

Housing Bond Progress Report for Washington County | 2023

This progress report summarizes how local jurisdictions are carrying out their Affordable Housing Bond strategies. Each year, jurisdictions share progress reports with Metro, which are then reviewed by the Affordable Housing Bond Community Oversight Committee. Metro staff then create a yearly report summarizing progress across all implementing areas.

SECTION 1: UNIT PRODUCTION AND FUNDING

This section provides a high-level overview of the Affordable Housing Bond projects and units in your jurisdiction, along with plans to leverage SHS funding for rental assistance and/or services. Please review and confirm the information in Figure 1 and let us know of any changes.

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>					Status <i>Pre-construction, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2023)			
Cedar Rising	\$33,661,515	\$10,230,000	81	33	50	0	39	Complete	Apr-22	Dec-23
Heartwood Commons	\$10,045,608	\$9,283,000	54	54	0	54	31	Complete	Dec-21	Mar-23
Plambeck Gardens	\$43,583,824	\$14,700,000	116	47	60	16		Construction	Apr-23	Oct-24
Altura	\$33,283,866	\$12,000,000	74	14	45	0		Construction	Sep-22	Jun-24
Plaza Los Amigos	\$43,972,319	\$13,670,523	112	26	72	16		Construction	Jul-22	Apr-24
Opal Apartments	\$21,113,400	\$6,149,000	54	28	9	0*		Construction	Jun-22	Mar-24
Terrace Glen	\$54,176,941	\$17,484,000	144	51	74	3	260	Complete	Jan-21	May-23
The Valfre at Avenida 26	\$13,603,343	\$3,792,088	36	8	30	8	92	Complete	Sep-21	Oct-22

Alongside Senior Housing	\$25,586,313	\$6,270,000	57	23	0	24	64	Complete	Jul-22	Sep-23
Viewfinder	\$32,951,190	\$11,583,000	81	34	56	30	189	Complete	Jul-20	Dec-21
Woodland Hearth	\$35,287,381	\$9,450,000	63	22	40	22		Pre-construction	Oct-24	Apr-26
Total committed or underway	\$114,611,611	872	342	436						
LIS commitment	\$118,135,532	812	333	406						
% of commitment complete	97%	107%	103%	107%						
Remaining for LIS	\$3,523,921	Goal Exceeded	Goal Exceeded	Goal Exceeded						

*SEE PSH SECTION FOR NOTES ON CHANGES TO PSH UNIT COUNT

SECTION 2: LOCAL IMPLEMENTATION STRATEGIES UPDATE

Please share how the development plan in your LIS is going. Please highlight any best practices, lessons learned, or opportunities for improvement. Please address:

a. Results of competitive selections, who was involved and how LIS criteria influenced the outcome.

In fall 2022, Washington County put out a NOFA for the remaining \$13 million available in Washington County’s Eligible Share of Metro Housing Bond funds. 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. 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.

To pair operational and debt-leverage assistance for the PSH Units, CPAH applied for funding for OHCS units and were awarded funding in summer 2023. CPAH is moving towards a financial closing in Fall 2024.

b. How projects are efficiently using Metro bond funds and other public funding.

Washington County has worked closely with project partners to explore all avenues for potential funding gaps to ensure Metro Bond commitments are able to deliver projects consistent with all Final Endorsement commitments. To give an example, Woodland Hearth is facing project gaps due to infrastructure requirements related to a gravity-fed pump station required by the City of Tigard as a land use condition of approval for the project. Washington County is seeking Board of County Commissioners authorization to request funding to address the project gap in the Federal Government's Fiscal Year 2025 Congressionally Directed Funding Proposed Projects for Consideration. This shows the priority Washington County brings to support Metro Bond projects by advocating for a variety of public funding to be paired with Metro Housing Bond funds.

c. Summarize ongoing commitments for project-based rental assistance and supportive services as well as progress in achieving any PSH goals.

Washington County has exceeded the 100-unit PSH goal established in the LIS, and delivered through its Housing Authority the first all-PSH multifamily project in Washington County, Heartwood Commons. While the team is actively working on a lease-up improvement strategy for the building, it should be acknowledged that lease up at the Heartwood has faced challenges and, as the first HAWC PSH development, the county is learning along the way and making iterative changes to bring rehouse people and get the building leased up.

Initial staffing posed an issue, particularly with property management staff. It took some time to get to a fully staffed building. One of the service providers decided a couple of months in that this was not a good program fit for their agency and backed out of the contract. In order to adjust to these staffing challenges, there was an intentional leasing slowdown in moving in new residents for a few months to address appropriate staff ratio and resident safety issues. Last fall when leasing was set to increase, there were issues within our referral process through our Coordinated Entry system. In response to those challenges, we built a new direct referral path specifically for PSH services. This has been in place since early January and has resulted in increased successful referrals. With this new referral path and staff capacity in place, we are on track to have the building leased up by April 1.

Heartwood's leasing process was an important lesson in what it takes to make PSH work for Washington County, using both capital and operating funding sources. We're learning lots of lessons with the Heartwood and this will help us do better with our next round of PSH investments with our community partners.

Metro is in the beginning stages of engaging stakeholders to create a regional definition of Permanent Supportive Housing (PSH). Metro also plans to create regional recommendations on PSH eligibility and funding standards. Washington County staff have worked to clarify PSH definitions in projects that receive RLRA vouchers or other supportive rent assistance to support deeply affordable units. County Housing staff are working to ensure all reporting reflects this updated alignment effort to both define PSH and successful pair SHS voucher and operations funding will Metro Housing Bond funded projects.

- d. *Summarize impacts of increased construction costs and private activity bond constraints on Metro bond housing projects. Please describe how the jurisdiction is working with developers to ensure housing quality and mitigate risks when projects face cost escalations, unexpected challenges, or delays related to local regulations or the changing funding landscape.*

Washington County staff actively attend OAC and construction draw meetings as projects undergo construction to ensure that value-engineering discussions are balanced with delivering quality housing in the face of cost escalations and other funding challenges. Six of the 12 projects in Washington County's jurisdiction have been completed, so that mitigates future program risk as a substantial amount of unit goals have already been delivered. In addition, the County does balance the need to deliver high-quality projects with also minimizing utilizing additional Metro Housing Bond funds. Two projects did request additional Metro Housing Bond funds during construction, Heartwood Commons and Opal Apartments. Those two-projects received additional funding due to unique circumstances from expected existing site conditions that occurred during construction, and the funding was necessary to successfully advance both projects. Prior to requesting additional Metro Housing Bond funds, staff worked with the Opal Apartments sponsor to require them to maximize their deferred developer fee and the permanent loan amount, as well as supporting their application for additional funding sources through OHCS and the Department of Human Services.

Staff are closely monitoring the remaining projects four under construction to ensure they can be successfully delivered without comprising quality and services. In addition, staff are supporting the two remaining projects in pre-development, the Aloha 209th project and Woodland Hearth, to ensure they can successfully close. The County has \$3.5 million in remaining Metro Housing Bond funds that will be used to successfully complete the Program in the County and ensure all LIS unit production goals are exceeded as expected.

- e. *How 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.*

SHS funds are integrated into affordable housing sites to provide a mix of case management services, resident services, resident flex funds, enhanced property management support, and additional building operations dollars to support low income, high acuity chronically homeless households as well as the developments themselves. Some of these services are co-located on site, like at

Heartwood Commons, to best support those high needs households in achieving long term housing stability. SHS funded RLRA vouchers have also been layered into some properties to increase the amount of PSH units within an affordable community.

The Washington County SHS team is working closely with the county's leadership and development team to create a SHS Development NOFA. This NOFA will focus on providing capital dollars to create a wide range of supported housing in the county, matched with operations funding also from SHS, to fill gaps in our housing continuum.

- f. Describe the approach and timelines for achieving remaining unit production targets, including any priorities for remaining unit production targets, such as homeownership or supportive housing.*



Washington County has met all unit production targets. For the remaining \$3.5M in Metro bond funds, Washington County staff are accessing options to fully utilize these remaining funds, and will be providing an update this spring 2024 on the direction to fully utilize the remaining allocated amount for the County. This will likely consist of supporting a project under development utilizing Metro Housing Bond funds that has not yet reached financial closing.

SECTION 3: 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 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 and project amenities)*
- d. How projects are incorporating sustainability, climate resilience and AC/cooling strategies to keep people safe*
- e. Anything else worth highlighting*

<p style="text-align: center; font-size: 24pt; font-weight: bold;">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>	
	<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>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>Heartwood Commons – 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>Cedar Rising – BRIDGE Housing - 82 units – unincorporated Washington County</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Local Innovation and Fast Track (LIFT) Funding, Metro Transit Oriented Development funds, Washington County Housing Production Opportunity Fund</p> <p><i>Service Partnerships:</i> Hacienda CDC</p> <p><i>Development Team:</i> LMC Construction & Scott Edwards Architecture</p> <p><i>Project Highlights:</i> 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.</p>	

	<p>Alongside – Northwest Housing Alternatives - 58 units – Tigard</p> <p>Population to be served: Seniors</p> <p>Leveraged Funding Sources: 4% LIHTC, HOME (Wa. Co.)</p> <p>Service Partnerships: Veterans Administration, SAGE Metro Portland, DAVS Washington County</p> <p>Development Team: Walsh Construction & SERA Architects</p> <p>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.</p>	
<p>Under Construction</p>	<p>Altura– 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>	

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.



Opal - Home First Development & Christ United Methodist Church - 53 units – unincorporated Washington County

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

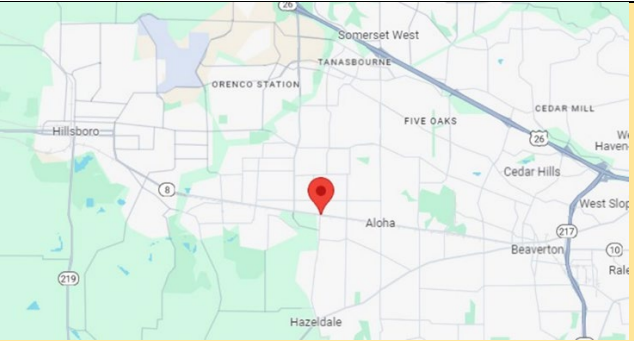
Leveraged Funding Sources: 4% LIHTC

Service Partnerships: Bienestar, SAGE, Friendly House

Development Team: Beaudin Construction & Doug Circosta Architects



	<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>	
<p>Pre-Development</p>	<p>Woodland Hearth – Community Partners for Affordable Housing - 63 units – Tigard</p> <p><i>Population to be served:</i> Individuals and Families</p> <p><i>Leveraged Funding Sources:</i> 4% LIHTC, Metro Housing Bond, City of Tigard Urban Renewal funds.</p> <p><i>Service Partnerships:</i> Community Action, HAKI, Native American Rehabilitation Association.</p> <p><i>Development Team:</i> LMC Construction & Carleton Hart Architecture</p> <p><i>Project Highlights:</i> High-percentage of family sized units, especially 3 & 4 bedroom units. Community room onsite. Air conditioning will be provided in units.</p>	

	<p>Aloha 209th Development- the Housing Authority of Washington County- Approximately 68 units for families and individuals- Aloha (unincorporated Washington County).</p> <p>This will be the final Metro Housing Bond project in Washington County’s LIP jurisdiction. Metro’s Site Acquisition team acquired the property in January 2024 and is working with HAWC for them to develop the property. The HAWC Board of Directors approved the project’s predevelopment budget and partnership formation on February 6, 2024.</p>	
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SECTION 4: PERMANENT SUPPORTIVE HOUSING

This section confirms PSH unit commitments in your jurisdiction. PSH is defined as: units using coordinated access systems serving Population A (Extremely low-income individuals who have one or more disabling conditions; and are experiencing or at imminent risk of experiencing long-term or frequent episodes of literal homelessness). Please confirm the information in Figure 2.

Figure 2. Permanent Supportive Housing Commitments

Project	Total Units	PSH Units	Target Population	Service Partners	Plans to leverage (SHS) Supportive Housing Services funding (Yes/No/TBD)	
					For rental Assistance	For Wraparound Services
Valfre at Avenida 26	36	8	Individuals, families, Latinx families and individuals.	Sequoia Mental Health, Bienestar	No	No
Viewfinder	81	30	Veterans (10 VASH Units), individuals, families	Project Homeless Connect, Cornerstone Partners	Yes	Yes
Heartwood Commons	54	54	Individuals	CPAH, Sequoia Mental Health	Yes	Yes
Terrace Glen	144	3	Youth	HOME Plate, IRCO	No	No
Alongside	58	24	Veterans (VASH), Seniors	VA	No	No
Opal	54	*	Seniors	Friendly House	TBD	TBD

Plaza Los Amigos	113	16	Latinx Families and Individuals, individuals and families	Sequoia Mental Health, Bienestar	TBD	TBD
Plambeck Gardens	116	16	Families, Individuals	Centro, Virginia Garcia, NAYA	TBD	TBD
Woodland Hearth	63	22	Families, Individuals	HAKI, NAYA	TBD	TBD

*Opal Apartments had planned to utilize RLRA and PBV to provide 24 PSH units, however the project team is in conversations with the County’s homeless services team to ensure any PSH units are placing chronically homeless from the County’s from our homeless services system and also have funding for services attached to the unit, so at this time the County is not reporting the project as providing PSH units.

SECTION 5: CONTRACTING AND WORKFORCE OUTCOMES UPDATE

Local implementation strategies prioritize racial equity by setting contracting goals for COBID-certified firms and tracking workforce participation in the construction of Metro bond projects. Please review and confirm the information in Figures 3 and 4 and let us know of any changes.

Figure 3. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals		Contracting outcome	
			% of total contract amounts paid to...		% of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Cedar Rising	BRIDGE/ LMC	Dec-23	20%	20%		
Heartwood Commons	HAWC/ GSI	Mar-23	20%	20%	21.6%	76.3%
Plambeck Gardens	CPAH/ LMC	Aug-24	20%	20%		
Goldcrest	BRIDGE/ COLAS	June-24	20%	20%		
Plaza Los Amigos	REACH/ LMC	Apr-24	20%	20%		
Opal Apartments	Home First/ Beaudin	Jan-24	20%	20%		
Terrace Glen	Related NW/ Walsh	May-23	20%	20%	31.2%	NA
The Valfre at Avenida 26	DCM/ LMC	Oct-22	20%	NA	33.1%	NA
Alongside Senior Housing	NHA/ Walsh	Oct-23	20%	20%	22.9%	25%

Viewfinder	CDP/ Bremik	Dec-21	20%	20%	21.8%	26%
Woodland Hearth	CPAH	Oct-25	30%	20%		

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

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

Project name	Developer, General contractor	Actual/expected Construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Cedar Rising	BRIDGE/ LMC	Dec-23	N	N				64%	0%	6%
Heartwood Commons	HAWC/ GSI	Feb-23	N	BOLI						
Plambeck Gardens	CPAH/ LMC	Aug-24	N	N						
Goldcrest	BRIDGE/ COLAS	June-24	N	N						
Plaza Los Amigos	REACH/ LMC	Apr-24	Y	Davis Bacon						
Opal Apartments	Home First/ Beaudin	Jan-24	Y	Davis Bacon						
Terrace Glen	Related NW/ Walsh	June-23	N	N						
The Valfre at Avenida 26	DCM/ LMC	Oct-22	N							
Alongside Senior Housing	NHA/ Walsh	Oct-23	Y	Davis Bacon				45%	4%	12%
Viewfinder	CDP/ Bremik	Dec-21	Y	Davis Bacon				42%	3%	18%
Woodland Hearth	CPAH	Oct-25	Y	Davis-Bacon						

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

SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

Please share progress on equitable contracting and workforce strategies in your jurisdiction. Please highlight any best practices, lessons learned, or opportunities for improvement. Please address:

- a. Progress toward achieving equitable contracting goals

Washington County projects have met the equitable contracting goals established in the LIS and required for Metro Concept and Final Endorsement process. This success was a result of close collaboration with project teams, especially the project's general contractors. To give one example, Alongside was completed this fall and exceeded equitable contracting goals with 22.9% of project hard cost and 25% of project soft costs paid to COBID certified subcontractors. This was accomplished by the project sponsor, NHA, doing targeted bid requests to COBID certified firms, with personal follow up phone calls and emails to try and get as many engaged in the project bidding as possible. Vetting of contractor is completed to assess that they are knowledgeable of the scope of work, and that they can complete the project before contracting with them. In addition, Washington County as lead developer exceed COBID goals on hard costs for Heartwood Commons and substantially exceeded soft cost goals. This shows the commitment the County has to promoting workforce participation not only as a funder, but also a developer on affordable housing.

b. Progress toward advancing workforce participation through workforce tracking

Washington County negotiated with the final project to be funded through a NOFA, Woodland Hearth, to track workforce goals and outcomes in response to questions from Metro staff during the 2023 annual reporting process. The County did not set workforce tracking goals in its LIS, however in response to the desire to at least have some workforce outcomes, the County asked partners on projects that triggered Davis-Bacon to provide workforce tracking outcomes since the data on those projects is recoverable even after a project is completed.

c. Plans to expand local capacity to monitor and report on contracting and workforce outcomes

Washington County will require workforce tracking on the two remaining projects it's pipeline that have not closed- Woodland Hearth and Aloha 209th Metro Site Acquisition. In addition, the County has used the Metro Housing Bond workforce tracking model to emulate these systems for County-wide construction procurement. The County is implementing a system-wide workforce tracking process, and the Metro Housing Bond projects were a key test case to allow for lessons-learned and successes that encouraged County procurement to utilize these systems for all Public Works projects in the County.

SECTION 7: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

The Affordable Housing Bond Program is guided by principles that aim to help those left behind by the region's housing market. This includes communities of color, families with children, people with disabilities, seniors, veterans, and those at risk of homelessness or displacement. Each local implementation strategy outlines commitments to affirmative marketing, low-barrier lease-up, culturally responsive resident services and housing stability to those who have experienced displacement or are at risk of displacement.

Please share updates on the following, along with any best practices, lessons learned, or opportunities for improvement:

- a. *How project locations support strategies described in your LIS, along with 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. Partnerships that align culturally specific/responsive services that meet the needs of residents (Figure 5).

Washington County has worked with project sponsors on each Metro Bond funded project to ensure culturally specific services meet the needs of residents. For each project:

Valfre at Avenida 26: Bienestar providing culturally specific programming and services for a project targeting Latinx community for 36 units in Forest Grove

Terrace Glen: HomePlate providing services to homeless young adults aged 18-24 for 3 PSH units; EngAGE, in addition to traditional services such as economic stability and promoting health lifestyles, will offer an enriched arts program for residents. As the residents settle in, EngAGE will reach out to residents through surveys to develop additional culturally responsive programs.

Plaza Los Amigos: Bienestar, through their Promotores program, will provide culturally specific programming for the Latinx community. Sequoia Mental Health will provide supportive services to the formerly homeless residents in the PSH units.

Plambeck Gardens: This property is general affordable housing with a focus on very low and extremely low income individuals and families (30%, 40%, 50%, and 60% income bands) and individuals transitioning out of homelessness into Permanent Supportive Housing. Community Partners for Affordable Housing is partnering with:

- Centro Cultural for employment related services as well as connections to WorkSystems Inc.
- Virginia Garcia for health and wellness activities
- Native American Rehabilitation Association (NARA) for health and wellness activities for American Indians and Alaska Natives
- Neighborhood Health Center (NHC), based out of Tigard High School, for youth health services
- Naturopathic University of Oregon - Permanent Supportive Housing services
- Native American Rehabilitation Association (NARA) - Permanent Supportive Housing services
- Community Action - Permanent Supportive Housing services

Opal Apartments: This 54-unit property is targeting seniors and the LGBTQ community, with 52% of units targeting 30% AMI individuals and 24 units of PSH. HomeFirst is partnering for resident services with Friendly House/SAGE for case management and outreach services to LGBT seniors and Bienestar for their Latinx residents.

Woodland Hearth: This property is 63 units of affordable housing with a focus on very low and extremely low income individuals and families (30% and 60% AMI) with 22 units for individuals transitioning out of homelessness into Permanent Supportive Housing. Community Partners for Affordable Housing (CPAH) is providing services with:

- CPAH - comprehensive resident services with an onsite resident services coordinator
- Native American Rehabilitation Association (NARA) for mental health and recover services for American Indians and Alaska Natives
- Humanity Assistance Kindness Intercultural Community Services (HAKI) serves east African immigrant and refugee communities
- Community Action - Permanent Supportive Housing services

Alongside: 62 units of senior housing with services provided by Northwest Housing Alternatives (NHA), project developer/owner who has experience with 861 other units of senior housing. They are partnering with the Tigard Senior Center for resident activities. NHA will provide classes for things such as financial education workshops, visits from nursing students, and LIHEAP utility assistant sign ups. Meals on Wheels is a partner for meal service as well delivery of food boxes by NHA's residence services coordinator. Three units of PSH will receive services from Pathways for severe and persistent mental illness (SPMI).

Cedar Rising: 82 units of family housing with 33 units serving extremely low income households at 30% AMI, targeting the Latinx community and communities of color via partnership with Hacienda CDC. BRIDGE is partnering with Hacienda CDC to provide resident and culturally responsive services for housing stability, economic opportunity, and youth and family services such as after-school programming and early childhood education.

Altura: 74 units of which 14 are for very low income households at 30% AMI. The 1,2 and 3 bedroom units are in a high opportunity area of Beaverton in South Cooper Mountain. Hacienda CDC is the resident services provider and will provide services programming such as connection to healthcare services, assistance with household items such as food and clothing, housing stabilization resources, youth and family services, and economic opportunity classes.

e. Physical accessibility features (Figure 6)

For example, for the Valfre at Avenida 26 project, in addition to providing two units designed to both Chapter 10 of ANS/ICC A117.1 and UFAS standards (called Type A units) and two units designed to Chapter 10 of ANS/ICC A117.1 (called Type B units), one of each Type A and Type B unit is also designed with sight/hearing accommodations. The entire site also has ADA accessible sidewalks with the exception of three units on the west side that required staired entries; doors throughout the site have levered handles.

Figure 5. Summary of project plans and partnerships for affirmative marketing and culturally responsive services

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for culturally responsive services
See list above			

Figure 6. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)
Heartwood Commons	16	5	N
Cedar Rising	15	4	Y
Alongside	10	5	Y
Opal Apartments	0	3	Y
Plaza Los Amigos	6	6	Y
Altura	15	4	Y

The Opal Apartments is a recent success with the planned delivery of multiple ADA adaptable features. All project units are ADA adaptable and designed to be modified at any time to meet the mobility needs of the resident. Given that our project aims to serve seniors, universal design elements are a critical aspect of ensuring that residents have the ability to age in place in units that are designed to meet their unique needs. Examples of these design components include but are not limited to:

- The inclusion of three fully ADA accessible units and all units as ADA adaptable
- Elevator
- ADA accessible entrances and community spaces
- Handrails and grab bars in-unit bathrooms
- Walk-in showers or tubs
- Non-slip flooring
- Rounded edge countertops
- Accessible cabinet pulls
- Levered style door handles
- Handheld showerheads

- Hard exterior surfaces for ease of navigation
- Front-mounted cooktop controls
- Shallow sinks
- Front-load washer/dryer
- Large print elevator controls
- Bathrooms that accommodate wheelchairs with appropriate turning radius

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
NARA Focus Group	9	Yes	8	100%	100%	N/a	N/a	0%	N/a	Some participants
Community Action Focus Group	11	Yes	11	45.5%	100%	N/a	N/a	0%	N/a	Some participants

Community Partners for Affordable Housing (CPAH) partnered with Native American Rehabilitation Association of the Northwest (NARA) and Community Action of Washington County to host two separate focus groups related to Woodland Hearth focusing on services and community amenity spaces for the property. Participants of these focus groups were individuals and families who have had lived experience with homelessness or housing instability but are currently stably housed.

Through this engagement, the biggest themes we heard was the desire for service programming within this new affordable housing development that is responsive to residents’ needs, the desire for community building events for all residents of the building, and the desire to feel safe within the community.

Focus group participants largely seemed to think that the planned community spaces would accommodate the types of programming that they would like to see. Folks did mention a desire for greater green spaces and gardens. CPAH explored the possibility of adding additional garden space and green spaces, but they proved to be infeasible due to site constraints. In the coming months, we will finalize our access control and security camera plan and we will include feedback from these focus groups into those plans. Participants were excited by the amount of parking that is being provided at this property, which is not required by the City of Tigard’s code. Participants expressed the need for off-street parking since

transit in the region is not always reliable or travels to the places they need to get to. Additionally, they expressed that using transit to grocery shop and complete errands for a larger family is especially challenging.

In response to the feedback related to services, CPAH will work closely with both NARA and Community Action, in particular to focus on programs that focus group participants highlighted including Rent Well classes, trauma-informed training with property management, classes related to helping folks transition from living outside to living in an apartment and the upkeep required, safety meetings, and Wellbriety.

SECTION 8: INITIAL APPLICATION AND LEASING OUTCOMES

For projects that are currently leasing or have completed the initial leasing process, please share any progress, lessons learned or best practices related to application and leasing strategies.

- Make sure public information on office hours and location is complete and up-to-date. Specifically, some referrals were not aware that project’s leasing offices were typically open on weekends.
- Work with referral organizations to make sure they understand LIHTC related tenant requirements and help educate them if not. Repeat this step as needed when new staff from outreach organizations get involved.
- Support leasing staff in creating processes to ensure prospects are quickly contacted regardless of referral source (e.g., email, phone, text, walk-in, website).
- The level of interest from some referral sources is hyper location specific. By conducting outreach to a wide group of organizations, project teams have been able to successfully reach a diverse tenant population despite lower interest from certain groups.

Terrace Glen

Race/Ethnicity	Number of Residents	Percent
Hispanic	33	23%
White, Non-Hispanic	63	43%
Black or African American	18	12%
American Indian or Alaska Native	8	6%
Asian	17	12%
Native Hawaiian or Other Pacific Islander	6	4%
Total		100%

Referral sources included: IRCO, HomePlate, HAWC, Family Promise of Tualatin Valley, SAACO, Refugee Care Collective, Transition Projects, Resident Referrals, Portland Public Schools, Impact Northwest, Family Resource Navigator, Community Vision, and Catholic Charities.