

Housing Bond Progress Report for Metro Site Acquisition Program | 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.)*

Metro's Site Acquisition Program (SAP) partnered with two jurisdictional partners to select development partners for Metro-owned properties in 2021.

Beaverton and Metro issued a RFQ for development of the Elmonica Station site at 170th and Baseline on November 2nd, 2020. Eight development teams submitted proposals by the due date of January 15, 2021. Beaverton and Metro staff provided feedback to a five-member community selection committee (CSC) made up of representatives from Metro's Transit-Oriented Development Steering Committee, Beaverton's Housing Technical Advisory group, and housing service providers. The CSC met twice and ultimately recommended that Beaverton and Metro work with REACH CDC as the preferred housing developer. The CSC believed that REACH

best met the LIS goals described in the RFQ related to unit targets and unit mix, COBID participation, and community engagement. REACH's proposal created the most units (81) and had the most aggressive COBID hard and soft cost goal that also included a BIPOC general contractor. REACH partnered with Bienestar to deliver programming that will be reflective and responsive to the needs of the community and committed to robust community engagement to provide further feedback into building design and programming.

Portland Housing Bureau also issued its Metro Bond Opportunity Solicitation (M-BOS) in the spring of 2021 for the Metro-owned site at 74th and Glisan in Northeast Portland. PHB's selection committee recommended Related NW as the preferred development partner for the property in late 2021. Related's proposal will construct 137 new units, including 56 units available to households earning 30 percent AMI or below (41 will be permanent supportive housing), and 63 family sized units (including 3 and 4 bedrooms). This project will advance PHB's LIS unit targets and contracting goals with 50 percent participation from COBID and DMWESB contractors. To address LIS goals related to racial equity, Metro established a community stakeholder committee prior to the M-BOS made up of people impacted by housing instability and homelessness, BIPOC, neighbors, and individuals with disabilities to create a statement of values for the site's development that would be used to partially score proposals. Two members of the stakeholder committee participated in the evaluation of the development proposals.

The Site Acquisition Program also partnered with PHB to acquire the Barbur Portland Value Inn at 10450 SW Barbur Blvd. PHB and the SAP anticipate offering the property as part of a solicitation later in 2022, but in the meantime, it will be used as a temporary homeless shelter operated by the Joint Office of Homeless Services and a non-profit partner.

These three sites meet many of the SAP's location-based LIS criteria. All are within a Metro Equity Focus Area and have a higher than regional average representation of People of Color or People with Limited English Proficiency. All sites are near high-frequency transit and amenities, and have limited existing supplies of nearby income-restricted housing. The 74th and Glisan site is within an area at risk of displacement and the Barbur Value Inn property is adjacent to the future Southwest Corridor, a major fixed-rail transportation investment. New affordable housing at these sites should help prevent additional displacement due to rising rents.

The SAP also anticipates future development in Clackamas County (Lake Oswego), Hillsboro, and Gresham. Metro, Lake Oswego, and the Housing Authority of Clackamas County (HACC) have entered into a Memorandum of Understanding outlining the SAP's acquisition of land from the city that was formerly used for construction staging. This property, located at W. Sunset and Boones Ferry Road may support approximately 50 multifamily units. Metro will purchase the site from Lake Oswego for appraised value (appraisal currently underway) and will work with city staff and HACC to release a developer solicitation. This property is in an area of Clackamas County with very limited existing affordable housing.

The SAP is under contract on a property in Hillsboro and is currently performing due diligence. The site is located within an area with limited affordable housing and in a Metro equity focus area with higher than average population of people of color and people with limited English proficiency. SAP and Hillsboro staff estimate the property could support approximately 60 units but will need to complete due diligence to confirm. The SAP anticipates contributing all its \$4.5 million Hillsboro allocation to this future project if it closes on the property.

Metro's Transit-Oriented Development Program previously purchased a property just northeast of the Civic Center MAX station in Gresham and anticipates contributing it to the SAP as a future Housing Bond project. The site is within a Metro equity focus area with a higher than average population of people of color and people with limited English proficiency.

Finally, the SAP is contributing its \$1.7 million allocation from unincorporated Multnomah County to Home Forward's future affordable housing project at SW 2nd St. and SW Kendall Ave in Troutdale. Home Forward staff are currently managing a community engagement process that will inform the estimated 100-unit project. The SAP did not purchase the site, however Home Forward and Metro decided to dedicate the funds to this project due to the relatively small allocation.

Beaverton and Metro do not anticipate SHS funding to be incorporated into the Elmonica Station project. It is still to be determined if it will be incorporated into other future projects.

Figure 1. SAP resources committed per jurisdiction

Project	Total Regional Site Acquisition Funds	Total SAP Funds Allocated to Date	Percent Allocated	Notes
Beaverton	\$3,460,066	\$3,460,066	100%	All funds invested in Elmonica Station
Clackamas County	\$12,909,788	TBD	TBD	Lake Oswego property purchase dependent on appraisal in process. Potential for one additional acquisition
Gresham	\$2,972,999	\$2,972,999	100%	All funds to be invested in Metro property near Gresham Civic Station
Hillsboro	\$4,517,453	\$4,517,453	100%	Metro has a property under contract. All funds to be invested in that project upon close.
Home Forward	\$1,764,347	\$1,764,347	100%	
Portland	\$23,450,731	\$23,450,731	100%	All funds committed to two projects: 74th and Glisan and Barbur Portland Value Inn
Washington County	\$12,940,615	\$0	0%	No acquisitions in Washington County yet

Figure 2. Production progress and resources committed per project

Project	Total Project Cost	Metro Bond Funds (SAP Allocation)	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 <i>Month/year</i>
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	For rental assistance	For wraparound services			
Elmonica Station	\$34,078,352	\$11,900,000 (\$3,460,066)	81	33	33	0	no	no	Concept	2/2023	6/2024
432 NE 74 th Ave	\$56,515,117	\$19,522,500 (\$11,550,000)	137	56	63	41	TBD	TBD	Concept	1/2023	5/2024
Barbur Value Inn	TBD	TBD (\$11,900,731)	80+ (est.)	TBD	TBD	TBD	TBD	TBD	Acquired	Q1 2024	Q1 2025
Lake Oswego (Clackamas Project)	TBD	TBD (TBD)	50+ (est.)	TBD	TBD	TBD	TBD	TBD	Negotiation		
Hillsboro Project	TBD	TBD (\$4,517,453)	60 (est.)	TBD	TBD	TBD	TBD	TBD	Under Contract		
Gresham Project	TBD	TBD (\$2,972,999)	TBD	TBD	TBD	TBD	TBD	TBD	Acquired		
Home Forward	TBD	TBD (\$1,764,347)	TBD	TBD	TBD	TBD	TBD	TBD			
Total committed or underway		\$36,165,596									
LIS commitment		\$62,016,000									
% of commitment complete		58.3%									
Remaining for LIS		\$35,045,506									

SECTION 2: PROJECT HIGHLIGHTS

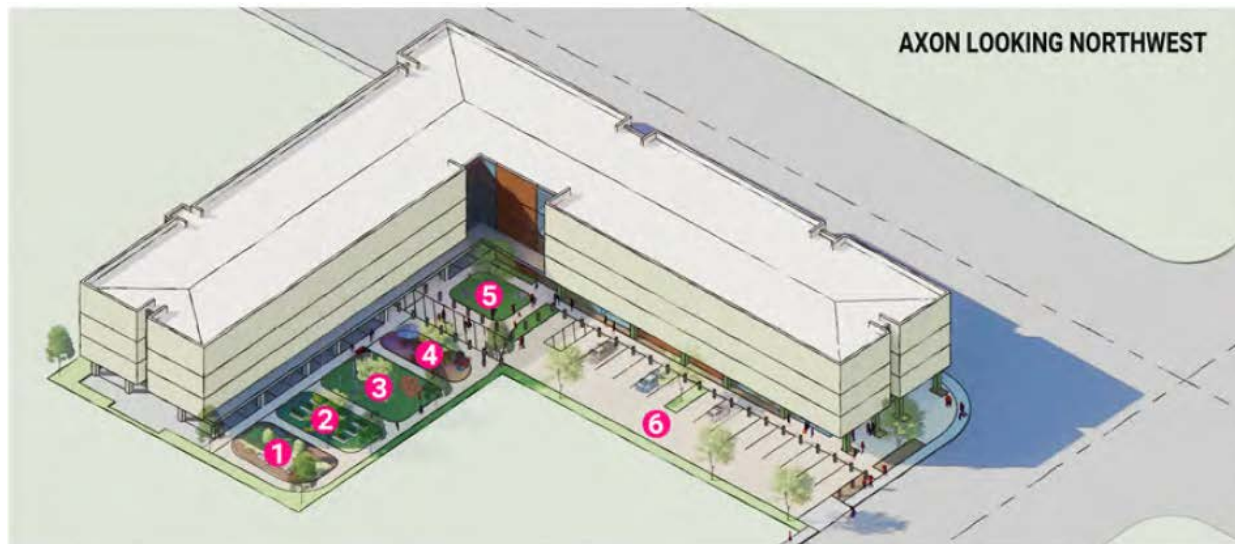
This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.

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

- a. Number of units and unit mix (30% AMI, family-size, PBVs, PSH)*
- b. Description of the location*
- c. Who the project intends to serve*
- d. Project team and partnerships*
- e. Noteworthy features or highlights (e.g., community space, free wi-fi, climate resilience and sustainability)*

In 2021 two SAP projects (Elmonica Station and 74th and Glisan) completed a developer solicitation process and are at a stage of development where these questions can be answered.

Elmonica Station

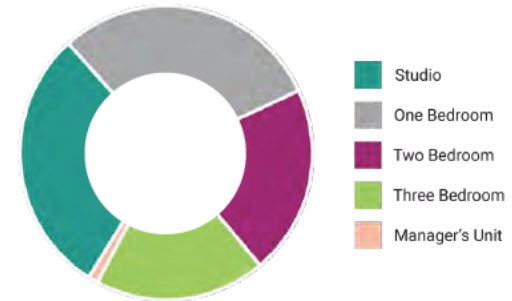


REACH CDC will develop Metro's 1.07 acre Elmonica Station Property at 17030 SW Baseline in Beaverton. The site was previously purchased by Metro's TOD Program and is located just north of the Elmonica MAX station.

REACH’s project concept envisions a four-story, L-shaped, 81-unit building that is tailored to the site’s geometry. REACH proposes three stories of wood construction over a concrete podium to help provide 59 tuck-under and surface parking spaces. REACH’s programming was informed by an engagement process conducted with members of the community living within their portfolio of affordable housing buildings. This process highlighted the importance of outdoor space that fosters community and pride in residence. As a response, REACH proposed a site plan that included a woonerf to help maximize outdoor areas while also addressing the Site’s constraints to access. Other outdoor amenities include a picnic/lawn area, play structures and a pedestrian walking loop. Indoor areas include a fitness room, full-sized kitchen, bike parking, and a community pantry operated in partnership with the Oregon Food Bank. Laundry rooms will be centrally located with flexible community spaces and play areas.

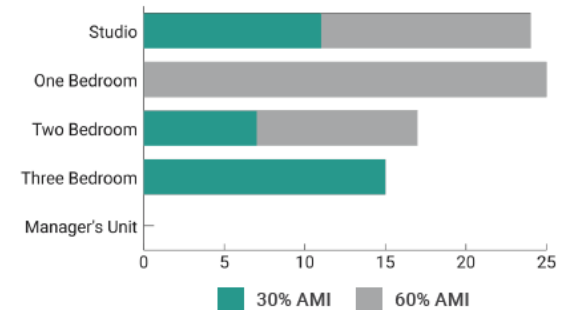
UNIT MIX

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



AFFORDABILITY MIX

UNIT TYPE	NUMBER OF UNITS AFFORDABLE AT:		TOTAL
	30% AMI	60% AMI	
Studio	11	13	24
One Bedroom	0	24	24
Two Bedroom	7	10	17
Three Bedroom*	15	0	15
Manager's Unit			1
TOTAL	33	47	81
PERCENT OF UNITS	41%	58%	100%



The proposed 81-unit building includes studios and three-bedroom apartments. REACH proposes placing studio units adjacent to three-bedroom units and using a preference policy to prioritize placement of extended family members within those studios. Sixty percent of the units are studios or one-bedroom units based on the strong preference REACH received for those units through their engagement process. Over 40 percent of the units will be available to households earning 30 percent AMI or below.

The rest of the REACH team is rounded out by Colas Construction, Bienestar, and Salazar Architect. Colas is the largest Black-owned construction firm in the Pacific Northwest and has ample experience throughout the region construction affordable housing. Bienestar has a long history of working with Latinx and immigrant communities within Washington County and will be providing services to the residents of the proposed project. Salazar also has a history of designing contemporary and collaborative affordable housing projects, like the recently approved Las Adelitas project in Portland.

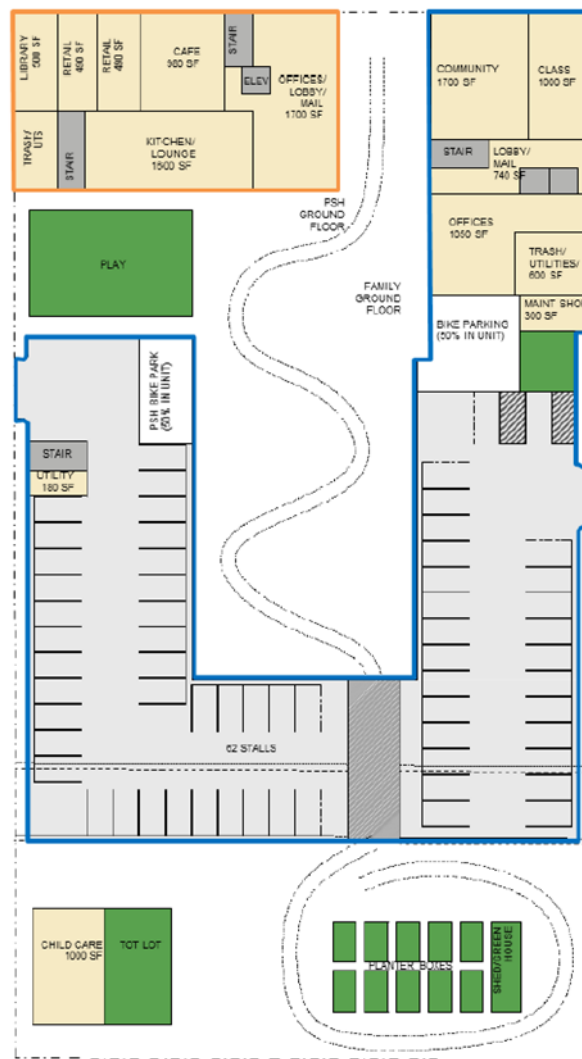
74th and Glisan

Related NW will develop Metro's property at 432 NE 74th Avenue in Portland. Related is partnering with Immigrant and Refugee Community Organization (IRCO) and Catholic Charities to develop the Site with 137 units that includes a 41-unit Enhanced Supportive Housing Building and a 96-unit family housing building. Mercy Corp NW will develop small business capacity with the inclusion of two retail incubator spaces and a "social impact café" with a culinary and barista training program in the ground floor commercial space. IRCO plans to co-locate their first multi-cultural preschool in Multnomah County at the Site, planned for the southern R2.5 portion of the property. The Supportive Housing portion of the project targets a population of BIPOC, seniors, homeless and survivors of domestic violence while the family-focused portion will target BIPOC, immigrant, refugee and intergenerational families.

Building A (outlined in blue in the figure) will include the 96 units of family housing, including studios, one-, two-, three-, and four-bedroom units ranging from 400 SF to 1,200 SF. Income levels will range from 30 percent to 60 percent. The building will be four stories tall and constructed with a concrete podium with 62 parking spaces. Building B, (outlined in orange) will include 41 permanent supportive housing studio units averaging 400 SF. These units will be supported by project-based vouchers and will serve residents earning 30 percent AMI or below. This building will include the retail incubator and café spaces and will activate Glisan.

Related Northwest is a division of Related California, a fully-integrated real estate firm with a 30 year track record of delivering affordable housing, mixed-income housing and mixed-use developments. The company has developed 16,000 residences and has more than 3,000 affordable units in predevelopment in San Francisco, Los Angeles, Irvine and Portland. Related is backed by The Related Companies, L.P. of New York, a privately owned real estate firm with over \$60 billion of assets.

Catholic Charities was founded in 1933 to combat poverty and injustice throughout Western Oregon by operating an array of programs and services to meet the needs of the most vulnerable people in the community regardless of faith. They will provide wrap



around services to the 41-unit permanent supportive housing units and expand on their experience operating the Kenton Women’s Village.

IRCO was founded in 1976 and has over 40 years of experience working with refugee and immigrant communities. IRCO will provide culturally specific family services targeting BIPOC, new arrival families, immigrants, refugees and multi-generational families including seniors. IRCO will also operate the multi-cultural preschool as well as educational classes, translation services and economic programs.

Mercy Corps was founded in 1976 as a global organization to alleviate suffering, poverty and oppression. Mercy Corp Northwest will provide educational opportunities and mentorship through their robust small business programs, barista training for the social impact café and housing referrals.

Humble Pie’s mission is to transform lives from the grips of addiction, criminal past and feelings of hopelessness by giving people a second chance and an opportunity to thrive in the workplace of their community. Humble Pie will operate the culinary and barista training program.



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

Elmonica Station

REACH CDC with Colas Construction and Salazar Architect established a 35 percent minimum goal for COBID-certified hard cost and professional services. The team has set an aspirational goal of 50 percent COBID participation for hard costs and 70 percent for professional services. Both Salazar and Colas are COBID certified firms and COLAS is a BIPOC-owned prime contractor with a history of developing a racially equitable and diverse construction workforce. The project is still in the early stages of design and progress towards achieving these goals will be provided in the future.

74th & Glisan

Related NW with LMC/ALMAR Impact Builders and Holst Architecture established a 35 percent minimum goal for COBID-certified hard cost and 30 percent for professional services. Holst is a certified women business enterprise and disadvantaged business enterprise. LMC is partnering with ALMAR Contracting, a BIPOC owned contractor, to help maximize participation from other BIPOC-owned subcontractors. The project is still in the early stages of design and progress towards achieving these goals will be provided in the future.

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)	
Elmonica Station	REACH CDC, Colas	35%	35%	Project is in schematic design stage
74 th & Glisan	Related NW, LMC/Almar	35%	30%	Project is in schematic design stage

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?	Prevailing wage	Notes and preliminary progress
		POC	Women	Apprentices	Y/N	BOLI, Davis Bacon, N/A	
Elmonica Station	REACH CDC, Colas	TBD	TBD	TBD	Y	N/A	Not subject to prevailing wage
74 th & Glisan	Related NW, LMC/Almar	TBD	TBD	TBD	Y	BOLI	The SHS building will be built with BOLI prevailing wage while the family building will not.

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

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

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

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

- a. How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up
- c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)

- d. *Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants.*
- e. *If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.*

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

Elmonica Station

The Elmonica Station site was previously purchased by the Metro Transit-Oriented Development Program and met many of the location criteria established in the SAP's LIS. The site is within a Metro Equity Focus Area, with limited existing affordable housing, and is less than a half mile walk to MAX. It is also nearby parks and open space as well as schools and other commercial amenities.

The project commits to include low barrier to entry screening and linguistically appropriate materials and translation services that reflect community demographics that are intended to be served. The team will be developing preference policies for multi-generational housing options and for homeless youth and families to ensure greater accessibility to the targeted communities. Bienestar will support outreach, marketing, and lease-up and ensure robust visibility and outreach for the target population. Bienestar's resident services staff is 100% multi-lingual, multicultural, and brings knowledge from lived experience from communities of color. Direct marketing and outreach marketing outlets will include word-of-mouth campaign with immigrants and refugees, traditional print, radio, and online media platforms through the networks of REACH, Bienestar, the Somali Empowerment Circle and Homeplate Youth Services. The building will utilize trauma-informed and universal design standards including accessible Type A units, hearing impaired units, multi-lingual signage and maximized natural light at commons spaces.

74th & Glisan

74th and Glisan was also previously purchased by the Metro Transit-Oriented Development program and met many of the location criteria established in the SAP's LIS. The site is within an area with little existing nearby affordable housing, and within an area at risk of displacement according to a City of Portland analysis. The site is also near TriMet's Route 20, a high frequency transit line, and the Route 19, scheduled to be upgraded to high frequency in the future. 74th and Glisan is near grocery stores and other commercial amenities that were established as a high priority during the SAP's initial engagement work.

The project will combat the displacement of BIPOC and immigrant families with targeted outreach, culturally specific services, and a focus on family-sized units. The development team will employ a grassroots approach for initial lease up and re-leasing efforts that begins with partner service providers such as Catholic Charities and local relationships. Project specific screening criteria will be reviewed by Related NW, Catholic Charities, Immigrant & Refugee Community Organization (IRCO), and Quantum property management. This team will set clear and consistent policy to override the screening criteria which includes credit, rental, and criminal history reviews.

The project will partner with organizations experienced in equity of service, providing culturally specific services, and those who have a strong presence in East Portland, with services that cater to local residents to provide access to services. Partners include: Catholic Charities, Immigrant Refugee Community Organization, Mercy Corps Northwest, Humble Pie, PDX Urban Gardens, and The Children's Book Bank.

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Elmonica Station	Multi-gen families, homeless youth	Bienestar, Homeplate, Somali Empowerment Circle, REACH CDC	Bienestar, Homeplate, Somali Empowerment Circle, REACH CDC
74 th & Glisan	SHS and families in 2 buildings	Catholic Charities, IRCO, Quantum	Catholic Charities, IRCO, Mercy Corp, Humble Pie, PDX Urban Gardens, Children's Book Bank.

Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Notes on other accessibility elements
Elmonica Station	TBD	TBD	Y	Project at early stages of design
74 th & Glisan	TBD	TBD	Y	Project at early stages of design

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.

Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	6	5	1	
List of organizational partners	Bienestar, HomePlate, Somali Empowerment Circle, IRCO, AYCO	Bienestar, Somali Empowerment Circle, IRCO, AYCO	Catholic Charities	

Elmonica Station

Prior to submitting a proposal during the Elmonica Station solicitation process, REACH led robust community engagement process over ten weeks with countless hours of work with: community members, existing residents, civic leaders, the design and construction teams, partner representation from Bienestar, representatives from each department at REACH, and the support of a leading DEI consulting agency (Multicultural Collaborative). With the help of Anita Yap, founder of the MultiCultural Collaborative and a leader in diversity, equity, and inclusion, the development team met with numerous community stakeholder groups and individuals in Washington County and at existing REACH properties. This outreach was conducted through focus groups, one-on-one interviews, and a multi-lingual online survey that received 125 responses.

Two of the key takeaways from initial community engagement were a desire to foster a sense of community, belonging, and pride from the moment residents and visitors approach the building, and the need to provide ongoing supportive services that meet the needs of youth experiencing homelessness. The conceptual design reflects this input with a site plan that weaves together indoor and outdoor amenity spaces, two outdoor plazas, covered pathways, and a woonerf or festival street. Community input is also reflected in the placement of studio units next to three-bedroom units to support convenient multi-generational living options with a family member

next door. The project team also learned of the deep need to support youth experiencing homelessness with a place to participate in supportive services and programming, leading to talks with HomePlate Youth Services to be a service partner.

As the project proceeds through the early design stages, REACH is continuing to engage focus groups to refine the project. Since selected as the preferred developer, REACH and Salazar Architect have met with BIPOC, people with a history of housing instability, and people with disabilities organized in four focus groups organized by HomePlate (six participants), Bienestar (seven participants), the City of Beaverton (five participants), and the Somali Empowerment Circle (nine participants). REACH is incorporating this feedback into the building design process and making revisions to building unit mix and communal space design.

74th & Glisan

Metro organized two community engagement activities to help create a statement of values for new affordable housing at its property on 74th and Glisan. A stakeholder group made up of 18 people from communities affected by housing instability and houselessness, including BIPOC community members, people who have been houseless and/or have lived in low income housing, and people who live and work near the site created a draft set of these values. Additional feedback through was provided through a survey sent to constituents of the stakeholder group and interested parties. These values were included in PHB's developer solicitation and respondents were scored on their proposal's responsiveness to these values. Two members of the stakeholder group also participated in the evaluation and scoring of proposals. A 25 page detailed report on this outreach process can be found [here](#).

Related NW will continue and evolve this culturally and linguistically responsive community engagement by working with We All Rise, a BIPOC-led consulting firm, along with partnerships between Catholic Charities and the Immigrant Refugee Community Organization. We All Rise's stakeholder engagement plan includes stakeholder reports at each phase of the project and ensuring the public has an opportunity to co-collaborate with the project team. There will be at least 3 focus groups in each phase, supplemented by interviews that will be conducted with stakeholders unable to attend focus groups. Outreach will also include direct mailers within a ¼ mile radius, articulating timelines, meetings, surveys, and general information. The project team plans to conduct at least 10 interviews. We All Rise intends to conduct targeted outreach in the form of direct emails and social media messaging once aspects of the project are finalized. The first phase of community engagement by We All Rise will be completed before finalizing the schematic design of the project.

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...						
				<i>% people of color</i>	<i>% people with low incomes</i>	<i>% older adults (over 60)</i>	<i>% limited English proficiency</i>	<i>% immigrants and refugees</i>	<i>% existing tenants in building</i>	<i>% people who have experience homelessness</i>
Glisan Survey	839	Y	94%	41%	43%	NA	NA	NA	NA	32%

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

REACH CDC and Colas Construction are currently in the process of receiving bids for both a dedicated outdoor air system and a packaged terminal heat pump system to provide cooling to the Elmonica Station project. REACH will factor in the cost of each system before committing to one of the options. The project is early enough in design that it can accommodate either method of cooling. Related NW's project at 74th and Glisan is also committed to providing air conditioning, but the exact method is not finalized yet.

The Site Acquisition Program will require that future projects include air conditioning of some sort in all future buildings and will include that requirement in new solicitations. The cost of that investment is the biggest challenge, and we will have a better idea of what that will be after bids for Elmonica Station's system comes in.

The SAP has no specific requirement for climate smart buildings but will include any requirements local implementing jurisdictions may have. The SAP does prioritize sites near transit in order to limit residents' dependence on single occupant car trips. Some areas far from the regional urban centers have limited pedestrian access to transit stops. Additional coordination could be helpful to connect new affordable housing with transit and other amenities through the construction of sidewalks and related infrastructure.