

Housing Bond Progress Report for Washington County | 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.)*

Washington County identified a remaining balance of \$13 million of Metro bond funds, and on August 26, 2022, released a NOFA for these funds. This second NOFA, at a minimum, called for the completion of the Metro framework goals. It also identified preferences for: 1) a higher percentage of 30% units; 2) a higher percentage of 2+ bedroom units, with a special focus on 3 and 4-bedroom units; and 3) inclusion of permanent supportive housing units. The NOFA also looked for qualitative characteristics to further the Metro goals and LIS and ensure that the projects are successfully financed, well built, and serve the target households for decades to come.

The NOFA scoring framework awarded a maximum of 100 points in the following categories.

Financial Feasibility & Cost Reasonableness	Overall feasibility; lower costs per unit/bedroom; leverage	20
Location	Access to opportunities & amenities; areas at risk of gentrification; areas with less Bond resources	15
Target Population & Project Attributes	Number of bedrooms (emphasis on 3/4); deeply affordable units; special needs or PSH units; appropriate services	20
Advancing Racial Equity	Community engagement; MWESB contracting; outreach/marketing and low barrier screening; track record with diverse properties	20
Developer Experience & Capacity	Track record of working with financing sources; successful projects; strong portfolio; financial health	15
Readiness to Proceed	Land use issues; pipeline prioritization	10
Total		100

Applications

Application under this NOFA were due October 21, 2022.

- Five applications were received.
- Three projects were submitted by non-profit sponsors and two were led by for-profit developers with non-profit partners.
- Four applications were for projects that would use Low Income Housing Tax Credits as a primary source of project financing. These ranged in size from 63 units to 90 units, and ranged in the amount of Bond funding from \$9.5 million to \$13 million.
- One project was a smaller, special needs project—a 16-unit permanent supportive housing project to be located above a service center. This project requested \$2.4 million in Bond funding.
- All projects requested between \$144,000 and \$150,000 of Bond funding per unit.
- Three projects are located in Tigard and two are in Tualatin.

Review Process

Staff conducted an initial review to ensure that applications were complete and complied with the framework requirements and application instructions. A Review Committee was convened with four members who were volunteers or Washington County staff with expertise in affordable housing. The Committee reviewed the application materials, the consultant reports prepared by High Impact Financial (engaged to evaluate project feasibility and financial characteristics) and conducted a meeting to discuss questions and share perceptions about the

applications. The Review Committee members then individually rated the applications and provided comments regarding their scoring. Staff tabulated the Committee scores to produce an average score for each application. First, second and third place ranked applications were consistent across all review committee members.

Funding Allocation & Concept Endorsement

CPAH/Woodland Hearth \$9,450,000: The Woodland Hearth project by Community Partners for Affordable Housing (CPAH) received the highest score which was unanimous among the reviewers. Woodland Hearth had the highest percentage of family sized units, the highest percentage of 3- and 4-bedroom units, the highest percentage of 30% AMI units, the highest percentage of PSH units, and the most financial sources already secured. CPAH is also an experienced developer with PSH experience and had a well-articulated and compelling equity narrative and services plan. This project is being brought forward for Concept Endorsement. On February 7, 2023 the Washington County Board of Commissioners voted unanimously to recommend to Metro Concept Endorsement for the Woodland Hearth project. Washington County staff are preparing the endorsement package for Metro staff review, and will submit for Concept Endorsement in early March 2023.

For the remaining \$3,550,000 Metro bond funds, Washington County staff are negotiating project viability and terms with the second-place applicant. If the second-place applicant cannot utilize these funds, staff will contact the applicants in order of scored ranking to assess their ability to use the funds.

Several projects funded by Metro Housing Bond projects in Washington County are successfully advancing in their construction towards completion. The next project expected for completion is the Terrace Glen project in Tigard, which is being developed by Related NW in partnership with the Housing Authority of Washington County and is expected to finish in May 2023. Several projects will follow with their completion in summer 2023. These are the Aloha Family Housing project in Aloha, sponsored by BRIDGE Housing; Plaza Los Amigos in Cornelius, sponsored in partnership by community-based nonprofits REACH CDC and Bienestar, Inc; and Tigard Senior Housing, sponsored by Northwest Housing Alternatives on donated city-owned land adjacent to the Tigard Senior Center.

In Washington County's eligible share jurisdiction, two projects consisting of 117 new affordable apartments have been completed. . thanks to the Metro Regional Affordable Housing Bond. Low-Income Housing Tax Credits, County's Housing Production Opportunity Fund (HPOF) and Private Activity Bonds. There are nearly 1,000 additional units under construction in Washington County. The County also has an allocation of Metro's Regional Acquisition Funds (\$12.9 million) to support additional project(s). County staff are working with Metro staff in early 2022 to pursue potential site acquisitions. With this work, the County will exceed its unit production goals.

Since the passing of the Metro Bond measure in 2018, Washington County has committed 200 Project Based Section 8 Vouchers to the implementing jurisdictions within Washington County – Beaverton, Hillsboro, and Washington County. That commitment remains to achieve the unit production goal for 30% MFI units as well as the PSH goal established in the County’s LIS. The Washington County Board of Commissioners leadership direction was to pursue PSH units and work to identify potential funding for supportive services. The passage of the Metro Supportive Housing Services Measure brings that necessary funding for PSH. Staff at the County have been aligning to integrate additional PSH units into Metro Bond projects, and to financially support the ongoing supportive services at projects. The County’s Phase I project, Viewfinder, and its first all PSH project, the Aloha Inn are two current examples of this integration.

Viewfinder: This 81-unit project had 8 Project Based Section 8 vouchers and 8 VASH vouchers, as well as a Memorandum of Understanding for resident services with a local homeless services provider prior to the start of the SHS program. As the SHS program has quickly mobilized, SHS and Affordable Housing Bond staff at Washington County discussed with the Viewfinder project sponsor, Community Development Partners, opportunities for additional PSH units at the property. As the property was planning to begin its lease-up process, Community Development Partners agreed to provide 11 additional units for PSH, supported through rental assistance and services funding from the SHS measure.

In addition, County SHS staff together with Affordable Housing Bond staff are discussing with developers on a per project basis opportunities for projects to have additional project-based PSH units. Through the County’s equitable lease-up outreach and process with low-barrier screening criteria, there will be individuals with tenant-based SHS rent assistance that will move into Metro Bond projects as well. This has already occurred at Viewfinder as that project leases up.

Figure 1. Production progress and resources committed


Project	Total Project Cost	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Plans to leverage Supportive Housing Services (SHS) funding <i>(yes/no/TBD)</i>		Status <i>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion Month/ year
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants <i>(as of Dec-2022)</i>	For rental assistance	For wraparound services			
Aloha Family Housing	\$33,661,515	\$10,230,000	81	33	50	0		N	N	In Construction	Apr-2022	Oct-2023
Aloha Quality Inn	\$10,045,608	\$9,283,000	54	54	0	54		Y	Y	In Construction	Dec-2021	Feb-2023
Plambeck Gardens	\$43,583,824	\$14,320,000	116	47	60	8		Y	Y	Pre-construction	Apr-2023	Aug-2024
Goldcrest	\$33,283,866	\$12,000,000	74	14	45	0		N	N	In Construction	Sep-2022	Apr-2024
Plaza Los Amigos	\$43,972,319	\$13,670,523	113	26	73	16		Y	Y	In Construction	Jul-2022	Sep-2023
Saltzman Road	\$21,113,400	\$5,400,000	54	28	9	24		Y	Y	In Construction	Jun-2022	Dec-2023
Terrace Glen	\$54,176,941	\$17,484,000	144	51	74	3		TBD	TBD	In Construction	Jan-2021	May-2023
The Valfre at Avenida 26	\$13,603,343	\$3,792,088	36	8	30	8	92	Y	Y	Complete	Sep-2021	Oct-2022
Tigard Senior Housing	\$25,586,313	\$6,270,000	57	23	0	23		N	N	In Construction	Jul-2022	Aug-2023
Viewfinder	\$32,951,190	\$11,583,000	81	34	56	27	189	Y	Y	Complete	Jul-2020	Dec-2021
Total committed or underway		\$104,032,611	810	318	397	163						
LIS commitment		\$118,135,532	814	334	407							
% of commitment complete		88%	100%	95%	98%							
Remaining for LIS		\$14,102,291	4	16	10							

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*

<p>Completed</p>	<p>Viewfinder - Community Development Partners & Housing Authority of Washington County - 81 units - Tigard</p> <p><i>Population to be served:</i> Individuals and Families; 8 units set-aside for Veterans</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, SDC Exemption</p> <p><i>Service Partnerships:</i> Good Neighbor Center & Veterans Administration</p> <p><i>Development Team:</i> Bremik Construction & Scott Edwards Architecture</p> <p><i>Project Highlights:</i> 11 units of PSH were added to the project in collaboration with the Supportive Housing Services Program. Community room and outdoor courtyard on second floor; playground onsite. Building features art by three local artists. All units have air conditioning. Building is equipped with solar power.</p>	
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	<p>Valfre at Avenida 26 – DCM Communities & Housing Authority of Washington County - 36 units – Forest Grove</p> <p><i>Population to be served:</i> Individuals and Families; 8 PSH units</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Washington County Housing Production Opportunity Fund</p> <p><i>Service Partnerships:</i> Bienestar & Sequoia Mental Health</p> <p><i>Development Team:</i> LMC Construction & Carleton Hart Architecture</p> <p><i>Project Highlights:</i> All units have air conditioning. Project built on previous cement mixing plant, providing important infill development. Community space and playground onsite.</p>	
	<p style="text-align: center;">Under Construction</p> <p>Terrace Glen – Related NW & Housing Authority of Washington County - 144 units – Tigard</p> <p><i>Population to be served:</i> Individuals and Families; 3 PSH units</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Metro Transit Oriented Development, SDC Exemption</p> <p><i>Service Partnerships:</i> HomePlate Youth Services, EngAge, & IRCO</p> <p><i>Development Team:</i> Walsh Construction & C2K Architects</p> <p><i>Project Highlights:</i> All units have air conditioning. Project includes 3 4-bedroom units. Community room and playground onsite. All units have air conditioning.</p>	

	<p>Aloha Inn – Housing Authority of Washington County - 54 units – unincorporated Washington County</p> <p><i>Population to be served:</i> Individuals – all PSH units</p> <p><i>Leveraged Funding Sources:</i> Housing Production Opportunity Fund (Wa. Co.), Housing Authority of Washington County Local Development Fund</p> <p><i>Service Partnerships:</i> CPAH, Bienestar, Sequoia Mental Health</p> <p><i>Development Team:</i> GSI Builders, Inc., Ink Built Architecture</p> <p><i>Project Highlights:</i> Motel conversion project. Washington County’s first all PSH project. All units have air conditioning.</p>	
<p style="text-align: center;">Under Construction</p>	<p>Goldcrest Apartments – BRIDGE Housing - 75 units – Beaverton</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, SDC Exemption, Housing Production Opportunity Fund (Wa. Co.), City of Beaverton</p> <p><i>Service Partnerships:</i> Hacienda CDC</p> <p><i>Development Team:</i> Colas Construction & Salazar Architects</p> <p><i>Project Highlights:</i> Located in high opportunity area (South Cooper Mountain). Community room and playground onsite. All units have air conditioning.</p>	

Aloha Housing – BRIDGE Housing - 82 units – unincorporated Washington County

Population to be served: Individuals and Families

Leveraged Funding Sources: 4% LIHTC, Local Innovation and Fast Track (LIFT) Funding, Metro Transit Oriented Development funds, Washington County Housing Production Opportunity Fund

Service Partnerships: Hacienda CDC

Development Team: LMC Construction & Scott Edwards Architecture

Project Highlights: Units range in size from studio to 3-bedroom. Community room, outdoor play area, BBQs, and raised garden beds onsite. All units have air conditioning.



Tigard Senior Housing – Northwest Housing Alternatives - 58 units – Tigard

Population to be served: Seniors

Leveraged Funding Sources: 4% LIHTC, HOME (Wa. Co.)

Service Partnerships: Veterans Administration, SAGE Metro Portland, DAVS Washington County

Development Team: Walsh Construction & SERA Architects

Project Highlights: Located directly adjacent to the Tigard Senior Center. Provides 23 units of Permanent Supportive Housing for seniors. Located with pedestrian access to Fanno Creek Trail.



Plaza Los Amigos - REACH CDC & Bienestar - 113 units – Cornelius

Population to be served: Individuals and Families

Leveraged Funding Sources: 4% LIHTC, Weatherization funds, Metro Transit Oriented Development Funds, Wa. Co. Housing Production Opportunity Funds, American Rescue Plan Act (ARPA) funds, Energy Trust of Oregon, PGE.

Service Partnerships: Sequoia Mental Health Services

Development Team: LMC Construction & Ankrom Moisan Architects

Project Highlights: 16 Permanent Supportive Housing (PSH) units. Solar power array onsite. Units range in size from 1 to 3-bedrooms. Site features fustal court, community room, community garden and pedestrian connection to local park.



Saltzman Road Senior - Home First Development & Christ United Methodist Church - 53 units – unincorporated Washington County

Population to be served: Seniors (emphasis on LGBTQIA+ community)

Leveraged Funding Sources: 4% LIHTC

Service Partnerships: Bienestar, SAGE, Friendly House

Development Team: Beaudin Construction & Doug Circosta Architects

Project Highlights: 24 Permanent Supportive Housing (PSH) units for seniors.



<p style="text-align: center;">Beginning Construction in Spring 2023</p>	<p>Plambeck Gardens – Community Partners for Affordable Housing - 116 units – Tualatin</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Washington County Housing Production Opportunity Fund, City of Tualatin, HOME (Wa. Co.), ARPA,</p> <p><i>Service Partnerships:</i> Centro Cultural, Neighborhood Health Center</p> <p><i>Development Team:</i> LMC Construction & Carleton Hart Architecture</p> <p><i>Project Highlights:</i> Project includes 6 4-bedroom units. Community room onsite. Air conditioning will be provided in units.</p>	
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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

Washington County’s LIS identified an aspirational goal of 20% hard and soft costs paid to COBID-certified MWESB firms. Of the two projects completed, Viewfinder exceed that goal for both hard and soft costs and the Valfre at Avenida 26 exceed the goal for hard costs. All projects under construction are on path to exceed 20% hard and soft costs goals.

b. Progress toward advancing the workforce diversity goals and strategies in your LIS

To monitor and report on contracting goals, Washington County receives information in monthly draw requests, and then receives more detailed quarterly reports that are also reported to Oregon Housing and Community Services (OHCS). Washington County had been tracking workforce outcomes for projects that are subject to prevailing wage requirements through LCP Tracker software.

c. If applicable, work complete or underway to expand local capacity to monitor and report on contracting and workforce outcomes

Washington County did not set specific goals around workforce diversity in its LIS. Washington County is participating in Metro’s Construction Careers Pathways Project.

Figure 2. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals <i>% of total contract amounts paid to...</i>		Contracting outcome <i>% of total contract amounts paid to...</i>	
			<i>Project goal (% hard costs)</i>	<i>Project goal (% soft costs)</i>	<i>Project outcome (% hard costs)</i>	<i>Project outcome(% soft costs)</i>
Aloha Housing Development	BRIDGE/ LMC	Oct-2023	20%	20%	Currently Tracking at 22%	Currently tracking at 20%
Aloha Quality Inn	HAWC/ GSI	Feb-2023	20%	20%	Currently Tracking at 20%	Currently tracking at 30%
Plambeck Gardens	CPAH/ LMC	Aug-2024	20%	20%		
Goldcrest	BRIDGE/ COLAS	Apr-2024	20%	20%		
Plaza Los Amigos	REACH/ LMC	Sep-2023	20%	20%	Currently Tracking at 20%	Currently Tracking at 20%
Saltzman Road	Home First/ Beaudin	Dec-2023	20%	20%	Currently Tracking at 20%	Currently Tracking at 20%
Terrace Glen	Related NW/ Walsh	May-2023	20%	20%		

The Valfre at Avenida 26	DCM/ LMC	Sep-2022	20%	NA	33.1%	NA
Tigard Senior Housing	NHA/ Walsh	Sep-2023	30%	20%	Currently Tracking at 22%	Currently Tracking at 20%
Viewfinder	CDP/ Bremik	Dec-2021	20%	20%	21.8%	26%

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	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
Aloha Housing Development	BRIDGE/ LMC	N							
Aloha Quality Inn	HAWC/ GSI	N	BOLI						
Plambeck Gardens	CPAH/ LMC	N							
Goldcrest	BRIDGE/ COLAS	N							
Plaza Los Amigos	REACH/ LMC	Y	Davis Bacon						
Saltzman Road	Home First/ Beaudin	N	Davis Bacon						
Terrace Glen	Related NW/ Walsh	N							
The Valfre at Avenida 26	DCM/ LMC	N							
Tigard Senior Housing	NHA/ Walsh	Y	Davis Bacon						
Viewfinder	CDP/ Bremik	Y	Davis Bacon						

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)*

Proximity to transit, parks, schools, and basic needs shopping was part of the competitive scoring criteria Washington County utilized in its Notice of Funding Availability (NOFA) evaluation process in 2020. Overall geographic dispersal of projects throughout Washington County's bond implementation area was also considered broadly throughout the evaluation process.

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

- Meeting with community-based organizations serving communities of color to understand lessons learned from previous lease-up processes.
- Reviewing screening criteria of property management companies for several projects to determine how low-barrier screening is embedded in existing screening criteria.
- Working with the property management company to ensure appropriate translation materials and services are available.
- Developing a property flyer that is accessible to individuals with limited English language skills and can easily be translated.
- Developing a training for community-based organizations to describe the lease-up process in plain language.
- Coordinate with community-based organizations serving communities of color to hold information sessions with individuals interested in housing at the property.
- Follow-up regularly with property management team on timelines and status of project.
- Coordinate with staff working on any project based rental assistance and related programs, including Permanent Supportive Housing.
- Debrief with community-based organizations serving communities of color after the lease-up process to understand what went well and what to improve for the next lease-up process.
- Encourage developers to provide materials and translation services in all of Washington County's identified safe harbor languages.

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

Washington County’s Supportive Housing Services team has built upon the existing homeless services infrastructure to restructure the previous coordinated referral system, Community Connect, to connect homeless individuals more efficiently to housing options with a trauma-informed approach. Service providers will be trained to provide a 20-minute Phase 1 assessment that quickly connects people to case workers shelter and care without having to wait for a lengthy phone-based assessment. The phased assessment helps participants building relationships with case workers, who support them through their housing navigation and connection to additional services. The final phase of the assessment, after a housing placement, helps participants consider goals, needs, and resources to support their health and ongoing housing stability.

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

Nearly all of Washington County’s Affordable Housing Bond projects has an existing or proposed partnership with a culturally specific organization to provide services onsite once the projects are constructed.

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*

Lease-up reporting has been provided to Metro staff for the Viewfinder project and Valfre at Avenida 26, which are the two projects in Washington County that have been completed and leased-up.

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
Aloha Housing Development	Individuals and Families	Prior to the application period, BRIDGE and Hacienda staff will establish face-to-face relationships with community leaders, culturally specific organizations, service providers, schools, churches, community centers, and others serving communities of	Partnership with Hacienda CDC. The resident services programming will include: <ul style="list-style-type: none"> resources to connect residents to behavioral healthcare, physical healthcare, and assistance with food, clothing, and household furnishings.

		<p>color in Aloha and Washington County. Other marketing and leasing channels will include phone calls, in-person visits, and attendance at community groups' regular meetings and gatherings, and housing or resource fairs. BRIDGE will translate fliers into Spanish and Chinese to reach the target population. A language translation line service will be utilized in the property management office.</p>	<ul style="list-style-type: none"> • connection to resources to ensure housing stabilization and eviction prevention, such as emergency rental assistance, food pantry, utility assistance, financial fitness class, medical or behavioral healthcare referral. • youth and family services, such as afterschool programming and early childhood education. • economic opportunity, entrepreneurship, and homeownership services.
Aloha Inn	Formerly homeless individuals	<p>Referrals for housing will come through the County's Community Connect system, which is well-connected with diverse service providers throughout Washington County. Admissions into the program will be extremely low-barrier and will ensure that policies that historically have had a disparate impact on communities of color (e.g. criminal background policy and credit screening) are set to the lowest possible levels to eliminate these barriers.</p>	<p>Competitive process to select a PSH operator was completed. A team of Community Partners for Affordable Housing, Sequoia Mental Health and Bienestar will provide case management, behavior health and substance abuse services, and resident services program with a culturally specific lens. Policies and outreach will be tailored to ensure BIPOC communities are aware of the potential services and ensure the project provides culturally appropriate services for residents to assist clients from underserved populations.</p>
Plambeck Gardens	Individuals and Families	<p>CPAH is committed to assuring that the Plambeck Gardens project serves people of color and immigrant populations. CPAH will provide information about how to successfully apply for housing and will work with Unite Oregon to do outreach and a focus groups to provide information about the housing and to ensure we are able to serve diverse populations. CPAH will do an additional outreach in conjunction with the City of Tualatin.</p>	<p>CPAH will be partnering with Centro Cultural to be sure that employment related services are available as well as staying connected to WorkSystems Inc. and the programs that they offer community wide. Centro Cultural proposes to meet with residents on-site in the community center to provide career coaching for adults, along with business development and start up technical assistance. CPAH will partner with the Neighborhood Health Center, which is providing services at</p>

			Tualatin High School to ensure that health and wellness activities are available onsite. This includes a new partnership with Neighborhood Health Center, which is providing services at Tualatin High School.
Goldcrest	Individuals and Families	<p>Prior to the application period, BRIDGE staff will establish relationships with community leaders, service providers, schools, churches, community centers, and others serving communities of color in Beaverton and Washington County. Hacienda will enhance these efforts and these connections will be an important conduit for publicizing opportunities when leasing information is available. To help prospective residents overcome common barriers to accessing stable housing, BRIDGE has a three-pronged approach to low-barrier screening: starting marketing and outreach early so that prospective residents can mitigate issues that might be a barrier to acceptance, providing alternative methods to meet screening criteria, and adopting an open appeal process.</p>	<p>Partnership with Hacienda CDC. The resident services programming will include:</p> <ul style="list-style-type: none"> resources to connect residents to behavioral healthcare, physical healthcare, and assistance with food, clothing, and household furnishings. connection to resources to ensure housing stabilization and eviction prevention, such as emergency rental assistance, food pantry, utility assistance, financial fitness class, medical or behavioral healthcare referral. youth and family services, such as afterschool programming and early childhood education. economic opportunity, entrepreneurship, and homeownership services.
Plaza Los Amigos	Individuals and Families	<p>REACH and Bienestar will work with local community partners to ensure the community is aware of the upcoming housing opportunity and the project budget includes funding for training and paying community partner staff to provide help navigating the application process. Bienestar will work with partners in the Racial Equity Collaborative, the Forest Grove School District, the Immigrant Solidarity Collaborative, Somali Empowerment Circle, and other partnerships to ensure that information is distributed to other communities of color in the area, and will produce, as needed, leasing and other</p>	<p>Bienestar as co-developer will provide culturally specific services. Sequoia Mental Health is also a service partner. Partnerships with organizations such as Centro Cultural, Sequoia Mental Health, Open Door, and Family Promise will support Bienestar’s outreach to the homeless population and others who may qualify for PSH units.</p> <p>Sequoia staff will work hand in hand with Bienestar’s Promotores to provide outreach and watch for signs that a resident may be experiencing a crisis, and will meet regularly with Bienestar resident</p>

		informative materials in languages other than Spanish and English.	services staff and on-site property management staff to coordinate services PSH residents and the property as a whole. Bienestar’s Promotores are resident leaders who connect other residents to needed services, coordinate service provision at properties with Bienestar staff and advocate for their communities’ interests in public forums and processes.
Saltzman Road	Seniors/LGBTQ	Home First Development utilizes a Low Barrier model for screening applicants to establish a population composed of individuals demonstrating the highest and most immediate of needs, including but not limited to historically underserved and vulnerable populations such as people of color and/or the LGBTQ community. Low Barrier screening is specifically designed to promote accessibility to households with adverse credit, rental and legal histories, and who subsist on a very limited income. Any applicant who is denied due to an adverse screening outcome will be automatically re-evaluated on a case-by-case basis, taking into account successful completion of treatment or renter success courses, positive references, and any other documents submitted on their behalf.	The service coordinator will empower residents to build a culture of interdependence and mutual support among residents, service providers, and management. SAGE will offer a rich array of educational, social, recreational, fitness, wellness, and community-building opportunities designed to support residents to live with resilience and independence. Bienestar will provide culturally specific services Service coordination will include but is not limited to benefits screenings, resource navigation and referral, coordination of in-home services and supports as needed, options counseling, decision-making support, advocacy and to serve as liaisons between management and residents, with the goal of supporting people to live active and independent lives.
Terrace Glen	Individuals and Families	At the core of all leasing activities at Terrace Glen will be a commitment to affirmatively furthering fair housing. A number of strategies will be employed at the project to provide equitable access, including:	EngAGE, Immigrant & Refugee Community Organization (IRCO), and HomePlate Youth Service are all service partners. HomePlate will provide culturally responsive youth programming to youth aged 18-24.

		<ul style="list-style-type: none"> • Low barrier to entry screening that includes a consistently applied override policy for reviewing prospective tenant’s credit, rental, and criminal histories. • Linguistically appropriate materials that reflect community demographics to provide access to priority communities and help ensure equitable access to communities of color. • On-site management and staff will receive diversity, equity and inclusion training and will be educated to understand the specific target population goals of the project. Importantly, management will endeavor to hire staff and vendors representative of the community. 	<p>An enriched arts program will enhance the vibrancy of the community to the residents. The proposed program will provide an intergenerational arts program to residents with EngAGE operating the program.</p> <p>In addition, resident services staff will develop a services program customized to the resident population. The resident services program will provide programming to facilitate economic stability, strategies for increased educational success, promote healthy lifestyles, and build strong communities.</p>
The Valfre at Avenida 26	Individuals and Families	<p>An initial lease-up kick-off meeting was held in December 2021. Service providers collaborated with property manager on an equitable lease-up process. Latinxs represent over 30% of the Forest Grove/Cornelius population, which makes this group the area’s largest community of color. At the same time, gentrification and displacement pressures on the Latinx community and other communities of color are intensifying as the cost of living in Forest Grove/Cornelius has consistently increased year over year.</p> <p>Bienestar’s historical model consists of marketing availability of units through the following in-person strategies: in-person visits to major employment centers, communication at places of worship, libraries, and stores owned by Latinx entrepreneurs or frequented by Latinx target populations. Additionally, Bienestar will rely on word of mouth via its Promotores as part of their normal volunteer activities and in their respective places of work</p>	<p>Partnership with Bienestar and Sequoia Mental Health. Services will be provided in partnership with Bienestar to ensure that culturally specific, bilingual care is provided to the residents. Special emphasis will be placed on developing relationships with culturally specific service providers that already maintain a working relationship with Bienestar, such Adelante Mujeres and Centro Cultural and Virginia Garcia Memorial Health Center, to ensure that a diverse resident population will have their needs met. Sequoia staff and Bienestar resident service staff will consult routinely to share information, problem solve issues and avoid or mitigate crisis situations. Sequoia staff will work hand in hand with Bienestar’s Promotores to provide outreach and watch for signs that a resident may be experiencing a crisis and will meet regularly with Bienestar resident services staff and on-site property</p>

		and direct referrals from our 2,000 tenants from among their social and professional networks.	management staff to coordinate services PSH residents and the property as a whole. Bienestar’s Promotores are resident leaders who connect other residents to needed services, coordinate service provision at properties with Bienestar staff and advocate for their communities’ interests in public forums and processes.
Tigard Senior Housing	Seniors	Using an analysis of both existing resident demographics and census data, NHA will identify and market to those groups and communities that are underrepresented and least likely to apply. This includes a low-barrier screening criteria, individualized review process for appeals of denied applications, and clear communication protocols for all. Additionally, with the help of the constituencies of the Coalition of Communities of Color, NHA will provide outreach services to underserved communities in Washington County and partner with culturally specific organizations to make sure that those least likely to apply will apply for tenancy.	Tigard Senior Center / Meals on Wheels, SAGE Metro Portland, Pathways and Disability, Aging, and Veteran Services of Washington County are service partners for the project. The primary goal of Resident Services at Tigard Senior Housing will be housing stability and eviction prevention. Resident Services will be available on site 6-8 hours per week and NHA will meet with residents and property management, collaborate with community providers, and organize events that will be held at Tigard Senior Housing. These events, which are available to all residents, include preventive health checks, information sessions, and recreation/socialization opportunities. Every resident at Tigard Senior Housing, including those residents in HUD-VASH units, will have access to the Resident Services Coordinator for the property. The coordinator will both respond to individual needs and organize events and activities for the overall property.
Viewfinder	Individuals and Families	Lease-up process is underway. The equitable lease-up process approach outlined in Section 4b above was the process used.	Partnership with Good Neighbor Center and the Veterans Administration. Good Neighbor Center has full-time staff onsite to provide case management to PSH households as well as resident services

		available to the full community. The Veterans Administration staff provides case management to households with VASH vouchers at the property.
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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
The Valfre	17	3	N	*11 Type B units comply with CH. 10 of ANS/ICC A117.1. *2 units (one Type A and one Type B) are Sight & Hearing designed to accommodate persons with vision and hearing impairments.

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

										homeless
The Valfre	Community Engagement – 13	Y	13	13	13					
Viewfinder	28 participants	Y	28	28	At least 20					

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.
The Valfre: 2 community engagement meetings with listening sessions of which one was in person and one was online; 1 City of Forest Grove public meeting; 2 neighborhood meetings.	Community engagement feedback: Providing washer and dryers in units; Adding second half baths in units; Creating bigger bedrooms and/or inserting more 3-bedroom apartments; Giving bigger cabinet space in kitchens; Building in more shelf space so that residents do not have to buy as much furniture; Removing carpet from apartments and community room; Safer play areas for children that are not near cars, more basketball courts and larger fields for soccer; Boot washing station; Larger benches outside to fit more people; Management office and leasing office moved to be close to the community room.	Community Engagement: Switched the location of the 3-BR units with the 1-BR units to get the larger family units closer to the courtyard and play areas. Reduced the amount of community garden space and increase the amount of children’s play area. Created a larger field area for children to play. Provide small garden boxes or garden areas at each resident unit for personal gardening. Give each apartment a view of the courtyard. Provide recycling bins in the trash area. Larger benches were added that view the playground and play field area.

Figure 8. Summary of community engagement partnerships

	Total community-based organizations	Culturally specific organizations	Faith-based organizations	Other community-based organizations <i>(not culturally specific or faith based)</i>
Number of partnerships	4	4	0	0
List of organizational partners	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres		
Outreach strategies used (NOT engagement activities, but how you got people to engage, e.g. tabling, emails, phone calls, etc.)	3 listening sessions, one multifamily housing survey and one senior housing targeted survey, informational lease up sessions with the Somali Empowerment Circle.	APANO, Bienestar, Somali Empowerment Circle, Adelante Mujeres		

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?

As part of the Washington County 2022 Metro Housing Bond NOFA, climate resilience and providing climate smart building strategies was a condition of funding selection and integrated into project scoring criteria. The selected project, Woodland Hearth sponsored by Community Development Partners, will be providing climate resilient cooling systems in the program design. As part of negotiations with the second-place project to utilize the remaining \$3.44 million in Metro Housing Bond funding in Washington County's eligible share, Washington County staff will ensure that climate resilience and climate smart building strategies will be integrated into program design for that project as well, pending successful negotiations and collaboration with the project sponsor.

In general, Developers have considered cooling strategies coupled with sustainability features in their project designs. This is informed also by State requirements for Low Income Housing Tax Credit projects. Specifically, each project completes a sustainability program that is evaluated by Oregon Housing and Community Services (OHCS). Additionally, projects are required to be solar ready as part of the State's requirements. In addition, projects that have leveraged Affordable Housing Bond funds with federal funds are required to complete an Environmental Review process that often results in improvements to stormwater management, as well as additional sustainability and efficiency measures.

In addition, Washington County coordinated with projects that had not yet commenced construction prior to Metro's adopted Policy on Climate Resilience and Sustainability, to collaborate on plans to provide climate resilience and climate smart building strategies. Those projects include Tigard Senior Housing, Plambeck Gardens, and Goldcrest.