

Housing Bond Progress Report for Hillsboro | 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:

At the end of December 2021, the City of Hillsboro has one project underway, with groundbreaking scheduled for March 30, 2022. The “Nueva Esperanza” project represents 149 new affordable homes, achieving 52% of Hillsboro’s total production target for Housing Bond implementation, while using approximately 42% of its allocated \$40,657,081 in funding. Of the homes created, 105 will have 2 or more bedrooms, representing 74% of Hillsboro’s target for family-size homes; and 60 will be affordable to households with incomes at or below 30% of area median income (AMI), achieving 51% of Hillsboro’s Housing Bond target for deeply affordable homes.

In addition to contributing \$16.9 Million in Housing Bond funds, Hillsboro is donating approximately 6 acres of City-owned property for the Nueva Esperanza project. The utilization of this City-owned land has presented various development challenges and in 2021, the City worked extensively with the development team on numerous predevelopment activities and issues to help ensure a successful project.

Throughout 2021, Hillsboro has also worked closely with Metro Land Acquisition Staff to help acquire properties for Hillsboro’s next bond-funded affordable housing project. As of December 2021, Metro has Purchase and Sale Agreements (PSAs) in place on two adjacent parcels in Hillsboro totaling approximately 2 acres. The City is assisting Metro with site due diligence and will be preparing a project feasibility analysis to determine the project’s potential yield, preferred development program, and anticipated amount of Housing Bond funds necessary to support Hillsboro’s second bond-funded project.

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

The competitive selection for the Nueva Esperanza project was conducted through a City Request for Proposals (RFP) issued in March of 2020. The RFP generated proposals from five different development teams, and a committee comprised of City Staff and community members reviewed and scored each proposal based on Hillsboro's LIS. This process, described in detail in last year's Annual Progress Report, led to the selection of culturally-specific nonprofit developer Bienestar and Housing Development Center (HDC) as Co-Developers for the project. Concept Endorsement was awarded by City Council in November 2020.

- 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*

For the Nueva Esperanza project, the donation of City-owned land of over 6 net acres, appraised at over \$5.3 Million, is a key City-led outcome supporting efficient use of Metro bond funds. An increase of LIHTC equity helped offset a significant increase in construction costs since Concept Endorsement, without the need for the project to request additional 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.*

The Nueva Esperanza Project will leverage 8 Project-Based Vouchers (PBVs) supporting very-low income residents in addition to 52 "unassisted" units at 30% AMI for very low-income households. The project sponsor will explore use of SHS funding post financial close for potential Supportive Housing Services (SHS) programming in addition to operationalized resident services.

- 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.)*

With Nueva Esperanza delivering 149 of Hillsboro's 284-unit total production target, there are 135 units remaining for Hillsboro's total production target under the Housing Bond.

Contingent on closing purchase of the two parcels under contract as described above, a competitive joint-solicitation for Hillsboro's second bond-funded affordable housing project will be conducted by the City and Metro in the coming 6-8 months of 2022, with developer selection and a funding commitment anticipated in late 2022 or early 2023.

Preliminary analysis shows the subject sites will deliver a project of approximately 60 units, leaving 75 units remaining for Hillsboro to meet its production targets. Hillsboro is now working with real estate brokerage firm Colliers International with the intent to acquire an additional publicly-owned parcel(s) to accomplish and/or exceed the production targets within the term of the Intergovernmental Agreement (IGA) with Metro.

Figure 1. Production progress and resources committed

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>				Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion Month/ Year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Nueva Esperanza	\$53,622,987	\$16,940,731	149	60	105	8			Final Approval	March-2022	Nov-2023
Total committed or underway		\$16,940,731	149	60	105	8					
LIS commitment		\$40,657,081	284	117	142						
% of commitment complete		42%	52%	51%	74%						
Remaining for LIS		\$23,716,350	135	57	37						

SECTION 2: PROJECT HIGHLIGHTS

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

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*

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

The design organizes the buildings into three distinct neighborhoods that have their own unique identities. By creating smaller neighborhoods within the larger project, Nueva Esperanza will foster a sense of community for residents. The project site design integrates pedestrian circulation into the existing neighborhood, promotes active pedestrian connections along NE 53rd Ave and Hidden Creek Drive, minimizes vehicular impact, preserves mature trees, and achieves Earth Advantage Gold Certification. An *Alameda* (tree lined community pathway) will anchor the project to nature and create a natural backdrop for the north and south portions of the site. Buildings are organized along the vehicular streets and generously sized plazas, providing ample distance between structures and ensuring that outdoor amenities have access to sun. The project will have a total of 169 parking spaces (1:1.11 ratio), of which eight are designated for ADA parking and two for loading, and a total square footage of 140,960.

The *Nueva Esperanza* Development Team of Bienestar, HDC, Scott | Edwards Architecture, and LMC Construction is a capable and highly collaborative team that first came together in 2018 to tackle a difficult rehab project at the Bienestar-owned Montebello Apartments in Hillsboro. S|EA, HDC, LMC Construction, and NW Real Estate Capital Corporation (NWRECC) all have a strong track record of racial equity. For this project, each of these four organizations has adopted a culturally specific lens. S|EA has designed *Nueva Esperanza* with cultural specificity and to be responsive to communities of color; HDC recognizes its role as consultant and partner and leans into listening to the community and those with lived experience during the development.

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

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

- Community courtyards are located within each cluster of residential buildings. Front doors open onto courtyards with areas to sit or to gather. Each courtyard provides a play area, a barbecue and picnic tables, walking paths, lighting and a distinct character.
- The required Type A (accessible) units are located within various buildings across the site with ADA parking as close to the designated unit as possible.
- The project includes flats as well as townhouse units which allows for diversity in accessibility.

- Two-bedroom units include a bathroom with a lavatory separated from a toilet/bathtub to allow a family member to use the sink while another family member is bathing.
- Three- and four-bedroom units include one bathroom with a bath and one bathroom with a shower.
- Blocking is provided in all bathrooms that will allow for future grab bars if the need arises.
- Kitchens include generous pantry units that enhance livability and reach space.

SECTION 3: ADVANCING EQUITABLE OPPORTUNITY IN PLANNING AND CONSTRUCTION

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

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

Hillsboro’s LIS currently calls for a contracting goal of 20% of total project costs to MWESB-DV, COBID-certified businesses. This is more extensive than only setting a contracting goal based on hard construction costs or separating out soft costs. Hillsboro’s equitable contracting goal, based on total project costs, increases the contracting dollars to certified firms.

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

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

Due to limited current capacity for workforce tracking and compliance, Hillsboro did not set workforce diversity goals and strategies in its LIS.

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

Hillsboro has purchased B2Gnow software for tracking MWESB-DV equitable contracting goals and has hired the City’s first Diversity Supplier Administrator to help launch a diversity supplier program for City contracting and procurement.

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)	
Nueva Esperanza	Bienestar,HDC/ LMC	20%		Hillsboro LIS calls for a goal of 20% of total project costs to COBID-Certified firms.

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			
Nueva Esperanza	Bienestar,HDC/ LMC						N/A at this time

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)*

Hillsboro's LIS calls for new affordable housing development in opportunity-rich neighborhoods, with priority in areas currently not served by existing affordable housing projects and resources. The Nueva Esperanza site on NE 53rd Ave and Hidden Creek is ideally located for the creation of a new, affordable neighborhood taking advantage of the City of Hillsboro's local parks amenities. Adjacent to the site is a brand new community center, and the 53rd Avenue Community Park complex. High frequency light rail transit at the MAX Hawthorne Farm station is only 1/2 mile north of the site and Bus #47 on Baseline road to the south. Additional open space and recreational areas are within walking distance east and west of the site. A Neighborhood commercial district, including a pharmacy and medical office are within walking distance. The closest existing affordable housing is in the Orenco Neighborhood, some 2 miles in distance. Thus Nueva Esperanza is filling an unmet need for affordable housing in the 53rd Avenue corridor.

Future Housing Bond solicitations will also align with Hillsboro's LIS, prioritizing service-rich neighborhoods with priority for those not containing existing regulated affordable housing opportunities.

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

Affirmative Marketing: Bienestar, HDC, and partners will create and carry out a comprehensive, multi-lingual marketing and lease-up plan that ensures racial and economic equity is achieved, that all classes of disadvantaged populations will have equal and fair access to rent units at *Nueva Esperanza*, and that the project is furthering affordable housing choice in Hillsboro. Bienestar and NWRECC will comply with fair housing law and regulations, as evidenced by the Affirmative Fair Housing Marketing Plan (AFHMP) developed for the project. The affirmative marketing plan consists of the following components:

Dissemination of Multi-lingual Marketing Materials - Bienestar will develop marketing materials that reach lower-income predominantly monolingual and limited-English Spanish-speaking households and lower-income African and other immigrant populations in and around eastern Hillsboro to ensure that they are aware and informed of *Nueva Esperanza* leasing availability. Bienestar will work with partners in the Racial Equity Collaborative, the Hillsboro School District, the Immigrant Solidarity Collaborative, the Somali Empowerment Circle, Adelante Mujeres, Family Promise, Community Action, and others to ensure that information is distributed to other communities of color in the area and will produce leasing and other informative materials in other languages as needed, including Somali, Arabic, Slavic, Vietnamese and Tagalog.

Bienestar historically markets availability of units with a racial equity lens, employing the following strategies:

- Communication with or in-person visits to major employment centers
- Communication through its peer network of other community service providers that work with Latinx and other diverse populations
- Flyers and direct communication at places of worship, libraries, and stores owned by Latinx entrepreneurs or frequented by Latinx target populations
- Word of mouth via Community Connectors as part of their normal volunteer activities and in their respective places of work and direct referrals from our 2,000 tenants from among their social and professional networks.

Low-Barrier Tenant Screening: As a longtime developer, owner and operator of affordable multifamily properties in Washington County, Bienestar targets the area's largest and most at-risk population of color, Latinx farmworkers and working families (95 percent of Bienestar tenants are Latinx), to ensure even the most financially disadvantaged in our community have access to quality homes (all Bienestar units are reserved for 60% percent AMI or below). In preparation for serving Hillsboro's diverse community, Bienestar has worked with local service agencies and PSH providers to create an improved low-barrier and equitable screening process for all applicants. In speaking with these partners (Community Action, Family Promise and Somali Empowerment Circle) and supportive housing experts (Sequoia Mental Health), it is clear that traditional screening criteria fails to account for known barriers tied to socioeconomic identities. Examples of these common barriers include negative credit history, past evictions, income inefficiency, and criminal records. Bienestar has strived to address these through common sense changes. One such change is that Management will not deny an applicant for negative rental history or prior evictions if it was based on excessive rent burden (household paying more than 50 percent of its total monthly income for rent and utilities). Additionally, the criminal conviction review process has removed any crimes that are no longer illegal at the State or Federal level. Furthermore, applicants will be encouraged to provide professional letters to assist in the review process. For every aspect of the screening criteria, Bienestar and NWRECC will consider relevant individualized evidence of mitigating factors, and approach each review through the lens of equity.

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

While Nueva Esperanza does not include formal permanent supportive housing (PSH) units, the project Sponsors will be coordinating with organizations such as Family Promise, Community Action, Sequoia Mental Health, Community Connect and other resources in Washington County for coordinated referrals as applicable.

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

Stable housing and a rich sense of community while aspiring to a better future is the framework for the resident services plan at *Nueva Esperanza*. Bienestar's flagship Promotores/Community Connectors Program is the cornerstone of Bienestar resident services model. This program recruits and empowers resident leaders (Promotores) who act as "community connectors," doing home visits and providing residents

with referrals to relevant services. Resident services staffing will be provided on-site through the operating budget (1.0 FTE Resident Services Coordinator, as well as a part-time Community Services Director, and three Promotores).

Bienestar will leverage a wide array of services for *Nueva Esperanza* residents through strong partnerships with more than 10 community-based organizations, including Virginia Garcia Memorial Health Center, Community Action, Centro Cultural, Adelante Mujeres, multiple departments of the City of Hillsboro, Washington County and others. Given the history of western Washington County and Hillsboro, many of the established CBOs have their roots in the Latinx community. However, as the demographics of our community shift, Bienestar, and these other organizations, are shifting their missions and services to be able to serve an increasingly diverse, multi-cultural population. Throughout the year, partner organizations give presentations on their services to help the Promotores/ Connectors make the best possible referrals for residents. Services provided by the partners include:

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

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

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Nueva Esperanza	Low & Very low-income families and communities of color	Multi-lingual marketing materials, peer network communications and referrals, recruitment at employment centers, word of mouth within Latinx and other immigrant communities	Bienestar Promotores model for resident services. Partnerships with Virginia Garcia Memorial Health Center, Community Action, Centro Cultural, Adelante Mujeres, City of Hillsboro, Washington County and others

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.*

Bienestar conducted ongoing meetings with a Latinx Project Advisory Committee to inform everything from project name to design and approach. Bienestar met regularly with resident focus groups and members of the Somali Empowerment Circle to include feedback on design and other project elements. In addition, Bienestar in partnership with Adelante Mujeres conducted an online survey to receive project feedback. Finally, the developer also interfaced with organizations such as Community Action, Sequoia Mental Health, and Family Promise on feedback related to resident services, referrals and marketing.

- 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.*

31 community members in total participated in community engagement for Nueva Esperanza. All participants identified as people of color and over 60% percent identified as low-income residents living in affordable housing.

- c. *Summarize major themes of feedback (WHAT YOU HEARD, e.g. “participants want more large units or garden space,” etc.)*

Major feedback themes for Nueva Esperanza centered on project unit design and overall amenities. Some examples include:

- Having both shower and baths in a unit is favored
- Kitchen and living rooms should be separated- with a barndoor-style partition preferred
- The dining room should be closer to the laundry hook ups to multitask

- Add outdoor cooking area and benches
- More outdoor lighting for safety

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)

As a result of feedback from culturally-specific communities of color, the following design adjustments were made:

- 2 bathrooms placed in 3 & 4-bedroom units.
- 3 and 4 bedrooms will have washer dryer hook ups placed by kitchen and dining areas for easier multitasking
- A partition will be placed between the kitchen and living room for 3 and 4 bedrooms
- Moveable furniture in the laundry room and community room to create a comfortable waiting area
- Changed leasing office to have two entries/exits to address safety concerns
- Community space layout changed with a separate access to the community kitchen
- Laundry room larger
- Art or mural wall for foyer will be included
- Windows/lighting in community room and kitchen were added
- An outdoor cooking area was added
- Outdoor benches were included
- Play areas were separated by age level

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				
List of organizational partners	5	Adelante Mujeres, Somali Empowerment Circle		Family Promise, Community Action, Sequoia Mental Health

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 homelessness
Nueva Esperanza	31	Y*	31	100	61	NC	NC	NC	NC	NC

Yes, but not all categories outlined in the chart were included. These are marked with NC meaning Not-Collected.

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?

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

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

- A packaged terminal heat pump (PTHP) will be installed underneath each living room window providing air conditioning into the living/cooking spaces. Based on the energy model, this device will typically cool the main living areas and provide respite when the rest of the unit might get warm.

- Ceiling fans will be installed in every bedroom. While a ceiling fan does not contribute to cooling in the energy model, it does contribute to a feeling of comfort when someone is in the room.
- Bedroom window ports are included in the project budget as a construction add-back item. VPI Quality Windows: Endurance Windows have been specified, which includes an optional AC window port that fits within the screen frame of the casement windows. All bedroom units have the same size casement window, which should make it easy for Property Management to remove the screen and install a window port as requested by residents. If an AC window port is in place, the portable air conditioning unit will be provided by the resident. The electrical engineer has verified that the available load for the unit will support a typical portable air conditioning unit in each bedroom. It is expected that the Development Team will add-back into the project a percentage of window ports based on perceived need and project budget.

The City of Hillsboro is in agreement with Metro in prioritizing cooling plans for all bond-subsidized affordable housing projects. Future solicitations for Hillsboro projects will require a specific description of cooling strategies which will be evaluated as part of the project selection process.