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Meeting summary from the committee's last meeting on february 10, 2025

Portland housing bureau 2024 annual progress report

Home forward 2024 annual progress report

Metro site acquisition program 2024 annual progress report

The city of gresham 2024 annual progress report

Meeting: Housing Bond Oversight Committee Meeting
Date: Monday, March 3, 2025
Time: 3:00 p.m. to 5:30 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Discuss implementation progress with three jurisdictions and Metro SAP.

3:00 p.m. Welcome and Introductions
3:10 p.m. Conflict of Interest Declarations
3:15 p.m. Public Comment
3:20 p.m. Annual Progress Report: Portland Housing Bureau
3:50 p.m. Annual Progress Report: Home Forward
4:10 p.m. Break
4:20 p.m. Annual Progress Report: Gresham
4:40 p.m. Annual Progress Report: Metro Site Acquisition Program
5:00 p.m. Panel Q&A with jurisdictions
5:15 p.m. Committee discussion and reflection on themes from jurisdiction presentations
5:25 p.m. Closing/Next steps
5:30 p.m. Adjourn

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

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Meeting: Housing Bond Oversight Committee Meeting
Date: Monday, February 10, 2024
Time: 3:30 p.m. to 5:00 p.m.
Place: Virtual meeting (Zoom)
Purpose: Welcome new Committee members and provide the Committee with an overview of the Annual Report process.

Attendees

Co-chair Jeffrey Petrillo (he/him), Karen Shawcross (she/her), Co-chair Andrea Sanchez (she/her), Scott Greenfield (he/him), Jesse Neilson (he/him), Katherine (Katie) Rozsa (she/her), Sushmita Poddar (she/her), Jay Tomlinson (they/them), Brady Penner (she/her), Noah Goldman (he/him), James Lee (he/him), Theo Hathaway Saner (he/him), Maritza Kritz (she/her)

Absent members

Ann Leenstra (she/her), Clayton Woullard (he/they)

Metro staff

Emily Lieb (she/her), Alison Wicks (she/her), Sandi Saunders (she/her), Jimmy Oporta (he/him), Mercedes Evangelista (she/her)

Facilitator

Madeline Kane, Kearns & West (she/her)

Note: The meeting was recorded via Zoom; therefore, this meeting summary will remain at a high-level overview. Please review the recording and archived meeting packet for details and presentation slides.

Welcome and Introductions

Madeline Kane, Kearns & West, introduced herself as the neutral third-party facilitator. She recognized the two newly appointed Co-chairs and thanked Scott Greenfield for his work as it was his last meeting.

Co-chair Jeffrey Petrillo introduced himself and described how there will be a rotation of Co-chairs, with one being second in command. He shared that he lives and works in Washington County and has been involved in affordable housing since 1988. He encouraged members to reach out to the Co-chairs with any issues or concerns.

Co-chair Andrea Sanchez introduced herself as the primary Co-chair for the year and shared that this will be her final year on the Committee. She shared that she lives in Multnomah County and has worked in affordable housing across the state and is interested in the connection between health and affordable housing.

Scott Greenfield reflected on his past two years on the Committee and shared he is a national equity originator for affordable housing and is focused on creating new affordable housing stock. He stated that he works in Multnomah County and lives in Washington County.

Madeline facilitated introductions and asked each member to introduce themselves and share their names, pronouns, affiliation, geographical areas of familiarity, the number of terms they have served on the committee, and what lived or professional experience or interest they are bringing to the work.

Sushmita Poddar shared that she lives on colonized Atfalati land in present-day Washington County and is a cultural artist and transportation advocate. She reflected on her personal experience with housing challenges and recognized that community members can face many housing challenges and that most people are one incident away from being houseless or bankrupt.

Jay Tomlinson shared that they work at Unite Oregon and have lived and worked in Clackamas and Multnomah counties. They reflected on their lived experience with housing challenges which inspired their interest in working in the housing sector, and that they are a new Committee member.

Karen Shawcross shared she has lived in Multnomah and Washington counties and worked in Washington County in real estate development being the Executive Director of Bienestar before retirement. She shared that this is her second term on the Committee and welcomed new members.

Brandy Penner shared she works at a nonprofit that serves older lesbian, gay, bisexual, transgender, and queer (LGBTQ) adults, which opened an apartment building with Bond funds last spring. She stated she lives in Multnomah County.

Noah Goldman shared he lives in Multnomah County, works at a nonprofit, and has experience working on the shelter floor and as a case manager. He shared that he works regularly with Low-Income Housing Tax Credit (LIHTC) properties and enjoys supporting clients in finding properties they can access.

James Lee shared he has lived in Washington, Clackamas, and Multnomah counties and has professional experience in affordable housing development across the state. He stated that he has a passion for housing affordability and justice.

Jesse Neilson shared that he works at the Oregon Bureau of Labor and Industry focused on fair housing enforcement. He stated that he has lived in all three counties and currently resides in Multnomah County. He reflected on his personal experience with houselessness which sparked his professional interest.

Katie Rozsa shared she has been part of the Committee since 2023 and works as a housing attorney. She stated that she lives and works in Portland and is interested in housing affordability along the I-5 corridor and within Portland.

Theo Hathaway Saner shared he lives and works in Portland and is also on the Joint Office of Homeless Solutions (JOHS) Supportive Housing Services (SHS) Community Advisory Committee. He shared that he is excited to contribute to the Bond Oversight Committee.

Mercedes Evangelista, Metro, shared that she is the Data Coordinator for the Affordable Housing Bond Team at Metro.

Emily Leib, Metro, shared that she helped develop the Bond measure's framework and goals and is currently serving Metro as Policy Director. She reflected on the opportunity to align housing work with equitable strategies to align regional systems and elevate marginalized voices.

Alison Wicks, Metro, shared that she leads the Bond team at Metro and has over a decade of experience in real estate development and public-private partnerships.

Jimmy Oporta, Metro, shared he is a part of the Affordable Housing Bond team and reflected on the Bond's success in being a regional response to the housing crisis.

Sandi Saunders, Metro, shared she is the Program Assistant on the Affordable Housing Bond team and has worked in the social service field since 2006.

Madeline reviewed the meeting agenda and meeting logistics.

Co-chair Sanchez, Co-chair Petrillo, Karen, and Scott approved the December Meeting Summary. Jesse, Katie, Sushmita, Jay, Brady, Noah, James, and Theo abstained.

Conflict of Interest Declaration

Co-chair Sanchez declared that she works at Housing Development Center which has clients that receive Metro Bond funds.

Co-chair Petrillo declared that he serves on an advisory committee for nonprofits that receive Metro Bond funds.

Noah declared that he works with SHS funding which supports move-in rent assistance.

James declared that he works at Urban Patterns which works on Bond funded projects.

Public Comment

No public comment was received.

Orientation to the Committee

Emily reviewed the Committee's charge and highlighted the significant role of the Committee in providing an Annual Report and presentation to Metro Council assessing the Bond's program performance, challenges, and outcomes, and providing recommendations regarding implementation strategies. She shared that there are two other Metro housing committees, the SHS Oversight Committee and the Tri-County Planning Body (TCPB), and that the Co-chairs of each committee meet monthly. She stated that members can reach out to Metro staff if they have any questions.

Madeline reviewed the meeting guidelines and ground rules and noted that if any members receive media inquiries to contact Metro staff and the Co-chairs. She shared that the group strives for consensus, but if it cannot be reached, a three-fourths majority vote will be used for decision-making. She reviewed meeting roles and shared that the facilitator is a neutral party to facilitate dialogue, that the co-chairs lead dialogue and provide guidance, and Metro staff provide context and support.

Presentation from Office of Metro Attorney

Shane Abma, Metro, reviewed public meeting ethics and noted that Committee members are considered public officials under Oregon law and are personally responsible for complying with Oregon's ethics law. He reviewed the conflict of interest protocol and shared that members must declare a potential conflict of interest but can still participate in decision-making. He noted that members must declare actual conflicts of interest and abstain from decision-making.

He shared that members cannot receive more than \$50 per year in gifts, cannot participate in political activity with Committee time or funds, and reviewed the public records law noting that emails may be subject to public record. He emphasized the importance of avoiding serial meetings and replying all to emails to avoid accidentally having a quorum.

Committee members had the following questions and comments:

- **Question, Noah:** Hypothetically, if we were to vote on a tax rate for the new SHS program, if someone were subject to the tax, would that be a conflict of interest?
 - **Metro response, Shane:** If the decision affects a class of people, then there is a conflict of interest exemption.
- **Question, Co-chair Petrillo:** I have had to complete a Statement of Economic Interest (SEI) form on other boards I served on. Why do we not have to file one for this Committee?
 - **Metro response, Shane:** I would have assumed you do. I will look into the answer and share it with the Committee. It could be that the body must have a budget of \$1 million to apply.
- **Question, Jay:** At what point do emails turn into public records?
 - **Metro response, Shane:** Any email is a public record, but it is possible that some parts of an email would be exempt.

Affordable Housing Bond Program Updates

Jimmy, Metro, reviewed what information is included in the quarterly reports that the Committee receives. He shared the Bond goals from November 2018 when voters approved the Bond, which was a total of 3,900 affordable homes, 1,600 deeply affordable homes, and 1,950 family-sized units. He shared that the local implementation partners of the Bond are Hillsboro, Beaverton, Washington County, Clackamas County, Portland, Gresham, and Home Forward.

Mercedes, Metro, reviewed the number of units that are complete, under construction, and in pre-construction, and shared which portion of these units are very affordable and family-sized homes. She noted that they are on target to exceed the 2018 goals.

Committee members had the following questions and comments:

- **Question, Jay:** What does “balance of the county” mean in the graphic for Washington County and Home Forward?
 - **Metro Response, Emily:** For Washington County, that means the balance or remainder of Washington County not covered by Hillsboro and Beaverton, but the county can also fund projects in those areas. Home Forward is a direct recipient of funds for Troutdale and Wood Village and is developing East Multnomah County.
- **Question, Jay:** How many deeply affordable family-sized homes were built?
 - **Metro response, Jimmy:** As of December 2024 - we are tracking 727 family-sized units for families at 30% AMI or below

Nui Bezaire, Metro, provided an overview of Metro’s permanent supportive housing (PSH) work. She reviewed the PSH goals and intended outcomes to expand quality PSH throughout the region. She shared that phase one of the work is underway to set a foundation that defines PSH, sets quality standards, and builds a regional inventory.

Alison, Metro, shared an update on the PSH pilot program. As of June 2022, the Bond had over \$32 million in interest earnings. She shared that in response to heat dome events, air conditioning investments were added to properties, and detailed PSH progress in each county. Clackamas County has 20 PSH units under construction, Portland Housing Bureau has 22 PSH units in pre-development and 47 PSH units complete, and Washington County has acquired property to construct up to 60 PSH units.

Committee members had the following questions and comments:

- **Question, Co-chair Petrillo:** Who is the developer for the Wahington County property in Forest Grove?
 - **Metro, response Alison:** That is only in the land acquisition phase and there is no developer yet.

Affordable Housing Bond Annual Report Process

Alison reviewed the role of the Committee in developing the Annual Report. She shared that the Committee will review the jurisdictions' progress reports and receive presentations from jurisdiction and Metro staff. She shared that a consultant will help draft the Annual Report and the Committee will review the draft and develop findings and recommendations for Metro Council. She reviewed the 2025 meeting schedule, noting that the Committee will finalize recommendations in May and present them to Metro Council in June.

Committee members had the following questions and comments:

- **Question, Co-chair Petrillo:** In the meeting packet there was a housing funding memo update that said there is an ordinance under consideration to add affordable housing as an allowable use for SHS funds. Is that only for PSH or across-the-spectrum affordable housing? To confirm, the proposed new governing body that combines the SHS Oversight Committee and the TCPB is separate from our Committee, correct?
 - **Metro response, Emily:** There is great alignment for SHS funds to be used for PSH, but there is no requirement for it to be used for PSH. Yes, this Committee would stay separate from that proposed process.
- **Question, Noah:** I am interested in how local organizations are helping house the intended populations. It could be helpful to see examples of outreach materials provided to organizations. For example, if you work with an organization in Beaverton, you can share a one-pager of the units available in the area. I am interested in outreach to culturally specific providers or organizations that work with individuals.
 - **Metro response, Emily:** The issue of how units are being marketed to communities has been a longstanding focus of this Committee. Currently, communities are notified by project and there is no centralized process. We have information for each project on how they plan to affirmatively market but there is no regional framework for how to do that. This is a good point to bring up during the jurisdiction presentations.
 - **Metro response, Alison.** As an example, we can take a project that has gone through all phases of the Bond program and share the materials we have.
- **Comment, Co-chair Sanchez:** Metro is removed at the end of the process and it could be helpful to have a visual to show the relationship between the Committee, Metro staff, jurisdictions, and the developer.

Closing and Next Steps

Co-chair Sanchez thanked Metro staff and the facilitator for a great meeting and for framing the Committee's job. She shared that it was nice to see the initial project map compared to the map of today.

Co-chair Petrillo thanked Metro staff for the transparency and engagement with the Bond program.

Next steps include:

- Metro to confirm if Committee members need to complete an SEI form.
- Metro to share outreach materials collected from a project that has gone through all phases of the Bond program.
- Next meeting: March 17, 2025, 3:00 – 5:30 p.m.

Adjourn

The meeting adjourned at 5:11 p.m.

Housing Bond Progress Report for City of Portland | 2024

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.

Please review and confirm the information in each figure and let us know of (including highlight) any changes.

SECTION 1: UNIT PRODUCTION AND FUNDING

This section provides a high-level overview of the Affordable Housing Bond projects and units in your jurisdiction

Figure 1. Production progress and resources committed

Project	Metro Bond Funds (excludes SAP portion)	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Status	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-2024)			
73rd and Foster	\$ 3,032,340	64	22	29	22	-	Pre-construction	Jun-25	Aug-26
Abbey Townhomes	\$ 1,200,000	8	0	8	0	-	Pre-construction	Jun-25	Jun-26
Albina One	\$ 14,424,597	94	32	55	0	-	In Construction	Jun-23	Jun-25
Aldea at Glisan Landing (Family)	\$ 3,685,679	96	15	63	0	-	In Construction	Apr-23	Feb-25
Barbur	\$ 18,559,384	149	32	102	0	-	Pre-construction	Mar-25	Mar-27
Beacon at Glisan Landing (PSH)	\$ 5,822,000	41	41	0	41	4	Complete	Jul-22	Nov-24
Broadway Corridor	\$ 40,250,000	230	50	62	35	-	Pre-construction	Jul-26	Jul-28
Carey Boulevard	\$ 6,087,267	53	0	53	0	-	Pre-construction	Jul-25	Feb-29
Cesar	\$ 6,671,717	47	47	4	47	-	Complete	Dec-24	Dec-24
Dekum*	\$ 21,170,883	147	61	78	0	-	In Construction	Mar-22	Aug-25
Dr. Darrell Millner Building	\$ 9,216,838	63	17	48	0	144	Complete	Jul-22	Jul-24

Findley Commons	\$ 1,945,175	35	0	0	35	45	Complete	Oct-20	Dec-21
Garden Park Estate	\$ 2,239,308	54	25	40	25	-	In Construction	Jun-23	Jan-26
Gooseberry Trails	\$ 5,451,773	52	0	52	0	-	Pre-construction	Apr-25	Dec-27
Hattie Redmond	\$ 4,411,737	60	60	0	60	60	Complete	Oct-21	Feb-23
Hollywood Hub	\$ 10,256,344	73	39	24	0	-	In Construction	Nov-24	Feb-27
Jamii Court	\$ 6,155,974	98	39	58	15	-	Pre-construction	Apr-25	Aug-26
Legin Commons	\$ 1,674,627	124	20	63	0	-	In Construction	Dec-24	May-26
M. Carter Commons	\$ 8,131,806	62	21	0	0	-	Pre-construction	Feb-25	May-26
Meridian Gardens	\$ 13,365,160	85	70	0	65	13	Complete	Jul-23	Sep-24
PCC Killingsworth	\$ 2,538,237	84	28	60	0	-	In Construction	Aug-24	Jul-25
Powellhurst Place	\$ 4,091,048	64	12	45	12	117	Complete	Aug-22	Apr-24
Strong Site	\$ 3,150,000	75	11	54	0	-	In Construction	Aug-24	Feb-26
The Jade	\$ 4,431,054	40	5	26	0	-	Pre-construction	Nov-24	Dec-25
Tistilal Village	\$ 4,632,538	24	24	22	16	0	Construction	Mar-23	Mar-25
Waterleaf	\$ 1,929,219	176	17	48	20	265	Complete	Dec-20	Dec-22
Total committed or underway	\$ 183,353,822	2098	688	994	393				
LIS commitment	\$208,740,992	1475	605	737	300				
% of commitment complete	88%	142%	114%	135%	131%				
Remaining for LIS**	\$ 25,387,170	Goal Exceeded	Goal Exceeded	Goal Exceeded	Goal Exceeded				

*Dekum Court funds awarded directly to Home Forward; award excluded from Portland Metro Bond allocation but units included toward goals

**REMAINING FUNDS ALLOCATED FOR PROJECT CONTINGENCY, IDENTIFIED ACQUISITION PROJECTS, AND FUTURE NOFA

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. Did you conduct any competitive selection processes in 2024? If so, what was the outcome?*
- b. Do you have any projects that you feel are at risk and/or have potential funding gaps?*
- c. Please describe the approach and timelines for achieving remaining unit production targets (if applicable), including any priorities for remaining unit production targets, such as homeownership or supportive housing.*
- d. How have local jurisdictions' policies, regulations or incentives helped or hindered development of specific bond-funded projects?*

2024 Solicitation Processes

PHB put out three separate solicitations in 2024 that included Metro Bond funds.

1. Request for Proposal for the Development of Broadway Corridor Parcel 4A, released in April 2024.
2. M-BOS Last Gap Round 2, released in April 2024.
3. M-BOS Rapid Acquisition RFP, released in August 2024.

The Broadway Corridor RFP invited the four teams selected in the Broadway Corridor Parcel 4A Request for Qualifications process from 2023 to submit full funding applications to develop the northern half of Block 4, (referred to as Parcel 4A) located on the former Portland U.S. Postal Service site within the Broadway Corridor. All four teams invited, BRIDGE Housing, Home Forward with Urban League, Related NW with IRCO (Immigrant & Refugee Community Organization), and Edlen and Co. with HMS Development and POIC / RAHS (Portland Opportunities Industrialization Center and Rosemary Anderson High School), submitted comprehensive proposals by the RFP due date of May 30, 2024. PHB completed a full review process which consisted of a Technical / Financial Feasibility Review Committee and Community Review Committee. Based on rankings, the Community Review Committee unanimously ranked Home Forward with Urban League as their top choice for the development of Broadway Corridor Parcel 4A and were awarded Metro funding. Home Forward's proposal will create 230 new affordable units, including 62 family-sized units, 35 PSH units and 50 units at 0-30% AMI.

PHB's M-BOS Last Gap Round 2 RFP invited proposals from housing development partners with multifamily rental projects in predevelopment or identified acquisition projects (of currently unregulated housing) that can help meet the Local Implementation Strategy for Portland's share of the Metro Housing Bond, in particular the 30% AMI and Supportive Housing (SH) unit goals. PHB received five proposals through this solicitation. After conducting a Technical / Financial Feasibility Committee and a Community Review Committee, two of these proposals, The Jade and The Cesar, were awarded Metro funding. The Cesar will create 47 new Permanent Supportive Housing units through market-rate acquisition. The Jade will create 40 new affordable units, including 26 family sized units.

PHB's M-BOS Rapid Acquisition RFP invited proposals from housing development partners with identified previously unregulated acquisition projects that could help exceed Portland's goals for the Metro Housing Bond by creating affordable housing units expeditiously. Proposals were accepted on a rolling basis, and PHB received four complete proposals. After a Technical / Financial Feasibility Review and a Community Review Committee, three of the four proposals were

awarded Metro Bond funding; one has since withdrawn due to financing challenges. Project #1 will convert market rate units to 60 new affordable units in Southwest Portland, including studio, 1BR, and 2 BR units, all of which will be regulated at 50% AMI. Project #2 will convert market rate units to 65 new affordable units in North Portland, including studio and 1 BR units.

Pipeline Projects Awaiting Funding Decisions

Jamii Court and 73 Foster are ready to proceed to a 2025 closing but currently awaiting allocation of resources through the Oregon Centralized Application (ORCA) at OHCS. A third project, Abbey Townhomes, is in the process of updating cost estimates and may require additional resources.

Unit Production Targets

As of the end of 2024, PHB has exceeded all Metro Bond goals. Overall, PHB has created **2,153** new affordable housing units with Metro Bond funding, exceeding the initial goal by 146%. Remaining Metro Bond funds totaling approximately \$25k are allocated for the two market rate acquisition projects (excluded from unit counts below), contingency for the existing pipeline, and a future NOFA anticipated to be released in Fall 2025 with priorities TBD.

Impact of Local Jurisdiction Policies and Incentives

Metro Bond projects in Portland benefit from System Development Charge exemptions that incentivize housing affordability. In addition, PHB's Green Building Policy aims to increase sustainability in buildings through third-party certification programs (LEED, Earth Advantage, or Green Communities). The policy aligns with Portland Clean Energy Community Benefits Fund (PCEF) goals allowing Metro Bond projects to utilize PCEF awards for energy efficiency measures. Projects with PCEF awards include PCC Killingsworth, Tistilal Village, 73Foster, Strong, Hollywood HUB, Legin Commons, The Jade, M. Carter Commons, Barbur, Jamii Court, and Broadway Corridor.

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 update any information in the project summaries provided in 2023 (below) and add a summary of each new project in your portfolio, along with an image of the project. Be sure to describe:

- a. *Whom 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*

All 2024 updates are highlighted in yellow below.

Your 2023 report response:



M. Carter Commons is a new affordable apartment development for North Interstate Avenue and Overlook Park, proposed by co-owners and developers Urban League of Portland and Northwest Housing Alternatives. The project is envisioned to have 62 affordable and accessible apartment homes for residents 55 years and older. A community room, property management and resident services offices, laundry, and a protected entry courtyard will all be accessible to the residents. The developer team will utilize the N/NE Preference Policy list, prioritizing applicants who have been impacted by urban renewal in North and Northeast Portland. Urban League of Portland will lead outreach, as well as culturally-specific and responsive services in collaboration with NHA's residentservices.

The project, located on land donated by Kaiser Permanente, will be named M. Carter Commons after Margaret Louise Carter, Oregon's first Black woman legislator. The project is directly adjacent to a light rail stop with frequent access to local services, activities, and regional mass transit connections. The site is across the street from a Kaiser Permanente medical campus and within one block of the historically Black Albina District neighborhoods. The project is ideally located for affordable senior housing and focused on serving Communities of Color. Funding sources for M. Carter Commons include Metro Bond funds, Interstate Corridor Tax Increment Financing, and project-based vouchers from Home Forward.

- **Strong Site**

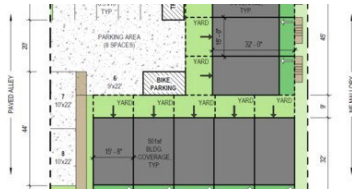


Located at the prominent intersection of N. Alberta Street and N. Williams Avenue and purchased by PHB from long-time neighborhood residents the Strong family, this property embodies a visual and historical significance for long-time residents of North and Northeast Portland. Of the 75 total units proposed by CDP and SEI, 11 will be affordable to households earning 30% AMI or below and 54 units will

be family-sized, with 2 or more bedrooms. The project will include a large outdoor courtyard, private playground area, laundry, and an indoor community room, all to foster community among the residents. These amenities are intended to provide indoor and outdoor spaces outside of one's apartment where residents can gather for community events, classes, informal get-togethers, and recreation at the onsite play structures. SEI will provide resident services and outreach with an emphasis on supporting African American families earning 30% AMI or below. Utilizing the N/NE Preference Policy list, this development will prioritize housing those whose families have been displaced by urban renewal's legacy in North and Northeast Portland.

To align the project with the N/NE Oversight Committee's efforts, CDP and SEI have acquired the neighboring Abbey Lot for the development of 8 homeownership units, which will be regulated at 60-100% AMI. The Metro Bond and Interstate Corridor Tax Increment Financing will contribute to financing the capital costs.

- **Abbey Site**



Collectively, Self Enhancement Inc. (SEI) and Community Development Partners (CDP) are referring to the Strong Family Site and the Abbey Lot Townhomes as Alberta Alive Phase III. Phase I and Phase II are currently under construction. Alberta Alive Phase I is a two-building development (NE Grand Ave, NE 8th Ave) with a combined 52 units designed for families and veterans. Phase II is Dr. Darrell Millner Building - a 63-unit building designed for families, with Metro Bond funding from PHB.

On the corner of NE Alberta Street and NE Mallory Avenue, CDP and SEI will construct eight 3-bedroom, 2.5-bath, permanently affordable townhomes with priority to families on the N/NE Preference Policy waitlist. The Abbey Lot Townhomes will maintain permanent affordability, as the development team partners with community stakeholders to develop a replicable homeownership structure that reflects the priorities of the families who will live in these homes.

Prospective homeowners will also gain access to Homeownership Education and Counseling Programs and downpayment assistance resources through SEI and others, which help first-time homebuyers become mortgage-ready.



The Carey Boulevard site will consist of a clustered arrangement of 53 townhomes with 2, 3, or 4 bedrooms, and all will be offered as permanently affordable homeownership homes, with priority to families on the N/NE Preference Policy waitlist. The community will be served by five common areas that will be developed with playgrounds, community gardens, picnic or gathering areas. The site has 3 convenient access points to the Peninsula Crossing Trail. The project will complement the neighborhood and create a sense of community, while honoring the natural beauty of the land by incorporating the Heritage tree and other green spaces into the design. A multitude of energy efficiency features are included in the design of the homes to achieve Earth Advantages Net-Zero Energy Ready design standard.

Habitat for Humanity will partner with Proud Ground and First Republic Bank to provide secure and affordable home ownership for low-income households. This partnership consists of First Republic Bank offering affordable 30-year fixed rate loans and Proud Ground providing permanent affordability and lower purchase prices through the Community Land Trust model. Funding sources for the Carey Blvd. project include Metro Bond funding, Interstate Corridor Tax Increment Financing and other public and philanthropic funds. The site is currently in use as a Safe Rest Village for up to three years - construction for this project will begin Fall 2025.

- **Jamii Court (fka Portland Value Inn)**



The Jamii Court, owned by Metro and currently used as a shelter by the Joint Office of Homeless Services (JOHS), will be demolished and the site redeveloped into a new five-story, wood frame building. The site is conveniently located within walking distance of high frequency bus lines, parks, schools, and the library. At completion, the project will create a total of 98 units, which include 47 family-sized units (at least two bedrooms), 39 units affordable to households with incomes at 30% AMI or below, and 15 Permanent Supportive Housing (PSH) units. The Jamii Court redevelopment will support historically and presently marginalized community members who are at

risk of housing instability, families who are formerly homeless, and intergenerational families who want to live near or with each other, with an emphasis on BIPOC community members who are at risk of displacement because of gentrification. In response to local community feedback, CPAH will provide a community room with kitchen, a second flexible community space, lending library, computer stations, and flexible outdoor space with dwarf fruit trees to provide shade and nourishment. Resident Services will be provided by Humanity Assistance Kindness Interculturalism Community Services (HAKI) and CPAH, while Urban League of Portland will provide culturally specific supportive services.

The design of the property is trauma-informed, universally accessible, and sustainable. Funding sources for the residential project include Metro Bond funds, project-based vouchers from Home Forward, and service funding for the Supportive Housing units from JOHS.

- **Barbur Apartments**



Innovative Housing, Inc. will develop 150 units of new construction apartment homes (149 affordable units and one manager’s unit) in a four-story, wood construction building. The Barbur Apartments project will be family-focused housing, including 103 two-, three-, and four-bedroom homes. Nineteen of the family-sized units will have Project-Based Section 8 vouchers to support rents. In an effort to prevent displacement and serve communities of color that are currently living, working, and worshipping in the SW Corridor, IHI’s outreach and service plans focus on immigrant and refugee communities, specifically Muslim and East and North African households. There is a significant Muslim community in this neighborhood—the City’s largest Mosque is located nearby, along with many Muslim religious and service organizations.

To the south and west of the site is a Safeway grocery store, to the south and east is Barbur Blvd with a high-capacity bus line stop within 75 feet, and to the north is a tree line buffer with apartments beyond. The site design provides generous outdoor space, with a large central courtyard and half-court basketball area. Additional outdoor space is provided via common area outdoor decks on floors 2 to 4. Connected to the upper floor decks are “amenity rooms” which will provide indoor amenity space. In addition, the design includes two large community rooms to accommodate a regular after-school program and other on-site programming options, management and resident services offices, space for service partners to use when they meet with clients, two large laundry rooms on the main floor and small laundry rooms on the upper floors, and two large indoor bike rooms. The community engagement process will determine final

uses and arrangement of space and amenities.

- **Powellhurst**



Northwest Housing Alternative’s Powellhurst Place development will create 64 units for low-income families and those exiting homelessness in the Powellhurst-Gilbert neighborhood. Powellhurst Place is Northwest Housing Alternative’s (NHA) 64-unit new construction project in the Powellhurst-Gilbert neighborhood of outer Southeast Portland. Forty-six of the units will be two-bedroom apartments targeting families, and 12 units will be permanent supportive housing (PSH) for people experiencing or at risk of homelessness. Planned amenities include a community room, playground and landscaped courtyard, secure bike parking, Energy Star appliances, and ductless mini-split heating/cooling. Tenants will also benefit from on-site property management and client-centered supportive services provided by Northwest Housing Alternatives and the Native American Rehabilitation Association (NARA). The project will pursue a Gold level certification through the Earth Advantage Multifamily program.

Located on SE 122nd Avenue, Powellhurst is adjacent to TriMet bus lines #10 and #73. Line #73 offers frequent service between the Parkrose/Sumner Transit Center (connecting with MAX Green, Red and Blue lines) and Foster and 94th (with connections to MAX Green line). A few blocks south of Powellhurst is the Springwater Corridor Trail offering close-by open space for cyclists and pedestrians, with access to Gresham to the east and inner Southeast Portland to the west.



Home Forward will add 147 new affordable units and redevelop 40 existing homes at its family focused Dekum Court property in Concordia. Home Forward will rebuild 40 existing apartments and add 147 new homes at its Dekum Court development, located at NE 27th Avenue and Saratoga Street, with support from Metro Bond funds for the new units. The project will be built in phases to avoid displacing current residents, allowing them to move directly into new units upon completion. Of the 187 new and preserved units, 118 will have two, three or four bedrooms to accommodate a range of family sizes. The redevelopment will eliminate the current on-site Head Start classroom and build two new classrooms at the nearby Albina Head Start Clegg site, located approximately one-half mile away, increasing the community's preschool capacity. Home Forward will also set aside a portion of the Dekum Court site for future development by an education partner. Phase 1 completion is anticipated in early 2023 with Phase 2 completion to follow in late 2024.

Planned amenities at Dekum Court include outdoor play spaces, community gardens, and off-street parking. A centralized community center will offer a community room and kitchen, laundry room, staff offices, and other flexible spaces. The property is ideally situated in the amenity-rich Concordia neighborhood, with Faubion Elementary School two blocks away and a Walgreens Pharmacy and New Seasons grocery store approximately one mile away. Dekum Court is served by the #17 and #70 bus lines providing residents with access to inner Northeast/Southeast Portland and Downtown. Also nearby is the #75 bus line offering frequent service to the North Lombard Transit Center (MAX Yellow Line) and Hollywood Transit Center (MAX Red, Blue, and Green Lines)

- **Hattie Redmond Apartments**



Home Forward and the Urban League of Portland will co-develop the Hattie Redmond Apartments for people of color experiencing chronic homelessness. The 60-unit project will also implement the City of Portland's N/NE Preference Policy giving priority to displaced or longtime residents of north/northeast Portland. Other development team members include SERA Architects and Bremik Construction.

Urban League, an organization that serves and advocates for the African American community in Portland, will rely on its success with their Project HAVEN permanent supportive housing program and will integrate trauma-informed, culturally specific, and client-centered input into the building design, financing and programming. The on-site services team will include a resident services coordinator, case managers and peer support specialists. Project amenities include common rooms, a community kitchen facility, outdoor areas and other amenities that bring residents together.

The project leverages Metro bonds 5 times with additional funding from Oregon Housing and Community Services (LIHTC), Oregon Health Authority and deferred developer fees.

- **Findley Commons**



Findley Commons is a partnership between Do Good Multnomah, Home First Development and St. Mark's Lutheran Church. The development transformed a large and under-utilized church-owned parking lot into 35 quality, affordable and Permanent Supportive Housing (PSH) units for veterans who are homeless and those at risk of homelessness. Additional development team members and service partners include Doug Circosta, Architect; Beaudin Construction; and National Association of Black Veterans. Building amenities include owner-paid utilities, elevator, community area and service delivery spaces, a bike room, storage, energy-efficient appliances and fixtures, quartz countertops, luxury vinyl plank flooring an outdoor patio and 34 parking spaces.

Metro bonds were leveraged 3.5 times with additional funding from Oregon Housing and Community Services, Meyer Memorial Trust, land donation and private funding.



Waterleaf, the second building in a new development by BRIDGE Housing, will provide 178 affordable apartments, ranging from studios to three-bedrooms, directly adjacent to the Vera Apartments in the South Waterfront area of downtown Portland. Other development team members include Ankrom Moisan Architects and Walsh Construction. Impact NW will provide services to families and veterans with very low incomes, including supportive housing services for veterans and individuals experiencing homelessness. Amenities include laundry, conference room and community classroom, community room with kitchen, outdoor courtyard and playground. Car and bike parking are also included.

The project leveraged an additional \$78.5 million in capital funds from Oregon Housing and Community Services (LIHTC), Metro Transit-Oriented Development funds, Prosper Portland and private funding.

- **Aldea at Glisan Landing**



Related Northwest and Immigrant and Refugee Community Organization (IRCO) are partnering to develop 96 units of affordable housing on a Metro-owned site in Montavilla. Aldea at Glisan Landing represents the family housing portion of the larger Glisan Landing development. The family-focused project will target BIPOC, immigrant and refugee households, and intergenerational families. IRCO will provide resident services at the family housing property.

Planned amenities at Aldea at Glisan Landing include a community room and kitchen, laundry room, playground, picnic area, community garden, bike parking, surface parking, and a future planned onsite multicultural preschool. The site is well supported by parks and amenities including Rosemont Bluff Natural Area, the Montavilla Community Center, a grocery store within walking distance, and two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue.



Related Northwest and Catholic Charities are partnering to develop 41 units of affordable housing on a Metro-owned site in Montavilla. The NE 74th Avenue and Glisan Street project will consist of 41 units of Permanent Supportive Housing (PSH). The PSH project targets BIPOC, seniors, and people experiencing homelessness. Catholic Charities will provide case management and services to PSH tenants. The project team is also partnering with Mercy Corps NW to promote small business classes and offer two retail incubator spaces and a café in the ground-floor commercial space. The site is well supported by parks and amenities including Rosemont Bluff Natural Area, the Montavilla Community Center, a grocery store within walking distance, and two frequent-service TriMet bus lines on NE Glisan and NE 82nd Avenue.

- **Dr. Darrell Millner Building**



Dr. Darrell Millner Building (formerly known as 5020 Interstate) will be co-developed and co-owned by Community Development Partners (CDP) and Self Enhancement Inc (SEI). Located in the Overlook neighborhood, the Dr. Darrell Millner Building (formerly 5020 N. Interstate) is named for the former Department Chair of Black Studies at Portland State University. Community Development Partners (CDP) and Self-Enhancement, Inc. (SEI) partnered as co-owners/developers to engage and serve the BIPOC community, furthering the goals of the N/NE Preference Policy to redress historical displacement and harmful urban renewal practices. The project includes 63 units including 17 units serving households earning up to 30% AMI. 48 units have multiple bedrooms to meet the needs of families with children in North and Northeast Portland. Notably, the 30% AMI units are distributed proportionately among the unit sizes to ensure families have access to appropriately sized units. SEI's onsite resident services coordinator assists tenants with navigating social services and accessing other community resources. Other development team members include Carleton Hart Architecture, LMC Construction, ALMAR Contracting and Guardian Management and DRCOMM real estate brokerage. The project will serve families and give priority to displaced or longtime residents of north/northeast Portland, especially African American families by implementing the

City of Portland's N/NE Preference Policy. Amenities include a community garden, outdoor play area and courtyard, bike storage, onsite parking and services. A neighborhood-serving commercial space will be located on the ground floor. The project leverages Metro bonds 3.3 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, SDC waivers and deferred developer fees.

- **Albina One**



Albina One is 94 new affordable homes in the Eliot neighborhood developed by Albina Vision Trust and Edlen & Co. The project will prioritize families, as well as displaced or longtime residents of north/northeast Portland under the City's N/NE Preference Policy. Portland Opportunities Industrialization Center + Rosemary Anderson High School will support residents with culturally specific education, mentoring, family support, employment training and career placement. Other development team members include LEVER Architects, Colas Construction and Quantum Residential. Amenities include community rooms on ground floor and top floor, onsite property management, secure bike parking, an outdoor plaza with garden and play areas, and 16 parking spaces.

Metro bonds will be leveraged 3.6 times with additional funding from Oregon Housing and Community Services (LIHTC), Weatherization funds, permanent debt, SDC waivers, deferred developer fees, and other grants and loans.



Meridian Gardens expands Central City Concern’s supportive housing in East Portland, providing recovery-specific housing and services with a peer-delivered service approach for 85 new units. The project will provide single room occupancy and studio apartments to BIPOC individuals and couples experiencing or at risk of homelessness who are in substance use treatment or recovery. On-site culturally specific services will be provided by Puentes, the Imani Center and Flip the Script. Amenities will include common kitchens and community rooms, recovery group rooms, a supportive services office, resident gym and large outdoor courtyard. Other development team members include Ankrom Moisan Architects and Walsh Construction.

The project will leverage Metro bonds 2 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **hollywood HUB**



hollywoodHUB will repurpose the Hollywood Transit Center into family-focused affordable housing for people of color and people with lower incomes. Developed and owned by BRIDGE Housing, the 13-story building will be the first project under TriMet’s transit-oriented development guidelines. In addition to TriMet, other development partners include Holst Architecture, O’Neill Walsh Community Builders, and Try Excellence LLC. **The project will provide 73 affordable housing units (plus 2 managers’ units) and a range of amenities**

including a community room, private meeting space, bike parking, and courtyard. 24 of the 73 units will be family-sized with two and three bedrooms, with 39 units supported by Project Based Section 8 vouchers. Impact NW will provide services to support residents onsite.

The project will leverage Metro bonds 3.5 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **PCC Killingsworth**



Home Forward will bring 84 new affordable homes apartments to the Cully neighborhood, co-located with a new Workforce Development Center operated by Portland Community College. The project will serve larger families and communities of color, including families and youth in the foster care system. On-site services will be provided by the Native American Youth and Family Center. Other development team members include Hacker Architects and O’Neill Walsh Community Builders.

Amenities include a family room, a community kitchen, community computers, large laundry room with healthy food vending machines, secure play spaces for kids of all ages, a bike storage room and easy transit access. Outdoor space includes a dining area, courtyard and an experiential playscape. Through the collaboration with PCC, the site will offer a large public plaza designed to support a farmer’s market and other community activities, a casual amphitheater, Wi-Fi access and parking.

The project will leverage Metro bonds 15 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **Tistilal Village**



Tistilal Village is a redevelopment of an existing housing community by and for Native Americans and BIPOC families. The project will be development and owned by the Native American Youth and Family Center (NAYA) with supportive housing services provided by Native American Rehabilitation Association (NARA) for Native American families coming out of homelessness. Other development team members include Carleton Hart Architecture, Colas Construction, Housing Development Center, DDV Consulting Services and Viridian Management. **The site will be redeveloped as 24 new units of affordable housing.**

Interiors will emphasize trauma informed design approaches including ample sound buffering, clear and simple circulation patterns, plenty of meeting and community spaces, focus on safety at entryways, soothing color palette and direct lines of sight. Native American art will be prominently featured. Outdoor spaces include a play area, seating, community gardens and a plaza. Other amenities include easy bus access, grocery stores, health clinics, parks and a community center within walking distance. Metro bond funds are leveraged 8 times with additional funding from Oregon Housing and Community Services (LIHTC and OAHTC), grants, SDC waivers and deferred developer fees.

- **Garden Park Estates**



Innovative Housing, Inc. will renovate and expand the existing Garden Park Estates, creating and preserving 117 units for low-income households in Southeast Portland's Powellhurst-Gilbert neighborhood, **54 of which are considered new affordable units funded by Metro Bond** funing. Garden Park Estates in outer Southeast Portland currently consists of 62 two-bedroom apartments and one three-bedroom house. Most of the buildings' major systems are now reaching the end

of their useful life and the property is in growing need of reinvestment. By better utilizing the generous site, Innovative Housing, Inc. (IHI) will add 54 units, for a total of 117 apartments ranging in size from studios to three bedrooms. The new units will be developed as efficient, well-designed buildings with between nine and eighteen units each, most of them two-story townhouses. The existing units will be substantially rehabilitated into comfortable, energy-efficient apartments. Garden Park's newly configured site will provide lower rent levels and a wider array of unit types than currently offered, including 25 permanent supportive housing (PSH) units for individuals exiting homelessness and additional family-sized units. A phased construction and relocation plan will minimize the impact on existing residents.

Amenities include a children's play area, on-site management offices, laundry room, community/resident services space, and an outdoor amphitheater performance space that will be used by IHI's youth arts program and available to members of the surrounding neighborhood. Garden Park Estates is near two bus lines (the #9 and #17) and three major grocery stores, along with other retail and services to meet the needs of residents. The expansive Powell Butte Nature Park is one mile away.

- **73rd and Foster**



73Foster is a new construction project with 64 affordable units, including 29 family-sized units and 22 units of Permanent Supportive Housing, from REACH CDC. It will be located on the SE Foster corridor, connecting diverse neighborhoods and center centers of cultural commerce, in a neighborhood with residents earning an average yearly income of just over \$24,400 per household, and a current population that is 50% BIPOC.

With access to the 14 TriMet bus, culturally diverse retailers and groceries, parks, Mt. Scott Community Center, schools within walking distance, jobs, healthcare, and social services, 73Foster provides equitable access to these resources. The adjacent Hacienda CDC Portland Mercado expands the community benefits with access to job training and workforce development, a commissary kitchen, Latine grocer, and diverse food carts. 73Foster is well connected to the Jade District along 82nd Avenue for cultural ties to the Asian-American and Pacific Islander communities, with significant future investment.

All units will have air conditioning, and there will be solar panels on site to help mitigate utility costs incurred by tenants. The project includes 10 ADA accessible units. The building is designed for secure waiting areas in the lobby and double-entrance vestibule for transit-dependent riders or those waiting for a pickup. A loading space along SE Foster will make mobility easier for disabled residents, and a marked crosswalk with a concrete center island provides enhanced access for all. 73Foster also used the Kelsey Design Standards for universal design and will be seeking the Kelsey Certification for enhanced accessibility and mobility.

- **Gooseberry Trails**



Gooseberry Trails is in the Hillside neighborhood and will create 52 townhomes for sale, ranging in size from 2- to 5-bedroom units. 45 of these homes (more than 85%) will have three or more bedrooms, which is well-suited for larger and/or multigenerational families. Gooseberry Trails homes are built with high quality materials and a state-of-the-art energy efficient design, which helps ensure affordable utilities and low maintenance/repair costs. The homes will be built in clusters of two to four each, and will include 5 single-story, fully ADA accessible homes. The homes will be sold at a below-market, affordable base price.

In addition to the five, single-story, fully ADA accessible homes, all homes in the development will be visitable to someone with physical mobility limitations. This means that a child who uses a wheelchair can attend a birthday party, or a relative with limited mobility can attend a family gathering.

The development will include a total of 100 parking spaces in tuck-under garages, parking pads, and new street parking spaces. Approximately 40% of the nearly 5-acre development will remain as shared greenspace. The center of the development will include a playground and potentially, a community garden.

- **Legin Commons**



Legin Commons (fka PCC Southeast Affordable Housing) will be a 110,000 square foot, four-story apartment building located in the Montavilla neighborhood of Portland near the Jade District, a Neighborhood Prosperity Initiative district, and the 82nd Avenue corridor. The project will provide 124 units of affordable housing, including 63 family-sized units, and 20 units serving households at 30% AMI. The project is located on the edge of Portland Community College Southeast Campus, on 1.61 acres made available for development by PCC, and benefits from having a robust and mature tree canopy on its edge.

Named for a popular, longstanding Chinese restaurant that used to occupy the site, Legin Commons offers many amenities such as a community room, indoor play area, on-site laundry, bike storage, and lounges. Outdoor amenities include a community garden, covered & open picnic areas, gathering spaces, and a playground. These units will serve families in the neighborhood with an emphasis on prioritizing communities of color, including the AAPI community in partnership with APANO, as well as serving the variety of housing needs of PCC's diverse student body.

The site sits two blocks away from a frequent service bus stop serving line FX2, connecting Gresham to downtown Portland, and is two blocks away from 82nd Avenue with bus stops serving line 72 connecting Clackamas to North Portland. A MAX Green Line station is less than a mile away. Legin Commons is located less than a mile away from local schools, and there are many grocery stores and restaurants along 82nd Avenue accessible by bus or foot, including culturally specific grocery stores. The site is within walking distance of Mt. Tabor Park which provides outdoor recreation space and frequent community events.

- **The Jade**



The Jade Apartments will bring 40 new affordable housing units to the Powellhurst-Gilbert neighborhood, between 82nd Ave. and I-205. Co-developed by APANO and Gorman & Company, the Jade will be located in the heart of the Jade District, a major Asian-American business and cultural center, and in the vicinity of frequent high-capacity transit, schools, shopping, and various other amenities. PHB is awarding \$4.1 million in Metro Affordable Housing Bond funds, along with \$600,000 in Multnomah County general funds (allocated to PHB).

26 units will have two or three bedrooms to accommodate larger households, and five units will be regulated at 30% AMI for extremely low-income households. Project amenities include two courtyards, a community garden, a play area, a community room and kitchen, as well as management and resident services offices, and 31 parking spaces. Outreach will target Asian and Pacific Islander households. APANO, whose main offices are located nearby, will provide culturally-specific services for residents.

The development team plans to include a solar array, net-zero ready designation, green building materials, 50-year roofs, and a high-efficiency HVAC system as part of the project's commitment to sustainability.

- **Broadway Corridor**



Home Forward and the Urban League of Portland have partnered to develop the first building to begin construction at the Broadway Corridor development site, which will replace the USPS site to create a new urban neighborhood in Northwest Portland's Pearl District. The Broadway Corridor Affordable Housing development on Parcel 4A will be a 14-story mixed-used building with 230 affordable units ranging from

studios to 3-bedrooms. 62 of the units will be sized for families and larger households. 39 of those larger units will be regulated affordable at 30% Area Median Income (AMI) with rent assistance to serve extremely low-income residents, and 35 of them will include wrap-around Permanent Supportive Housing services. Another 11 studios and one-bedrooms will also be regulated at 30% AMI and include rent assistance.

On the ground floor, the Urban League will operate a 2,900 square foot affordable Early Learning Center, open to both building residents and the surrounding community, plus a 1,200 square foot Workforce Development Center activating the corner at NW Johnson St. & 9th Ave. The project will also include a 2,700 square-foot community room overlooking a second-story roof deck, and property management and service offices on the ground floor. Outside, the developers plan to include a playground, courtyard, and community gardens. The development will prioritize sustainable design and construction practices and will target an Earth Advantage Platinum rating.

The Broadway Corridor Affordable Housing development is located near high-performing neighborhood schools, groceries, services, medical facilities, and frequent transit. Once progress is made on the larger Broadway Corridor development, the affordable building will also be adjacent to the extended North Park Blocks, including a segment of the planned Green Loop bike/walk/roll path.

- **The Cesar**



Community Vision will support engagement with the disability community during the design process to ensure ADA compliance and accessibility. Outreach and services will target BIPOC households, young families, and chronically homeless families, among other target populations.

PHB partnered with Home Forward on the acquisition of the Cesar Apartments for conversion into Permanent Supportive Housing (PSH) for those exiting homelessness. The purchase of this 2022 building allows for new PSH to come online faster than new construction.

The Cesar includes 47 units from studios to 2-bedrooms, and is located in the Richmond neighborhood near transit, groceries, and parks. Home Forward is working with the Multnomah County's Homeless Services Department (formerly known as the Joint Office of Homeless Services) to select a provider for supportive services for PSH residents when they move in in June.

SECTION 4: PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing (PSH) is defined as: a type of housing program for people with disabilities and extremely low incomes who have long or multiple histories of homelessness and other significant barriers to housing stability. PSH provides permanent housing, rent assistance and intensive yet voluntary services, with no time limits.

*This section confirms PSH unit commitments in your jurisdiction. Please **confirm and update** the information in Figure 2.*

Figure 2. Permanent Supportive Housing Commitments

Project	Total Units	PSH Units	Target Population	Service Partners	# of PSH units using SHS funded rental assistance	# of PSH units using SHS funded services
Findley Commons	35	35	Veterans	Veterans Administration, Do Good Multnomah		
Hattie Redmond	60	60	People displaced from Albina Neighborhood, BIPOC Community	Urban League, Home Forward	0	0
Waterleaf	176	20	Veterans	Veteran's Administration	0	0
Powellhurst	64	12	People exiting homelessness, BIPOC Community	NHA, NARA	0	12
Tistilal Village	24	16	Native American families	NAYA, NARA		
Meridian Gardens	85	65	People in substance use disorder treatment, People experiencing chronic homelessness	Central City Concern	0	65

Beacon At Glisan Landing	41	41	BIPOC Seniors, domestic violence and sexual assault survivors	Catholic Charities	0	41
Garden Park Estates	54	25	People exiting homelessness	Innovative Housing, Inc	0	0
Jamii Court	96	15	Formerly homeless families, intergenerational families, BIPOC families at risk of displacement caused by gentrification, with disabilities	Urban League of Portland, CPAH, HAKI	0	15
73 rd and Foster	64	22	People exiting homelessness, people with disabilities	REACH	0	22 (supplemental subsidy)
Broadway Corridor	230	35	People exiting homelessness, BIPOC Community	Urban League	TBD	TBD
Cesar	47	47	People exiting homelessness, young adults exiting Foster Care		47	47

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)
73rd and Foster	REACH	Aug-26	30%	20%	Not available	Not available
Abbey Site	CDP/SEI	Jun-26	30%	20%	Not available	Not available
Albina One	Albina Vision Trust/Colas	Jun-25	30%	20%	Not available	Not available
Aldea at Glisan Landing (Family)	Related NW/LMC	Feb-25	30%	20%	Not available	Not available
Barbur	Innovative Housing/Todd Construction	Mar-27	30%	20%	Not available	Not available
Beacon at Glisan Landing (PSH)	Related NW/LMC	Nov-24	30%	20%	Not available	70%
Broadway Corridor	Home Forward/Urban League, COLAS	Jul-28	30%	20%	Not available	Not available
Carey Boulevard	HFHPR	Feb-29	30%	20%	Not available	Not available

The Cesar	Home Forward	Dec-24	n/a	n/a	n/a	n/a
Dekum	Home Forward/Walsh	Aug-25	24%	20%	See Home Forward report*	See Home Forward report*
Dr. Darrell Millner Building	Community Development Partners/LMC	Jul-24	30%	20%	Not available	Not available
Findley Commons	Home First/Beaudin	Dec-21	24%	20%	19.7%	58.4%
Garden Park Estate	Innovative Housing/LMC	Jan-26	30%	20%	Not available	Not available
Gooseberry Trails	HFHPR	Dec-27	30%	20%	Not available	Not available
Hattie Redmond	Home Forward/Bremik	Feb-23	30%	20%	44.0%	28.9%
Hollywood Hub	BRIDGE Housing/O'Neil Walsh	Feb-27	30%	20%	Not available	Not available
Jamii Court	CPAH	Aug-26	30%	20%	Not available	Not available
Legin Commons	OJF/Edelen & Co	May-26	30%	20%	Not available	Not available
M. Carter Commons	UL/NHA	May-26	30%	20%	Not available	Not available
Meridian Gardens	Central City Concern/Walsh	Sep-24	30%	20%	Not available	Not available
PCC Killingsworth	Home Forward/O'Neil Walsh	Jul-25	30%	20%	Not available	Not available
Powellhurst Place	NHA/LMC	Apr-24	30%	20%	Not available	70.7%
Strong Site	CDP/SEI	Feb-26	30%	20%	Not available	Not available
The Jade	APANO/Gorman & Co	Dec-25	30%	30%	Not available	Not available
Tistilal Village	NAYA/Colas	Mar-25	30%	20%	Not available	Not available
Waterleaf	BRIDGE Housing/Walsh	Dec-22	30%	20%	29.4%	21.6%

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? Y/N	Prevailing wage <i>BOLI, Davis Bacon, N/A</i>	Workforce goals <i>% of total labor hours* worked by...</i>			Workforce outcomes <i>% of total labor hours* worked by...</i>		
					POC	Women	Apprentices	POC	Women	Apprentices
73rd and Foster	REACH	Aug-26	Y		22%	9%	20%			
Abbey Townhomes	CDP/SEI	Feb-25	Y		22%	9%	20%			
Albina One	Albina Vision Trust/Colas	Jun-25	Y	Davis Bacon/BOLI	22%	9%	20%			
Aldea at Glisan Landing (Family)	Related NW/LMC	Feb-25	Y	Davis Bacon	22%	9%	20%			
Barbur	Innovative Housing/Todd Construction	Jun-26	Y	Davis Bacon	22%	9%	20%			
Beacon at Glisan Landing (PSH)	Related NW/LMC	Nov-24	Y		22%	9%	20%			
Broadway Corridor	Home Forward/Urban League, COLAS	Jul-28	Y	Davis Bacon/BOLI	18%	9%	20%			
Carey Boulevard	Habitat for Humanity	Feb-29	Y		22%	9%	20%			
The Cesar	Home Forward	n/a - acquisition	N	n/a	n/a	n/a	n/a			
Dekum*	Home Forward/Walsh	Aug-24	Y		20%	9%	20%			
Dr. Darrell Milner Building	Community Development Partners/LMC	Jul-24	Y	BOLI	22%	9%	20%			
Findley Commons	Home First/Beaudin	Dec-21	Y	Davis Bacon	20%	9%	20%	42%	0%	18%
Garden Park Estate	Innovative Housing/LMC	Oct-25	Y	Davis Bacon	22%	9%	20%			

Gooseberry Trails	Habitat for Humanity	Dec-27		Davis Bacon	22%	9%	20%			
Hattie Redmond	Home Forward/Bremik	Feb-23	Y		18%	9%	20%	56%	8%	21%
Hollywood Hub	BRIDGE Housing/O'Neil Walsh	Jan-27	Y	Davis Bacon/BOLI	22%	9%	20%			
Jamii Court	CPAH	Aug-26		Davis Bacon/BOLI	22%	9%	20%			
Legin Commons	OJF/Edelen & Co	Jan-26	Y		22%	9%	20%			
M. Carter Commons	UL/NHA	Aug-25	Y	Davis Bacon/BOLI	22%	9%	20%			
Meridian Gardens	Central City Concern/Walsh	Sep-24	Y	Davis Bacon	22%	9%	20%			
PCC Killingsworth	Home Forward/O'Neil Walsh	Jul-25	Y	Davis Bacon/BOLI	22%	9%	20%			
Powellhurst Place	NHA/LMC	Apr-24	Y		22%	9%	20%			
Strong Site	CDP/SEI	Feb-26	Y		22%	9%	20%			
The Jade	APANO/Gorman & Co	Dec-25			22%	9%	20%			
Tistilal Village	NAYA/Colas	Mar-25	Y		22%	9%	20%			
Waterleaf	BRIDGE Housing/Walsh	Dec-22	Y	Davis Bacon/BOLI	22%	9%	20%	46%	11%	23%

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

SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

Please share updates of 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*
- b. *Progress toward advancing workforce participation through workforce tracking*

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

Four more projects completed construction in 2024 including, Beacon at Glisan Landing, Dr. Darrell Millner Building, Meridian Gardens, and Powellhurst Place. The final contracting data is not yet available for these projects as of 12/31/24. However, according to the data available to PHB at this time, most projects are on track to meet or exceed both the equity in contracting and workforce diversity goals, except for workforce hours worked by women. A decline in the number of hours worked by women is evident across several projects and seems to be an industry trend. More research and data will be needed to fully understand the decline in women’s participation in the workforce.

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.

Figure 5a: Plans/partnerships for affirmative marketing

Complete this table for all bond-funded projects in your portfolio

Project	List all affirmative marketing partners	# of affirmative marketing partners that are culturally specific organizations
Hattie Redmond Apts.	JOHS, Urban League of Portland, N/NE Preference Policy	2
Dekum Court	Oregon Association of Minority Entrepreneurs (OAME), National Association of Minority Contractors (NAMC), LatinBuilds, and Professional Business Development Group (PBDG)	4
Findley Commons	Do Good Multnomah, Latino Network, Urban League of Portland, NARA, IRCO	5
Waterleaf	Asian Health and Service Center, APANO, Pacific Islander and Asian Family Center, Metropolitan Family Service, Beaverton Family YMCA	3
Beacon at Glisan Landing	IRCO, Community Vision Inc., Latino Network, Urban League of Portland, NAYA, IRCO, Catholic Charities	6
Aldea at Glisan Landing	IRCO, Community Vision Inc., Latino Network Family Stability Program, Urban League of Portland, NAYA, IRCO, Catholic Charities	5

Dr. Darrell Millner Building	NAYA, El Programa Hispano, Urban League of Portland, Asian Health and Service Center, IRCO, Independent Living Resources, Impact NW, Northwest Housing Alternatives, N/NE Preference Policy	6
Albina One	Portland Opportunities Industrialization Center, Urban League of Portland, Latino Network, IRCO, Community Vision, NAYA, N/NE Preference Policy	6
Meridian Gardens	Hooper Detox, Central City Concern Imani Program, Central City Concern Puentes Program, JOHS	2
hollywoodHUB	Multnomah County Library, IRCO, Latino Network, Urban League of Portland, Metropolitan Family Services	3
PCC Killingsworth	Urban League of Portland, Impact NW, Asian Health and Services Center, NAYA, El Programa Hispano	4
Tistilal Village	IRCO, Portland Chinese Christian and Missionary Alliance Church, Korean Martyrs Catholic Church	3
Powellhurst Place	Siletz Tribal Housing Department, Urban League of Portland, Applewood Retirement Community, Latino Network, APANO,	4
Garden Park Estate	IRCO, El Programa Hispano, NAYA, Urban League of Portland, Impact NW	4
Barbur	Urban League of Portland, Siletz Tribal Housing Department, APANO	3
Carey Boulevard	N/NE Preference Policy	1
M. Carter Commons	Urban League of Portland, El Programa Hispano, Asian Health and Service Center, NAYA, Asian Pacific American Chamber of Commerce or Oregon and SW Washington, NW Pilot Project, N/NE Preference Policy	6
Jamii Court	NAYA, Hacienda CDC, Urban League of Portland, Unite Oregon, IRCO, Independent Living Resources, Cascadia Behavioral Healthcare, Northwest Housing Alternatives	5
73 rd and Foster	El Programa Hispano, Community Vision, Urban League, APANO, Metropolitan Family Services	3
Abbey Site	NAYA, El Programa Hispano, SEI, Asian Health and Service center, IRCO, Independent Living Resources, Impact NW, Northwest Housing Alternatives, N/NE Preference Policy	6
Gooseberry Trails	African American Alliance for Homeownership (AAAH), APANO, Bienestar, Hacienda CDC, IRCO and NAYA	6
Strong Site	NAYA, El Programa Hispano, SEI, Asian Health and Service center, IRCO, Independent Living Resources, Impact NW, Northwest Housing Alternatives, N/NE Preference Policy	6

Legin Commons	APANO, IRCO	2
The Jade	Urban League of Portland, El Programa Hispano, Asian Health and Service Center, NAYA, Asian Pacific American Chamber of Commerce of Oregon and SW Washington, NW Pilot Project	5
Broadway Corridor	TBD	TBD
Cesar	El Programa Hispano, Asian Health and Service Center, NAYA, Urban League of Portland, SEI, NW Family Services	5

Figure 5b: Plans/partnerships for culturally responsive services

Complete this table for all bond-funded projects in your portfolio

Project	List all partners and the culturally responsive services they will provide	# of service partners that are culturally specific organizations
Hattie Redmond Apts.	Urban League of Portland, Home Forward (community re-connection)	1
Dekum Court	Home Forward (basic needs assistance, family and youth services, financial counseling, health services, legal services, job training, domestic violence advocacy and educational support)	0
Findley Commons	Do Good Multnomah, National Association of Black Veterans (case management, access to licensed clinical social workers, drug and alcohol counseling, art therapy, trauma treatment for PTSD, health and wellness groups, meditation, peer mentorship)	2
Waterleaf	Impact NW, Latino Network, El Programa Hispano Católico, SEI, IRCO, NAYA, Iron Tribe, Bridges to Change, Transition Projects	6
Beacon at Glisan Landing	Catholic Charities, Stone Soup and IRCO internal programs (culinary job training, crisis prevention, self-sufficient referrals)	1
Aldea at Glisan Landing	IRCO (after school program, job training, ESL classes)	1
Dr. Darrell Millner Building	SEI (education, workforce, parent/child development, food assistance)	1
Albina One	POIC (leadership development, gang-impacted youth mentoring programs, mental health counseling, workforce development)	1
Meridian Gardens	Central City Imani, Puentes, SUDS, and Flip the Script Programs; LifeWorks, NARA, Northwest Pilot Project, Portland Rescue Mission, Salvation Army Adult Rehabilitation Center, Transition Projects (recovery specific resources)	4

hollywoodHUB	Northeast Community Center, POIC, IRCO, Urban Gleaners (legal and financial education, basic life skills, and resources for basic needs such as childcare, access to rent and energy assistance and DV resources)	1
PCC Killingsworth	NAYA, Department of Human Services, Multnomah County Health Departments (food access, health clinics, early learning center)	1
Tistilal Village	NAYA, NARA (career and workforce development, early childhood education on-site)	2
Powellhurst Place	NARA	2
Garden Park Estate	Innovative Housing Inc., IRCO (housing stabilization, employment assistance, asset and wealth building support, community connections, academic support, short term financial support).	1
Barbur	Islamic Social Services of Oregon (ISOS), Black Parent Initiative (BPI), IRCO, Somali American Council of Oregon (SACOO)	4
Carey Boulevard	Habitat for Humanity (homeownership support, post-purchase support)	0
M. Carter Commons	Urban League, The Imani Center, Meals on Wheels (food security programs, life skills development, transportation support)	2
Jamii Court	HAKI, CPAH, Urban League, PCC (higher education support, eviction prevention, housing stabilization)	1
73 rd and Foster	Community Vision, APANO (information and referral, career coaching, emergency food assistance, eviction prevention, transportation assistance, translation assistance, financial tools, youth services)	1
Abbey Site	SEI, Proud Ground (homeownership support)	2
Gooseberry Trails	Habitat for Humanity (homeownership support, post-purchase support)	0
Strong Site	SEI, Proud Ground (youth services, academic support, social programs, afterschool programs)	2
Legin Commons	POIC, Lifeworks NW (eviction prevention, short term rental assistance, programming for children)	1
The Jade	APANO (food access, public health resources, transportation support)	1
Broadway Corridor	Urban League (workforce development, family services, life skills development, financial education, conflict resolution and counseling)	1

Figure 5c: Priority population checklist

Complete this table for all bond-funded projects in your portfolio

Project	Includes designated units for (Y/N):				Includes service partnerships with culturally specific organizations (Y/N)
	Seniors/older adults	Multi-generation households	Veterans	N/NE Preference Policy	
Hattie Redmond Apts.	N	N	N	Y	Y
Dekum Court	N	N	N	N	N
Findley Commons	Y	N	Y	N	Y
Waterleaf	Y	N	Y	N	Y
Beacon at Glisan Landing	Y	N	N	N	Y
Aldea at Glisan Landing	N	Y	N	N	Y
Dr. Darrell Millner Building	N	N	N	Y	Y
Albina One	N	N	N	Y	Y
Meridian Gardens	N	Y	N	N	Y
hollywoodHUB	N	Y	N	N	Y
PCC Killingsworth	N	N	N	N	Y
Tistilal Village	N	Y	N	N	Y
Powellhurst Place	N	N	N	N	Y
Garden Park Estate	N	N	N	N	Y
Barbur	N	Y	N	N	Y
Carey Boulevard	N	N	N	Y	N
M. Carter Commons	N	N	N	Y	Y
Jamii Court	N	Y	N	N	Y
73 rd and Foster	N	N	N	N	Y
Abbey Site	N	N	N	Y	Y
Gooseberry Trails	N	Y	N	N	N
Strong Site	N	N	N	Y	Y
Legin Commons	N	N	N	N	Y
The Jade	N	N	N	N	Y
Broadway Corridor	N	N	N	N	TBD

Figure 6. Physical accessibility features

Complete this table for all bond-funded projects in your portfolio

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Other accessibility features (optional)
Hattie Redmond Apts.	4	3	**	
Dekum Court	40	11	N	
Findley Commons	10		**	
Waterleaf	19	10	**	
Aldea at Glisan Landing	*	*	**	
Beacon at Glisan Landing	0	6	**	3 of the 6 ADA units have Audio / Visual accessibility features
Dr. Darrell Millner Building	3	4	**	
Albina One	*	*	**	
Meridian Gardens	*	*	**	
hollywoodHUB	*	*	**	
PCC Killingsworth	*	*	**	
Tistilal Village	*	*	**	
Powellhurst Place	8	4	**	
Garden Park Estate	*	*	**	
Barbur	*	*	**	
Carey Boulevard	50	*	**	
M. Carter Commons	*	*	**	
Jamii Court	*	*	Y	
Strong Site	*	*	**	
Abbey Site	8	*	**	
73 rd and Foster	*	*	Y	
Broadway Corridor	*	*	**	
Gooseberry Trails	*	*	**	
Legin Commons	*	*	**	

The Jade	*	*	**
The Cesar	*	*	**

* PHB does not track the number of ground floor units or ADA until Rent Schedule is received around time of TCO

** PHB does not track Universal Design as it is not a requirement, but a best practice

SECTION 8: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

Jurisdictions prioritize racial equity by engaging people of color and historically marginalized communities in shaping project design and outcomes.

Please share a summary of community engagement efforts in 2024 (Figures 7 and 8). Please address:

- WHO was engaged
- HOW they were engaged
- WHAT themes came from the engagement, and
- WHAT changes were made in response to project design and/or resident services programming

Figure 7a. WHO WAS ENGAGED: Summary of community engagement demographics

Complete this table only for community engagement activities that happened in 2024 (add rows as needed)

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Abbey (Community Meeting)	14	Y	14	100%	50%		0%	0%	N/A	21.5%
Carey (Community Design Workshop)	~ 50	Y • Female (74%)* [37 females / 13 males] • 25-35 years								

		old (30%)* • Lives with three people (30%)* • Never purchased a home (90%)*								
Dr. Darrell Millner (N/NE Oversight Committee Meeting)		N*								
Abbey Townhomes (N/NE Oversight Committee Meeting)		N*								
Strong (N/NE Oversight Committee Meeting)		N*								
M. Carter Commons (N/NE Oversight Committee Meeting)		N*								

*Demographics at N/NE Oversight Committee meetings are not tracked

Figure 7b: COMMUNITY ENGAGEMENT PARTHERSHIPS: If applicable, describe any partnerships used to support reaching community members. Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	List culturally specific organizations that supported engagement and what each partner did	List all other partners that supported engagement and what each partner did
Abbey	<ul style="list-style-type: none"> Self Enhancement Inc (SEI) (co-developer), The Gordly Burch Center for Black Leadership and Civic Engagement (facilitator) 	Community Development Partners (CDP), Scott Edwards Architecture as the project architect,
Carey Blvd	<ul style="list-style-type: none"> New Song Church (site), Interplay (Social Impact Consultant) 	Habitat for Humanity
M. Carter Commons	<ul style="list-style-type: none"> New Song Church, Urban League 	NW Housing Alternatives
Dr. Darrell Millner	<ul style="list-style-type: none"> SEI 	CDP

Figure 8: COMMUNITY ENGAGEMENT THEMES AND RESPONSE

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	Engagement activity or event	Themes from feedback	Changes made to the project in response to the feedback
Abbey	Community Meeting	<ul style="list-style-type: none"> desire for privacy and maximizing individual space over shared space. Attendees also generally expressed value in having a private lot for homeowners with at least one parking space per home. 	<ul style="list-style-type: none"> Given the site's limited square footage outside the individual units, the conversation explored various amenity ideas, including a shared grilling area, a pet space, and a small children's play area. However, the most strongly favored suggestion was the inclusion of a dedicated parking space for each unit. Attendees emphasized that this would be the most valuable amenity for the future

			<p>residents, and as a result, this idea was incorporated into the design.</p> <ul style="list-style-type: none"> • Regarding wellbeing features, there was strong support for all-electric appliances and low-irrigation systems, with no significant objections raised. • When it came to privacy and personal ownership, the group expressed a preference for taller fences, fewer shared spaces, larger patios, and reduced involvement from a homeowners' associations (HOA). This feedback was integrated into the design to ensure maximum comfort and minimal shared maintenance for future homeowners.
Carey Blvd	Community Design Workshop	<ul style="list-style-type: none"> • The purpose of the workshop was to build on previous quantitative research to better understand housing design and amenity preferences held by Preference Policy recipients. We aimed to draw themes from all research instruments (community survey and community workshop) to inform and shape the design of Carey Blvd. to ensure it meets the needs of the 	<ul style="list-style-type: none"> • 50 comment cards were submitted • Participants are interested in a wide range of amenities, with a community garden and playground at the top of the list. • Community feedback for site amenities, porch design, exterior color palette, and site art preference has all informed the current design.

		existing community and prospective Preference Policy homebuyers.	
Carey Blvd	University Park Neighborhood Association Meeting 9/20/2024, 12/30/2024	<ul style="list-style-type: none"> Update from development team 	
Dr. Darrell Millner	N/NE Oversight Committee 9/12/2024	<ul style="list-style-type: none"> Developer presentation Update on lease-up Update on art installation 	TBD
Strong	N/NE Oversight Committee 11/14/2024	<ul style="list-style-type: none"> Developer presentation Feedback and questions about design features, site, location 	TBD
Abbey	N/NE Oversight Committee 11/14/2024	<ul style="list-style-type: none"> Developer presentation Feedback and questions about design features, site, location 	TBD
M. Carter Commons	N/NE Oversight Committee 7/11/2024	<ul style="list-style-type: none"> Developer presentation Feedback and questions about design features, site, location 	TBD
Albina One	N/NE Oversight Committee 9/12/2024	<ul style="list-style-type: none"> Developer presentation Feedback and questions about design features, site, location 	TBD

SECTION 9: 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. For each example, please include:

- a. The specific marketing strategies and partnerships the project used to support the lease up process*
- b. How the project reduced application barriers*
- c. Any challenges you faced and how you addressed them or plan to address them in the future*

One project reported that the LIHTC qualification process was very smooth, mostly due to good communication on all parties' parts. Project also reported that units that are supported by PBV are taking exponentially longer to successfully lease-up and fill units. This is due to additional approvals through Home Forward and HUD which are taking up to three months after property management has approved the application. This specific project's units are all supported by PBV, so it has impacted the overall lease-up process for entire project. This added time is in no way due to lack of communication or effort on Home Forward's part, it seems to be due to external HUD approvals and requirements. Project is focusing on managing timelines within their control.

For another project that leased up in 2024, managing different / various waitlists proved to be challenging. Most of the time spent on the initial and heavy leasing months was on applicants on the N/NE Preference Policy list that were not necessarily interested in the specific building, but happened to be up next on the list, so did not end up being successful applicants. The property management team found that managing an external waitlist (like N/NE Preference Policy) was challenging and labor intensive due to having to contact individuals one-by-one, compared to managing an internal electronic waitlist that can provide updates on unit availability, construction delays and email blasts to the full list at one time.

Housing Bond Progress Report for Home Forward | 2024

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.

Please review and confirm the information in each figure and let us know of (including highlight) any changes.

SECTION 1: UNIT PRODUCTION AND FUNDING

This section provides a high-level overview of the Affordable Housing Bond projects and units in your jurisdiction

Figure 1. Production progress and resources committed

Project	Metro Bond Funds (excludes SAP portion)	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 <i>Month/Year</i>
		Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2024)			
Troutdale	\$ 15,970,323	85	36	43	N/A	N/A	In Construction	Jun-24	Dec-25
Dekum*	\$ 21,170,883	147	61	78	N/A	N/A	In Construction	Mar-22	Aug-25
Total committed or underway	\$ 37,141,206	232	97	121					
LIS commitment	\$ 37,141,206	245	103	123					
% of commitment complete	100%	95%	94%	98%					
Remaining for LIS	Goal Met	13	6	2					

*DEKUM IS REPORTED IN PHB'S ANNUAL REPORT. NUMBERS ARE PROVIDED HERE BECAUSE THE TOTAL LIS TARGETS INCLUDE DEKUM. THE REPORT BELOW FOCUSES ON EAST COUNTY, THE AREA COVERED BY THE LIS.

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. *Did you conduct any competitive selection processes in 2024? If so, what was the outcome?*

Home Forward is incorporating bond funds directly in the Troutdale and Dekum projects, eliminating the need for competitive selection processes.

- b. *Do you have any projects that you feel are at risk and/or have potential funding gaps?*

No.

- c. *Please describe the approach and timelines for achieving remaining unit production targets (if applicable), including any priorities for remaining unit production targets, such as homeownership or supportive housing.*

Home Forward is on track to deliver the units we planned to develop in Troutdale and Dekum. As indicated in last year's report, Home Forward will deliver 13 less units than the LIS target. Home Forward's goal was to meet all the East County Metro bond requirements on one site in Troutdale to be most efficient with funding and create the most housing as quickly as possible. Challenges in meeting unit production goals arose from the unique nature of this single-site project in Troutdale, compounded by various land use issues that the project encountered; there was particular community concern and opposition to density, parking, and traffic. After years of land use processes and negotiations with the city of Troutdale we are building an 85-unit project with ample parking space, a large play area, gardens and a community room. Once completed in December of 2025, the Metro Bond targets for East County will be complete.

- d. *How have local jurisdictions' policies, regulations or incentives helped or hindered development of specific bond-funded projects?*

The city of Troutdale has presented challenges based on its land use requirements and parking requirements that should have been overturned by state legislation, but Troutdale and other cities sued the state which caused delays to our project and forced us to come to a mutually agreeable design, which included reducing the number of units and increasing parking.

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 **update** any information in the project summaries provided in 2023 (below) and **add a summary of each new project** in your portfolio, along with an image of the project. Be sure to describe:

- a. *Whom 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*

Your 2023 report response:

The Troutdale Project

a. Who the project intends to serve.

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

b. Project team and partnerships

- ❖ Developer/Owner- Home Forward
- ❖ Architect- MWA Architect
- ❖ Construction- Bremik Construction
- ❖ Resident Service Partner- Not yet finalized – **decision will be made mid 2025**

c. Noteworthy features or highlights (e.g., community space, free wi-fi and project amenities)

- ❖ Buildings are arranged in L-shapes with parking nearby to address Community Advisory Committee input regarding extreme weather and east winds.
- ❖ **Each unit will include a private balcony or patio.**
- ❖ The community room will be available for classes and resident meetings, offering free WIFI access along with a computer lab and a kitchen.
- ❖ The design incorporates energy-efficient mini-split heat pumps for heating and cooling in all units. In community spaces, a combination of single-zone and multi-zone split system heat pumps will be utilized for effective heating and cooling.
- ❖ Funding has been secured to integrate photovoltaic system (solar panels) into the project, providing solar powered electrical energy **and battery storage in the event of a power outage.**
- ❖ There are two communal laundry rooms accessible to all residents.
- ❖ 5 fully accessible ADA units and 24 fully visitable units
- ❖ **Will install EV ready parking**

d. How projects are incorporating sustainability, climate resilience and AC/cooling strategies to keep people safe

- ❖ Troutdale’s design utilizes mini-split heat pumps which are extremely energy efficient and provide heat and cooling.

- ❖ The photovoltaic system (solar panels) will reduce cost of common area electricity, and the battery storage will provide emergency power to the community room and security systems in the event of a power outage.

e. Anything else worth highlighting

- ❖ A transportation and parking analysis prompted discussions to lower parking ratios in the affordable housing development. The agreement with Home Forward and the city of Troutdale includes 123 parking spaces for residents and allocates 14 parking spaces for public use, catering to downtown businesses.

Home Forward's Troutdale Project

Rendering:



Current Status:



SECTION 4: PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing (PSH) is defined as: a type of housing program for people with disabilities and extremely low incomes who have long or multiple histories of homelessness and other significant barriers to housing stability. PSH provides permanent housing, rent assistance and intensive yet voluntary services, with no time limits.

This section confirms PSH unit commitments in your jurisdiction. Please confirm and update the information in Figure 2.

Figure 2: Permanent supportive housing commitments

Complete and/or update this table for all bond-funded projects in your portfolio

Project	Total units	PSH units	PSH target population	Service partners for the PSH units	# of PSH units using SHS funded rental assistance	# of PSH units using SHS funded services
Troutdale	85	0	N/A	N/A	N/A	N/A

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)
Troutdale	Home Forward/Bremik	December 2025	28%	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			Workforce outcomes		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Troutdale	Home Forward/Bremik	Dec-25	Y	Davis Bacon	28%	9%	20%			

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*
- b. *Progress toward advancing workforce participation through workforce tracking*
- c. *Plans to expand local capacity to monitor and report on contracting and workforce outcomes*

Your 2023 report:

a. Progress toward achieving equitable contracting goals

- ❖ Home Forward intentionally selected a construction company that prioritizes the inclusion of MWESB employees through initiatives such as early awareness campaigns, pre-bid outreach, and on-the-job mentoring/training. Consequently, upon choosing Bremik Construction, they proactively initiated the hiring of COBID firms during the MEP design phase, demonstrating a commitment to early COBID participation.

b. Progress toward advancing workforce participation through workforce tracking

- ❖ Home Forward not only maintains its own workforce goals, aiming for 20% POC, 9% women, and 20% apprentices, but the construction company, Bremik Construction, has established similar objectives. Additionally, they actively engage in a program that hires high school students to provide them with valuable construction knowledge.

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

- ❖ Home Forward uses B2Gnow, a common system that is used by other government entities, for monitoring and reporting on contracting and workforce outcomes. This system has proven to be highly effective, and we intend to sustain this approach going forward.

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.

Figure 5a: Plans/partnerships for affirmative marketing

Complete this table for all bond-funded projects in your portfolio

Project	List all affirmative marketing partners	# of affirmative marketing partners that are culturally specific organizations
Troutdale	<ul style="list-style-type: none"> ❖ El Programa Hispano ❖ IRCO ❖ Asian Health and Services Center ❖ NAYA ❖ Urban League of Portland ❖ SEI ❖ NW Family Services 	6

Figure 5b: Plans/partnerships for culturally responsive services

Complete this table for all bond-funded projects in your portfolio

Project	List all partners and the culturally responsive services they will provide	# of service partners that are culturally specific organizations
Troutdale	TBD	

Figure 5c: Priority population checklist

Complete this table for all bond-funded projects in your portfolio

Project	Includes designated units for (Y/N):			Includes service partnerships with culturally specific organizations (Y/N)
	Seniors/older adults	Multi-generation households	Veterans	
Troutdale	N	Y	N	TBD

Figure 6. Physical accessibility features

Complete this table for all bond-funded projects in your portfolio

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Other accessibility features (optional)
Troutdale	23	5	Y	2 units are accessible for hearing and visually impaired. For aging in place units, we have incorporated grab bars in the unit bathrooms of all studio and 1- bedroom units.

SECTION 8: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

Jurisdictions prioritize racial equity by engaging people of color and historically marginalized communities in shaping project design and outcomes.

Please share a summary of community engagement efforts in 2024 (Figures 7 and 8). Please address:

- WHO was engaged
- HOW they were engaged
- WHAT themes came from the engagement, and
- WHAT changes were made in response to project design and/or resident services programming

Figure 7a. WHO WAS ENGAGED: Summary of community engagement demographics

Complete this table only for community engagement activities that happened in 2024 (add rows as needed)

Previous community engagement that was done prior to design completion was completed in earlier years and is included in earlier reports.

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
Troutdale	9	N	None	11%		22%				

Figure 7b: COMMUNITY ENGAGEMENT PARTNERSHIPS: If applicable, describe any partnerships used to support reaching community members.

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	List culturally specific organizations that supported engagement and what each partner did	List all other partners that supported engagement and what each partner did
N/A		

Figure 8: COMMUNITY ENGAGEMENT THEMES AND RESPONSE

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	Engagement activity or event	Themes from feedback	Changes made to the project in response to the feedback
Troutdale	Engagement Activity for Art	The committee enjoyed the session and provided feedback and ideas regarding the type of art they wished to see at Troutdale.	Art selection

SECTION 9: 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. For each example, please include:

- a. The specific marketing strategies and partnerships the project used to support the lease up process*
- b. How the project reduced application barriers*
- c. Any challenges you faced and how you addressed them or plan to address them in the future*

Not applicable.

Housing Bond Progress Report for Metro Site Acquisition Program | 2024

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.

Please review and confirm the information in each figure and let us know of (including highlight) any changes.

SECTION 1: UNIT PRODUCTION AND FUNDING

This section provides a high-level overview of the Affordable Housing Bond projects and units in your jurisdiction

Figure 1. Site Acquisition Program (SAP) resources committed per jurisdiction

Project	Partner Jurisdiction	Expended or Disbursed	Committed (Concept Endorsement, Final Approval, or forecast)	Total SAP Share
Elmonica Station	Beaverton	\$3,460,066	\$3,460,066	\$3,460,066
El Nido (Lake Grove)	Clackamas	\$2,626,621	\$10,283,167	\$12,909,788
Civic Drive	Gresham	\$18,744	\$2,954,255	\$2,972,999
The Dolores	Hillsboro	\$4,520,902	\$0	\$4,517,453
Troutdale	Home Forward	\$0	\$1,764,347	\$1,764,347
74th and Glisan (Family)	Portland	\$11,500,000	\$0	\$11,500,000
74th and Glisan (PSH)	Portland	\$0	\$0	\$0
Portland Value Inn at Barbur	Portland	\$4,569,501	\$7,332,006	\$11,901,507
SW 47th and Barbur	Portland	\$49,224	NA	\$49,224
3140 SW 209th Ave	Washington	\$3,217,708	\$9,722,907	\$12,940,615

Figure 2. Production progress and resources committed per project

Project	Partner Jurisdiction	SAP Funding	Number of BOND ELIGIBLE units				Status	Construction start	Completion
			<i>(excludes manager units and non-eligible units)</i>					<i>(anticipated or actual)</i>	
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units		Pre-construction, construction, complete	
Elmonica Station	Beaverton	\$ 3,460,066	81	33	33	0	Construction	December 2024	June 2026
Lake Grove	Clackamas	\$ 12,909,788	54	20	28	10	Pre-construction	June 2025	Dec 2026
Civic Drive	Gresham	\$ 2,972,999	59	0	59	0	Pre-construction	Oct 2025	Mar 2027
The Dolores	Hillsboro	\$ 4,517,453	66	30	46	10	Construction	August 2024	April 2026
Troutdale	Home Forward	\$ 1,764,347	94	39	47	0	Construction	TBD	Dec 2025
74th and Glisan (Family)	Portland	\$ 11,500,000	96	56	63	0	Construction	April 2023	Feb 2025
74th and Glisan (PSH)	Portland	-	41	41	0	41	Complete	May 2023	Nov 2024
Portland Value Inn at Barbur	Portland	\$ 11,901,507	96	49	47	15	Pre-construction	May 2025	Sept 2026
SW 47th and Barbur	Portland	\$ 49,224	-	-	-	-	Acquisition not pursued	-	-
3140 SW 209th Ave	Washington	\$9,722,907	85 (expected)	TBD	TBD	TBD	Pre-construction	TBD	TBD
Total committed or underway		\$ 55,860,947	672	268	323				

All SAP funds for unincorporated Multnomah County have been transferred to Home Forward for use in the Troutdale project. SAP staff have not been involved in that project and will not report on any items in subsequent sections. The remaining funds were disbursed at project closing earlier in 2024.

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. Did you conduct any competitive selection processes in 2024? If so, what was the outcome?*
- b. Do you have projects at you feel are at risk and/or have potential funding gaps?*
- c. Please describe the approach and timelines for achieving remaining unit production targets (if applicable), including any priorities for remaining unit production targets, such as homeownership or supportive housing.*
- d. How have local jurisdictions' policies, regulations or incentives helped or hindered development of specific bond-funded projects?*

Portland

Related NW's Glisan Landing project continued construction through 2024. Glisan Landing is split in three parts: a 96-unit family-oriented building called Aldea, a 41-unit Permanent Supportive Housing (PSH) building called Beacon, and a separate multi-cultural preschool operated by the Immigrant and Refugee Community Organization (IRCO). Beacon completed construction at the end of 2024 and is currently leasing. The ground floor includes the new location of Stone Soup PDX, which offers culinary training programs for people transitioning out of homelessness. Stone Soup PDX's training program is currently operating out of this space and a public-facing café will open in the spring, 2025. Aldea and the pre-school are both still under construction, with Aldea planning to be complete in the first part of 2025. A grand opening for Glisan Landing is currently planned for early April 2025.

The SAP's remaining Portland funds will be used to fund the redevelopment of the former Portland Value Inn on Barbur Blvd, now named Jamii Court. Community Partners for Affordable Housing (CPAH) is nearly complete with the predevelopment process and anticipates being permit-ready by the end of February 2025. Jamii Court is being sponsored by Multnomah County and the Joint Office of Homeless Services in a HUD application for approximately \$6 million in federal Continuum of Care funds (CoC). If awarded, Jamii Court will be able to include additional PSH units and can begin construction without the use of LIHTC. The U.S. Department of Housing and Urban Development (HUD) funding determination is expected by the end of February 2025.

Beaverton

REACH CDC closed on Elmonica Station and began construction in December 2024. Metro acquired the property with Transit Oriented Development (TOD) Program funds in 2018, prior to the Affordable Housing Bond measure passing. Metro and the City of Beaverton made the property available as a Site Acquisition Program project and pledged to use SAP's remaining funds as additional gap funding. Elmonica Station took longer than average to begin construction due to an inflationary period of high interest rates and increased construction prices, as well as a protracted negotiation with Washington County over access rights to the property. Earlier in 2024, REACH CDC brought in Mercy Housing as a co-partner on the project to help meet investor credit requirements.

Washington County

Metro closed on the purchase of a three-acre parcel located at 3140 SW 209th Ave in the Aloha area of unincorporated Washington County. The Housing Authority of Washington County (HAWC) will develop approximately 85 units of family-oriented housing which will skew towards higher bedroom counts that are generally missing from affordable projects in that neighborhood. Metro contracted with Unite Oregon to facilitate a community engagement process in the first half of 2024 resulted in a community "statement of values" that was included as a guiding document in the RFP soliciting design teams. Whether Supportive Housing Services (SHS) funds will be incorporated into the project and in what degree will be determined in 2025 as the project advances through the design and predevelopment process. The site faces some complications from two wetlands onsite that will require permitting through the Army Corps of Engineers and close collaboration with Clean Water Services. In 2024, the Department of State Lands (DSL) concurred with the wetland delineation report conducted during the site's due diligence. HAWC anticipates soliciting for design teams with experience working with wetland areas. The community advisory committee expressed interest in having the wetland be converted to open space that residents and neighbors could access as a peaceful buffer from nearby Tualatin Valley (TV) Highway. HAWC intends to submit for concept endorsement by mid-2025 and begin construction in 2026.

Gresham

On March 5, 2024, Home Forward received concept endorsement from Metro for their proposal for the 1.91 acre Metro-owned site at Gresham Civic Station. The project will include 59 units that will range from two to four bedrooms. Home Forward and Metro entered into an Exclusive Negotiating Agreement on November 13, 2024, ensuring Home Forward access to the site through the negotiation of the Disposition and Development Agreement. Home Forward conducted engagement with community members in partnership with IRCO. Home Forward has submitted plans to the City of Gresham for Design Review and expects to begin construction in late 2025.

Hillsboro

On August 22, 2024, Metro and Hacienda CDC executed a Disposition and Development Agreement for the Site Acquisition Program's site on 9985-10085 NE Walker Road in Hillsboro. The approved concept calls for 66 units, including 46 family sized units. 10 units will be reserved for Permanent Supportive Housing. Hacienda CDC was able to close on its financing on August 29, 2024 and

construction began shortly thereafter. A groundbreaking celebration was held on November 22, 2024 and construction is expected to be completed by April 2026.

Clackamas County

In January 2024, Metro provided revised concept endorsement to Hacienda CDC’s proposal for the Site Acquisition Program acquired site on West Sunset Drive and Boone's Ferry Road in Lake Oswego. Hacienda continued its extensive community engagement as a precursor to submitting for Land Use review. The design evolved considerably due to community input. The current plan includes 55 units including 27 family sized units. The project will include 10 units providing PSH services utilizing Regional Long-Term Rent Assistance (RLRA) vouchers and SHS subsidy from the Housing Authority of Clackamas County. The project, now named El Nido, is currently awaiting comments on their building permit application and expects to have final permits in the spring. The project has calculated a \$3.5 million funding gap from its original budget estimates, mostly due to the increasing costs of construction. The project has requested additional Local Innovation and Fast Track (LIFT) funding to pair with its Low-Income Housing Tax Credit (LIHTC) reservation. If awarded, the project could reach its financial close in May 2025.

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 *update* any information in the project summaries provided in 2023 (below) and *add a summary of each new 2024 project* in your portfolio, along with an image of the project. Be sure to describe:

- a. Whom 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*

Elmonica

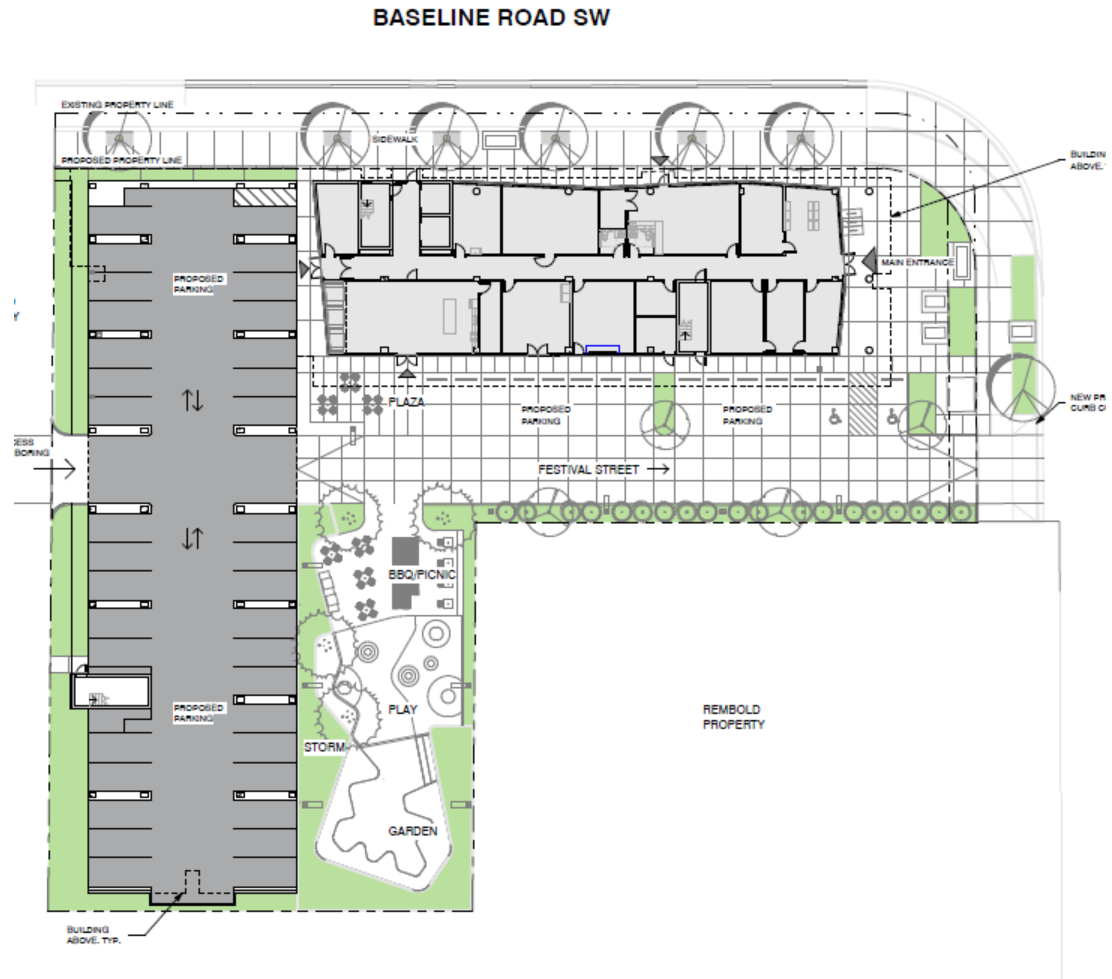


REACH and Mercy Housing are currently under construction on Elmonica Station, a four-story, L-shaped, 81-unit building focused on filling an unmet demand for multigenerational affordable housing that serves families and single-generation households. The development team convened focus groups made up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

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

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

REACH brought in Mercy Housing as a development partner in 2024. The rest of the development team includes Colas Construction, Bienestar, and Salazar Architect. Colas is the largest Black-owned construction firm in the Pacific Northwest and has ample experience building affordable housing within the region. Bienestar has a long history of working with Latinx and immigrant communities within Washington County and will be providing services to the residents of the proposed project. Salazar Architects also has a history of designing contemporary and collaborative affordable housing projects, including the recently approved Las Adelitas project in Portland.



El Nido

Hacienda CDC was selected to be the developer of Metro's property at the intersection of Boones Ferry Road and West Sunset Drive in Lake Oswego's Lake Grove neighborhood. The project will include 54 new affordable units and one manager unit that will include 28 one-bedroom and 22 two-bedroom, and five three-bedroom units. The project's aesthetic was significantly modified from the original concept design through the community engagement process, resulting in a project that fits



seamlessly into the Lake Grove neighborhood's design. Hacienda plans a courtyard that exceeds the code minimum and that can be programmed as play areas, green space, or covered gathering space. This design will keep some of the existing trees on the west side of the site and preserve existing shaded areas for the residents. The project will meet Earth Advantage Gold certification.

Hacienda CDC is an experienced culturally specific affordable housing development firm that also provides wrap around services. Hacienda has brought on Access Architecture as the architect for the project. Access Architecture is a minority-owned, equity-driven architecture firm that focuses on creating designs based on strong community engagement. Access Architecture is also joined by Mackenzie, which has experience designing projects in Lake Oswego. Colas Construction, a Black-owned general contracting firm, has extensive experience building affordable housing in the region. New Narrative will serve as the resident services provider.

Civic Drive

Through a partnership between Home Forward and IRCO, Civic Drive Family Housing will bring deeply affordable housing, early learning classroom space and culturally specific resident services to the Metro-owned parcel offered through Gresham's Bond Opportunity Solicitation. Located one block away from the Civic Station MAX, in the heart of a high-density high amenity neighborhood, the proposed project will be six stories, with a unit mix that includes 59 new affordable home for families, all with project-based rental assistance from Home Forward, meaning that residents will only pay rents at the 30% AMI level regardless of their income. The project will include a large number of units for larger families, with five 4-bedroom, 42 3-bedroom, and twelve 2-bedroom units.



Home Forward proposed to split the Metro-owned lot to preserve a future parcel for possible affordable home ownership development, and to prevent the project from being responsible for off-site improvements on an adjacent street. Assuming it can identify the needed funding, the project will include rooftop solar panels, off-setting energy expenses for residents and the building owners alike.

The Dolores



Hacienda CDC has started construction on a three-story affordable housing project named the Dolores. The Dolores will feature 67 units that will include 20 one-bedrooms, 18 two-bedrooms, 26 three-bedrooms, and three four-bedroom units. Thirty of these units will be reserved for households earning 30 percent AMI or below. New Narrative will manage ten of those units as PSH. LMC is the general contractor for the building, which was designed by Access Architecture. Hacienda will be the developer, owner, and resident services provider. Project amenities include air conditioning, a community room, bike room, shared laundry on each floor, and a large courtyard with play area. The Dolores will be designed to meet or exceed Earth Advantage

Gold certification.

Aldea at Glisan Landing

Related NW in partnership with IRCO continued construction of 96 units of family-oriented housing on part of a Metro-acquired property at 432 NE 74th Ave in Portland. Aldea at Glisan Landing will include studios, one-, two-, three-, and four-bedroom units ranging from 400 SF to 1,200 SF. Income levels will range from 30 percent to 60 percent AMI. The building will be four stories tall and constructed on a concrete podium with



62 parking spaces. IRCO also broke ground on a multi-cultural preschool adjacent to Aldea on a separate Metro parcel. Aldea and the preschool will be complete later in 2025.

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

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

Beacon at Glisan Landing

Near the end of 2024, Related NW in partnership with Catholic Charities completed Beacon at Glisan Landing, a 41 unit enhanced supportive housing building on the remainder of Metro’s property at 432 NE 74th Ave in Portland. Beacon includes all studio PSH units that will be supported by project-based vouchers and serve residents earning 30 percent of AMI or below. The project will build from Catholic Charities’ experience managing the Kenton’s Women’s Shelter and will focus on providing housing for survivors of domestic violence. The ground floor of the building includes a commercial kitchen and retail cafe operated by Stone Soup PDX, which will provide job training to residents and the community at large. The café will open public-facing operations later in 2025.

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





Jamii Court

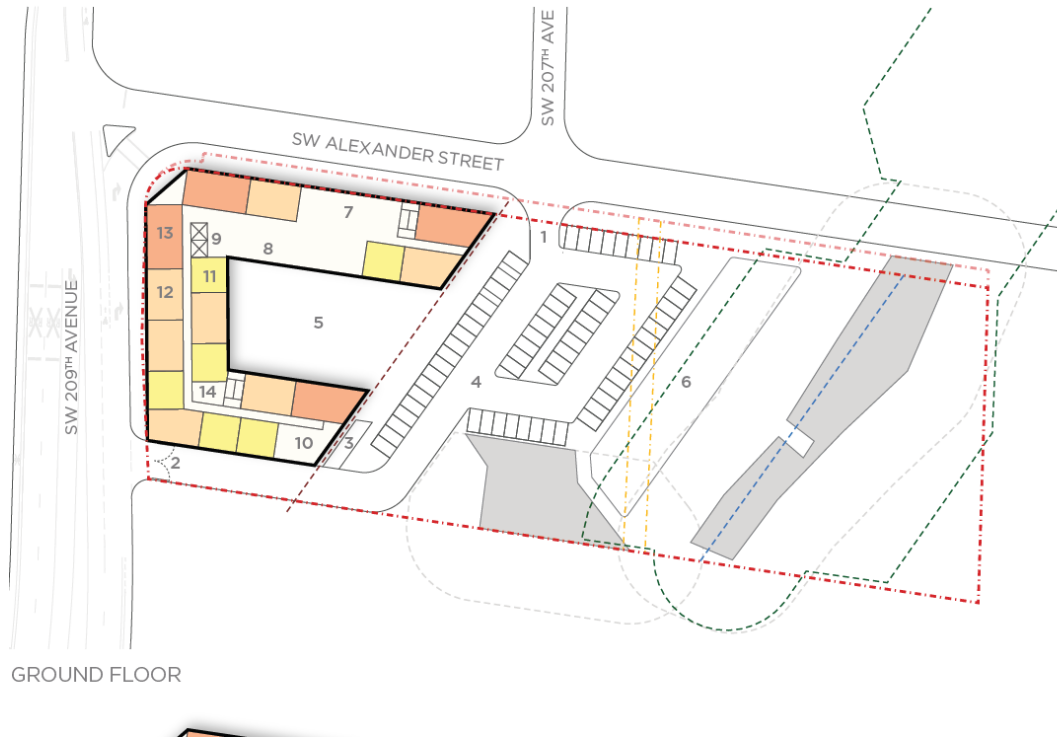
Community Partners for Affordable Housing (CPAH) and HAKI Community Organization are developing Metro’s Portland Value Inn property at 10450 SW Barbur Blvd in Portland. Named Jamii Court after the Swahili word for “community,” the team will build approximately 96 units on the one-acre property that will serve formerly homeless families and immigrant communities. It will include 25 studios, 24 one-bedroom units, 29 two-bedroom units, nine 3-bedroom units, and nine 4-bedroom units. Planned amenities include a community room with a shared kitchen, a

second flexible community space, lending library, computer stations, and flexible outdoor space. HAKI Community Organization will provide resident services along with CPAH. These services will include eviction prevention, job training, community building, and both after school and summer youth programs. Urban League of Portland will provide additional culturally specific supportive services for PSH units in the project.

Sponsored by Multnomah County, CPAH has applied to HUD for Continuity of Care funding, which is awarded on a limited basis to each state. CPAH will know in early 2025 if their application is successful, and if so, the extra funding would support additional PSH units at Jamii Court. The project will be permit-ready in the first half of 2025 and is in the pipeline for LIFT funding from OHCS. Construction could begin as soon as spring, 2025 pending a successful funding award.

Aloha 209th Avenue

Metro, in partnership with Housing Authority of Washington County (HAWC), contracted with Unite Oregon to convene a project advisory committee for the future development on the site. The group, made up of 17 Washington County residents with ties to the Aloha-Reedville area, was focused on hearing from people who had experience with housing insecurity, disability and represented an underserved community or culturally specific organization. The group met six times and discussed a wide variety of project elements, such as support services, architectural design, shared indoor and outdoor spaces, in-unit amenities, management practices and more. Together, the group developed a comprehensive statement of community values that was incorporated into HAWC’s RFP for design services.



Nearby Reedville elementary is home to a bilingual program with a strong parent community that participated heavily in the project advisory committee. The property will be a critical element of ongoing anti-displacement efforts in Washington County and is eagerly anticipated by community members who expressed a strong preference for remaining in aloha but feeling significant economic pressures due to rising rents.

SECTION 4: PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing (PSH) is defined as: a type of housing program for people with disabilities and extremely low incomes who have long or multiple histories of homelessness and other significant barriers to housing stability. PSH provides permanent housing, rent assistance

and intensive yet voluntary services, with no time limits.

This section confirms PSH unit commitments in your jurisdiction. Please **confirm and update** the information in Figure 3.

Figure 3: Permanent supportive housing commitments

Complete and/or **update** this table for all bond-funded projects in your portfolio

Project	Total units	PSH units	PSH target population	Service partners for the PSH units	# of PSH units using SHS funded rental assistance	# of PSH units using SHS funded services
Elmonica Station	81	0	NA	NA	NA	NA
Aldea at Glisan Landing	96	0	NA	NA	NA	NA
Beacon at Glisan Landing	41	41	Women, domestic violence survivors	Catholic Charities	0	0
Civic Drive	60	0	NA	NA	NA	NA
El Nido (Lake Grove)	55	10	Population A	New Narrative	10	10
The Dolores	67	12	People transitioning out of homelessness	New Narrative	12	12
Jamii Court (Portland Value Inn at Barbur)	96	15	Families	HAKI, Urban League of Portland	15	15
Aloha 209 th Ave	86	TBD	TBD	TBD	TBD	TBD

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 4 and 5 and let us know of any changes.

Figure 4. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals % of total contract amounts paid to...		Contracting outcome % of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome(% hard costs)	Project outcome(% soft costs)
Aldea at Glisan Landing	Related NW + IRCO, LMC/Almar	April 2025 (complete)	35%	30%	33.14% (to date)	NA
Beacon at Glisan Landing	Related NW + Catholic Charities, LMC/Almar	December 2024	35%	30%	69.59% (to date)	NA
Elmonica Station	REACH CDC, Colas	Spring 2026 (expected)	35%	35%	TBD	TBD
Civic Drive	Home Forward, Bremik	Spring 2027 (expected)	30%	30%	TBD	TBD
El Nido (Lake Grove)	Hacienda CDC, Colas	Fall 2026 (expected)	25%	25%	TBD	TBD
The Dolores	Hacienda CDC, LMC	Spring 2026	20%	50%	TBD	TBD
Jamii Court (Portland Value Inn at Barbur)	CPAH + HAKI, Walsh	Spring/summer 2026 (expected)	30%	30%	TBD	TBD
Aloha 209 th Ave	Housing Authority of Washington County	Fall 2027 (expected)	20%	20%	TBD	TBD

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

Figure 5. 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
Aldea at Glisan Landing	Related NW + IRCO, LMC/Almar	Spring 2025 (complete)	Y	BOLI	22%	9%	20%	TBD	TBD	TBD
Beacon at Glisan Landing	Related NW + Catholic Charities, LMC/Almar	Fall 2024 (complete)	Y	BOLI	22%	9%	20%	TBD	TBD	TBD

Elmonica Station	REACH CDC, Colas	Summer 2026 (expected)	Y	Davis Bacon	NA	NA	NA	TBD	TBD	TBD
Civic Drive	Home Forward, Bremik	Fall 2026 (expected)	Y	N/A	20%	9%	20%	TBD	TBD	TBD
El Nido (Lake Grove)	Hacienda CDC, Colas	Fall 2026 (expected)	Y	N/A	NA	NA	NA	TBD	TBD	TBD
The Dolores	Hacienda CDC, LMC	Spring 2026	Y	Davis Bacon	25%*	25%*	NA	TBD	TBD	TBD
Jamii Court (Portland Value Inn at Barbur)	CPAH + HAKI, Walsh	Fall 2026 (expected)	Y	BOLI	TBD	TBD	TBD	TBD	TBD	TBD
Aloha 209 th Ave	Housing Authority of Washington County, TBD	Fall 2027 (expected)	TBD	N/A	TBD	TBD	TBD	TBD	TBD	TBD

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

*The Dolores has a combined workforce goal of 25 percent for women and people of color. The workforce goal for the Portland Value Inn at Barbur will be determined at a later date and included in the final endorsement application.

SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

Please share **updates of** 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*
- b. Progress toward advancing workforce participation through workforce tracking*
- c. Plans to expand local capacity to monitor and report on contracting and workforce outcomes*

Metro’s SAP works in partnership with Local Implementing Partners to set equitable contracting goals and workforce tracking goals for projects developed on SAP sites. Workforce tracking and contract monitoring are managed by each jurisdiction and not through Metro’s SAP. However, the SAP can provide an update on contracting and workforce goals for each project on Metro property.

For the Aldea and Beacon at Glisan Landing, Related NW with LMC/ALMAR Impact Builders and Holst Architecture established a 35 percent minimum goal for COBID-certified hard cost and 30 percent for professional services. Holst is a certified women-owned business enterprise and disadvantaged business enterprise. LMC is partnering with ALMAR Contracting, a BIPOC owned contractor, to help maximize participation from other BIPOC-owned subcontractors. Beacon is complete and COBID construction cost reporting is updated as of December 2024. LMC is compiling final numbers for workforce participation and COBID soft cost participation, but those will not be available until March 2025. Aldea will be complete in April 2025 and COBID goals are reported as of December 2024.

At Elmonica Station, REACH CDC established a 35 percent minimum goal for COBID-certified hard cost and professional services. The team has set an aspirational goal of 50 percent COBID participation for hard costs and 70 percent for professional services. Both the project architect, Salazar, and the general contractor, Colas, are COBID certified firms. In addition, Colas is a BIPOC-owned prime contractor with a history of developing a racially equitable and diverse construction workforce. Elmonica began construction at the end of December 2024 and reporting is not yet available.

Colas will also serve as the general contractor for Hacienda CDC's El Nido project in the Lake Grove neighborhood of Lake Oswego. Hacienda CDC established a 25 percent goal of COBID participation for both hard and soft costs. Hacienda CDC's other SAP project, the Dolores in Hillsboro, will include a 20 percent COBID participation goal for hard costs and 50 percent in soft costs.

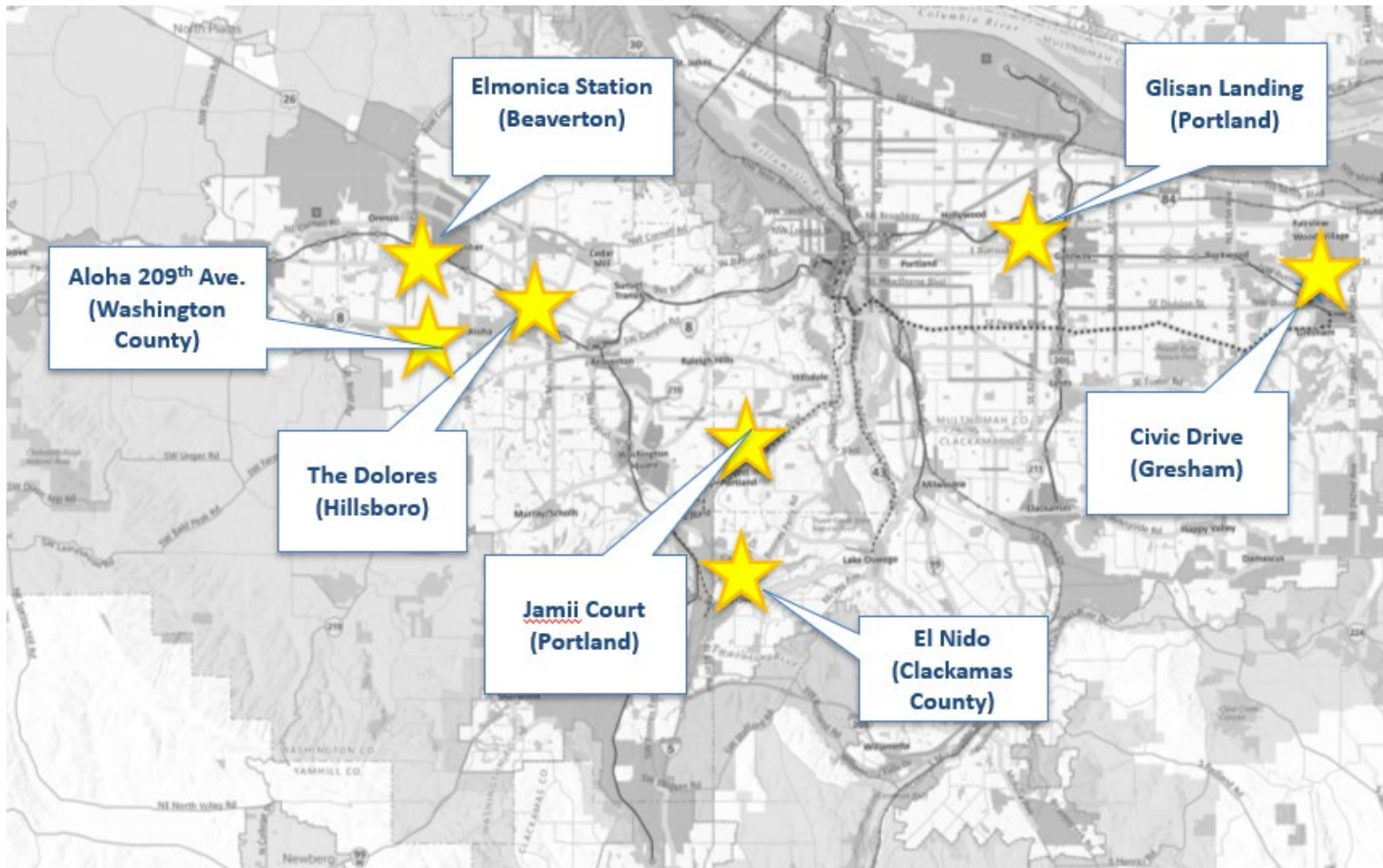
Home Forward aims to achieve a COBID participation rate of at least 30 percent for both hard and soft costs at Gresham's project at Civic Drive. In addition to the contracting goals, Home Forward's own workforce participation goals require a minimum of 20 percent of construction labor hours be performed by apprentices, and that BIPOC and women workers make up 20 percent and 9 percent of the total hours worked, respectively.

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

The Housing Authority of Washington County identified a goal of 20 percent COBID participation for both hard and soft costs and committed to participating in the Construction to Careers Pathways Project (C2P2). Goals for C2P2 workforce participation from people of color, women and apprentices are 23 percent, 10 percent and 20 percent, respectively, in 2024.

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.



Metro’s Site Acquisition Program seeks to provide affordable housing sites in a geographically distributed manner within each of the eight implementing jurisdictions. The SAP targets properties that will help expand the affordable housing supply in Metro Equity Focus Areas and/or areas with limited existing income-restricted housing. To date SAP has acquired four properties (The Dolores, Jamii Court (formerly Portland Value Inn at Barbur), Aloha 209th, and El Nido (formerly Lake Grove)) and contributed three previously acquired Metro TOD properties (Glisan Landing, Civic Drive, and Elmonica Station). Based on surveys of residential preferences of affordable housing residents in the SAP LIS, Metro has prioritized sites in locations near key amenities including

transit, grocery stores, parks, and elementary schools. Metro has also sought to acquire sites in areas at risk of gentrification and displacement such as Barbur Boulevard in Southwest Portland and northeast Portland, and in locations where there is limited existing affordable housing, such as the Walker Road site in Hillsboro’s Tanasbourne neighborhood, and the El Nido site in Lake Oswego’s Lake Grove neighborhood. The SAP’s most recent purchase at 3140 SW 209th in the Aloha-Reedville area is near a proposed bus rapid transit line on Tualatin Valley Highway. As part of the transit planning process, the community identified affordable housing as a top priority for the area. Neighborhoods near proposed transit improvements can be at increased risk of future gentrification.

Figure 6a: Plans/partnerships for affirmative marketing

Complete this table for all bond-funded projects in your portfolio

Project	List all affirmative marketing partners	# of affirmative marketing partners that are culturally specific organizations
Aldea at Glisan Landing	IRCO	1
Beacon at Glisan Landing	Catholic Charities	0
El Nido (Lake Grove)		
The Dolores	Hacienda and IRCO will assist with interpretation for marketing, NWRECC will handle overseeing the low-barrier screening criteria	2
Civic Drive	IRCO will assist with interpretation and service delivery marketing	1
Jamii Court (Portland Value Inn at Barbur)	HAKI and Urban League of Portland	2
Elmonica Station	Bienestar and Home Plate	2
Aloha 209 th Ave	TBD	

Figure 6b: Plans/partnerships for culturally responsive services

Complete this table for all bond-funded projects in your portfolio

Project	List all partners and the culturally responsive services they will provide	# of service partners that are culturally specific organizations
Aldea at Glisan Landing	IRCO: multicultural preschool, after-school program, job training, ESL classes	1
Beacon at Glisan Landing	NA	0
El Nido (Lake Grove)	Hacienda CDC	1
The Dolores	Hacienda CDC and IRCO	2
Civic Drive	IRCO	1

Jamii Court (Portland Value Inn at Barbur)	HAKI, Urban League of Portland	2
Aloha 209 th Ave	TBD	
Elmonica Station	Bienestar	1

Figure 6c: Priority population checklist

Complete this table for all bond-funded projects in your portfolio

Project	Includes designated units for (Y/N):				Includes service partnerships with culturally specific organizations (Y/N)
	Seniors/older adults	Multi-generation households	Veterans	N/NE Preference Policy	
Aldea at Glisan Landing	N	Y	N	N	Y, IRCO will provide services and operate adjacent multicultural preschool
Beacon at Glisan Landing	N	N	N	N	N
El Nido (Lake Grove)	N	N	N	N	Y, Hacienda CDC will provide services.
The Dolores	N	N	N	N	Y, Hacienda CDC and Bienestar will provide services
Civic Drive	N	Y	N	N	Y, IRCO will provide services and operate early childhood education center on ground floor
Jamii Court (Portland Value Inn at Barbur)	N	Y	N	N	Y, HAKI will provide services.
Elmonica Station	N	Y	N	N	Y, Bienestar will provide services
Aloha 209 th Ave	TBD	TBD	TBD	TBD	TBD

Figure 7. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Other accessibility features (optional)
Aldea at Glisan Landing	0	5	Y	
Beacon at Glisan Landing	0	5	Y	
El Nido (Lake Grove)	17	4	Y	
The Dolores	17	4	Y	
Civic Drive	0	3	Y	2 Hearing and Visual impairment accessible units
Jamii Court (Portland Value Inn at Barbur)	17	5	Y	
Elmonica Station	0	5	Y	
Aloha 209 th Ave	TBD	TBD	TBD	

SECTION 8: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

Jurisdictions prioritize racial equity by engaging people of color and historically marginalized communities in shaping project design and outcomes.

Please share a summary of community engagement efforts in 2024 (Figures 7 and 8). Please address:

- a. WHO was engaged*
- b. WHAT activities were done*
- c. WHAT themes came from the engagement, and*
- d. WHAT changes were made in response to project design and/or resident services programming*

If applicable, describe any partnerships used to support reaching community members.

When preparing developer solicitations, SAP has often conducted site specific engagement to supplement the efforts of the local implementation partner. SAP’s approach to engagement typically combines a diverse stakeholder body of 12-24 participants plus a survey focused on low-income households in the surrounding area. Metro has conducted site specific engagement for the Glisan, Portland Value Inn at Barbur, and Lake Grove.

The SAP continues to work with Unite Oregon and HAWC to convene a stakeholder group that will guide development of the recent acquisition of 3140 SW 209th. Approximately a third of the participants are Spanish speakers with limited English proficiency, so

simultaneous interpretation is being provided for each meeting. The group has met two times at the time of this report, and the group will have an opportunity to weigh in several more times before the project is submitted for Concept Endorsement, and again before Final Approval. The group includes members of the TV Highway Equity Coalition that is also convened by Unite Oregon, representatives from a number of culturally specific organizations, and parents of students at Reedville Elementary.

For the Elmonica site, REACH conducted engagement efforts prior to development of the project design. They conducted engagement with residents of REACH's other properties to develop programming at the Elmonica site. At The Dolores on Walker Road and at Lake Grove, Hacienda CDC is currently managing an engagement process to refine project design elements.

At Civic Drive, Home Forward is currently planning engagement sessions to be led by IRCO. These will involve visits to their satellite locations (Africa House, Greater Middle East Center, Pacific Islander and Asian Family Center, and the Slavic and Eastern European Center) to discuss housing preferences. At the end of these visits additional meetings will show how input will be used in the final designs.

The following tables just include engagement information for activities that occurred in 2024. Please see subsequent annual reports for engagement activities from previous years.

Figure 8a: WHO WAS ENGAGED: Summary of community engagement demographics

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
El Nido (Lake Grove)		N								
Civic Drive	72	Some	-	Not tracked	Most, either Home Forward resident or IRCO clients	Not tracked	Most, all IRCO sessions were with existing clients	100%		Not tracked
Aloha 209 th Ave	~65	Y	50		42.3%					36.5%

Figure 8b: COMMUNITY ENGAGEMENT PARTHERSHIPS: If applicable, describe any partnerships used to support reaching community members. Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	List culturally specific organizations that supported engagement and what each partner did	List all other partners that supported engagement and what each partner did
El Nido (Lake Grove)	Hacienda and IRCO	Developer and engagement, interpretation
Civic Drive	IRCO	Recruitment and interpretation
Aloha 209 th Ave	Unite Oregon	Recruitment, facilitation, coordination, interpretation

Figure 9: COMMUNITY ENGAGEMENT THEMES AND RESPONSE

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	Engagement activity or event	Themes from feedback	Changes made to the project in response to the feedback
El Nido (Lake Grove)	Neighborhood design meetings	Desire for the project to fit into the surrounding design, to not impact the neighborhood with traffic, to have enough parking.	Aesthetics of project changed considerably, including cladding to make it align more with neighborhood context.

Civic Drive	Engagement meetings	Safety & Security Community building & Gathering Accessible and inclusive Natural light, places for quiet time	Services and community spaces were designed with resident feedback from residents of other Home Forward properties and IRCO clients.
Aloha 209 th Ave	Project advisory committee	Design Principles – Safety & Inclusion Outdoor Environment – Accessibility & Nature Indoor Common Spaces – Community & Belonging Management Practices – Empowerment & Equity Services – Support & Connectivity	The committee’s statement of community values was included in the RFP for the design team. Architecture firms submitted responses that were evaluated by committee members. Committee member input was taken into account in design team selection.

SECTION 9: 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. For each example, please include:

- a. The specific marketing strategies and partnerships the project used to support the lease up process*
- b. How the project reduced application barriers*
- c. Any challenges you faced and how you addressed them or plan to address them in the future*

Beacon at Glisan Landing began leasing in December 2024 and as of February, 23 of 41 units are occupied. As a 100 percent PSH project, all Beacon residents are referrals through Coordinated Access, the system managed by Multnomah County to connect individuals existing homelessness with housing. Leasing moves slightly slower at Beacon due the Coordinated Access process, which

requires that Home Forward staff meet with perspective residents prior to scheduling move-ins. All units within Beacon are fully furnished and all residents are provided with household items by Catholic Charities of Oregon. Related NW and Catholic Charities anticipate fully leasing Beacon by the end of March, 2025.



Housing Bond Progress Report for City of Gresham | 2024

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.

Please review and confirm the information in each figure and let us know of (including highlight) any changes

SECTION 1: UNIT PRODUCTION AND FUNDING

This section provides a high-level overview of the Affordable Housing Bond projects and units in your jurisdiction

Figure 1. Production progress and resources committed

Project	Metro Bond Funds	Number of BOND ELIGIBLE units <i>(excludes manager units and non-eligible units)</i>					Status	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-2024)			
Civic Drive	\$ 2,100,000	59	0	59	0		Pre-construction	TBD	TBD
Myrtlewood Way	\$ 3,800,000	20	0	20	0		Pre-Construction	Mar-25	Fall 26
Oak Row at Rockwood	\$ 2,200,000	11	0	11	0		Pre-construction	Jan-25	Fall 25
Rockwood Village	\$ 5,237,814	47	47	39	0	141	Complete	Jan-20	Apr-22
Terracina Vista	\$ 2,500,000	91	0	56	0		In Construction	Dec-23	Summer 2025
Wynne Watts Commons	\$ 11,292,447	147	30	31	30	216	Complete	Jan-21	Jun-22

Total committed or underway	\$ 27,130,261	375	77	216	30
LIS commitment	\$ 27,140,995	187	77	93	
% of commitment complete	99%	201%	100%	232%	
Remaining for LIS	Goal Exceeded	Goal Exceeded	Goal Met	Goal Exceeded	

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. *Did you conduct any competitive selection processes in 2024? If so, what was the outcome?*
 - o No, the City allocated its remaining funds through the competitive selection issued in 2023.
- b. *Do you have projects at you feel are at risk and/or have potential funding gaps?*
 - o Although there will be a \$100M set-aside of 4% LIHTC for Housing Authorities in 2025, it is unclear if there will be LIFT available to pair with LIHTC to meet a closing deadline in 2025. Civic requires both funding sources to complete its capital stack. This could push the project to close in 2026.
 - o Terracina Vista is nearing completion, but the national shortage of electrical switch gear could delay certificate of occupancy from spring to summer 2025.
- c. *Please describe the approach and timelines for achieving remaining unit production targets (if applicable), including any priorities for remaining unit production targets, such as homeownership or supportive housing.*
 - o Per figure 1, all funds have been allocated and all targets will be met or exceeded once the remaining projects are completed.
- d. *How have local jurisdictions' policies, regulations or incentives helped or hindered development of specific bond-funded projects?*
 - o Gresham has an existing Intergovernmental Agreement (IGA) with Home Forward that provides a 20-year tax exemption for developers who meet the program criteria and establish a Special Limited Partnership (SLP) with the Housing Authority to provide affordable housing. Terracina Vista and Rockwood Village are projects that benefit from this incentive.
 - o The City's System Development Charge Financing program allows for a deferral of SDCs until certificate of occupation as well as financing for those charges over a period for 10 years for qualifying projects. Oak Row and Myrtlewood Way are projects that benefit from this incentive.

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 update any information in the project summaries provided in 2023 (below) and add a summary of each new project in your portfolio, along with an image of the project. Be sure to describe:

- a. Whom 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*

Myrtlewood Way Summary

Property Address: 17640 NE Glisan St

Sponsor: Habitat for Humanity

Type: New Construction Homeownership

Number of Bond Funded Units: 20

Housing Bond Award: \$3,800,000

Number of 30% Units: 0

Number of Family Units: 20

Number of Total Units on Site: 20

Total Building Size: 27,141 SQFT

Habitat for Humanity is developing a new construction homeownership project located at 17640 NE Glisan St on a site that is under their control. The project will deliver 20 townhomes: 13 three-bedroom homes, 5 four-bedroom homes, and 2 five-bedroom homes. A multitude of energy efficiency features are included in the design to achieve Earth Advantages Net-Zero Energy Ready design standard. Features include energy efficient heat pump heating and cooling. This system is one of the most energy efficient ways to meet Metro's Air Conditioning policy. The heat pump system provides a comfortable and safe living environment year-round while ensuring affordable utility costs long-term to the homeowner. The plan includes 28 parking spaces and shared playground/greenspace. Habitat uses a Community Land Trust model to ensure long-term affordability beyond the 60-year requirement. Habitat provides intense preparation and education prior to purchase as well as support post purchase for homebuyers. The project will include 14 units for households at or below 60% Area Median Income (AMI) and 6 units for households between 60-80% AMI. The City of Gresham Housing Bond program will fund 20 units.



Your 2023 report response:

Oak Row at Rockwood Summary

Property Address: 18329 SE Oak, Gresham

Sponsor: West Coast Home Solutions & Habitat for Humanity

Type: New Construction Homeownership

Number of Bond Funded Units: 11

Housing Bond Award: \$2,200,000

Number of 30% Units: 0

Number of Family Units: 11

Number of Total Units on Site: 11

Total Building Size: 13024 SQFT

West Coast Home Solutions, in partnership with Habitat for Humanity, is developing a new construction homeownership project located at 18329 SE Oak St on a site owned by WCHS. The project will deliver 11 condominium units in an attached townhome style; all two bedrooms with 1.5 baths and attached 1 car garage. Many energy efficiency features are included to achieve Earth Advantages Net-Zero Energy Ready design standard. Features include energy efficient heat pump heating and cooling (which meets the air conditioner requirement). The condominium will also feature a common outdoor space and children's play area and structure. Habitat will support WCHS by conducting community outreach, selecting qualified families, and assisting families with obtaining an affordable mortgage (including mortgage readiness programming). Habitat uses a Community Land Trust model to ensure long-term affordability beyond the 60-year requirement. Habitat provides intense preparation and education prior to purchase as well as support post-purchase for homebuyers. The project will include 6 units for households between 35-60% Area Median Income (AMI) and 5 units for households between 60-80% AMI.



Terracina Vista Summary

Property Address: 16503 E Burnside, Gresham

Sponsor: Northwest Housing Alternatives & USA Properties

Type: New Construction Rental

Number of Bond Funded Units: 91

Housing Bond Award: \$2,500,000

Number of 30% Units: 0

Number of Family Units: 56

Number of Total Units on Site: 92

Total Building Size: 94,735 SQFT

Northwest Housing Alternatives & USA Properties have partnered to develop new construction rental housing located at 16519 E Burnside on a site that is under their control. The project will deliver 91 units comprised of 35 one-bedrooms, 17 two-bedrooms, and 39 three-bedrooms all at 60% Area Median Income (AMI). The building will be energy efficient with an Earth Advantage Gold certification or better and designed to incorporate cooling strategies, including split system air conditioning in the common areas and portable a/c in the units. The project includes 56 parking spaces, on-site laundry, a secure 'kid-friendly' courtyard and community room with a giving pantry. Resident services will be provided by NHA, who will partner with Hacienda CDC and Black Community of Portland on outreach, lease-up, and programming.



SECTION 4: PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing (PSH) is defined as: a type of housing program for people with disabilities and extremely low incomes who have long or multiple histories of homelessness and other significant barriers to housing stability. PSH provides permanent housing, rent assistance and intensive yet voluntary services, with no time limits.

This section confirms PSH unit commitments in your jurisdiction. Please confirm and update the information in Figure 2.

Figure 2: Permanent supportive housing commitments

Complete and/or update this table for all bond-funded projects in your portfolio

Project	Total units	PSH units	PSH target population	Service partners for the PSH units	# of PSH units using SHS funded rental assistance	# of PSH units using SHS funded services
Wynne Watts	147	30	Intellectual and Developmental Disabilities	Albertina Kerr State K Plan Section 811 PRA	0	0

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)
Civic Drive	Home Forward	May-26	30%			
Myrtlewood Way	HFHPR	Aug-26	20%			
Oak Row at Rockwood	WCHS/HFHPR	Dec-24	20%			
Rockwood Village	CDP/LMC	Apr-22	20%		21.9%	
Terracina Vista	USA/NHA	Mar-25	30%	20%		
Wynne Watts Commons	Edlen & Co/Pence	Jun-22	20%		25.4%	

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	Workforce outcomes
					% of total labor hours* worked by...	

			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Civic Drive	Home Forward	May-26	Y	BOLI	20%	9%	20%			
Myrtlewood Way	Habitat for Humanity	Aug-26	N							
Oak Row at Rockwood	WCHS/HFHR	Dec-24	N							
Rockwood Village	CDP/LMC	Apr-22	N							
Terracina Vista	USA/NHA	Mar-25	Y	N/A	*	*	*			
Wynne Watts Commons	Edlen & Co/Pence	Jun-22	N							

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

*TERRACINA VISTA IS VOLUNTARILY TRACKING OUTCOMES BUT DOES NOT HAVE SET GOALS.

SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

Please share updates of 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
 - b. Progress toward advancing workforce participation through workforce tracking
 - c. Plans to expand local capacity to monitor and report on contracting and workforce outcomes
- No change from 2023 report since Terracina Vista has not completed construction and therefore has not submitted contracting outcomes report.

Your 2023 report:

- a. Progress toward achieving equitable contracting goals
 - Our investment requirements include minimum 20% COBID targets for development costs and strongly encourage Gresham workforce participation.
 - a. Both completed projects (Wynne Watts Commons, Rockwood Village) exceeded 20% COBID targets.
- b. Progress toward advancing workforce participation through workforce tracking
 - Terracina Vista will track workforce outcomes via GC Walsh.

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

. N/A

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.

Figure 5a: Plans/partnerships for affirmative marketing

Complete this table for all bond-funded projects in your portfolio

Project	List all affirmative marketing partners	# of affirmative marketing partners that are culturally specific organizations
Rockwood Village	Hacienda, NAYA, Urban League, Beyond Black, Rosewood Initiative, APANO, IRCO	6
Wynne Watts Commons	Impact NW, IRCO, Latino Network, Urban League, Naya	4
Terracina Vista	Black Community of Portland, Hacienda	2
Oak Row at Rockwood	AAAH, Bienestar, NAYA, Hacienda, APANO, Portland Housing Center, Proud Ground	5
Civic Drive	IRCO	1
Myrtlewood Way	AAAH, Bienestar, NAYA, Hacienda, APANO, Portland Housing Center, Proud Ground	5

Figure 5b: Plans/partnerships for culturally responsive services

Complete this table for all bond-funded projects in your portfolio

Project	List all partners and the culturally responsive services they will provide	# of service partners that are culturally specific organizations
Rockwood Village	Hacienda – provides resident services and coordinates with other CSOs	1+
Wynne Watts Commons	Resident referrals for culturally responsive services by CSOs listed in 5a.	4
Terracina Vista	NHA – will provide resident services and coordinate with other CSOs	1+

Oak Row at Rockwood	N/A – homeownership, no resident services	N/A
Civic Drive	IRCO - will refer 50% of tenants, provide resident services, early learning	1
Myrtlewood Way	N/A – homeownership, no resident services	N/A

Figure 5c: Priority population checklist

Complete this table for all bond-funded projects in your portfolio

Project	Includes designated units for (Y/N):			Includes service partnerships with culturally specific organizations (Y/N)
	Seniors/older adults	Multi-generation households	Veterans	
Rockwood Village	N	Not designated, but there are 39 family sized units	N	N
Wynne Watts Commons	N	Not designated, but there are 31 family sized units	N	N
Terracina Vista	N	Not designated, but there are 56 family sized units	N	N
Oak Row at Rockwood	N	Not designated, but there are 11 family sized units	N	N
Civic Drive	N	Not designated, but there are 59 family sized units	N	N
Myrtlewood Way	N	Not designated, but there are 20 family sized units	N	N

Figure 6. Physical accessibility features

Complete this table for all bond-funded projects in your portfolio

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)	Other accessibility features (optional)
Rockwood Village	34	11	Y	
Wynne Watts Commons	36	17	Y	
Terracina Vista	20	5	N – units are adaptable	
Oak Row at Rockwood	N/A	N/A	N/A	Units are homeownership, not rental
Civic Drive	N/A	N/A	N/A	Project still in design phase

Myrtlewood Way	N/A	N/A	N/A	Units are homeownership, not rental
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SECTION 8: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

Jurisdictions prioritize racial equity by engaging people of color and historically marginalized communities in shaping project design and outcomes.

Please share a summary of community engagement efforts in 2024 (Figures 7 and 8). Please address:

- a. WHO was engaged*
- b. HOW they were engaged*
- c. WHAT themes came from the engagement, and*
- d. WHAT changes were made in response to project design and/or resident services programming*

Figure 7a. WHO WAS ENGAGED: Summary of community engagement demographics

Complete this table only for community engagement activities that happened in 2024 (add rows as needed)

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Gresham SW Neighborhood Association Information Fair	60	N								
Myrtlewood Way Outreach (2 separate dates)	69	N								

Figure 7b: COMMUNITY ENGAGEMENT PARTHERSHIPS: If applicable, describe any partnerships used to support reaching community members.

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	List culturally specific organizations that supported engagement and what each partner did	List all other partners that supported engagement and what each partner did
Latino Home Fair	Habitat staff attended the fair organized by Hacienda and engaged with 57 community members, sharing information about Habitat’s homeownership program, including the application process and upcoming neighborhood builds.	
AAAH Homeownership Fair	Habitat staff attended fair organized by the African American Alliance for Homeownership and engaged with 51 community members, sharing information about Habitat’s homeownership program, including the application process and upcoming neighborhood builds.	

Figure 8: COMMUNITY ENGAGEMENT THEMES AND RESPONSE

Complete this table only for community engagement activities that happened in 2024 (add rows as needed).

Project	Engagement activity or event	Themes from feedback	Changes made to the project in response to the feedback
Advancing Black Homeownership Initiative (Habitat sponsored)	Survey to ask about experiences with Habitat, Habitat’s homes and their thoughts on some of Habitat’s policies.	The internal team is working to identify near- and long-term strategies for increasing access to Habitat’s homeownership program based in part on these engagements.	Still working to decide how to implement feedback from the survey.

SECTION 9: 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. For each example, please include:

- a. The specific marketing strategies and partnerships the project used to support the lease up process*
- b. How the project reduced application barriers*
- c. Any challenges you faced and how you addressed them or plan to address them in the future*

- No change from 2023 report since Terracina Vista has not completed construction and therefore has not reached lease-up phase.

Your 2023 report:

- Both completed projects have finished lease-up. Please refer to the initial resident demographic report for Rockwood Village and Wynne Watts Commons for a summary of outcomes.
- Since Gresham's projects were some of the first to be constructed, there was a bit of a learning curve. Reporting templates were changed after demographic information had already been collected, which made some data requests challenging to comply with. It was difficult to retroactively request information from developers (specifically when templates changed after final reports had already been submitted) and we had had a few requests to re-submit information. In terms of lessons learned and best practices, it would be beneficial to provide training to property managers on how to collect demographic data. Another suggestion would be to align demographic templates with reports that can be pulled through the property management software Yardi, which is aligned with OHCS reporting templates.