

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Housing Bond Oversight Committee Meeting
Date: Wednesday, April 19, 2023
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Staff presentation and committee discussion of regional trends and key findings for 2022 annual report

9:30 a.m.	Welcome and Introductions
9:40 a.m.	Public comment
9:50 a.m.	Metro staff updates
10:05 a.m.	Metro staff presentation and committee discussion: Regional trends and key findings for annual report
11:20 a.m.	Break
11:30 a.m.	Committee discussion: Formulate preliminary findings and recommendations to inform the Committee's annual report to Metro Council
11:55 a.m.	Next steps
12:00 p.m.	Adjourn

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964 and related statutes that ban discrimination. If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit www.oregonmetro.gov/civilrights or call 503-797-1536. Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1700 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. For up-to-date public transportation information, visit TriMet's website at www.trimet.org.

Thông báo về sự Metro không kỳ thị

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1700 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights. або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1700 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧视公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1700（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullan dadweyne, wac 503-797-1700 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqo ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1700를 호출합니다.

Metro의差別禁止通知

Metroでは公民権を尊重しています。Metroの公民権プログラムに関する情報について、または差別苦情フォームを入手するには、www.oregonmetro.gov/civilrights。までお電話ください。公開会議で言語通訳を必要とされる方は、Metroがご要請に対応できるよう、公開会議の5営業日前までに503-797-1700（平日午前8時～午後5時）までお電話ください。

សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

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

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإيداع شكوى ضد التمييز، يُرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1700 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1700 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights. Si necesita asistencia con el idioma, llame al 503-797-1700 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1700 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1700 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1700 (8 teev sawn ntxov txog 5 teev tsaus ntuj weekdays) 5 hnuv ua hauj lwm ua ntej ntawm lub rooj sib tham.

Meeting Summary

Meeting: Housing Bond Oversight Committee Meeting
Date: Wednesday, March 8, 2023
Time: 9:30 a.m. to 12:30 p.m.
Place: Virtual meeting (Zoom)
Purpose: Discuss implementation progress with four jurisdictions

Attendees

Kira Cador (she/her), Brandon Culbertson (he/him), Scott Greenfield (he/him), Co-chair Jenny Lee (she/her), Ann Leenstra (she/her), Willie Poinsette (she/her), Mara Romero (she/her), Co-chair Steve Rudman (he/him), Andrea Sanchez (she/her), Karen Shawcross (she/her), Nicole Stingham (she/her), Trinh Tran (he/him), Juan Ugarte Ahumada (he/him)

Metro Councilors

Mary Nolan (they/them)

Metro staff

Melissa Arnold (she/her), Ash Elverfeld (they/she), Emily Lieb (she/her), Jimmy Oporta (he/him), Alison Wicks (she/her)

Facilitator

Ben Duncan (he/him)

Note: The meeting was recorded via Zoom; therefore, details will be mainly focused on the discussions, with less detail regarding the presentations. Presentation slides are included in the archived meeting packet.

Welcome and introductions

Co-chairs Steve Rudman and Jenny Lee welcomed the Committee to the meeting.

Ben Duncan, Kearns & West, facilitated introductions between Committee Members.

Members approved the meeting summary from February 2023.

Conflict of interest declaration

Co-Chair Jenny Lee, Ann Leenstra, Nicole Stingham, and Andrea Sanchez shared perceived or actual conflicts of interest.

Public comment

No public comment was received.

Annual progress report: Clackamas County

Co-chair Jenny Lee shared how the questions the Committee developed were used as prompts for each jurisdiction to respond to. She detailed the questions shared with the jurisdiction.

- 1) Provide an overview of where your jurisdiction is in the process of committing funds, and your plans/timeline for committing the 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 (PSH) and integrate supportive housing services (SHS) investments in your portfolio?

Meeting Summary

- 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?
- 7) Are any projects experiencing challenges with entitlements that could jeopardize the anticipated construction start date? Do you have any projects that have experienced a lack of clarity or specific early guidance from various agencies in the jurisdictional permitting processes?
- 8) Do you have any projects that closed, or started construction, between 1/1/2021 and 6/30/22, that are having financing issues? Such as, not meeting the 50% test and needing more PAB as a solution and being “out of balance” leading to a cash call?

Devin Ellin, Director of Housing Development for the Housing Authority of Clackamas County introduced herself. She covered the five projects in the jurisdiction that were completed or are under construction. She provided answers to the above questions.

- 1) Since Clackamas County submitted its 2022 project report, two projects are under review by Metro for endorsement and there are several pipeline projects. The jurisdiction will exceed all three bond goals.
- 2) The Tukwila Springs project was intended to fund 12 PSH units, but with the passing of the SHS measure, that number increased to 48 units. SHS funding also allowed the Fuller Station project to receive adequate funding, and there are two other projects currently under construction that will likely increase their total number of PSH units. Projects have shared a need to increase PSH services provided to PSH and non-PSH designated units.
- 3) Clackamas County requires all Bond project units to be made available to applicants that meet screening requirements. Two projects have low barrier screening requirements. One project will discuss any potential barriers during the screening interview to overcome any perceived barriers.
- 4) Clackamas County’s goal was to have 20% of costs paid to Certification Office for Business Inclusion and Diversity (COBID) certified firms. One completed project exceeded the goal, and the other completed project ended at 19.8% due to closing delays. Pipeline projects are on track to exceed the goal. The LPC tracker has been extremely useful in tracking data and goal setting.
- 5) Projects are identifying multiple funding sources including the Private Activity Bond (PAB) and the State Market Cost Offset Fund (MCOF). Clackamas County identified Wilsonville and West Linn as two cities that do not have Bond projects underway and are working with them in developing project concepts.
- 6) Metro staff have been great to work with. Clackamas County learned how to implement workforce tracking and would like to see standard reporting criteria for all jurisdictions. Clackamas County’s administration funding is only 2% and would like an increase in the administrative cap as funds are limited to run the program and data reporting.
- 7) Projects have shared that a lack of clear processes, standards, and city requirements has created delays. Clackamas County is trying to help move things forward as a jurisdictional partner.
- 8) No projects have shared this concern, but they are seeing an increase in construction loan floating rates. There are concerns about being able to solve the 50% test for mid-construction.

Meeting Summary

Nicole Stingh noted that the Market Cost Offset Fund (MCOF) is currently out of resources and the Oregon Housing & Community Services Department (OHCS) doesn't have other funds. She added that funding from other jurisdictions may be a solution.

Devin Ellin, Housing Authority of Clackamas County, responded that they haven't been approached by projects on this issue yet, but will connect with Wilsonville to see if they want to reach out and connect offline.

Andrea Sanchez asked how the Committee can help regarding rising interest rates.

Devin Ellin, Housing Authority of Clackamas County, replied that she is not sure and asked the Committee how it can help.

Andrea Sanchez shared that the Committee is trying to understand if there is a cash flow or total resources issue for projects under construction. If there is a cash flow issue, the Committee could suggest modification of hold-back funds. If there is a total resources issue, it could look at deferring additional fees. The Committee wants to ensure that Black, Indigenous, and People of Color (BIPOC) organizations are building wealth.

Emily Lieb, Metro, shared that Metro could facilitate understanding where funding gaps are being filled.

Scott Greenfield asked if future project unit configurations are set and what considerations go into determining what configuration mix is used when building units. He also asked what is necessary to help developers receive a higher percentage of PSH funding in the long term.

Devin Ellin, Housing Authority of Clackamas County, replied that Clackamas County worked with Metro, the City, and an architecture firm to complete a configuration study. Configuration considerations include parking and tree requirements. She added that project sponsors have shared that PSH needs connected subsidies. The two funding sources for PSH include the SHS funding and the State's PSH program. Clackamas County is discussing internally what would happen if the measure sunsets.

Karen Shawcross shared that the Bond should consider the impact to BIPOC and COBID organizations and track and monitor what is happening to identify solutions.

Mara Romero reflected that Clackamas County seems to have a deep commitment to developing accessible units and has the largest number of accessible units in Fuller Station, she asked if there were any factors contributing to this.

Devin Ellin, Housing Authority of Clackamas County, replied that Fuller Station was being rehabilitated and that it was well-suited for accessibility. She noted that the project sponsor was dedicated to accessibility and ensured it was part of the design process, and Clackamas County wants to continue this trend.

Co-chair Steve Rudman asked why PSH services don't always apply for entire buildings and if there will be the ability to report on workforce.

Devin Ellin, Housing Authority of Clackamas County, replied that policy states if there are 40% or more units under PSH that SHS services will apply for the whole building. She added that the LCP tracker has been great, and they can track workforce by pulling information from projects currently under construction.

Meeting Summary

Trinh Tran asked what is being done regarding screening and outreach that eliminates cultural and language barriers.

Devin Ellin, Housing Authority of Clackamas County, replied that they are using interpreters and identifying specific populations for outreach, and ensuring materials are multilingual.

Nicole Stingham asked about the community land trust model and if PSH operating costs are increasing.

Devin Ellin, Housing Authority of Clackamas County, replied that insurance is causing cost increases and that the funding gap is being filled by SHS. The community land trust model is something she'd like to discuss offline, and Clackamas County is eager to move forward with it and create homeownership opportunities.

Annual progress report: Washington County

Komi Kalevor, Housing Director, and Andrew Crampton, Development Manager, from the Housing Authority of Washington County introduced themselves and provided an overview of Washington County's Bond Projects.

Komi Kalevor, Housing Authority of Washington County, shared that two projects are complete and occupied and that they have received more applications than units available.

Andrew Crampton, Housing Authority of Washington County, discussed the Aloha Inn Project, and how it utilized SHS funds and COBID-certified architects and contractors. The Aloha Inn Project is undergoing a renaming process, which the building residents are helping take a part in.

Karen Shawcross asked about the low barrier lease up process.

Andrew Crampton, Housing Authority of Washington County, replied that Washington County reviews screening criteria and materials, and seeks to be proactive in outreach.

Mara Romero asked who their partner is at each building and what kind of support is being given to Aloha Inn behavioral health referrals.

Andrew Crampton, Housing Authority of Washington County, replied that they partner with the property managers, Bienestar, and Sequoia. He added that they work with the SHS team on providing service providers and that Aloha Inn will have support from all three providers. Komi Kalevor, Housing Authority of Washington County, added that all units at Aloha Inn are PSH units.

Kira Cadore reflected that Clackamas County mentioned that project sponsors are aiming for 30% of units to be PSH designated and asked if they are seeing similar things.

Komi Kalevor, Housing Authority of Washington County, responded that Tigard started at 30% units but when the SHS measure passed, they turned into 100% PSH units.

Scott Greenfield asked what the timeline is for units to be fully occupied and if the forecasted timeline was accurate.

Andrew Crampton, Housing Authority of Washington County, replied that they haven't completed lease up yet. In Aloha, the bridge shelter will help with lease up. He noted that they can report back on this once they have the findings.

Co-chair Steve Rudman noted that there were no workforce goals and asked if they are going to report on workforce. He also asked if there were any upcoming Metro Site Acquisition projects.

Meeting Summary

Andrew Crampton, Housing Authority of Washington County, replied that workforce is important, and several projects are Davis Bacon which should allow for tracking. He added that Metro Site Acquisition is currently working on identifying a site.

Andrew Crampton, Housing Authority of Washington County, shared that in response to question 8, the approach has been to move money quickly and be flexible with the Notice of Funding Availability (NOFA). He noted that the County had to ask for additional funds for a project that wasn't eligible for MCOF funds which caused delays and had to pause due to the 50% test, but the PAB is another source of funding they have identified for support.

Annual progress report: Hillsboro

Chris Hartye, Senior Project Manager, Community Development Department, City of Hillsboro, introduced himself and provided answers to the Committee's questions.

- 1) The City of Hillsboro has three projects in its portfolio, with one project under construction by Bienestar and two approaching concept approval with closing expected in mid-2024.
- 2) The Walker Road Project will include at least 15% PSH units and the other two projects will have Regional Longterm Rent Assistant (RLRA) voucher integration. The City of Hillsboro has been in regular communication with SHS staff to explore ways to serve households.
- 3) The City of Hillsboro reviewed and approved developers' low barrier screening criteria and will receive the number of screened, accepted, denied, and appealed applications. While The City of Hillsboro will track, learn, and evaluate workforce and lease-up data, they will rely on the owners to implement and monitor numbers.
- 4) The City of Hillsboro's goal is for 20% of project costs to go to COBID contracting, and they are on track to exceed the goal. The City of Hillsboro is open to learning from other jurisdictions and suggested convening a roundtable with developers and general contractors to discuss workforce and contracting diversity.
- 5) The City of Hillsboro has been working with consultants to identify subsidy amounts and account for cost escalators and market volatility. It's important for jurisdictions to discuss cost escalator issues candidly with developers and have contingencies beyond 5%.
- 6) Collaboration with Metro has been great and units are getting built. Family-sized units are in high demand. Regarding improvements, Metro and the Committee should stay involved in project challenges that look different in each community.
- 7) There haven't been any issues, and they are planning to use the Senate Bill 8 Density Bonus to achieve the unit amount.
- 8) One project closed during this period and experienced variable construction interest rates which caused a funding gap. The solution was to use the contingency funds and the 10% of the holdback funds which worked well.

Mara Romero noted that lease up is just beginning, and asked for the City of Hillsboro to report back on how the lease up process goes.

Chris Hartye, City of Hillsboro, noted that newer property management companies may need some education and that it's important to set clear expectations.

Annual progress report: Beaverton

Javier Mena, Program Manager, City of Beaverton, introduced himself and provided the following answers to the Committee's questions.

- 1) The City of Beaverton is projected to exceed the number of 30% AMI units and family-sized units. One project is complete, one is in construction, one is in pre-construction, and one is in concept.

Meeting Summary

- 2) The City of Beaverton was not able to make PSH connections for the Mary Ann project. The City of Beaverton met with the County and developers today to identify ways to connect resources and he is confident in PSH unit integration moving forward.
- 3) The City of Beaverton works with the developer, property management company, and two community groups to review screening criteria and the appeals process. Similarly to the City of Hillsboro, the City of Beaverton will rely on the developer to implement and monitor numbers.
- 4) The City of Beaverton is in the selection stage with COBID contracting partners and is continuing to educate developers to work with trade associations. The subcontractor pool needs to increase and while there are no outcome commitments, the City of Beaverton is tracking numbers to get better.
- 5) There are funding gaps for one project due to increase rates for material and labor, and they are looking at using contingency to cover the gap.
- 6) Working with Metro staff and partnering with OHCS has been great, and the City of Beaverton would like another Bond. There are staff and COBID-certified contractor capacity challenges and funding challenges.
- 7) The City of Beaverton worked with partners and put out a solicitation, but they are now working out land use issues.
- 8) N/A.

Scott Greenfield asked how big the funding gap is.

Javier Mena, City of Beaverton, replied that they are finalizing numbers and can share the results.

Co-chair Steve Rudman asked if they were working with Latino Build.

Javier Mena, City of Beaverton, confirmed that they are working with Latino Build and Professional Business Development Group to get 10 subcontractors COBID certified.

Andrea Sanchez reflected that market volatility seems to impact projects getting to construction rather than impacting projects under construction.

Javier Mena, City of Beaverton, replied that it's both.

Committee Discussion and Reflection

Kira Cador reflected that a main theme she heard was the need for more administrative funding and asked how that could be approached.

Emily Lieb, Metro, responded that would be a great follow-up conversation for the Committee. She added that the Bond Measure includes a 5% administrative cap that's shared between all jurisdictions. Metro staff can come back to the committee to share outcomes on this topic and if funding shifts can happen.

Mara Romero reflected that there could be some coordination and consistency between jurisdictions on lease up strategies and how to use PSH funding.

Karen Shawcross stated that in the future the focus should be to track solutions for funding gaps and measure impacts. She shared her concern about monitoring capacity and lease-ups and suggested hosting roundtables. She also noted she heard a call for a new bond.

Andrea Sanchez emphasized the tension between consistency and empowering the jurisdictions to do their own work. She noted that there are different approaches to admin.

Meeting Summary

Nicole Stingh reflected on home ownership development and asked what the Committee's role would be in developing a new bond measure.

Co-chair Steve Rudman recognized the progress made due to the Bond and reflected that for the next meeting, Metro staff should remind the jurisdictions of the questions asked.

Mara Romero stated that a future bond would be more likely to pass if the public saw how well this one is going and what it has funded.

Andrea Sanchez added that jurisdictions are getting experience in affordable housing development and should consider asset management.

Ben Duncan, Kearns & West, asked what would make this type of meeting better in the future.

Mara Romero liked the question-and-answer format.

Co-chair Steve Rudman said it's helpful to get an overview and then receive answers to the questions.

Nicole Stingh added that it could be helpful to take a panel approach and have all jurisdictions present and discuss topic by topic.

Next steps

Ben Duncan, Kearns & West, thanked everyone for meeting.

Next steps include:

- March 15 meeting.
- Housing Authority of Washington County to report back on lease up findings.
- The City of Beaverton to follow up on funding gap numbers.
- The City of Hillsboro to report back on the lease up process.
- Metro staff to report back on administrative cap funding shifts.

Adjourn

The meeting adjourned at 12:30 p.m.

Meeting Summary

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)
Purpose: Discuss implementation progress with four jurisdictions

Attendees

Kira Cador (she/her), Scott Greenfield (he/him), Co-chair Jenny Lee (she/her), Ann Leenstra (she/her), Willie Poinsette (she/her), Mara Romero (she/her), Co-chair Steve Rudman (he/him), Andrea Sanchez (she/her), Karen Shawcross (she/her), Nicole Stingh (she/her)

Absent Members

Brandon Culbertson (he/him), Trinh Tran (he/him), Juan Ugarte Ahumada (he/him)

Metro Councilor

Mary Nolan (they/them)

Metro staff

Melissa Arnold (she/her), Ash Elverfeld (they/she), Emily Lieb (she/her), Jimmy Oporta (he/him), Alison Wicks (she/her)

Facilitator

Ben Duncan (he/him)

Note: The meeting was recorded via Zoom; therefore, details will be mainly focused on the discussions, with less detail regarding the presentations. Presentation slides are included in the archived meeting packet.

Welcome and introductions

Ben Duncan, Kearns & West, facilitated introductions between Committee Members.

Co-chairs Steve Rudman and Jenny Lee welcomed the Committee to the meeting. Co-chair Jenny Lee reviewed the questions sent to the jurisdictions in advance to be answered in the meeting.

- 1) Provide an overview of where your jurisdiction is in the process of committing funds, and your plans/timeline for committing the 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 (PSH) and integrate supportive housing services (SHS) 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?

Meeting Summary

- 7) Are any projects experiencing challenges with entitlements that could jeopardize the anticipated construction start date? Do you have any projects that have experienced a lack of clarity or specific early guidance from various agencies in the jurisdictional permitting processes?
- 8) Do you have any projects that closed, or started construction, between 1/1/2021 and 6/30/22, that are having financing issues? Such as, not meeting the 50% test and needing more Private Activity Bonds (PAB) as a solution and being “out of balance” leading to a cash call?

Conflict of interest declaration

Co-chair Jenny Lee, Nicole Stingh, and Kira Cadore Lee shared potential conflicts of interest.

Public comment

No public comment was received.

Annual progress report: Portland Housing Bureau

Molly Rogers, Portland Housing Bureau (PHB) Interim Director, introduced herself and provided an overview of their projects. She shared that escalating interest rates and construction costs have caused funding gaps. With leveraging and alignment of additional funds, they have brought a \$70 million gap down to \$10 million. They are working with jurisdictional partners to identify permitting processes and code issues that contributed to the costs.

Jill Chen, Housing Investments and Portfolio Preservation Manager, PHB, shared that all projects have exceeded every goal, except for the 30% AMI, which PHB is on track to meet. Three projects are open, nine are in construction, and six are in pre-development. She detailed the Broadway Corridor Project’s timeline and funds.

Co-chair Steve Rudman asked if the homeownership subsidy is equal to the rental unit subsidy if the SHS fund linkages are for services or rent assistance, and why PHB is not waiting for the next bond to fund the Broadway Corridor Project.

Jill Chen, PHB, responded that PHB asked developers to look at a subsidy of 150K per unit, and was told that is not sufficient. PHB will use the contingency fund to help address the gap and is working with Oregon Housing Community Services (OHCS) and Habitat for Humanity. She shared that PHB will use Section 8 funds to help with rent assistance.

Jennifer Chang, PHB, introduced herself and added that SHS funds are being used for services and PHB has been effectively leveraging PSH and rent assistance services from the State.

Jill Chen, PHB, replied that the Broadway Corridor project will have a go/no-go decision in the future depending on fall 2023 solicitation results.

Nicole Stingh asked if PHB is considering implementing a land trust model.

Jill Chen, PHB, replied that the Cully Boulevard project will implement a land trust model.

Karen Shawcross asked for PHB to respond to questions three and six.

Jill Chen, PHB, replied that PHB has set up several processes for low-barrier leasing. During solicitation, PHB sets clear expectations of low-barrier guidelines and criteria examples. Once a project is nearing lease-up, the project sponsor coordinates with PHB and the Joint Office of Homeless Services (JOHS) to review screening criteria, process, and outreach.

Meeting Summary

Megan Grillo, Housing Program Specialist, City of Portland, added that they will review the post-occupancy report and PHB offers fair housing law trainings.

Jill Chen, PHB, added that PHB appreciates the collaboration with Metro. She noted that the approval process could be expedited and that the administration cap could be increased.

Mara Romero asked if they have gotten any feedback on the low-barrier leasing application process.

Jennifer Chang, PHB, responded that before lease-up begins they plan what the application and its support process will be. She noted that they have service providers and community-based organization (CBO) partners to identify marketing and outreach strategies to connect with identified communities.

Jill Chen, PHB, added that low-barrier leasing differs between property managers and offered to share a list of learnings.

Co-chair Steve Rudman noted that PHB and Home Forward are having difficulty tracking workforce and asked if PHB could share key learnings.

Tanya Wolfersperger, Housing Program Coordinator, PHB, replied that PHB's goal is for 30% of hard-cost and 20% of soft-cost funding to go to Certification Office for Business Inclusion and Diversity (COBID) contractors. PHB works with procurement service staff to track and report on data from contractors. She noted that part of the work to support workforce development is through Prosper Portland and that there has been an increased demand for COBID contractors.

Metro Councilor Mary Nolan asked if the Construction Careers Pathway Program (C2P2) is doing what it needs to for this issue.

Emily Lieb, Metro, replied that C2P2 was in early development when the Bond passed and couldn't be built into the Bond. She noted that there is workforce tracking in other programs. Tanya Wolfersperger, PHB, replied that they have not had conversations with C2P2.

Andrea Sanchez noted that there is a supply issue with COBID-certified contractors, but there are many Black, Indigenous, and People of Color-owned firms that aren't certified. She shared it's an industry challenge to support these firms in receiving certification.

Co-Chair Steve Rudman said the Committee should follow up with Molly Rogers, PHB, on how to structure this issue into the next bond.

Annual progress report: Home Forward

Amanda Saul, Assistant Director of Development, at Home Forward, introduced herself and shared that Home Forward develops projects directly. She clarified that Home Forward chose to focus on Troutdale locations as it had the highest housing need, she then provided the answers to the following questions.

- 1) The Troutdale Project will provide 85 units, with half of the units being family-sized units. The project has experienced parking code issues delaying the project. New Department of Land Conservation and Development rules require 0 parking spaces, so the project is hoping to move forward.
- 2) Home Forward plans to provide 25 project-based rental assistance vouchers through a pool of SHS funds. Home Forward has other projects like the Hattie Redmond Project which has 60 PSH units.

Meeting Summary

- 3) Home Forward has updated their low barrier screening policy to include lower criminal screening, letters of references, individual review before denial, and hearings if denied.
- 4) Home Forward is working on this topic and their procurement department tracks their equity policies. Their 2021 report showed that 48% of funds went to Minority, Women, and Emerging Small Businesses certified firms, of that percentage, 79% went to minority-owned firms. Home Forward is also tracking apprenticeships and participants moving up in programs and is providing a developer fee percentage to help get businesses certified.
- 5) The Troutdale Project's budget is not finalized so adjustments have been made, Home Forward is tracking interest rate and cost increases. If needed, Home Forward would utilize the Market Cost Offset Fund (MCOF) to help fill gaps.
- 6) Home Forward thanked Metro for creating thousands of new units through the Bond. In the future, funding caps should be increased and funding opportunities across jurisdictions should be aligned. Home Forward noted that funding makes it difficult to buy existing projects.
- 7) The Troutdale Project has been delayed due to land use codes, and they are hoping to move forward.
- 8) N/A.

Nicole Stingham flagged that the OHCS funds are timed with other bond dates.

Co-chair Steve Rudman noted that the delays are not Home Forward's fault and asked how the Dekum Project is going.

Amanda Saul, Home Forward, replied that it's going well and the first phase of 50 units is almost complete, then phase two will begin.

Andrea Sanchez asked if Home Forward has any insight on how support services are budgeted.

Amanda Saul, Home Forward, replied that the JOHS was doing listening sessions and that SHS partners are struggling with staff hires and retention and are at capacity.

Scott Greenfield asked if Home Forward has connected with Portfolio Resident Services to fill that capacity gap and if there are a defined set of support standards.

Amanda Saul, Home Forward, replied that resident services are different from permanent support services and that there are large categories of services that are standard, but there are also project-specific services.

Melissa Arnold, Metro, added that support services are individualized to residents.

Nicole Stingham asked if the delayed costs could be quantified.

Amanda Saul, Home Forward, replied that they can determine that cost depending on how much detail the Committee wants to go into. They will follow up offline to determine the number.

Annual progress report: Gresham

Ashley Miller, Interim Urban Design and Planning Director, and Hawie Petros, Housing Development Coordinator, the City of Gresham, introduced themselves and provided the following answers to the Committee's questions.

- 1) The City of Gresham has two completed projects that are in lease-up and has \$16.5 million in committed funds. The City of Gresham has exceeded its new or preserved housing units goal and met its deeply affordable units goal; the City needs 23 additional family units to meet the family unit goal.

Meeting Summary

- 2) The City of Gresham has a waitlist for 10 units out of their 22-unit total. Client Assistant Funds and Our Just Future have provided rent assistance.
- 3) The City of Gresham requires each project to submit a low barrier lease up evaluation plan. Low barrier screening criteria include lower income and identity requirements, application fee waivers, and credit history. The Rockwood Village Project partnered with CBOs for multilingual resources. The City of Gresham believes that developers are responsible for applying low barrier lease up due to city staff capacity.
- 4) The City of Gresham's investment requirements include 30% of funds going to COVID-certified firms. The City of Gresham is working with the National Association of Minority Contractors to build relationships. The City of Gresham suggested simplifying the certification process or providing technical assistance to help more firms get certified and supported the idea of a contractor roundtable.
- 5) Projects have managed the financial landscape, and the current request for proposals includes managing increasing rates. One project will apply for an additional funding source to fill financial gaps.
- 6) Metro staff are responsive and great to work with and units are being provided. An area of improvement would be to have reporting templates finalized as the templates have changed from the first year of the program and it's difficult to retroactively request data.
- 7) No issues.
- 8) No issues.

Co-chair Steve Rudman asked if the City of Gresham is still pursuing home ownership.

Hawie Petros, City of Gresham, replied that they anticipate getting proposals on this topic and will find out more about this soon.

Karen Shawcross thanked the City of Gresham for the detailed report.

Annual progress report: Metro Site Acquisition Program

Jon Williams, Project Manager, Metro Site Acquisition Program, introduced himself and shared that the Site Acquisition Program works differently than the other implementation partners. The Site Acquisition Program receives 10% of funding to acquire sites and provide gap financing. The sites developed benefit the jurisdictions and because of this, the Program doesn't have unit targets. The Program identifies sites where low-income households would be successful based on survey findings, which include proximity to transit stations, open space areas, and schools. He noted that subsidy cost is increasing.

Co-chair Steve Rudman asked if Jon Williams can share lessons learned on coordination with jurisdictions and development subsidies.

Jon Williams, Metro Site Acquisition Program, replied that each jurisdiction requires an individual approach and that building relationships are important. He shared that site acquisition is a value add in many areas since sites are not controlled by affordable housing developers due to a large range of competition.

Eryn Kehe, Urban Policy and Development Manager, Metro, expressed the importance of land banking and being strategic in site selection to avoid displacement.

Scott Greenfield asked how parcel selection is prioritized.

Jon Williams, Metro Site Acquisition Program, replied that in the development of the Program, they surveyed to identify what families look for in affordable housing to develop the priority

Meeting Summary

matrix. The other component includes looking at the strong risk of displacement or development exclusion areas.

Andrea Sanchez asked if the Program tests financial feasibility to identify the subsidy amount.

Jon Williams, Metro Site Acquisition Program, replied that the amount of subsidy available is somewhat fixed and within the resources available, the Program prioritizes community-identified values.

Kira Cador asked if the entitlement challenges the Program faced have informed the process going forward.

Jon Williams, Metro Site Acquisition Program, replied that the Troutdale Project is on track for its financial targets and the Glisan Project had undergone its environmental due diligence, but moving forward there will be more processes in place. He added that the Monica Project had unanticipated issues arise even with jurisdictional coordination.

Ben Duncan, Kearns & West, asked about the Program's intersection with brownfields.

Jon Williams, Metro Site Acquisition Program, replied that is part of due diligence and there is a balance between due diligence and housing costs since money not spent on due diligence is spent on housing.

Annual progress report: committee discussion and reflection

Karen Shawcross shared her strong appreciation for Metro staff who received consistent praise and asked for the meeting materials to be shared. She asked to receive the Portland Housing Bureau's list of key learnings and invitations in advance of upcoming openings. She suggested adding Nicole Stingh's idea of Troutdale's delay cost in the final report. She reflected on meeting themes including low barrier leasing and workforce data round tables, technical assistance for COBID certification, monitoring cost increases, aligning funding sources, and using funds to buy housing.

Emily Lieb, Metro, shared that Metro is working with OHCS to establish a data-sharing agreement. She noted that the current language is to receive data annually for the head of the household.

Kira Cador noted that the Committee should request delay costs for all projects that have been delayed.

Co-chair Steve Rudman reflected that he is impressed to see the work done throughout the region and noted that the application process should be streamlined.

Andrea Sanchez added to Kira Cador's comment that entitlement processes can cause a project redesign and those costs should be considered as well.

Kira Cador agreed with this point and noted that advocacy could be broader than the affordable housing development community.

Mara Romero reflected that the Committee could participate in advocacy and recommendations to make changes for topics such as COBID requirements.

Metro Councilor Mary Nolan suggested that the Committee consider local land use rules such as parking at a future meeting. They reflected that while transit is a top priority from survey results, local rules are implementing car-dependent designs.

Meeting Summary

Co-chair Jenny Lee agreed to Metro Councilor Mary Nolan's suggestion and added that there is an environmental justice element.

Mara Romero added that it's important to push back on land rules that no longer serve the population. She added that this could be a disability justice issue and that the green burden shouldn't be placed on low-income populations.

Jill Chen, Portland Housing Bureau, stated that community desires change depending on who the targeted resident is, and some communities have shared their preference for cars, including shared electric vehicles.

Melissa Arnold, Metro, highlighted the importance of community engagement.

Co-chair Steve Rudman added that the clean energy fund has resources that could align with the housing sector.

Next steps

Ben Duncan, Kearns & West thanked everyone for the great meeting.

Next steps include:

- April 19 meeting.
 - Metro staff to assimilate and summarize key points.
 - Committee to discuss key messages for transmittal letter.
- PHB to share a list of low-barrier leasing learnings.
- The Committee to consider structuring COBID certification into the next bond.
- The Committee to consider determining cost delay requests from jurisdictions.

Adjourn

The meeting adjourned at 12:30 p.m.



Metro

Metro affordable housing bond program 2022 annual report: preliminary findings

Housing Bond Oversight Committee | April 19, 2023

Purpose of today's presentation

Share preliminary findings for the 2022 annual program report

Committee feedback and discussion of findings



Guiding principles

Lead with racial
equity

Create
opportunity for
those in need

Create
opportunity
throughout the
region

Ensure long-term
benefits and good
use of public
dollars

Section 1

Unit production

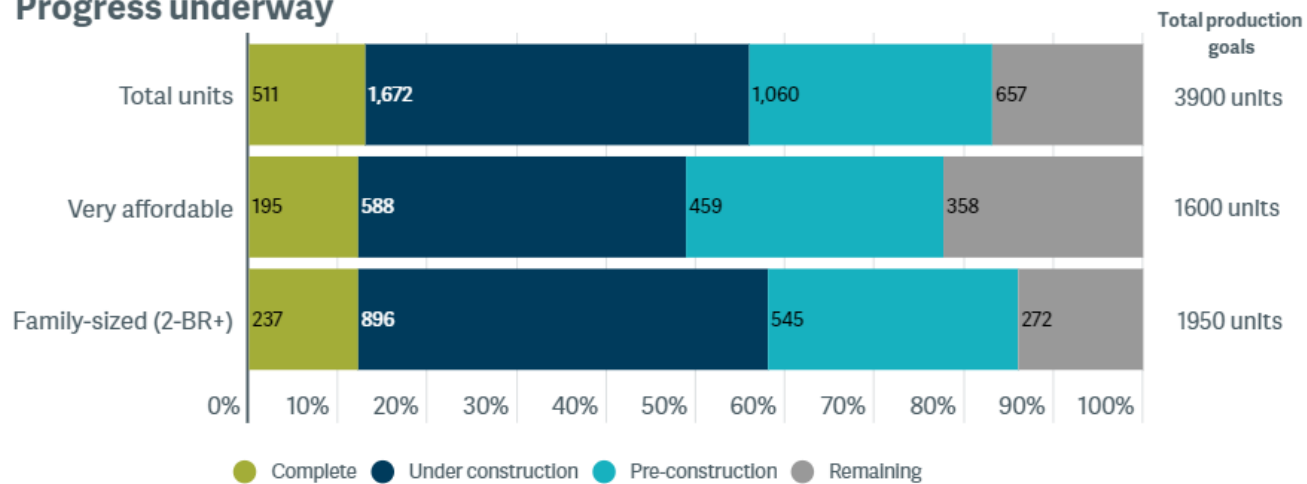
Geographic
distribution

Equitable
contracting/
workforce

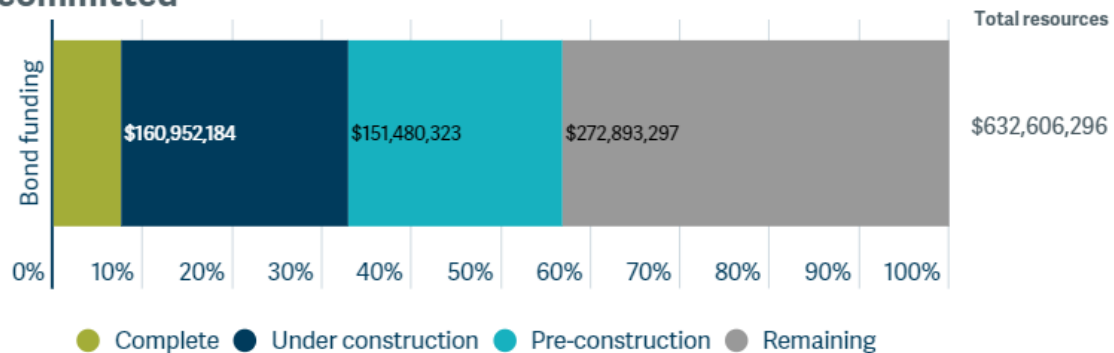


Unit production

Progress underway



Resources committed



Six projects fully leased up



The Valfre at Avenida 26

Forest Grove

92 occupants



Mary Ann

Beaverton

117 occupants



Rockwood Village

Gresham

141 occupants



Viewfinder

Tigard

189 occupants



Tukwila Springs

Gladstone

48 occupants

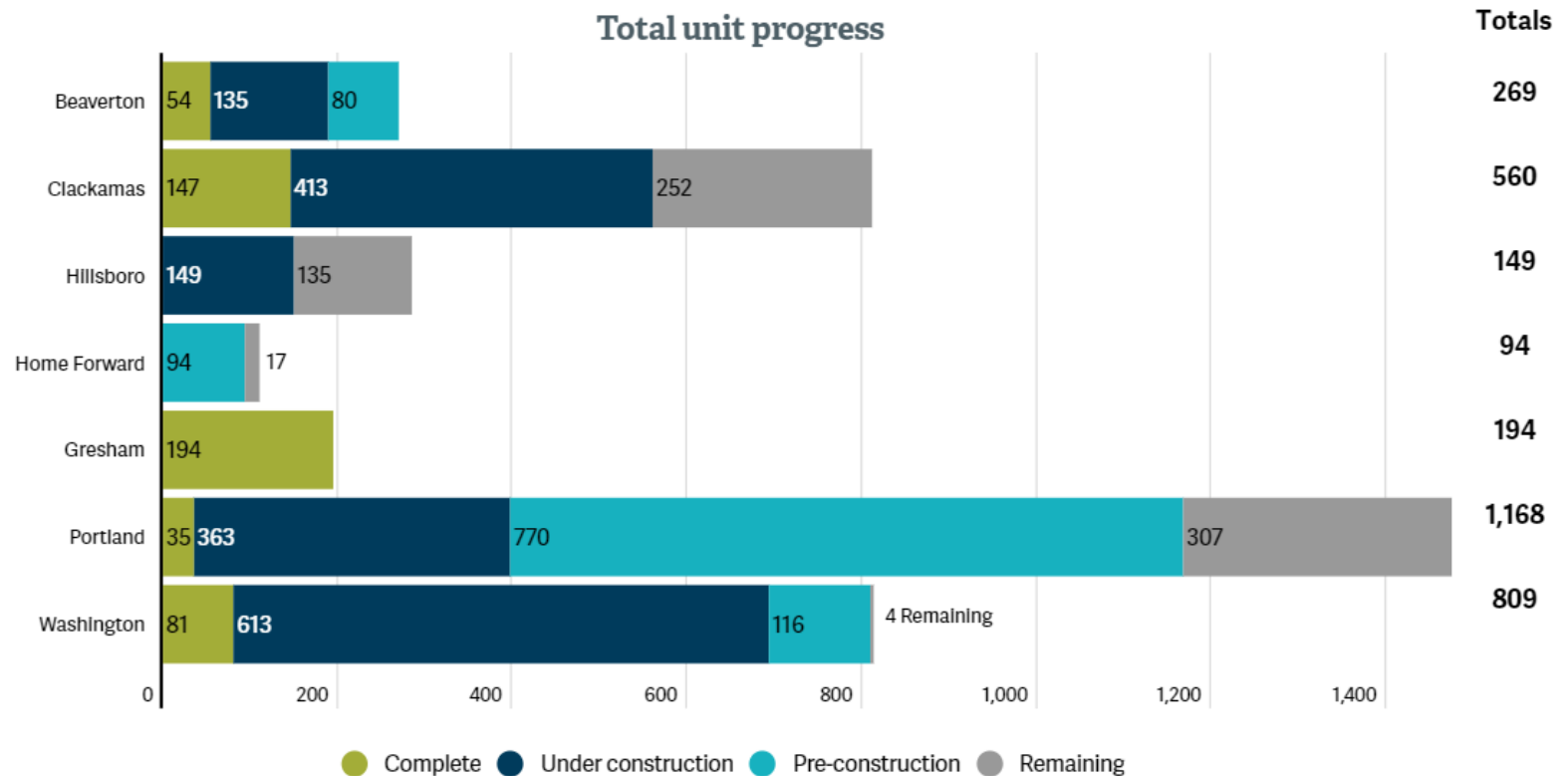


Findley Commons

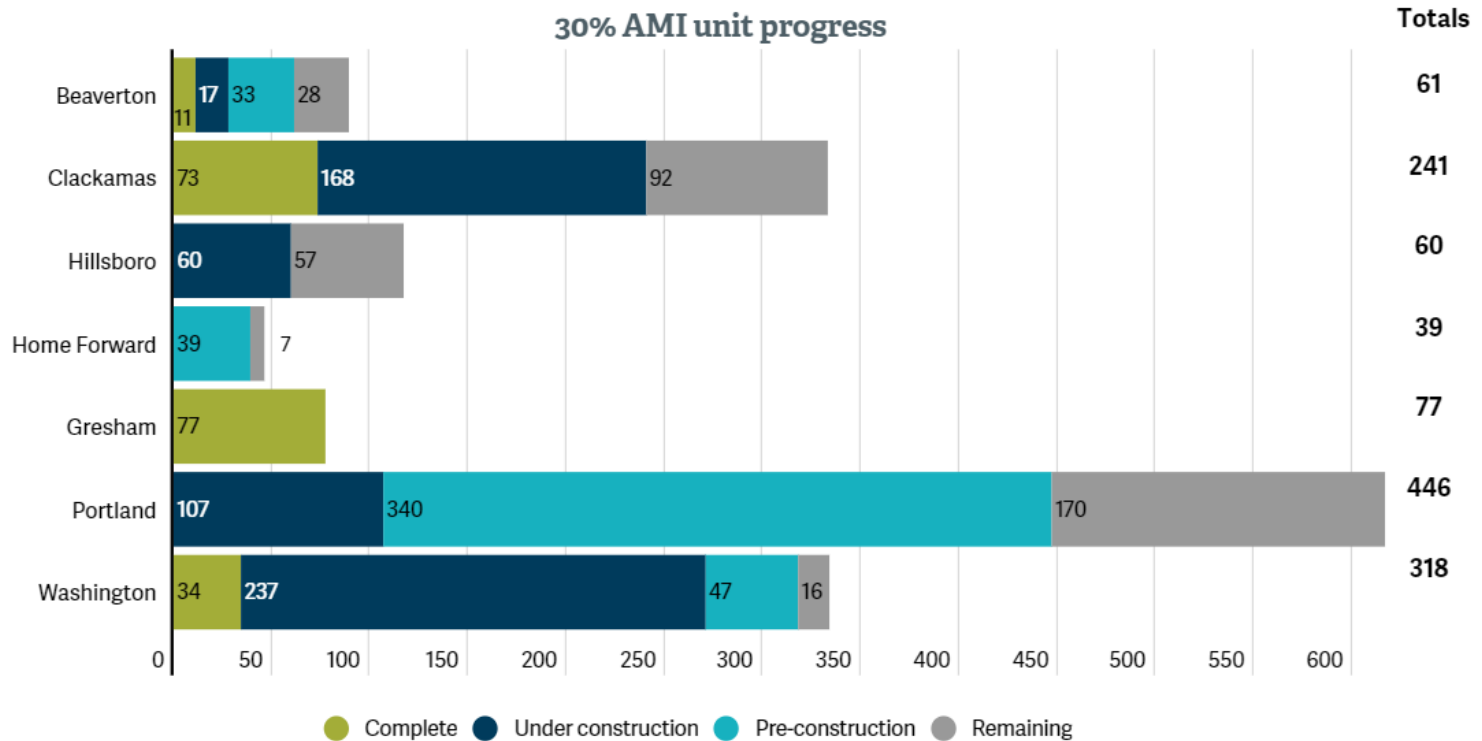
Portland

35 occupants

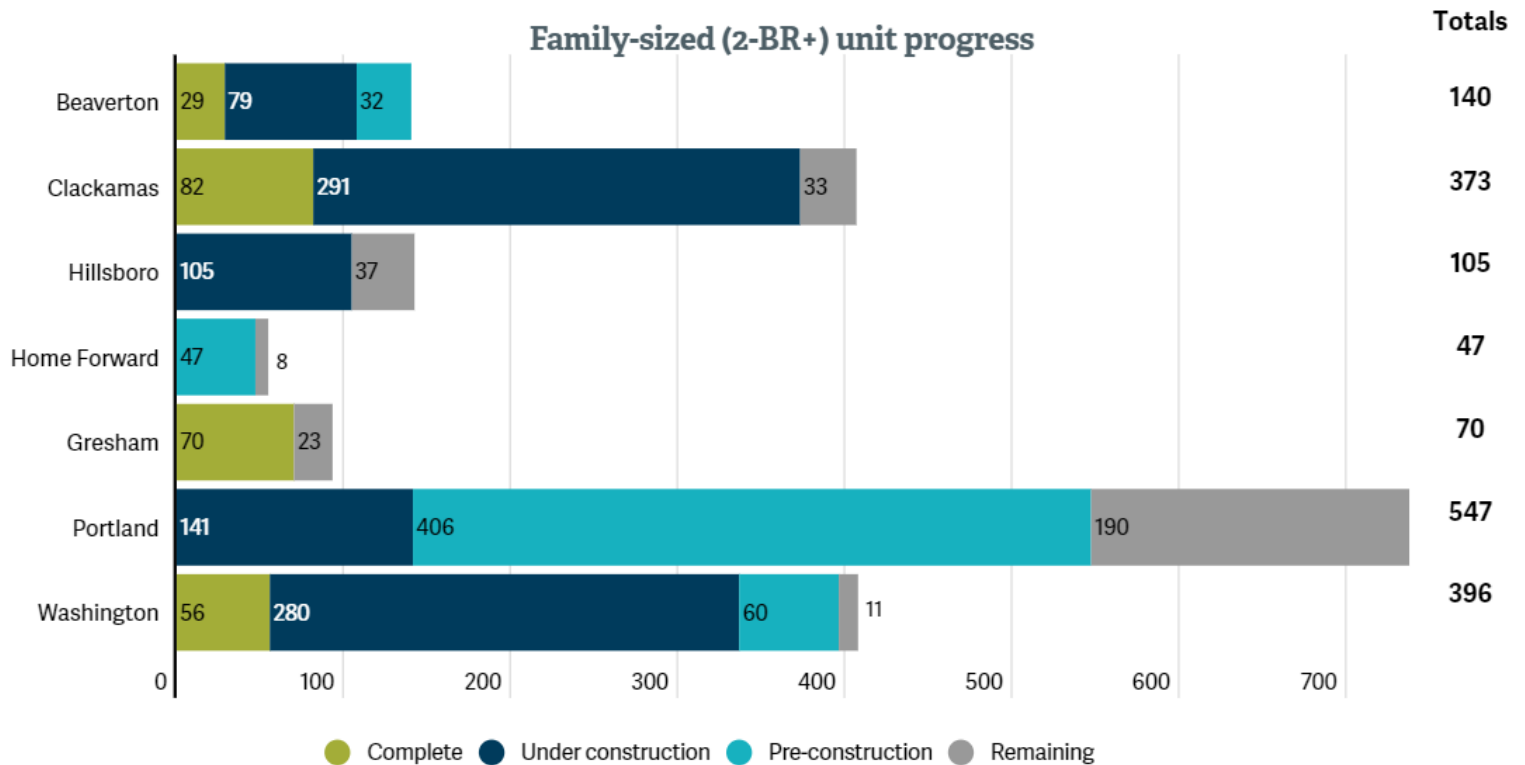
Local production progress



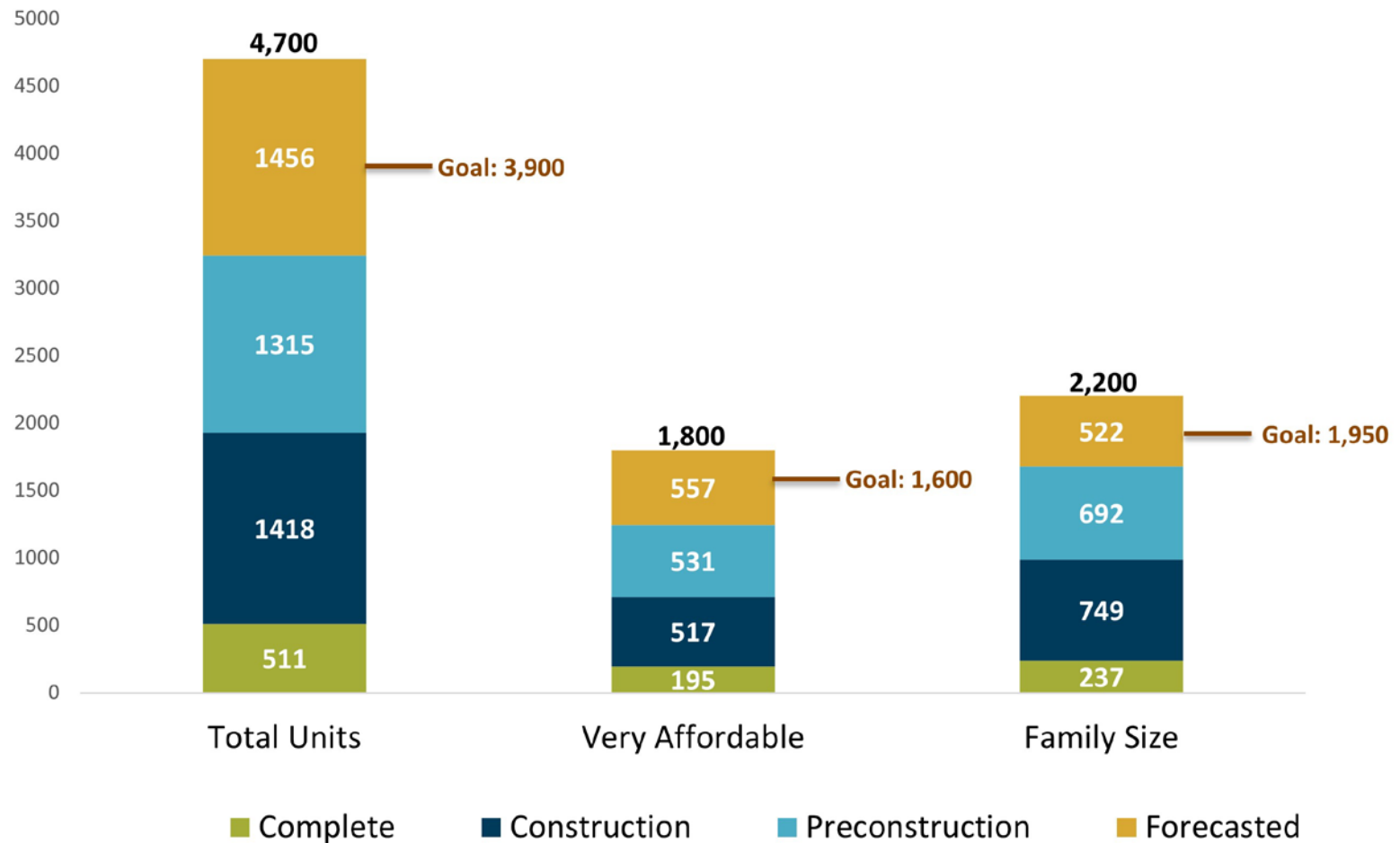
30% AMI unit production



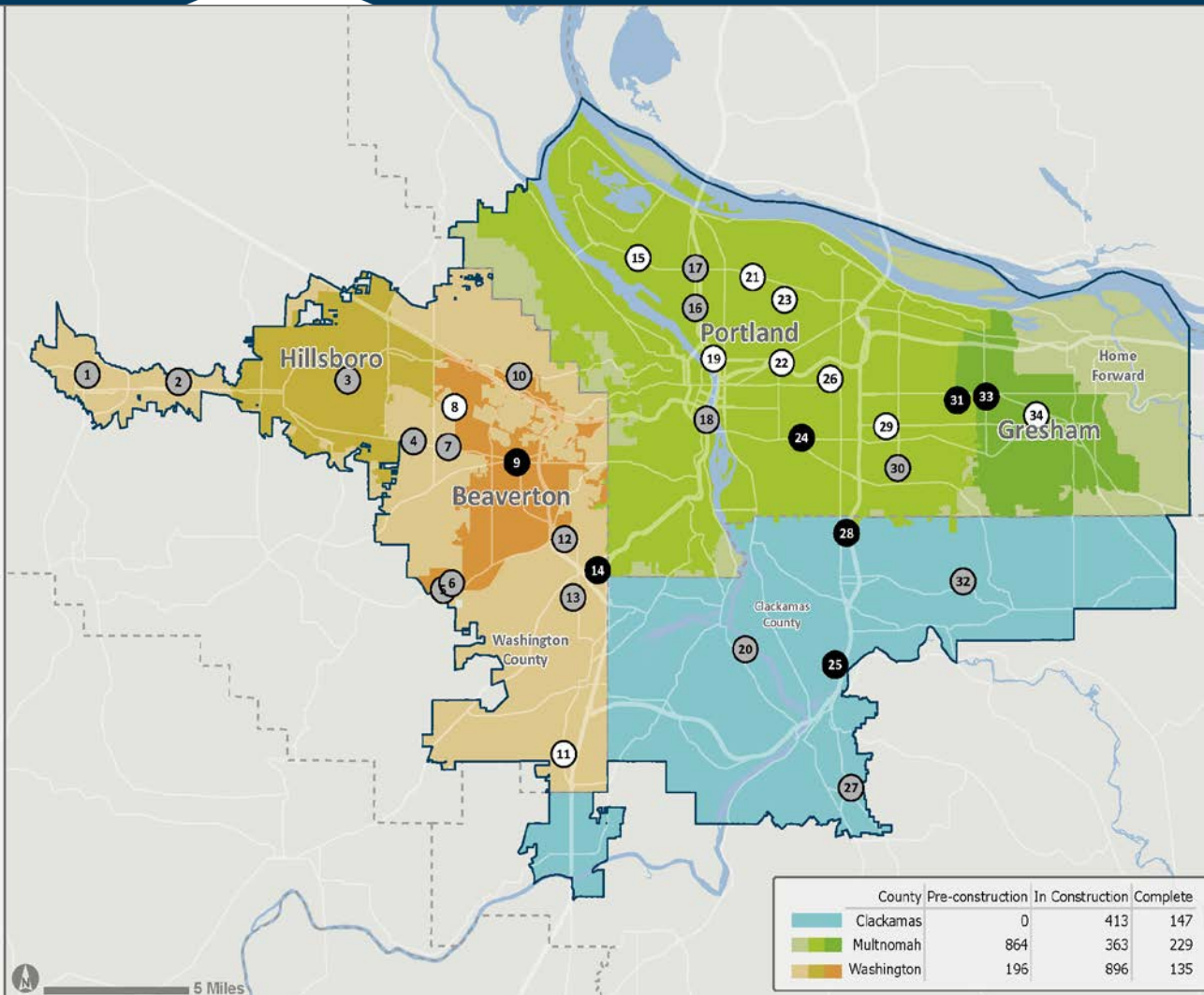
Family-sized unit production



Forecasted production outcomes



Geographic distribution

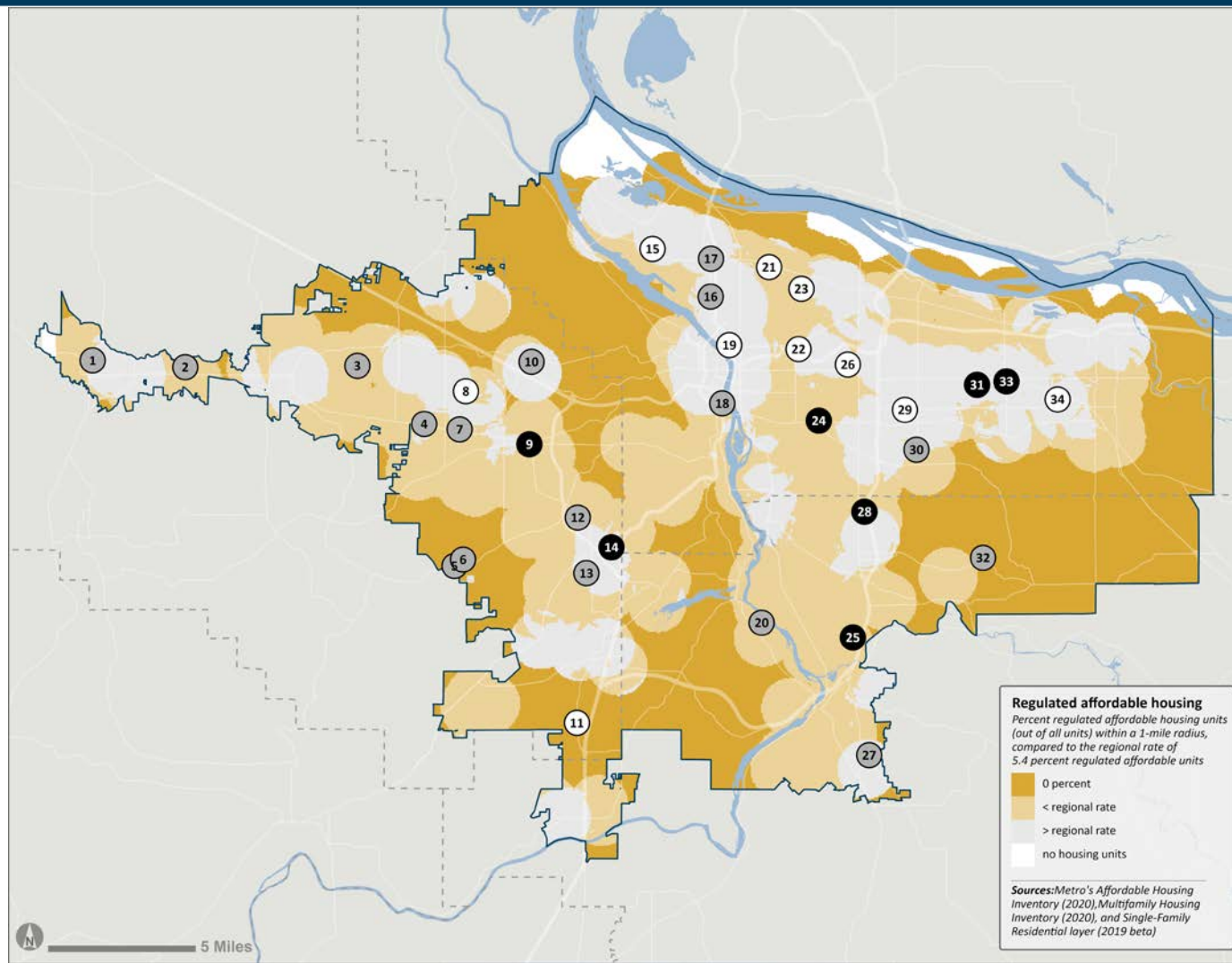


Affordable homes are distributed across the three counties:

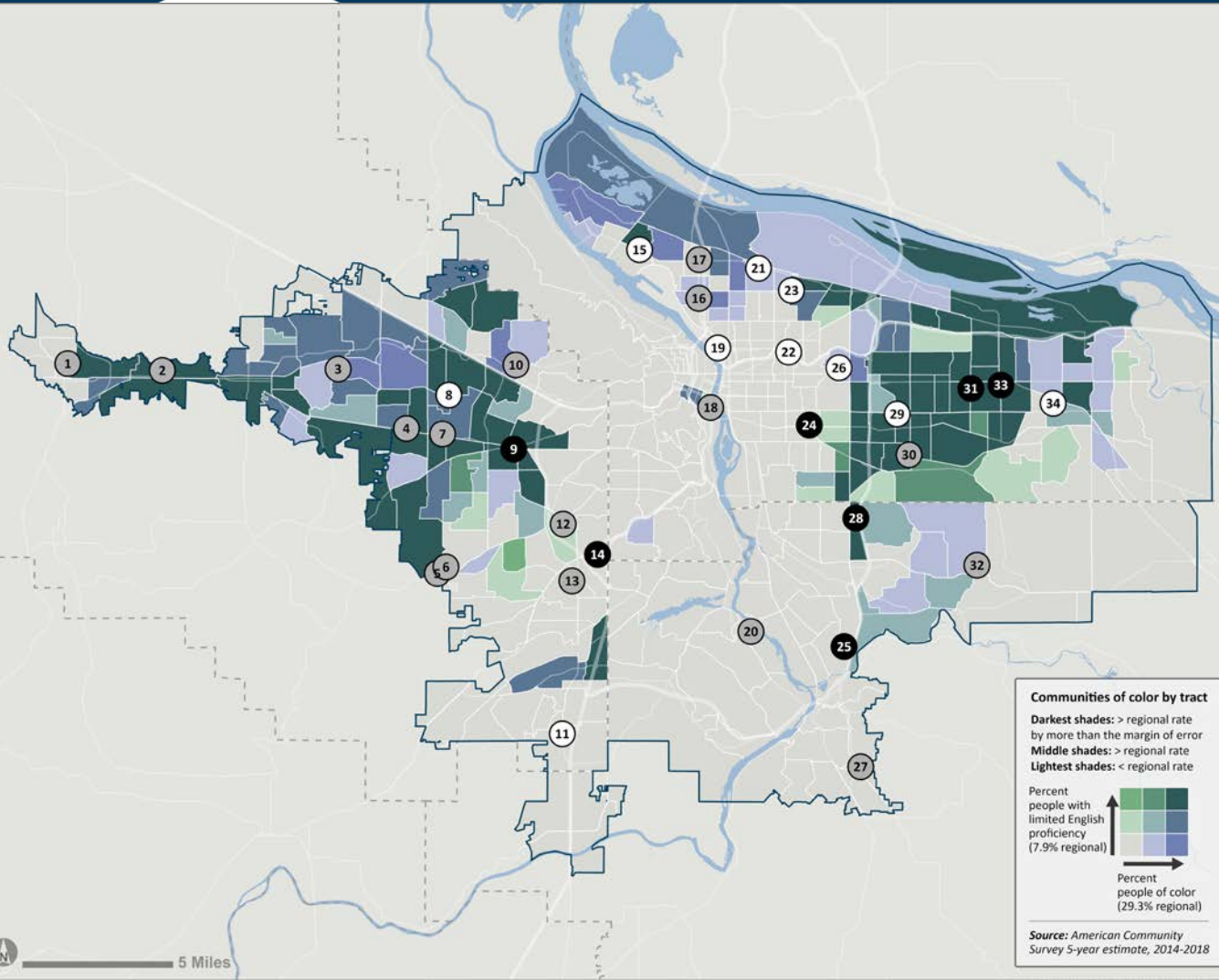
- 17% Clackamas
- 45% Multnomah
- 38% Washington

Advancing fair housing access

42% of homes
are in areas with
less than the
regional rate of
regulated
affordable
housing



Preventing displacement

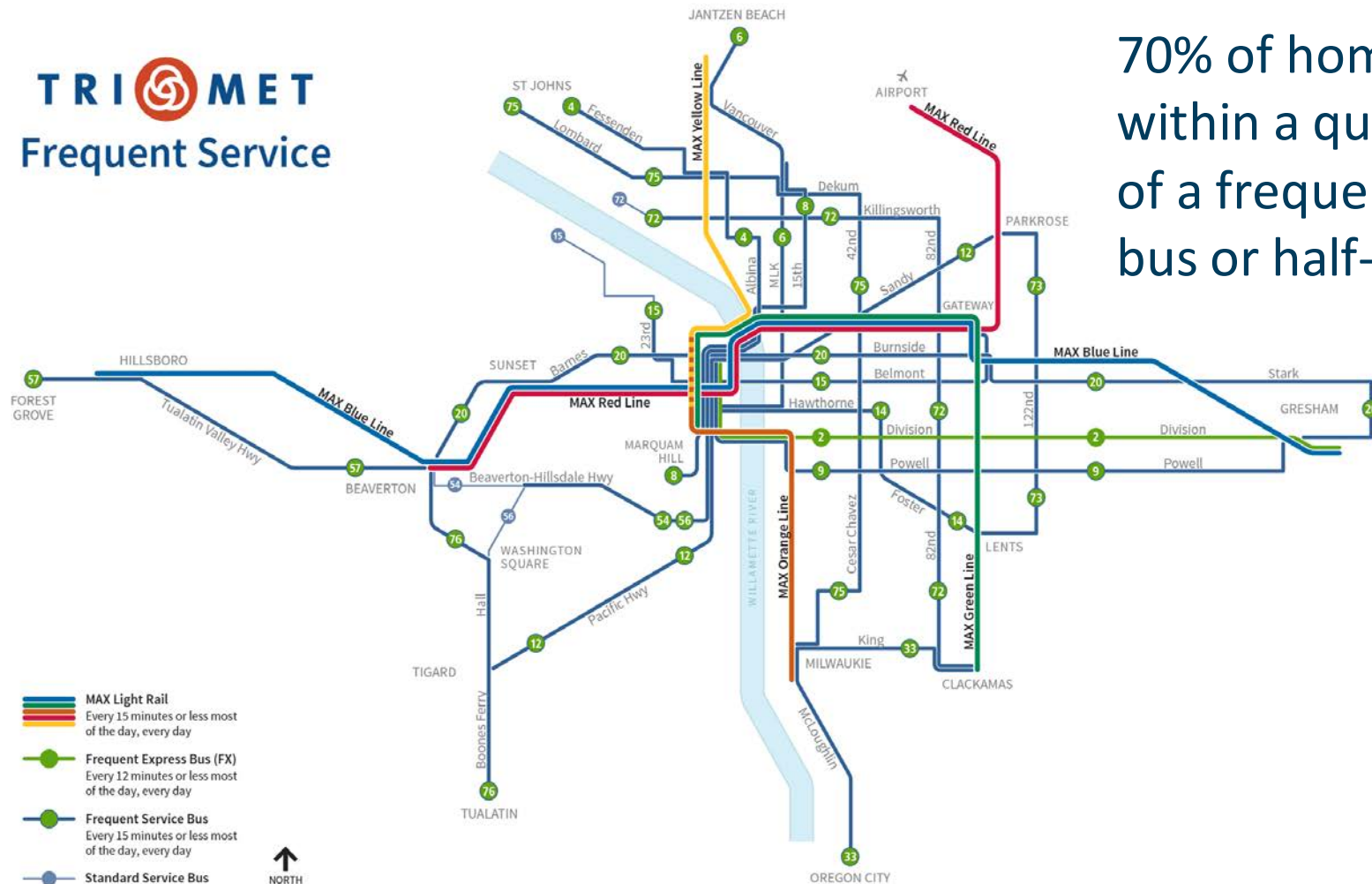


67% of homes are in areas with higher than the regional average of people of color and/or people with limited English proficiency

Access to transit & amenities

TRI MET
Frequent Service

70% of homes are within a quarter-mile of a frequent service bus or half-mile of MAX



Seven projects completed construction



The Valfre at Avenida 26 (Forest Grove / HAWC)

DCM / LMC
36 units



Mary Ann (Beaverton)

REACH / Walsh
54 units



Rockwood Village (Gresham)

CDP / LMC
224 units, 47 bond funded units



Viewfinder (Tigard/HAWC)

CDP/Bremik
81 units



Tukwila Springs (Gladstone/HACC)

HACC/Walsh
48 units (rehabilitation)



Findley Commons (Portland)

Home First/Beaudoin
35 units



Wynn Watts Commons (Gresham)

Gerding Edlen/Pence
147 units

Equitable contracting outcomes

COBID firms were paid \$33.1 million in contracts, representing 24.7% of total construction costs

Jurisdiction	Project	COBID goal		COBID outcome	
		Hard costs	Soft costs	Hard costs	Soft costs
Beaverton	Mary Ann	20%	20%	28%	23%
Clackamas County	Tukwila Springs	25%	20%	22%	75%
Portland	Findley Commons	24%	20%	20%	58%
Gresham	Wynne Watts Commons	Hard and soft costs			
		20%		25%	
	Rockwood Village	20%		22%	
Washington County	Viewfinder	20%		22%	
	The Valfre at Avenida 26	20%		30%	
Totals		24.7% of total construction dollars paid to COBID firms			

Workforce diversity outcomes

Jurisdiction	Project	Workforce Outcomes <i>% of labor hours worked by</i>		
		Apprentices	POC	Women
Portland	Findley Commons	18.4%	41.9%	<1%
Washington County	Viewfinder	18.4%	42.3%	2.5%
Beaverton	Mary Ann	11.8%	41.9%	<1%

More than 41% of labor hours were worked by people of color and more than 11% were worked by apprentices

Discussion questions

- Is the program on track to achieve the production goals?
- Do the locations of investments demonstrate strong outcomes toward the goals of distributing investments across the region and advancing fair housing access and community stabilization?
- Is the program making progress toward its goals of creating economic opportunity through the construction process?

Section 2

Equitable access

Community
engagement



Serving priority communities

- Communities of color
- Families with children and multiple generations
- Seniors and older adults
- Veterans
- People experiencing or at risk of homelessness
- People with disabilities
- People experiencing or at risk of displacement



Designated units

Priority community	Designated units
Communities of color	All projects committed to low-barrier screening and affirmative marketing to ensure access for communities of color 26 projects include partnerships with culturally specific organizations
Families with children and multiple generations	26 projects aim to serve families 3 projects aim to serve both families and seniors
Seniors and older adults	6 projects aim to serve seniors or older adults (2 of these are restricted to serve seniors only)
Veterans	4 projects aim to serve veterans experiencing chronic homelessness
People experiencing or at risk of homelessness	1,242 units are restricted for households with extremely low incomes 747 of these units have project-based rental assistance
People with disabilities	595 units are permanent supportive housing for people experiencing prolonged homelessness with at least one disabling condition
People experiencing or at risk of displacement	3 projects are participating in the City of Portland's N/NE Preference Policy 23 projects are located in areas where communities at risk of displacement live today

Occupancy outcomes

Demographic data were reported for 53% of occupants

Project	Location	Eligible units	30% AMI units	2+ BR units	PSH units
The Valfre	Forest Grove	36	8	30	8
Rockwood Village	Gresham	47	47	39	0
Mary Ann	Beaverton	54	11	29	0
Tukwila Springs	Gladstone	48	48	0	48
Viewfinder	Tigard	81	34	56	27
Findley Commons	Portland	35	0	0	35
Total		266	148	154	83

Race and ethnicity

Project	# of occupants	% of occupants who provided race/ethnicity	% POC of occupants who provided race/ethnicity	% POC of households in surrounding neighborhood
The Valfre	92	100%	79%	20%
Rockwood Village	141	22%	65%	45%
Mary Ann	117	74% of households	25% of households	48%
Tukwila Springs	48	77%	41%	16%
Viewfinder	189	33%	19%	20%
Findley Commons	35	94%	12%	19%
Total	528	53%	45%	30%

45% of occupants identified as people of color

Disability status

7% to 69% of
occupants
identified as
living with a
disability

Project	# of occupants	% of occupants who provided disability status	% living with a disability of occupants who provided data	% living with a disability in surrounding neighborhood
The Valfre	92	92%	11%	11%
Rockwood Village	141	33%	11% of households	13%
Mary Ann	117	N/A	N/A	16%
Tukwila Springs	48	100%	69%	17%
Viewfinder	189	43%	7% of households	15%
Findley Commons	35	100%	34%	13%
Total	528	56%	NA	14%

Permanent supportive housing

Jurisdiction	Projects with PSH units	Number of PSH units
Clackamas	5	157
Gresham	1	30
Hillsboro	1	8
Portland	6	237
Washington	8	163
Total	21	595

The bond portfolio includes 595 PSH units across 21 projects

Reducing barriers to access

The Valfre at Avenida 26 Apartments

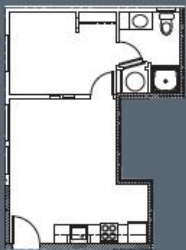
2525 A Street, Forest Grove, OR 97116
971-444-3526
Valfre@Cascade-Management.com

Nueva Vivienda Asequible en Forest Grove!

Strategies include:

- Affirmative marketing
- Low-barrier screening
- Prioritized referrals

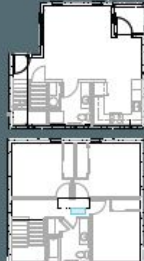
1 Recamara
\$1,050*
641 sqft



2 Recamaras
\$1,275*
858 sqft



3 Recamaras
\$1,450*
1,137 sqft



AMI=INGRESO MEDIANO DEL ÁREA=INGRESO ANUAL TOTAL RECIBIDO POR UN HOGAR ANTES DE IMPUESTOS Y OTRAS DEDUCCIONES

Personas en el Hogar	1	2	3	4	5	6	7	8
60% Ingreso medio del área	\$ 40,620	\$ 46,440	\$ 52,260	\$ 58,020	\$ 62,700	\$ 67,320	\$ 72,000	\$ 76,620

Leasing outcomes

Applications received far exceeded the available units across the six leased properties

	Studios	1 BR units	2 BR units	3 BR units	Total
Total units available	63	123	170	122	478
Total rental applications received	73	225	309	231	838
Total percentage of applicants housed	86%	55%	55%	53%	57%

Community engagement

2022 engagement

- 12 projects
- 31 engagement opportunities

720+ participants

- 71% people of color
- 63% people with low incomes

Partnerships with community-based organizations

- 43 partnerships
- 63% culturally specific



Themes of input



- Community gathering spaces
- Family-friendly design
- Unit design and amenities
- Safety and security
- Impacts on surrounding neighborhood

Discussion questions

- Is the program making progress toward the goal of increasing access and supporting stability for priority communities?
- Are partners meaningfully engaging communities of color and other historically marginalized communities in shaping project outcomes?

Section 3

Sustainability and
climate resilience

Efficient use of
funds



Cooling strategies

- 2021 policy guidance and \$8 million in bond funding to support cooling strategies
- More than three-quarters of current portfolio will provide in-unit air conditioning
- All projects approved after 2021 are required to provide in-unit air conditioning

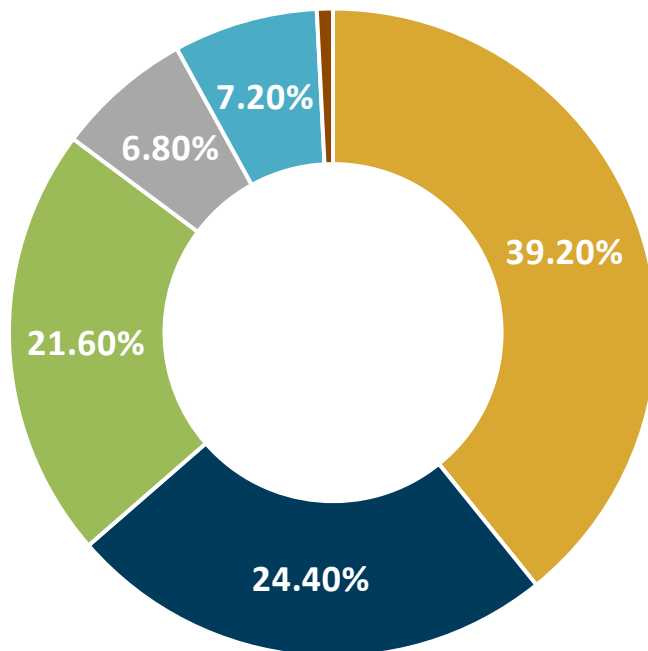


Sustainability



- Earth Advantage certification
- Multifamily Energy Program
- Portland Clean Energy Fund

Development costs

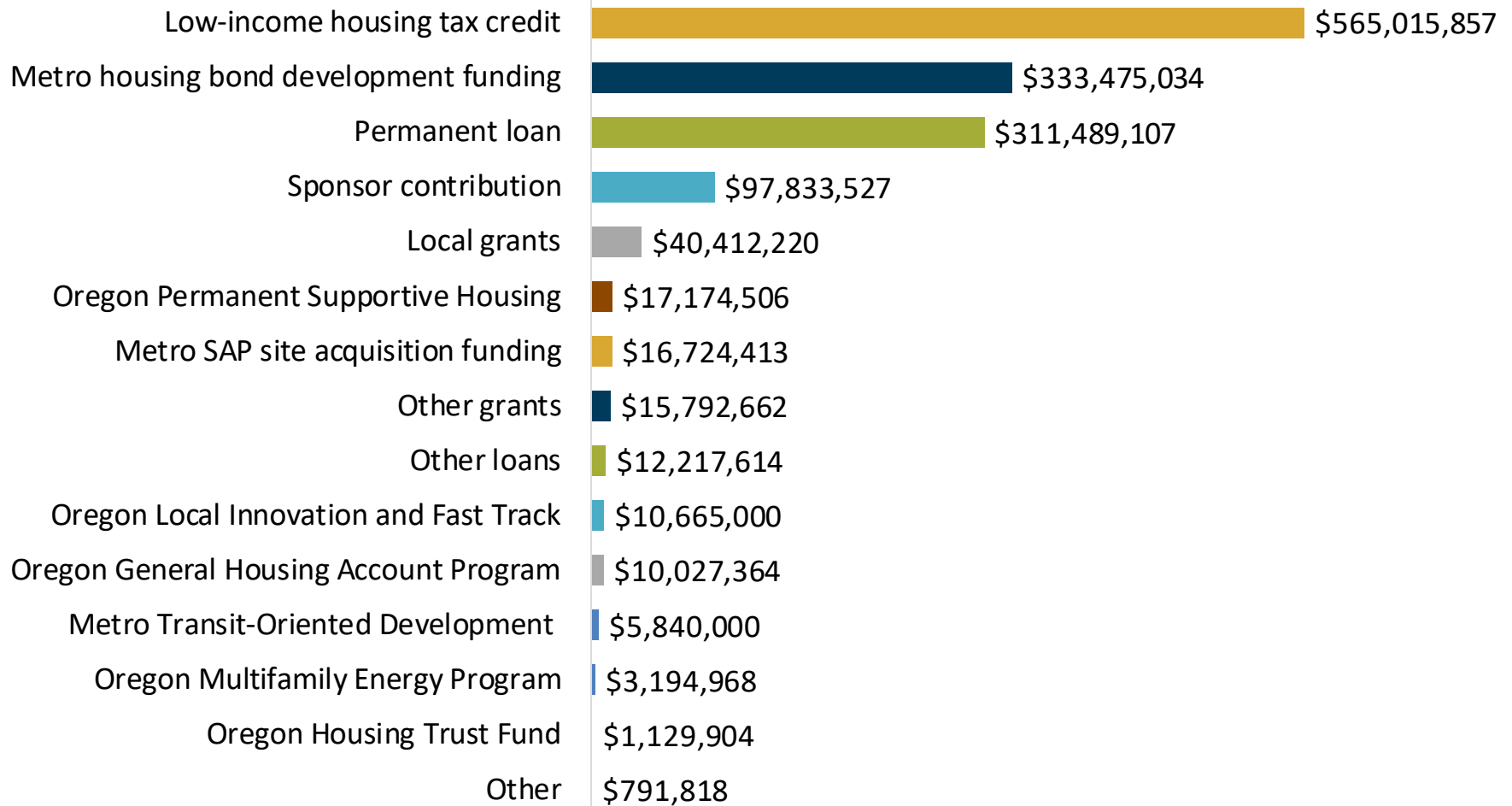


- Low-income housing tax credit equity
- Metro housing bond
- Permanent loan
- Sponsor contributions
- Grants
- Other

Metro housing bond represents 24% of project costs

76% of project costs have been leveraged from other sources

Capital funding sources



Metro bond investment

Jurisdiction	Project Name	Metro Bond Subsidy	
		Per Unit	Per Bdrm
Beaverton	Elmonica Station	\$105,499	\$66,456
	Mary Ann	\$55,556	\$34,884
	Scholls Ferry	\$66,667	\$40,179
Clackamas	Fuller Road Station	\$86,566	\$42,637
	Good Shepherd Village	\$129,071	\$76,050
	Maple Apartments	\$93,000	\$41,414
	Marylhurst Commons	\$30,000	\$14,634
	Tukwila Springs	\$61,234	\$61,234
Gresham	Wynne Watts Commons	\$76,190	\$60,215
	Rockwood Village	\$111,443	\$44,768
Hillsboro	Nueva Esperanza	\$113,696	\$55,002
Multnomah	Troutdale Apartments	\$143,077	\$87,333
Portland	5020 Interstate	\$146,299	\$67,771
	74th & Glisan	\$61,846	\$38,339
	Albina One	\$143,000	\$81,467
	Dekum	\$143,089	\$82,487
	Findley Commons	\$55,576	\$55,576
	Hattie Redmond	\$71,871	\$71,871
	Hollywood Hub	\$142,857	\$78,315
	Meridian Gardens	\$143,000	\$143,000
	PCC Killingsworth	\$71,500	\$37,774
	Powellhurst Place	\$63,923	\$37,533
	Tistilal Village	\$143,000	\$62,400
	Waterleaf	\$9,882	\$7,187
Washington	Aloha Housing Devel	\$126,296	\$75,221
	Aloha Quality Inn	\$171,907	\$171,907
	Goldcrest	\$162,162	\$96,000
	Plambeck Gardens	\$123,448	\$73,814
	Plaza Los Amigos	\$114,554	\$65,459
	Saltzman Road	\$100,000	\$85,714
	Terrace Glen	\$121,417	\$73,772
	The Valfre at Avenida 26	\$105,336	\$52,668
	Tigard Senior	\$110,000	\$110,000
	Viewfinder	\$143,000	\$78,796

Average investment of Metro bond subsidy:

Per unit: \$102,829

Per bedroom: \$63,615

Development cost increases

- **Many factors influence development costs** including unit size, project size, construction type, prevailing wage requirements, parking, etc.
- **Construction costs are increasing** due to labor shortages, supply chain issues, increased material costs, inflation and interest rate increases.
- **Higher Metro bond subsidy will likely be needed** for future projects due to the combined impact of escalating costs and financing constraints.



Operating costs and subsidy



1,242 units are designated for 30% AMI or below

747 of these units (60%) have rental assistance vouchers

595 of these units (42%) also have funding commitments for wraparound services

Discussion questions

- What opportunities or challenges does the committee see for advancing climate resilience and sustainability across the portfolio?
- Does progress demonstrate effective stewardship of public funds?
- What opportunities or challenges do you see for Metro and partners to maximizing the public benefit of limited resources?

Section 4

Adapting our
program to
respond to
challenges and
opportunities



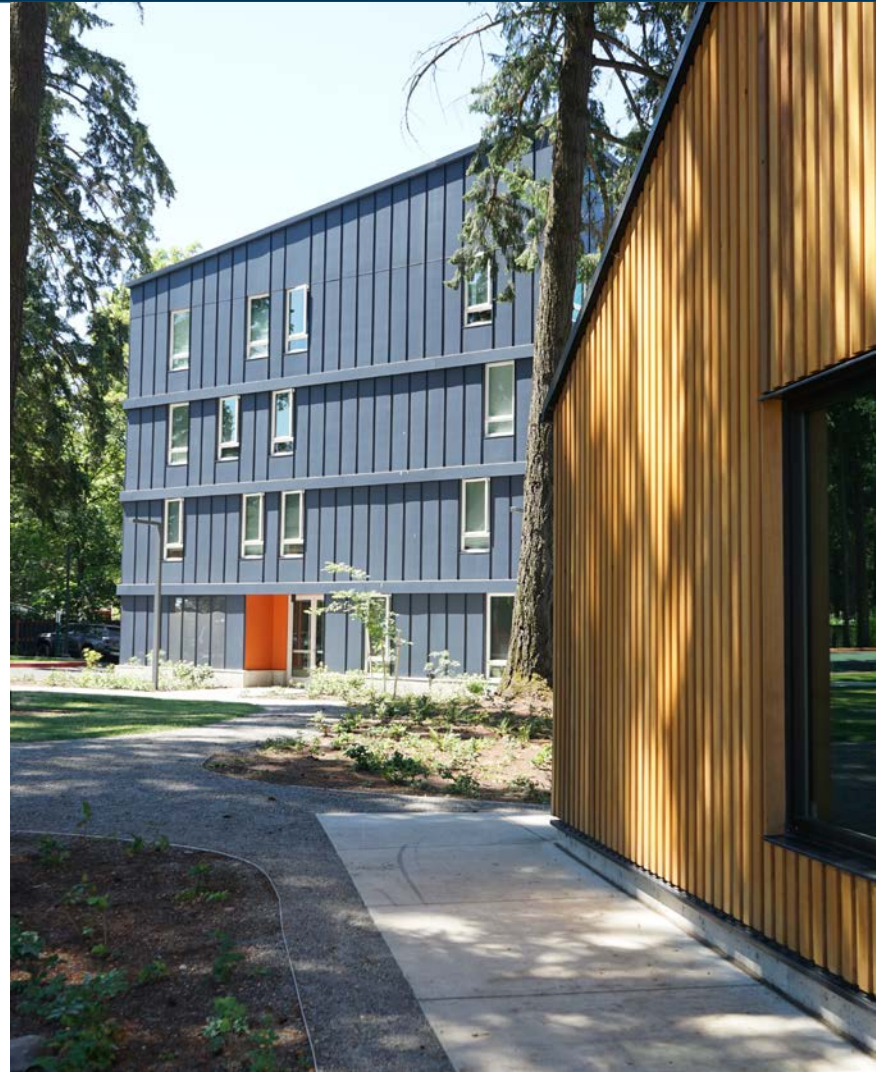
Responding to changes in the funding landscape

- Advocacy to focus and expand private activity bonds
- Coordination and alignment with state funding



Regional coordination to strengthen housing access and stability

- Supportive housing services fund integration and alignment
- Evaluation and engagement to support effective equitable leasing practices



Anticipated 2023 focus areas



- Occupancy data reporting improvements
- Aligning PSH eligibility criteria
- Strengthening equitable leasing strategies
- Increasing administrative funding allocations

Discussion questions

Does the committee agree with staff's assessment of priority focus areas for 2023?

oregonmetro.gov



The Freedom and Financial Independence of Black People: A Lawful Case for Global Advancement

I. Introduction

The issue of freedom and financial independence for Black people is not only a moral imperative but also a legal one. Black people have historically faced systemic oppression and discrimination, resulting in limited access to economic resources, unequal opportunities for success, and a disproportionate burden of poverty. Addressing this issue and ensuring the freedom and financial independence of Black people should be the first equity issue to be reconciled, as it will not only lead to social justice, but also foster the advancement of all people, including immigrants, in the United States and worldwide. In this essay, we will present a strong lawful case that explains why the freedom and financial independence of Black people should be prioritized, backed by critical statistics that support this claim, and how it will be the best thing for all people's freedom, particularly in America and for immigrants.

II. Historical Context and Present Realities

The historical context of Black people in America is one of profound and enduring oppression. From the time of slavery to the present day, Black people have faced systemic discrimination and racism, resulting in significant economic disparities. Despite the abolition of slavery and the Civil Rights Movement, Black people continue to face numerous challenges in achieving freedom and financial independence. These challenges include disparities in education, employment, housing, healthcare, criminal justice, and wealth accumulation.

Statistics reveal the magnitude of these challenges. According to the U.S. Census Bureau, as of 2020, the poverty rate for Black Americans was 21.2%, which is more than twice the rate for White Americans (9.2%). The median household income for Black Americans was \$46,073, compared to \$76,057 for White Americans. The homeownership rate for Black Americans was 44.5%, while it was 74.5% for White Americans. The wealth gap is even more alarming, with the median wealth of White households being nearly 6 times higher than that of Black households, according to the Federal Reserve's Survey of Consumer Finances.

These disparities are not limited to the United States. Black people around the world, including immigrants who come to America seeking a better life, face similar challenges. In many countries, Black people are subjected to discrimination, racism, and economic marginalization, which limit their freedom and financial independence. Therefore, addressing the issue of freedom and financial independence for Black people is not only a local or national concern, but also a global one.

III. Why Should Black People's Freedom and Financial Independence be Prioritized?

A. Legal Justifications

There are compelling legal justifications for prioritizing the freedom and financial independence of Black people. First, it is a matter of human rights. Discrimination based on race is prohibited by various international human rights instruments, including the Universal Declaration of Human Rights, the International Covenant on Civil and Political Rights, and the International Covenant

on Economic, Social, and Cultural Rights. These instruments recognize that discrimination based on race not only violates the rights of the individuals affected, but also undermines the principles of equality, justice, and dignity that are fundamental to the international community.

In the United States, addressing the issue of freedom and financial independence for Black people is consistent with the principles and values enshrined in the U.S. Constitution and its amendments. The Fourteenth Amendment guarantees equal protection of the laws and prohibits states from denying any person within their jurisdiction the equal protection of the laws. The Fifteenth Amendment prohibits the denial of the right to vote based on race or color. The Civil Rights Act of 1964 and the Fair Housing Act of 1968 also prohibit discrimination based on race in various areas, including employment, education, housing, and public accommodations. These legal provisions reflect the recognition that equality and freedom from discrimination are fundamental principles

- - - - -

Performance Analysis of Metro, Oregon's Regional Government

Introduction:

Metro is a regional government that serves the Portland metropolitan area in Oregon, USA. As a regional government, Metro is responsible for land use planning, transportation planning, and providing various services to the region's residents, including waste management, parks and natural areas, and affordable housing.

Professional Efficacy:

Overall, Metro's professional efficacy in serving the region has been commendable in certain areas. For instance, Metro has made efforts to promote sustainable land use planning, transportation options, and environmental protection initiatives. Metro has also been involved in waste reduction and recycling programs, which have contributed to the region's environmental sustainability goals. Additionally, Metro has implemented policies to promote affordable housing options, which have helped address the region's housing crisis.

However, when it comes to addressing the specific needs of the Black community in the region, there are areas where Metro's professional efficacy can be questioned. Despite the region's increasing diversity, the Black community has historically faced challenges in terms of cultural tokenization and misappropriation of funds, which have hampered their economic development and cultural preservation.

Grassroots Black Cultural and Economic Development:

There is a need for grassroots Black cultural and economic development initiatives to be prioritized by Metro. This can include initiatives that empower and uplift the Black community, providing them with the resources, support, and opportunities needed to thrive. This can include funding and support for Black-owned businesses, community-led cultural preservation efforts, and initiatives that address systemic disparities and discrimination faced by Black residents.

Furthermore, grassroots initiatives that promote Black cultural and economic development should involve meaningful engagement and partnership with the Black community. This includes active participation of Black voices in decision-making processes, inclusion of diverse perspectives, and recognition of the unique needs and challenges faced by the Black community.

Cultural Tokenization and Misappropriation of Funds:

Metro needs to address the issue of cultural tokenization, which is the practice of superficially including Black culture without addressing systemic issues or providing meaningful support. This can include token representation of Black culture in events, programs, or initiatives without addressing the root causes of inequality or providing tangible benefits to the Black community.

Additionally, Metro needs to ensure that funds allocated for Black cultural and economic development are not misappropriated or diverted to other purposes. This can be achieved through transparency and accountability in the allocation and use of funds, regular monitoring and reporting of progress, and involving Black community members in oversight and decision-making processes related to fund allocation.

Conclusion:

In conclusion, while Metro has made commendable efforts in certain areas of regional governance, there is a need for greater emphasis on grassroots Black cultural and economic development, and addressing the issues of cultural tokenization and misappropriation of funds. Meaningful engagement, inclusion, and accountability are crucial in ensuring that the needs of the Black community in the region are effectively addressed and that Metro's professional efficacy is improved in this regard. By prioritizing and empowering the Black community, Metro can contribute to building a more inclusive and equitable region for all residents.

- - - - -

Written Testimony for Metro

I contacted Metro on behalf of Native Black Americans, the descendants of those enslaved in the United States who are also Black Native Americans. The purpose of this communication is to formalize proper representation of our community and proper funds distribution. We are addressing Metro as a group as proper representation.

Native Black Americans in Portland, Oregon and the state of Oregon have been targeted with government and social policy that destroyed 4 of our neighborhoods in the Portland area alone over the last 100 years. 1905-1930 The Golden West Hotel served as the Black cultural hub in Portland and Oregon. This area around the Hotel was a

Black neighborhood of at least 4 square blocks around the hotel. In 1948 Vanport housed over 1,000 Black families when it flooded. Over 6,000 of our people then migrated to North and Northeast Portland creating 2 Black neighborhoods from the 1960s-2010. A small Black community was also created in the 1970s-1980s in and around the Columbia Villa in the St. Johns area of North Portland. In 2010 my people were forced past 102nd NE/SE Portland. I

While our neighborhoods were being destroyed, immigrant and white neighborhoods have been allowed to flourish and prosper without interference from the government or social policy. Our tax dollars are used to fund white and immigrant groups, while we are denied or given crumbs for funding. Non-profit orgs are given our tax dollars and money on our behalf fraudulently. White and immigrant groups are also fraudulently given money on our behalf. Recently Hacienda opened an apartment complex for Latinos dedicated to Mexican women warriors. Home Forward was given money to build the Louisa Flowers named after a Black woman but owned by white people, not our people. The Louisa Flowers is now roachThis is on purpose and common practice and we are here to stop it.

Hacienda is in an area that was part of the historically Black NE Portland located in the Cully neighborhood from NE 60th and NE Killingsworth to NE 72nd and NE Killingsworth. As we were being gentrified the government and these non-profit orgs were benefiting from this gentrification and knowingly funding/building an immigrant Latino community. Metro was funding a Latino community while helping to destroy ours. Immigrants like the latinos are given our tax dollars to fund housing and programs specifically for them. Asians, African immigrants, Arabs, whites, even LGBTQ+ are all given money for specific housing for themselves and programs specifically for them and owned by them. All these groups directly benefit from these housing developments and programs. Metro has never given funds to Native Black Americans for housing specifically meant for us that is also owned, operated and maintained by us.

Non-profit organizations such as SEI, Brown Hope, the Black Resilience Fund, Home Forward, Habitat for Humanity, Soul District Business Association, etc do not represent us as a people. They represent their own ideas of community service. These orgs have their own mission statements for their own purposes none of them stating its mission or purpose is specifically for the development and rebuilding of the neighborhoods taken from us. None of these organizations has any evidence of building a neighborhood specifically for the us Native Black Americans in Portland, Oregon. You targeted a specific lineage of people and destroyed our neighborhoods, businesses,,gentrified and displaced us. It was not nonprofits we lost, it was homes and businesses we lost, billions of dollars in wealth taken from us in this city and county

alone. Therefore you cannot give funding to nonprofits or other organizations as an indirect roundabout way to compensate us or rebuild what was taken from our people directly.

The solution is direct funding and policy specifically directed to our lineage for our lineage. Not for minorities or for people of color. These terms are used to disrespect our lineage by fraudulently attempting to attach us with other groups who do not like us. We will not be allowing this scam that allows other groups to get resources and funding off of our struggle and lineage. That ends now!!!

Direct funding for housing specifically meant to rebuild these lost neighborhoods as compensation for displacing us, denying us financial resources, policy and destroying what we built with the little had. The local governments just gave millions of dollars to Home Forward, a white owned org, for Louisa Flowers falsely claiming it would help black residents. Louisa Flowers is now roach infested, \$58million to build housing for latinos in building dedicated to female Mexican warriors, \$60million to SEI and Community Development Partner. We are demanding the same amount of funding.

- - - - -

Written Testimony for Metro

My name is Chuck Crocket and I am a lifelong Portland Native Black Resident. We are contacting Metro on behalf of Native Black Americans, the descendants of those enslaved in the United States who are also Black Native Americans. The purpose of this communication is to formalize proper representation of our community including funds distribution. We are addressing Metro as a group as proper representation.

The issue of freedom and financial independence for Black people is not only a moral imperative but also a legal one. Black people have historically faced systemic oppression and discrimination, resulting in limited access to economic resources, unequal opportunities for success, and a disproportionate burden of poverty. Native Black Americans in Portland, Oregon and the state of Oregon have been targeted with government and social policy that destroyed 4 of our neighborhoods in the Portland area alone over the last 100 years. 1905-1930 The Golden West Hotel served as the Black cultural hub in Portland and Oregon. This area around the Hotel was a Black neighborhood of at least 4 square blocks around the hotel. In 1948 Vanport housed over 1,000 Black families when it flooded. Over 6,000 of our people then migrated to North and Northeast Portland creating 2 Black neighborhoods from the 1960s-2010. A small Black community was also created in the 1970s-1980s in and around the Columbia Villa in the St. Johns area of North Portland. In 2010 our people were forced past 102nd NE/SE Portland.

While our neighborhoods were being destroyed, immigrant and white neighborhoods have been allowed to flourish and prosper without interference from the government or social policy. Our tax dollars are used to fund white and immigrant groups, while we are denied or given crumbs for funding. Recently Hacienda opened an apartment complex for Latinos dedicated to Mexican women warriors. Home Forward was given money to build the Louisa Flowers named after a Black woman but owned by white people, not our people. Addressing this issue and ensuring the freedom and financial independence of Black people should be the first equity issue to be reconciled, as it will not only lead to social justice, but also foster the advancement of all people, including immigrants, in the United States and worldwide. In this letter, we will present a strong lawful case that explains why the freedom and financial independence of Black people should be prioritized, backed by critical statistics that support this claim, and how it will be the best thing for all people's freedom, particularly in America and for immigrants.

Hacienda is in an area that was part of the historically Black NE Portland located in the Cully neighborhood from NE 60th and NE Killingsworth to NE 72nd and NE Killingsworth. This organization is historically known in the Black community for turning down funding to non-Latino BIPOC families, including Black Latino identifying families. There are compelling legal justifications for prioritizing the freedom and financial independence of Black people. First, it is a matter of human rights. Discrimination based on race is prohibited by various international human rights instruments, including the Universal Declaration of Human Rights, the International Covenant on Civil and Political Rights, and the International Covenant on Economic, Social, and Cultural Rights. These instruments recognize that discrimination based on race not only violates the rights of the individuals affected, but also undermines the principles of equality, justice, and dignity that are fundamental to the international community.

We as Native Black Portlanders believe that the distribution of funding for housing provided by Metro for cultural development has been disproportionate. We are requesting to create a committee in conjunction with Metro in order to make sure that these funds are distributed with the Native Black community set as a priority for cultural housing funding specifically for us.

Thank you for your time and consideration of this imperative issue.

Chuck Crocket and Black Silicon