

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

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

SECTION 1: UNIT PRODUCTION AND FUNDING

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

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

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

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

Figure 1. Production progress and resources committed

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

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

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

SECTION 2: PROJECT HIGHLIGHTS

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

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

- a. *Who the project intends to serve*
 - Low income residents, including seniors, people experiencing disabilities, and families with children

- b. *Project team and partnerships*
 - Home Forward - developer, owner
 - MWA Architects
 - Bremik Construction
 - Resident services partners not yet confirmed

- c. *Funding sources leveraged*
 - 4% tax credits
 - Permanent loan with Oregon Affordable Housing Tax Credits
 - Donated land from Multnomah County
 - Deferred developer fee
 - Home Forward Reserves

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

SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

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

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

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

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

Figure 3. Equitable contracting goals and outcomes

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

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

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

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

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

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

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

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

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

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

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

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

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

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
 - Three focus groups with low income residents of East County (recruited by culturally specific partners) were held in August 2021 to inform the beginning of the work by the project Design Team.
 - A Community Advisory Committee has been established and two Zoom meetings were held in 2021 with additional meetings planned in 2022.

- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
 - Focus Group composition:
 - Focus groups were 100% recruited from three priority population groups: Latinx; African American and Immigrants from Eastern Europe. Although the number of people in each household was not collected to compare to income to make a determination of “low income household”, all have had experience living in affordable housing or homelessness.
 - CAC composition: Home Forward has not yet sent a SurveyMonkey to CAC participants to ask for their self-identification. We anticipate gathering that information with a survey after CAC meeting #3 in March 2022. There are three primary stakeholder groups participating:
 - Five people with a lived experience of housing instability in East County (three of whom are people of color)
 - Four neighbors and nearby business owners

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

Summary of community engagement partnerships

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

Summary of community engagement outcomes

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

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

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

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