

Housing Bond Progress Report for Clackamas County | 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 Housing Authority of Clackamas County (HACC) did not release a competitive selection for Metro bonds in 2021. Instead, HACC focused on moving our Phase 1 project and the three 2020 Bond NOFA projects toward construction closing. Of these four projects, two projects, Fuller Station and Tukwila Springs (fka Webster Road) are currently in construction and the other two projects, Good Shepherd Village and Maple Apartments, have construction closings scheduled for February 28th and May 6th 2022, respectively.

The Fuller Station project closed on construction financing in April 2021 and, as a result of increases in LIHTC equity due to the 4% floor, was able to reduce the amount of Metro bond subsidy originally requested by \$1.43MM. The Tukwila Springs

project, which closed in June 2021, reduced its anticipated Metro bond subsidy amount by over \$1.25MM. Both projects incorporate high levels of sustainability, durability, and safety into their design—including providing air conditioning in every unit.

Despite steep increases in construction costs amid pandemic-related construction delays and supply chain issues, Good Shepherd Village and Maple Apartments have not requested additional Metro bond subsidy. Additionally, both projects committed to providing air conditioning in all units—a feature not contemplated in their concept construction budgets, but something the sponsors felt was imperative after the 2021 heat event.

In response to the urgent and growing need for supportive housing in the region, the project sponsors developing Fuller Station, Tukwila Springs, and Good Shepherd Village have each committed to providing additional permanent supportive housing units in their developments. 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 60 more PSH units will be produced beyond what was originally contemplated.

HACC has also focused on progressing its own Hillside Master Plan Redevelopment project and 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. Producing more supportive housing units and creating homeownership opportunities are HACC's top priorities for its remaining bond-supported unit production targets.

HACC is the oldest Housing Authority in the state of Oregon and operates some of the oldest public housing in the country. Hillside Park, completed in Milwaukie in June 1942, was Oregon's first public housing project. The Hillside Park public housing complex is situated on nearly 14 acres and currently consists of eighty-six (86) single story residential apartment buildings containing one hundred (100) dwelling units. In 2019, HACC conducted a Physical Needs Assessment (PNA) which identified that the residential structures are in poor physical condition and require significant rehabilitation and retrofit to render the structures viable for on-going safe and sanitary housing. The PNA concluded that the property warrants consideration for demolition and redevelopment versus rehabilitation based upon the estimated cost of repairs. With the assistance of a Metro 2040 Planning & Development Grant, HACC conducted a comprehensive master planning process to contemplate the future redevelopment of the site. This planning process engaged residents and community members who helped develop a vision for a vibrant mixed-use, mixed-income community. The final Master Plan proposes to demolish and rebuild the existing affordable housing at Hillside Park and provides the opportunity to develop up to 400 units of additional housing, creating opportunities for expanded housing choice and type.

In late 2020, the Authority submitted a land use application to the City of Milwaukie seeking to rezone the site to allow for increased density and mixed-use housing. As a testament to the level of community outreach and communication conducted in support of this development, the project's land use application received no public testimony in opposition when it was brought before city council for adoption. In November 2021, the Authority's land use application was unanimously approved and the final decision on the Planned Development was adopted by Milwaukie City Council.

HACC recently released a developer solicitation seeking conceptual proposals for the redevelopment of the site. This Request for Expressions of Interest (RFEI) sets forth the Authority's intentions for this project, including the selection criteria and selection process. HACC has earmarked approximately 30% of Clackamas County's total Affordable Housing Bond allocation to ensure that a sizable portion of the newly developed units are affordable to households making 80% AMI and below. HACC also plans to integrate SHS funding in order to support supportive housing units within the new development. The first phase of redevelopment is anticipated to break ground in 2023.

HACC has been coordinating with Metro and the City of Lake Oswego on what is expected to be approximately 50 units of bond-funded affordable housing in Lake Oswego. The three agencies are preparing to commence a community process with the goal of developing a guiding vision for the site. This vision statement will be included in a developer RFP expected to be released in the third quarter of 2022.

Finally, HACC has been coordinating with our Housing Advisory Board, culturally-specific service providers, sustainability consultants, and local workforce development agencies to develop HACC's next bond solicitation. HACC expects to release this solicitation mid-2022 with the goal of supporting the development of up to 200 bond-funded units.

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			
Fuller Road Station	\$47,344,650	\$8,570,000	100	25	83	25	TBD	Yes	In Construction	Apr-2021	Aug-2022
Good Shepherd Village	\$53,902,667	\$18,330,000	143	58	80	35	No	Yes	Final Approval	Feb-2022	Aug-2023
Maple Apartments	\$53,041,069	\$15,903,000	171	70	129	9	No	Yes	Final Approval – In Review	May-2022	Dec-2023
Tukwila Springs	\$19,418,863	\$5,639,209	48	48	0	48	No	Yes	In Construction	Jun-2021	Jun-2022
Total committed or underway		\$48,442,209	461	201	292	117					
LIS commitment		\$116,188,094	812	333	403						
% of commitment complete		41.7 %	57%	60%	73%						
Remaining for LIS		\$67,745,885	351	132	111						

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:

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

FULLER ROAD STATION: 9608 SE FULLER RD, HAPPY VALLEY, OR 97086



Fuller Road Station is 100 units of new affordable housing in unincorporated urban Clackamas County, located directly adjacent to the MAX Green Line. The six-story building with a mix of one-, two- and three-bedroom homes will serve families and individuals with incomes between 30% and 80% area median income (AMI). The units include 17 one-bedroom units, 63 two-bedroom units and 20 three-bedroom units. Energy-efficient heating and cooling will be 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. Future residents will 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 will serve families and individuals with incomes between 30% and 80% of area median income. Thirty (30) units will be for 30% AMI, seven (7) at 50% AMI, fifty-eight (58) at 60%, and five (5) at 80% AMI. 30 units will be dedicated for families and individuals who are homeless or at risk of homelessness, including foster youth exiting or having exited the system. Project-based vouchers provided by the Housing Authority and services funding from the Metro Supportive Housing Services measure will support these 30 units.

Guardian Real Estate Services, the project's General Partner, will manage the property including the initial lease-up and coordinate the resident services program with non-profit partners, JOIN and DEV NW.

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 units of Permanent Supportive Housing (PSH) for those who have experienced houselessness or are at risk of becoming houseless, 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 development includes 1 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, informed 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 units of Permanent Supportive Housing will be dedicated for families and individuals who have experienced houselessness or are at risk of becoming houseless, 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.

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, will act as the developer.

Funding Sources leveraged for this project include: Low Income Housing Tax Credits, OHCS Permanent Supportive Housing Funds, OHCS Energy Program, Metro Affordable Housing Bond, Project-based vouchers from HACC, Metro Supportive Housing Services funding, private funding, General Partner Equity, Seller Financing, Deferred Developer Fee, 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. Designed with immigrant, agricultural worker, and low-income families in mind, 75% of units are two-bedroom and bigger. The project sets aside nine (9) units of Permanent Supportive Housing (PSH) for those who have experienced houselessness or are at risk of becoming houseless.

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. Wrap-around services for the 9 PSH units will be supported with Metro Supportive Housing Services funding.

Maple Apartments is a partnership between Community Development Partners (CDP) and Hacienda CDC. CDP and Hacienda are also partnering on Rockwood 10, an affordable workforce housing project located in Gresham. 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. With nearly 2,000 affordable housing units completed between the two organizations, CDP and Hacienda are well-versed in the development of this project type and finance structure and committed to adding diverse and targeted programs unique to Maple Apartments, its residents, and the surrounding community.

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.

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, we have 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 will achieve at least Earth Advantage Multifamily Gold certification.

All units will serve households with incomes 30% of AMI and below. HACC will provide project-based vouchers (PBVs) for all 48 units. The marketing plan will target near-elderly (50 or older) households who are currently experiencing homelessness or at risk of becoming unhoused and/or disabled. Leasing preferences will be given to applicants with who live or work in Gladstone. All applicants will be referred through the county's Coordinated Housing Access (CHA) wait list. Wrap-around services will be supported by State Permanent Supportive Housing and Metro Supportive Housing Services funding.

The Housing Authority of Clackamas County was the first housing authority in Oregon. It was formed on May 4, 1938. It was formed because county officials saw they had many of the same issues we're facing today – that there was simply not enough safe and affordable housing to meet the needs of low income Oregonians. 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 will lead the development team comprising 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, resident services and coordinate wrap around services.

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

HACC's 2020 NOFA required sponsors to provide a detailed plan to achieve at least 20% COBID certified subcontractor participation and 20% COBID certified professional services participation. The County's first two bond projects, Fuller Road Station and Tukwila Springs, broke ground in the first half of 2021. HACC is tracking labor and wage monitoring closely and both projects appear on track to meet or exceed their contracting goals. Workforce tracking is something that HACC has interest in implementing but additional resources like tracking software and technical assistance are needed to meet this goal. With funding support provided by Metro, HACC recently (Jan 2022) purchased LCP tracking software and is getting trained on the software and process. In addition, HACC has been coordinating with Workforce Clackamas and hopes to require or incentivize projects awarded in the 2022 NOFA round to set workforce goals.

Figure 3. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Contracting goals % of total contract amounts paid		Notes and preliminary progress
		Project goal (% hard costs)	Project goal (% soft costs)	
Fuller Road Station	GSA,GRES/R&H	20%	20%	Project is on track to meet or exceed this goal. COBID firms include concrete, waterproofing, insulation, siding, flooring, signage, accessories, window coverings, electrical, low voltage, plumbing, earthwork, and landscaping
Good Shepherd Village	Caritas/Walsh	25%	20%	Not in construction yet. Currently, the project is on track to exceed their original participation goals with approximately 29% participation rate for soft costs and 28% for hard costs. The focus on reaching minority and women-owned sub-contracting firms in particular is reflected by nearly 27% participation from minority- and/or women-owned firms specifically.
Maple Apartments	CDP,Hacienda CDC/LMC	20%	20%	Not in construction yet. COBID contracting goals for hard costs is a minimum of 20%. COBID goals for soft costs is 20%, but the project is currently above 70% for design and consultant services.
Tukwila Springs	HACC/Walsh	20%	20%	Project is on track to exceed this goal. Current estimate is 23%

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			
Fuller Station	GSA,GRES/R&H				N	Davis Bacon, BOLI	
Good Shepherd Village	Caritas/Walsh				N	Davis Bacon	The project team has connected with local training and education programs and will provide learning opportunities for local CET programs and local community college programs. HACC hopes to work with contractor to gather anecdotal info or voluntary data regarding workforce participation once the project breaks ground.
Maple Apartments	CDP,Hacienda CDC/LMC				N	Davis Bacon	HACC hopes to work with contractor to gather anecdotal info or voluntary data regarding workforce participation once the project breaks ground.
Tukwila Springs	HACC/Walsh				N	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)*
- 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.*

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. As a result, 100% 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.

There is strong community support for siting more affordable housing along SE McLoughlin Blvd. McLoughlin Boulevard connects communities in Clackamas and Multnomah counties to jobs, housing, and transit. The McLoughlin Boulevard Transit Corridor connects downtown Milwaukie with downtown Oregon City and Clackamas Community College and the MAX Orange Line goes as far south as Park Avenue connecting Portland City Center to Portland State University (PSU), Southeast Portland, Milwaukie, and Oak Grove. Recently adopted zoning code amendments allow for increased density and provide a significant density bonus for affordable housing. As we draft the 2022 NOFA, HACC is considering prioritizing locations along McLoughlin Boulevard that are within a half mile of the MAX station.

HACC supports low-barrier screening and requires that bond-funded units are made available to households with adverse credit, rental, and legal histories, and very limited income. While none of HACC's bond projects leased up in 2021, HACC will closely monitor screening criteria and lease-up processes as projects progress.

All Permanent Supportive Housing units receiving project-based rental assistance from HACC will be referred through the county's Coordinated Housing Access (CHA) wait list. HACC is working on services packages that pair rental assistance with wrap around services to encourage sponsors to support additional PSH units in bond-funded projects. In response to the urgent and growing need for supportive housing in the region, the project sponsors developing Fuller Station, Tukwila Springs, and Good Shepherd Village have each committed to providing additional permanent supportive housing units in their developments. While not yet finalized, HACC is hopeful that up to 60 more PSH units will be produced beyond what was originally contemplated.

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 future solicitations. 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 our residents.

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
Maple Apartments	Farmworkers and their families	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
Fuller Station	PSH, Foster Youth to Independence (FYI), Asian, Lantinx	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	JOIN, DevNW, IRCO
Good Shepherd Village	Asian, Lantinx, 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,

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.

Both the Maple Apartments and Good Shepherd Village projects conducted community engagement activities in 2021. Tukwila Springs and Fuller Station are currently in construction.

Maple Apartments:

The project team engaged with community members in a number of ways including a survey, interviews with community-based organizations, listening sessions with seniors living in affordable housing, a listening session with Oregon City School District migrant families, and a design workshop with Latinx migrant families living in affordable housing.

The survey was distributed in English and in Spanish with 22 multiple choice questions about preferences in apartments, community spaces, and participant demographics. Survey participation included 7 English speaking white participants.

Interviews with community based organizations started with questions to get to know the organization and what they do, then the project team would ask how they would use spaces in a community building and how the design could fit their needs. The

project team would also discuss their interpretation of what their communities needed. The senior listening sessions and in-person tour participants included 7 women. Demographic information like age and race was not collected.

In the listening sessions with seniors, the project team mainly discussed their experiences living in multi-unit affordable housing. This was followed by an in-person tour that the residents provided the project team of their building to show what they loved and what they would change. The Oregon City School Board listening session participants included 5 Latina, Spanish-speaking women.

The design workshop with Latinx migrant families was held over zoom and the project team used the digital white board Miro to facilitate design discussions and programmatic preferences. Participants gave input on the programs for outdoor spaces and shared community spaces. They also designed entryways for the apartments and gave input on parking needs. The Community Design Workshop included 8 Latina women, 1 Latino man, and 1 white woman.

Summary of Feedback Received:

Communities and community-based organizations (CBOs) have been overwhelmed since before the pandemic. After a year including many monumental and historic events, CBOs seem to emphasize the importance of resilience by meeting community needs today. Community members expressed needing better access to technology and wifi, better access to transportation, safe and reliable places to keep their car(s), access to childcare especially when accessing services provided by CBOs, reliable maintenance and friendly staff where they live, good relationships with their neighbors, emergency preparedness, apartments built with accessibility in mind beyond ADA requirements, apartments with storage, an easy laundry experience, and access to outdoor spaces.

How feedback directly informed project implementation:

Much of the community building program was informed by the engagement sessions. The community building and outdoor shared areas near it will host programs that community organizations and community members need such as access to computers, storage for arts and crafts or cooking classes, quiet areas to study or read, a flex space for child care during appointments or meeting with community orgs, play areas for all ages, exercise equipment, community gardens with raised beds, multiple locations for mural and sculpture art, and programming that supports formal and informal events to create a strong sense of community so residents feel safe and supported. Some items that are still being discussed include designating a space for a backup generator to be built in the future, power back-up for a fridge/freezer to keep medicine cold, and other emergency preparedness measures.

Engagement Partners:

The project team interviewed or worked directly with the following organizations:

Unite Oregon, Senior Citizens Council of Clackamas County, LoveOne, Do Good Multnomah, Northwest Housing Alternatives, Clackamas Service Center, Clackamas County Youth and Homeless Diversion, The Living Room, DevNW, Oregon City Together, LifeWorks NW, Oregon City Public Library, Homeless Solutions Coalition of Clackamas County, Coalition of Communities of Color, Bridging Cultures, Providence St. Joseph Oregon Regional Behavioral Health - Better Outcomes Through Bridges (BOB) Programs, Latino Network, HINT (Hispanic Interagency Networking Team), OSU Extension Service Family & Community Health, Unite Oregon City, Love in the Name of Christ (Love Inc), Parrot Creek Child & Family Services, OSU Extension Service - Master Gardener, NW Family Service, AntFarm, Here Together, Residents Organizing for Change, Clackamas County Behavioral Health Peer Support Services, Clackamas County Coordinated Housing Access (CHA), Coordinated Housing Access Evolution Group (CHA Evolution), Storyline Community, Clackamas County Public Health, Oregon City School District, Office of Special Programs, Clackamas Workforce Partnership, Hacienda CDC, Center for Public Interest Design

Outreach strategies and methods:

With the help of the Center for Public Interest Design and Hacienda, the project team was able to reach out to participants by connecting directly with property managers and other community organization leaders to distribute the surveys and encourage participation in the focus groups. The seniors in the listening session all live at Oak Ridge Apartments, an affordable senior living community in Lake Oswego. The families that participated in the design workshop live at Hacienda's Molalla apartments. Participants in the focus groups were compensated with a \$40 gift card to Fred Meyer. The survey participants were encouraged to participate by entering a raffle for \$10 gift cards. The engagement on the surveys was lacking. For future surveys the project team would consider using a shorter survey or distributing and collecting physical surveys.

Good Shepherd Village:

Caritas Housing hosted a virtual design focus group on Zoom and sent out a survey about interior and exterior color preferences via Google Forms with the hope of getting feedback from groups that represent the communities they aim to house.

In the focus group, the project team shared various unit layouts, interior communal space features, and outdoor communal space features. The larger group split into three breakout rooms where Caritas staff and design team members (MWA Architects and Shapiro Didway landscaping) facilitated open discussions about what participants preferred and why, as well as discussing priorities for potential uses for community spaces. The groups were based on language interpretation needs to allow the most natural dialogue to take place and to minimize the need for multiple language interpreters in one "room" at a time. Participants received a summary of how their input was incorporated into the project and invited further feedback based

on design outcomes. The virtual focus group had 10 participants. Of the attendees, 8 were recruited by APANO (all 8 spoke Chinese as their first language) and 2 were recruited by Do Good Multnomah (both were senior Veterans that had experienced homelessness). There were several recruits from Familias en Acción that did not show up to the virtual meeting. Caritas did not formally collect demographic information from these participants because the engagement took place before Metro distributed the engagement template, thus, demographics noted above are based on input from partner organizations.

Caritas again reached out to these communities through their partners to get feedback on interior and exterior color through a survey. Interior color themes were presented in “mood boards” while exterior colors were presented directly on an elevation of the buildings. Participants were presented with 4 options for interior and exterior colors and asked to rate them on a scale from 1 (do not like) to 5 (like a lot). Similarly, results were shared with participants once they were compiled, and final design decisions based on their input were communicated out. Survey participation included 56 participants including 20 people who identify as Asian/Asian American, 17 people who identify as Hispanic/Latinx/Spanish Origin, 17 people who identify as White and 2 people who preferred not to answer.

Summary of Feedback Received:

In the focus group, Caritas received input on unit layout, interior common space uses, and outdoor common space uses. Key takeaways from this meeting were prioritizing covered outdoor space and gardening beds, separating out active and quiet common spaces inside the building, and learning culturally-specific preferences inside units (e.g. strong range hoods, cabinet space instead of a dishwasher).

The color preferences survey was split into interior and exterior spaces. Caritas gathered both quantitative and qualitative responses (rankings and comment responses). Overall, interior responses trended towards more neutral color schemes. Responses varied from appreciation of natural colors like green, light blue, and lighter wood tones, to concerns about keeping these light neutral tones clean over time- especially with children around. Exterior responses were more mixed. Participants seemed to moderately prefer more neutral tones for this color scheme as well. Yellow proved to be a very polarizing color, so yellow was minimized (though not excluded) in the final color decision for the building exterior.

How feedback directly informed project implementation:

Because of this engagement process, Caritas is planning on implementing the most popular interior and exterior color scheme selections as voted on by the networks of their culturally-specific community partners. Additionally, as requested by focus group participants, there will be a quiet space set aside from the more active, common space for children to do homework or for relaxing away from group activities, and spaces for quiet reflection are provided throughout the site. The site provides both a formal playground area and nearby, protected paths for bicycle rides, as well as less formally programmed open spaces for

kids to play and for other popular activities to occur (tai chi, yoga, playing ball, etc). The site will also provide gardening beds, an outdoor kitchen/cooking area, and a covered outdoor space for gathering-- outdoor features that were mentioned several times in the focus group. Unit layouts prioritized counter space over pantries, tried to position ranges near operable windows (based on feedback that many traditional dishes utilize high-heat and oils and thus, both a hood vent and a nearby window is strongly preferred to minimize smells and oils infiltrating into other areas of the home), and provided built-in dining space for extra counter space rather than smaller kitchens in exchange for formal dining areas.

Engagement Partners:

Caritas partnered with Asian Pacific American Network of Oregon (APANO), El Programa Hispano Católico, Familias en Acción, Do Good Multnomah, and Easterseals. The first three are culturally-specific organizations focused on the Asian and Latinx communities in Portland, respectively. Do Good Multnomah focuses on the Veteran population in the county. Easterseals works with seniors, people living with disabilities, and has culturally-specific services for the Latinx communities within these populations. Caritas had a formal project-specific memorandum of understanding with APANO and El Programa, a general organizational MOU with Easterseals, and will pursue formal partnerships with both Familias and Do Good Multnomah building on our successful partnership for the project's design-focused engagement. The most important take away from this process was learning the lead time necessary to connect with these organizations, translate informational materials about the upcoming engagement, and recruit participants virtually. Caritas' goal is to prioritize the feedback from these populations (to the extent that they can) and cater to the self-identified needs of the historically marginalized communities in Happy Valley. This will hopefully lead to stability and comfort in many future resident's lives—small changes that can make all the difference.

Outreach strategies and methods:

Caritas recruited participants through our culturally-specific community partners (detailed below). Their methods included emails, flyer, word-of-mouth at in-person meetings, and WhatsApp texts. The latter method came as a result of APANO realizing the best way to reach out to their network was via WhatsApp, as many of them were not responding to email invitations. Additionally, Caritas compensated all focus group participants with a \$30 Visa gift card and made this known throughout the recruitment process to encourage participation.

Similarly, Caritas shared with potential survey participants that three \$25 Visa gift cards would be raffled off among those who answered the design survey. As noted below, there were Latinx community members that had RSVP'd for the focus group but did not attend. Caritas attempted to follow-up with them via e-mail in order to collect input on the topics described earlier, however, this did not result in any responses. This was potentially related to limited capacity by their partners at Familias in conducting direct follow-up with community members they had recruited to participate. Although Caritas tried to provide

materials and follow-ups in Spanish, responses may have been absent due to lack of consistency in point of contact and/or translation limitations.

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?

All four Clackamas County Metro bond projects include in-unit, energy efficient heating and cooling. Maple Apartments, Good Shepherd Village, and Tukwila Springs are targeting Earth Advantage Multifamily Gold certification and include a multitude of sustainable design elements. All future bond-funded projects will require air-conditioning in the units. HACC is currently contemplating how best to work with affordable housing developers to build climate resilient projects and strategizing ways to incentivize this work in the 2022 NOFA. 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.