

Housing Bond Progress Report for Beaverton | 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.*
- 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.)*

Beaverton's 4 projects are on their way and at different stages.

The Mary Ann opened its doors in October 2021. Its 54 units are home to 117 people, including 46 children under 18. Eleven of the units are restricted to households at or below 30% area median income (AMI).

The reported race and ethnicity of The Mary Ann residents are as follows:

- Head of Household – Black/African American: 4
- Head of Household – American Indian/Alaska Native: 1
- Head of Household – Asian: 4
- Head of Household – Native Hawaiian/Other Pacific Islander: 1
- Head of Household – Latino/Hispanic: 9

Scholls Ferry Road Development, South Cooper Mountain project began construction of 164 units in July 2022. The project is expected to open its doors 18 months from construction. The city, developer, and property management staff will begin discussions on pre-leasing strategies. Of the 164 units, 17 will be restricted at 30% AMI or below without additional subsidy. The developer is negotiating with Washington County to leverage Supportive Housing Services (SHS) to ensure 30% households have the resources needed to be successful.

The Elmonica project is currently in the predevelopment and land use phase. There have been many challenges associated with the site and cost escalations. We expect to break ground in fall 2023 with the construction of 81 units, 33 of which will be restricted at 30% AMI or below. In addition to the City's \$8.5 million Metro Bond allocation, the city is committing eight (8) Project Based Vouchers to this project. REACH CDC has been in conversations with Washinton County's Supportive Housing Service department to connect resources with households exiting homelessness.

The fourth and final project being funded with Metro Bond resources is the city's **Senior Housing on 5th project**. At least 66 units are required for this project, 38 of which are required to be restricted at 30% AMI or below. In addition to the \$10.5 million Metro Bond resources set aside for this project, the city is making available its own site, currently being used as a severe weather shelter. Also, nineteen (19) Project Based Vouchers are set aside to for this project. Being that the site is in a very dynamic and strategic area of the city, it is expected that the ground floor will include services/programs/businesses accessible to the public. The city issued a Request for Qualifications (RFQ) in July 2022 and four proposals were received by the due date. The RFQ included the ability to connect with Washington County's Supportive Housing Services programs for the

benefit of households exiting the homeless system. Staff is currently going through the selection process and expect the predevelopment process to begin in the second quarter of 2023.

Figure 1. Production progress and resources committed

***TOTAL METRO FUNDS INCLUDE \$8,439,934 IN LOCAL SHARE FUNDING AND \$3,460,066 FROM METRO'S SITE ACQUISITION PROGRAM**

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			
Mary Ann	\$22,517,324	\$3,000,000	54	11	29	0	117	No	No	Complete	Jun-2020	Sep-2021
Scholls Ferry Road	\$79,554,642	\$9,000,000	164	17	84	0	0	TBD	TBD	In Construction	July 2022	December 2023
Elmonica	TBD	\$11,900,00*	81	33	33	0	0	TBD	TBD	Pre-construction	Fall 2023	TBD
Senior Housing on 5th	TBD	\$10,500,000	>66	38	0	0	0	TBD	TBD	Concept	TBD	TBD
Total committed or underway		\$31,000,000	299	99	146							
LIS commitment		\$31,587,595	218	89	109							
% of commitment complete		99.5%	137%	111%	134%							
Remaining for LIS		\$140,595	Exceeds Goal	Exceeds Goal	Exceeds Goal							

SECTION 2: PROJECT HIGHLIGHTS

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

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

- Who the project intends to serve
- Project team and partnerships

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

The Mary Ann Serves very low-income families with children with incomes at or below 60% of the (AMI) with 20% of the homes set aside for households at or below 30% AMI. Onsite programs and services to residents are provided through a partnership with Bienestar. As part of their work, Bienestar provides culturally specific, bilingual services to the Latinx and low-income community of Washington County. The building is owned and managed by REACH. The Mary Ann was designed by Scott Edwards Architecture with construction by Walsh Construction and construction management by The Klosh Group. This \$22.6 million project is financed with funding from the City of Beaverton's allocation of the Metro affordable housing bond, Oregon Housing and Community Services, Business Oregon, Washington County, City of Beaverton grant funds, the Beaverton Urban Redevelopment Agency, and Energy Trust of Oregon. Permanent financing was provided by the Network for Oregon Affordable Housing (NOAH). Wells Fargo Bank made a nearly \$12 million Low Income Housing Tax Credit (LIHTC) equity investment in the project and is also the construction lender. The Community Housing Fund provided acquisition financing. In addition to the new homes, The Mary Ann features 39 parking spaces, bike racks in the garage and wall hung bike racks in the apartments, laundry facilities, and a community room that opens to a large courtyard. Residents also benefit from proximity to transit options like the MAX light rail and WES community rail, multiple shopping opportunities, grocery stores, Beaverton City Library, post office, restaurants, services, parks, and across the street from Beaverton High School. The Mary Ann was completed and opened to the public in fall of 2021.



Scholls Ferry Rd: After a lengthy solicitation process, on May 12, 2020, the City of Beaverton Council selected Wishcamper Development Partners (WDP) as its Project D developer. Subsequently, on July 9, 2020, Metro provided the Concept Endorsement on The Project. The Project went through multiple changes since initial Concept Endorsement. WDP purchased the adjacent property, also known as “Black Bird Farms”, with the intent of expanding the development from 164 units to 309, without additional Metro bond funds. Due to cost escalations and limited Private Activity Bond, the project was divided into two phases. Phase one consists of 164-units which will serve 300+ people across three buildings with one 80-unit building restricted for senior housing. Additional changes from the original Concept Endorsement include:

- Originally, the project included 12 units restricted at 30% AMI or below. However, the final agreement increases the 30% units to 17.
- The remaining units (152) were restricted at 60% AMI or below in the original proposal. The final agreement includes 96 units restricted at 60% AMI or below and 51 units restricted at 70% AMI or below.

In addition to the \$9 million Metro Bond funds allocated to this project, the city invested \$849,191 of American Rescue Plan Act (ARPA) received from the federal government. Oregon Housing and Community Services also invested \$9 million to offset market costs and \$3 million as gap funding loan. The project began construction in July 2023, and it is expected to be completed by winter 2023.



Elmonica: On June 1, 2021, City of Beaverton Council approved the selection of REACH CDC as the developer for the Elmonica project and requested Metro provide concept approval of the project. Metro provided such approval on December 16, 2021. The selected proposal is an 81-unit mix of studio, one-bedroom, two-bedroom, and three-bedroom units. The design is done in a way to promote multi-generational living with the studio units next to the three-bedroom units. The table below represents the proposed unit mix for the project.

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%

The nearby amenities for Elmonica include:

- Public schools serving the site include Beaver Acres Elementary School, 5 Oaks Middle School, and Aloha High School.
- Parks such as the Waterhouse Powerline Park, Parr Park, Tualatin Hills Park, Vendla Park, and Tualatin Hills Nature Park with the immediate vicinity.
- The site is centrally located with multiple and diverse grocery stores within less than 2 miles.
- Major employers in the general surrounding area include Nike, Intel, Tektronix, Cascade Microtech, Columbia Sportswear, Providence St. Vincent Hospital, and other high-tech companies. The site is located less than 1,000ft from the Elmonica light rail station. The nearby bus routes include the #67 on 158th, #59 on Walker, and #52 on 185th.

Colas Construction (COLAS), the largest Black-owned construction firm in the Northwest, is the general contractor selected for this project. COLAS is an industry leader in affordable housing, M/WBE percentages and consistently delivers on-time and on-budget for large-scale projects. COLAS and REACH have also partnered with LatinoBuilt, National Association of Minority Contractors, Oregon Association of Minority Entrepreneurs, Oregon Tradeswomen, Portland Opportunities Industrialization Center (POIC), and many others to achieve tangible minority/women-owned contractor results. Bienestar will support outreach, marketing, lease-up, and deliver programing to the project. The building will utilize trauma-informed and universal design standards including accessible Type A units, hearing impaired units, multi-lingual signage, and maximize natural light in common spaces.

Multiple challenges have risen as the project goes through the land use/permitting process. Issues such as access to the property and PGE electric poles being installed in the right of way without proper notification have required the project to be redesigned, which has led to increasing costs. City, county, and metro staff with REACH's development team continue to work to overcome these challenges and get the project off the ground by fall 2023.



Senior Housing on 5th: The Beaverton Community Center, the proposed site for Senior Affordable Housing on 5th, is 1.37 acres in size and is located at the southeast corner of SW Hall Boulevard and SW 5th Street, across the street from Beaverton City Park. It is a block south of the Beaverton City Library and approximately four blocks north of the Elsie Stuhr Community Center. The Beaverton Farmer's Market is two blocks north and Old Town commercial businesses are blocks away.

The site is directly served with high-frequency bus service including bus route 76 with a stop immediately adjacent on SW 5th Street. The site is within a half-mile walk of two non-high frequency bus routes, 88 and 78. All these bus routes go to the Beaverton Transit Center, less than a mile away, where riders may transfer to MAX and WES light rail lines. The site is zoned Regional Center-Old Town (RC-OT) which is intended to provide a mix of housing, jobs, and services at a scale that acknowledges and complements historic development patterns.

On July 11, 2022, a Request for Qualifications (RFQ) was issued to solicit project development proposals and four proposals were received by the October 7th due date. Proposal requirements included:

- Minimum 66 units
- Minimum of 38 units restricted at 30% AMI or below
- Low barrier screening criteria
- Services to include wrap-around services for seniors in the deeply affordable units
- At least 20% COBID certified participation
- Universal design with accessibility focused on vulnerable seniors
- Supportive Housing Services to be included with some/all 30% AMI units

- The proposed ground floor use must demonstrate the actual need of said programing, how it benefits identified communities, and what (if any) community outreach was done to select the proposed use

A developer selection is expected to be finalized by March 2023.



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*

The city strives to have a workforce which represents the racial and ethnic makeup of the community it serves and as stewards of the Metro Affordable Housing Bond, we continue to further this work through ongoing outreach efforts with community partners and the MWESBDV/COBID community. The city is a member of LatinoBuilt, Professional Development Business Group (PDBG), and OAME. As a member we attend membership meetings and maintain frequent communication with leaders in these and other trade associations. These partnerships strengthen the city's relationships with developers, general contractors, subcontractors, and suppliers. Additionally, these relationships assist the city in addressing identified challenges in the earlier project phase, such as outreach fatigue/trust issues with government entities, casual meet and greets that don't result in meaningful connections, and a lack of knowledge about the city's commitment to MWESB hiring. After each project award, the successful developer is asked to attend a trade association event with their general contractor to discuss their project schedule with perspective subcontractors.

While the city did not commit to a specific workforce or apprentice performance, we do want to track this data as it will inform capacity and areas of employment and contracting opportunities. To that end, the city tracks the demographics and hours worked by each apprentice and combines that with labor hours to express the percentage of apprenticeship hours on each project. Reports produced from the Mary Ann show that 11.88% of hours spent on the project were apprentice hours. It is our intention to track this information for all housing projects.

The City of Beaverton funded LatinoBuilt Foundation for a second year through the PY22 Community Development Block Grant (CDBG) to expand a project called the "LatinoBuilt Microenterprise Support Program," which offers holistic professional services to small Latinx -owned construction businesses in Beaverton who have suffered due to the COVID-19 pandemic. Their goal for this year is to onboard and facilitate this programming for twenty-five (25) Latinx-owned microenterprise construction businesses in Beaverton. The city also funded PDBG through the CDBG for a first year to serve nine (9) beneficiaries "Building pathway to success for underserved Construction entrepreneurs".

Last, the city continues to develop and implement a web-based software COBID tracking system. This MWESB database stores progress at all phases of construction to facilitate ongoing communication between the city, developer, and general contractor. The information captured on each project includes the estimate and actual costs of professional services, suppliers, and subcontractors, in addition to labor and apprenticeship hours spent on each site. The labor and apprenticeship hours include race and ethnicity, gender, and the specific trade of each employee. These reports provide insight into where the project stands in real time with MWESB percentages and promotes our ability to successfully implement equitable contracting goals and strategies in listed in our LIS.

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals % of total contract amounts paid to...		Contracting outcomes % of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Mary Ann	REACH/Walsh	Sep-2021	20%	20%	27.5%	22.6%
Scholls Ferry	Wishcamper/COLAS	Jan-2024	20%	20%	In progress	In progress
Elmonica	REACH CDC/COLAS	Dec-2024	25%	25%	N/A	N/A

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
Mary Ann	REACH/ Walsh	Sep-2021	Y	N/A	N/A	N/A	N/A	38%	2%	12%
Scholls Ferry	Wishcamper/COLAS	Jan-2024	Y	N/A	N/A	N/A	N/A			
Elmonica	REACH CDC/COLAS	Dec-2024	Y	Davis Bacon	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)
- 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. 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

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

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for responsive services
Mary Ann	Families	Bienestar	Bienestar
Scholls Ferry	Seniors/Families	IZO/Unite Oregon	Unite Oregon
Elmonica	Seniors/Families	Bienestar	Bienestar

The City of Beaverton Local Implementation Strategy (LIS) included leveraging three publicly owned sites, The Mary Ann, Scholls Ferry, and Elmonica. These three sites are in areas near mass transit, schools, and other amenities. The South Cooper Mountain project is in an emerging area next to Mountainside high school, green space, and highly valued homes with no affordable housing nearby.

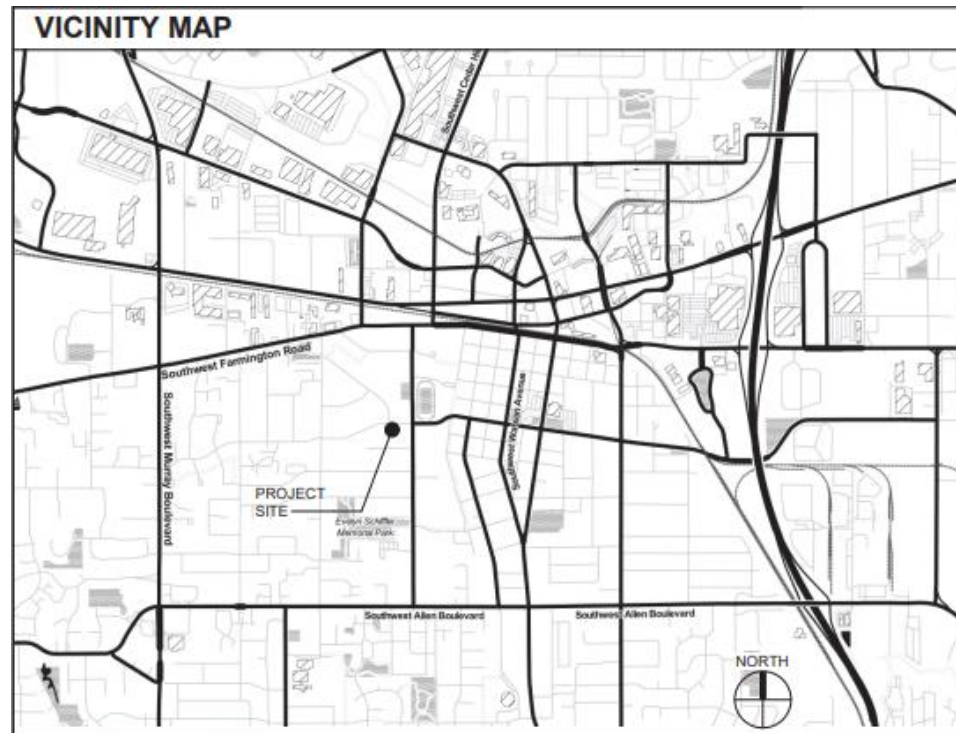
During the city's LIS community engagement process, emerging needs included the following:

- Lower barrier access to housing,
- Senior housing,
- Family-sized housing, and
- Housing accessibility for seniors and non-abled body residents.

We are currently projecting exceeding the number of family-sized and deeply affordable (30% AMI) units. Project solicitations include universal design and strategies to lower screening criteria requirements.

For description of amenities near the Mary Ann, Scholls Ferry, and Elmonica, refer to project highlights in Section 2.

For the Mary Ann, the screening criteria was modified to allow potential tenants previously prevented from benefiting from affordable housing units. In addition, Bienestar, who provides resident services for the Mary Ann, and provide culturally specific, bilingual services to the Latinx residents of the Mary Ann, can support and provide culturally responsive services to the Mary Ann community. REACH has developed highly inclusive and effective leasing plans that recognize the community's strong engagement and inherent expertise. The lease up process began in the fall of 2021 and city staff was actively engaged in the lease up process to ensure increased accessibility to new units. The list of partners includes but are not limited to the Neighborhood Associations Committees (NAC's), culturally specific-led Rent Assistance Collaboration group, Beaverton library staff, the Housing Supportive Services Network, the Community Services program at the City of Beaverton, the Housing Technical Advisory Group, and the Beaverton Inclusive Housing cohort were engaged in outreach efforts. Marketing and communication efforts include the delivery of press releases, City of Beaverton website marking, and media day exposure.



Wishcamper states the project will provide equitable access, low barrier to entry screening, a consistently applied policy to override the screening criteria, and linguistically and culturally appropriate materials and services that reflect community demographics.

The outreach team will deploy a sophisticated yet grassroots community outreach model to ensure that the housing opportunity reaches the Priority Populations, Latinx and Asian, and communities of unequal opportunity, taking into consideration communication, learning, and cultural barriers that often exist. The Outreach and Marketing Plan will be written by IZO Public Relations & Marketing with collaboration from the Outreach Team and stakeholders local to Beaverton. Three primary methods will be utilized for outreach: direct contact, traditional marketing, and hosted events. Direct contact relies on finding ways to personally reach individuals and organizations. Hosted events and traditional marketing tactics are useful outreach tools in reaching larger groups, provided a minimum level of trust and awareness have been established within the local Hispanic community.

REACH's outreach and marketing strategy for the building will be centered on culturally responsive and accessible information that offers low barrier tenancy. REACH is unique among Oregon's affordable housing providers, as they self-manage their housing portfolio. The team will be developing preference policies for multi-generational housing options and for homeless youth and families to ensure greater accessibility to these targeted communities. Information sessions will serve to market the property, explain the application and leasing process, identify, and prevent barriers applicants may encounter, and preemptively provide solutions and/or strategies to navigate them. The team will activate a vibrant word-of-mouth campaign with immigrants, refugees, and communities of color to share awareness for this opportunity through the networks of REACH, Bienestar, Homeplate Youth Services, and those of its partners in the Racial Equity Collaborative of Washington County and the Somali Empowerment Circle. The team will work with neighborhood organizations to identify local businesses, congregations, culturally specific community centers, and service providers such as Community Vision, major employment and training centers, places of worship, libraries, Black, Indigenous and People of Color-owned businesses, the Andisheh Center, and the Muslim Education Trust.

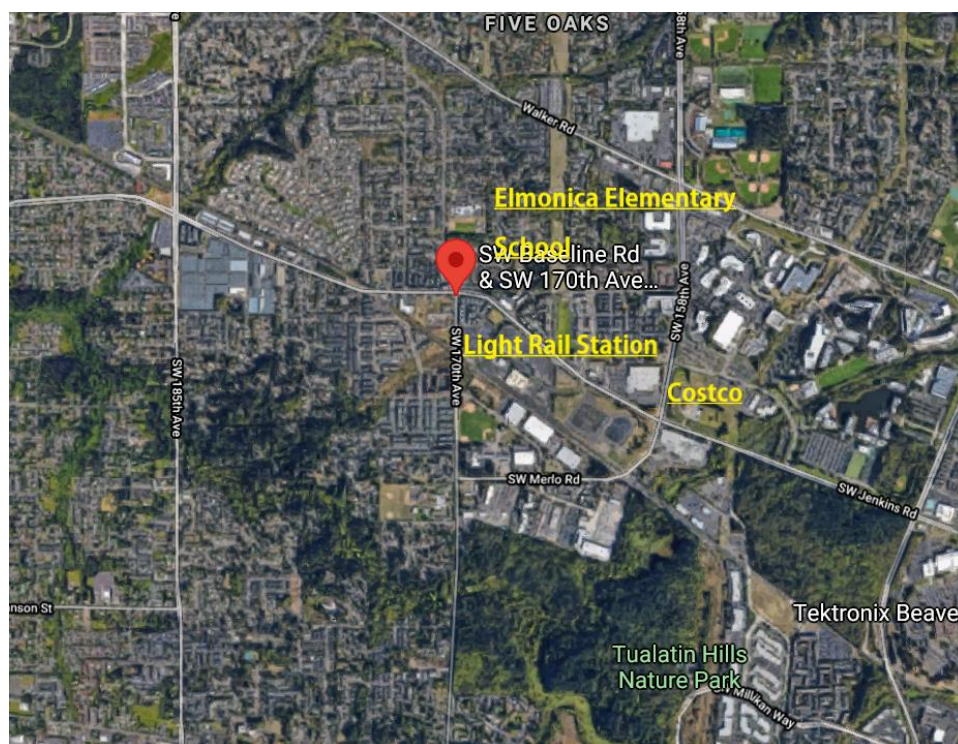


Figure 5. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Notes on other accessibility elements
Mary Ann				
Scholls Ferry				
Elmonica				

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)

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
Housing Technical Advisory Group	11	Y	All	45%	27%	9%	0%	9%	0%	9%
Beaverton Inclusive Housing Cohort	12	Y	All	100%	N/A	N/A	18%	N/A	0%	N/A
City of Beaverton Elmonica Project Focus Group	4	Y	O	50%	N/A	N/A	N/A	N/A	N/A	N/A

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

WHAT YOU DID	WHAT YOU HEARD	WHAT YOU CHANGED
Include engagement done by developers/CBOs on all your projects in 2022. List community	Summarize major themes of feedback from each engagement activity, e.g. “more large units,”	Summarize what changes were made to project in response to each theme of feedback, e.g. “added 5

engagement activities such as “focus group,” “3 listening sessions,” “survey,” etc.	“more garden space,” “preferred cool exterior colors,” etc.	more three- and four-bedroom units,” “increased garden space,” etc.
Mary Ann (PROJECT COMPLETE)	N/A	N/A
Elmonica 5 Focus Groups (Feb 2022)	<ul style="list-style-type: none"> • Preferred 1 BD vs studio • Participants like U-shaped and L-shaped kitchens. • More storage space, natural light, and built-in furniture • Prefer roll-in showers • More bottom storage and pull-out drawers in kitchen • Pocket door in bathroom • Shared bike room as preference • Separate bedroom with living space 	<ul style="list-style-type: none"> • Bathroom layout was adjusted to avoid conflict between entrance and bathroom doors • In kitchen, for lower cabinets, pull out drawers are provided in type A units for accessibility and convenience of use. Pantry is provided in every type A unit. • For bathroom, roll in shower is provided in every type A unit.
Scholls Ferry	N/A	N/A

Figure 8. Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations (not culturally specific or faith based)
Number of partnerships	2	1	0	0
List of organizational partners	Unite Oregon, REACH CDC	Unite Oregon	N/A	N/A
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g., tabling, emails, phone calls, etc.)	Emails, virtual meetings, webpage	Emails, virtual meetings, webpage	N/A	N/A

As an ongoing effort to make community engagement more sustainable within our city work and projects, a lot of our community engagement this year has been with our internal advisory board, the Housing Technical Advisory Group (HTAG),

and our Beaverton Inclusive Housing cohort, a partnership with Unite Oregon (a community-based, culturally specific organization). In order to encourage participation and mitigate barriers, meeting times were adjusted to meet the needs of participants, with evening times being more accessible for participants. The cohort was provided stipends for attending meetings and community events. In addition, the cohort members were provided interpreter accommodations and technology assistance. Since the Mary Ann project was completed in 2021, in addition to the standard community awareness, outreach efforts were not necessary for this year.

11 members, 5 who identified as Black, Indigenous, or Person of Color, were engaged with the Housing Technical Advisory Group (HTAG). 12 members, all who identify as Black, Indigenous, or Person of Color, were engaged with our Beaverton Inclusive Housing cohort.

During 2022, the Scholls Ferry project was primarily in its pre-construction phase, which included outreach efforts to MWESB subcontractors through trade associations and local outreach, direct contact, MWESB consultant-direct contact, and pre-bid outreach meetings. In addition, this project was presented to HTAG (1 meeting) to raise awareness and understanding of this project. P3 consulting is the strategic outreach consultant supporting this project to assure equity and culturally specific community engagement and communication efforts are being conducted. Further outreach efforts were conducted to community partners such as Unite Oregon, Bienestar, Oregon Head Start Association, Virginia Garcia, Centro Cultural, and CPAH to assure equity and community-focused engagement. Unite Oregon has been confirmed to lead the community outreach to better understand resident needs and services by building community trust, educating, conducting equitable outreach and engagement, and empowering community leaders.

For the Elmonica Project, with the support of REACH CDC and Salazar Architects, focus groups were conducted to inform the design of the project to be more equitable and inclusive. Community partners including, Somali Empowerment Circle (9 participants), Bienestar (7 participants), HomePlate Youth Services (6 participants), Community Vision, HTAG, and the Beaverton Inclusive Housing cohort (City of Beaverton) were able to bring community members to the table to participate and give their input and perspectives. For the City of Beaverton focus group, 3 members (2 white females and 1 Latinx female) from HTAG and 1 member (non-binary, multiracial and disabled) from the cohort participated. For future engagement, more efforts should be made to provide interpreter accommodations to assure more participation from ethnic and cultural groups withing the focus group engagement process.

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?

The Mary Ann was designed without unit cooling systems; nonetheless, REACH is looking for unit-cooling options albeit with limited resources. The Scholls Ferry's project design includes unit-cooling systems. Elmonica's original design mirrors The Mary Ann's unit system without a cooling system. REACH is currently evaluating various cooling options and costs. A report is expected outlining challenges/opportunities and costs associated with various cooling systems.