

# Housing Bond Progress Report for Beaverton | 2021

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

## SECTION 1: UNIT PRODUCTION AND FUNDING

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

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

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

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

### BEAVERTON PORTFOLIO MODEL

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

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

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

#### Project summaries

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

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

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

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

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

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

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

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

## SECTION 2: PROJECT HIGHLIGHTS

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

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

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

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



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



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

Nearby amenities:

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

## UNIT MIX

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

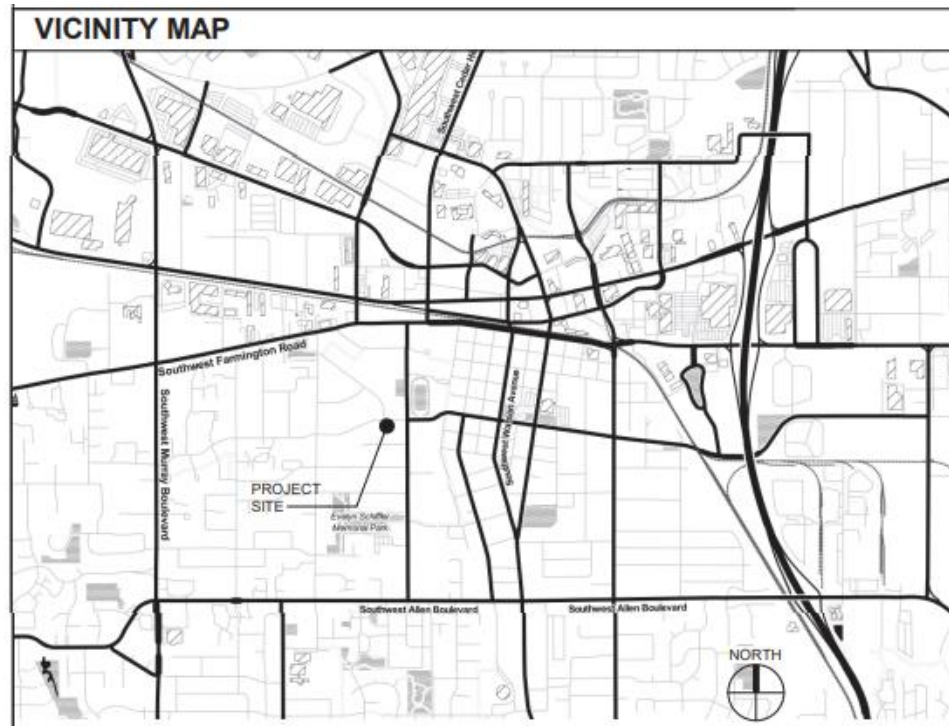
The City of Beaverton Local Implementation Strategy (LIS) included leveraging three publicly owned sites, The Mary Ann, Scholls Ferry, and Elmonica. These three sites are in areas near mass transit, schools and other amenities. The South Cooper Mountain project is in an emerging area next to Mountainside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

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

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

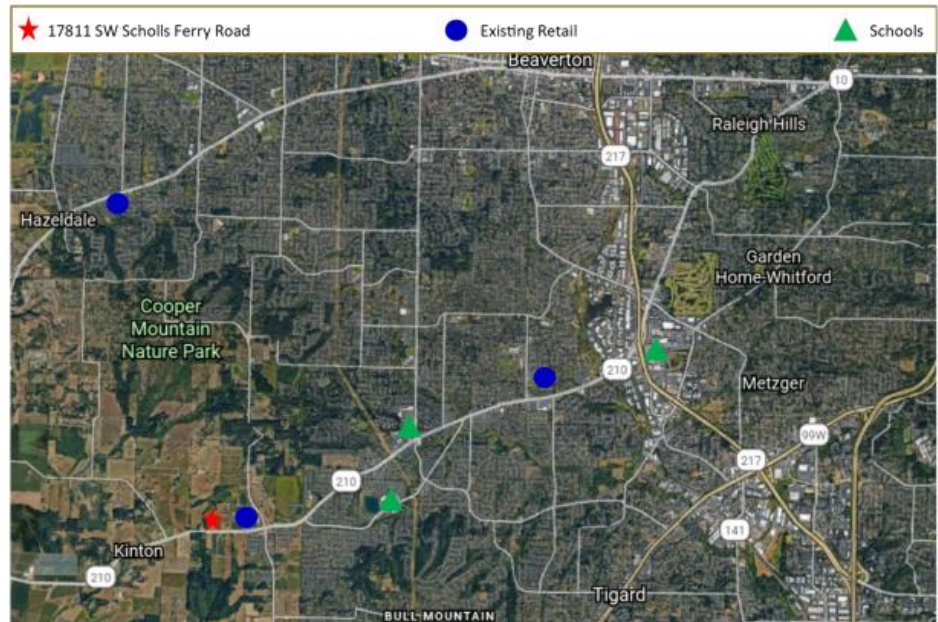
For description of amenities near the Mary Ann, Scholls Ferry, and Elmonica, refer to project highlights in Section 2.

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



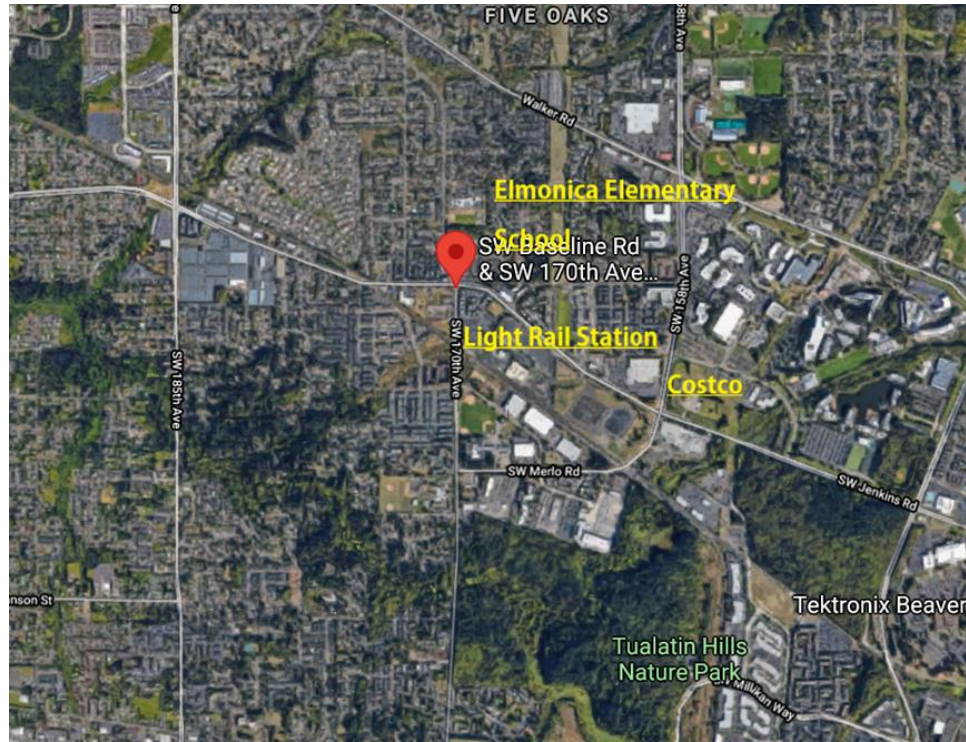
Wishcamper states the project will provide equitable access, low barrier to entry screening, a consistently applied policy to override the screening criteria, and linguistically and culturally appropriate materials and services that reflect community demographics.

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



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

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



## SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

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

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

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

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

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

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

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

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

**e. Landscape approach**

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



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

**f. Apartment layout**

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

**g. Indoor Common Area**

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

**Summary of community engagement partnerships**

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

**Summary of community engagement outcomes**

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

**SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY**

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

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

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