

Housing Bond Progress Report for Washington County | 2021

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.*

Washington County did not have any competitive selections in 2021. Work implementing the Metro Bond in 2021 focused on moving the County's pipeline of ten projects toward construction and completion. The County's pipeline consists of one Phase I project that was selected before the County's LIS was approved, eight projects selected through a competitive solicitation process based on LIS criteria that occurred in 2020, and one acquisition/rehab project selected through the process identified in the County's LIS.

Work in 2021 specifically included:

- Working toward construction completion and equitable lease-up of the County's Phase I Project.
- Working toward closing and construction start for three projects.
- Working on predevelopment for six projects with five of those projects scheduled to close and begin construction in the first half of 2022.

- b. Strategies/outcomes supporting efficient use of Metro bond funds and other sources of public funding in the project; including how projects are responding to increases in LIHTC equity or other additional funding to increase sustainability, durability, and livability for residents, or to reduce the amount of Metro bond subsidy*

Overall, Washington County is positioned to exceed its unit production goal through the efficient use of Metro Bond funds within its implementation area. While the Omnibus resolution passed by US Congress in January 2021 that fixed the rate for Low Income

Housing Tax Credit (LIHTC) equity generally increased that source in each project, those increased sources have help combat extreme cost increases in construction materials and labor. Without this fixed rate it is likely that the County and other implementing partners would have received request for additional funding from project sponsors. Washington County intentionally made funding awards to projects that were less than the per unit subsidy available of \$143,000 per unit, engaging in thoughtful stewardship of the funds by incentivizing larger units and lower income units with additional subsidy. With one project completed, three under construction, one with Final Approval and five others with Concept Endorsement, the County does not plan to reduce the amount of Metro bond subsidy for projects in its pipeline unless there are significant changes to projects at the time of Final Approval that impact a project's contribution to the overall unit production goals.

In 2020, the Washington County Board of Commissioners approved an increase to \$4 million per year for five years to the Housing Production Opportunity fund. \$2.5 million of that annual amount is to support Metro Bond projects within the County if a funding gap emerges as the project near construction closing. These HPOF funds help ensure a timely closing for projects.

- 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.*

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.

Aloha Inn: This is a 52-unit motel purchased with Metro Bond funds by the Housing Authority of Washington County in early 2021 with the intent to convert it into 54 units of Permanent Supportive Housing once the SHS funding was available. In addition to working toward renovation of the motel for that permanent use, Washington County was able to use one wing of the motel as an

interim homeless shelter for up to 22 individuals beginning July 1, 2021. A flooding issue decreased the available shelter rooms in late 2021 but 13 rooms continue to be operated as shelter as the other wing of the building is renovated to PSH in late spring 2022.

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.

- 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.)*

The County plans to issue a NOFA in summer of 2022 for Washington County’s remaining allocation of Affordable Housing Bond funds. Geographic dispersal is an important development priority with the County’s implementation area covering such a large area. Based on locations of the County’s approved Metro Bond projects, the County will be eager to fund more projects in southern Washington County, understanding that location is subject to land availability and cost. Additionally, the County intends to continue to align its Affordable Housing Bond work with the Supportive Housing Services program and provide additional PSH units.

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.

Figure 1. Production progress and resources committed

| Project | Total Project Cost | Metro Bond Funds | Number of BONDELIGIBLE 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 |
|---------------|--------------------|------------------|----------------------------------------------------------------------------------------|---------------|-----------------------|-----------|------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------|
| | | | Total units | 30% AMI units | Family sized (2+ BRs) | PSH units | For rental assistance | For wraparound services | | | |
| Aloha Housing | \$31,205,650 | \$10,230,000 | 82 | 33 | 51 | 0 | No | No | Concept | Mar-2022 | Apr-2023 |
| Aloha Inn | \$9,000,000 | \$8,465,000 | 54 | 54 | 0 | 54 | Yes | Yes | In Construction | Dec-2021 | Aug-2022 |

| | | | | | | | | | | | |
|------------------------------------|----------------------|--------------|--------------|--------------|------------|----|-----|-----|-----------------|----------|----------|
| Plambeck Gardens | \$54,840,995 | \$14,320,000 | 116 | 49 | 62 | 8 | TBD | TBD | Concept | Mar-2023 | Jun-2024 |
| Goldcrest | \$33,283,866 | \$8,700,000 | 75 | 14 | 46 | 0 | No | No | Final Approval | Feb-2022 | Jun-2023 |
| Plaza Los Amigos | \$43,895,104 | \$12,830,000 | 113 | 26 | 72 | 16 | TBD | TBD | Concept | May-2022 | Aug-2023 |
| Saltzman Road Senior | \$18,339,108 | \$5,400,000 | 54 | 28 | 9 | 24 | No | Yes | Concept | May-2022 | Jul-2023 |
| Terrace Glen | \$53,579,287 | \$17,484,000 | 144 | 51 | 74 | 3 | No | No | In Construction | Nov-2021 | May-2023 |
| The Valfre at Avenida 26 | \$13,803,343 | \$3,792,088 | 36 | 8 | 30 | 8 | No | Yes | In Construction | Jul-2021 | Sep-2022 |
| Tigard Senior Housing | \$24,224,047 | \$6,270,000 | 57 | 23 | 0 | 23 | No | Yes | Concept | Apr-2022 | Jun-2023 |
| Viewfinder | \$32,951,190 | \$11,583,000 | 81 | 34 | 56 | 27 | Yes | Yes | Complete | Jun-2020 | Dec-2021 |
| Total committed or underway | \$99,074,088 | 812 | 320 | 400 | 163 | | | | | | |
| LIS commitment | \$116,465,532 | 814 | 334 | 407 | | | | | | | |
| % of commitment complete | 85.1% | 99.8% | 95.8% | 98.3% | | | | | | | |
| Remaining for LIS | \$17,391,444 | 2 | 14 | 7 | | | | | | | |

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

We do this work on the land of Indigenous people including the Atfalati, the Clatskanie, and the Kalapuya.

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| <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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**Under
Construction**

Valfre at Avenida 26 – DCM Communities & Housing Authority of Washington County - 36 units – Forest Grove

Population to be served: Individuals and Families; 8 PSH units

Leveraged Funding Sources: 4% LIHTC, Washington County Housing Production Opportunity Fund

Service Partnerships: Bienestar & Sequoia Mental Health

Development Team: LMC Construction & Carleton Hart Architecture

Project Highlights: All units have air conditioning. Project built on previous cement mixing plant, providing important infill development. Community space and playground onsite.



Terrace Glen – Related NW & Housing Authority of Washington County - 144 units – Tigard

Population to be served: Individuals and Families; 3 PSH units

Leveraged Funding Sources: 4% LIHTC, Metro Transit Oriented Development, SDC Exemption

Service Partnerships: HomePlate Youth Services, EngAge, & IRCO

Development Team: Walsh Construction & C2K Architects

Project Highlights: All units have air conditioning. Project includes 3 4-bedroom units. Community room and playground onsite. All units have air conditioning.



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| | <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.)</p> <p><i>Service Partnerships:</i> TBD via competitive selection process conducted by Supportive Housing Services Team</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>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> |  |

**Beginning
Construction
in 2022**

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.



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| <p style="text-align: center;">Beginning Construction in 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.)</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, as well as 8 Permanent Supportive Housing (PSH) 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. The County’s one completed project – Viewfinder, and projects under construction are exceeding this goal.

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

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

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

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. In addition, the County is requesting workforce information periodically from projects during construction that are not subject to prevailing wage.

Figure 3. Equitable contracting goals and outcomes

| Project name | Developer, General contractor | Contracting goals % of total contract amounts paid to... | | Notes and preliminary progress |
|---------------------------|-------------------------------|-------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------|
| | | Project goal (% hard costs) | Project goal (% soft costs) | |
| Aloha Housing Development | BRIDGE/ LMC | 20% | 20% | Has not yet begun construction |
| Aloha Quality Inn | HAWC/ GSI Builders | 20% | 20% | Both General Contractor and Architect are MWESB firms |
| Plambeck Gardens | CPAH/ LMC | 20% | 20% | Has not yet begun construction |
| Goldcrest | BRIDGE/ Colas | 20% | 20% | Both General Contractor and Architect are MWESB firms |
| Plaza Los Amigos | REACH, Bienestar/ LMC | 20% | 20% | Has not yet begun construction |
| Saltzman Road | Home First/ Beaudin | 20% | 20% | General Contractor is an MWESB firm |
| Terrace Glen | Related NW/ Walsh | 20% | 20% | Currently achieving 20.26% in hard and soft costs. |
| The Valfre at Avenida 26 | DCM/ LMC | 20% | 20% | Currently achieving 30.68% in hard costs. |
| Tigard Senior Housing | NHA/ Walsh | 20% | 20% | Has not yet begun construction |
| Viewfinder | CDP/ Bremik | 20% | 20% | Achieved 22.39% in hard costs. Achieved 22% in soft costs. |

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 | Workforce goals % of total labor hours* worked by... | | | Workforce tracking? Y/N | Prevailing wage BOLI, Davis Bacon, N/A | Notes and preliminary progress |
|---------------------------|-------------------------------|------------------------------------------------------------|-------|-------------|----------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------|
| | | POC | Women | Apprentices | | | |
| Aloha Housing Development | BRIDGE/ LMC | -- | -- | -- | Y | N/A | Has not yet begun construction |
| Aloha Inn | HAWC/ GSI | -- | -- | -- | Y | BOLI | Began construction in December 2021; data not available at time of report |
| Plambeck Gardens | CPAH/ LMC | -- | -- | -- | Y | N/A | Has not yet begun construction |
| Goldcrest | BRIDGE/ Colas | -- | -- | -- | Y | N/A | Has not yet begun construction |
| Plaza Los Amigos | REACH/ LMC | -- | -- | -- | Y | Davis Bacon | Has not yet begun construction |
| Saltzman Road | Home First/ Beaudin | -- | -- | -- | Y | N/A | Has not yet begun construction |
| Terrace Glen | Related NW/ Walsh | -- | -- | -- | Y | N/A | Began construction in late November 2021; data not available at time of report |
| The Valfre at Avenida 26 | DCM/ LMC | -- | -- | -- | Y | N/A | As of 12/31/2021: 62.94% hours worked by POC, 8.3% by women, 8.2% by apprentices. |
| Tigard Senior Housing | NHA/ Walsh | -- | -- | -- | Y | Davis Bacon | Has not yet begun construction |
| Viewfinder | CDP/ Bremik | -- | -- | -- | Y | Davis Bacon | As of 12/31/2021: 42.55% hours worked by POC, 2.30% by women, 19.45% by apprentices. |

For projects that provided a minimum and maximum (or "stretch") goal, please use the "minimum goal." Workforce tracking is recommended for contracts above \$250,000.

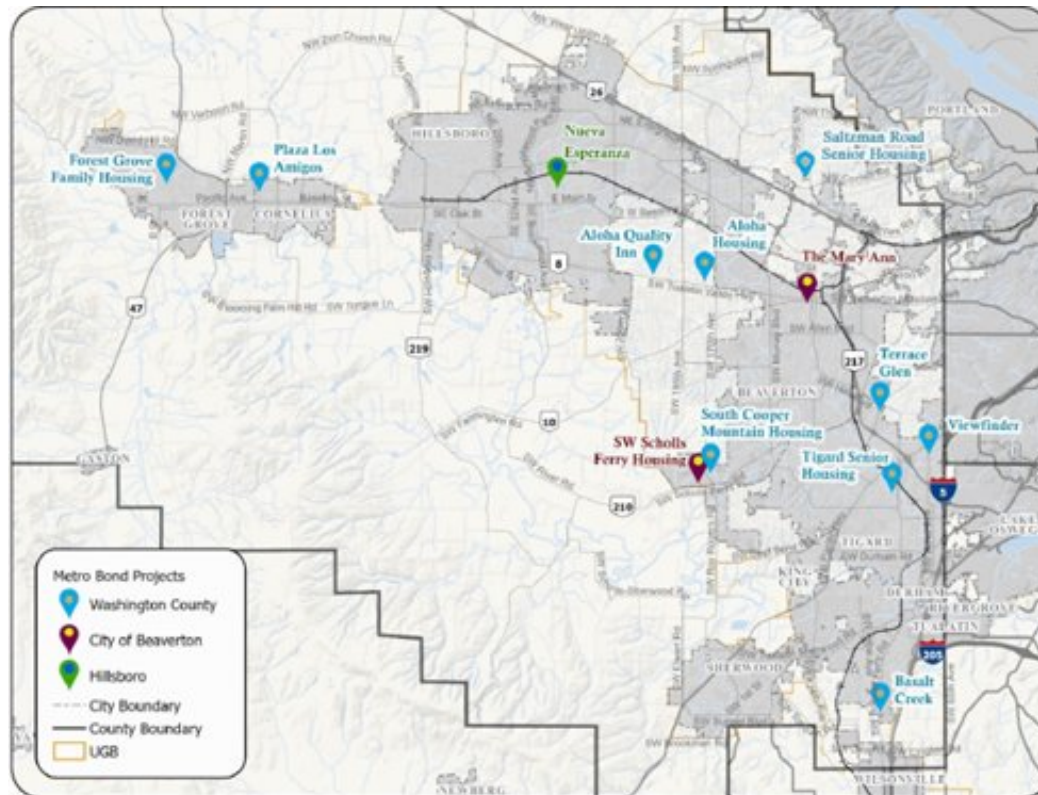
SECTION 4: ADVANCING EQUITABLE HOUSING OPPORTUNITY, ACCESS, AND STABILITY

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. The map below includes projects underway in each of the implementing jurisdictions in the County as a way to show geographic dispersal of Metro Bond funding projects throughout Washington County as a whole.



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

Washington County is using the opportunity of its Phase I project as a pilot project in developing an equitable lease-up strategy. This process has involved multiple steps:

- 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. If you have projects that are beginning to lease up, please feel free to share any preliminary data on demographics.

The County’s Phase I project, Viewfinder, has begun to lease-up with 22 units currently occupied. Demographic data is being collected and will be available later in the lease-up project. However, from referral information and rental assistance type data is available on the number of homeless households that have moved in at Viewfinder 16 homeless households have moved in since the building opened on December 17, 2021. Two households that participated in the County informational session with the Somali Empowerment Circle have also moved into Viewfinder to-date.

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 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. | 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. 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 | 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. | 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 |

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| | | | culturally appropriate services for residents to assist clients from underserved populations. |
| Plambeck Gardens | Individuals and Families | CPAH is committed to assuring that the Basalt Creek 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 focusgroups 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. | 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 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 | 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. | 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. • 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. |

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| 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 informative materials in languages other than Spanish and English.</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 services staff and on-site property management staff to coordinate services PSH residents and the property as a whole.</p> <p>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.</p> |
| Saltzman Road | Seniors | <p>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.</p> <p>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</p> | <p>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</p> <p>Service coordination will include but is not limited to benefits screenings, resource</p> |

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| | | 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. | 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 | <p>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:</p> <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>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.</p> <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 | An initial lease-up kick-off meeting was held in December 2021. Service providers will collaborate 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. | 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 as Adelante Mujeres and Centro Cultural and Virginia Garcia Memorial Health Center, to ensure that a diverse resident population will have their |

| | | | |
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| | | <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 and direct referrals from our 2,000 tenants from among their social and professional networks.</p> | <p>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 management staff to coordinate services PSH residents and the property as a whole.</p> <p>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.</p> |
| Tigard Senior Housing | Seniors | <p>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.</p> <p>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.</p> | <p>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</p> |

| | | | |
|------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | 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. |

SECTION 5: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

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

- a. Briefly summarize community engagement activities used (WHAT YOU DID, e.g. “3 listening sessions, 1 survey,” etc.) and partnerships for community engagement—including completing below table.
 - **3 listening sessions:** 1 multifamily housing listening session (partnered with Bienestar) and 2 senior housing/senior friendly housing listening sessions (partnered with Bienestar and APANO)
 - **2 surveys:** 1 multifamily housing survey and 1 senior housing survey
 - **1 informational session:** lease-up informational session about the Viewfinder (partnered with Somali Empowerment Circle)
- b. Summarize who participated in community engagement (WHO PARTICIPATED, e.g. 79 people participated in community engagement activities for Project X, of whom 92% had low incomes and 64% were people of color)—including completing below table.
 - **28 listening session participants:** 100% identify as BIPOC community members. 16 out of 28 participants answered breakdown question: 88% are low income (below 80% MFI). Five additional listening sessions occurred in fall of 2020.

- **126 multifamily housing survey respondents:** vast majority identify as BIPOC community members, estimated at least 75% (can't provide exact percentage because respondents could choose more than one option for racial/ethnic identification), 67% of respondents qualify as either very low-income or extremely low-income (below 80% AMI).
- **29 senior housing survey respondents:** vast majority identify as BIPOC community members, estimated at least 86.4% (can't provide percentage because respondents could choose more than one option for racial/ethnic identification), 67% of respondents qualify as either very low-income or extremely low-income (below 80% AMI)
- **18 informational session participants:** 100% identify as BIPOC community members, 9 out of 18 participants answered income breakdown question: 89% of respondents identify as either very low-income or extremely low-income (below 80% AMI)

c. *Summarize major themes of feedback (WHAT YOU HEARD, e.g. "participants want more large units or garden space," etc.)*

Listening sessions major feedback themes:

- Community rooms need to be larger, especially the meeting area space.
- Green spaces, community rooms, and outdoor picnic areas serving as community building tools.
- Creating a living environment focused on ensuring residents live comfortably, safely, and have a community should be a top priority at affordable housing complexes.

Surveys major feedback themes:

- Providing a wide range of on-site support services to help residents access resources needed to thrive.
- Creating indoor and outdoor spaces that foster a sense of community among residents and allow residents to comfortably and safely live regardless of age, size, ability, or disability.
- More specifically, respondents of both surveys identified outdoor lighting, social services, and activity and library space as integral elements to offer at affordable housing complexes.

Informational session themes:

- Participant feedback wasn't provided during this session; session was intended to help familiarize participants with the Viewfinder lease-up process

d. *Describe themes in how feedback directly informed project implementation and outcomes (WHAT CHANGED, emphasis on feedback from communities of color and other marginalized groups)*

BRIDGE and Related NW used feedback from the Washington County-led community engagement work to inform project design for their projects - Goldcrest and Terrace Glen. Based on the major feedback theme of outdoor spaces serving as community-building tools, BRIDGE added two grills and pedestrian walkways to the design plans, and community gardens were already included in original design plans. Related NW addressed this feedback theme by adding a second grill to the design plans. Based on the major feedback theme of design layout promoting safety, BRIDGE's original design includes a fenced perimeter built around playground and the playground being in a central location with quality lighting for high visibility. Additionally, BRIDGE's original design plans include ground floor, one level units for residents with mobility limitations. Related NW addressed this feedback theme by relocating

outdoor benches to allow better visibility of children in the play area and changing the first-floor laundry room entrance to allow better access and visibility to the outdoor courtyard area and playground. Based on the major feedback theme of indoor spaces serving as community-building tools, BRIDGE’s original design plans for the community room include a communal kitchen. Related NW addressed this feedback theme by adding a staging area for cooking classes and food-oriented gatherings as well as a second range to the communal kitchen in the community room. Related NW addressed the major feedback theme of larger community rooms by adding to the design plans a moveable partition between the community and art rooms to accommodate larger groups.

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

Summary of community engagement partnerships

| | Total community-based organizations | Culturally specific organizations | Faith-based organizations | Other community-based organizations <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 | N/A | N/A |

Summary of community engagement outcomes

| Project or engagement event | Total participants | Were demographics tracked? (Y/N) | If yes, how many voluntarily reported demographics? | Of those reporting demographics... | | | | | | |
|-------------------------------------|--------------------|----------------------------------|-----------------------------------------------------|------------------------------------|---------------------------|--------------------------|-------------------------------|---------------------------|--------------------------------|--------------------------------------------|
| | | | | % people of color | % people with low incomes | % older adults (over 60) | % limited English proficiency | % immigrants and refugees | % existing tenants in building | % people who have experienced homelessness |
| Online Survey– Multi-family housing | 126 | Y | 125 | 75% | 67% | No data | No data | 57% | 20.16% in affordable housing | No data |
| Listening Sessions | 28 | Y | 16 | 100% | 88% | No data | No data | 53% | 50% in affordable housing | No data |
| Online Survey– Senior housing | 29 | Y | 28 | 84.6% | 67% | No data | No data | 51.85% | 14.29% in affordable housing | No data |

| | | | | | | | | | | |
|------------------------------|----|---|---|------|-----|---------|---------|-----|-----------------------------|---------|
| Lease-up Information Session | 18 | Y | 9 | 100% | 89% | No data | No data | 89% | 33.3% in affordable housing | No data |
|------------------------------|----|---|---|------|-----|---------|---------|-----|-----------------------------|---------|

SECTION 6: CLIMATE RESILIENCE AND SUSTAINABILITY

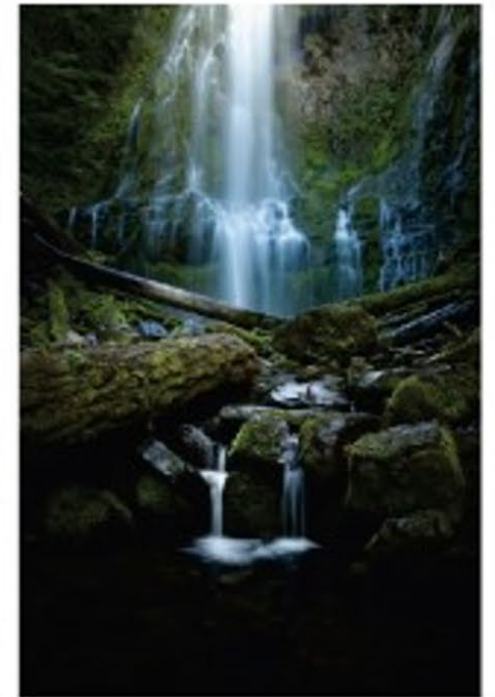
The historic heat wave experienced by the Pacific Northwest in June 2021 made it clear that climate change is not only a challenge for the future; it's here. How are your projects incorporating cooling strategies to keep people safe as temperatures increase and wildfires that impact air quality become more frequent? 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?

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.

Washington County works collaboratively with developers to incorporate cooling strategies specific to the building type, building location and target population. All ten projects in Washington County's pipeline have air conditioning available at the property – eight projects will be providing air conditioning in each unit; two will provide external ports for residents to connect their own portable air conditioning units, and all projects will provide air conditioning in indoor community spaces. County staff have engaged affordable housing developers in conversations regarding climate resilience. Many developers are focusing on improved building systems, wall assemblies, insulation, ventilation, and roofing that help buildings maintain a constant safe temperature in periods of extreme weather. As building systems innovations continue, Washington County will work with developers to identify climate resilience features in future buildings while also balancing other goals. Balancing often competing project goals – cost-efficiency, durable finishes, sustainable features, climate resiliency components, community-informed project design – is the primary challenge of this work.



First Project Completed - Viewfinder



Artwork displayed in Viewfinder by collage artist Laura Weiler

81 units in Tigard

Housing Authority

Viewfinder: Equitable Lease-up Process

- Goal of lease-up outreach
 - Inform and connect with target populations that Metro Affordable Housing Program is trying to serve: low-income, communities of color
- Two methods of connecting with community members
 - Promotional lease-up fliers
 - Lease-up informational session



Artwork displayed in Viewfinder by Indigenous artist Steph Littlebird

Lease-up Outreach Fliers

- Flier was available in: English, Arabic, Chuukese, Cantonese, Farsi, Filipino, Japanese, Khmer, Korean, Marshallese, Russian, Somali, Spanish, Swahili, Tagalog, Tongan, and Vietnamese
- Fliers were circulated via email and social media
 - Shared with 8 culturally specific CBOs and Washington County housing groups

Welcome to Viewfinder

YOUR AFFORDABLE HOUSING OPTION IN TIGARD, OR.

At Viewfinder, you will find your new affordable home in a vibrant area, where people of all ages, abilities, and incomes can live-work-play in Tigard's new favorite neighborhood. As convenient as it is attractive, Viewfinder is within walking distance to shops, restaurants, and entertainment. Our community will feature well-designed 1, 2, and 3-bedroom apartment homes.

Located in the heart of the Tigard Triangle area, Viewfinder is tucked away in the northeast corner of the city. Just east of downtown Tigard and easily accessible by bordering roadways of 99W, Highway 217, and I-5. Take a stroll and you'll discover a variety of parks and trails just minutes away. You can truly have it all at Viewfinder Apartments.

Income restrictions apply. Apartment homes are available for residents making 60% or less of the area's median income levels.



Viewfinder

www.viewfinderapartments.com

(971) 708-3413

11600 SW 72nd Ave | Tigard, OR 97223



Waitlist Opening July 2021

WE WANT TO WELCOME YOU HOME

Viewfinder will bring 81 residential apartment homes, in a variety of floorplan styles.

- One-bedroom
- Two-bedroom
- Three-bedroom

Viewfinder has been designed with the community in mind, common areas will include:

- Community space on the ground and second floors, including computer room, community kitchen, and game room
- Laundry facilities on each floor
- Second-floor courtyard
- Parking
- Bicycle storage
- Fitness Room
- Media Room
- Outdoor play area



Professionally managed by

GUARDIAN
MANAGEMENT LLC
A DIVISION OF GUARDIAN REAL ESTATE SERVICES LLC

Lease-up Informational Session

- Session facilitated by Somali Empowerment Circle and participants were Somali community members interested in learning about the Viewfinder
- Purpose of session: describe how Viewfinder lease-up process works and what information is needed at each point in application process



Community engagement planning meeting with Somali Empowerment Circle organizers

Informational Session Content

- Overview of what affordable housing is and how AMI statistic is used to determine household's eligibility for affordable housing programs
- Description of Viewfinder (where it's located, unit breakdown, amenities, what's nearby – parks, grocery stores, schools, transit)
- Process of getting on Viewfinder waitlist and next steps for applicants who are chosen to fill out housing application



Artwork displayed in Viewfinder by collage artist Laura Weiler

Lease-up Process Hurdles

- Construction delay pushed completion date and first round of move-ins from October to December 2021
- Impact on move-in timeline for general waitlist applicants due to prioritization of processing preference policy group applications (individuals and families at risk of homelessness)

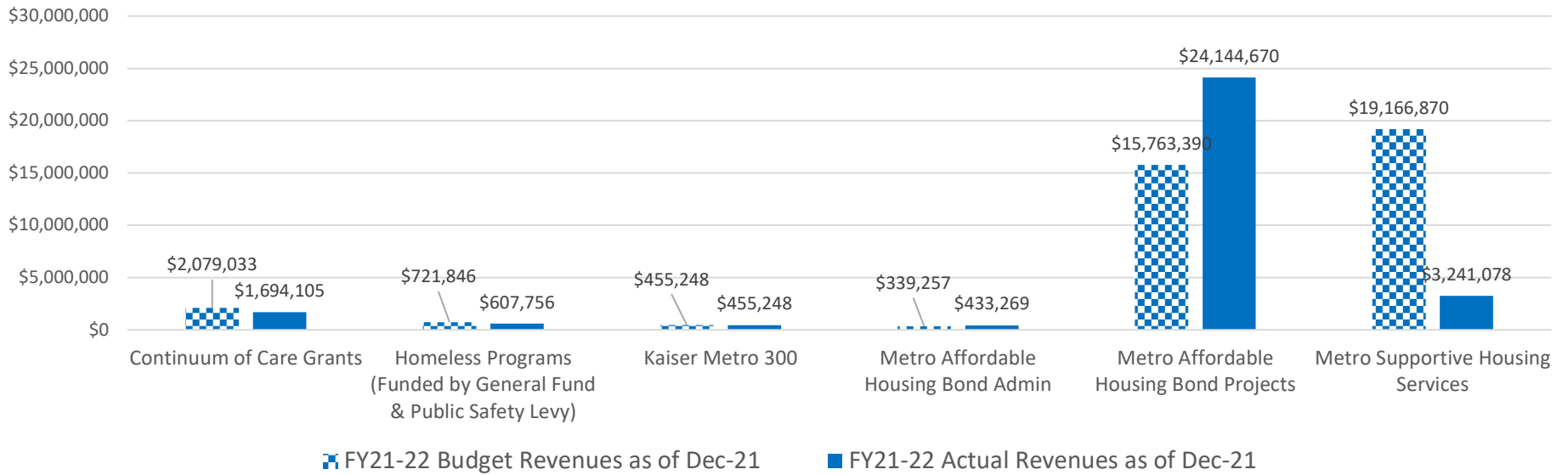
VF Lease-up Lessons Learned

- Establish better lines of communication between property management and applicants regarding any construction delays, updates to move-in timeline, preference policies

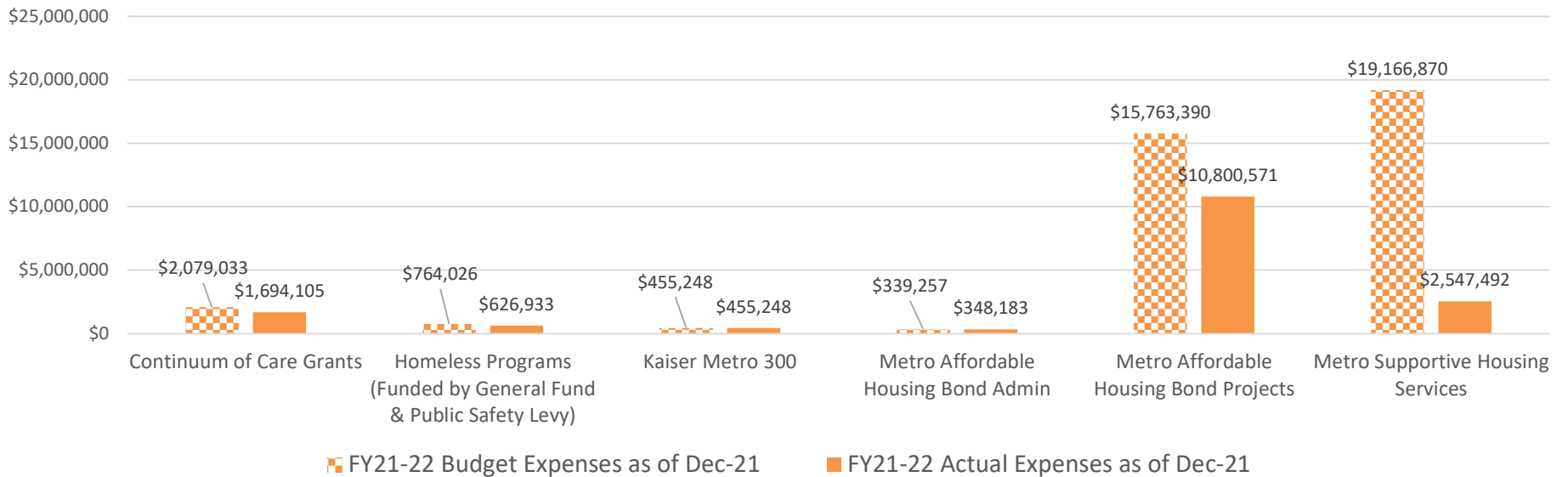
Metro 2020 Annual Report

- [Under construction: Metro's affordable housing bond at work | Metro \(oregonmetro.gov\)](#)
- 2021 annual report will be released in May 2022

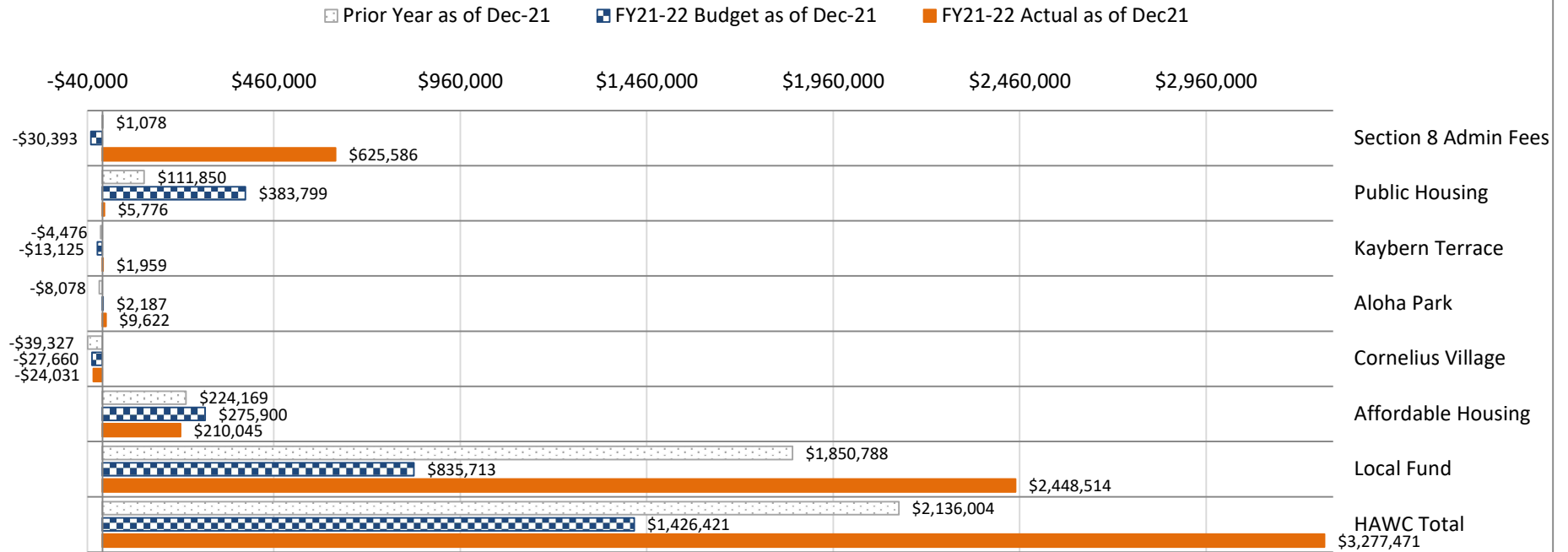
Department of Housing Services Program Revenue Budget vs. Actual



Department of Housing Services Program Expenditure Budget vs. Actual



Housing Authority of Washington County Program Net Income (Loss) from Operations



For December FYTD, net income from Housing Authority operations of \$3,277,471 was favorable to budget by \$1,851,050 and favorable to the prior year by \$1,141,466.

Section 8 Admin This program had net income of \$625,586 which was \$655,979 favorable to budget, the favorable variance from the budget is a combination new Emergency Housing vouchers awarded and remaining HUD CARES one-time funding to mitigate COVID-19 impact. \$761,786 of the \$925,725 CARES Act Admin fund was utilized to pay for administrative costs.

Public Housing had net income of \$5,776 which was \$378,023 unfavorable to budget. The unfavorable variance is due to capital fund to be drawdowned later to reflect capital fund activities schedule.

Kaybern Terrace had net income of \$1,959 which was \$15,084 favorable to budget. The variance is due to lower operating expenses.

Aloha Park had net income of \$9,622 which was \$7,435 favorable to budget. The variance is due to higher rental income to reflect revenue management plan.

Cornelius Village had net loss of \$24,031 which was \$3,629 favorable to budget. This property is projected to have a operating loss due to lower rental income and an annual mortgage payment of \$105K, management is working on a revenue mangemnet plan to increase rental income with minimun impact to tenants.

Affordable Housing had net income of \$210,045 which was \$65,855 unfavorable to budget. The unfavorable variance reflected scheduling of property rehabilitation fund to be provided by the Local Fund.

Local Fund had net income of \$2,448,514, favorable to budget by \$1,612,801, the variance is the combination of additional development fee collected from the Gateway Commons, higher capital distribution from Quatama Crossing and admin fee earned from processing the Landlord Compensation Fund program for the OHCS and scheduling of property rehabilitation fund to Affordable Housing.



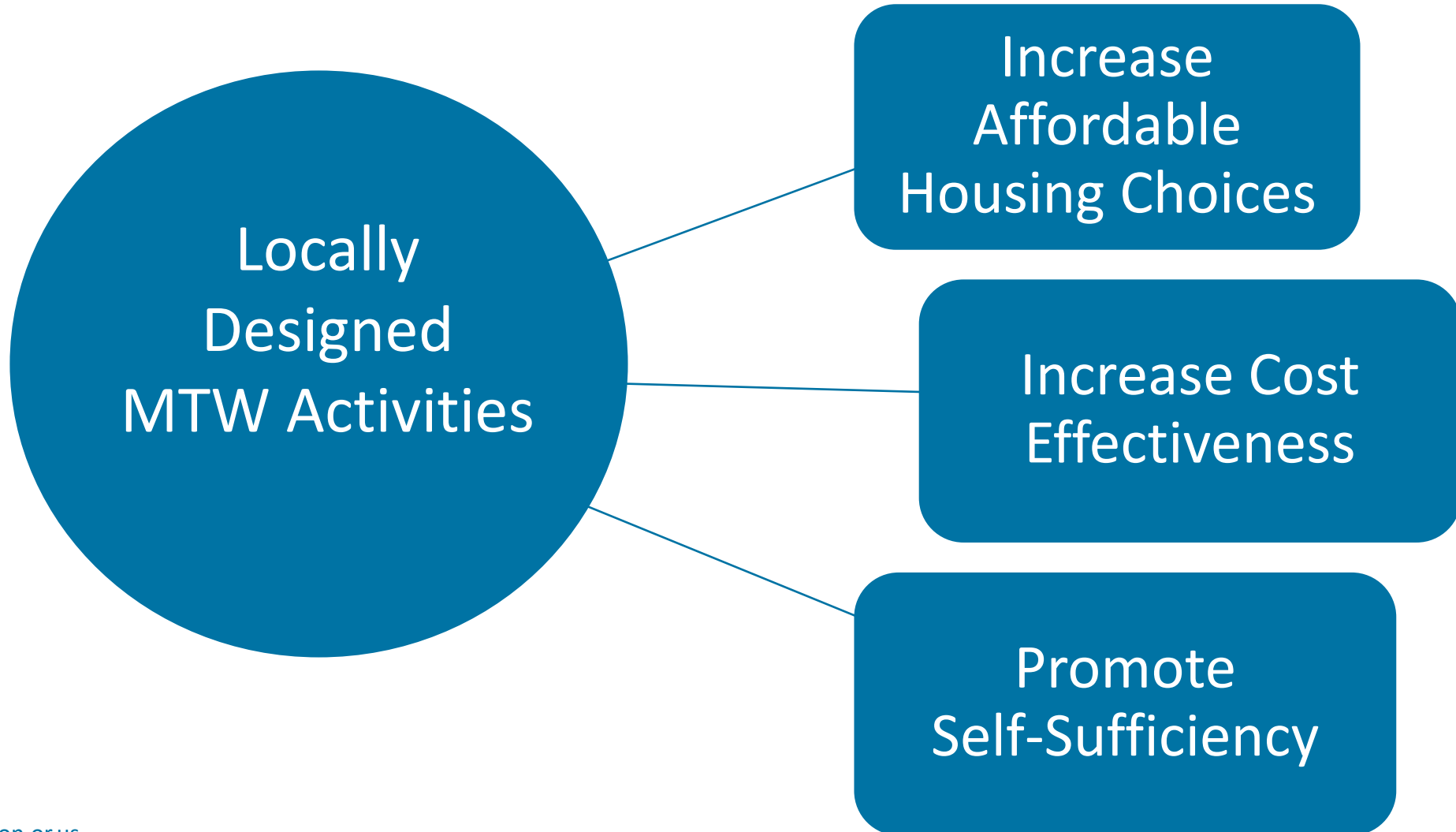
Washington County

Moving to Work





MTW Statutory Objectives





2022 Timeline



| FEBRUARY | MARCH | APRIL |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Post online for public review HAC presentation | Preview with HA Board of Directors Community Stakeholder meetings Residents / Participants meetings Resident Advisory Board meeting HAC recommendation | April 5: Board of Directors meeting: Public Hearing Board Approval April 15: Submission to HUD |



2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
3. Triennial Reviews for Seniors & People with Disabilities
4. HQS Inspection Processes
5. Local Project-Based Voucher Program
6. Voucher Set-Aside Programs
7. Strategic Waitlists



Tiered Rent Program



Goals: simplified rent calculation + time for increased income

- Rents are based on a simple to read table that uses unadjusted income
- Hardship protections for large families or those with childcare expenses
- Utility allowances and utility reimbursements will still be applied
- Households will only have regular reviews every three years
- Households will not have to report increases in income between regular reviews

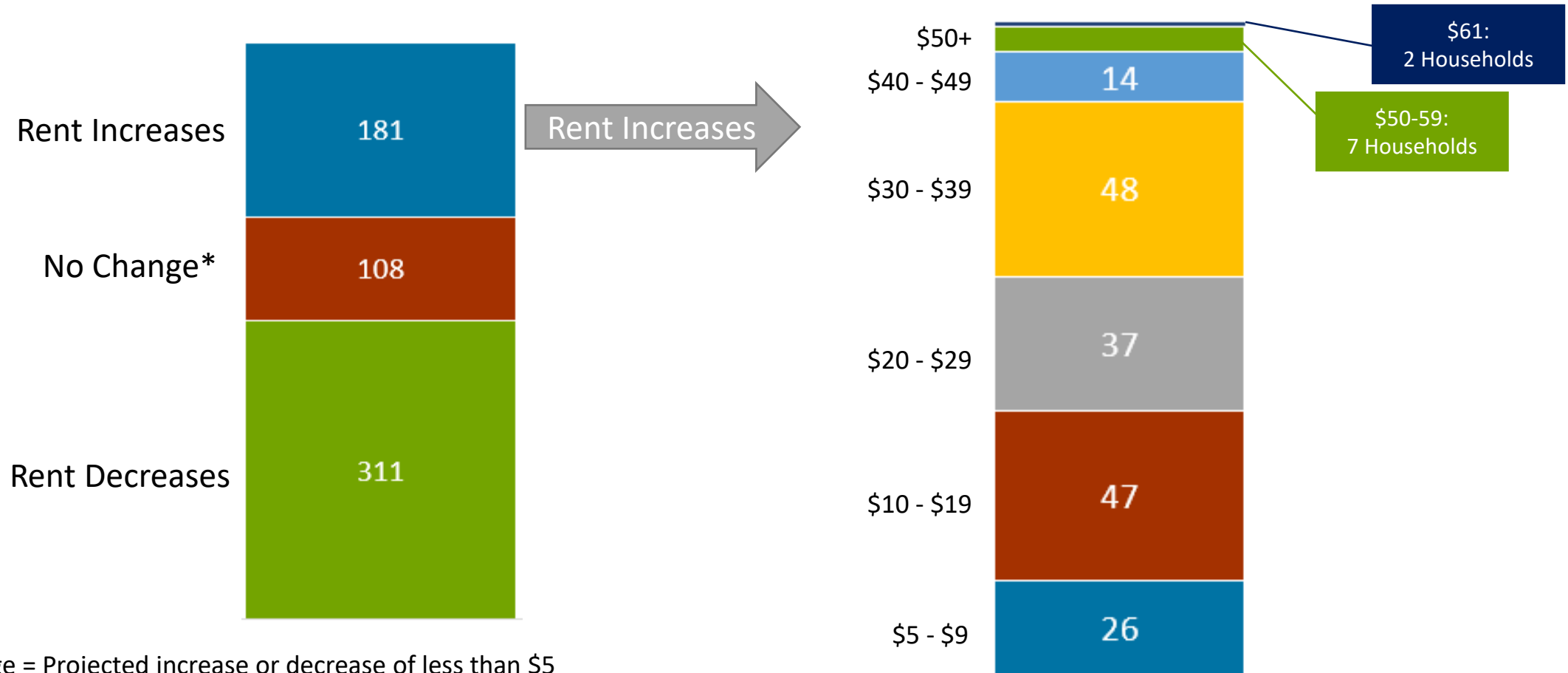
| Tier | Income Minimum | Income Maximum | Monthly Rent |
|------|----------------|----------------|--------------|
| 1 | \$0 | \$2,499 | \$50 |
| 2 | \$2,500 | \$4,999 | \$87 |
| 3 | \$5,000 | \$7,499 | \$146 |
| 4 | \$7,500 | \$9,999 | \$204 |
| 5 | \$10,000 | \$12,499 | \$262 |
| 6 | \$12,500 | \$14,999 | \$321 |
| 7 | \$15,000 | \$17,499 | \$379 |
| 8 | \$17,500 | \$19,999 | \$437 |
| 9 | \$20,000 | \$22,499 | \$496 |
| 10 | \$22,500 | \$24,999 | \$554 |
| 11 | \$25,000 | \$27,499 | \$612 |
| 12 | \$27,500 | \$29,999 | \$671 |
| 13 | \$30,000 | \$32,499 | \$729 |
| 14 | \$32,500 | \$34,999 | \$787 |
| 15 | \$35,000 | \$37,499 | \$846 |



Tiered Rent Program Impacts



Approximately **600 eligible households** (half will be randomly selected for the program)



*No Change = Projected increase or decrease of less than \$5



Tiered Rent Program Impacts



Original Policy:

Rents based on 30% of income tiers

Rent Increases 72% Highest Rent Increase: \$415
 No change (\$4 to -\$4) 16%
 Rent Decreases 12%

| | All Households | Amer Ind/ AK Native* | Asian* | Black/AA | Hispanic | Nat HI/ Pac Isl* | White |
|-----------------------------------------------------------|----------------|----------------------|---------|----------|----------|------------------|---------|
| Average Impact | \$29.74 | \$48.67 | \$16.60 | \$36.63 | \$32.45 | \$23.07 | \$26.11 |
| Average Impact for Households with 5+ dependents: \$70.47 | | | | | | | |

Revised Policy:

Rents based on 28% of income tiers

Rent Increases 30% Highest Rent Increase: \$98
 No change (\$4 to -\$4) 18%
 Rent Decreases 52%

| | All Households | AmerInd/ AK Native* | Asian* | Black/AA | Hispanic | NatHI/ Paclsl* | White |
|-----------------------------------------------------------|----------------|---------------------|-----------|----------|----------|----------------|-----------|
| Average Impact | (\$9.56) | \$18.00 | (\$27.33) | (\$5.87) | (\$6.57) | (\$27.21) | (\$11.33) |
| Average Impact for Households with 5+ dependents: \$29.47 | | | | | | | |

HAWC Hardship Proposal:

Rents based on 28% of income tiers

\$30 rent increase cap for large households

Rent Increases 30% Highest Rent Increase: \$61
 No change (\$4 to -\$4) 18%
 Rent Decreases 52%

| | All Households | AmerInd/ AK Native* | Asian* | Black/AA | Hispanic | NatHI/ Paclsl* | White |
|-----------------------------------------------------------|----------------|---------------------|-----------|----------|----------|----------------|-----------|
| Average Impact | (\$10.81) | \$18.00 | (\$27.33) | (\$9.32) | (\$6.40) | (\$27.21) | (\$10.57) |
| Average Impact for Households with 5+ dependents: \$12.53 | | | | | | | |

*Less than 20 households in these categories; outliers may skew average



Rent Simplification



Calculation of Asset Income

- Currently 2,256 households reporting assets
- Avg annual impact is \$3.56 per household, per year
- Proposal: Disregard all assets when total household assets are less than \$100,000
- Only 21 (1%) households have assets of \$100,000 or more

2,235 Households with assets \$1 - \$99,999

| | | Rent Decrease | |
|---------------|------------------|----------------|----------------|
| Rent Increase | No change | \$1-\$10 | More than \$10 |
| 0 households | 2,073 households | 158 households | 4 households |



Rent Simplification



Medical/Disability Expense Deduction

- Use simplified table to calculate deduction
- Self-certification under \$5,000
- Collect information once every 12 months

| Medical / Disability expense | Deduction |
|------------------------------|-----------|
| \$0 - \$1,500 | \$0 |
| \$1,500 - \$1,999 | \$1,000 |
| \$2,000 - \$2,999 | \$2,000 |
| \$3,000 - \$3,999 | \$3,000 |
| \$4,000 - \$4,999 | \$4,000 |
| \$5,000 - \$5,999 | \$5,000 |
| \$6,000 - \$6,999 | \$6,000 |

492 Households with reported medical/disability expenses

| Rent Increase | | | | Rent Decrease | | |
|---------------|---------|--------|-----------|---------------|-----------|-------|
| \$21+ | \$11-20 | \$1-10 | No change | \$1-\$10 | \$11-\$20 | \$21+ |
| 6 | 51 | 172 | 177 | 52 | 29 | 5 |

The largest increase in monthly rent is \$28. The largest decrease in monthly rent is \$44.



Rent Simplification



Proration for Mixed-Eligibility Households

- Currently assistance is prorated based on how many family members in household, how many members are ineligible citizens, and the amount of assistance received
- Proposal: Standard subsidy reduction of \$100 to any mixed-eligibility household, regardless of household size, number of ineligible citizens or assistance

Of the 46 mixed-eligibility households, the majority will see a reduction in rent costs due to this activity. Only 5 households will see a rent increase.

| Rent Increase | | Rent Decrease | | | | |
|---------------|-----------|---------------|-------------|-------------|-----------|--------|
| \$1-\$100 | No Change | \$1-\$100 | \$101-\$200 | \$201-\$300 | \$301-400 | \$401+ |
| 5 | 2 | 9 | 7 | 10 | 10 | 3 |

The largest increase in monthly rent is \$100. The largest decrease in monthly rent is \$887.



Triennial Reviews



Proposal: Triennial review schedule for seniors and people with disabilities

- All adults in the household are seniors or people with disabilities
- Household has at least one fixed income source
- Estimated 1,300 households will qualify, creating staff savings



2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
3. Triennial Reviews for Seniors & People with Disabilities
4. HQS Inspection Processes
5. Local Project-Based Voucher Program
6. Voucher Set-Aside Programs
7. Strategic Waitlists



Next Steps



- Continue to collect public comment through March
- Community Stakeholder and Resident/Participant meetings
- March - Resident Advisory Board and Housing Advisory Committee meetings
- April 5th Housing Authority Board meeting
 - Public Hearing
 - Request for Board Approval