

Housing Bond Progress Report for Portland | 2022

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.*

In September 2022, PHB issued the 2022 Metro Bond + TIF Opportunity Solicitation (MBOS) which prioritized Metro, PHB and a partner site and no funding was provided for any sponsor/developer owned sites. This MBOS consisted of

1. Up to \$26,000,000 in Metro Housing Bond funds, excluding any program delivery fees
2. Up to \$13,750,000 in Interstate Corridor Tax Increment Financing
3. Four real property locations - Three Interstate sites (Strong, Carey Blvd, and Kaiser) that required compliance with the N/NE Preference Policy and one Metro-owned, the Portland Value Inn.
4. Rental support using up to 50 Project Based Section 8 payment (PBS8) vouchers from Home Forward and PSH service funding of up to \$10,000 per unit per year from the JOHS

PHB received four proposals for Portland Value Inn, three for Kaiser, one for Strong and one for Carey Blvd. A Technical and Financial Feasibility Review team evaluated how each proposal met the requirements and qualifications of the M-BOS and rated the proposals, yellow, or green. Two separate Community Review committees were established, with knowledge of affordable housing was selected -- one for the Interstate proposals which included members of the N/NE Oversight Committee and one for the Portland Value Inn which included a member from Metro's stakeholder meetings that resulted in the Community Stakeholders Value Statement for the site. Given PHB received one proposal for

Strong and Carey Blvd, the review committees evaluated these proposals to determine if they were sufficiently viable and whether PHB should place contingencies on these awards.

Recommendations on the awardees were provided to the current and previous Commissioners in charge (Commissioners Rubio and Ryan, respectively) and to Metro in December 2022 and January 2023. Concept endorsements will be submitted in early February 2023.

The 4 awarded projects requested a total of \$40.05 million and represented 267 units of new affordable housing, including 53 new home ownership units. With the addition of these projects, PHB expects to surpass the goals set for total affordable units, family-sized units, and Permanent Supportive Housing units, and achieve 95% of the target set for deeply affordable units at 30% AMI or below. The remaining \$48 million in Portland’s allocation of Metro Bond funds is earmarked for future developments.

	Total Units	PSH Units	Family-Sized Units	30% AMI Units
Existing Projects	1,320	293	585	504
New Project Awards	267	15	157	71
Total	1,587	308	742	575
Metro Bond Goal	1,475	300	737	605
% Achieved	108%	103%	101%	95%

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

Implementation of the pipelined PHB awarded Metro bond projects proved extremely challenging. In early 2022, PHB noted that costs across all 11 pipelined Metro bond awarded projects were rising, especially for those targeted to close in 2023 or later as inflation, material costs and interest rate increases resulted in an average cost escalation of approximately 1% per month. In addition, since most pipelined Metro bond projects were awarded in October 2021 (from the 2021 Spring MBOS), many of the projects had not had time to submit a 4% LIHTC preapplication nor receive an OHCS reservation of Private Activity Bonds (PABs) prior to the 4% LIHTC closure by OHCS, thereby increasing the riskiness of their projects’ financial closing and their associated costs/contingencies.

Initial spring 2022 pro formas with updated costs estimates in Metro projects indicated estimated total gap of over \$53million which were driven by costs escalation but also a change in design/scope to hollywoodHUB which had increased the total number of affordable units from 199 to 222 to meet the requirements of Trimet, owner of the site.

Steps to Reduce Funding Gap: PHB staff worked with developer partners to reduce total gap across all projects through:

1. Design/Construction: PHB reviewed proposed value engineering, material changes and sequencing of construction to determine if any savings could be implemented without impinging on safety, durability, and sustainability. Most commonly, revised items were changes in materials for countertops and cabinetry.
2. Financing Revisions/Increase 4% LIHTC: PHB revised all pro formas to use HUD 2022 rent rates for Portland MSA even though increase in rent was over 10% from 2021 rates. PHB also asked all developer to maximize LIHTC by increasing developer fees and bring any increase in cash developers fees as contributed developer fees and/or shareholder loans. Other requirements included minimize vacancy to 5%, removal of any non-required reserves/contingencies, “normalize” interest rates & LIHTC equity pricing, etc.
3. Increased Rental Support: PHB agreed to provide Project Based Section 8 (PBS8) vouchers from the pool allocated to Metro bonds to 30% AMI family-sized units and selected smaller sized units which originally did not have rental support. As a result, additional PBS8 were put into 74&Glisan Family, HollywoodHUB and Albina One.
4. PHB Available Funding: PHB funding sources were reviewed by source, criteria, and timing/ availability. For the Metro bond projects with gaps, only Tistilal Village, Albina One and Alcena are in a Tax Increment Finance (TIF) district, and all three are in the Interstate Corridor URA (ICURA), which required N/NE Oversight Committee input. In addition to TIF, PHB reviewed allocations of available CDBG and HOME. CDBG is already being reserved for a non-Metro bond project for seismic contingency which has 9% LIHTC and closing in 1Q23. But PHB could increase HOME in Garden Park (target close 2023) and Powellhurst (closed 2022), two Metro Phase 2 projects. PHB also redirected approximately \$9.6 million of HOME ARP from the JOHS project to Hollywood Hub.

Finally, PHB reviewed available Metro bonds for gap financing; however, given PHB’s obligations under the Broadway Corridor Plan to create over 250 affordable housing units under the plan’s initial development and PHB’s commitment under the ICURA maximum indebtedness goals to create 300-350 new affordable units (projects under the 2022 MBOS), Metro bonds along with PHB TIF need to be reserved to meet those obligations.

5. Non PHB Sources: PHB has encouraged all pipelined projects to apply for non-PHB funds, especially those that can meet in-whole or a significant portion of the gap. In particular:
 - a.) *Portland Clean Energy Fund (PCEF)*

b.) *Market Cost Offset Funds (MCOF)*

c.) *Other:* such as FHLB grants, Agricultural tax credits, TOD/infrastructure grants and philanthropic funds.

Remaining Gap & OHCS HTF/LIFT Resources: OHCS set aside of \$16 million in federal Housing Trust Fund (HTF) and \$19.28 million in Local Innovation Fast Track (LIFT) for layering with Metro affordable housing bond projects greatly helped. PHB was allocated \$10,226,783 in HTF and \$10,988,522 in LIFT given the sizable gap as well as the ability for PHB pipelined projects to close in 2023 and meet OHCS' requirements and priorities for use of these funds. PHB recommended that these OHCS funds be applied to 8 of the pipeline Metro projects. This meant HollywoodHub has just a small funding gap for which BRIDGE will seek a congressional direct earmark and Alcena with a funding gap to be met through PHB ICURA funds.

PAB Allocation & Continued Cost Increases: Upon OHCS is reopening of the 4% LIHTC in October 2022 for projects closing in first half 2023, all PHB pipelined Metro projects were fully funded except for those closing in 2024 (i.e. Hollywood hub and Alcena). OHCS notified PHB in December 2022 that all PHB Metro funded projects, which submitted for LIHTC preapp, have been awarded either a 4% or 9%. At this time there remain risks that with a continued increase in project costs some of the Metro funded projects may face a small gap at time of financial close. PHB has been informed that that at least one project is seeking additional LIHTC allocation. In addition, PHB is seeking to address small funding gaps through the PHB-PCEF collaboration which may be able to cover some of the clean energy component costs in our existing pipeline. However, in the face of continued cost increases and rising interest rates, total Metro bond subsidy per unit is not expected to decline and that recently announced 2022 MBOS projects are likely to face similar funding gaps.

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.*

Most PHB Metro bond funded projects have PBS8 vouchers for rental support through Home Forward and not through SHS funding from JOHS. Home Forward committed 430 PBS8 to support the creation of 605 very low-income 30% AMI units, including 300 PSH units, under Metro bonds. At this time PHB has some PBS8 vouchers remaining to ensure that all Metro bond goals will be met. Although PHB has been informed that some of the yet-to-be opened projects are seeking additional rental support directly with the JOHS using SHS, we'll have not seen specific information regarding population served or number of units under discussion.

JOHS has made a commitment to provide \$10,000 per PSH unit per year, which should be coming from the SHS funding. However, PHB has been informed that the \$10,000 per year is insufficient to cover the real cost of PSH services and that projects are having to fund additional costs, such as increased security, 24/7 front desk and maintenance, through operations which is harming all residents, as well as the buildings' integrity.

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.)

As indicated in question #a with the announcement of the 2022 MBOS awards, PHB has met all of the Metro bond goals for Portland except the number of 30% AMI units. PHB expects the thirty 30% AMI units needed to meet Metro goal will be met through the Broadway Corridor project which is anticipated to create another 250 affordable units. In addition, PHB is pleased that Carey Blvd and possibly Strong will be able to generate a targeted 53+ home ownership units under the Metro bonds.

Figure 1. Production progress and resources committed

Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units (excludes manager units and non-eligible units)					Plans to leverage Supportive Housing Services (SHS) funding (yes/no/TBD)		Status	Construction start (anticipated or actual)	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2022)	For rental assistance	For wraparound services			
Hattie Redmond	\$25,376,920	\$4,411,737	60	60	0	60	0	Y	Y	In-Construction	Oct-2021	Feb-2023
Dekum Court (Home Forward)	\$81,249,000	21,034,083	147	61	78	0	0			Pre-Construction	Apr-2022	Jan-2025
Findley Commons	\$7,041,707	\$1,945,175	35	0	0	35	35	Y	Y	Complete	Oct-2020	Dec-2021
Waterleaf	\$80,823,569	\$1,739,219	176	17	48	20	0	Y	Y	Complete	Dec-2020	Dec-2022
74 th and Glisan (PSH)	\$21,091,228	\$5,822,000	41	41	0	41	0	Y	Y	Pre-Construction	May-2023	Sep 24
74 th and Glisan (Family)	\$54,349,405	\$13,885,679	96	15	63	0	0	Y		Pre-Construction	Mar-2023	Sep 2024
5020 N Interstate	\$30,176,395	\$9,216,838	63	17	48	0	0			In Construction	Jul-2022	Dec-2023
Albina One	\$65,651,518	\$13,752,107	94	32	54	0	0	Y		Pre-Construction	Jun-2023	Jun-2025
Meridian Gardens	\$31,235,172	\$12,435,416	85	70	0	65	0	Y	Y	Pre-Construction	Mar-2023	Mar-2025

Hollywood Hub	\$140,391,988	\$29,942,439	222	71	127	0	0	Y		Pre-Construction	Apr-2024	2Q26
PCC Killingsworth	\$44,655,307	\$2,538,237	84	28	60	0	0	Y		Pre-Construction	Oct-2023	Dec 2025
Tistilal Village	\$36,907,811	\$3,885,831	24	24	22	16	0	Y	Y	Pre-Construction	Feb-2023	Aug-2024
Powellhurst Place	\$27,420,039	\$4,091,048	64	12	45	0	0	Y	Y	In Construction	Aug-2022	Dec-2023
Garden Park Estate	\$57,875,061	\$1,305,051	54	25	40	25	0	Y	Y	Pre-Construction	May-2023	Jul-2025
The Alcena	\$32,909,929	\$11,497,426	75	31	1	19	0	Y	Y	Pre-Construction	Dec-2024	2025/6
Total committed or underway	\$137,502,286		1320	504	586	281						
LIS commitment	\$215,499,875		1475	605	737	300						
% of commitment complete	64%		89%	83%	80%	94%						
Remaining for LIS	\$77,997,589		155	101	151	19						

Figure 1. Production progress and resources committed

*HOME FORWARD IS THE DEVELOPER OF DEKUM COURT, BUT THE UNITS WILL COUNT TOWARD PORTLAND'S PRODUCTION GOALS. DEKUM COURT'S FUNDING WAS ALLOCATED DIRECTLY TO HOME FORWARD, BASED ON AN AGREEMENT BETWEEN PORTLAND, HOME FORWARD, AND METRO PRIOR TO THE EXECUTION OF IGAS ALLOCATING FUNDS, AND AS PART OF METRO'S EARLY COMMITMENT OF FUNDING TO FOUR "PHASE I PROJECTS" (ALSO INCLUDING VIEWFINDER, MARY ANN, AND TUKWILA SPRINGS).

ADDITIONAL INFORMATION ON AC FUNDS AND SAP FUNDS

Project Name	AC Funds	SAP Funds
Waterleaf	\$190,000	
74th and Glisan (Family)		\$11,500,000
Albina One	\$672,490	
Meridian Gardens	\$929,744	
Hollywood Hub	\$858,111	
Tistilal Village	\$374,655	

SECTION 2: PROJECT HIGHLIGHTS COMPLETE

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*
- *Noteworthy features or highlights (e.g., community space, free wi-fi, climate resilience and sustainability)*
- *Anything else worth highlighting*

***Except where updated below, project images have been submitted to Metro previously – see Concept Endorsement documents and Metro-drafted project profiles.**

- **Powellhurst**



Northwest Housing Alternative’s Powellhurst Place development will create 65 units for low-income families and those exiting homelessness in the Powellhurst-Gilbert neighborhood. Powellhurst Place is Northwest Housing Alternative’s (NHA) 65-unit new construction project in the Powellhurst-Gilbert neighborhood of outer Southeast Portland. Forty-six of the units will be two-bedroom apartments targeting families, and 12 units will be permanent supportive housing (PSH) for people experiencing or at risk of homelessness. Planned amenities include a community room, playground and landscaped courtyard, secure bike parking, Energy Star appliances, and ductless mini-split heating/cooling. Tenants will also benefit from on-site property management and client-centered supportive services provided by Northwest Housing Alternatives and the Native American Rehabilitation Association (NARA). The project will pursue a Gold level certification through the Earth Advantage Multifamily program.

Located on SE 122nd Avenue, Powellhurst is adjacent to TriMet bus lines #10 and #73. Line #73 offers frequent service between the Parkrose/Sumner Transit Center (connecting with MAX Green, Red and Blue lines) and Foster and 94th (with connections to MAX Green line). A few blocks south of Powellhurst is the Springwater Corridor Trail offering close-by open space for cyclists and pedestrians, with access to Gresham to the east and inner Southeast Portland to the west.

- **Dekum Court**



Home Forward will add 147 new affordable units and redevelop 40 existing homes at its family focused Dekum Court property in Concordia. Home Forward will rebuild 40 existing apartments and add 147 new homes at its Dekum Court development, located at NE 27th Avenue and Saratoga Street, with support from Metro Bond funds for the new units. The project will be built in phases to avoid displacing current residents, allowing them to move directly into new units upon completion. Of the 187 new and preserved units, 118 will have two, three or four bedrooms to accommodate a range of family sizes. The redevelopment will eliminate the current on-site Head Start classroom and build two new classrooms at the nearby Albina Head Start Clegg site, located approximately one-half mile away, increasing the community’s preschool capacity. Home Forward will also set aside a portion of the Dekum Court site for future development by an education partner. Phase 1 completion is anticipated in early 2023 with Phase 2 completion to follow in late 2024.

Planned amenities at Dekum Court include outdoor play spaces, community gardens, and off-street parking. A centralized community center will offer a community room and kitchen, laundry room, staff offices, and other flexible spaces. The property is ideally situated in the amenity-rich Concordia neighborhood, with Faubion Elementary School two blocks away and a Walgreens Pharmacy and New Seasons grocery store approximately one mile away. Dekum Court is served by the #17 and #70 bus lines providing residents with access to inner Northeast/Southeast Portland and Downtown. Also nearby is the #75 bus line offering frequent service to the North Lombard Transit Center (MAX Yellow Line) and Hollywood Transit Center (MAX Red, Blue, and Green Lines)

- **Hattie Redmond Apartments**

Home Forward and the Urban League of Portland will co-develop the Hattie Redmond Apartments for people of color experiencing chronic homelessness. The 60-unit project will also implement the City of Portland’s N/NE Preference Policy giving priority to displaced or longtime residents of north/northeast Portland. Other development team members include SERA Architects and Bremik Construction.

Urban League, an organization that serves and advocates for the African American community in Portland, will rely on its success with their Project HAVEN permanent supportive housing program and will integrate trauma-informed, culturally specific, and client-centered input into the building design, financing and programming. The on-site services team will include a resident services coordinator, case managers and peer support specialists. Project amenities include common rooms, a community kitchen facility, outdoor areas and other amenities that bring residents together.

The project leverages Metro bonds 5 times with additional funding from Oregon Housing and Community Services (LIHTC), Oregon Health Authority and deferred developer fees.

- **Findley Commons**



Findley Commons is a partnership between Do Good Multnomah, Home First Development and St. Mark's Lutheran Church. The development transformed a large and under-utilized church-owned parking lot into 35 quality, affordable and Permanent Supportive Housing (PSH) units for veterans who are homeless and those at risk of homelessness. Additional development team members and service partners include Doug Circosta, Architect; Beaudin Construction; and National Association of Black Veterans. Building amenities include owner-paid utilities, elevator, community area and service delivery spaces, a bike room, storage, energy-efficient appliances and fixtures, quartz countertops, luxury vinyl plank flooring an outdoor patio and 34 parking spaces.

Metro bonds were leveraged 3.5 times with additional funding from Oregon Housing and Community Services, Meyer Memorial Trust, land donation and private funding.

- **Waterleaf (fka, Riverplace Parcel 3, Phase 2)**

Waterleaf, the second building in a new development by BRIDGE Housing, will provide 178 affordable apartments, ranging from studios to three-bedrooms, directly adjacent to the Vera Apartments in the South Waterfront area of downtown Portland. Other development team members include Ankrom Moisan Architects and Walsh Construction. Impact NW will provide services to families and veterans with very low incomes, including supportive housing services for veterans and individuals experiencing homelessness. Amenities include laundry, conference room and community classroom, community room with kitchen, outdoor courtyard and playground. Car and bike parking are also included.

The project leveraged an additional \$78.5 million in capital funds from Oregon Housing and Community Services (LIHTC), Metro Transit-Oriented Development funds, Prosper Portland and private funding.

- **74th & Glisan (Family)**



Related Northwest and Immigrant and Refugee Community Organization (IRCO) are partnering to develop 96 units of affordable housing on a Metro-owned site in Montavilla. Aldea at Glisan Landing represents the family housing portion of the larger Glisan Landing development. The family-focused project will target BIPOC, immigrant and refugee households, and intergenerational families. IRCO will provide resident services at the family housing property.

Planned amenities at Aldea at Glisan Landing include a community room and kitchen, laundry room, playground, picnic area, community garden, bike parking, surface parking, and a future planned onsite multicultural preschool. The site is well supported by parks and amenities including Rosemont Bluff Natural Area, the Montavilla Community Center, a grocery store within walking distance, and two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue.

- **74th and Glisan (PSH)**



Related Northwest and Catholic Charities are partnering to develop 41 units of affordable housing on a Metro-owned site in Montavilla. The NE 74th Avenue and Glisan Street project will consist of 41 units of Permanent Supportive Housing (PSH). The PSH project targets BIPOC, seniors, and people experiencing homelessness. Catholic Charities will provide case management and services to PSH tenants. The project team is also partnering with Mercy Corps NW to promote small business classes and offer two retail incubator spaces and a café in the ground-floor commercial space. The site is well supported by parks and amenities including Rosemont Bluff Natural Area, the Montavilla Community Center, a grocery store within walking distance, and two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue.

- **5020 N. Interstate**

Interstate will be co-developed and co-owned by Community Development Partners (CDP) and Self Enhancement Inc (SEI). Other development team members include Carleton Hart Architecture, LMC Construction, ALMAR Contracting and Guardian Management and DRCOMM real estate brokerage. The project will serve families and give priority to displaced or longtime residents of north/northeast Portland, especially African American families by implementing the City of Portland’s N/NE Preference Policy. Amenities include a

community garden, outdoor play area and courtyard, bike storage, onsite parking and services. A neighborhood-serving commercial space will be located on the ground floor. The project leverages Metro bonds 3.3 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, SDC waivers and deferred developer fees.

- **Albina One**

Albina One is 94 new affordable homes in the Eliot neighborhood developed by Albina Vision Trust and Edlen & Co. The project will prioritize families, as well as displaced or longtime residents of north/northeast Portland under the City's N/NE Preference Policy. Portland Opportunities Industrialization Center + Rosemary Anderson High School will support residents with culturally specific education, mentoring, family support, employment training and career placement. Other development team members include LEVER Architects, Colas Construction and Quantum Residential. Amenities include community rooms on ground floor and top floor, onsite property management, secure bike parking, an outdoor plaza with garden and play areas, and 16 parking spaces.

Metro bonds will be leveraged 3.6 times with additional funding from Oregon Housing and Community Services (LIHTC), Weatherization funds, permanent debt, SDC waivers, deferred developer fees, and other grants and loans.

- **Meridian Gardens**

Meridian Gardens expands Central City Concern's supportive housing in East Portland, providing recovery-specific housing and services with a peer-delivered service approach for 85 new units. The project will provide single room occupancy and studio apartments to BIPOC individuals and couples experiencing or at risk of homelessness who are in substance use treatment or recovery. On-site culturally specific services will be provided by Puentes, the Imani Center and Flip the Script. Amenities will include common kitchens and community rooms, recovery group rooms, a supportive services office, resident gym and large outdoor courtyard. Other development team members include Ankrom Moisan Architects and Walsh Construction.

The project will leverage Metro bonds 2 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **hollywood HUB**

hollywoodHUB will repurpose the Hollywood Transit Center into family-focused affordable housing for people of color and people with lower incomes. Developed and owned by BRIDGE Housing, the 13-story building will be the first project under TriMet's transit-oriented

development guidelines. In addition to TriMet, other development partners include Holst Architecture, O’Neill Walsh Community Builders, and Try Excellence LLC.

Amenities include a rooftop terrace, community room, meeting space, courtyard, bike and car parking, and on-site services by Hacienda CDC, Immigrant and Refugee Community Organization, Urban Gleaners and others.

The project will leverage Metro bonds 3.5 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **PCC Killingsworth**

Home Forward will bring 84 new affordable homes apartments to the Cully neighborhood, co-located with a new Workforce Development Center operated by Portland Community College. The project will serve larger families and communities of color, including families and youth in the foster care system. On-site services will be provided by the Native American Youth and Family Center. Other development team members include Hacker Architects and O’Neill Walsh Community Builders.

Amenities include a family room, a community kitchen, community computers, large laundry room with healthy food vending machines, secure play spaces for kids of all ages, a bike storage room and easy transit access. Outdoor space includes a dining area, courtyard and an experiential playscape. Through the collaboration with PCC, the site will offer a large public plaza designed to support a farmer’s market and other community activities, a casual amphitheater, Wi-Fi access and parking.

The project will leverage Metro bonds 15 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **Tistilal Village**

Tistilal Village is a redevelopment of an existing housing community by and for Native Americans and BIPOC families. The project will be development and owned by the Native American Youth and Family Center (NAYA) with supportive housing services provided by Native American Rehabilitation Association (NARA) for Native American families coming out of homelessness. Other development team members include Carleton Hart Architecture, Colas Construction, Housing Development Center, DDV Consulting Services and Viridian Management.

Interiors will emphasize trauma informed design approaches including ample sound buffering, clear and simple circulation patterns, plenty of meeting and community spaces, focus on safety at entryways, soothing color palette and direct lines of sight. Native American art will be prominently featured. Outdoor spaces include a play area, seating, community gardens and a plaza. Other amenities include easy bus access, grocery stores, health clinics, parks and a community center within walking distance. Metro bond funds are leveraged 8 times with additional funding from Oregon Housing and Community Services (LIHTC and OAHTC), grants, SDC waivers and deferred developer fees.

- **Garden Park Estates**



Innovative Housing, Inc. will renovate and expand the existing Garden Park Estates, creating and preserving 117 units for low-income households in Southeast Portland’s Powellhurst-Gilbert neighborhood. Garden Park Estates in outer Southeast Portland currently consists of 62 two-bedroom apartments and one three-bedroom house. Most of the buildings’ major systems are now reaching the end of their useful life and the property is in growing need of reinvestment. By better utilizing the generous site, Innovative Housing, Inc. (IHI) will add 54 units, for a total of 117 apartments ranging in size from studios to three bedrooms. The new units will be developed as efficient, well-designed buildings with between nine and eighteen units each, most of them two-story townhouses. The existing units will be substantially rehabilitated into comfortable, energy-efficient apartments. Garden Park’s newly configured site will provide lower rent levels and a wider array of unit types than currently offered, including 25 permanent supportive housing (PSH) units for individuals exiting homelessness and additional family-sized units. A phased construction and relocation plan will minimize the impact on existing residents.

Amenities include a children’s play area, on-site management offices, laundry room, community/resident services space, and an outdoor amphitheater performance space that will be used by IHI's youth arts program and available to members of the surrounding neighborhood. Garden Park Estates is near two bus lines (the #9 and #17) and three major grocery stores, along with other retail and services to meet the needs of residents. The expansive Powell Butte Nature Park is one mile away.

- **The Alcena**



PCRI is partnering with St. Philip the Deacon Episcopal Church to develop 75 affordable units in Boise-Eliot for seniors, with priority given to displaced or longtime residents of North/Northeast Portland through the City’s Preference Policy. Portland Community Reinvestment Initiatives (PCRI) is partnering with St. Philip the Deacon Episcopal Church to develop The Alcena: 75 units of affordable housing adjacent to St. Philip in the Boise-Eliot neighborhood, one of Portland’s historic Black neighborhoods. The project will be a 6-story building containing 19 units of permanent supportive housing (PSH) and 56 additional housing units.

The Alcena is designed and located to address the displacement of communities of color from the neighborhood. The project is subject to the City’s N/NE Preference Policy, which aims to address the harmful impacts of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland. The PSH portion of the project targets seniors who need supportive housing with culturally specific services for Black households. Northwest Pilot Project and PCRI will deliver PSH services.

Planned amenities at The Alcena include a rooftop terrace, patios and terraces accessible to all residents, and on-site PSH services. The location is highly walkable; the site is located across the street from Matt Dishman Community Center, next door to the Albina Branch

Library, within blocks of frequent bus routes, and close to shopping, groceries, and other amenities. The building design maximizes access, light, and views, and will incorporate green building standards and pursue Earth Advantage Multifamily certification.

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*

One project, the Waterleaf, received a Temporary Certificate of Occupancy on 12/29/2022, effectively completing construction and beginning the lease-up process. Final contracting and workforce data is not yet available since the project reached completion at the end of 2022, but progress data indicates that the project is on target to meet PHB's goals. Other projects that started construction in 2022 are also on track to achieve both equitable contracting and workforce diversity goals. Data for these projects will be available for the 2023 annual report.

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals <i>% of total contract amounts paid to...</i>		Contracting outcome <i>% of total contract amounts paid to...</i>	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome(% hard costs)	Project outcome(% soft costs)
Hattie Redmond	Home Forward/Bremik	Feb-2023	30%	20%	31% - in progress	29% - in progress
Dekum Court (Home Forward)	Home Forward/Walsh	Jan-2025	28%	20%	19% 35% - in progress	57% In progress
Findley Commons	Home First/Beaudin	Dec-2021	24%			
Waterleaf	BRIDGE Housing/Walsh	Dec-2022	30%			
74 th and Glisan (Family)	Related NW/LMC	Aug-2024	30%			
74 th and Glisan (PSH)	Related NW/LMC	Aug-2024	30%			
5020 N Interstate	Community Development Partners/LMC	Jan-2024	30%	20%	28% - in progress	In progress
Albina One	Albina Vision Trust/Colas	Apr-2025	30%	20%		
Meridian Gardens	Central City Concern/Walsh	Feb-2025	30%	20%		
Hollywood Hub	BRIDGE Housing/O'Neil Walsh	May-2026	30%	20%		
PCC Killingsworth	Home Forward/O'Neil Walsh	Oct-2025	30%	20%		
Tistilal Village	NAYA/Colas	July-2024	30%	20%		
Powellhurst Place	NHA/LMC	Dec-2023	30%	20%	19% - in progress	In progress
Garden Park Estate	Innovative Housing/LMC	Jul-2025	30%	20%		
The Alcena	PCRI/Colas	May-2025	30%	20%		

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

Figure 3. Workforce diversity goals/outcomes (as applicable based on LIS and project)

Project name	Developer, General contractor	Actual/expected construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Hattie Redmond	Home Forward/Bremik	Feb-2023	Y	n/a	18%	9%	20%	59% - in progress	9.4% - in progress	22% - in progress
Dekum Court (Home Forward)	Home Forward/Walsh	Jan-2025	Y	Davis Bacon	20%	9%	20%	n/a	n/a	n/a
Findley Commons	Home First/Beaudin	Dec-2021	Y	Davis Bacon	22%	9%	20%	42%	0.54%	19.5%
Waterleaf	BRIDGE Housing/Walsh	Dec-2022	Y	Davis Bacon/BOLI	22%	9%	20%	46% - in progress	10% - in progress	24% - in progress
74 th and Glisan (Family)	Related NW/LMC	Aug-2024	Y	n/a	22%	9%	20%	n/a	n/a	n/a
74 th and Glisan (PSH)	Related NW/LMC	Aug-2024	Y	Davis Bacon	22%	9%	20%	n/a	n/a	n/a
5020 N Interstate	Community Development Partners/LMC	Jan-2024	Y	BOLI	22%	9%	20%	23% - in progress	11% - in progress	2% - in progress
Albina One	Albina Vision Trust/Colas	Apr-2025	Y	Davis Bacon/BOLI	22%	9%	20%	n/a	n/a	n/a
Meridian Gardens	Central City Concern/Walsh	Feb-2025	Y	Davis Bacon	22%	9%	20%	n/a	n/a	n/a
Hollywood Hub	BRIDGE Housing/O'Neil Walsh	May-2026	Y	Davis Bacon/BOLI	22%	9%	20%	n/a	n/a	n/a
PCC Killingsworth	Home Forward/o'Neil Walsh	Oct-2025	Y	Davis Bacon/BOLI	22%	9%	20%	n/a	n/a	n/a
Tistilal Village	NAYA/Colas	Jul-2024	Y	n/a	22%	9%	20%	n/a	n/a	n/a
Powellhurst Place	NHA/LMC	Dec-2023	Y	n/a	22%	9%	20%	16% - in progress	5% - in progress	7% - in progress

Garden Park Estate	Innovative Housing/LMC	Jul-2025	Y	Davis Bacon	22%	9%	20%	n/a	n/a	n/a
The Alcena	PCRI/Colas	May-2025	Y	Davis Bacon/BOLI	22%	9%	20%	n/a	n/a	n/a

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

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)*

Following the location priorities described in the Metro Bond Workplan and PHB’s LIS, project location criteria include projects located in areas of high opportunity and/or high risk of displacement, proximity to transit, services and resources, as well as geographic diversity to balance Metro Bond investments throughout each “region” of Portland. Excluding Central City and Downtown Portland, project selection through past solicitations has resulted in projects throughout the city other than the Southwest Portland neighborhood. A future solicitation may include a property in Southwest Portland purchased by Metro in 2021.

Project sponsors select development locations based on both market opportunities and criteria that aligns with the sponsor organization’s mission or an identified community need. For example, the location for the Albina One project was selected for its strong ties to Black history and culture in Portland. The project is in lower Albina, the historic neighborhood for Black Portlanders that was home to the highest concentration of African American residents anywhere in the city or state of Oregon. It is adjacent to

the Paramount Apartments, which was a safe hotel and apartment complex for Black people before and during segregation. The project will be in the original jazz district of Portland, wherein many Black creatives showcased their talent in what used to be a vibrant cultural center. Finally, it was the neighborhood that Portland's early Black residents lived in for an easy, short commute to work at the nearby Amtrak train station, Kaiser shipyards or the garment district (which is now the Pearl). The neighborhood is steeped in Black history and culture.

Another example is the location of The Alcena. Portland Community Reinvestment Initiatives (PCRI) is partnering with St. Philip the Deacon Episcopal Church to develop 75 units in the Boise-Eliot neighborhood, one of Portland's historic Black neighborhoods. The Alcena is designed and located to address the displacement of communities of color from the neighborhood. The project is subject to the City's N/NE Preference Policy, which aims to address the harmful impacts of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland.

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

To effectively reach the priority populations and to ensure equitable access to communities of color within the priority populations of each project, development teams will employ community-centered approaches for initial lease up and re-leasing efforts that begins with the partner service providers and local relationships. Project sponsors and service partners will also leverage their extensive client networks to whom they can appropriately market housing opportunities.

Following industry best practices and PHB policy, key elements of the tenant selection and screening criteria at each project will be tailored to ensure equitable access among applicants. The project specific screening criteria will be reviewed by PHB's Risk and Compliance team as part of their review of projects' Asset Management Plans to ensure that the screening criteria meets all required fair housing laws, works to advance racial equity, and does not directly or indirectly create disadvantages to the target populations. In addition, projects are expected to set clear and consistent policies to override the screening criteria for credit, rental, and criminal history reviews.

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

All projects with Permanent Supportive Housing (PSH) units and using supportive services operating support from the Joint Office of Homeless Services (JOHS) will be required to use Multnomah County's Coordinated Access system for referrals to lease PSH units. Additional referral processes may be used if required by another services funder and approved by JOHS.

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

An on-going requirement of PHB’s funding solicitations and project selection criteria, all projects must describe and provide evidence of partnerships and/or internal programs to provide services that are culturally specific and responsive for the project’s target populations. Most projects’ programming and services target BIPOC communities and/or individuals experiencing homelessness or at risk of homelessness. Project teams include either external, culturally specific partners or plans to provide in-house culturally specific programs to residents onsite. For example, Tistilal Village will provide culturally specific programming through Native American Youth and Family Center, as well as Native American Rehabilitation Center. There is a direct bus line to NAYA, making the culturally specific services more accessible for residents of Tistilal.

- e. *For projects that are currently leasing or have completed the initial leasing process, please share any preliminary information about affirmative marketing and fair housing outcomes, including demographics of residents, relative to who the project seeks to serve:*

Findley Commons seeks to serve Asian, Native Hawaiian or Other Pacific Islander, Black or African American, Hispanic or Latino, and families with children. Based on initial occupancy data collected from the project on 10/2022, 82% of residents are White, 3% are Black/African American, 8% are American Indian/Alaska Native and 2 residents did not disclose this information.

Figure 4. Summary of project plans and partnerships for affirmative marketing and culturally responsive services

Project Name	Who the project seeks to serve	Plans/partnership for affirmative marketing	Plans/Partnerships for resident services
Hattie Redmond Apts.	BIPOC, homeless singles/couples	Urban League of Portland, N/NE Preference Policy	Urban League of Portland
Dekum Court	BIPOC families	*direct Metro project, no PHB oversight.	*direct Metro project, no PHB oversight.
Findley Commons	Veterans, homeless singles/couples, Asian families	Do Good Multnomah, Dept. of Veterans Affairs, St. Mark’s Lutheran Church	Do Good Multnomah, National Association of Black Veterans
Waterleaf	BIPOC, families, veterans, homeless	Dept. of Veterans Affairs, Latino Network, El Programa Hispano Catolico, Community Vision, Easterseals Oregon, Metropolitan Family Service	Impact NW, Latino Network, El Programa Hispano Católico, SEI, IRCO, NAYA, Iron Tribe, Bridges to Change, Transition Projects
74 th & Glisan	BIPOC, seniors, homeless, survivors of domestic violence or sexual assault, immigrant/refugee and intergenerational families	Catholic Charities and IRCO programs, Intercultural Counseling Center, Immigration Legal Services, Refugee and Migration Services, Housing Transitions Program	Catholic Charities and IRCO internal programs. Other partnerships TBD.

5020 N Interstate	African American families	Self Enhancement, Inc. programs and partnerships; N/NE Preference Policy	Self Enhancement, Inc. programs and partnerships
Albina One	African American and other BIPOC families, single fathers	POIC+RAHS, other local agencies; N/NE Preference Policy	POIC+RAHS, NxNW Health, The OHSU Avel Gordly Center for Healing, Prism Health, Black Parent Initiative
Meridian Gardens	BIPOC, homeless adults/couples in treatment or recovery program	Website, email and fliers. Outreach through partner agencies and Central City Concern's Housing and Employment Advisory Council, and Imani, Puentes, Substance Use Disorder Services (SUDS), and Flip the Script Programs.	Central City Imani, Puentes, SUDS, and Flip the Script Programs; LifeWorks, NARA, Northwest Pilot Project, Portland Rescue Mission, Salvation Army Adult Rehabilitation Center, Transition Projects, Inc.,
hollywoodHUB	BIPOC, immigrant/refugee families	Culturally specific media, Hacienda, IRCO, POIC, APANO, NAACP, Muslim Educational Trust, Self Enhancement, Inc., NW Pilot Project, Urban League, Hispanic Metropolitan Chamber, Asian Health & Service Center	Northeast Community Center, POIC, IRCO, Urban Gleaners
PCC Killingsworth	BIPOC families, youth aging out of foster care	NAYA, Living Cully, PCC Workforce Development Center	NAYA programs and services
Tistilal Village	BIPOC, Native American families, homeless	utilize targeted email distribution lists/channels, calling clients/potential residents, reach out to tribal partners and other BIPOC-led organizations and existing tenants	NAYA, NARA programs and services
Powellhurst Place	BIPOC families	NARA	NARA
Garden Park Estate	Individuals exiting homelessness, families	Innovative Housing Inc.	Innovative Housing Inc.
The Alcena	BIPOC families, seniors	PCRI	NW Pilot Project, PCRI

Figure 5. 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
Findley Commons	10	2	Unknown	

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. Each jurisdiction not only reports on WHO was engaged, but WHAT activities were done, WHAT themes came from the engagement, and WHAT changes were made in response, as well as any partnerships used to support reaching community members.

Use tables below to report on your progress implementing your LIS strategies for ongoing community engagement. You may share any additional information in narrative form.

Figure 6. WHO WAS ENGAGED: Summary of community engagement demographics (add rows as needed)

The information requested in Figure 6 was not tracked with this amount of detail. Broader details and data is listed in the figures below.

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness

Figure 7. ENGAGEMENT ACTIVITIES, THEMES AND OUTCOMES (add rows as needed)

<p>WHAT YOU DID Include engagement done by developers/CBOs on all your projects in 2022. List community engagement activities such as “focus group,” “3 listening sessions,” “survey,” etc.</p>	<p>WHAT YOU HEARD Summarize major themes of feedback from each engagement activity, e.g. “more large units,” “more garden space,” “preferred cool exterior colors,” etc.</p>	<p>WHAT YOU CHANGED Summarize what changes were made to project in response to each theme of feedback, e.g. “added 5 more three- and four-bedroom units,” “increased garden space,” etc.</p>
<p>5020 Interstate</p> <ul style="list-style-type: none"> • Focus groups: target population discussed service needs. • Met with N/NE Oversight Committee • Engaged with Overlook Neighborhood Association (OKNA), presentation of project. • Discussions with Portland African American Leadership Forum, Urban League, Black Parents Initiative and SEI. 	<ol style="list-style-type: none"> 1. Increased access to culturally specific expertise and staff who “look like us” and understand the local community’s needs, strengths, history, norms, and values 2. Increased access to high-quality and culturally responsive and welcoming wraparound support services (e.g., support for education, workforce development, emergency assistance, help in accessing various housing, energy, other assistance) 3. Acknowledged need to deviate from original plans in order to add resident services space within the property; different perspectives on how to accomplish (removing commercial space vs. removing a unit) 4. Appeal to City to not grant an adjustment that would eliminate active use square footage on the ground floor. The Design Commission agreed with OKNA; 5020 N Interstate will have ground-floor commercial space as required by the Centers Main Street Overlay Zone. 	<ol style="list-style-type: none"> 5. In acknowledgement of the N/NE Oversight Committee’s recommendation to include service delivery space on-site (instead of at nearby Alberta Annex, another CDP/SEI property), we have removed one ground-floor 1-BR unit resulting in 63 total units. <ul style="list-style-type: none"> • CDP/SEI have also added a small community garden and natural children’s play structure to better serve resident families. • Made the decision to maximize the number of 30% AMI units, providing 27% of units as 30% AMI units (exceeding PHB’s request of 15%). Providing deeply affordable family units in the neighborhood is a key strategy to meet the policy objectives outlined through prior engagement with N/NE residents and stakeholders.

<p>Powellhurst</p> <ul style="list-style-type: none"> Presented the project concept early in the schematic design phase to interested parties in the surrounding neighborhood as well as to our internal Resident Advisory Council, which is a group of residents from various NHA properties we regularly convene for advice on our projects, programs, and services. Resident Advisory Council: Six longtime residents of different NHA properties attended the meeting, which took members through the conceptual drawings, funding and population targets, planned amenities, etc. Finally, the project recently partnered with NARA (Native American Rehabilitation Association) to be our permanent supportive housing services provider. As this partnership solidifies, we aim to engage with members of their team on the design of the common areas, services office, fixtures/furnishings/artwork, and PSH unit features and materials. 	<ul style="list-style-type: none"> The attendees provided input about the overall project and helped inform our parking egress/ingress strategy as well as worker access/operations during the construction period. Members voiced their opinions concerning safety and security features, garbage collection plans, and finishing/waterproofing details, which will help inform later stages of the project designs. The primary themes from the Resident Advisory Committee were on safety and security, location and functioning of the trash/recycling, and material choices for resident bathrooms. Feedback from outreach activities that took place on our other developing projects was also shared and incorporated in our design plans, including the importance of creating quality community space with covered outdoor seating, play areas, and flexible indoor space with the ability to accommodate various social gatherings, and laundry facilities that accept multiple forms of payment. 	<p>Feedback gleaned from our Resident Advisory Committee as well as engagements conducted with culturally specific partners through other NHA projects informed implementation and design of Powellhurst in the following ways:</p> <ul style="list-style-type: none"> Security- Ensure cameras are placed in all entryways, corridors, parking facilities, bike rooms and laundry facilities. Include wide-angle peepholes in resident doorways. In common spaces like community and laundry room, include relights in doors to allow viewing into the space prior to entry. Community spaces- Include large screen TV to allow for live streaming of community meetings, high tables for people who prefer to stand, and trauma-informed colors utilizing a softer color palette. Include seating near or in the laundry room as well as a high table and large basin utility sink. Community art- ensure murals and other artwork connects residents to cultural identity through imagery and medium.
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Figure 8. 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	Approx. 5	Approx. 11	1	
List of organizational partners	<ul style="list-style-type: none"> • SUN Services • Metropolitan Family Services • Home Forward • Albina Head Start • United Way of the Columbia 	<ul style="list-style-type: none"> • IRCO • NAYA • NARA • SEI • Black Student Success Network • Latino Network • Albina-Rockwood Promis Neighborhoods Initiative 		
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g. tabling, emails, phone calls, etc.)	<ul style="list-style-type: none"> • Notices posted in neighborhood • Onsite signage posted • Direct emails with neighborhood associations and district coalition • Offer stipend to community members who attend • Online surveys • Use of social media • Press releases • Collaboration with local media • Collaboration The Skanner newspaper and Numberz radio station 			

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?

Projects awarded funding through the 2021 MBOS comply with PHB's cooling policies and requirements. Several projects were able to identify opportunities for in-unit air conditioning within the existing financial parameters of the project. Other projects were able to take advantage of an additional funding allocation through Metro specifically to add cooling strategies into project designs and budgets. Typically, the updated cooling strategies were either mini splits or dual port portable window units. The most preferred approach from an energy, cost and environmental impact is the mini split; however, in cases where buildings are already designed and under construction, portable/window units may be the only viable cooling solution.

PHB's Cooling Policy was included in the 2022 Metro Bond + TIF solicitation released in September 2022.

In addition, Titstlal Village, Garden Park and Albina One were awarded grants from the Portland Clean Energy Fund to design and implement high-efficiency heating and cooling strategies, high-efficiency water heating strategies, and renewable energy generation and storage capacity.