.
 - There is a countertop over the machines so there is a good surface for folding clothes.
 - The shelves in the middle also have a top for another folding surface.
 - As you look at the photos, there's another built-in in the far right corner of the room (behind the open shelving) that has a rod for hanging clothes when you take them out of the dryer.
 - We made it inexpensive - \$0.50 for a cold wash, \$0.75 for warm, and \$1.00 for hot. (The rates went up \$0.25 on weekends to encourage people to use the rooms during the week and reduce crowding on the weekend.)
 - And we tried to make it a good community space. In my experience with other buildings, there is often more socializing in the laundry rooms than there is in the other community spaces.
 - We put up two bulletin boards – one with a surface for tacking things and one dry-erase board. As you can see in the photo labeled "...after move-ins", those are well-used.
 - We thought about stocking the shelves with games and books for the kiddos, but decided to wait to see what would happen. In no time at all, residents filled those shelves up themselves (and brought in plenty of magazines for the grown-ups table.
 - Residents on each floor did get to know each other even better. They picked floor captains. They organized clothing swaps and toy swaps and much more.

This wasn't the cheapest way to do a laundry room, but it was far cheaper to build, operate, and maintain than the option of putting a W/D in every unit. This means I needed less public subsidy and the city had more money to help build more units.

The tenants might have liked to have laundry in their apartments, but based on the high occupancy, the low turnover, and the long waiting list, the common laundry room didn't seem to be a deterrent. For me, the extra effort we put into the design and furnishing of the laundry rooms really paid big dividends in creating an even stronger sense of community in the building.

As I said, I'm sure other people might have a different opinion, but I wanted folks to know how I thought this through.

Ed

Floor plan





Laundry room



Laundry room



Laundry room chair

