

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Housing Bond Oversight Committee Meeting
Date: Wednesday, March 15, 2023
Time: 9:30 a.m. to 12:30 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Discuss implementation progress with four jurisdictions.

- 9:30 a.m. Welcome and introductions
- 9:40 a.m. Conflict of interest declaration
- 9:45 a.m. Public comment
- 9:55 a.m. Annual progress report: Portland Housing Bureau (35 min)
- LIP staff presentation. The Committee identified the questions/areas of interest for LIP presentations, in addition to any questions specific to each jurisdiction's progress report.
 1. *Provide an overview of where your jurisdiction is in the process of committing funds, and your plans/timeline for committing remaining funds.*
 2. *How are you working to ensure that your investments serve households experiencing homelessness? What opportunities are you exploring to expand permanent supportive housing and integrate supportive housing services investments in your portfolio?*
 3. *What controls do you have in place to support accountability for low-barrier lease up? What support is needed?*
 4. *How are you working to support equitable economic benefits through construction? What opportunities do you see to strengthen outcomes in this area?*
 5. *How are your projects adapting to the rapidly shifting financial landscape and market volatility? How are projects filling financial gaps? What support is needed?*
 6. *What is working well with the Affordable Housing Bond program? What could be improved?*
 - Q/A and discussion
- 10:30 a.m. Break
- 10:40 a.m. Annual progress report: Home Forward (25 min)
- LIP presentation – *see questions above*
 - Q/A and discussion
- 11:05 a.m. Annual progress report: Gresham (25 min)
- LIP presentation – *see questions above*
 - Q/A and discussion
- 11:30 a.m. Annual progress report: Metro Site Acquisition Program (25 min)
- LIP presentation – *see questions above*

- Q/A and discussion

12:05 p.m. Committee discussion and reflection on themes from local presentations

12:20 p.m. Next steps

12:30 p.m. Adjourn

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានកាតបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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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	Concept final approval, construction complete	Month/Year	Month/Year
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
74th 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 % of total contract amounts paid to...		Contracting outcome % of total contract amounts paid to...	
			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%			
Meridian Gardens	Central City Concern/Walsh	Feb-2025	30%			
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%			
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, Tistil 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 Tistil.

- 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)

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.	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.	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>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 (not culturally specific or faith based)
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.

TROUTDALE AFFORDABLE HOUSING DEVELOPMENT



Housing Bond Progress Report for Home Forward | 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.
 - i. Home Forward is directly implementing the Metro bond funds, so competitive selection processes are not needed.

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

- ii. During 2022, the design process continued, including two more community advisory committee meetings and many public meetings. From September to December 2022, we participated in 7 public meetings with the Troutdale Planning Commission and/or City Council. Unfortunately, our land use application which requested a reduction in parking from the city's 2 spaces/unit requirement to approximately 1.5 spaces/unit failed. We also requested small design adjustments such as larger windows than allowed by code, which also failed. Based on advice from the Troutdale's Planning Director and Director of Public Works we requested a right of way vacation of an unimproved dead-end street, which would allow us to provide more parking. Unfortunately, this request was also denied. As we move past the land use process, we will continue to use Metro bond funds as efficiently as possible.
- iii. Initial construction cost estimates have been slowed due to the controversy with the City of Troutdale over parking ratios, a typically routine street vacation and minor adjustments to their development code.
- iv. Multnomah County and Home Forward entered into an intergovernmental agreement concerning the transfer of land for the purpose of affordable housing on the site previously owned by the County.

- b. 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.*
 - i. Home Forward plans to provide 25 project-based rental assistance vouchers through a pool of SHS funds it has to allocate. These units will serve people at risk of homelessness.
 - ii. If additional funding for supportive services is needed, beyond what is already planned for resident services, we will work with the Joint Office of Homeless Services to request an allocation.
- c. 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.)*
 - i. On January 2, 2023, Home Forward submitted a new land use application that utilizes the new statewide regulations governing parking ratios for affordable housing. All associated variances and adjustments were removed from the application in order for the project to proceed as a Type II land use application, with potential approval granted at the staff level. Although neighbors may appeal a Type II staff decision to the Planning Commission, we do not anticipate they would take the case all the way to LUBA (Oregon's Land Use Board of Appeals). If the application were to be denied at Planning Commission again and then by the City Council, Home Forward will consider a LUBA appeal. Currently the project includes 85 units, leaving 26 units to meet Metro's production targets in East County. We will work with Metro to determine how best to meet the remaining target goals and related funding.
 - ii. November 2023 - If the project does not face a LUBA challenge, the financial closing and the beginning of construction is anticipated late 2023 or early 2024.
 - iii. May 2025 – Allows for typical 18-month construction period to be complete and the new development to be ready for occupancy.

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	Constructi on start (anticipate d or actual)	Completion
			Total units	30% AMI units	Famil y sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2022)	For rental assistance	For wraparound services	Concept, final approval, construction, complete	Month/ Year	Month/ year
Troutdale Project (East County)	\$45,280,180	\$13,925,892**	85	35	43	0				Concept Endorsement Approved	Nov 2023	May 2025
Total committed or underway		\$13,925,892	85	35	43	0						
LIS commitment		See note below	111	46	55							
% of commitment complete		76.6%	76.6%	76%	78%							
Remaining for LIS		\$893,538	26	11	12							

*HOME FORWARD'S DEKUM COURT PROJECT IS REFLECTED UNDER THE PORTLAND ALLOCATION AND COMMITMENTS, SINCE FUNDING FOR THIS PROJECT WAS PART OF THE FUNDING INITIALLY ALLOCATED TO CITY OF PORTLAND.

** THIS INCLUDES METRO'S LAND ACQUISITION FUNDING ALLOCATED TO EAST COUNTY. HOME FORWARD WAS ABLE TO NEGOTIATE THAT A COUNTY-OWNED PROPERTY BE TRANSFERRED TO HOME FORWARD AT NO COST, AS LONG AS IT IS USED AS AFFORDABLE HOUSING.

85 UNITS TOTAL

- 11 STUDIOS
- 31 1-BEDRM
- 31 2-BEDRM
- 12 3-BEDRM

SECTION 2: PROJECT HIGHLIGHTS

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

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

a. Who the project intends to serve

- i. Low income residents, including seniors, people experiencing disabilities, and families with children

b. Project team and partnerships

- ii. Home Forward - developer, owner
- iii. MWA Architects
- iv. Bremik Construction
- v. Resident services partners not yet confirmed

c. Noteworthy features or highlights (e.g., community space, free wi-fi, climate resilience and sustainability)

- i. Buildings arranged in L-shapes with parking nearby to address Community Advisory Committee input regarding extreme weather and east winds.
- ii. Community room to accommodate classes and resident meetings that will include free-wi-fi access with a computer lab and a kitchen.
- iii. Current design utilizes mini-split heat pumps for heating and cooling in all units. Mini-split heat pumps are extremely energy efficient. In community spaces a combination of single-zone and multi-zone split system heat pumps will provide heating and cooling.
- iv. Heat recovery ventilators will supply fresh air and continuous ventilation to all units.
- v. Imagine Energy has been hired to look at including a photovoltaic system (solar panels) to the project to supply solar powered electrical energy.

- vi. Two laundry rooms available to all residents
- vii. Five fully accessible ADA units and six fully visitable units.

d. Anything else worth highlighting

- i. A transportation and parking study was completed in an effort to negotiate lower parking ratios for the affordable housing development. The Troutdale code requires 2.0 parking spaces per unit. The land use application submitted on January 2, 2023, allows for a 1.47 spaces for every unit (including studios and 1's).

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*
 - i. Currently in the design phase of the project the MWA team has exceed the 28% COBID firm goal and have contracted with six COBID firms for a 30% participation rate. Bremik Construction has well established ties to diverse COBID subcontractors in the Metro area and is dedicated to meet or exceed the equity contracting goals of 30% participation.
- b. *Progress toward advancing the workforce diversity goals and strategies in your LIS*
 - i. As we move from the design phase into the contracting phase, Bremik Construction is committed to a robust outreach in order to create opportunities to increase workforce diversity. They have provided internships to low income high school students, participated in Women in Construction Career Fairs, and are currently working with Urban League to hire from their trade school graduates.
- c. *If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*
 - i. Home Forward's contracts and procurement department is an active participant in regional equity planning activities. An annual report for 2022 is underway and will be available upon request.

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 outcome % of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project goal (% hard costs)	Project goal (% soft costs)
Troutdale Project (East County)	Home Forward/Bremik	May 2025	28%	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? Y/N	Prevailing wage BOLI, Davis Bacon, N/A	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
					POC	Women	Apprentices	POC	Women	Apprentices
Troutdale Project (East County)	Home Forward/Bremik	May 2025	Y	Residential Davis Bacon	28%	9%	20%			

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)*
 - i. The location is a short walking distance from Troutdale Elementary School, jobs, services and several bus stops. To ensure early and consistent communication, the Principal is participating in the project's Community Advisory Committee (CAC).
 - ii. Bus access will be key to the success of the project. Metro's TOD staff were also invited to participate in the CAC.
- b. *How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*
 - i. Not yet applicable
- c. *Specific strategies for leasing permanent supportive housing units (e.g., coordinated referrals)*
 - i. Not yet applicable
- d. *Plans and partnerships to align culturally specific/responsive programming and services to meet the needs of tenants*
 - i. Home Forward has a long standing relationship with El Programa Hispano, one of the few culturally appropriate service providers that works in Troutdale. We have started conversations with them about housing and service needs for future residents.
 - ii. El Programa Hispano has helped us to design a project that serves their clients better by:
 - Participating in our architect and contractor selection process
 - Hosted a group of people with lived experience to participate in early interviews about housing and service needs and desires
 - Serving on our Community Advisory Committee
 - iii. The project is planned for occupancy in May 2025. As we get closer we will work with service providers to create more concrete plans and partnerships to serve the residents of the Troutdale project.
- 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*
 - i. Not yet applicable

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
Troutdale development	Low income residents, including seniors, people experiencing disabilities, and families with children	Not yet applicable	Planning will begin in 2024

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
Troutdale development	27	5	Y	

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

In keeping with the Affordable Housing Bond Program include commitments to lead with racial equity, each local implementation strategy defines commitments and strategies for ensuring that people of color and members of other historically marginalized communities are engaged in shaping project outcomes. To ensure that we can measure these outcomes, Metro is encouraging and supporting jurisdictional and development partners in collecting and reporting on demographic outcomes for community engagement. While this data is not expected to be complete/thorough for each project, the goal is to expand best practices for tracking and reporting on demographic outcomes.

Describe your progress toward implementing your LIS strategies for ongoing community engagement. . Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to include the following:

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g., “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
 - i. Three focus groups with low income residents of East County (recruited by culturally specific partners) were held in August 2021 to inform the beginning of the work by the project Design Team.
 - ii. A Community Advisory Committee has been established and two Zoom meetings were held in 2021. Two additional meetings were held prior to September 2022 when negotiations with the Planning Commission and City Council began.

- b. *Summarize who participated in community engagement (WHO PARTICIPATED, e.g., 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.*
- i. Focus Group composition: Focus groups were 100% recruited from three priority population groups: Latinx; African American and Immigrants from Eastern Europe. Although the number of people in each household was not collected to compare to income to make a determination of “low income household”, all have had experience living in affordable housing or homelessness.
 - ii. CAC composition: Home Forward has not yet sent a SurveyMonkey to CAC participants to ask for their self-identification. We anticipate gathering that information with the final CAC meeting in 2023. There are three primary stakeholder groups participating:
 - Five people with a lived experience of housing instability in East County (three of whom are people of color)
 - Four neighbors and nearby business owners
 - Four community service providers and financing partners.We have also had additional neighbors and Troutdale City Council members attend as guests.
- c. *Summarize major themes of feedback (WHAT YOU HEARD, e.g., “participants want more large units or garden space,” etc.)*
- Location of buildings on the site needs to better consider the east winds, snow, and ice common in Troutdale.
 - Parking access needs to be closer to front doors both for weather concerns and juggling groceries and children from the vehicle to inside.
 - Traffic and parking impacts on the surrounding neighborhood need to be considered.
 - ADA units need to be located throughout the site and have easy access to the property management and community room
 - Fourth Street (adjacent neighborhood street) needs clear access for public works vehicles (especially snowplows in the winter)
 - Community gardens are a plus in the landscaping plan.
 - Multimodal connections from the site to the greater neighborhood is important.
 - Opportunities for older youth to hang out need consideration.
- d. *Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)*
- Buildings were redesigned to form an L-shape to address the severe wind and winter conditions
 - Parking lots were broken into three distinct areas for more direct access to front doors.

- A transportation and parking study was completed indicating no significant impacts on neighborhood streets and parking ratios in compliance with national traffic engineering standards.

e. Use table to show number of community-engagement partnerships with community-based organizations. Use narrative to briefly describe partnerships, and outreach strategies used to encourage participation and mitigate barriers.

Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations (not culturally specific or faith based)
Number of partnerships		3		
List of organizational partners		El Programa Hispano; Self Enhancement Inc; IRCO staff member		

Summary of community engagement outcomes

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Hispanic Focus group	9	Y	5	100%		20%	60%	Did not ask	Not applicable	60%
African American Focus group	1	Y	1	100%	100%	0	0	Did not ask	Not applicable	0
Eastern European Immigrant Focus group	10	Y	7	All identified as white with one also identifying as Asian		14%	Only 28% reported speaking English at home; 100% reported speaking Russian	Recruited due to immigrant status	Not applicable	0

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?

- Cooling systems: Current design utilizes mini-split heat pumps for heating and cooling in all units. Mini-split heat pumps are extremely energy efficient. In community spaces a combination of single-zone and multi-zone split system heat pumps will provide heating and cooling.
- Regional coordination: It's important to ensure that our tenants live in a healthy living environment with access to cooling – either in their unit or in common area spaces. It's also important to consider the impacts of new policies such as cooling requirements have on other funding requirements and building codes.
 - How does cooling intersect with energy, ventilation and sustainability requirements? For example, at one project it may be necessary to remove roof solar cells to make room for 206 mini-split A/C condensers on the roof.
 - Funding requirements are often in conflict with each other. How will requirements be prioritized among funders?
 - Typically, residents pay for electricity. How will the addition of A/C effect their electric bills? Will there be additional emergency utility funds to off-set the increase in utility costs associated with A/C? How will A/C, especially mobile A/C units, impact operating expenses, especially maintenance staff expense and storage requirements?



Housing Bond Progress Report for Gresham | 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.*
 - Gresham did not release a competitive selection in the calendar year 2022.
- 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*
 - Gresham completed construction of 194 units in 2022, with an average bond subsidy of approximately \$85,000/unit. Efficient use of Metro bond funds was part of the criteria used in the 2020 solicitation, and investments were selected that maximized use of bond funds and leveraged other sources such as Section 811 PRA. Albertina Kerr has passed savings onto residents by covering utility costs for residents.
- 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.*
 - With 77 units of 0-30% AMI constructed; Gresham has met the unit target for deeply affordable units.
- 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.)*
 - Gresham has exceeded the total unit target and has 23 units of family-sized housing remaining with \$10.6M in funding. Gresham released an RFP for the remaining funding in January 2023 and anticipates project concept endorsement in late spring/early summer 2023. Priorities within Gresham's LIS that have yet to be funded include rehabilitating existing, but not regulated, housing units as well as homeownership.

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	Concept, final approval, construction, complete	Month/Year	Month/year
Wynne Watts Commons	\$45,943,680	\$11,292,447	147	30	31	30				Complete	Jan-2021	Jun-2022
Rockwood Village	\$68,116,895	\$5,237,814	47	47	39	0				Complete	Jan-2020	Apr-2022
Total committed or underway		\$16,530,261	194	77	70	30						
LIS commitment		\$27,140,995	187	77	93							
% of commitment		61%	104%	100%	75%							
Remaining for LIS		\$10,610,734	Exceeds Goal	0	23							

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
 - Noteworthy features or highlights (e.g., community space, free wi-fi, climate resilience and sustainability)
 - Anything else worth highlighting
- The responses to Section 2 are best summarized in the Metro fact sheets for the project (see attached).

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*
 - Gresham's LIS stated that Project sponsors must achieve a target of 20% of total development costs for contracts to certified minority, women, and emerging small businesses pursuant to ORS 200.055. Both Albertina Kerr and Rockwood Village have met this goal.
- b. *Progress toward advancing the workforce diversity goals and strategies in your LIS*
 - Gresham's LIS stated that Gresham is interested in encouraging participation in project workforce hours by minorities, women and disabled veterans. Gresham will work with Metro, other implementing jurisdictions, and with project sponsors to explore ways to maximize participation in project workforce hours. Albertina Kerr has been tracking workforce hours for women, minority, and apprenticeship hours. For the firms that were able to participate (11 firms total), the workforce utilization rates vastly exceeded the goals for minority hours at 4 times the goal, are at ~73% of the goal for women, and are at 70% of the goal for apprenticeship hours. Firms that did not participate were either under the \$250k contract amount or had a prohibitive reason that they were unable to participate.
- c. *If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes*
 - Gresham's Bond program is closely coordinating with the City's Diversity, Equity, and Inclusion program, and working to develop city wide outcomes regarding procurement practices as well as COBID goals

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals			Contracting outcome % of total contract amounts paid to...		
			Project goal (% total costs)	Project goal (% hard costs)	Project goal (% soft costs)	Project Outcome (% total costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Wynne Watts Commons	Edlen & Co/Pence	Jun-2022	20%			25.4%	26.6%	8.1%
Rockwood Village	CDP/LMC	Apr-2022	20%			23.2%	20.2%	78.1%

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? Y/N	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
				BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Wynne Watts Commons	Edlen & Co/Pence	Jun-2022	N							
Rockwood Village	CDP/LMC	Apr-2022	N							

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)
 - Gresham’s LIS location strategy identified that the overall portfolio of sites should increase choice for residents on where to live. This includes:
 - i. Providing new affordable housing in high opportunity neighborhoods and sites. This would include sites that have good access to educational, economic, and recreational opportunities in addition to access to transit. Development proposals should demonstrate an analysis of these opportunities and community assets in relation to the project area by utilizing resources including the Opportunity Atlas or other tools.

- ii. Increasing affordable housing in areas with existing underserved diverse populations, including areas with increasing housing cost. For investments in these areas, the project must demonstrate community development opportunities that will increase overall services in the neighborhood. Gresham will support development proposals by providing demographic and socioeconomic data.
 - Both Albertina Kerr and Rockwood Village are located in areas well-served by transit with a variety of services, including services located on the campuses of both investments. Both projects have light-rail stations within a half-mile. Both projects are adjacent to grocery. Albertina Kerr provided street improvements, including sidewalks and bike lanes to improve active transportation.
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*
- Albertina Kerr will be using affirmative marketing practices to market the housing units to communities of color and persons with disabilities per the Affirmative Fair Housing Marketing Plan (AFHMP). Albertina Kerr will solicit feedback from referring and culturally specific organization to make desired low barrier screening criteria and leasing processes more responsive to our target populations, notably communities of color and those with disabilities. This additional feedback plan is outlined in the Community Engagement Plan in more detail. The project will include more direct outreach and marketing with referral organizations for both of its target populations prior to occupancy in order to ensure effective outreach and then successful lease-up. The management practices will include emphasis on low barriers to tenant access. Baseline low-barrier goals will be established for the following criteria and evaluated as needed: lower income-to-rent requirements, identification requirements, lower application fees and deposits, and credit history requirements.
 - Rockwood Village marketing and leasing efforts have been centered around prospective residents and their needs, including providing low-barrier screening criteria focused around connections to local service organizations and multilingual resources. The marketing flyers for the property are available in seven different languages, based on the predominant languages of the existing Rockwood / Gresham community. Additionally, Property Management has been utilizing IRCO during leasing appointments with prospective residents as needed, and the Resident Services team with Hacienda has been available to assist residents with translations and the LIHTC paperwork process. The property website can be translated into 100+ languages and leasing forms are available in the online resident portal in just as many languages. In alignment with the AFHMP, several service organizations with clients in need of housing have received leasing information for the property including Hacienda (co-owner), NAYA, Urban League, Beyond Black, The Rosewood Initiative, APANO and IRCO.
- c. Specific strategies for leasing permanent supportive housing units (e.g. coordinated referrals)*
- For Albertina Kerr, OHCS will be managing the waitlist for Section 811 PRA units and the development team is working with them and the process to ensure that interested applicants can be clearly directed to a Referral Agent or other qualify state/county or other service provider to help and certify the applications to OHCS.

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

- Albertina Kerr Workforce and Inclusive Housing provides a number of services to meet the needs of tenants. There will be two target populations for the building: 117 of these units be for those in the Direct Support Professionals workforce (DSP), including jobs such as nurse's aides, home health aides, and home-care aides, and 30 units will be for those with intellectual and developmental disabilities (I/DD). Additionally, the DSP target population is disproportionately people of color and women and are more likely to live in poverty and rely on public benefits, highlighting the need to help provide housing stability. Kerr will work with the Property Management company to carefully hire management staff with this cultural capacity and provide communications training where needed, notably to enable optimal communication with the residents with I/DD. If Kerr determines that there are areas of improvement, additional communications training and/or greater efforts in diversity outreach for staff hiring will be evaluated. Kerr's Programming efforts will aim to meet the social and supportive needs of the resident population via referral partnerships with local organizations, including culturally specific organizations. The plan to further identify additional needs of these populations beyond the outreach already conducted is outlined in the Community Engagement Plan provided to the City. The 30 units for those with I/DD will have integration with the State's K Plan which provides services to those living independently. With close partnerships, Kerr will increase the diversity of expertise and experience available to residents and allow for adaptation as resident needs and demographics change.
- For Rockwood Village, Community Development Partners and Hacienda CDC are partnering with Hacienda Youth and Family Services to provide services at Rockwood 10. Hacienda has a proven track record of working closely with underserved populations and removing barriers to access housing, asset building opportunities, and educational opportunities.
- Hacienda CDC employs a bilingual (English/Spanish) Resident Advocate who will work closely with property management staff and train them on assertive engagement with residents, trauma informed communication and culturally sensitive lease enforcement. The Resident Services Advocate will also conduct site visits with tenants and help identify their needs, which may include access to a food pantry, rental assistance, assistance with housekeeping or public/behavioral healthcare. Working with tenants to ensure successful tenancy, mitigate risk and prevent eviction is a large part of the Advocates' role.
- Hacienda's emphasis on education for residents from birth through adulthood, coupled with asset building and entrepreneurial initiatives, is a proven model for success, providing critical support to low-income children and strengthening their family units for the long-term. Hacienda's core programs are Real Estate Development, Portland Mercado and Entrepreneurship, Youth and Family Services, Resident Services and Economic Opportunity.
- Rockwood Village has collected a survey from the first residents that have moved in to obtain interest for future workshops. The project has also scheduled a series of workshops to introduce the Resident Services Coordinator and explain the range of services on site. The project has also hosted an internet assistance event with Arrobas Learning Center, applied to Energy Trust of Oregon to bring energy efficiency workshops, conducted a toy drive at the holidays with Hacienda's Expresiones

program, and developed a move-in packet with a variety of services available through Hacienda and Multnomah County. Hacienda's Expresiones program is initiating STEM and art-based programs for youth.

- 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
- Please refer to the initial resident demographic report for Rockwood Village.

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
Rockwood Village	Residents earning below 30% AMI, families.	Several service organizations with clients in need of housing have received leasing information for the property including Hacienda (co-owner), NAYA, Urban League, Beyond Black, The Rosewood Initiative, APANO and IRCO.	Hacienda CDC will provide resident services programming, including through an on-site community building.
Albertina Kerr	The project will house direct support professionals (117 units) and adults with developmental and intellectual disabilities (30 units spread throughout the project to help prevent isolation).	Albertina Kerr will be using affirmative marketing practices to market the housing units to communities of color and persons with disabilities per the Affirmative Fair Housing Marketing Plan (AFHMP). Albertina Kerr will solicit feedback from referring and culturally specific organizations to make desired low barrier screening criteria and leasing processes more responsive to target populations, notably communities of color and those with disabilities.	As the housing development is located on the site of Albertina Kerr's campus, residents will be able to access services. Project is also partnering with Boys and Girls Club which has a site close by to offer a variety of family services.

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
Rockwood Village	34	11	Y	
Albertina Kerr	36	17	Y	3 ground floor units are not designated as affordable.

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
Community Needs Mtg	12	Y	7	57%	N/A	N/A	N/A	N/A	N/A	N/A
HPS Events	96	N	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HPS Focus Groups	16	Y	16	56%	75%	N/A	N/A	25%	N/A	N/A
Rockwood Village Listening Session	35	N	N/A	N/A	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 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.	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.	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.
Community Needs - listening session.	Top priorities identified were homeownership, affordable rental housing, and homelessness prevention.	New RFP is open to homeownership, affordable rental, and rehab of existing market rate to convert to affordable.
Housing Production Strategy Events – Juneteenth Celebration, Gresham Arts Festival, I Heart Rockwood Festival - tabling	Top housing priorities focused on costs, parks, and stores. Top housing barriers were costs and deposits/downpayments.	Incorporating feedback in proposal selection process.
Housing Production Strategy Focus Groups- Latinx, Black, Immigrant Refugee, Subsidized Housing	Concerns about housing costs, availability, barriers to access, privacy, quality, discrimination, and safety.	Incorporating feedback in proposal selection process.
Rockwood Village – listening session	Concerns about safety, food insecurity, responsiveness from management. Requests for additional security cameras, lighting.	Feedback provided to Hacienda and CDP; engagement is ongoing.

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	8	3		5
List of organizational partners	Non-profit service providers.	Hacienda CDC, National Association of Minority Contractors, NAYA.		Habitat for Humanity, Community Alliance of Tenants, Human Solutions, Rockwood CDC, Community Engagement Liaison.
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g. tabling, emails, phone calls, etc.)	Tabling, Email, Gresham Website, Public Notice, Consultant/Community Engagement Liaison.			

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?

- Both the Albertina Kerr and Rockwood Village investments have installed portable A/C in all units to satisfy the cooling strategy requirement. Gresham has been working to understand best practices from developers within the city, including looking at cost-benefit financing models for different cooling approaches. Incorporating cooling plans with clear expectations and goals as early as possible in the development process is important, which is why it is clearly stated as an investment requirement in the upcoming RFP. Gresham is also tracking and supporting state legislative approaches to make cooling more widely available. Regional coordination could include exploring best-practices in cost-benefit of various cooling solutions.

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

Portland

Glisan Family and Glisan PSH- In late 2021, Portland Housing Bureau (PHB) selected Related NW as the preferred development partner for Metro's property located at NE 74th Avenue and Glisan Street. Related NW is developing the 1.65-acre property into three separate projects: Glisan Family, Glisan PSH, and a multi-cultural pre-school. Glisan Family is scheduled to close March 2, 2023 and will include 96 units, primarily large units for families. Glisan PSH consists of 41 Permanent Supportive Housing (PSH) units and is scheduled to close in May 2023. Glisan PSH is partially supported through Supportive Housing Services funds through Multnomah County. The multicultural pre-school is not using housing bond funds and is being developed on an independent timeline of the housing projects. It will break ground once separate funding is secured.

Portland Value Inn site- PHB selected Community Partners for Affordable Housing (CPAH) and HAKI as the preferred developer for Metro's Portland Value Inn property located along SW Barbur Boulevard. PHB's solicitation process attracted proposals from four development teams. Each team was interviewed, and their proposal was scored by a four-member community review committee. Two of the four members of the committee participated in Metro's stakeholder outreach process in 2022. This earlier outreach process developed a statement of values for the property that was included in PHB's solicitation. CPAH's project will develop 77 units on the site using the remainder of the Site Acquisition Program's (SAP)Portland allocation and along with PHB Metro Housing Bond funds. Of the 77 proposed units, 39 units will be supported by project-based Section 8 vouchers and 15 of those will receive additional supportive housing funds. SAP staff will soon begin negotiating an exclusive negotiating agreement with CPAH. CPAH plans to begin construction in the summer of 2024. In the meantime, the former motel on the site continues to be operated as an interim shelter by Multnomah County and Do Good Multnomah.

Beaverton

*Elmonica parcel-*The City of Beaverton and Metro selected REACH CDC as the preferred developer for Metro's Elmonica Station site in the first half of 2021. Located at the southwest corner of 170th and Baseline and within walking distance to TriMet's Elmonica MAX Station, REACH is partnering with Bienestar to develop 81 affordable housing units at the property. REACH advanced design through the design development stage in 2022, relying on feedback organized by partner organizations that include Bienestar, Home Plate Youth Services, and Somali Empowerment Circle. Because the Elmonica property was using Metro's Transit-Oriented Development (TOD) Program funds, the TOD Steering Committee must authorize the Development and Disposition Agreement (DDA) with REACH. REACH presented a preliminary design to the TOD Steering Committee in the spring of 2022 and received support for the project's initial design direction. TOD staff will present a refined design later in 2023 before requesting authorization to finalize the DDA. REACH has also submitted the project for land use approval with the City of Beaverton. Land use approval, however, is currently delayed due to an ongoing negotiation with Washington County over allowed vehicular access points to Baseline Road and 170th Avenue.

Hillsboro

Walker Road parcel- Metro's SAP program acquired the 2.33-acre Walker Road parcel located in Hillsboro's Tanasbourne neighborhood in June 2022 for \$2,548,000. Metro and City of Hillsboro worked together to issue a development solicitation for the site in November 2022. Metro and the City have received three proposals for the site, which has a capacity for approximately 60 to 65 units. Each of the proposals include Supportive Housing Services units which will require separate funding from Washington County. The City of Hillsboro expects to select a development team and proposal for concept endorsement in February 2023.

Clackamas County

Boone's Ferry Road parcel- In January 2023 Metro's SAP program acquired the 1.4-acre Lake Oswego, Boone's Ferry Road parcel from the City of Lake Oswego for \$2,500,000. Metro, HACC and the City are now working to issue an RFQ this February to develop the site as a Housing Bond project. The site has the capacity for approximately 50 units of housing.

Gresham

Civic Station NE parcel- The 1.91-acre Gresham Civic Station NE Parcel site was acquired by Metro's TOD program in 2002. Metro's SAP program is making the site available to support the development of a housing bond project. The City of Gresham's January 2023 Notice of Funding Availability (NOFA) is inviting proposals on the NE Civic site. Metro intends to make all of its \$2,972,000 share of SAP funds allocated to Gresham available to support a housing bond project on the parcel. The City will determine whether to commit bond funds to the site based on the responses it receives to the NOFA.

Washington County

Aloha parcel- Metro currently has an accepted Letter of Intent and is in negotiations to acquire a 3-acre property in Aloha, Washington County for approximately \$3.0 million. If successful in acquiring the property, Metro will coordinate with HAWC to draft a developer solicitation that meets HAWC's LIS goals.

Figure 1. SAP resources committed per jurisdiction

Jurisdiction	Project Name	Expended/ Disbursed (as of 12/20/22)	Committed (signed CE/FA)	Forecasted (earmarked)	Total SAP Share	Notes
Beaverton	Elmonica	\$76	\$3,460,066		\$3,460,142	Project being developed by Reach CDC.
Clackamas	Boones Ferry Road (Lake Oswego)	\$2,561,542		\$10,348,246	\$12,909,788	Developer selection anticipated in February 2023.
Gresham	Civic NE Parcel	\$16,564		\$2,956,435	\$2,972,999	Gresham NOFA issued in January 2023 and closes in March 2023.
Hillsboro	Walker Road	\$2,645,316		\$1,872,137	\$4,517,453	Developer selection expected in February 2023
Home Forward	Troutdale		\$1,764,347	-	\$1,764,347	Project developed by Home Forward. No construction start date due to land use approval delays.
Portland	74th & Glisan (family)		\$11,500,000		\$11,500,000	Construction to commence in May 2023.
Portland	74th & Glisan (PSH)	-	-	-	-	No SAP gap funds will be used on the Glisan PSH building.
Portland	SW 47th & Barbur	\$49,224	-	-	\$49,224	Funds allocated to site due diligence. Metro chose not to acquire site due to development constraints.
Portland	10450 SW Barbur	\$4,560,522	-	\$7,340,985	\$11,901,507	Community Partners for Affordable Housing in partnership with HAKI Community Organization and the Urban League selected as developer in January 2023.
Washington	3140 SW 209 th , Beaverton (unincorporated Wash County)	-	-	\$12,940,615	\$12,940,615	Metro has a signed Letter of Intent (LOI) and is negotiating a Purchase and Sale Agreement with the owner of a property in Aloha, Washington County.
Totals		9,833,244	16,724,413	\$35,458,418	\$62,016,076	

Figure 2. Production progress and resources committed per project

Jurisdiction	Project Name	Total SAP Share	Number of Bond eligible units				Status	Construction Start	Completion
			Total units	30% AMI	Family-sized (2BR+)	PSH units	Purchase Negotiations, Site Due Diligence, Site Acquired, Developer Solicitation , Concept Endorsement, Final Project Approval, Construction, Completion/Lease Up, Stabilizedetc.	Month/year	Month/year
Beaverton	Elmonica	\$3,460,142	54	11	29	0	Concept Endorsement	Jan-2023	Dec-2024 (Forecast)
Clackamas	Boones Ferry (Lake Oswego)	\$12,909,788	TBD	TBD	TBD	TBD	Site Acquired		
Gresham	Civic NE Parcel	\$2,972,999	TBD	TBD	TBD	TBD	Developer Solicitation Open		
Hillsboro	Walker Road	\$4,517,453	TBD	TBD	TBD	TBD	Reviewing Developer Proposals		
Home Forward	Troutdale	\$1,764,347	94	39	47	0	Concept Endorsement	Apr-2023 (Forecast)	Oct-2024 (Forecast)
Portland	74th & Glisan (Family)	\$11,500,000	96	15	63	0	Final Project Approval	Mar-2023 (Forecast)	Feb-2025 (Forecast)
Portland	74th & Glisan (PSH)	\$0	41	41	0	41	Concept Endorsement	May-2023 (Forecast)	
Portland	SW 47th & Barbur	\$49,224	NA	NA	NA	NA	Did not acquire		
Portland	10450 SW Barbur	\$11,901,507	77	39	50	15	Developer selected	June-2024 (Forecast)	Jan-2025 (Forecast)
Washington	3140 SW 209 th Ave	\$12,940,615	TBD	TBD	TBD	TBD	Purchase Negotiations		
Total committed or underway		\$62,016,076							
LIS Commitment		\$62,016,076							

SECTION 2: PROJECT HIGHLIGHTS

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

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

- a. Who the project intends to serve*
- b. Project team and partnerships*
- c. Noteworthy features or highlights (e.g., community space, free wi-fi, climate resilience and sustainability)*
- d. Anything else worth highlighting*

Elmonica



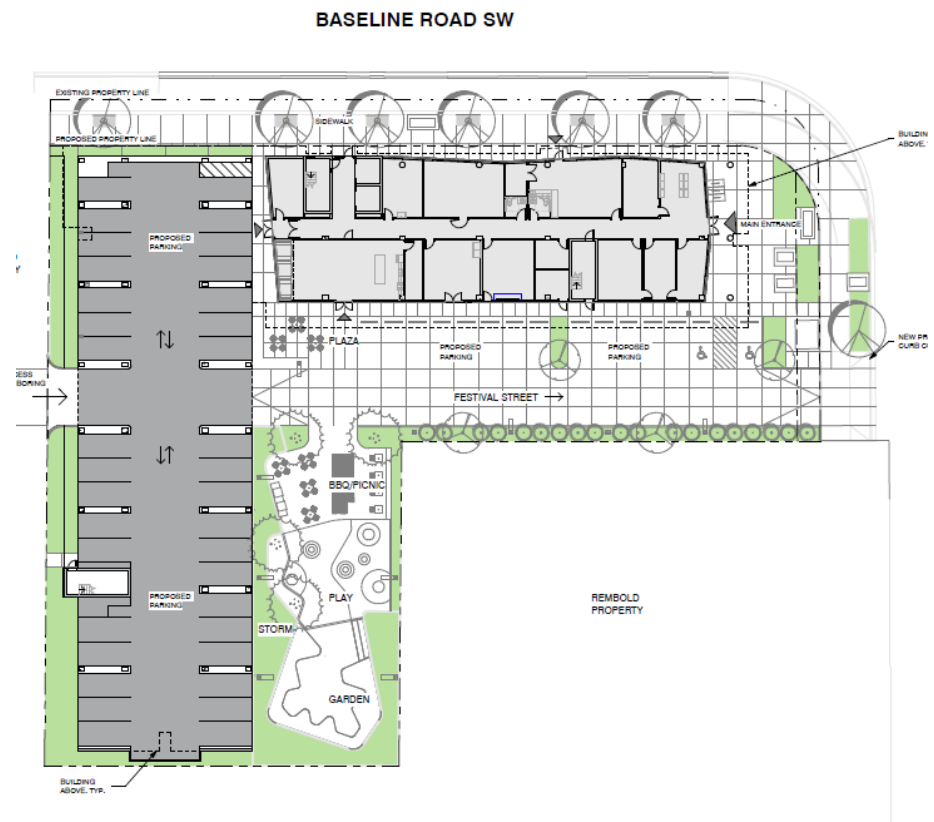
The City of Beaverton and Metro issued a developer solicitation for the Elmonica Station site at 170th and Baseline at the end of 2020, selecting REACH CDC as the preferred team. The site was previously purchased by Metro's TOD Program and is located just north of the Elmonica MAX station in Beaverton. REACH spent 2022 completing project design and is currently seeking land use approval.

REACH's Elmonica project is a four-story, L-shaped, 81-unit building focusing on filling an unmet demand for multigenerational affordable housing that serves families and single-generation households. The development team convened focus groups made up of residents from other REACH communities and representatives from Bienestar, HomePlate Youth Services, Somali Empowerment Circle and the City of Beaverton to gather their ideas on project design. This process highlighted the importance of outdoor space that fosters community and pride in residence.

As a response to its engagement findings, REACH developed a site plan that included a woonerf to help maximize outdoor areas while also addressing the site's access constraints. Other outdoor amenities include a picnic/lawn area, play structures and a pedestrian walking loop. Indoor areas include a fitness room, full-sized kitchen, bike parking, and a community pantry operated in partnership with the Oregon Food Bank. Laundry rooms will be centrally located with flexible community spaces and play areas.

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

The development team includes Colas Construction, Bienestar, and Salazar Architect. Colas is the largest Black-owned construction firm in the Pacific Northwest and has ample experience building affordable housing within the region. Bienestar has a long history of working with Latinx and immigrant communities within Washington County and will be providing services to the residents of the proposed project. Salazar



Architects also has a history of designing contemporary and collaborative affordable housing projects, including the recently approved Las Adelitas project in Portland.

Glisan Family

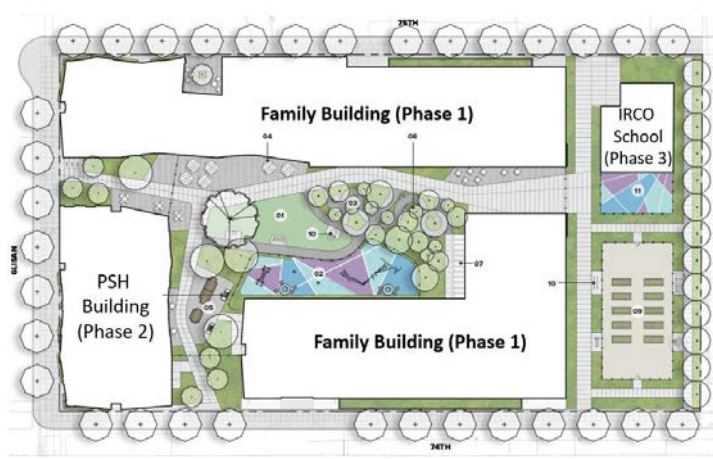


Related NW in partnership with Immigrant and Refugee Community Organization (IRCO) are developing 96 units of family-oriented housing on part of Metro's property at 432 NE 74th Ave in Portland. Glisan Family, also named Aldea at Glisan Landing, will include studios, one-, two-, three-, and four-bedroom units ranging from 400 SF to 1,200 SF. Income levels will range from 30 percent to 60 percent. The building will be four stories tall and constructed on a concrete podium with 62 parking spaces. IRCO also plans to build a multi-cultural preschool adjacent to the family building on a separate parcel. SApGlisan Family and the preschool parcel are scheduled to close on March 2nd, 2023. While the housing portion of the site will begin construction soon after, additional fundraising is needed for the preschool which is not receiving any housing bond funding. The preschool is anticipated to begin construction at the end of 2023.

Related Northwest is a division of Related California. The company has developed 16,000 residences and has more than 3,000 affordable units in predevelopment in San Francisco, Los Angeles, Irvine and Portland. Related is backed by The Related Companies, L.P. of New York, a privately owned real estate firm with over \$60 billion of assets.

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

Glisan PSH



Related NW in partnership with Catholic Charities is developing Glisan PSH, a 41 unit enhanced supportive housing building on the remainder of Metro's property at 432 NE 74th Ave in Portland. Glisan PSH, also named Beacon at Glisan Landing, will include all studio PSH units that will be supported by project-based vouchers and serve residents earning 30 percent of AMI or below. Glisan PSH will build off of Catholic Charities' experience managing the Kenton's Women's Shelter and will focus on providing housing for survivors of domestic violence. The ground floor of the building will include a commercial kitchen and retail storefront operated by Stone Soup PDX, which will provide job training to residents and the community at large. Glisan PSH is scheduled to begin construction in May 2023.

Catholic Charities was founded in 1933 to combat poverty and injustice throughout Western Oregon by operating an array of programs and services to meet the needs of the most vulnerable people in the community regardless of faith. Expanding on their experience operating the Kenton Women's Village, Catholic Charities will provide wraparound services to the 41-unit permanent supportive housing units.

Portland Value Inn



Community Partners for Affordable Housing (CPAH) and HAKI Community Organization were selected as the preferred development team for Metro's Portland Value Inn property at 10450 SW Barbur Blvd in Portland. The development team submitted the highest rated proposal following PHB's 2022 Metro Bond Opportunity Solicitation that closed in January 2023. The team proposes to build 77 units on the one-acre property that will serve formerly homeless families and immigrant communities. It will include eight studios, 19 1-bedroom units, 34 2-bedroom units, eight 3-bedroom units, and eight 4-bedroom units. Planned amenities include a community room with a shared kitchen, a second flexible community space, lending library, computer stations, and flexible outdoor space. The proposed project will also include 44 on-site parking spaces.

Humanity Assistance Kindness Interculturalism (HAKI) Community Organization will provide resident services along with CPAH. These services will include eviction prevention, job training, community building, and both after school and summer youth programs. Urban League of Portland will provide additional culturally specific supportive services for 15 PSH units in the project.

Pipeline Projects

In addition to the four SAP projects with selected developers (Glisan PSH, Glisan Family, Elmonica, and Portland Value Inn), SAP has three sites under control which do not yet have developers selected. These are Gresham Civic NE parcel, Boone's Ferry Road in Lake Oswego, and Walker Road in Hillsboro. A developer solicitation is currently open for the Gresham Civic NE Parcel site. Developer selection is in process for the Walker Road site. An RFQ is scheduled to be released in early February for the Boone's Ferry Road site.

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*

Metro's SAP program works in partnership with Local Implementing Partners to set equitable contracting goals and workforce tracking goals for projects developed on SAP sites. For Elmonica Station, REACH CDC established a 35 percent minimum goal for COBID-certified hard cost and professional services. The team has set an aspirational goal of 50 percent COBID participation for hard costs and 70 percent for professional services. Both the project architect, Salazar, the general contractor, Colas, are COBID certified firms. In addition, COLAS is a BIPOC-owned prime contractor with a history of developing a racially equitable and diverse construction workforce.

For the Glisan Family and PSH projects, Related NW with LMC/ALMAR Impact Builders and Holst Architecture established a 35 percent minimum goal for COBID-certified hard cost and 30 percent for professional services. Holst is a certified women business enterprise and disadvantaged business enterprise. LMC is partnering with ALMAR Contracting, a BIPOC owned contractor, to help maximize participation from other BIPOC-owned subcontractors.

Walsh Construction has partnered with O'Neill Construction, a COBID certified minority owned business, to form Walsh O'Neill Community Builder, which will serve as general contractor for CPAH's Barbur Portland Value Inn project. CPAH is targeting a 30 percent COBID participation goal for hard and soft costs.

For current and planned RFQ's, Clackamas County, the City of Gresham, and Washington County have each committed to 20% COBID participation on both hard costs and soft costs.

Figure 3. 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 outcomes <i>% of total contract amounts paid to...</i>	
			<i>Project goal (% hard costs)</i>	<i>Project goal (% soft costs)</i>	<i>Project outcome (% hard cost)</i>	<i>Project outcome (% soft cost)</i>
Elmonica Station	REACH CDC, Colas	Oct-2024	35%	35%	TBD	TBD
Glisan Family	Related NW + IRCO, LMC/Almar	Feb-2025	35%	30%	TBD	TBD
Glisan PSH	Related NW + Catholic Charities, LMC/Almar	Feb-2025	35%	30%	TBD	TBD
Barbur Value Inn	CPAH + HAKI, Walsh	Nov-2025	30%	30%	TBD	TBD
Troutdale	Home Forward, Bremik	Oct-2024	28%	20%	TBD	TBD

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

The City of Portland requires workforce tracking on all its housing bond projects and has set aspirational goals of 22% minority workforce participation at both the journeyman and apprentice levels and 9% woman workforce participation at both the journeyman and apprentice levels. For the Walker Road RFQ, the City of Hillsboro will give added consideration to proposals that include workforce tracking. For the upcoming Boone’s Ferry Road solicitation, Clackamas County will also require workforce tracking. The City of Beaverton anticipates tracking workforce participation during the construction of Elmonica Station.

Figure 4. Workforce diversity goals/outcomes (as applicable based on LIS and project)

Project name	Implementing Jurisdiction	Developer, General contractor	Workforce tracking?	Prevailing wage	Notes and preliminary progress
			Y/N	BOLI, Davis Bacon, N/A	
Elmonica Station	City of Beaverton	REACH CDC, Colas	Y	Davis Bacon	Project in land use review, construction as soon as Fall 2023
Glisan Family	City of Portland	Related NW, LMC/Almar	Y	N/A	Construction begins March 2023
Glisan PSH	City of Portland	Related NW, LMC/Almar	Y	BOLI	Construction begins May 2023
Barbur Value Inn	City of Portland	CPAH + Haki, Walsh	Y	Davis Bacon	Construction anticipated June 2024
Troutdale	Home Forward/Multnomah County	Home Forward/Bremik	Y	N/A	Project in land use review

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:

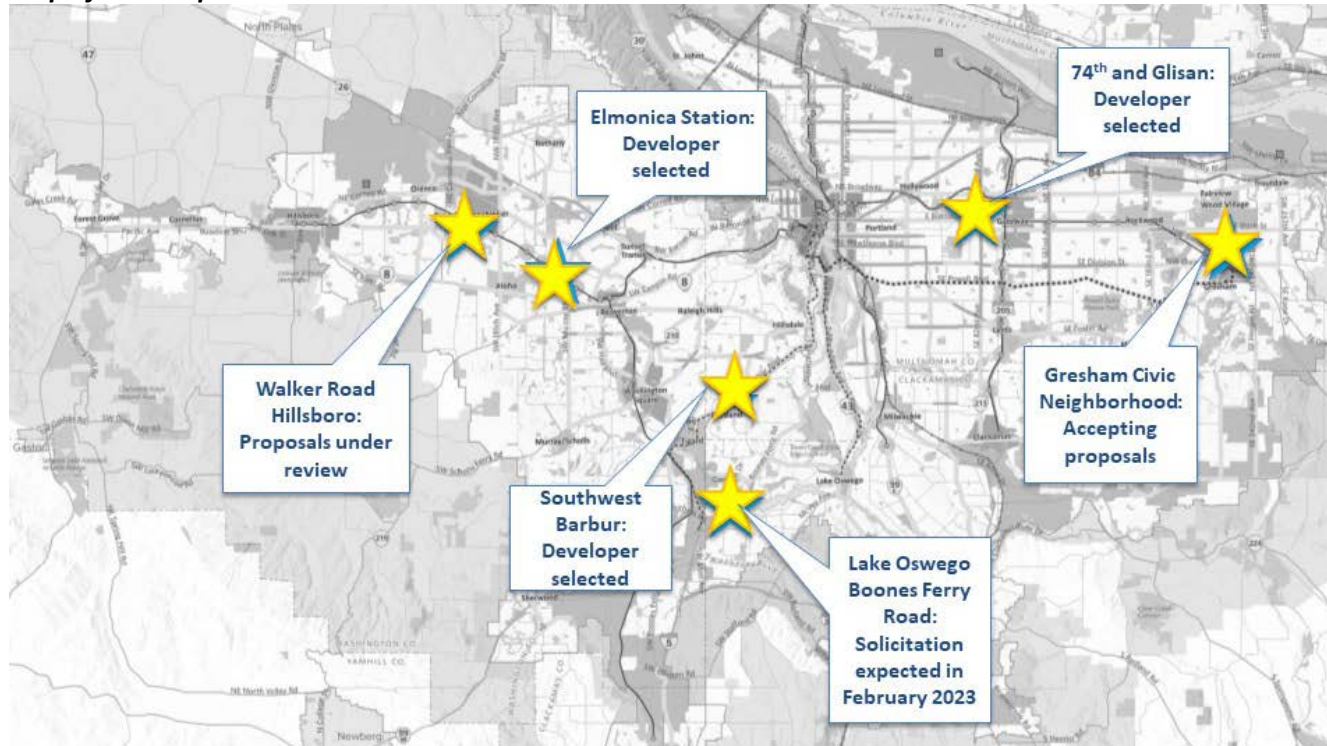
- How locations of selected projects supported the location strategy described in your LIS, and any location priorities for future solicitations (feel free to include a map if you can)*
- How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up*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

Metro's Site Acquisition Program seeks to provide affordable housing sites in a geographically distributed manner within each of the eight implementing jurisdictions. The SAP targets properties that will help expand the affordable housing supply in Metro Equity Focus Areas and/or areas with limited existing income-restricted housing. To date SAP has acquired three properties (Walker Road, SW Barbur, and Boone's Ferry Road) and contributed three Metro TOD acquired properties (Glisan, Gresham Civic, and Elmonica). Based on surveys of residential preferences of affordable housing residents in the SAP LIS, Metro has prioritized sites in locations near key amenities including transit, grocery stores, parks, and elementary schools. Metro has also sought to acquire sites in areas at risk of gentrification and displacement such as Barbur Boulevard in Southwest Portland and northeast Portland, and in locations where there is limited existing affordable housing, such as the Walker Road site in Hillsboro's Tanasbourne neighborhood, and the Boone's Ferry Road site in Lake Oswego's Lake Grove neighborhood. Metro is currently seeking one additional site in Washington County and has a signed LOI for a property in the Aloha area near a proposed bus rapid transit line on Tualatin Valley Highway. Neighborhoods near proposed transit improvements are at increased risk of future gentrification.

When preparing developer solicitations, Metro has often conducted site specific engagement to supplement the efforts of the local implementation partner. This engagement has highlighted the value that low-income people and people of color place on programming and services that are specifically tailored to the anticipated resident population. As a result, each of the SAP projects selected so far has had a culturally specific partner. At Elmonica Station, the developer, Reach CDC, has partnered with Bienestar and Somali Empowerment Circle to provide resident services. At the Glisan Family project, Related NW has partnered with IRCO to provide resident services and to develop and operate a multicultural pre-school program. Finally, at the Barbur Value Inn site, CPAH will be partnering with HAKI to provide culturally specific resident services.

Map of SAP Properties



The properties above are distributed across all three counties and five of the seven implementing jurisdictions. In Multnomah County, SAP has allocated its funds to support Home Forward's project in the historic Old Town of Troutdale. In Washington County, SAP is in negotiations with a property owner to acquire an affordable housing site in Aloha.

Figure 5. 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
Elmonica Station	Multi-generational families, homeless youth	Bienestar, Homeplate, Somali Empowerment Circle, REACH CDC	Bienestar, Homeplate, Somali Empowerment Circle, REACH CDC
Glisan Family	Families, immigrants and refugees	IRCO, Quantum	Catholic Charities, IRCO, PDX Urban Gardens, Children's Book Bank.
Glisan PSH	Survivors of domestic abuse, women-identifying single households	Catholic Charities / Kenton Women's Shelter, Quantum	Catholic Charities, Stone Soup PDX
Barbur Value Inn	Formerly homeless families, immigrants and refugees	HAKI, Urban League of Portland	HAKI, Urban League of Portland

Figure 6. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Notes on other accessibility elements
Elmonica Station	TBD	TBD	Y	Project at early stages of design
Glisan Family	0	5	Y	4 accessible parking spaces, 1 van accessible
Glisan PSH	0	3	Y	

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.

When preparing developer solicitations, SAP has often conducted site specific engagement to supplement the efforts of the local implementation partner. SAP's approach to engagement typically combines a diverse stakeholder body of 12-24 participants plus a survey focused on low-income households in the surrounding area. Metro has conducted site specific engagement for the Glisan, Barbur Value Inn, and Boone's Ferry Road sites. Work is underway with the City of Hillsboro to support and guide developer-led engagement for the Walker Road site.

For the Elmonica site, REACH conducted engagement efforts prior to development of the project design. They conducted engagement with residents of REACH's other properties to develop programming at the Elmonica site.

Additionally, Metro conducted engagement with eight culturally specific community-based organizations to identify the qualities of equitable and effective partnerships with affordable housing developers and incorporate best practices into future development solicitations to better advance Metro's racial equity goals by supporting successful partnerships with community-based organizations.

Figure 7. WHO WAS ENGAGED: Summary of SAP led 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
Boone's Ferry Road Stakeholder Panel	23	Y	18	27%	47%	53%	Did not collect	Did not collect	9%	44%
Boone's Ferry Road Survey	36	Y	34	16%	35%	50%	Did not collect	Did not collect	Did not collect	34%
Barbur Value Inn Stakeholder Group	18	Y	14	81%	52%	Did not collect	Did not collect	Did not collect (but approx 50%)	Did not collect	40%
Barbur Value Inn Survey	185	Y	161	74%	75%	16%	Did not collect	Did not collect	Did not collect	61%

Additional information:

For Boone's Ferry Road survey, 53% had one or more disabilities. For Boone's Ferry Road stakeholder group, 59% have one or more disabilities. For Barbur survey, 63% spoke a language other than English at home (important but different from limited English proficiency) and 33% had one or more disability. For Barbur stakeholder group, 45% spoke a language other than English at home and 56% had one or more disabilities.

Figure 8. SAP LED ENGAGEMENT ACTIVITIES, THEMES AND OUTCOMES (add rows as needed)

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.	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.	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.
Boone’s Ferry Road stakeholder group	Desire for a development team that could build connections between tenants and neighborhood, design that provide residents access to nature and trees, beauty and convenience, community connection, design that helped residents conveniently meet practical needs such as mobility, laundry, storage, and internet access.	Priorities incorporated into a value statement which will be included in RFQ.
Boone’s Ferry Road survey	See above	
Barbur Value Inn stakeholder panel	Owner/operator with strong community ties and commitment to serving local population. Peacefulness and community connection.	Priorities incorporated into a value statement included in the RFQ.
Barbur Value Inn Survey	See above	

Figure 9. Summary of SAP 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	2	0	
List of organizational partners	SW Equity Coalition, HAKI Community Organization	SW Equity Coalition, HAKI Community Organization		
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g. tabling, emails, phone calls, etc.)	Direct connection by email, phone, video chat, with members of community-based organizations, businesses and other groups. Email invitation to participate in surveys (that went to service providers and neighborhood members). Direct phone calls to immigrant community members to take their survey responses.			

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

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

REACH CDC is incorporating a dedicated outdoor air system and a packaged terminal heat pump system to provide cooling to the Elmonica Station project. Related NW is incorporating a combination of whole building air conditioning and PTHP systems to cool Glisan Family and PSH. CPAH is committed to incorporating cooling options into the Barbur Portland Value Inn project.

In addition to partnering with local jurisdictions to support the requirement that all projects going forward incorporate cooling strategies, SAP's site-specific engagement work has resulted in the prioritization of natural cooling through trees and landscaping in the RFQ's for the Glisan and Boone's Ferry Road sites. Given the rising cost of land in the region, particularly on sites near important amenities, there will continue to be trade-offs between provision of housing, parking, and trees and landscaping on the limited land available for affordable housing development.