

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Housing Bond Oversight Committee Meeting
Date: Wednesday, March 8, 2023
Time: 9:30 a.m. to 12:30 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Discuss implementation progress with four jurisdictions.

9:30 a.m. Welcome and introductions

9:40 a.m. Conflict of interest declaration

9:45 a.m. Public comment

9:55 a.m. Annual progress report: Clackamas County (35 min)

- LIP staff presentation. The Committee identified the questions/areas of interest for LIP presentations, in addition to any questions specific to each jurisdiction's progress report.
 1. *Provide an overview of where your jurisdiction is in the process of committing funds, and your plans/timeline for committing remaining funds.*
 2. *How are you working to ensure that your investments serve households experiencing homelessness? What opportunities are you exploring to expand permanent supportive housing and integrate supportive housing services investments in your portfolio?*
 3. *What controls do you have in place to support accountability for low-barrier lease up? What support is needed?*
 4. *How are you working to support equitable economic benefits through construction? What opportunities do you see to strengthen outcomes in this area?*
 5. *How are your projects adapting to the rapidly shifting financial landscape and market volatility? How are projects filling financial gaps? What support is needed?*
 6. *What is working well with the Affordable Housing Bond program? What could be improved?*
- Q/A and discussion

10:30 a.m. Break

10:40 a.m. Annual progress report: Washington County (35 min)

- LIP presentation – *see questions above*
- Q/A and discussion

11:15 a.m. Annual progress report: Hillsboro (25 min)

- LIP presentation – *see questions above*
- Q/A and discussion

11:40 a.m. Annual progress report: Beaverton (25 min)

- LIP presentation – *see questions above*

- Q/A and discussion

12:05 Committee discussion and reflection on themes from local presentations

12:20 p.m. Next steps

12:30 p.m. Adjourn

Meeting Summary

Meeting: Housing Bond Oversight Committee Meeting
Date/time: Wednesday, February 22, 2023, 9:30 AM – 12:00 PM
Place: Virtual meeting (Zoom)
Purpose: Preview outcomes data and prepare for annual report process.

Attendees

Kira Cador (she/her), Brandon Culbertson (he/him), Scott Greenfield (he/him), Co-chair Jenny Lee (she/her), Ann Leenstra (she/her), Willie Poinsette (she/her), Mara Romero (she/her), Co-chair Steve Rudman (he/him), Andrea Sanchez (she/her), Karen Shawcross (she/her), Nicole Stingham (she/her), Trinh Tran (he/him), Juan Ugarte Ahumada (he/him)

Metro Councilors

Christine Lewis (she/her), Mary Nolan (they/them)

Metro staff

Melissa Arnold (she/her), Ash Elverfeld (they/she), Emily Lieb (she/her), Jimmy Oporta (he/him), Alison Wicks (she/her)

Facilitator

Ben Duncan (he/him)

Note: The meeting was recorded via Zoom; therefore, details will be mainly focused on the discussions, with less detail regarding the presentations. Presentation slides are included in the archived meeting packet.

Welcome and introductions

Co-chairs Steve Rudman and Jenny Lee welcomed the Committee to the meeting.

Metro Councilor Christine Lewis reflected on her time serving as Council Liaison for the Committee and thanked the Committee members for their work.

Metro Councilor Nolan thanked Councilor Lewis for her service and introduced themselves as the new Council Liaison. They shared their passion for the work.

Willie Poinsette and Scott Greenfield introduced themselves as new members.

Karen Shawcross asked to receive an update on the 4% Private Activity Bond.

Emily Lieb, Affordable Housing Program Manager, Metro, noted that there is state legislation underway to allocate PAB allocation authority to OHCS. Staff did not have information about the current status of the legislation. She noted that significant progress had been made toward getting all current projects in the pipeline on a good path with closing dates.

Mara Romero added that partners for the Walker Road Project and others are also working to ensure the Private Activity Bond legislation moves forward and are confident in its passing.

Members approved the meeting summary from December 2022.

Meeting Summary

Conflict of interest declaration

Co-chair Lee shared a potential conflict of interest.

Andrea Sanchez shared a potential conflict of interest.

Public comment

No public comment was received.

Annual review process overview

Ben Duncan, Kearns & West, presented an overview of the Committee's review process and timeline.

Preview of equitable contracting and workforce outcomes

Emily Lieb, Metro, shared the purpose of outcomes reporting.

Jimmy Oporta, Housing Analyst, Metro, presented on post-construction outcomes on Certification Office for Business Inclusion and Diversity (COBID) contracting and workforce participation. The seven completed projects have met COBID contracting goals.

Kira Cador asked how workforce outcome data were collected for jurisdictions that had no data on workforce goals.

Jimmy Oporta, Metro, replied that those jurisdictions are currently developing their goals, but are collecting demographic information.

Emily Lieb, Metro, added that the City of Portland has established workforce goals and is tracking their progress, whereas some other jurisdictions and projects are committed to tracking but have no established goals.

Karen Shawcross asked if it was possible to track what job training programs were providing workers and apprentices.

Jimmy Oporta, Metro, responded that they don't currently track this but can look into it. Metro has workforce diversity and training experts the housing team can meet with.

Emily Lieb, Metro, clarified that the data does not capture where apprenticeships are coming from, but does capture the trades of COBID-certified firms. Tracking where apprenticeships originate is beyond the current expertise and capacity of Metro's housing team.

Andrea Sanchez asked if Affordable Housing Bond (Bond) projects can help get firms COBID certified.

Jimmy Oporta, Metro, replied that the State of Oregon requires Minority, Women, and Emerging Small Businesses (MWESB) reports for each project quarterly. They direct qualifying firms to the COBID office to obtain certifications. He added that last year Metro offered technical assistance funding to jurisdictions, and Washington County, Beaverton, and Hillsboro used that funding to contract with LatinoBuilt to get 10 firms COBID certified.

Metro Councilor Nolan suggested that the Committee consider recommending workforce goals to Metro Council if it's deemed a priority.

Meeting Summary

Juan Ugarte Ahumada asked if the data could detail actual dollar amounts per demographic.

Jimmy Oporta, Metro, replied that to get the dollar amount per demographic, Metro would have to ask how much each worker is getting paid. He said they can explore what it would take to add that to the data collection form.

Emily Lieb, Metro, added that the data collection form was originally created to align with the City of Portland's existing tracking form.

Juan Ugarte Ahumada emphasized the importance of ensuring people of color are provided equal opportunities in the field and that the program should encourage folks to enter the workforce at all levels of pay, not only the lowest job classification.

Co-chair Jenny Lee agreed with Juan Ugarte Ahumada and suggested tracking job classifications to collect a similar data indicator.

Emily Lieb, Metro, shared that there are barriers to tracking data and that any additional collection should serve a purpose. She asked the committee what level of data is most helpful.

Kira Cador replied that tracking job classification would be helpful since it is easier to track and a strong indicator.

Nicole Stingh noted that the current amount of soft costs being paid to COBID firms is low and suggested increasing spending in that category to support higher-wage opportunities.

Andrea Sanchez stated this data relies on reporting from COBID-certified subcontractors. She asked the Committee to consider the burden on small businesses to provide this data.

Jimmy Oporta, Metro, replied that increasing Black, Indigenous, and People of Color (BIPOC) participation is a larger question for the industry and that there is more work needed to ensure these trades are well paid.

Co-chair Steve Rudman stated that the Committee should consider ways to improve racial equity in the workforce as a recommendation. He suggested that Metro's Construction Careers Pathway Project could be a model to move work forward.

Brandon Culbertson noted the significant absence of Native American contractors and stated the need for culturally specific outreach. He asked if the data included projects that were completed in partnership with the Native American Youth and Family Center (NAYA).

Jimmy Oporta, Metro, agreed that the absence was prominent and shared that NAYA partnership projects accounted for the 1% shown in the data.

Preview of occupancy outcomes and discussion of methodology

Alison Wicks, Program Coordinator, Metro, shared the six projects that have reported preliminary occupancy outcomes. She detailed the occupancy outcomes methodology and data.

Scott Greenfield asked what percentage of the Metro area is BIPOC and what would be a successful percentage target for the Bond. He asked if reporting outcomes are incentivized and if there are tenant-based impact services built into these communities.

Meeting Summary

Alison Wicks, Metro, replied that the Portland Metro Area is 34% BIPOC based on 2020 Census Data. She added that she will follow up and reach out to onsite providers and managers to better understand what the barriers are to collecting optional occupant-level demographic data.

Emily Lieb, Metro, added that the low-income BIPOC percentage in the Metro area is 38% and asked what would be the most helpful regional metric.

Nicole Stingh said low-income and low-income housing cost burden data would be beneficial.

Melissa Arnold, Metro, shared that there is an opportunity to reach out to providers and offer support and improve the data collection form. She noted that it's important to understand from a property manager's perspective what the barriers are and what support would be helpful.

Mara Romero noted that building community trust is important since some folks distrust demographic data collection due to past harm. She suggested reaching out to organizations that had a 100% completion rate to understand their collection methods. She added that it could be helpful to explain why the data is important and offer one-on-one assistance to those filling out the forms.

Karen Shawcross asked what can be done to collect data.

Emily Lieb, Metro, replied that the next step is to speak to service providers to ask that question. She noted that this was the first round of data collection, so they were not surprised by lower response rate and want to understand what support is needed to improve reporting moving forward.

Co-chair Jenny Lee said it could be helpful to contextualize data in annual reports with features and amenities such as access to transportation. She also asked what the data form looked like and if they were tracking data to assess outreach strategy, such as asking how occupants learned about the opportunity.

Emily Lieb, Metro, responded that the reporting form was included in the December meeting packet and referrals are included in the form.

Melissa Arnold, Metro, added that RealD Data is the standard but there is a gap between what service providers and contractors collect. She shared that they are working on identifying what collection practice is best.

Andrea Sanchez shared that living in affordable housing is not easy and tenants are often disturbed, so Metro needs to consider who the data is for, who it benefits, and who it harms.

Nicole Stingh stated that data is an impactful way to look at lease-up strategies and to ensure that efforts are meeting their intentions. She suggested compensating tenants for their time in completing the form.

Co-chair Steve Rudman said it's important to identify what data points are nice to have versus a necessity. He added that Metro shouldn't be alone in this effort and that the jurisdictions and property owners should be involved.

Meeting Summary

Kira Cador noted that there will always be pushback from property managers and it's important to communicate how this data impacts project performance.

Mara Romero shared that the form should include accessible unit requests and placement.

Emily Lieb, Metro, circled back to her question on what regional metrics would be useful. She noted that Nicole Stingh suggested looking at housing cost burden and that Metro can pull that metric at either the neighborhood or regional scale.

Nicole Stingh shared that the intent would be to look at renter households.

Andrea Sanchez stated that every project is required to have an affirmative marketing plan that targets specific households that are least likely to apply, which may be useful. She noted that outreach is mainly through word of mouth.

Brandon Culbertson shared his support for collecting culturally specific data. He expressed that the Bond was advertised as a diversity and equity initiative and outreach and engagement should reflect that.

Karen Shawcross agreed with Brandon Culbertson and added that this investment needs to go to those who need it.

Questions for jurisdictions discussion

Co-chair Steve Rudman stated that Metro staff will share a few questions with the jurisdictions ahead of the March meetings. He shared the three questions the Committee asked the jurisdictions last year and asked if these questions were still relevant. He expressed that he thinks the first two questions are still important to ask.

Andrea Sanchez said it's important to understand how projects are doing with high-interest rates and the Committee should ask the jurisdictions what project support is needed, if there are financing gaps that need to be addressed, and if any policy changes are needed.

Nicole Stingh agreed with Andrea Sanchez and noted that the market is volatile and there are supply chain issues. She suggested asking what the jurisdictions' plans are to address the market, and how can Metro and the State can help.

Co-chair Steve Rudman noted that the cash call system could be improved and reflected that one question shared with the jurisdictions should include project impacts and needs around market volatility.

Kira Cador shared that the lack of cash call funds, or uses, is primarily related to the increased interest rate as construction debt is floating rate and exceeds what the budget anticipated.

Mara Romero stated that the lease-up question is still valid, and jurisdictions could discuss the process in their presentations.

Scott Greenfield asked about Bond strategies to address households experiencing homelessness.

Meeting Summary

Co-chair Steve Rudman replied that the Supportive Housing Services (SHS) fund is addressing that issue. He shared that the co-chairs of this committee meet with the SHS committee chairs to discuss alignment.

Emily Lieb, Metro, shared that the Bond does have a goal to serve households at risk of or experiencing homelessness. The current direction is to integrate SHS and Bond funding.

Ben Duncan, Kearns & West, reflected that questions one and two from last year seem to still be relevant and that there will be a third question on project needs and impacts around the current market.

Andrea Sanchez noted that the third question should include how jurisdictions are addressing problems and how the Committee can help.

Mara Romero shared that this is an opportunity to build relationships between tenants and property managers.

Next steps

Ben Duncan, Kearns & West thanked everyone for the great meeting.

Next steps include:

- Metro to share jurisdictional reports
- Metro to follow up with property managers and service providers on data collection practices
- Metro to share draft questions for the jurisdictions before the March meetings
- The Committee to consider culturally specific outreach methods
- The Committee to consider what success targets look like
- The Committee to consider ways to improve racial equity in the workforce, including tracking job classifications as a data point

Adjourn

The meeting adjourned at 12:00 p.m.

Housing Bond Progress Report for Clackamas County | 2022

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

SECTION 1: UNIT PRODUCTION AND FUNDING

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

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

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

Figure 1. Production progress and resources committed

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion Month/year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2022)	For rental assistance	For wraparound services			
Tukwila Springs	\$19,418,863	\$5,548,542	48	48	0	48	63	No	Yes	Complete	Jun-2021	Jun-2022
Fuller Station Apartments	\$47,344,650	\$8,570,000	99	30	82	25	48	No	Yes	Complete	Apr-2021	Sep-2022
Maple Apartments	\$62,122,512	\$15,903,000	171	70	129	9	0	TBD	TBD	In Construction	Oct-2021	Dec-2023
Good Shepherd Village	\$60,799,032	\$18,330,000	142	58	79	35	0	Yes	yes	In Construction	Mar-2022	Aug-2023
Marylhurst Commons	\$42,497,871	\$3,000,000	100	40	83	83	0	Yes	Yes	In Construction	Sep-2022	Jan-2024
Total committed or underway		\$51,351,542	560	246	373	157						
LIS commitment		\$117,854,094	812	333	406							
% of commitment		44%	69%	74%	92%							
Remaining for LIS		\$66,502,552	252	92	33							

Competitive selections and funding awards

Hillside Park Redevelopment

Built in 1942 in the city of Milwaukie, Hillside Park is Oregon’s oldest public housing project. It is situated on nearly 14 acres and consists of 100 units that have exceeded their useful life. As such, HACC is opting to reposition and redevelop Hillside Park through HUD’s Section 18 program. In 2018, the Authority commenced a Master Planning process to envision the redevelopment of Hillside. This planning process engaged residents and community members who helped develop a vision for a new and vibrant community. The final adopted Master Plan proposes to demolish the existing low-density units and redevelop the site with up to 500 new units.

In January 2022, HACC released a competitive solicitation seeking concept development proposals for the Hillside Park Redevelopment project. This solicitation set forth the Authority's intentions for the project, including selection criteria and processes that align with Clackamas County's LIS. The solicitation paired the nearly 14 acre site with up to \$40 million in Metro bond funding to ensure that a sizable portion of the 500 newly developed units would be affordable to households making 80% of AMI and below.

HACC received 6 competitive submissions from qualified development teams. After a rigorous review process, HACC's selection committee choose to enter into exclusive negotiations with Related NW. HACC and Related have been working through contract negotiations and Phase 1 planning. **The first phase of development will include 275 bond-funded units that will serve households with incomes at or below 60% of AMI. Phase 1 is expected to break ground in early 2024.** In November, HACC submitted a Section 18 Disposition application to HUD. In December, HACC was awarded \$4MM from Congressionally Directed Spending and \$1.7MM from City of Milwaukie's Construction Excise Tax Funds to further support the redevelopment of Hillside Park. HACC will be submitting concept endorsement materials for Phase 1 to Metro this month (Feb 2023). HACC plans to integrate HUD project-based rental assistance and SHS funding in order to support extremely low income households and PSH units within the new development.

Phase 2 is anticipated to start construction in 2026 and is expected to include 100-125 bond funded units. HACC has set aside \$15MM in Metro bond funding to support this effort.

Marylhurst Commons

In May 2022, HACC awarded \$3MM in Metro bond gap funding to support the development of the 100 unit Marylhurst Commons project in Lake Oswego. HACC had been working with the project sponsor, Mercy Housing NW, on SHS integration for Marylhurst Commons when they approached HACC about the need for gap financing to support the project. When the project initially applied for OHCS LIFT and 4% LIHTC funds in 2021, there was no need for funding from Metro. However, rapid increases in construction costs, rising interest rates, and a competitive LIHTC equity market resulted in a financing gap of approximately \$3MM. The investment of \$3MM in Metro bond-funding from Clackamas County ensured that the project was able to begin construction on time. The project broke ground in September and will bring severely-needed, deeply affordable housing by Spring 2024. More details about Marylhurst Commons are included in the Projects Highlights section.

Lake Grove

HACC has been working in collaboration with Metro and the City of Lake Oswego on what is expected to be approximately 50 units of affordable housing in the Lake Grove neighborhood of Lake Oswego. Throughout the second half of 2022, the three agencies convened a group of stakeholders and facilitated a community process to develop a guiding vision for the site. The resulting Statement of Values will be included in a developer RFP that is scheduled to be released by Metro in February 2023. HACC and Metro are seeking a development

team that can deliver 50 affordable units, including at least 20 units at 30% of AMI or less and at least 25 units that are two bedrooms or more. To facilitate this goal, Metro and HACC have committed up to \$10 million in bond funds and at least 20 Regional Long Term Rental Assistance (RLRA) project-based vouchers that can be paired with Supportive Housing Services (SHS) funding.

Progress toward production targets

In 2022, HACC continued to shepherd its Phase 1 pilot project and the three 2020 awarded projects through construction and construction closing. Two of the projects, Tukwila Springs and Fuller Station Apartments, opened in 2022 and the other two projects, Good Shepherd Village and Maple Apartments, closed on construction financing and commenced construction. The fifth newly funded bond project, Marylhurst Commons, also closed its construction financing and began construction.

With 147 units completed in 2022, another 413 units in construction, and 325 units expected to go into construction in 2024, Clackamas County is on track to exceed all of its unit production targets with only 78% of its total allocation utilized. HACC expects to leverage its remaining bond funds to develop at least 275 more units, enabling Clackamas County to exceed its total unit production goal of 812 units by at least 350 additional units.

Increased sustainability and livability

HACC's Tukwila Springs project earned Earth Advantage Multifamily Platinum Level certification. This project brings energy efficiency, healthier indoor air, and environmentally responsible housing to Clackamas County's housing bond portfolio.

The Marylhurst Commons project is pursuing Passive House USA (PHIUS) certification. When completed, it will be one of the largest multifamily projects in the country to achieve the rigorous, performance-based certification. It will also be the largest affordable housing project on the west coast to receive the certification. The benefits of pursuing this program are:

- **Resilience:** the building will moderate temperatures year-round, guaranteeing a more comfortable home and lower utility bills for residents and property.
- **Indoor Air Quality:** A centralized energy recovery ventilation system will provide fresh, filtered air to every room in every apartment, even when outdoor air quality is poor and/or smoky.
- **Temperature regulation:** Heating and cooling coils are included in the centralized HVAC system to ensure the building is a comfortable temperature year round
- **Reduced Greenhouse Gas Emissions:** The building will be 100% electric, with highly energy efficiency hot water heating, solar PV panels on the roof.

Rental assistance and SHS integration

In response to the urgent and growing need for supportive housing in the region, the development teams behind Fuller Station Apartments, Tukwila Springs, and Good Shepherd Village have each committed to reserving additional units for permanent supportive housing within their projects. HACC is working with the sponsors on integrating SHS funding to support very low income households and households experiencing or at risk of homelessness. While the details are still being finalized, HACC is hopeful that up to 85 more PSH units will be produced beyond what was originally contemplated.

Priorities for remaining unit production targets

In order to further its LIP goal of encouraging development in high opportunity areas, HACC, with direction from its Housing Advisory Board, has decided to target its remaining bonds funds to support affordable housing development in Wilsonville and West Linn, the two bond-eligible jurisdictions in Clackamas County that do not have projects either complete or underway.

HACC is currently in discussions about the integration of bond funds into the City of Wilsonville's Transit Center TOD project. The approximately 1.3-acre City-owned property at the Transit Center presents an opportunity to promote TOD with affordable housing. To explore the possibilities, the City completed a Development Opportunity Study to assess the City's goals for the site and better understand the types of development that may be feasible. In early 2022, the City released an RFQ/P seeking a development team able to build a project at the TOD Site that provides affordable housing and is an example of best practices in transit-oriented development. In December 2022, the City selected Palindrome to develop the site. Palindrome's vision for the site includes 121 units of housing—including 79 units that are 2-bedrooms or larger—affordable to households making at or below 60% of AMI. HACC is in discussion with Palindrome and the City about ways to further integrate LIS criteria and production targets into the development.

HACC is also in early discussions with the City of West Linn about the development of affordable housing on a City-owned site. HACC hopes to share more information about this project as plans materialize.

HACC has been busy strategizing ways to provide first-time affordable homeownership opportunities while creating long term affordability through the repositioning of HACC's 145 unit scattered site public housing portfolio. Creating homeownership opportunities is another top priorities for Clackamas County's remaining bond unit production targets. HACC is in discussions with the local Community Land Trust, Proud Ground, and hopes to submit a concept proposal to Metro in early 2023.

Clackamas County and HACC are working on a 110 unit motel acquisition that will pair funds from Project Turnkey with Clackamas County's allocation of Metro Bond Rapid PSH funding. If approved, this project will provide desperately needed shelter units of which a portion will convert to permanent supportive housing units within the next 2-3 years.

SECTION 2: PROJECT HIGHLIGHTS

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

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

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



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

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

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

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

All 48 units are currently occupied and serve households with incomes 30% of AMI and below, with HUD project-based Section 8 rental assistance supporting all units. The tenant selection plan targets near-elderly (50 or older) households who are currently experiencing houselessness and have a disabling condition (SHS Population A). Leasing preferences are given to applicants with who live or work in Gladstone and/or request culturally-specific supportive housing services for Native Americans. All applicants are referred through the county's Coordinated Housing Access (CHA) wait list. Wrap-around services are supported by OHCS Permanent Supportive Housing (12 units) and Metro Supportive Housing Services (36 units) funding. Home Forward provides property management and resident services and the Native American Rehabilitation Association (NARA) provides culturally-specific supportive services available to all residents.

HACC's mission is to provide and develop affordable housing with supportive services for individuals and families on their path to improved health, wellness, prosperity and inclusion. Tukwila Springs aligns with HACC's mission to provide deeply affordable housing and services for Clackamas County's most vulnerable residents.

HACC's team of development staff led the design team comprised of Walsh Construction, Carleton Hart Architects, and Cornerstone Management. Given the organization's extensive experience serving a PSH population, HACC partnered with Home Forward to provide property management and resident services. The Native American Rehabilitation Association (NARA) provides culturally-specific supportive services and intensive case management.

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



FULLER STATION APARTMENTS (FKA FULLER ROAD STATION): 9608 SE FULLER RD, HAPPY VALLEY, OR 97086

Fuller Station Apartments is 100 units of new affordable housing in unincorporated Clackamas County, located directly adjacent to the MAX Green Line. The six-story building consists of a mix of one-, two- and three-bedroom homes and serves families and individuals with incomes between at or below 60% of AMI.

Fuller Station includes 17 one-bedroom units, 63 two-bedroom units, and 20 three-bedroom units. Energy-efficient heating and cooling are provided in every unit and any unit in the building can be converted for ADA accessibility. Additionally, the three-bedroom units include in-unit washer/dryers.

Residents benefit from amenities such as a community room with free wifi, a computer lab with free wifi, an outdoor community plaza, open air nature playgrounds, community gardens, 83 parking spaces, secure bike storage, excellent public transit and space available to local community groups for on-site services.

Fuller Station's affordability mix includes 30 units serving households at or below 30% of AMI, 2 units serving households at or below 50% of AMI, and 67 units serving households at or below 60% of AMI. There is also 1 unregulated manager's unit. Project-based vouchers provided by the Housing Authority support the 30 units at 30% AMI and services funding from the Metro Supportive Housing Services measure supports the 25 PSH units that serve families and individuals experiencing homelessness.

Clackamas Women's Services is providing supportive housing services for the 25 PSH units. Five units are supported with project-based Mainstream vouchers and serve households with incomes at or below 30% of AMI and where the head of household is disabled and homeless or at risk of homelessness. In addition, 7 units are given preference to DevNW for housing insecure or homeless youth. DevNW provides housing payment assistance for these individuals.

Cornerstone Community Housing is providing resident services for all Fuller Station families as well as additional services including transition support, stabilization support, and case management.

Guardian Real Estate Services, the project's General Partner, manages the property, oversees lease-up, and coordinates the resident services and supportive case management with non-profit partners Clackamas Women Services and DEV NW. **The property is currently 63% occupied with full occupancy expected by the end of February 2023.**

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



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

Good Shepherd Village, the first regulated affordable housing development in Happy Valley, will include 143 units ranging in size from studios to three-bedrooms. The project sets aside 35 PSH units for households experiencing homelessness, including 15 units expressly for veterans. Residents will have convenient access to public transit, grocery stores, schools, a public library, multiple parks and healthcare resources. **The project is in construction and currently ~60.2% complete. Project completion and move-ins are expected in early Fall 2023.**

The development includes 1 unregulated management unit, 13 studios, 50 one-bedrooms, 60 two-bedroom units and 19 three-bedroom units. The three-bedrooms and several of the two-bedroom units will be focused in two buildings each surrounding a small courtyard. A third building will house all of the studios, one-bedrooms, and remaining two-bedrooms, as well as community rooms and office space for resident and supportive services. In addition to the large, multi-use community room, there is also a separate “quiet room” for resident use. This is one of several trauma-informed design elements in the building, encouraged through community engagement. Energy-efficient heating and cooling will be provided in every unit. Each building will also provide laundry facilities and secure bike parking for residents. The site will include parking and outdoor gathering and play areas as well as a community garden which was noted as a high priority during engagement activities. Beyond the developed part of the property, the 11-acre site features four acres of protected green space which will remain undeveloped and contribute to the peaceful, natural surroundings. The project uses trauma-informed design, universal design, and sustainable design elements. The project will achieve Earth Advantage Multifamily Gold certification for all three buildings.

Good Shepherd Village will serve families and individuals with incomes up to 60% of area median income. Fifty-eight (58) units will be reserved for households with incomes at or below 30% of AMI and eighty-five (85) units will be reserved for households with incomes up to 60% of AMI. 35 PSH units will be dedicated for families and individuals experiencing homelessness, including 15 apartments expressly for veterans. VASH and project-based vouchers provided by the Housing Authority will support these 35 units. Wrap-around services for these 35 units will be supported with Metro Supportive Housing Services funding. Although not currently finalized, HACC is working with Catholic Charities to reserve 23 additional units for PSH that will be supported with SHS funding.

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

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, OHCS Permanent Supportive Housing Funds, OHCS Multifamily Energy Program, Metro Affordable Housing Bonds, Project-based vouchers from HACC, Metro Supportive Housing Services funding, private funding, and donated land.



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

Maple Apartments, located minutes from Clackamas Community College in Oregon City, is a multi-building complex set around a gracious central green space. It will include 171 units ranging in size from one-bedroom to four-bedroom units.

Maple Apartment is in construction and currently ~37% complete. The development team expects a phased completion and lease up. Currently, the team anticipates the following completion dates by individual buildings, with entire project estimated to be complete by 2/29/24.

- Bldg A Apartments: 24 units – TCO 6/30/23
- Bldg H Community Space – TCO 5/31/23
- Bldg B Apartments: 21 units – TCO 7/31/23
- Bldg G Apartments: 24 units – TCO 9/29/23
- Bldg C Apartments: 36 units – TCO 11/30/23
- Bldg D Apartments: 21 units – TCO 12/29/23
- Bldg F Apartments: 21 units – TCO 1/31/24
- Bldg E Apartments: 24 units – TCO 2/29/24

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

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

Maple Apartments is a partnership between Community Development Partners (CDP) and Hacienda CDC. CDP develops affordable housing with a focus on long term community engagement. Hacienda’s expertise is in delivering culturally specific programming for Latino, immigrant, and communities of color. CDP’s team will lead the development team comprising of: Hacienda CDC, LMC Construction, Salazar Architect, and Portland State University-Center for Public Interest Design (CPID).

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



MARYLHURST COMMONS: 3190 FURMAN DRIVE, LAKE OSWEGO, OR 97034

Marylhurst Commons, located on the former Marylhurst University campus in Lake Oswego, will include 100 units from one- to three-bedrooms, including 40 units of Permanent Supportive Housing (PSH) serving families who have experienced homelessness or are at risk of becoming homeless. **Marylhurst Commons is in construction and currently ~15% complete. TCO is expected in April 2024.**

Marylhurst Commons will be situated on a 4.25 acre parcel of land that Mercy Housing Northwest will lease (long-term ground lease) from the Sisters of the Holy Names, who own the former university campus.

The 100 unit development will consist of 17 one bedroom units, 61 two bedroom units, and 22 three bedroom units. The target population at Marylhurst Commons is a mix of households earning 60% AMI and below, including 40 PSH units serving households with incomes 30% of AMI or below. These units will be supported by SHS services funding and RLRA project-based vouchers.

With this income mix, Marylhurst Commons will be an important community asset serving lower-wage working families who have been excluded from the high opportunity Lake Oswego community, as well as families who have been housing insecure. Mercy Housing Northwest is working in partnership with the Lake Oswego School District to reduce the number of families with children who are homeless or at risk of homelessness enrolled in Lake Oswego Schools. Because of the number of two and three bedroom units, the property will be focused on creating comfortable and welcoming spaces and programming for families and children.

The building will be a large U-shape with a spacious outdoor courtyard which will contain amenity spaces for residents including a playground, seating areas, landscaped walking paths, a large plaza, and direct connections to the rest of the open space in the former university campus. Secure Bike storage is also provided inside the building, along with laundry rooms located on each floor. Trauma-informed design principles will be utilized to ensure welcoming, empowering spaces. The project includes whole-building heating and cooling and will be seeking Passive House certification ensuring an extremely energy efficient building that will benefit both the residents and MHNW as property owners.

A generous community space is centrally located on the ground floor of the building, and will include a community kitchen, a large community room with operable divider for division into two spaces, a children's play area, technology center, and offices for on-site resident services staff. The management offices and mail room are also centrally located on the ground floor near the building entrance.

MHNW is backed by affiliate organization Mercy Housing Inc., one of the largest nonprofit affordable housing developers, owners, and operators in the country. Walsh Construction is the general contractor and Carleton Hart Architecture is providing architectural services. Service partners include the Lake Oswego School District, YMCA of Great Portland, Clackamas Workforce Partnership, Northwest Family Services, Clackamas Children's Commission, and the Clackamas Children's Center.

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, OHCS LIFT, Metro Affordable Housing Bond, OHCS Multifamily Energy Program, RLRA Project-based vouchers, Metro Supportive Housing Services funding, and private funding.

SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

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

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

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

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals		Contracting outcome	
			% of total contract amounts paid to...		% of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Fuller Station Apartments	GSA,GRES/R&H	Sep-2022	20%	20%	Awaiting	Awaiting
Tukwila Springs	HACC/Walsh	Jun-2022	25%	20%	22%	75%
Maple Apartments	CDP,Hacienda CDC/LMC	Dec-2023	20%	20%	34.22%*	94%*
Good Shepherd Village	Caritas/Walsh	Aug-2023	20%	20%	32%*	29%*
Marylhurst Commons	Mercy NW/Walsh	Jan-2024	20%	20%	31%*	17.9%*

*In construction in progress, these numbers are not final

Figure 3. Workforce diversity goals/outcomes (as applicable based on LIS and project)

Project name	Developer, General contractor	Actual/expected Construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours worked by...			Workforce outcomes % of total labor hours worked by...*		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentice	POC	Women	Apprentices
Fuller Station Apartments	GSA,GRES/R&H	Sep-2022	N	Davis Bacon, BOLI	N/A	N/A	N/A	N/A	N/A	N/A
Tukwila Springs	HACC/Walsh	Jun-2022	N	Davis Bacon	N/A	N/A	N/A	N/A	N/A	N/A
Maple Apartments	CDP,Hacienda CDC/LMC	Dec-2023	Y	Davis Bacon	N/A	N/A	N/A	37.2%	1.05%	7.04%
Good Shepherd Village	Caritas/Walsh	Aug-2023	Y	Davis Bacon	N/A	N/A	N/A	64.3%	1.85%	13.6%
Marylhurst Commons	TBD	Jan-2024	Y	N/A	N/A	N/A	N/A	26%	3.71%	0.36%

*In construction in progress, these numbers are not final

HACC requires all bond-funded construction projects to achieve at least 20% COBID certified subcontractor participation and 20% COBID certified professional services participation. HACC is still awaiting post-completion reporting from the Fuller Station team but Tukwila Springs exceeded its equitable contracting goals for both subcontractor and professional services participation.

In January 2022, with funding support provided by Metro, HACC purchased LCP tracker. This software has been extremely helpful for tracking project contracting and workforce. HACC was able to pull up-to-date data for the three projects that are in construction and, as detailed in Figure 2, all projects are very close to or exceeding their equitable contracting goals.

LCP tracker has also allowed HACC to track workforce outcomes. Since this is something HACC previously had no experience tracking, HACC was not sure where to set goals around workforce. The data being collected for these three projects will help HACC set baseline and stretch goals for future projects.

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

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

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

- a. How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*
- c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*
- d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*
- e. For projects that are currently leasing or have completed the initial leasing process, please share any preliminary information about affirmative marketing and fair housing outcomes, including demographics of residents relative to who the project seeks to serve*

Figure 4. Summary of project plans and partnerships for affirmative marketing and culturally responsive services

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Tukwila Springs	PSH	Home Forward, NARA, CHA	NARA
Fuller Station Apartments	PSH, Foster Youth to Independence (FYI), Asian, Lantine	Asian Health & Service Center, IRCO, NAYA, Urban League of Portland, El Programa Hispano Católico, Oregon Outreach, Impact NW, Independent Living Resources, Clackamas County Social Services & CHA	DevNW, Clackamas Women’s Services, Cornerstone Community Housing
Good Shepherd Village	Asian, Lantine, Veterans, PSH	NARA, Asian Family Center, NAACP, JOIN, NW Pilot Project, Clackamas County Social Services & CHA	Catholic Charities of Oregon, APANO, El Programa Hispano Católico, Familias en Acción, Do Good Multnomah
Maple Apartments	Farmworkers and their families, PSH	Hacienda CDC, NAYA, El Programa Hispano Católico, NHA, Urban League of Portland, Asian Health & Service Center, IRCO, Impact NW, Clackamas County Social Services & CHA	Hacienda CDC, NHA
Marylhurst Commons	PSH, families	Lake Oswego School District, YMCA of Great Portland, Clackamas Workforce Partnership, Northwest Family Services, Clackamas Children’s Commission, and the Clackamas Children’s Center	Mercy Housing NW, Mercy Housing Management Group

Figure 5. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)
Tukwila Springs	48	28	Y
Fuller Station Apartments	10	5	Y
Good Shepherd Village	32	8	Y
Maple Apartments	57	9	Y
Marylhurst Commons	23	5	Y

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

The following table was included in Clackamas County’s LIS and forecasts rental housing needs over 20 years (2019-2039) by incorporated cities within the Metro boundary of Clackamas County.

Estimated rental housing needs, based on Median Family Income (MFI) forecasted for the next twenty years (2019-2039) within the Metro boundary of incorporated cities of Clackamas County.

City*	Extremely Low Income (<30% MFI Need)	Very Low Income (30-50% MFI Need)	Low Income (50-80% MFI Need)	Total affordable rental housing need between 0-80% MFI
Gladstone	62	72	51	185
Happy Valley	473	548	1,025	2,046
Lake Oswego	198	167	198	563
Milwaukie	256	167	274	697
Oregon City	441	353	599	1,393
West Linn	98	164	102	364
Wilsonville	333	592	347	1,272

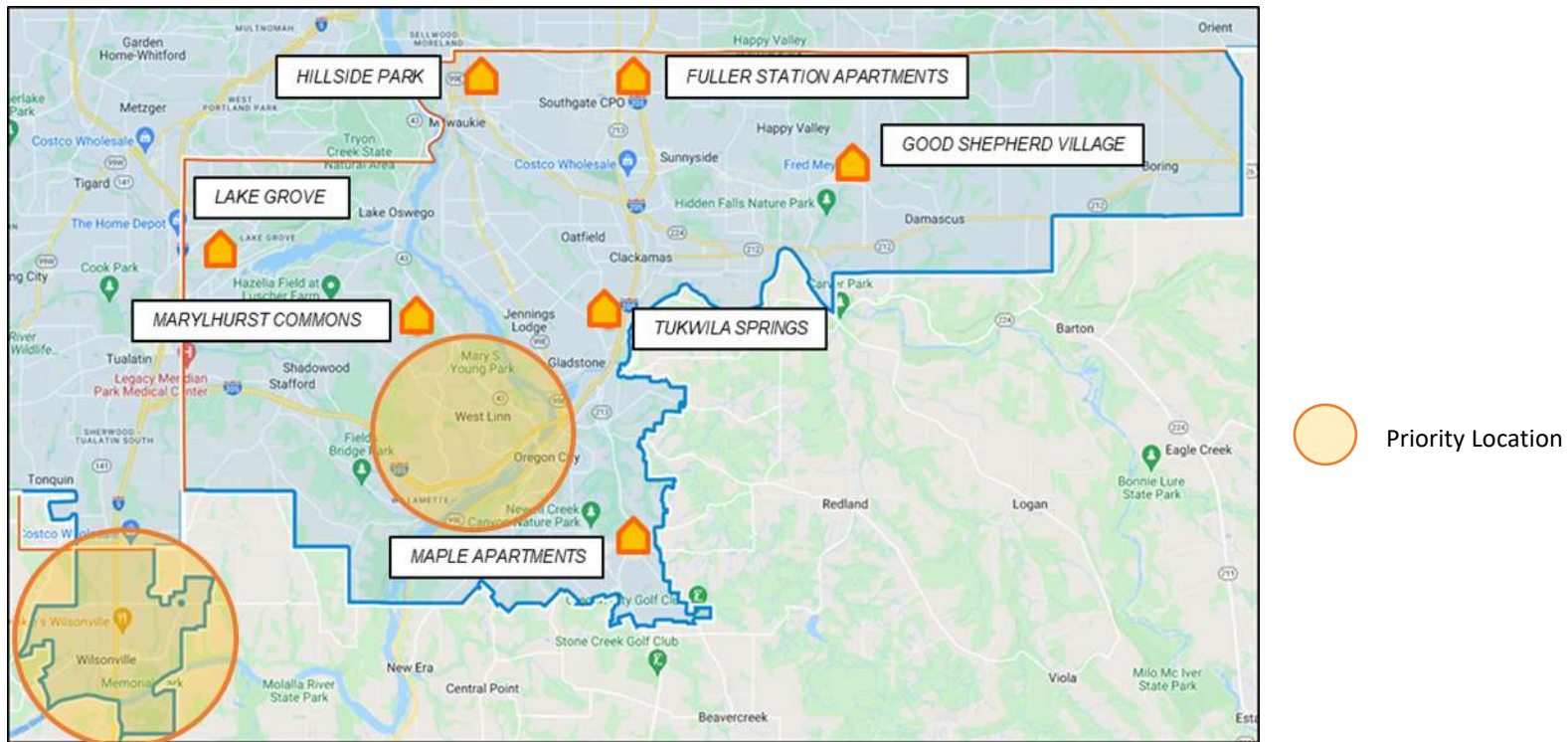
Source: U.S. Department of Housing and Urban Development, U.S. Census Bureau, 2012-2016 ACS Table B9001. The table above was included in Clackamas County's Metro Bond Local Implementation Strategy.

HACC currently has Bond-supported projects either completed, in construction, or in development in all bond eligible cities in Clackamas County, except Wilsonville and West Linn.

JURISDICTION	PROJECT	UNITS	30% AMI	2BR+
Mixed	Scattered Sites	40	0	40
Gladstone	Tukwila Springs	48	48	0
Happy Valley	Good Shepherd Village	142	58	80
Lake Oswego	Marlyhurst & Lake Grove	150	65	108
Milwaukie	Hillside Park Redevelopment	375	135	159
Oregon City	Maple Apartments	171	70	129
West Linn				
Wilsonville				
Unincorporated	Fuller Road Station	99	30	83
Clackamas County Metro Bond Pipeline Projects		1025	406	599
Clackamas County Metro Bond Production Goal		812	333	406

In order to further its LIP goal of encouraging development in high opportunity areas, HACC, with direction from its Housing Advisory Board, is targeting its remaining bonds funds to support affordable housing development in the high-opportunity cities of Wilsonville and West Linn.

As described earlier in this report, HACC is working with each city to get projects underway.



All Permanent Supportive Housing units receiving SHS funding or project-based rental assistance from HACC are/will be referred through the County's Coordinated Housing Access (CHA) wait list. HACC has been offering services packages—that pair rental assistance with wrap around services—to project sponsors to encourage them to support dedicating additional PSH units in their bond-funded projects. The project sponsors representing Fuller Station Apartments, Tukwila Springs, and Good Shepherd Village have each committed to providing additional permanent supportive housing units in their developments. While not all contracts are finalized, HACC is hopeful that up to 85 more PSH units, for a total of 206 units, will be produced beyond what was originally contemplated within the 5 bond projects that are either completed or underway.

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

Tukwila Springs is currently the only project with preliminary Affirmative Marketing Outcomes available. Applicants to Tukwila Springs are exclusively referred through Clackamas County's Coordinated Housing Access (CHA). Applicants are prioritized in one of two ways- with a preference for applicants living in Gladstone or applicants who are working with a culturally specific agency that support Native Americans. Tukwila Springs partnered with Native American Rehabilitation Association (NARA NW) to provide referrals because Native American applicants are chronically underserved across Clackamas County's programs. Referrals are sent by NARA NW to the CHA system where they are screened and referred to Tukwila Springs. NARA NW identifies individuals who meet eligibility criteria and are receiving services at various NARA NW sites (including medical and behavioral health sites) or who have been referred to NARA by other community agencies serving homeless individuals (i.e. DoGood Multnomah, Bybee Lakes Hope Center.) To date, a total of 16 applicants were referred by NARA.

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

Each jurisdiction not only reports on WHO was engaged, but WHAT activities were done, WHAT themes came from the engagement, and WHAT changes were made in response, as well as any partnerships used to support reaching community members.

Use tables below to report on your progress implementing your LIS strategies for ongoing community engagement. You may share any additional information in narrative form.

Given the current development phases of the County's five bond projects (either through final approval or in construction) only one project conducted extensive community outreach in 2022. However, that project, Marylhurst Commons, sought Metro bond funding to fill a financing gap just six months before closing and the demographic data needed to complete the tables included in this section of Progress Report are not available. In light of this, HACC is instead providing information included in the project's Community Engagement Outcomes Report.

Describe the community engagement that informed project implementation (format of the activity(ies), agenda, questions posed, etc.).

Outreach for the project began in 2018 when the Sisters of the Holy Names (SNJM) took ownership of the campus after Marylhurst University ceased operations. They conducted outreach both online and in person to explore how the future of the campus. SNJM worked with a professional facilitator to do outreach and conduct the meetings. Meetings were informal "listening sessions" to understand the preferences of community members, neighbors, and stakeholders. Ultimately, SNJM decided to retain ownership of the campus and lease existing buildings to mission-aligned organizations. Affordable housing was a common interest at these meetings, which led to Mercy Housing NW (MHNW) being selected as the developer for the project.

Mercy Housing NW started working with SNJM first as a consultant, assisting with a campus-wide rezone to allow for housing. This included additional public outreach, which occurred during the COVID-19 pandemic, and included virtual online meetings in the form of an open house with opportunities for participants to submit questions in real time, online outreach materials, and mailers to nearby property owners. Community meetings accompanying the process were professionally facilitated to ensure equitable contributions from community members.

Mercy Housing NW began as the lead developer for the project in early 2021. MHNW conducted outreach to the community in several ways. A community-based Design Focus Group was established to provide feedback on the project, which consisted of neighbors, service providers, social justice and anti-racism advocates, education professionals, and design and development professionals. To date, this group helped guide the project with four, 90 – 120 minute meetings, all of which were professionally facilitated by a third-party engagement firm to ensure feedback was received from all members. The focus group pushed the design to respond to the other buildings on campus, including with the use of materials, the overall proportions and exterior elevation details, as well as the ornamentations at the entries.

The project team also conducted a community-wide virtual open house and Q and A session, which was attended by more than 150 people. Prior to the open house, registrants were encouraged to submit questions and comments in writing. During the meeting, Mercy Housing NW and the Architect presented information about the project's goals and shared images of the project. Participants were encouraged to post questions in a live Q and A comment during the meeting. Questions were answered at the meeting for approximately 40 minutes. We responded to as many questions as possible during the meeting and posted a detailed Q and A online following the meeting addressing all the questions we did not have time to answer during the meeting. The Q and A is still available online. All registrants for the meeting submitted email addresses, which we continue to use as part of a mass-email list for people interested in the project.

Finally, the project has a website (www.mercyhousing.org/marylhurst) which is being updated with project updates. The website will remain active throughout construction and will transition to a pre-leasing page when the project nears completion in 2023.

Describe outreach strategies and methods used to encourage participation, their effectiveness, any lessons learned.

When MNHW took over as the lead developer, outreach occurred in two primary ways. First, we conducted general outreach to neighbors who were encouraged to attend virtual open house meetings, submit comments online, and in writing. Second, we assembled a small and diverse Design Focus Group who attended more in-depth meetings to provide feedback about the project design.

We found this two-pronged approach of outreach yielded excellent results. It both encouraged broad participation of neighbors and stakeholders, as well as giving neighbors and stakeholders an opportunity to be more deeply and intimately involved in the design of the project. Future projects will pursue a similar approach to ensure the community is broadly aware of our work, and will ensure that participation is as easy as possible by offering online meetings whenever possible.

An extensive email list is also being maintained for continued outreach efforts about the project. Over 250 individuals and organizations are represented on the email list. Notices about public meetings and a links to the project website have been distributed to the email list on several occasions and we believe these emails are continuing to garner higher levels of engagement than old-fashioned paper mailers.

If you used partnerships in this engagement, please describe them: who you partnered with (culturally specific, community-based, faith-based, or other organizations), how you worked together, and lessons learned.

The primary partner for the outreach was the Sisters of the Holy Names (SNJM) who will continue to own the property and the surrounding campus. SNJM is a long-standing member of the Lake Oswego community and has an extensive history of providing excellent community service in their work. Lake Oswego is a very engaged community and SNJM has been located in the community for over 100 years. Their engagement and ability to reach out to a broad base of neighbors, public officials, and members of the community with social standing has been extremely valuable.

Because SNJM started to do outreach about the campus prior to Mercy Housing getting involved in the project, SNJM had already built a large network of stakeholders, neighbors, and community members. When Mercy Housing Northwest entered the project as a lead developers, we were able to capitalize on the momentum started by SNJM. Mercy Housing Northwest is a new developer in Lake Oswego (and in Oregon). Walking hand in hand with SNJM and involving their members and affiliates throughout the development process has continued to provide both insights into the local community as well as strengthening the relationship between SNJM and MHNW, who are committing to being partners in a long-term lease for at least 90 years. Working with a long-standing, credible organization is extremely valuable on any project.

We also relied on the members of the Design Focus Group as partners in our engagement. Because this Group allowed for a more in-depth, meaningful participation, participants were then able to share information learned with their respective networks, thus enhancing the breadth of participation. Because representatives from anti-racism, family advocates, and educational professionals were included in the Group, we were able to multiply the engagement using this method.

Report on who was engaged (number of community members who participated in the activity/ies, and relevant demographics that show participation of communities of color and other historically marginalized community members).

In addition to a community-wide virtual open house and Q and A session, which was attended by community members, neighbors, and anyone interested in learning about the project, the Design Focus Group featured a more diverse array of participants. We were intentional about selecting a group with both neighborhood interests in preserving the campus, as well as service providers, including professionals with expertise in Special Education, Childhood Development and Early Education, real estate and finance, architecture and design, and members of the business community.

Respond to Racism Lake Oswego, a grassroots organization that was formed in response to a racial discrimination event that occurred in 2017, was also part of the group. Respond to Racism is committed educating and inspiring change in Lake Oswego to make the city a more welcoming community. Lake Oswego is overwhelming white, with over 80% of residents identifying as white. The Respond to Racism member in the group pressed the design team to consider how to make the building design and operations as welcoming as possible. We

feel it is important to elevate the voices of historically marginalized people into positions of influence, particularly in circumstances where a diverse group of community members is participating.

Summarize the feedback received (major themes).

In general, the feedback we received was positive. While Lake Oswego has a reputation for being exclusive and not welcoming to new development, we were pleasantly surprised to see that the majority of feedback we received about the project was supportive. People in Lake Oswego are vocally concerned about homelessness and the cost of housing. Most of the comments that expressed skepticism about the project were interested in the project operations and services offered on site.

The themes that came up repeatedly during meetings were:

- General support for the project
- Support for the project design, which does retain much of the existing open space on the campus
- Concerns about how much vehicle traffic the project will create
- Emphasis on ensuring the project is “Family Friendly” including indoor and outdoor spaces
- Priorities on accessibility of the building and amenities for people with disabilities
- Emphasis on ensuring sustainable long-run operations and support for the services available on site for residents
- Concerns about ensuring the neighbors receive updates about important construction activity

The most commonly asked questions are posted online on the project’s website (www.mercyhousing.org/marylhurst). We have an online question submission portal on the website, which provides community members the opportunity to ask questions about the project.

Describe how feedback from communities of color and other historically marginalized community members directly informed the project implementation and outcomes.

Feedback from communities of color was incorporated into the design in two primary ways. First, we received feedback from Respond to Racism members about ensuring the project felt welcoming to all, especially families with children. We worked closely with the design team to identify ways in which we could create spaces in the building and in outdoor areas that would be accessible to all ages and where residents would be able to meet comfortably. This included the addition of community garden space, a basketball hoop, and window seats at corridor ends.

Second, we received feedback about ensuring that the building feels like a cohesive and welcoming community. We heard that because Lake Oswego is majority white and affluent, communities of color and other historically marginalized communities often do not feel welcomed in Lake Oswego. Every Mercy Housing Northwest community strives to be cohesive and comfortable for all people. Most Mercy Housing Northwest properties are very diverse, with a mix of households of different ages, countries of origin, languages spoken, and

immigrant/refugee status. Site staff on both property management and resident services work hard to ensure all people feel welcome and safe at each property.

Evaluation of engagement activity/ies from staff, participants, and partners.

We have heard strong positive feedback from the community, City of Lake Oswego, and members of the Design Focus Group about the level of engagement and participation. The Design Focus Group was not a requirement, but rather Mercy Housing Northwest elected to create the group in order to foster more meaningful participation. We heard strong support for these methods from participants, even those who did not agree with every design decision.

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

Ensuring that bond funded units are both durable and sustainable is a top priority for Clackamas County. Every bond project either complete or underway in Clackamas County includes in-unit, energy efficient heating and cooling. Maple Apartments and Good Shepherd Village are targeting Earth Advantage Multifamily Gold certification and include a multitude of sustainable design elements. Tukwila Springs earned Earth Advantage Multifamily Platinum Level certification and the Marylhurst Commons project is pursuing Passive House USA (PHIUS) certification. Phase 1 of the Hillside Park Redevelopment is hoping to go all electric and include a resilience hub. Resilience hubs, which are supplied with basic resources like food, water, and medical supplies and have backup electrical capacity, are community-serving facilities designed to support residents and coordinate resource distribution and services before, during, or after a natural hazard event.

HACC anticipates the biggest challenge will be balancing the addition of sustainability measures with community expectations around projects costs. Regional coordination may help normalize thinking around lifecycle costs and weighting the triple bottom line more heavily.

Housing Bond Progress Report for Washington County | 2022

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

SECTION 1: UNIT PRODUCTION AND FUNDING

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

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

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

Washington County identified a remaining balance of \$13 million of Metro bond funds, and on August 26, 2022, released a NOFA for these funds. This second NOFA, at a minimum, called for the completion of the Metro framework goals. It also identified preferences for: 1) a higher percentage of 30% units; 2) a higher percentage of 2+ bedroom units, with a special focus on 3 and 4-bedroom units; and 3) inclusion of permanent supportive housing units. The NOFA also looked for qualitative characteristics to further the Metro goals and LIS and ensure that the projects are successfully financed, well built, and serve the target households for decades to come.

The NOFA scoring framework awarded a maximum of 100 points in the following categories.

Financial Feasibility & Cost Reasonableness	Overall feasibility; lower costs per unit/bedroom; leverage	20
Location	Access to opportunities & amenities; areas at risk of gentrification; areas with less Bond resources	15
Target Population & Project Attributes	Number of bedrooms (emphasis on 3/4); deeply affordable units; special needs or PSH units; appropriate services	20
Advancing Racial Equity	Community engagement; MWESB contracting; outreach/marketing and low barrier screening; track record with diverse properties	20
Developer Experience & Capacity	Track record of working with financing sources; successful projects; strong portfolio; financial health	15
Readiness to Proceed	Land use issues; pipeline prioritization	10
Total		100

Applications

Application under this NOFA were due October 21, 2022.

- Five applications were received.
- Three projects were submitted by non-profit sponsors and two were led by for-profit developers with non-profit partners.
- Four applications were for projects that would use Low Income Housing Tax Credits as a primary source of project financing. These ranged in size from 63 units to 90 units, and ranged in the amount of Bond funding from \$9.5 million to \$13 million.
- One project was a smaller, special needs project—a 16-unit permanent supportive housing project to be located above a service center. This project requested \$2.4 million in Bond funding.
- All projects requested between \$144,000 and \$150,000 of Bond funding per unit.
- Three projects are located in Tigard and two are in Tualatin.

Review Process

Staff conducted an initial review to ensure that applications were complete and complied with the framework requirements and application instructions. A Review Committee was convened with four members who were volunteers or Washington County staff with expertise in affordable housing. The Committee reviewed the application materials, the consultant reports prepared by High Impact Financial (engaged to evaluate project feasibility and financial characteristics) and conducted a meeting to discuss questions and share perceptions about the

applications. The Review Committee members then individually rated the applications and provided comments regarding their scoring. Staff tabulated the Committee scores to produce an average score for each application. First, second and third place ranked applications were consistent across all review committee members.

Funding Allocation & Concept Endorsement

CPAH/Woodland Hearth \$9,450,000: The Woodland Hearth project by Community Partners for Affordable Housing (CPAH) received the highest score which was unanimous among the reviewers. Woodland Hearth had the highest percentage of family sized units, the highest percentage of 3- and 4-bedroom units, the highest percentage of 30% AMI units, the highest percentage of PSH units, and the most financial sources already secured. CPAH is also an experienced developer with PSH experience and had a well-articulated and compelling equity narrative and services plan. This project is being brought forward for Concept Endorsement. On February 7, 2023 the Washington County Board of Commissioners voted unanimously to recommend to Metro Concept Endorsement for the Woodland Hearth project. Washington County staff are preparing the endorsement package for Metro staff review, and will submit for Concept Endorsement in early March 2023.

For the remaining \$3,550,000 Metro bond funds, Washington County staff are negotiating project viability and terms with the second-place applicant. If the second-place applicant cannot utilize these funds, staff will contact the applicants in order of scored ranking to assess their ability to use the funds.

Several projects funded by Metro Housing Bond projects in Washington County are successfully advancing in their construction towards completion. The next project expected for completion is the Terrace Glen project in Tigard, which is being developed by Related NW in partnership with the Housing Authority of Washington County and is expected to finish in May 2023. Several projects will follow with their completion in summer 2023. These are the Aloha Family Housing project in Aloha, sponsored by BRIDGE Housing; Plaza Los Amigos in Cornelius, sponsored in partnership by community-based nonprofits REACH CDC and Bienestar, Inc; and Tigard Senior Housing, sponsored by Northwest Housing Alternatives on donated city-owned land adjacent to the Tigard Senior Center.

In Washington County's eligible share jurisdiction, two projects consisting of 117 new affordable apartments have been completed. . thanks to the Metro Regional Affordable Housing Bond. Low-Income Housing Tax Credits, County's Housing Production Opportunity Fund (HPOF) and Private Activity Bonds. There are nearly 1,000 additional units under construction in Washington County. The County also has an allocation of Metro's Regional Acquisition Funds (\$12.9 million) to support additional project(s). County staff are working with Metro staff in early 2022 to pursue potential site acquisitions. With this work, the County will exceed its unit production goals.

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

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

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

Figure 1. Production progress and resources committed

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants <i>(as of Dec-2022)</i>	For rental assistance	For wraparound services			
Aloha Family Housing	\$33,661,515	\$10,230,000	81	33	50	0		N	N	In Construction	Apr-2022	Oct-2023
Aloha Quality Inn	\$10,045,608	\$9,283,000	54	54	0	54		Y	Y	In Construction	Dec-2021	Feb-2023
Plambeck Gardens	\$43,583,824	\$14,320,000	116	47	60	8		Y	Y	Pre-construction	Apr-2023	Aug-2024
Goldcrest	\$33,283,866	\$12,000,000	74	14	45	0		N	N	In Construction	Sep-2022	Apr-2024
Plaza Los Amigos	\$43,972,319	\$13,670,523	113	26	73	16		Y	Y	In Construction	Jul-2022	Sep-2023
Saltzman Road	\$21,113,400	\$5,400,000	54	28	9	24		Y	Y	In Construction	Jun-2022	Dec-2023
Terrace Glen	\$54,176,941	\$17,484,000	144	51	74	3		TBD	TBD	In Construction	Jan-2021	May-2023
The Valfre at Avenida 26	\$13,603,343	\$3,792,088	36	8	30	8	92	Y	Y	Complete	Sep-2021	Oct-2022
Tigard Senior Housing	\$25,586,313	\$6,270,000	57	23	0	23		N	N	In Construction	Jul-2022	Aug-2023
Viewfinder	\$32,951,190	\$11,583,000	81	34	56	27	189	Y	Y	Complete	Jul-2020	Dec-2021
Total committed or underway		\$104,032,611	810	318	397	163						
LIS commitment		\$118,135,532	814	334	407							
% of commitment complete		88%	100%	95%	98%							
Remaining for LIS		\$14,102,291	4	16	10							

SECTION 2: PROJECT HIGHLIGHTS

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

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

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

<p>Completed</p>	<p>Viewfinder - Community Development Partners & Housing Authority of Washington County - 81 units - Tigard</p> <p><i>Population to be served:</i> Individuals and Families; 8 units set-aside for Veterans</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, SDC Exemption</p> <p><i>Service Partnerships:</i> Good Neighbor Center & Veterans Administration</p> <p><i>Development Team:</i> Bremik Construction & Scott Edwards Architecture</p> <p><i>Project Highlights:</i> 11 units of PSH were added to the project in collaboration with the Supportive Housing Services Program. Community room and outdoor courtyard on second floor; playground onsite. Building features art by three local artists. All units have air conditioning. Building is equipped with solar power.</p>	
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	<p>Valfre at Avenida 26 – DCM Communities & Housing Authority of Washington County - 36 units – Forest Grove</p> <p><i>Population to be served:</i> Individuals and Families; 8 PSH units</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Washington County Housing Production Opportunity Fund</p> <p><i>Service Partnerships:</i> Bienestar & Sequoia Mental Health</p> <p><i>Development Team:</i> LMC Construction & Carleton Hart Architecture</p> <p><i>Project Highlights:</i> All units have air conditioning. Project built on previous cement mixing plant, providing important infill development. Community space and playground onsite.</p>	
	<p style="text-align: center;">Under Construction</p> <p>Terrace Glen – Related NW & Housing Authority of Washington County - 144 units – Tigard</p> <p><i>Population to be served:</i> Individuals and Families; 3 PSH units</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Metro Transit Oriented Development, SDC Exemption</p> <p><i>Service Partnerships:</i> HomePlate Youth Services, EngAge, & IRCO</p> <p><i>Development Team:</i> Walsh Construction & C2K Architects</p> <p><i>Project Highlights:</i> All units have air conditioning. Project includes 3 4-bedroom units. Community room and playground onsite. All units have air conditioning.</p>	

	<p>Aloha Inn – Housing Authority of Washington County - 54 units – unincorporated Washington County</p> <p><i>Population to be served:</i> Individuals – all PSH units</p> <p><i>Leveraged Funding Sources:</i> Housing Production Opportunity Fund (Wa. Co.), Housing Authority of Washington County Local Development Fund</p> <p><i>Service Partnerships:</i> CPAH, Bienestar, Sequoia Mental Health</p> <p><i>Development Team:</i> GSI Builders, Inc., Ink Built Architecture</p> <p><i>Project Highlights:</i> Motel conversion project. Washington County’s first all PSH project. All units have air conditioning.</p>	
<p style="text-align: center;">Under Construction</p>	<p>Goldcrest Apartments – BRIDGE Housing - 75 units – Beaverton</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, SDC Exemption, Housing Production Opportunity Fund (Wa. Co.), City of Beaverton</p> <p><i>Service Partnerships:</i> Hacienda CDC</p> <p><i>Development Team:</i> Colas Construction & Salazar Architects</p> <p><i>Project Highlights:</i> Located in high opportunity area (South Cooper Mountain). Community room and playground onsite. All units have air conditioning.</p>	

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

Population to be served: Individuals and Families

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

Service Partnerships: Hacienda CDC

Development Team: LMC Construction & Scott Edwards Architecture

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



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

Population to be served: Seniors

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

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

Development Team: Walsh Construction & SERA Architects

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



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

Population to be served: Individuals and Families

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

Service Partnerships: Sequoia Mental Health Services

Development Team: LMC Construction & Ankrom Moisan Architects

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



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

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

Leveraged Funding Sources: 4% LIHTC

Service Partnerships: Bienestar, SAGE, Friendly House

Development Team: Beaudin Construction & Doug Circosta Architects

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



<p style="text-align: center;">Beginning Construction in Spring 2023</p>	<p>Plambeck Gardens – Community Partners for Affordable Housing - 116 units – Tualatin</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Washington County Housing Production Opportunity Fund, City of Tualatin, HOME (Wa. Co.), ARPA,</p> <p><i>Service Partnerships:</i> Centro Cultural, Neighborhood Health Center</p> <p><i>Development Team:</i> LMC Construction & Carleton Hart Architecture</p> <p><i>Project Highlights:</i> Project includes 6 4-bedroom units. Community room onsite. Air conditioning will be provided in units.</p>	
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SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

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

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

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

Washington County’s LIS identified an aspirational goal of 20% hard and soft costs paid to COBID-certified MWESB firms. Of the two projects completed, Viewfinder exceed that goal for both hard and soft costs and the Valfre at Avenida 26 exceed the goal for hard costs. All projects under construction are on path to exceed 20% hard and soft costs goals.

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

To monitor and report on contracting goals, Washington County receives information in monthly draw requests, and then receives more detailed quarterly reports that are also reported to Oregon Housing and Community Services (OHCS). Washington County had been tracking workforce outcomes for projects that are subject to prevailing wage requirements through LCP Tracker software.

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

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

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals <i>% of total contract amounts paid to...</i>		Contracting outcome <i>% of total contract amounts paid to...</i>	
			<i>Project goal (% hard costs)</i>	<i>Project goal (% soft costs)</i>	<i>Project outcome (% hard costs)</i>	<i>Project outcome(% soft costs)</i>
Aloha Housing Development	BRIDGE/ LMC	Oct-2023	20%	20%	Currently Tracking at 22%	Currently tracking at 20%
Aloha Quality Inn	HAWC/ GSI	Feb-2023	20%	20%	Currently Tracking at 20%	Currently tracking at 30%
Plambeck Gardens	CPAH/ LMC	Aug-2024	20%	20%		
Goldcrest	BRIDGE/ COLAS	Apr-2024	20%	20%		
Plaza Los Amigos	REACH/ LMC	Sep-2023	20%	20%	Currently Tracking at 20%	Currently Tracking at 20%
Saltzman Road	Home First/ Beaudin	Dec-2023	20%	20%	Currently Tracking at 20%	Currently Tracking at 20%
Terrace Glen	Related NW/ Walsh	May-2023	20%	20%		

The Valfre at Avenida 26	DCM/ LMC	Sep-2022	20%	NA	33.1%	NA
Tigard Senior Housing	NHA/ Walsh	Sep-2023	30%	20%	Currently Tracking at 22%	Currently Tracking at 20%
Viewfinder	CDP/ Bremik	Dec-2021	20%	20%	21.8%	26%

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

Figure 3. Workforce diversity goals/outcomes (as applicable based on LIS and project)

Project name	Developer, General contractor	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
		Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Aloha Housing Development	BRIDGE/ LMC	N							
Aloha Quality Inn	HAWC/ GSI	N	BOLI						
Plambeck Gardens	CPAH/ LMC	N							
Goldcrest	BRIDGE/ COLAS	N							
Plaza Los Amigos	REACH/ LMC	Y	Davis Bacon						
Saltzman Road	Home First/ Beaudin	N	Davis Bacon						
Terrace Glen	Related NW/ Walsh	N							
The Valfre at Avenida 26	DCM/ LMC	N							
Tigard Senior Housing	NHA/ Walsh	Y	Davis Bacon						
Viewfinder	CDP/ Bremik	Y	Davis Bacon						

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

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

The guiding principles for the Affordable Housing Bond Program include commitments to lead with racial equity and to create opportunity for those who have been left behind by the region’s housing market, especially communities of color, families with children and multiple generations,

people living with disabilities, seniors, veterans, households experiencing or at risk of homelessness, and households at risk of displacement. Each local implementation strategy defines commitments and strategies to ensure affirmative marketing, low-barrier lease up practices, and culturally responsive programming—in addition to location priorities that affirmatively further fair housing and support community stability for those who have experienced displacement or risk of displacement. Once projects begin to lease up, data will be collected to report on marketing and lease up metrics and demographics of the initial resident population.

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

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

Proximity to transit, parks, schools, and basic needs shopping was part of the competitive scoring criteria Washington County utilized in its Notice of Funding Availability (NOFA) evaluation process in 2020. Overall geographic dispersal of projects throughout Washington County's bond implementation area was also considered broadly throughout the evaluation process.

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

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

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

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

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

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

e. *For projects that are currently leasing or have completed the initial leasing process, please share any preliminary information about affirmative marketing and fair housing outcomes, including demographics of residents relative to who the project seeks to serve*

Lease-up reporting has been provided to Metro staff for the Viewfinder project and Valfre at Avenida 26, which are the two projects in Washington County that have been completed and leased-up.

Figure 4. Summary of project plans and partnerships for affirmative marketing and culturally responsive services

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Aloha Housing Development	Individuals and Families	Prior to the application period, BRIDGE and Hacienda staff will establish face-to-face relationships with community leaders, culturally specific organizations, service providers, schools, churches, community centers, and others serving communities of	Partnership with Hacienda CDC. The resident services programming will include: <ul style="list-style-type: none"> resources to connect residents to behavioral healthcare, physical healthcare, and assistance with food, clothing, and household furnishings.

		<p>color in Aloha and Washington County. Other marketing and leasing channels will include phone calls, in-person visits, and attendance at community groups' regular meetings and gatherings, and housing or resource fairs. BRIDGE will translate fliers into Spanish and Chinese to reach the target population. A language translation line service will be utilized in the property management office.</p>	<ul style="list-style-type: none"> • connection to resources to ensure housing stabilization and eviction prevention, such as emergency rental assistance, food pantry, utility assistance, financial fitness class, medical or behavioral healthcare referral. • youth and family services, such as afterschool programming and early childhood education. • economic opportunity, entrepreneurship, and homeownership services.
Aloha Inn	Formerly homeless individuals	<p>Referrals for housing will come through the County's Community Connect system, which is well-connected with diverse service providers throughout Washington County. Admissions into the program will be extremely low-barrier and will ensure that policies that historically have had a disparate impact on communities of color (e.g. criminal background policy and credit screening) are set to the lowest possible levels to eliminate these barriers.</p>	<p>Competitive process to select a PSH operator was completed. A team of Community Partners for Affordable Housing, Sequoia Mental Health and Bienestar will provide case management, behavior health and substance abuse services, and resident services program with a culturally specific lens. Policies and outreach will be tailored to ensure BIPOC communities are aware of the potential services and ensure the project provides culturally appropriate services for residents to assist clients from underserved populations.</p>
Plambeck Gardens	Individuals and Families	<p>CPAH is committed to assuring that the Plambeck Gardens project serves people of color and immigrant populations. CPAH will provide information about how to successfully apply for housing and will work with Unite Oregon to do outreach and a focus groups to provide information about the housing and to ensure we are able to serve diverse populations. CPAH will do an additional outreach in conjunction with the City of Tualatin.</p>	<p>CPAH will be partnering with Centro Cultural to be sure that employment related services are available as well as staying connected to WorkSystems Inc. and the programs that they offer community wide. Centro Cultural proposes to meet with residents on-site in the community center to provide career coaching for adults, along with business development and start up technical assistance. CPAH will partner with the Neighborhood Health Center, which is providing services at</p>

			Tualatin High School to ensure that health and wellness activities are available onsite. This includes a new partnership with Neighborhood Health Center, which is providing services at Tualatin High School.
Goldcrest	Individuals and Families	<p>Prior to the application period, BRIDGE staff will establish relationships with community leaders, service providers, schools, churches, community centers, and others serving communities of color in Beaverton and Washington County. Hacienda will enhance these efforts and these connections will be an important conduit for publicizing opportunities when leasing information is available. To help prospective residents overcome common barriers to accessing stable housing, BRIDGE has a three-pronged approach to low-barrier screening: starting marketing and outreach early so that prospective residents can mitigate issues that might be a barrier to acceptance, providing alternative methods to meet screening criteria, and adopting an open appeal process.</p>	<p>Partnership with Hacienda CDC. The resident services programming will include:</p> <ul style="list-style-type: none"> resources to connect residents to behavioral healthcare, physical healthcare, and assistance with food, clothing, and household furnishings. connection to resources to ensure housing stabilization and eviction prevention, such as emergency rental assistance, food pantry, utility assistance, financial fitness class, medical or behavioral healthcare referral. youth and family services, such as afterschool programming and early childhood education. economic opportunity, entrepreneurship, and homeownership services.
Plaza Los Amigos	Individuals and Families	<p>REACH and Bienestar will work with local community partners to ensure the community is aware of the upcoming housing opportunity and the project budget includes funding for training and paying community partner staff to provide help navigating the application process. Bienestar will work with partners in the Racial Equity Collaborative, the Forest Grove School District, the Immigrant Solidarity Collaborative, Somali Empowerment Circle, and other partnerships to ensure that information is distributed to other communities of color in the area, and will produce, as needed, leasing and other</p>	<p>Bienestar as co-developer will provide culturally specific services. Sequoia Mental Health is also a service partner. Partnerships with organizations such as Centro Cultural, Sequoia Mental Health, Open Door, and Family Promise will support Bienestar’s outreach to the homeless population and others who may qualify for PSH units.</p> <p>Sequoia staff will work hand in hand with Bienestar’s Promotores to provide outreach and watch for signs that a resident may be experiencing a crisis, and will meet regularly with Bienestar resident</p>

		<p>informative materials in languages other than Spanish and English.</p>	<p>services staff and on-site property management staff to coordinate services PSH residents and the property as a whole.</p> <p>Bienestar’s Promotores are resident leaders who connect other residents to needed services, coordinate service provision at properties with Bienestar staff and advocate for their communities’ interests in public forums and processes.</p>
Saltzman Road	Seniors/LGBTQ	<p>Home First Development utilizes a Low Barrier model for screening applicants to establish a population composed of individuals demonstrating the highest and most immediate of needs, including but not limited to historically underserved and vulnerable populations such as people of color and/or the LGBTQ community.</p> <p>Low Barrier screening is specifically designed to promote accessibility to households with adverse credit, rental and legal histories, and who subsist on a very limited income. Any applicant who is denied due to an adverse screening outcome will be automatically re-evaluated on a case-by-case basis, taking into account successful completion of treatment or renter success courses, positive references, and any other documents submitted on their behalf.</p>	<p>The service coordinator will empower residents to build a culture of interdependence and mutual support among residents, service providers, and management. SAGE will offer a rich array of educational, social, recreational, fitness, wellness, and community-building opportunities designed to support residents to live with resilience and independence. Bienestar will provide culturally specific services</p> <p>Service coordination will include but is not limited to benefits screenings, resource navigation and referral, coordination of in-home services and supports as needed, options counseling, decision-making support, advocacy and to serve as liaisons between management and residents, with the goal of supporting people to live active and independent lives.</p>
Terrace Glen	Individuals and Families	<p>At the core of all leasing activities at Terrace Glen will be a commitment to affirmatively furthering fair housing. A number of strategies will be employed at the project to provide equitable access, including:</p>	<p>EngAGE, Immigrant & Refugee Community Organization (IRCO), and HomePlate Youth Service are all service partners. HomePlate will provide culturally responsive youth programming to youth aged 18-24.</p>

		<ul style="list-style-type: none"> • Low barrier to entry screening that includes a consistently applied override policy for reviewing prospective tenant’s credit, rental, and criminal histories. • Linguistically appropriate materials that reflect community demographics to provide access to priority communities and help ensure equitable access to communities of color. • On-site management and staff will receive diversity, equity and inclusion training and will be educated to understand the specific target population goals of the project. Importantly, management will endeavor to hire staff and vendors representative of the community. 	<p>An enriched arts program will enhance the vibrancy of the community to the residents. The proposed program will provide an intergenerational arts program to residents with EngAGE operating the program.</p> <p>In addition, resident services staff will develop a services program customized to the resident population. The resident services program will provide programming to facilitate economic stability, strategies for increased educational success, promote healthy lifestyles, and build strong communities.</p>
The Valfre at Avenida 26	Individuals and Families	<p>An initial lease-up kick-off meeting was held in December 2021. Service providers collaborated with property manager on an equitable lease-up process. Latinxs represent over 30% of the Forest Grove/Cornelius population, which makes this group the area’s largest community of color. At the same time, gentrification and displacement pressures on the Latinx community and other communities of color are intensifying as the cost of living in Forest Grove/Cornelius has consistently increased year over year.</p> <p>Bienestar’s historical model consists of marketing availability of units through the following in-person strategies: in-person visits to major employment centers, communication at places of worship, libraries, and stores owned by Latinx entrepreneurs or frequented by Latinx target populations. Additionally, Bienestar will rely on word of mouth via its Promotores as part of their normal volunteer activities and in their respective places of work</p>	<p>Partnership with Bienestar and Sequoia Mental Health. Services will be provided in partnership with Bienestar to ensure that culturally specific, bilingual care is provided to the residents. Special emphasis will be placed on developing relationships with culturally specific service providers that already maintain a working relationship with Bienestar, such Adelante Mujeres and Centro Cultural and Virginia Garcia Memorial Health Center, to ensure that a diverse resident population will have their needs met. Sequoia staff and Bienestar resident service staff will consult routinely to share information, problem solve issues and avoid or mitigate crisis situations. Sequoia staff will work hand in hand with Bienestar’s Promotores to provide outreach and watch for signs that a resident may be experiencing a crisis and will meet regularly with Bienestar resident services staff and on-site property</p>

		and direct referrals from our 2,000 tenants from among their social and professional networks.	management staff to coordinate services PSH residents and the property as a whole. Bienestar’s Promotores are resident leaders who connect other residents to needed services, coordinate service provision at properties with Bienestar staff and advocate for their communities’ interests in public forums and processes.
Tigard Senior Housing	Seniors	Using an analysis of both existing resident demographics and census data, NHA will identify and market to those groups and communities that are underrepresented and least likely to apply. This includes a low-barrier screening criteria, individualized review process for appeals of denied applications, and clear communication protocols for all. Additionally, with the help of the constituencies of the Coalition of Communities of Color, NHA will provide outreach services to underserved communities in Washington County and partner with culturally specific organizations to make sure that those least likely to apply will apply for tenancy.	Tigard Senior Center / Meals on Wheels, SAGE Metro Portland, Pathways and Disability, Aging, and Veteran Services of Washington County are service partners for the project. The primary goal of Resident Services at Tigard Senior Housing will be housing stability and eviction prevention. Resident Services will be available on site 6-8 hours per week and NHA will meet with residents and property management, collaborate with community providers, and organize events that will be held at Tigard Senior Housing. These events, which are available to all residents, include preventive health checks, information sessions, and recreation/socialization opportunities. Every resident at Tigard Senior Housing, including those residents in HUD-VASH units, will have access to the Resident Services Coordinator for the property. The coordinator will both respond to individual needs and organize events and activities for the overall property.
Viewfinder	Individuals and Families	Lease-up process is underway. The equitable lease-up process approach outlined in Section 4b above was the process used.	Partnership with Good Neighbor Center and the Veterans Administration. Good Neighbor Center has full-time staff onsite to provide case management to PSH households as well as resident services

		available to the full community. The Veterans Administration staff provides case management to households with VASH vouchers at the property.
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Figure 5. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Notes on other accessibility elements
The Valfre	17	3	N	*11 Type B units comply with CH. 10 of ANS/ICC A117.1. *2 units (one Type A and one Type B) are Sight & Hearing designed to accommodate persons with vision and hearing impairments.

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes. Each jurisdiction not only reports on WHO was engaged, but WHAT activities were done, WHAT themes came from the engagement, and WHAT changes were made in response, as well as any partnerships used to support reaching community members.

Use tables below to report on your progress implementing your LIS strategies for ongoing community engagement. You may share any additional information in narrative form.

Figure 6. WHO WAS ENGAGED: Summary of community engagement demographics (add rows as needed)

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

										homeless
The Valfre	Community Engagement – 13	Y	13	13	13					
Viewfinder	28 participants	Y	28	28	At least 20					

Figure 7. ENGAGEMENT ACTIVITIES, THEMES AND OUTCOMES (add rows as needed)

WHAT YOU DID Include engagement done by developers/CBOs on all your projects in 2022. List community engagement activities such as “focus group,” “3 listening sessions,” “survey,” etc.	WHAT YOU HEARD Summarize major themes of feedback from each engagement activity, e.g. “more large units,” “more garden space,” “preferred cool exterior colors,” etc.	WHAT YOU CHANGED Summarize what changes were made to project in response to each theme of feedback, e.g. “added 5 more three- and four-bedroom units,” “increased garden space,” etc.
The Valfre: 2 community engagement meetings with listening sessions of which one was in person and one was online; 1 City of Forest Grove public meeting; 2 neighborhood meetings.	Community engagement feedback: Providing washer and dryers in units; Adding second half baths in units; Creating bigger bedrooms and/or inserting more 3-bedroom apartments; Giving bigger cabinet space in kitchens; Building in more shelf space so that residents do not have to buy as much furniture; Removing carpet from apartments and community room; Safer play areas for children that are not near cars, more basketball courts and larger fields for soccer; Boot washing station; Larger benches outside to fit more people; Management office and leasing office moved to be close to the community room.	Community Engagement: Switched the location of the 3-BR units with the 1-BR units to get the larger family units closer to the courtyard and play areas. Reduced the amount of community garden space and increase the amount of children’s play area. Created a larger field area for children to play. Provide small garden boxes or garden areas at each resident unit for personal gardening. Give each apartment a view of the courtyard. Provide recycling bins in the trash area. Larger benches were added that view the playground and play field area.

Figure 8. Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	4	4	0	0
List of organizational partners	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres		
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g. tabling, emails, phone calls, etc.)	3 listening sessions, one multifamily housing survey and one senior housing targeted survey, informational lease up sessions with the Somali Empowerment Circle.	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres		

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

As part of the Washington County 2022 Metro Housing Bond NOFA, climate resilience and providing climate smart building strategies was a condition of funding selection and integrated into project scoring criteria. The selected project, Woodland Hearth sponsored by Community Development Partners, will be providing climate resilient cooling systems in the program design. As part of negotiations with the second-place project to utilize the remaining \$3.44 million in Metro Housing Bond funding in Washington County's eligible share, Washington County staff will ensure that climate resilience and climate smart building strategies will be integrated into program design for that project as well, pending successful negotiations and collaboration with the project sponsor.

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

In addition, Washington County coordinated with projects that had not yet commenced construction prior to Metro's adopted Policy on Climate Resilience and Sustainability, to collaborate on plans to provide climate resilience and climate smart building strategies. Those projects include Tigard Senior Housing, Plambeck Gardens, and Goldcrest.

Housing Bond Progress Report for Hillsboro | 2022

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

SECTION 1: UNIT PRODUCTION AND FUNDING

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

At the end of December 2022, the City of Hillsboro has one of three total pipeline projects under construction, with project completion expected in the fall of 2023. The “Nueva Esperanza” project by Bienestar and Housing Development Center (HDC) represents 149 new affordable homes, achieving 52% of Hillsboro’s total production target, while using approximately 41% of the allocated \$41,240,081 in funding. Of the homes created, 105 will have 2 or more bedrooms, representing 74% of Hillsboro’s target for family-size homes. 60 units will be affordable to households with incomes at or below 30% of area median income (AMI), achieving 51% of Hillsboro’s target for deeply affordable homes. In addition to contributing \$16.9 Million in Housing Bond funds, Hillsboro donated 6-acres of City-owned property for the Nueva Esperanza project.

Throughout 2022, Hillsboro worked closely with Metro’s Site Acquisition Program Staff to assist with acquisition and predevelopment of property for Hillsboro’s second bond-funded affordable housing project: Walker Road. In July 2022, Metro purchased two adjacent properties on Walker Rd. in the Tanasbourne area of Hillsboro, totaling approximately 2 acres. Predevelopment work was conducted throughout summer of 2022, leading to a Request for Proposals (RFP) for disposition and development of the site issued by the City in late September. As part of the RFP, the City made a not-to-exceed amount of \$11 Million of its allocation of Metro Bond Funds available, equaling a maximum of \$183,000 in bond financing subsidy available per unit. The submittal deadline for the Walker Rd. Affordable Housing RFP was December 2nd. Three proposals were received in response to the competitive solicitation.

Walker Rd. RFP requirements included a minimum of 60 units, 40% at deeply affordable income levels (30% AMI or below) and 40% family-size units (two bedrooms or more). Racial Equity, Resident Services and Community Engagement plans were required of each proposal, aligning with Hillsboro’s Local Implementation Strategy (LIS) and the Metro Bond Framework. In addition, Sustainability Measures, Universal Design Features

and Cooling/AC provisions in each unit were also required of proposed projects. Preferences for the Walker Rd. RFP included dedicated Permanent Supportive Housing (PSH) units and voluntary workforce tracking and reporting. A Selection Committee was formed in partnership with Metro, comprised of racially and culturally diverse community members.

As of late January 2023, committee evaluations and scoring for the Walker Rd. RFP was underway. The City is expecting to bring the selected project forward for Concept Endorsement consideration in March 2023. The Walker Rd. project will provide a minimum of 60 units, totaling 209 units in combination with Nueva Esperanza. Together these two projects achieve nearly 75% of Hillsboro’s total production target.

Throughout 2022, the City also worked on a third affordable housing project being considered for Metro Bond financing: Block 67 Affordable Housing. The proposal “Viridian,” jointly submitted by developers Rembold and Related Northwest (“Related”) was selected by the City in Spring 2022 through an RFP for the Block 67 site in Downtown Hillsboro. The Viridian proposal contains an affordable housing project proposed by Related, in partnership with Centro Cultural, comprised of 78 units. After additional predevelopment and project feasibility work by the developer(s), the City expects to bring the Block 67 Affordable Housing project forward for Concept Endorsement consideration in March/April of 2023. The addition of these 78 units to the two aforementioned projects brings Hillsboro’s pipeline project total to 287 units, exceeding the City’s total unit production target by 3 units. Since the latter two Hillsboro projects have not yet received Concept Endorsement, they are not shown in the table included below as *Figure 1* or in several subsequent report sections.

Figure 1. Production progress and resources committed

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i> Month/Year	Completion Month/year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants <i>(as of Dec-2022)</i>	For rental assistance	For wraparound services			
Nueva Esperanza	\$53,905,844	\$16,940,731	149	60	105	8			In Construction	Mar-2022	Oct-2023	
Total committed or underway		\$16,940,731	149	60	105	8						
LIS commitment		\$41,240,081	284	117	142							
% of commitment complete		41%	52%	51%	74%							
Remaining for LIS		\$24,299,350	135	57	37							

SECTION 2: PROJECT HIGHLIGHTS

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

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

The Nueva Esperanza Development Team of Bienestar, Housing Development Center (HDC), Scott | Edwards Architecture, and LMC Construction first came together in 2018 to tackle a difficult rehab project at the Bienestar-owned Montebello Apartments in Hillsboro. For this project, each of these four organizations has adopted a culturally specific lens. S|EA has designed *Nueva Esperanza* with cultural specificity and to be responsive to communities of color; HDC recognizes its role as consultant and partner and leans into listening to the community and those with lived experience during development.

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

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

- Community courtyards are located within each cluster of residential buildings. Front doors open onto courtyards with areas to sit or to gather. Each courtyard provides a play area, a barbecue and picnic tables, walking paths, lighting and a distinct character.
- Type A (accessible) units are located within various buildings across the site with ADA parking as close to the designated unit as possible.
- The project includes flats as well as townhouse units which allows for diversity in accessibility.
- Two-bedroom units include a bathroom with a lavatory separated from a toilet/bathtub to allow a family member to use the sink while another family member is bathing.
- Three- and four-bedroom units include one bathroom with a bath and one bathroom with a shower.
- Blocking is provided in all bathrooms that will allow for future grab bars if the need arises.
- Kitchens include generous pantry units that enhance livability and reach space.

SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

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

Hillsboro’s LIS currently calls for a contracting goal of 20% of total project costs to MWESB-DV, COBID-certified businesses. Hillsboro’s equitable contracting goal, based on total project costs, increases construction contracting dollars to certified firms.

Nueva Esperanza total project cost is \$53.6 Million. Bienestar and HDC have committed to working to achieve the goal of 20% of these total costs for contracting to COBID-certified businesses in alignment with Hillsboro’s LIS. For Nueva Esperanza, that goal is quantified at \$10.7 Million in equitable contracting dollars. Thus far, the project is tracking at 26.36% of hard costs paid to COBID-certified businesses.

Due to limited current capacity for workforce tracking and compliance, the City of Hillsboro did not set numerical workforce diversity goals and strategies in its LIS. However, for the Nueva Esperanza project, the City has set expectations with the development/ownership team for reporting of workforce diversity successes. This could be quantitative information such as that contained in the table below related to labor hours or it could be qualitative reporting on mentorships, capacity building, and small business support. The City expects this workforce reporting to occur after project completion later this year.

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals <i>% of total contract amounts paid to...</i>		Contracting outcome <i>% of total contract amounts paid to...</i>	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Nueva Esperanza	Bienestar,HDC/ LMC	Oct-2023	20%	20%	TBD	TBD

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

Figure 3. Workforce diversity goals/outcomes (as applicable based on LIS and project)

Project name		Workforce tracking?	Prevailing wage	Workforce goals <i>% of total labor hours* worked by...</i>	Workforce outcomes <i>% of total labor hours* worked by...</i>

	Developer, General contractor	Actual/expected construction completion	Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Nueva Esperanza	Bienestar,HDC/LMC	Oct-2023	N	N						

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

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

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

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

Hillsboro’s LIS calls for new affordable housing development in opportunity-rich neighborhoods, with priority in areas currently not served by existing affordable housing projects and resources. The Nueva Esperanza site on NE 53rd Ave and Hidden Creek is ideally located for the creation of a new, affordable neighborhood taking advantage of the City’s local parks amenities. Adjacent to the site is a new community center and the 53rd Avenue Community Park complex, including an all-access inclusive playground now under construction. High frequency light rail transit at the MAX Hawthorne Farm station is only ½ mile north of the site as is Bus #47 on Baseline Road to the south. A Neighborhood commercial district, including a pharmacy and medical office are within walking distance. The closest existing affordable housing is in the Orenco Neighborhood, some 2 miles in distance. Thus, Nueva Esperanza is filling an unmet need for affordable housing in the 53rd Avenue corridor.

The Walker Rd. and Block 67 projects are also located in service-and amenity-rich areas of Hillsboro. The Walker Rd. property acquired by Metro in Tanasbourne is proximate to Magnolia and Amberglen Parks, three grocery stores, the #48 bus line, and McKinley Elementary School. Block 67 in the heart of Downtown Hillsboro is immediately adjacent to MAX Transit and walking distance to ample shopping, education and health services all in ½ mile or less. The Block 67 project site itself will contain a grocery store and other retail amenities in addition to culturally competent community services.

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

For Nueva Esperanza, Bienestar, HDC, and partners are carrying out a 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, and that the project is furthering affordable housing choice in Hillsboro.

Lease up for Phase I (48 units) will begin in mid-February 2023. Bienestar developed marketing materials that reach lower-income predominantly monolingual and limited-English Spanish-speaking households and lower-income African and other immigrant populations in Hillsboro to ensure that they are aware and informed of leasing availability. Bienestar is working with Somali Empowerment Circle, Adelante Mujeres, Family Promise, Community Action and others to ensure that information is distributed to other communities of color in the area and will produce leasing and other informative materials in other languages as needed.

Bienestar serves the area's largest and most at-risk population of color, Latinx farmworkers and working families, to ensure even the most financially disadvantaged in the community have access to quality homes. Bienestar worked with local service agencies to create an improved low-barrier and equitable screening process for all applicants. These partners, (Community Action, Family Promise and Somali Empowerment Circle) and supportive housing experts (Sequoia Mental Health), identified common barriers such as negative credit history, past evictions, income inefficiency, and criminal records. Bienestar has strived to address these through common sense changes. One example is that Management will not deny an applicant for negative rental history or prior evictions if it was based on severe rent burden. Additionally, the 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 NW Real Estate (Property Manager) will consider relevant individualized evidence of mitigating factors and approach each review through the lens of equity.

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

For Nueva Esperanza, Bienestar, HDC, and NW Real Estate will be accepting applicants with Washington County Long Term Rental Assistance (RLA) vouchers serving disabled community members that are struggling with chronic or at-risk homelessness. Bienestar is coordinating with organizations such as Family Promise, Community Action, Sequoia Mental Health, Community Connect and other resources in Washington County for coordinated referrals as applicable.

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

Bienestar's Promotores/Community Connectors program recruits and empowers resident leaders (Promotores) who act as "community connectors," doing home visits and providing residents with referrals to relevant services. Resident services staffing will be provided on-site at

Nueva Esperanza through the operating budget (1.0 FTE Resident Services Coordinator, as well as a part-time Community Services Director, and three Promotores).

Bienestar will leverage a wide array of services for Nueva Esperanza residents through strong partnerships with more than 10 community-based organizations, including Virginia Garcia Memorial Health Center, Community Action, Centro Cultural, Adelante Mujeres, multiple departments of the City of Hillsboro, Washington County and others. Services provided by the partners include:

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

Figure 4. Summary of project plans and partnerships for affirmative marketing and culturally responsive services

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Nueva Esperanza	Low and very-low-income individuals and families of color, particularly Latinx, Somali and other immigrant communities	Somali Empowerment Circle, Family Promise, Community Action and others as described above.	Virginia Garcia, Community Action, Adelante Mujeres and others as described above.

Figure 5. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)
Nueva Esperanza	52	8	Y

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

Each jurisdiction not only reports on WHO was engaged, but WHAT activities were done, WHAT themes came from the engagement, and WHAT changes were made in response, as well as any partnerships used to support reaching community members.

Figure 6. WHO WAS ENGAGED: Summary of community engagement demographics (add rows as needed)

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Nueva Esperanza Engagement	31	Y	31	100	60	N/A	N/A	N/A	19	N/A

Figure 7. ENGAGEMENT ACTIVITIES, THEMES AND OUTCOMES (add rows as needed)

WHAT YOU DID	WHAT YOU HEARD	WHAT YOU CHANGED
Include engagement done by developers/CBOs on all your projects in 2022. List community engagement activities such as “focus group,” “3 listening sessions,” “survey,” etc.	Summarize major themes of feedback from each engagement activity, e.g. “more large units,” “more garden space,” “preferred cool exterior colors,” etc.	Summarize what changes were made to project in response to each theme of feedback, e.g. “added 5 more three- and four-bedroom units,” “increased garden space,” etc.
Bienestar conducted ongoing meetings with a Latinx Project Advisory Committee to inform everything from project name to design and approach. Bienestar met regularly with resident focus groups and members of the Somali Empowerment Circle to include	Having both shower and baths in a unit is favored, kitchen and living rooms should be separated-with a barndoor-style partition preferred, dining room should be closer to the laundry hook ups to multitask, Add outdoor cooking area and benches, more outdoor lighting for safety	As a result of feedback from culturally-specific communities of color, the following design adjustments were made: 2 bathrooms placed in 3 & 4-bedroom units, 3 and 4 bedrooms will have washer dryer hook ups placed by kitchen and dining areas for easier multitasking, a partition will be placed between

<p>feedback on design and other project elements. Bienestar in partnership with Adelante Mujeres conducted an online survey to receive project feedback. Developer also interfaced with organizations such as Community Action, Sequoia Mental Health, and Family Promise on feedback related to resident services, referrals, and marketing.</p>		<p>the kitchen and living room for 3 and 4 bedrooms, moveable furniture in the laundry room and community room to create a comfortable waiting area, changed leasing office to have two entries/exits to address safety concerns, community space layout changed with a separate access to the community kitchen, laundry room larger, art or mural wall for foyer will be included, windows/lighting in community room and kitchen were added, an outdoor cooking area was added, outdoor benches were included, play areas were separated by age level.</p>
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Figure 8. Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	6	3	0	3
List of organizational partners		Bienestar, Somali Empowerment Circle, Adelante Mujeres		Family Promise, Community Action, Sequoia Mental Health
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g. tabling, emails, phone calls, etc.)				

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

As part of its competitive solicitations, Hillsboro requires descriptions of sustainability measures including the provision of cooling/AC in each project unit. Therefore, all bond-funded projects will have in-unit cooling to keep residents safe in Oregon's unprecedented temperatures.

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

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

- A packaged terminal heat pump (PTHP) will be installed underneath each unit's living room window providing air conditioning into the living/cooking spaces. Based on the energy model, this device will typically cool the main living areas and provide respite when the rest of the unit might get warm.
- Ceiling fans will be installed in every bedroom. While a ceiling fan does not contribute to cooling in the energy model, it does contribute to a feeling of comfort when someone is in the room.
- Bedroom window ports are included in the project budget as a construction add-back item to allow for a portable air conditioning unit provided by the resident. The electrical engineer has verified that the available load for the unit will support a typical portable air conditioning unit in each bedroom.

Housing Bond Progress Report for Beaverton | 2022

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

SECTION 1: UNIT PRODUCTION AND FUNDING

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

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

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

Beaverton's 4 projects are on their way and at different stages.

The Mary Ann opened its doors in October 2021. Its 54 units are home to 117 people, including 46 children under 18. Eleven of the units are restricted to households at or below 30% area median income (AMI).

The reported race and ethnicity of The Mary Ann residents are as follows:

- Head of Household – Black/African American: 4
- Head of Household – American Indian/Alaska Native: 1
- Head of Household – Asian: 4
- Head of Household – Native Hawaiian/Other Pacific Islander: 1
- Head of Household – Latino/Hispanic: 9

Scholls Ferry Road Development, South Cooper Mountain project began construction of 164 units in July 2022. The project is expected to open its doors 18 months from construction. The city, developer, and property management staff will begin discussions on pre-leasing strategies. Of the 164 units, 17 will be restricted at 30% AMI or below without additional subsidy. The developer is negotiating with Washington County to leverage Supportive Housing Services (SHS) to ensure 30% households have the resources needed to be successful.

The Elmonica project is currently in the predevelopment and land use phase. There have been many challenges associated with the site and cost escalations. We expect to break ground in fall 2023 with the construction of 81 units, 33 of which will be restricted at 30% AMI or below. In addition to the City's \$8.5 million Metro Bond allocation, the city is committing eight (8) Project Based Vouchers to this project. REACH CDC has been in conversations with Washinton County's Supportive Housing Service department to connect resources with households exiting homelessness.

The fourth and final project being funded with Metro Bond resources is the city's **Senior Housing on 5th project**. At least 66 units are required for this project, 38 of which are required to be restricted at 30% AMI or below. In addition to the \$10.5 million Metro Bond resources set aside for this project, the city is making available its own site, currently being used as a severe weather shelter. Also, nineteen (19) Project Based Vouchers are set aside to for this project. Being that the site is in a very dynamic and strategic area of the city, it is expected that the ground floor will include services/programs/businesses accessible to the public. The city issued a Request for Qualifications (RFQ) in July 2022 and four proposals were received by the due date. The RFQ included the ability to connect with Washington County's Supportive Housing Services programs for the

benefit of households exiting the homeless system. Staff is currently going through the selection process and expect the predevelopment process to begin in the second quarter of 2023.

Figure 1. Production progress and resources committed

*TOTAL METRO FUNDS INCLUDE \$8,439,934 IN LOCAL SHARE FUNDING AND \$3,460,066 FROM METRO’S SITE ACQUISITION PROGRAM

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i> Month/Year	Completion Month/year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants <i>(as of Dec-2022)</i>	For rental assistance	For wraparound services			
Mary Ann	\$22,517,324	\$3,000,000	54	11	29	0	117	No	No	Complete	Jun-2020	Sep-2021
Scholls Ferry Road	\$79,554,642	\$9,000,000	164	17	84	0	0	TBD	TBD	In Construction	July 2022	December 2023
Elmonica	TBD	\$11,900,00*	81	33	33	0	0	TBD	TBD	Pre-construction	Fall 2023	TBD
Senior Housing on 5th	TBD	\$10,500,000	>66	38	0	0	0	TBD	TBD	Concept	TBD	TBD
Total committed or underway		\$31,000,000	299	99	146							
LIS commitment		\$31,587,595	218	89	109							
% of commitment complete		99.5%	137%	111%	134%							
Remaining for LIS		\$140,595	Exceeds Goal	Exceeds Goal	Exceeds Goal							

SECTION 2: PROJECT HIGHLIGHTS

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

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

- a. Who the project intends to serve
- b. Project team and partnerships

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

The Mary Ann Serves very low-income families with children with incomes at or below 60% of the (AMI) with 20% of the homes set aside for households at or below 30% AMI. Onsite programs and services to residents are provided through a partnership with Bienestar. As part of their work, Bienestar provides culturally specific, bilingual services to the Latinx and low-income community of Washington County. The building is owned and managed by REACH. The Mary Ann was designed by Scott Edwards Architecture with construction by Walsh Construction and construction management by The Klosh Group. This \$22.6 million project is financed with funding from the City of Beaverton's allocation of the Metro affordable housing bond, Oregon Housing and Community Services, Business Oregon, Washington County, City of Beaverton grant funds, the Beaverton Urban Redevelopment Agency, and Energy Trust of Oregon. Permanent financing was provided by the Network for Oregon Affordable Housing (NOAH). Wells Fargo Bank made a nearly \$12 million Low Income Housing Tax Credit (LIHTC) equity investment in the project and is also the construction lender. The Community Housing Fund provided acquisition financing. In addition to the new homes, The Mary Ann features 39 parking spaces, bike racks in the garage and wall hung bike racks in the apartments, laundry facilities, and a community room that opens to a large courtyard. Residents also benefit from proximity to transit options like the MAX light rail and WES community rail, multiple shopping opportunities, grocery stores, Beaverton City Library, post office, restaurants, services, parks, and across the street from Beaverton High School. The Mary Ann was completed and opened to the public in fall of 2021.



Scholls Ferry Rd: After a lengthy solicitation process, on May 12, 2020, the City of Beaverton Council selected Wishcamper Development Partners (WDP) as its Project D developer. Subsequently, on July 9, 2020, Metro provided the Concept Endorsement on The Project. The Project went through multiple changes since initial Concept Endorsement. WDP purchased the adjacent property, also known as “Black Bird Farms”, with the intent of expanding the development from 164 units to 309, without additional Metro bond funds. Due to cost escalations and limited Private Activity Bond, the project was divided into two phases. Phase one consists of 164-units which will serve 300+ people across three buildings with one 80-unit building restricted for senior housing. Additional changes from the original Concept Endorsement include:

- Originally, the project included 12 units restricted at 30% AMI or below. However, the final agreement increases the 30% units to 17.
- The remaining units (152) were restricted at 60% AMI or below in the original proposal. The final agreement includes 96 units restricted at 60% AMI or below and 51 units restricted at 70% AMI or below.

In addition to the \$9 million Metro Bond funds allocated to this project, the city invested \$849,191 of American Rescue Plan Act (ARPA) received from the federal government. Oregon Housing and Community Services also invested \$9 million to offset market costs and \$3 million as gap funding loan. The project began construction in July 2023, and it is expected to be completed by winter 2023.



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

UNIT MIX

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

The nearby amenities for Elmonica include:

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

Colas Construction (COLAS), the largest Black-owned construction firm in the Northwest, is the general contractor selected for this project. COLAS is an industry leader in affordable housing, M/WBE percentages and consistently delivers on-time and on-budget for large-scale projects. COLAS and REACH have also partnered with LatinoBuilt, National Association of Minority Contractors, Oregon Association of Minority Entrepreneurs, Oregon Tradeswomen, Portland Opportunities Industrialization Center (POIC), and many others to achieve tangible minority/women-owned contractor results. Bienestar will support outreach, marketing, lease-up, and deliver programming to the project. The building will utilize trauma-informed and universal design standards including accessible Type A units, hearing impaired units, multi-lingual signage, and maximize natural light in common spaces.

Multiple challenges have arisen as the project goes through the land use/permitting process. Issues such as access to the property and PGE electric poles being installed in the right of way without proper notification have required the project to be redesigned, which has led to increasing costs. City, county, and metro staff with REACH's development team continue to work to overcome these challenges and get the project off the ground by fall 2023.



Senior Housing on 5th: The Beaverton Community Center, the proposed site for Senior Affordable Housing on 5th, is 1.37 acres in size and is located at the southeast corner of SW Hall Boulevard and SW 5th Street, across the street from Beaverton City Park. It is a block south of the Beaverton City Library and approximately four blocks north of the Elsie Stuhr Community Center. The Beaverton Farmer’s Market is two blocks north and Old Town commercial businesses are blocks away.

The site is directly served with high-frequency bus service including bus route 76 with a stop immediately adjacent on SW 5th Street. The site is within a half-mile walk of two non-high frequency bus routes, 88 and 78. All these bus routes go to the Beaverton Transit Center, less than a mile away, where riders may transfer to MAX and WES light rail lines. The site is zoned Regional Center-Old Town (RC-OT) which is intended to provide a mix of housing, jobs, and services at a scale that acknowledges and complements historic development patterns.

On July 11, 2022, a Request for Qualifications (RFQ) was issued to solicit project development proposals and four proposals were received by the October 7th due date. Proposal requirements included:

- Minimum 66 units
- Minimum of 38 units restricted at 30% AMI or below
- Low barrier screening criteria
- Services to include wrap-around services for seniors in the deeply affordable units
- At least 20% COBID certified participation
- Universal design with accessibility focused on vulnerable seniors
- Supportive Housing Services to be included with some/all 30% AMI units

- The proposed ground floor use must demonstrate the actual need of said programing, how it benefits identified communities, and what (if any) community outreach was done to select the proposed use

A developer selection is expected to be finalized by March 2023.



SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

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

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

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

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

The city strives to have a workforce which represents the racial and ethnic makeup of the community it serves and as stewards of the Metro Affordable Housing Bond, we continue to further this work through ongoing outreach efforts with community partners and the MWESBDV/COBID community. The city is a member of LatinoBuilt, Professional Development Business Group (PDBG), and OAME. As a member we attend membership meetings and maintain frequent communication with leaders in these and other trade associations. These partnerships strengthen the city's relationships with developers, general contractors, subcontractors, and suppliers. Additionally, these relationships assist the city in addressing identified challenges in the earlier project phase, such as outreach fatigue/trust issues with government entities, casual meet and greets that don't result in meaningful connections, and a lack of knowledge about the city's commitment to MWESB hiring. After each project award, the successful developer is asked to attend a trade association event with their general contractor to discuss their project schedule with perspective subcontractors.

While the city did not commit to a specific workforce or apprentice performance, we do want to track this data as it will inform capacity and areas of employment and contracting opportunities. To that end, the city tracks the demographics and hours worked by each apprentice and combines that with labor hours to express the percentage of apprenticeship hours on each project. Reports produced from the Mary Ann show that 11.88% of hours spent on the project were apprentice hours. It is our intention to track this information for all housing projects.

The City of Beaverton funded LatinoBuilt Foundation for a second year through the PY22 Community Development Block Grant (CDBG) to expand a project called the "LatinoBuilt Microenterprise Support Program," which offers holistic professional services to small Latinx -owned construction businesses in Beaverton who have suffered due to the COVID-19 pandemic. Their goal for this year is to onboard and facilitate this programming for twenty-five (25) Latinx-owned microenterprise construction businesses in Beaverton. The city also funded PDBG through the CDBG for a first year to serve nine (9) beneficiaries "Building pathway to success for underserved Construction entrepreneurs".

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

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals % of total contract amounts paid to...		Contracting outcomes % of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Mary Ann	REACH/Walsh	Sep-2021	20%	20%	27.5%	22.6%
Scholls Ferry	Wishcamper/COLAS	Jan-2024	20%	20%	In progress	In progress
Elmonica	REACH CDC/COLAS	Dec-2024	25%	25%	N/A	N/A

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

Figure 3. Workforce diversity goals/outcomes (as applicable based on LIS and project)

Project name	Developer, General contractor	Actual/expected construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Mary Ann	REACH/ Walsh	Sep-2021	Y	N/A	N/A	N/A	N/A	38%	2%	12%
Scholls Ferry	Wishcamper/COLAS	Jan-2024	Y	N/A	N/A	N/A	N/A			
Elmonica	REACH CDC/COLAS	Dec-2024	Y	Davis Bacon	N/A	N/A	N/A			

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

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

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

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

- a. How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up
- c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)
- d. Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.
- e. For projects that are currently leasing or have completed the initial leasing process, please share any preliminary information about affirmative marketing and fair housing outcomes, including demographics of residents relative to who the project seeks to serve

Figure 4. Summary of project plans and partnerships for affirmative marketing and culturally responsive services

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

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

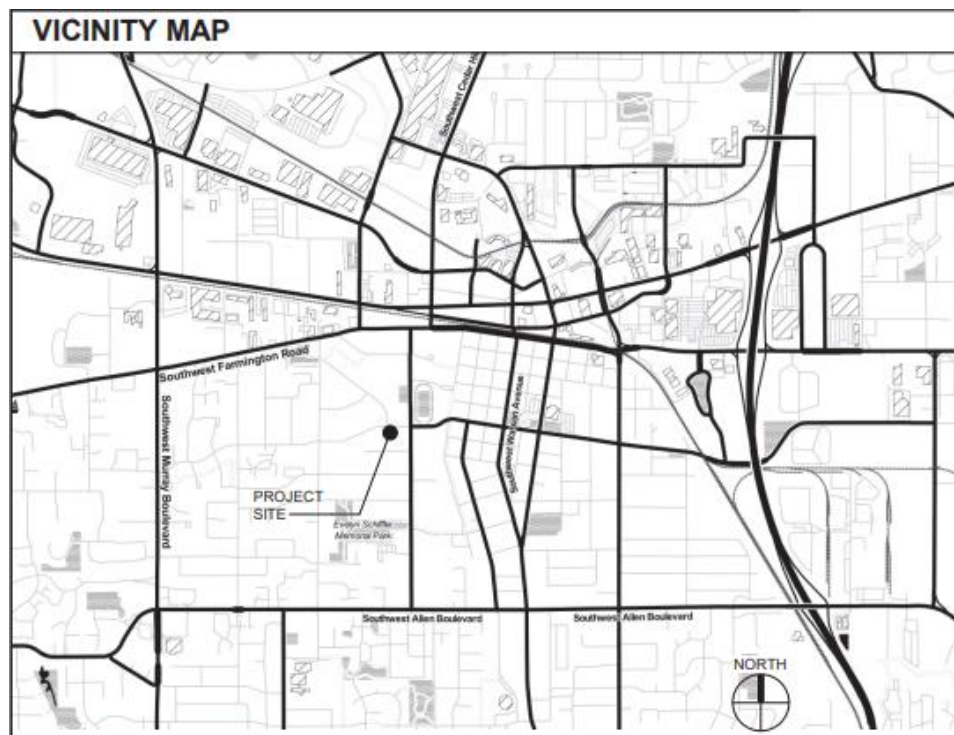
During the city’s LIS community engagement process, emerging needs included the following:

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

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

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

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



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

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

REACH's outreach and marketing strategy for the building will be centered on culturally responsive and accessible information that offers low barrier tenancy. REACH is unique among Oregon's affordable housing providers, as they self-manage their housing portfolio. The team will be developing preference policies for multi-generational housing options and for homeless youth and families to ensure greater accessibility to these targeted communities. Information sessions will serve to market the property, explain the application and leasing process, identify, and prevent barriers applicants may encounter, and preemptively provide solutions and/or strategies to navigate them. The team will activate a vibrant word-of-mouth campaign with immigrants, refugees, and communities of color to share awareness for this opportunity through the networks of REACH, Bienestar, Homeplate Youth Services, and those of its partners in the Racial Equity Collaborative of Washington County and the Somali Empowerment Circle. The team will work with neighborhood organizations to identify local businesses, congregations, culturally specific community centers, and service providers such as Community Vision, major employment and training centers, places of worship, libraries, Black, Indigenous and People of Color-owned businesses, the Andisheh Center, and the Muslim Education Trust.

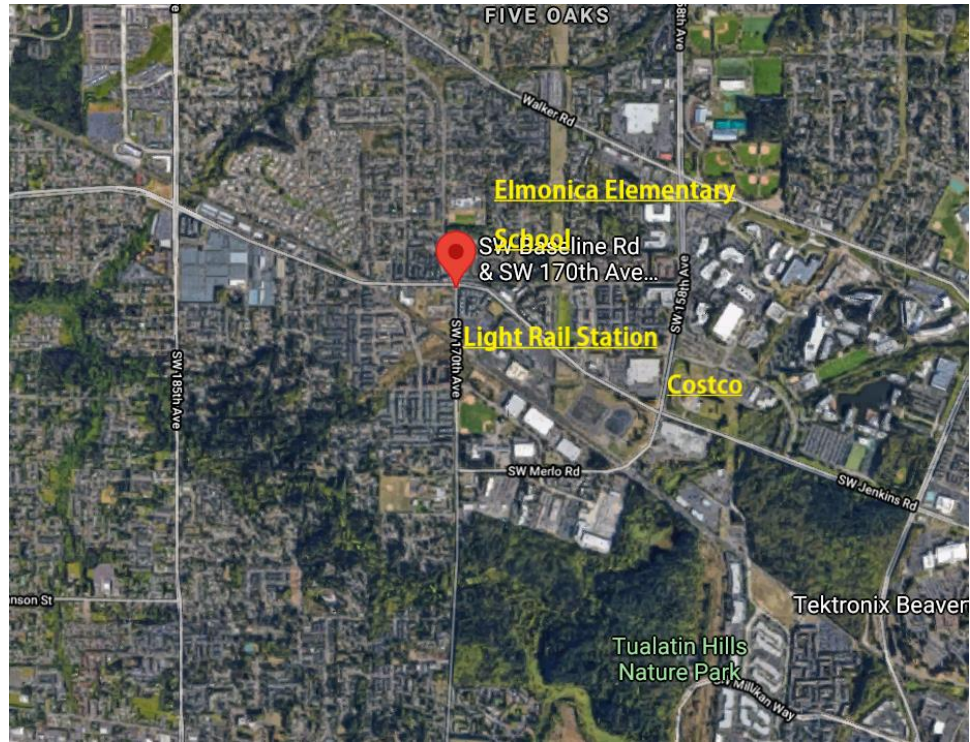


Figure 5. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Notes on other accessibility elements
Mary Ann				
Scholls Ferry				
Elmonica				

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development

partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.

Each jurisdiction not only reports on WHO was engaged, but WHAT activities were done, WHAT themes came from the engagement, and WHAT changes were made in response, as well as any partnerships used to support reaching community members.

Use tables below to report on your progress implementing your LIS strategies for ongoing community engagement. You may share any additional information in narrative form.

Figure 6. WHO WAS ENGAGED: Summary of community engagement demographics (add rows as needed)

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Housing Technical Advisory Group	11	Y	All	45%	27%	9%	0%	9%	0%	9%
Beaverton Inclusive Housing Cohort	12	Y	All	100%	N/A	N/A	18%	N/A	0%	N/A
City of Beaverton Elmonica Project Focus Group	4	Y	0	50%	N/A	N/A	N/A	N/A	N/A	N/A

Figure 7. ENGAGEMENT ACTIVITIES, THEMES AND OUTCOMES (add rows as needed)

WHAT YOU DID	WHAT YOU HEARD	WHAT YOU CHANGED
Include engagement done by developers/CBOs on all your projects in 2022. List community	Summarize major themes of feedback from each engagement activity, e.g. “more large units,”	Summarize what changes were made to project in response to each theme of feedback, e.g. “added 5

engagement activities such as “focus group,” “3 listening sessions,” “survey,” etc.	“more garden space,” “preferred cool exterior colors,” etc.	more three- and four-bedroom units,” “increased garden space,” etc.
Mary Ann (PROJECT COMPLETE)	N/A	N/A
Elmonica 5 Focus Groups (Feb 2022)	<ul style="list-style-type: none"> • Preferred 1 BD vs studio • Participants like U-shaped and L-shaped kitchens. • More storage space, natural light, and built-in furniture • Prefer roll-in showers • More bottom storage and pull-out drawers in kitchen • Pocket door in bathroom • Shared bike room as preference • Separate bedroom with living space 	<ul style="list-style-type: none"> • Bathroom layout was adjusted to avoid conflict between entrance and bathroom doors • In kitchen, for lower cabinets, pull out drawers are provided in type A units for accessibility and convenience of use. Pantry is provided in every type A unit. • For bathroom, roll in shower is provided in every type A unit.
Scholls Ferry	N/A	N/A

Figure 8. Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	2	1	0	0
List of organizational partners	Unite Oregon, REACH CDC	Unite Oregon	N/A	N/A
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g., tabling, emails, phone calls, etc.)	Emails, virtual meetings, webpage	Emails, virtual meetings, webpage	N/A	N/A

As an ongoing effort to make community engagement more sustainable within our city work and projects, a lot of our community engagement this year has been with our internal advisory board, the Housing Technical Advisory Group (HTAG),

and our Beaverton Inclusive Housing cohort, a partnership with Unite Oregon (a community-based, culturally specific organization). In order to encourage participation and mitigate barriers, meeting times were adjusted to meet the needs of participants, with evening times being more accessible for participants. The cohort was provided stipends for attending meetings and community events. In addition, the cohort members were provided interpreter accommodations and technology assistance. Since the Mary Ann project was completed in 2021, in addition to the standard community awareness, outreach efforts were not necessary for this year.

11 members, 5 who identified as Black, Indigenous, or Person of Color, were engaged with the Housing Technical Advisory Group (HTAG). 12 members, all who identify as Black, Indigenous, or Person of Color, were engaged with our Beaverton Inclusive Housing cohort.

During 2022, the Scholls Ferry project was primarily in its pre-construction phase, which included outreach efforts to MWESB subcontractors through trade associations and local outreach, direct contact, MWESB consultant-direct contact, and pre-bid outreach meetings. In addition, this project was presented to HTAG (1 meeting) to raise awareness and understanding of this project. P3 consulting is the strategic outreach consultant supporting this project to assure equity and culturally specific community engagement and communication efforts are being conducted. Further outreach efforts were conducted to community partners such as Unite Oregon, Bienestar, Oregon Head Start Association, Virginia Garcia, Centro Cultural, and CPAH to assure equity and community-focused engagement. Unite Oregon has been confirmed to lead the community outreach to better understand resident needs and services by building community trust, educating, conducting equitable outreach and engagement, and empowering community leaders.

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

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

The Mary Ann was designed without unit cooling systems; nonetheless, REACH is looking for unit-cooling options albeit with limited resources. The Scholls Ferry's project design includes unit-cooling systems. Elmonica's original design mirrors The Mary Ann's unit system without a cooling system. REACH is currently evaluating various cooling options and costs. A report is expected outlining challenges/opportunities and costs associated with various cooling systems.