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Housing communications report february 2024

Materials received during the meeting

03.17.2025 meeting powerpoint

03.17.2025 zoom chat record



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Agenda

Meeting: Housing Bond Oversight Committee Meeting
Date: Monday, March 17, 2025
Time: 3:00 p.m. to 5:30 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Discuss implementation progress with the remaining 4 jurisdictions.
ADA: For questions about accessibility or accommodations for person with disabilities, or to request a translator, interpreter, or other communication aids, please contact Sandi Saunders at housing@oregonmetro.gov

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: Clackamas County
3:45 p.m. Annual Progress Report: Washington County
4:10 p.m. Break
4:20 p.m. Annual Progress Report: City of Beaverton
4:45 p.m. Annual Progress Report: City of Hillsboro
5:10 p.m. Panel Q&A with jurisdictions and Committee discussion
5:25 p.m. Closing/Next steps
5:30 p.m. Adjourn

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

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Housing Bond Progress Report for Clackamas County | 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.

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>Concept, final approval, construction, complete</i>	Construction start <i>(anticipated or actual)</i>	Completion <i>(anticipated or actual)</i>
		Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2024)			
Fuller Station Apartments	\$ 8,570,000	99	30	82	25	231	Complete	Apr-21	Sep-22
Good Shepherd Village	\$ 18,330,000	142	58	79	58	301	Complete	Mar-22	Sep-23
Hillside Park Buildings A & B	\$ 23,509,307	143	40	14	13	0	In Construction	Oct-24	June-26
Hillside Park Building C	\$ 18,190,693	78	68	53	8	0	In Construction	Jun-24	Feb-26
El Nido (FKA Lake Grove)	\$0 (100% SAP funded)	54	20	28	10	0	Pre-Construction	May-25	Nov-26
Las Flores	\$ 15,903,000	171	70	129	17	456	Complete	June-22	May-24
Mercy Greenbrae	\$ 3,000,000	100	40	83	40	257	Complete	Sep-22	May-24
Shortstack Milwaukie	\$ 700,000	15	0	15	0	0	In Construction	Oct-24	Oct-25

Tukwila Springs	\$ 5,548,542	48	48	0	48	48	Complete	Jun-21	Jun-22
Vuela	\$ 8,000,000	120	35	79	20	0	In Construction	Aug-24	Dec-25
Total committed or underway	\$ 101,751,542	970	409	562	239				
LIS commitment	\$ 122,018,094	812	333	406	0				
% of commitment complete	83%	119%	123%	138%	N/A				
Remaining for LIS	\$ 20,266,552	Goal Exceeded	Goal Exceeded	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. *Do you have any projects that you feel are at risk and/or have potential funding gaps?*

El Nido – due to unfortunate timing, which overlapped with the roll out of the state’s centralized application process (aka ORCA), the shovel ready El Nido project is not able to access the LIFT funding they anticipated using to fill a gap in their capital stack. In order to access LIFT funds, the project needs to relinquish its tax credit/PAB allocation and reapply through the new ORCA process. This exposes a permitted and shovel-ready project to a high degree of uncertainty and inevitable delay.

Through a concerted construction streamlining and value engineering process, the development team was able to reduce a financial gap of nearly \$3.5 million to \$1 million. However, the development team feels they have exhausted their VE options and any further cuts to the construction budget will negatively impact the project.

Hillside Park Buildings D&E – inherent to a multi-acre redevelopment project, which includes new utilities and the realignment of the street grid, are significant infrastructure upgrades and requirements. Hillside Park Buildings D & E includes infrastructure costs estimated at nearly \$10 million. This is on top of the costs associated with the buildings themselves. As such, the project is carrying a \$3.5 million gap. HACC and Related NW are exploring all options to close the gap but resources are limited.

HACC encourages Metro to consider allocating housing bond interest earnings to close the gaps on these projects and facilitate the development of over 200 new affordable units in high opportunity areas of Clackamas County.

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

In November 2024, HACC submitted Concept Endorsement applications for its last two bond funded projects. Both projects are Public Housing repositioning projects. Together, the Park Place Redevelopment (formally known as the Clackamas Heights) and Hillside Park Buildings D&E (formerly known as Hillside Park) will produce 384 new affordable units (of which 239 are bond eligible). In February 2025, HACC received Concept Endorsement approval from Metro for both projects and, with those endorsements, Clackamas County has allocated all of its Affordable Housing Bond funds.

Clackamas County will exceed all three production goals under the Bond. Including its unit production goal of 812 units by nearly 150% or 400 units, its family-sized unit goal of 406 units by 160% or 245 units, and its goal of delivering 333 units at 30% of AMI by 156% or 188 units.

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

The City of Milwaukie has proven to be an invaluable project partner in the Hillside Park Redevelopment project. At every level of government—from the engineering department, to the planning department, all the way up to City Council and the Mayor's office—the City has been supportive and collaborative. Their spirit of partnership paired with housing-forward policies, including a construction excise tax (CET) that funds affordable housing and provided the project with a crucial pre-development source, were paramount to bringing 275 new affordable units into construction at Hillside Park.

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.



TUKWILA SPRINGS: 18000 WEBSTER ROAD, GLADSTONE, OR 97027

Located in the City of Gladstone, Tukwila Springs is the rehabilitation of a former congregate care facility into 48 units of Permanent Supportive Housing. Originally constructed in the early 1960s, the building was previously used as a nursing home and most recently as a juvenile

rehabilitation center but has been vacant since 2017. The Housing Authority of Clackamas County (HACC) acquired the property in 2019 using Metro Affordable Housing Bonds. Tukwila Springs is Clackamas County's first Phase 1 Housing Bond Project.

Tukwila Springs has 48 units, consisting of 40 studios & 8 single-room occupancy (SROs) units. All units include full bathrooms and a microwave and mini-fridge. Energy-efficient heating and cooling are provided in every unit. The project includes a robust array of community amenities including an inviting community living room with a fireplace and television, a community kitchen with a spacious dining hall, a large conference room, a wellness room, an exam room with telehealth capabilities, a shared laundry room, and dedicated offices for Property Management, Resident Services, and Case Management. Free wireless internet is available throughout the building. The site design includes a landscaped courtyard, accessible resident garden beds, walking paths around the property, and covered outdoor seating areas. The project incorporates trauma-informed, sustainable, and universal design elements throughout. The project received a Multifamily Platinum certification from Earth Advantage.

All 48 units serve households with incomes 30% of AMI and below, with HUD project-based Section 8 rental assistance supporting all units. The tenant selection plan targets near-elderly (50 or older) households who are currently experiencing houselessness and have a disabling condition (SHS Population A). Leasing preferences are provided to applicants who live or work in Gladstone and/or request culturally specific supportive housing services for Native Americans. All applicants are referred through the county's Coordinated Housing Access (CHA) wait list. Wrap-around services are supported by OHCS Permanent Supportive Housing (12 units) and Metro Supportive Housing Services (36 units) funding. Home Forward provides property management and resident services, and the Native American Rehabilitation Association (NARA) provides culturally specific supportive services that are available to all residents.

HACC's team of development staff led the design team comprised of Walsh Construction, Carleton Hart Architects, and Cornerstone Management. Home Forward provides property management and resident services and NARA provides culturally specific supportive services.

Funding sources leveraged for this project include low income housing tax credits, tax-exempt bond financing, metro affordable housing bond, OHCS permanent supportive housing funding, Clackamas county home funds, project-based vouchers from HACC, Metro supportive housing services funding, seller financing, deferred developer fee, and private funding.



FULLER STATION APARTMENTS: 9608 SE FULLER RD, HAPPY VALLEY, OR 97086

Fuller Station Apartments is a six-story, 100-unit development located directly adjacent to the MAX Green Line in unincorporated Clackamas County. Fuller Station consists of 17 one-bedroom units, 63 two-bedroom units, and 20 three-bedroom units. Energy-efficient heating and

cooling are provided in every unit and any unit in the building can be converted for ADA accessibility. Additionally, the three-bedroom units include in-unit washer/dryers.

Project-based Section 8 vouchers provided by HACC support 30 units reserved for households with incomes at or below 30% of AMI, including 25 PSH units reserved for households experiencing houselessness. Services funding from the Metro Supportive Housing Services measure supports the 25 PSH units. In addition, two units serve households at or below 50% of AMI, and 67 units serving households at or below 60% of AMI. There is also one unregulated manager's unit. This project achieved 100% occupancy in April 2023.

Residents benefit from amenities such as a community room with free Wi-Fi, a computer lab with free Wi-Fi, an outdoor community plaza, open-air nature playgrounds, community gardens, 83 parking spaces, secure bike storage, excellent public transit, and gathering space available to local community groups for on-site services.

Clackamas Women's Services is providing supportive housing services for the 25 PSH units. Five units are supported with project-based Mainstream vouchers and serve households with incomes at or below 30% of AMI and where the head of household is disabled and houseless or at risk of houselessness. In addition, seven units are reserved for housing insecure or houseless youth and DevNW provides housing payment assistance for these individuals.

Cornerstone Community Housing is providing resident services for all households at Fuller Station as well as additional services including transition support, stabilization support, and case management. Guardian Real Estate Services manages the property, oversees leasing, and coordinates resident services and supportive case management with its non-profit partners Clackamas Women Services and DEV NW.

Funding Sources leveraged for this project include Low-Income Housing Tax Credits, OMEP, Metro Affordable Housing Bonds and Transit Oriented Development funds, Clackamas County HOME funds, Project-based vouchers from HACC, Metro Supportive Housing Services funding, and private funding.



LAS FLORES APARTMENTS: SOUTH MAPLE LANE COURT, OREGON CITY, OR 97045

Las Flores, formerly known as Maple Apartments, consists of 171 affordable homes. It was completed in phases by building with the last building approved for occupancy in May 2024, and as of 12/31/2024 all 171 units were leased. Located minutes from the Clackamas Community College

campus in Oregon City, the 5-acre site rests on a hillside abutting a quiet residential neighborhood to the east and overlooking retail and commercial amenities to the west. Designed with agricultural workers, immigrants, and low-income Oregon City families in mind, units are a mix of 1-, 2-, 3- and 4-bedrooms, with 75% being two-bedrooms and larger. Las Flores is made possible by a partnership between Community Development Partners (CDP) and Hacienda CDC.

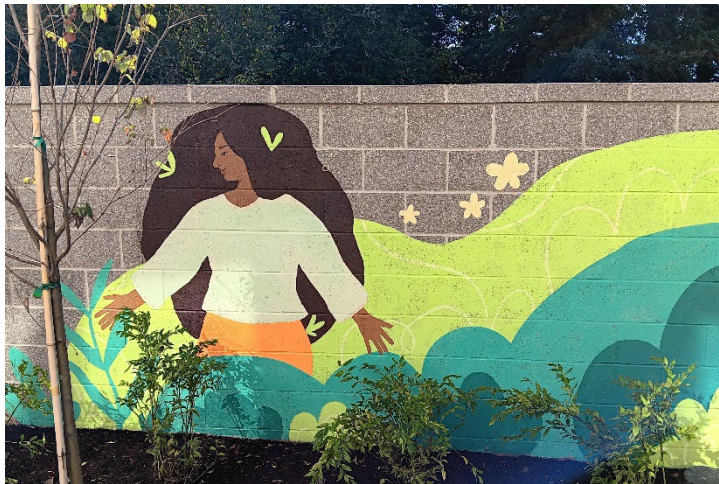
Supported by the Agriculture Workforce Housing Tax Credit (AWHTC), 12 units are set aside for agricultural workers and their families. Las Flores will provide year-round, off-farm, permanent housing with programmatic elements designed for farm workers. Seventy (70) project-based Section 8 vouchers will support households at or below 30% AMI and will include low-barrier leasing provisions to support vulnerable households. Las Flores includes 17 units reserved for households transitioning out of homelessness, including 8 units reserved for formerly homeless veterans that are supported by Veterans Affairs Supportive Housing (VASH) housing vouchers. Through a partnership with Northwest Housing Alternatives (NHA), wrap-around supportive services will be offered to formerly homeless households in addition to services provided by Hacienda's Youth and Family Services division and the VASH program.

Situated in a park-like setting, the property boasts a variety of outdoor amenities including a community garden space, walking paths, play areas, and outdoor picnic areas. The project also includes a community building with space for a movie and game room, a book-share library, computer stations, and a community kitchen for events and classes.

CDP and Hacienda CDC collaborated with the Center for Public Interest Design (CPID) during the early design phase of the project. CPID promotes a mode of practice that is socially conscious, environmentally sustainable, and economically accessible to all. The development team integrated PTAC heat pumps into every unit and achieved Earth Advantage Multifamily Platinum certification. Included among the project's various sustainable design elements, is a functioning solar panel array on the community building and all residential buildings are solar-ready.

The design team is led by a partnership between Community Development Partners (CDP) and Hacienda CDC and comprised of Salazar Architect and LMC Construction. The project will be managed by Guardian Real Estate Services and resident services will be led by Hacienda Youth and Family Services. NHA will provide supportive services.

Funding Sources leveraged for this project include: Low-Income Housing Tax Credits, Tax-Exempt Bond Financing, Metro Affordable Housing Bond, OHCS financing, Project-based vouchers from HACC, Seller Financing, Deferred Developer Fee, and private funding.



GOOD SHEPHERD VILLAGE: 12608 SE SKYSHOW PL, HAPPY VALLEY, OR 97086

Good Shepherd Village has the distinction of being the first regulated affordable housing development in Happy Valley, OR. Construction was completed in fall 2023 and the property is fully leased. The community consists of 143 homes, 58 of which are

reserved for families and individuals experiencing homelessness (PSH), including 15 reserved expressly for veterans. Good Shepherd Village serves priority populations with a broad range of needs based on an analysis of people living and/or working in Happy Valley.

The community was made possible, in part, by a generous donation from the Brockamp Family to Catholic Charities of Oregon (CCO). In 2012, the Brockamp Family donated the 11-acre site to CCO with the intent to have the land used for affordable housing. Included on the site is a four-acre natural area that will remain untouched, focusing the development on the remaining seven acres. As the affordable housing arm of CCO, Caritas Community Housing Corporation (Caritas Housing) works to advance equity for immigrants, refugees, and people who are homeless and vulnerable, with a special emphasis on those who are not served by other providers. Caritas Housing is the sponsor and developer of the project.

Good Shepherd Village includes one unregulated management unit, 13 studios, 50 one-bedrooms, 60 two-bedroom, and 19 three-bedroom units. The three-bedroom and several of the two-bedroom units are focused in two buildings each surrounding a small courtyard. A third building houses all the studios, one-bedrooms, and the remaining two-bedrooms, as well as the community rooms and office space for residents and supportive services.

This community will serve families and individuals with incomes up to 60% of the area median income. Fifty-eight (58) units are reserved for households with incomes at or below 30% of AMI and eighty-four (84) units are reserved for households with incomes up to 60% of AMI. VASH and HUD project-based Section 8 vouchers support 35 PSH units and project-based RLRA rental assistance supports 23 PSH units. Wrap-around services for all 58 PSH units are supported with Metro Supportive Housing Services funding.

In addition to the large, multi-use community room, multiple resident lounge areas have been incorporated into the design based on trauma-informed design feedback received through community engagement. Community amenities include laundry facilities, secure bike enclosures, on-site parking, outdoor gathering space, children's play areas, and a community garden. The community incorporates trauma-informed, sustainable, and universal design elements throughout. Earth Advantage Multifamily Gold certification was achieved for all three buildings and each unit provides energy-efficient heating and cooling.

Resident and supportive services are provided by Catholic Charities of Oregon. The development team consisted of WALSH Construction as the general contractor, MWA Architects providing architectural services, and the Housing Development Center providing development consulting.

Funding Sources leveraged for this project include Low-Income Housing Tax Credits, OHCS Permanent Supportive Housing Funds, OHCS Multifamily Energy Program, Metro Affordable Housing Bonds, Project-based vouchers from HACC, Metro Supportive Housing Services funding, private funding, and donated land.



MERCY GREENBRAE APARTMENTS: 3190 FURMAN DRIVE, LAKE OSWEGO, OR 97034

Greenbrae at Marylhurst Commons Apartments is located on the former Marylhurst University campus in Lake Oswego, completed construction in May 2024, delivering 100 homes for low-income families. Leasing is complete as of September 30th, 2025. Mercy Housing Northwest (MHNW) leases the 4.25-acre parcel of land from the Sisters of the Holy Names of Jesus and Mary (SNJM).

Mercy Greenbrae at Marylhurst Commons is a mixed-income community serving both low-income households and households experiencing or at risk of houselessness (consistent with Supportive Housing Services Population B Criteria). This community includes one-, two-, and three-bedroom apartments, with more than 80% of the units having two or more bedrooms. Sixty (60) units serve

households at 60% AMI or below and forty (40) units serve households at 30% AMI or below. The 30% AMI units are available to households referred to the project through a partnership with the Lake Oswego School District and the Housing Authority's Coordinated Housing Access program.

With this unit and income mix, Greenbrae provides an important opportunity for lower-wage working families to be included in the high-opportunity Lake Oswego community. Mercy Housing Northwest is working in partnership with the Lake Oswego School District to reduce the number of families with children enrolled in Lake Oswego Schools who are houseless or at risk of houselessness. On any given year, the Lake Oswego School District (LOSD) serves 30-50 households who struggle with housing insecurity. To help bridge this gap, LOSD is providing referrals for up to 25 of the 40 units set aside for households earning 30% of AMI or below. Mercy Greenbrae ensures these households have an affordable living option, allowing these kids to stay enrolled in their local schools and remain integrated in their communities. Mercy Housing Northwest also provides on-site services supported by Metro Supportive Housing Services funding. Partnerships with community organizations were tailored to meet the specific needs of residents.

The development team focused on creating comfortable and welcoming spaces, such as the two- and three-bedroom units, to appeal to and accommodate families. The property includes a spacious community room with free Wi-Fi, a community kitchen, and computer workstations. Outdoor spaces feature a playground, basketball hoop, community garden space, and seating. Spacious laundry rooms are also located on each floor.

Mercy Greenbrae is among the largest affordable housing projects built to Passive House US (PHIUS) energy efficiency standards. The building is 100% electric and emissions-free, using approximately 40% less energy than comparable new construction buildings. The building includes centralized tempered and filtered air to ensure comfortable and healthy indoor air, even on days when outdoor air quality is hazardous. Additionally, the project includes water-efficient fixtures, LED lighting, and high-performance windows throughout. Furthermore, every unit is carpet-free, improving indoor air quality and reducing maintenance demands for residents.

The project was designed by Carleton Hart Architecture and was built by Walsh Construction Company. Mercy Housing manages and provides resident services and programming for the property.

Funding Sources leveraged for this project include Low-Income Housing Tax Credits, OHCS LIFT, Metro Affordable Housing Bond, OHCS Multifamily Energy Program, RLRA Project-based vouchers, Metro Supportive Housing Services funding, and private funding.



HILLSIDE PARK BUILDINGS A, B, & C: 2889 SE HILLSIDE CT, MILWAUKIE, OR 97222 –

Construction commenced on Hillside Park Building C in July 2024 and on Buildings A and B at the end of October 2024. All three buildings are progressing on-schedule. The partnership between HACC and Related NW (RNW) includes the redevelopment of the 13.7 acre Hillside Park public housing site, transforming 54 obsolete public housing units into 275 new affordable units that will serve households at or below 60% AMI. Ankrom Moisan Architects designed the property with Walsh Construction serving as the general contractor. Plans include all-electric systems, energy-efficient heat pump heating and cooling, low-impact development (LID) infrastructure elements, and solar arrays for each building. The Hillside Projects include extensive public improvements and infrastructure work, including a complete realignment of the existing street network in order to integrate the community into the city grid. Impact NW, Unite Oregon, Community Vision, and HACC’s service team will provide culturally responsive and specific services to future residents.

140 units will be supported with project-based Section 8 rental assistance, including 21 units reserved for service-enhanced permanent supportive housing (PSH) supported by Metro Supportive Housing Services funding. 108 units will be reserved for households earning 30% AMI or below and 67 units will be family-sized units.

Building C will be four-story, elevator serviced building that includes 100 units supported with project-based Section 8 rental assistance. The project includes 68 units that will be restricted to households earning at or below 30% of AMI and the remaining 32 units will be restricted to households earning 50% of AMI. Among the 30% AMI units, eight will be reserved for PSH with wrap-around supportive services provided by Impact NW. Building C will be developed by RNW and, upon conversion to permanent financing and an approved 8609, RNW will exit the limited partnership.

Construction of Building C is over 30% complete. Foundation installation, grading, and framing have been completed, and the building is on track to open in February 2026. Construction of Buildings A and B is on-track for completion in July 2026 and April 2026, respectively. In Building B, grading, excavation and framing up to the second level has been completed. In Building A, concrete foundation, plumbing waste lines, and underground MEP has been completed.

Funding Sources include: 4% LIHTC, Metro Affordable Housing bonds, OHCS LIFT, tax-exempt bonds, permanent debt, HOME-ARP, City of Milwaukie CET funding, Metro TOD funds, project-based Section 8 vouchers, and SHS services funding.



EL NIDO (FKA LAKE GROVE) AFFORDABLE HOUSING - 16719 BOONES FERRY ROAD, LAKE OSWEGO, OR 97035

The El Nido housing development, (FKA Lake Grove) is being designed on a site in Lake Oswego's Lake Forest neighborhood, which was previously owned and used for construction staging by the City of Lake Oswego. The City identified the roughly 1.4-acre property as a suitable location for the development of multi-family affordable housing. HACC is working in partnership with Hacienda CDC, Metro, and the City of Lake Oswego to develop this much-needed affordable housing.

This community will serve a mix of families and individuals earning 60% and below the Median Income Area (AMI). This 55-unit property will provide 28 one-bedroom, 22 two-bedroom and 5 three-bedroom homes. 20 units will be rent-restricted to 30% AMI and 10 of those units will be dedicated to PSH. The 10 PSH units will be supported with RLRA project-based rent assistance and wrap-around services provided by New Narrative and supported by SHS funding. The remaining units will serve individuals and families in a variety of unit sizes and rents set at 60% AMI or below. With the larger units through targeted outreach to communities of color, the development team aims to meet the needs of BIPOC families in our region.

The development is aiming to achieve Earth Advantage Gold Certification or higher. Plans include 100% electric systems, energy-efficient mini-split heat pump heating and cooling, EV charging stations, and a solar system estimated to offset two-thirds of the building's total electrical needs. All electric utilities will be paid for by the owner. The project will also include a multipurpose community room that will be used for life-enriching resident services and programs offered by Hacienda.

Financial closing is anticipated for May 2025, with a PAB/4% Low-Income Housing Tax Credit reservation, an equity partner, and construction and permanent lenders in place. The development team is actively working to close a financial gap of approximately

\$3.5 million to ensure the project's success. The development team is exploring creative reductions to hard and soft projects costs to close the gap.

The development team includes Access Architecture, a minority-owned, equity-driven architecture firm that brings quality design with a strong emphasis on community engagement; Mackenzie, a design-forward architecture firm committed to creating lasting, inclusive, and just-built environments; Colas Construction (COLAS), a minority-led seasoned general contractor with decades of affordable housing experience and a strong track-record of MWESB participation; and New Narrative, a dedicated service provider of permanent supportive housing services. The property management partner will be selected through a Request for Proposal process to ensure that the selected firm aligns with the missions of the stakeholders and the needs of the community. Anticipated funding sources include 4% LIHTC equity, tax-exempt bond financing, Metro Affordable Housing Bonds, Project Based Regional Long-term Rental Assistance Vouchers, SHS services subsidy, SDC waivers, Permanent Debt, and OR-MEP.



SHORTSTACK MILWAUKIE - 3736 SE HARVEY STREET, MILWAUKIE, OR 97222

The Shortstack Milwaukie project will deliver an innovative, replicable homeownership solution, led by a partnership between Shortstack Developers and Proud Ground. This project closed in October 2024 and is currently 9% complete with completion anticipated in October 2025, project will create 15 affordable homes in Milwaukie, via smart densification at the “missing middle” / “cottage cluster” scale. Shortstack Milwaukie leverages recent up-zoning for middle housing neighborhoods and is located near amenities that working families need to thrive.

This project takes advantage of middle housing legislation recently passed in Oregon, including House Bill 2001 (2019); the City of Portland’s Better Housing by Design (2020) and Residential Infill Project (2021); and the City of Milwaukie’s Middle Housing Zoning Code Update (2022). These policies address the State’s urgent need for affordable housing options by creating opportunities to increase residential density for infill sites. This project also responds to housing needs detailed in Governor Kotek’s Executive Order No. 23-04 which calls for the production of 36,000 housing units per year.

The homes in the Shortstack Milwaukie community will be priced for households earning up to 80% AMI. The homes will feature a compact, open floorplan concept that is desirable and marketable for home buyers. These ~900sf cottages are 2-bedroom, 1.5 bath, two-story structures clustered together utilizing the City of Milwaukie’s recently adopted cottage cluster zoning provision. The units are intended to serve a mix of small families, couples, and individuals – all of whom are constituents in need of more affordable home-buying options.

The 24,300-sf site, located in the Ardenwald neighborhood, is well-connected to Milwaukie's thriving downtown commercial center, good schools, and major employers. The site is within ½ mile of the MAX yellow line, and less than ¼ mile from several Tri-Met bus lines (the nearest stop is only a block away). This community is within walking distance of Providence Hospital, Safeway, Ardenwald Elementary School, Downtown Milwaukie, and many other public amenities. Water Tower Park is a block away and the larger Mintorn North Natural Area is ½ mile from the site.

These all-electric homes are designed to exceed the energy efficiency requirements set forth by the City of Milwaukie building code and the development team is pursuing Energy Trust of Oregon's Pathway to Net Zero Program.

The development team includes Works Progress Architecture as the architect, GSI as the general contractor, Shortstack as the developer and Proud Ground as the sponsor. This project was funded by the City of Milwaukie CET funds, OHCS LIFT, Metro Affordable Housing Bonds, a USDA Wood Innovation Grant, Proud Ground Subsidy, and conventional construction debt.



VUELA (FKA WILSONVILLE TOD): 9749 SW BARBER STREET, WILSONVILLE, OR 97070

Vuela, (FKA Wilsonville Transit-Oriented Development) is a mixed-use multifamily development located in Wilsonville that includes 120 affordable housing units situated over active ground floor commercial space. This project closed in August 2024 and is currently 16.3% complete with completion expected in December 2025.

All units will be restricted to households earning between 30% - 80% of the area median income (AMI), including 35 homes reserved for households making 30% of AMI or below of which 20 are reserved for PSH households. The homes will be a mix of 4 studios, 38 one-bedroom, 67 two-bedroom, and 13 three-bedroom units. The building will be a single five-story elevator building with a landscaped plaza and a mix of on-site and shared parking on the adjacent tri-met parcel. Building amenities include on-site management offices, social service offices, parcel lockers, a fitness room, a multi-purpose community room, a bike room, and a laundry room. To further reduce barriers for residents, all common areas will include complimentary Wi-Fi access. Exterior amenities will include a children's playground, sports court, covered picnic tables, outdoor patio spaces, and EV charging stations.

Palindrome will activate the ground floor with community amenities such as the SMART Transit welcome center, Wilsonville Community Sharing food bank, commercial space, and resident amenities. For the commercial space, Palindrome plans to create a coffee shop and craft beer tap room with a focus on commuters, area employees, and neighborhood residents within walking or biking distance.

With sustainability in mind, the project will pursue an Earth Advantage sustainability certification. Upgraded sustainable features will include a rooftop photovoltaic solar system, enhanced insulation, high-performance windows, LED lighting, Energy Star appliances, and smart thermostats in every unit. The landscape design will use native water-smart plants, and the units include low-flow water fixtures. Each residential unit will include through-wall PTAC air conditioning combined with ceiling fans in each bedroom. The common areas of the building will be serviced by roof-top condensers. The development will also include EV parking spaces on-site for residents and guests.

Palindrome is partnering with Latino Network, a Latino-led education organization grounded in culturally specific practices and services, to facilitate community outreach during the predevelopment period, provide referral services to the property management agent, and develop programming at the new apartment community.

The development team was comprised of Palindrome as the lead developer, the Latino Network as the service provider, PacifiCap Construction as the general contractor, and YBA Architects as the architect.

Vuela was financed with tax-exempt bond financing, 4% Low-Income Housing Tax Credits (LIHTCs), energy tax credit equity, State grant funding for the Wilsonville SMART transit welcome center, a METRO transit-oriented development grant, deferred development fees, City of Wilsonville Land Contribution, Metro Affordable Housing Bond funding, Project-based RLRA vouchers, and Private Debt.



PARK PLACE REDEVELOPMENT (FKA CLACKAMAS HEIGHTS REDEVELOPMENT): 13930 GAIN ST OREGON CITY, OR 97045

The Park Place Redevelopment will transform Clackamas Heights, a low-density, obsolete public housing site that spans 16 acres and includes 100 units, into a community that includes 224 units of cluster housing. Clackamas Heights was originally built in the early 1940s, making it one of Oregon’s oldest public housing communities. After more than 80 years of service, the aging buildings have surpassed their useful life and require redevelopment to ensure safe housing and sustainable operations for future generations.

The Housing Authority plans to utilize Oregon City’s recently adopted cottage cluster zoning to make more efficient use of the site while supporting each household's independence and privacy. Oregon City’s cluster zoning permits the development of up to 12 homes clustered around a common green space, allowing for more efficient land use and more affordable housing options to accommodate a growing population and rising housing costs.

The Park Place Redevelopment will be comprised of 18-20 cottage clusters, each containing up to 12 units arranged around a shared courtyard. The dwellings themselves will be attached structures that will include a mix of townhouses, duplexes, and 3- to 4-plexes. Each cluster will have its own open space and shared amenities like mail and trash. Four to six clusters will be arranged into blocks, opening to broader green spaces, activity zones, gardens, and play areas. Together these blocks will create a site-wide, pedestrian-centered network, linking residents and neighbors to gathering areas and neighborhood amenities.

This new community will serve households with incomes at or below 60% of the area median income (AMI) and will be able to accommodate all residents currently residing at the Clackamas Heights and Oregon City View Manor public housing communities who are interested in staying in the Park Place neighborhood. The project will include 112 Project-Based Vouchers that will support households with incomes at or below 30% of AMI.

The development team consists of Bora Architecture as the architect, Truebeck Construction as the general contractor, JH Brawner & Company as the development consultant, and the Housing Authority of Clackamas County as the developer and resident services provider. The development team is planning to release an RFP seeking a culturally specific service provider to provide community outreach and marketing during lease-up.

Anticipated sources include tax-exempt bond financing, 4% Low-Income Housing Tax Credits, OHCS LIFT, Metro Affordable Housing Bond funds, Clackamas County HOME funds, OR-MEP, GP Equity, and project-based vouchers.

Construction is expected to commence in fall 2025 with completion expected in late 2027.

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.

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	Target Population	Service Partners	# of PSH units using SHS funded rental assistance	# of PSH units using SHS funded services
FULLER STATION APTS	99	25	PSH, Asian, Latine, Foster Youth to Independence (FYI),	Dev NW, Clackamas Women’s Services, Cornerstone Community Housing	0	25
GOOD SHEPHERD VILLAGE	142	58	Asian, Latine, Veterans, PSH	Catholic Charities of Oregon, APANO, El Programa Hispano Católico, Familias en Accion, Do Good Multnomah	23	58
HILLSIDE PARK A & B	143	13	PSH, Families	Impact NW, Community Vision, Unite Oregon	0	13
HILLSIDE PARK C	78	8	PSH, Families	Impact NW, HACC Service Team	0	8
EL NIDO (FKA LAKE GROVE)	54	10	Latine, PSH, Families	New Narrative	10	10
LAS FLORES	171	17	PSH, Families, Farm Laborers	Northwest Housing Alternatives (NHA)	0	9
MERCY GREENBRAE	100	40	PSH, Families	Mercy Housing NW, Mercy Housing Mgmt	40	40
SHORTSTACK MILWAUKIE	15	0	First time home buyers		0	0
TUKWILA SPRINGS	48	48	PSH	NARA	0	36
VUELA	120	20	Latine, PSH, Families	Latino Network	20	20
TOTAL	970	239			93	219

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)
Fuller Station Apartments	GSA,GRES/R&H	Sep-22	20%	20%	19.8%	15%
Good Shepherd Village	Caritas/Walsh	Sep-23	30%	20%	33.8%	28.4%
Hillside Park A & B	RNW	July-26	20%	20%		
Hillside Park C	RNW	Feb-26	20%	20%		
El Nido (FKA Lake Grove)	Hacienda	Oct-26	25%	25%		
Las Flores	CDP/Hacienda CDC/LMC	May-24	20%	20%	34.0%	68.4%
Mercy Greenbrae	Mercy NW/Walsh	Jun-24	30%	30%	32.5%	18.7%
Park Place	Truebeck Construction	Oct-25	30%	30%		
Shortstack Milwaukie	HomeWork Development/Sister City	Jun-25	30%	30%		
Tukwila Springs	HACC/Walsh	Jun-22	20%	20%	22.1%	75%
Vuela	Palindrome Properties Group, PacifiCap Construction	Jan-26	35%	30%		

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

Project name	Developer, General contractor	Actual/expected Construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Fuller Station Apartments	GSA,GRES/R&H	Sep-22	Y	Davis Bacon/BOLI	N/A	N/A	N/A	100%	3%	11%
Good Shepherd Village	Caritas/Walsh	Sep-23	Y	Davis Bacon/BOLI	N/A	N/A	N/A	93%	2%	12%
Hillside Park A & B	RNW	July-26	Y	Davis Bacon	22%	9%	20%			
Hillside Park C	RNW	Feb-26	Y	Davis Bacon	22%	9%	20%			
El Nido (FKA Lake Grove)	Hacienda	Oct-26	Y	N/A	35%					
Las Flores	CDP/Hacienda CDC/LMC	May-24	Y	Davis Bacon	N/A	N/A	N/A	100%	7%	7%
Mercy Greenbrae	Mercy NW/Walsh	Jun-24	Y	N/A	N/A	N/A	N/A	50%	Not tracked	6.4%
Park Place	HACC/Truebeck Construction	Oct-25	Y	Davis Bacon	N/A	N/A	N/A			
Shortstack Milwaukie	HomeWork Development/Sister City	Jun-25	N	N/A	N/A	N/A	N/A			
Tukwila Springs	HACC/Walsh	Jun-22	N	Davis Bacon	N/A	N/A	N/A	38%	21%	30%
Vuela	Palindrome Properties Group, PacifiCap Construction	Jan-26	N	BOLI	N/A	N/A	N/A			

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 strategy updates 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*

Hillside Park A, B & C

All three buildings expect to exceed the County's MWESB participation goal and include a minimum participation goal of 30% for construction. Building C is on track to exceed both hard and soft cost goals with 34% of contracts awarded to COBID firms and 27% awarded to professional services contracts. In addition, Building A & B are tracking at 32.6% of planned construction contracts awarded to COBID firms and 23% awarded to professional services contracts.

Hillside Park D & E

Hillside Park – Buildings D&E plans to achieve and/or exceed the County's MWESB participation goals for affordable housing at over 30% for construction and 20% for professional services goals. Walsh Construction, the projects' general contractor, intends to achieve or exceed these goals through partnerships with MWESB/SDVBE firms on design and engineering, early subcontractor engagement, and delineated construction scopes and progress tracking. Walsh has consistently high participation with MWESB/SDVBE firms, who on average complete 34% of their subcontracted work. By utilizing Walsh's well-developed bid database and trusted community relationships with PBDG, NAMC, OAME, and LatinORBuilt, big opportunities will be marketed in culturally specific publications and bid resources. In addition to reaching COBID participation goals, the project has aspirational goals for Apprentice Level and Journey Level participations of a minimum of 22% of total apprentice hours, by trade, worked by minorities and 9% of the total apprentice hours, by trade, worked by women. In addition, a minimum of 6% of total journey level hours, by trade, will be worked by women.

Park Place

Park Place plans to exceed the County's MWESB participation goals for affordable housing at 30% for construction and 20% for professional services. The selected project contractor, Trube Construction, has a consistent track record of COBID reaching construction equity goals for affordable housing projects. Truebeck's Pacific Northwest office consistently prioritizes diversity, maintaining an internal COBID goal of 20% regardless of client requirements. Recent projects, such as Timberview VIII and Chiles House, achieved 30% and 40% COBID participation, respectively. This success reflects proactive engagement strategies, including mentorship programs, financial support options, and participation in minority organizations like NAMC and OAME. By understanding trade partner challenges, such as cash flow constraints, they offer solutions like twice-a-month billing and material procurement to ensure their continued success.

For the Park Place project, they will leverage existing COBID relationships, and a robust in-house database to identify and align COBID trade partners with appropriate project scopes based on their expertise and capacity. Bid packaging will be carefully structured to encourage diverse participation, creatively bundling larger scopes when necessary to engage multiple partners. Ongoing engagement through project kick-off meetings and onsite DEI training will reinforce inclusivity and collaboration. Their internal diversity dashboard will track participation throughout the project lifecycle, ensuring solicitation and achievement goals are met while fostering long-term growth and diversity within the industry.

Good Shepherd Village

Good Shepherd Village completed construction in mid-September of 2023. With contracting goals of both 20% hard and soft costs, Good Shepherd Village (GSV) exceeded its goals with outcomes of 33.8% for hard costs and 28.4% for soft costs. Although workforce diversity goals were not established for the Good Shepherd Village project, the percent of total labor hours worked by people of color was 93%, 2% by women, and almost 12% for apprentices.

Early in the pre-construction phase, Good Shepherd Village's ownership team conducted direct outreach to consultants listed in the COBID database. They conducted individual informational interviews with certified firms to ascertain interest and availability and provided the opportunity to ask direct questions and learn about the project prior to responding to proposals. The ownership team made a concerted effort to communicate with MWESB subcontractors during the budgeting process and continued these efforts throughout the preconstruction period, which allowed the project team to create realistic budgets that supported their equity goals. Additionally, the ownership team allowed for the participation of MWESB subcontractors that met equity objectives, but were not yet certified. This allowed the project to hire a woman-owned flooring company that was not initially certified but was able to become WBE certified during their work on the project.

Another example of the project's commitment to supporting MWESB businesses was demonstrated during construction when a minority-owned landscaping subcontractor was unable to complete their scope. Rather than firing the subcontractor and negatively affecting the future viability of their new business, the ownership team worked with the business on a subcontracting plan that allowed another subcontractor to finish the scope. The cost overages were equitably split between the general contractor and subcontractor. This support for growing businesses allows them to learn from early failures without resulting in their undoing.

Good Shepherd's general contractor, Walsh Construction, attended multiple minority contracting group meetings to inform MWESB subcontractors about available opportunities. In addition, the project team connected with the Professional Business Development Group, Clackamas Workforce, and the North Clackamas Chamber to find local MWESB firms to work on the project.

Las Flores

Las Flores completed construction in May of 2024. With contracting goals of 20% for both hard and soft costs, the project exceeded its contracting goals for COBID-certified firms with outcomes of 34% of hard costs contracts and 68.4% of soft cost contracts.

While workforce diversity goals were not established for the Las Flores project, final workforce tracking data shows the percent of total labor hours worked is 100% by people of color, 7% by women, and 7% by apprentices.

LMC, the General Contractor on the Las Flores project, built relationships within the community to raise awareness and identify qualified contractors and suppliers. This outreach included:

- **Pre-bid Outreach:** LMC Construction organized pre-bid outreach events in the community to engage potential contractors and suppliers. They conducted information sessions and workshops to prepare interested firms for upcoming bid opportunities. By providing support and guidance in the bidding process, LMC aimed to create an inclusive and competitive environment.
- **Partnerships with Local Membership Groups:** LMC collaborated with local membership groups, such as chambers of commerce or local business associations, to leverage their resources and networking opportunities. These partnerships allowed LMC to tap into existing networks of minority and women-owned businesses, fostering connections and promoting their involvement in the project.
- **Utilization of LMC's Network:** LMC leveraged its network of qualified DMWESB and Section 3 firms that had prior experience on similar projects. This approach not only ensured the involvement of experienced contractors but also promoted diversity and inclusion within the project's workforce and supplier base.
- **Advertisement of Employment Opportunities:** LMC actively advertised all employment opportunities related to the project through various channels, including local newspapers, community groups, and apprenticeship programs. This approach aimed to attract a diverse pool of talent from the local community and create job opportunities for underrepresented groups.
- **Community Engagement:** LMC partnered with community groups and actively participated in local community events. This involvement helped increase awareness of the project and its benefits within the community. It also provided opportunities for direct engagement with local businesses and residents.
- **Participation in Industry Meetings:** LMC attended meetings of industry organizations such as NAMCO, and OAME to announce the project to their members. This outreach strategy helped LMC Construction connect with minority and women-owned businesses and communicate the project's potential opportunities.

LMC Construction employed several strategies from their diversity plan to assist in meeting workforce goals. Some of these strategies included:

- **Facilitating Sub-Tier Contracts:** LMC fostered opportunities for smaller contracting firms by pairing them with larger firms. This collaborative approach enabled smaller businesses to participate in projects and contribute to a more diverse contracting ecosystem.
- **Prevailing Wage Support:** LMC offered support and guidance to subcontractors in complying with prevailing wage requirements and reporting. This assistance helped subcontractors navigate the complexities of wage regulations and promoting fair compensation for workers.

- **Breaking Down Work Opportunities:** LMC broke down project work into smaller parts for subcontracting. This approach created more employment opportunities and increased the accessibility of projects to a wider range of contractors, including those from diverse backgrounds.
- **On-the-Job Training:** LMC Construction allowed on-the-job training, which included individuals with minimal previous work experience. This inclusive approach not only promoted workforce diversity, but also provided opportunities for individuals to gain valuable experience and skills in the construction industry.
- **Enhancing Targeted Recruitment:** LMC intensified their efforts to engage a more extensive and diverse audience through focused recruitment strategies.
- **Utilizing Accessible Advertising Channels:** LMC advertised job openings through channels that were easily accessible to women and apprentices, including community organizations, women's advocacy groups, and job placement centers.
- **Participating in Specialized Job Fairs and Career Events:** LMC actively attended job fairs and career events that specifically catered to women and apprentices, allowing the general contractor to establish connections with potential candidates and promote opportunities within their projects, including Las Flores.

Mercy Greenbrae

The project achieved 32.5% COBID participation of subcontracted hard costs but ended up just shy of the 20% soft cost goal for COBID participation. Mercy Housing Northwest and Walsh Construction prioritized exceeding 30% COBID participation on the project starting at the Concept Design Phase. Starting early ensured the COBID certified contractors were aware of the project and tracking it during estimating and prior to competitive bidding. Early outreach proved successful for overall percentage of workforce participation (over 31%), and gave an opportunity to a new siding subcontractor (JC Pro-Builders) who would not have otherwise would not have been competitive for the project. The Marylhurst project was a large job for this subcontractor, who had previously worked primarily on residential projects in the past. Early engagement during design ensured that the firm was well-versed about the project design, materials, and methods of construction so they could competitively bid the job. They were not the lowest available bidder, but their price was very close and ultimately won them the job. This early outreach to specific scopes can be replicated on future work to ensure high participation on future projects.

The project tracked slightly under its soft cost contracting goal, with 18/7% participation. The project team shared that without engaging a certified architect, they found it difficult to reach the 20% contacting goal. Going forward, the project team will think critically about the architect scope of work and seek opportunities to engage certified firms for owner-controlled soft cost scopes. Identifying certified firms for soft cost scopes early in the development phase would help to ensure that the project could meaningfully achieve its 20% soft cost goal.

Shortstack Milwaukie

Although it can prove more difficult to meet contracting and workforce goals for smaller projects because the pool of subcontractors used on smaller projects are not typically accustomed to hiring for jobs with contracting and workforce participation goals. The project is under construction and committed to engaging at least 30% COBID-certified MWESB firms. The National Association of Minority Contractors Oregon Chapter (NAMC-O) assisted with help creating the project's outreach and representation plan. To date, over 70% of our current consultant

contract amounts (including development, architecture, engineering, civil, legal and others) are held with women-owned firms. The development team consists of two woman-owned firms: HomeWork Development and Sister City. The project architect Works Progress Architecture is a woman-owned business, as is the project civil engineer Vega and landscape architect Studio Wild.

Vuela

The project is on track to meet 30% COBID goals for hard costs and professional services. Palindrome, is active in affordable housing projects in the region, and has developed best practices into its internal project procedures for contracting and workforce requirements. Palindrome allocates some project funds to provide scholarships or related support to assist interested folks into workforce related programs and jobs. This includes supporting apprenticeship programs, as well as supporting individuals, especially women, by providing situational support, such as childcare. This approach has many benefits; not only does it make a positive contribution to the overall trades, but it provides broader support and encouragement to the local workforce, in turn bolstering housing production support. Palindrome works closely with its construction subsidiary, PacificCap to foster a consistent subcontractor pool with over 20 years of general contracting experience.

With over 20 years of general contracting experience, PacifiCap has become an expert in the niche of constructing affordable housing, with particular experience in public-private partnerships. The company employs highly experienced, technically qualified project managers and job superintendents who personally oversee and direct all aspects of every project. PacifiCap works with a team of loyal and reliable subcontractors who have had relationships with the company for many years to further its COBID participation.

LCPtracker

In 2022, Metro provided HACC with \$25,967 specifically to support the annual subscription costs of the contracting compliance and workforce reporting software called LCPtracker. HACC utilized LCP tracker on Tukwila Springs, Fuller Station Apartments, Good Shepherd Village and Las Flores. The funds Metro provided for the LCP tracker subscription was only enough to cover HACC's initial bond projects. In response, HACC is shifting the responsibility and costs of tracking goals and outcomes for newer projects to the ownership teams.

LCPtracker allowed HACC to track demographics for the projects' workforce, with both the contractors and subcontractors on bond funded projects and report on actual workforce demographics. By tracking specific demographics, this data can then be analyzed and used to develop measures to increase participation for future projects.

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
Tukwila Springs	Home Forward, NARA, CHA	2
Fuller Station Apartments	Asian Health & Service Center, IRCO, NAYA, Urban League of Portland, El Programa Hispano Católico, Oregon Outreach, Impact NW, Independent Living Resources, Clackamas County Social Services & CHA	3
Good Shepherd Village	NARA, Asian Family Center, NAACP, JOIN, NW Pilot Project, Clackamas County Social Services & CHA	3
Las Flores	Hacienda CDC, NAYA, El Programa Hispano Católico, NHA, Urban League of Portland, Asian Health & Service Center, IRCO, Impact NW, Clackamas County Social Services & CHA	3
Mercy Greenbrae Apartments	Lake Oswego School District, YMCA of Great Portland, Clackamas Workforce Partnership, Northwest Family Services, Clackamas Children's Commission, and the Clackamas Children's Center	0
Hillside Park A & B	Impact NW, NHA, Community Vision, Unite Oregon	0
Hillside Park C	Impact NW, HACC, NAYA, Latino Network, Urban League, IRCO, and Portland Homeless Family Solutions.	2
Hillside Park D&E	Anticipated marketing partners include: NAYA, Northwest Family Services, Impact NW, the Housing Authority of Clackamas County, Unite Oregon, and Centro Cultural.	3
El Nido (FKA Lake Grove)	New Narrative	0
Shortstack Milwaukie	Shortstack and Proud Ground	0
Vuela	Latino Network, Asian Health and Service Center, POIC +RAHS	2
Park Place Redevelopment	TBD	TBD

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
Tukwila Springs	NARA provides culturally specific supportive services for Native American residents. Home Forward prioritizes equity by engaging marginalized communities in leasing, implementing inclusive tenant screening to reduce barriers for communities of color, and providing culturally specific resources and services.	1
Fuller Station Apartments	Clackamas Women’s Services, Cornerstone Community Housing JOIN provides bilingual and bicultural retention services in Spanish. Dev NW supports youth housing placement with minimal barriers to entry while assisting clients in overcoming rental and criminal history challenges.	0
Good Shepherd Village	Catholic Charities of Oregon provides case management, resident services, and nutrition support. The VA provides case management for our VASH-holding Veterans transitioning from long-term homelessness.	0
Las Flores	Hacienda CDC is a Latino-led Community Development Corporation that offers culturally responsive services including provision of translation and interpretation services, referrals to legal services, digital literacy, financial education, workforce development, safety and workers' rights for farmworkers and their families, and assistance with school engagement and enrollment. Hacienda CDC's Youth and Family Services provides culturally responsive support to the households residing on site in order to bridge the gap between property management and residents, reduce barriers to stable housing, and increase the social capital of the community.	1
Mercy Greenbrae Apartments	Mercy Housing NW, Mercy Housing Management Group	0
Hillside Park A & B	Impact NW, Community Vision, Unite Oregon	1
Hillside Park C	Impact NW will provide multilingual staff who make up 73% of the Housing and Safety Net (HSN) department. Their services are culturally responsive, trauma-informed, and tailored to historically marginalized communities. HACC Resident Services provides translation services and resources to promote Self-Sufficiency Services Coordination that allow people to age in place.	0

Hillside Park D&E	Centro Cultural	1
El Nido (FKA Lake Grove)	Hacienda CDC's Youth and Family Services will be the primary Resident Service provider to this new community. As a Latino led organization our programs are intrinsically culturally-specific, but not exclusive. New Narrative will be the partner service provider for behavioral health services.	1
Shortstack Milwaukie	Partners TBD	-
Vuela	Latino Network will provide outreach services during the predevelopment period to inform design and programming, referral services to the property management agent, and programming at the new apartment community.	1
Park Place Redevelopment	HACC Resident Services provides translation services and provides resources to promote Self-Sufficiency Services Coordination that allow people to age in place. IRCO will provide for consultation and lease-up services.	0

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	
Tukwila Springs	Y	N	N	Y
Fuller Station Apartments	N	Y	N	N
Good Shepherd Village	N	Y	Y	Y
Las Flores	N	Y	Y	Y
Mercy Greenbrae Apartments	N	Y	N	N
Hillside Park A & B	N	Y	N	N
Hillside Park C	N	N	N	N
Hillside Park D&E	N	N	N	N
El Nido (FKA Lake Grove)	N	Y	N	N
Shortstack Milwaukie	N	N	N	N
Vuela	N	Y	N	Y
Park Place Redevelopment	N	Y	N	N

*includes units that are 3-bedroom or larger

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)
Tukwila Springs	48	28	Y	
Fuller Station Apartments	10	5	Y	
Good Shepherd Village	32	8	Y	
Las Flores Apartments	57	9	Y	
Mercy Greenbrae Apartments	23	5	Y	
Hillside Park A & B	52	10	Y	
Hillside Park C	19	5	Y	
Hillside Park D&E	34	8	Y	The property goes beyond code by designing an additional 5% of units to comply with mobility requirements.
El Nido (fka Lake Grove)	17	4	Y	
Shortstack Milwaukie	15 Townhomes	0	Y	
Vuela (fka Wilsonville TOD)	13	3	Y	
Park Place Redevelopment	224*	20	Y	*All homes have at least one bedroom on the ground floor. There will be 1 three-bedroom and 1 four-bedroom that are fully accessible with all bedrooms on the ground floor.

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*

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

Hillside Park

HACC and Related NW partnered with We All Rise and DDV Consulting Services on resident engagement for the Hillside Park redevelopment on visioning, sustainability, and Resident Listening Sessions. Stakeholder interviews were held with the City of Milwaukie, Senior Citizen Council of Clackamas County, the Latino Network, Ardenwald Johnson Creek Neighborhood Association, SE Uplift, Boys and Girls Club, Bike Milwaukie, Clackamas County Housing Advisory Board, The Living Room, and Providence Milwaukie Hospital. Topics included resident involvement and engagement preferences, visioning for the redevelopment, and resident feedback on community design. Four small stakeholder meetings, nine one-on-one interviews with stakeholder groups, two focus groups, and two general public forums were conducted.

Themes from the meeting included resident concern about the change from a lower-density detached single family existing Hillside Park community to a multifamily apartment, the importance of prioritizing mobility in the new community, providing better programming and social events, and community resilience and emergency response. Design elements that were incorporated based on community feedback include the provisions of a community resilience hub, enhanced accessibility and mobility features including providing two elevators in each building, and providing clearly delineated private, outdoor and community spaces.

Park Place Redevelopment

HACC was awarded a 2040 Planning and Equitable Development Grant from Metro that was used to fund the resident and community engagement and concept design series for the Park Place redevelopment. To ensure resident insights informed the design process, HACC formed a Community Advisory Committee (CAC) made up of HACC residents living in the Park Place and adjacent Oregon City View Manor communities. This committee has been actively collaborating with HACC and the design team, providing valuable feedback on the redevelopment, and amplifying the voices of historically marginalized groups.

The Community Advisory Committee (CAC) participated in five sessions with the design team. In these meetings, the CAC offered their feedback on the cottage cluster configuration, site design, and amenities. To ensure that all resident voices were heard, two surveys were sent out to all Clackamas Heights residents with translations provided in Russian and Spanish for greater accessibility. The spring series wrapped up with an

interactive, in-person Open House, where attendees explored summary boards showcasing the project’s progress, learned about the selected site plan, and enjoyed a guided tour of the property.

In fall of 2024, HACC presented the schematic design of Park Place to solicit resident feedback as the project design was refined. Residents reviewed and commented in partnership with the project architect and development team on preferred floorplan layout concepts, community amenities, and cottage cluster layouts. Feedback that informed project programming included highlighting the importance of providing in-units washer and dryer hookups, providing dishwasher in all units, considering the demographics of seniors, families, and individuals when considering cottage cluster layouts, and providing a variety of outdoor and indoor amenity options.

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

Complete this table only for community engagement activities that happened in 2024.

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
Park Place Community Advisory Committee	21	Y	21	19%	100%	42%	9.5%	9.5%	100%	50%
“We All Rise” Hillside Park	17	Y	17	27.1%	100%	75%	30%	30%	90%	50%

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.

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
Hillside Park	We All Rise Focus Groups and Targeted Interviews with existing residents and participants referred from program partners.	DDV Consulting Services- provided compassionate support for residents during relocation process.

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
Park Place	Community Advisory Committee (3 sessions)	Importance of considering family, seniors, or individual needs on floor plan, cottage cluster layouts.	Importance of providing individual washer/dryers, locating amenities near family-sized units, considering noise impacts for units serving older residents.

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*

Good Shepherd Village

Good Shepherd Village was the first regulated affordable housing development within the city of Happy Valley, providing stable, affordable housing in an amenity-rich area serving disadvantaged households.

The lease-up for Good Shepherd Village was completed in 2024 and is 100% occupied. Regular meetings between HACC, Catholic Charities Resident Services, Quantum Residential, and the Caritas Housing development team have been critical to a successful leasing process. This close collaboration between all partners has helped streamline communication and ensure that tenants, especially those exiting homelessness, receive the support they need throughout the application process. Weekly monitoring of progress towards monthly move-in goals has helped the team address roadblocks and keep the lease-up on track. The leasing team also established clear procedures and timelines for outreach in order to ensure tenants receive adequate communication and time to assemble documentation, while also moving through the waitlists efficiently.

Las Flores (FKA Maple)

The Las Flores project incorporated several best practices throughout the leasing and referral process, particularly in the integration of Permanent Supportive Housing (PSH), Veterans Affairs Supportive Housing (VASH), and Project-Based Vouchers (PBV) partners. From the start, regular collaboration between these partners was a priority. Monthly leasing kick-off meetings were held to review the Tenant Selection Plan (TSP) criteria, building and unit phasing, lease and application materials, and referral timelines. These meetings included representatives from the NHA, VASH, and HACC, ensuring that all three referral agencies were aligned and actively engaged in the process.

The teams worked closely together to address any file corrections needed for PSH clients and to manage pre-application appeals when a potential denial was identified, but there was a strong likelihood of a successful appeal. As the move-in dates approached for the first building, leasing meetings shifted to a weekly schedule, starting 60 days prior to initial move-ins. This shift ensured continued progress, particularly around contact attempts with the waitlist and successful referrals from PBV, VASH, and PSH agencies. These weekly check-ins, along with tracking documents showing the status of applicants, continued until all households had moved in.

In addition, site staff were responsible for completing the PBV intake paperwork, which helped streamline processing times for HACC. While this added an additional workload for site staff and required extra management resources, increasing payroll costs, the efficiency gains were clear. Paperwork processing through the county was faster, approvals were expedited, and delays typically associated with reasonable accommodation requests, denials, and appeals were minimized, as management pre-screened all items according to HACC's criteria.

The biggest lesson learned was around outreach efforts for the Agricultural Workforce Housing Tax Credit. The project team worked closely with local farms, farmers markets, and organizations like the Farmworker Housing Development Center and other service providers in Clackamas County who serve the agricultural worker community. Regular contact with these groups helped ensure that marketing efforts were targeted effectively, and resources reached the intended audience.

Mercy Greenbrae Apartments

Mercy Housing Management Group formed partnerships with several organizations, including Clackamas Women's Services, The Father's Heart, Clackamas County Social Services, Northwest Housing Alternatives, Lake Oswego School District and Catholic Charities of Oregon. Referral agreements with each of these organizations supported lease up of the 40-unit set aside for households who are homeless or at risk of homelessness.

Marketing efforts for the 60 units set aside for households earning 60% of AMI or less were focused on both in-person meetings with local business owners, and online marketing through Apartments.com and Zillow. Mary's Woods, a large retirement community adjacent to the property, was also engaged several times, including at an information session with their HR staff. All marketing materials and contact information for site staff were posted on the property's website and made available to the general public.

Mercy Housing Management prioritizes lowering barriers to housing applications. Tax Credit financed properties require strict and specific application criteria. Mercy Housing Management staff both understand the process thoroughly and have extensive experience assisting residents through it. Key strategies included:

- Taking application fees and deposits as pledges, allowing applications to proceed through the process.
- Making available translated marketing and application materials.
- Expanding staff hours on-site, where possible, to ensure residents could meet with staff and accommodate their schedules.
- Close collaborations with prospective residents and their households, employers, banks, and government agencies to procure all required documentation for completing the lengthy applications.

The biggest challenges faced during lease-up at Mercy Greenbrae were related to identifying households who were interested in living in the secluded location. More outreach to local employers early in the marketing process would have been helpful in getting ahead of this process. Another difficulty was ensuring that the many households who came to the property with referral relationships had adequate assistance throughout the application process. Support from referring organizations was sometimes less hands-on than needed. Mercy Housing Northwest staff provided additional support, however, more proactive involvement from referring organizations would have been beneficial. Finally, moving through the Housing Authority's RLRA process took longer than anticipated. Staff turnover, both within Mercy Housing and HACC, resulted in a slower and more iterative process than anticipated. In the future, early pre-leasing and coordination between Agency and site staff will help reduce inconsistencies and streamline reviews.

Housing Bond Progress Report for Washington County | 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, along with plans to leverage SHS funding for rental assistance and/or services.

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 Pre-construction, construction, complete	Construction start <i>(anticipated or actual)</i>	Completion Month/Year
		Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2024)		Month/Year	
		Alongside Senior Housing	\$ 6,323,691	57	23	0		4	
Cedar Rising (Aloha Family)	\$ 10,230,000	81	33	50	0	Complete	Apr-22	Dec-23	
Altura (Goldcrest)	\$ 12,000,000	74	14	45	0	Complete	Sep-23	Aug-24	
Heartwood Commons	\$ 9,283,000	54	54	0	54	Complete	Dec-21	Mar-23	
Opal Apartments	\$ 6,149,000	54	28	9	0	Complete	Jun-22	Mar-24	
Plambeck Gardens	\$ 14,700,000	116	47	62	16	In Construction	Apr-23	Feb-25	
Plaza Los Amigos	\$ 13,670,523	112	26	72	0	Complete	Jul-22	Mar-24	
Terrace Glen	\$ 17,484,000	144	51	74	3	Complete	Jan-21	June-23	
The Valfre at Avenida 26	\$ 3,792,088	36	8	30	0	Complete	Sep-21	June-22	

Viewfinder	\$ 11,583,000	81	34	56	28		Complete	Jul-20	Dec-21
Woodland Hearth	\$ 9,450,000	63	26	40	22		In Construction	Dec-24	Apr-26
Total committed or underway	\$ 114,665,302	872	344	438	127				
LIS commitment	\$118,135,532	812	333	406	100				
% of commitment complete	97%	107%	103%	108%	127%				
Remaining for LIS	\$ 3,470,230	Goal Exceeded	Goal Exceeded	Goal Exceeded	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? There was no NOFA in 2024.*
- 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?*

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 necessary information in the project summaries provided in 2023 (included 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

Your 2023 report response:

<p>Completed</p>	<p>Viewfinder - Community Development Partners & Housing Authority of Washington County - 81 units - Tigard</p> <p>Population to be served: Individuals and Families; 8 units set-aside for Veterans</p> <p>Leveraged Funding Sources: 4% LIHTC, SDC Exemption</p> <p>Service Partnerships: Project Homeless Connect, Cornerstone Community Housing & Veterans Administration</p> <p>Development Team: Bremik Construction & Scott Edwards Architecture</p> <p>Project Highlights: 20 units of PSH RLRA vouchers were added to the project in collaboration with the Supportive Housing Services Program. Community room and outdoor courtyard on second floor; playground onsite. Building features art by three local artists. All units have air conditioning. Building is equipped with solar power.</p>	
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Valfre at Avenida 26 – DCM Communities & Housing Authority of Washington County - 36 units – Forest Grove

Population to be served: Individuals and Families

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

Service Partnerships: Transitioning to Centro Cultural

Development Team: LMC Construction & Carleton Hart Architecture

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



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

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

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

Service Partnerships: HomePlate Youth Services, EngAge, & IRCO

Development Team: Walsh Construction & C2K Architects

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



	<p>Heartwood Commons – Housing Authority of Washington County - 54 units – unincorporated Washington County</p> <p>Population to be served: Individuals – all PSH units</p> <p>Leveraged Funding Sources: Housing Production Opportunity Fund (Wa. Co.), Housing Authority of Washington County Local Development Fund</p> <p>Service Partnerships: CPAH, , Sequoia Mental Health</p> <p>Development Team: GSI Builders, Inc., Ink Built Architecture</p> <p>Project Highlights: Motel conversion project. Washington County’s first all PSH project. All units have air conditioning. In process of starting a Phase 2 rehab and upgrade for major systems using remainder of Metro Affordable Housing Bonds</p>	
	<p>Cedar Rising – BRIDGE Housing - 82 units – unincorporated Washington County</p> <p>Population to be served: Individuals and Families</p> <p>Leveraged Funding Sources: 4% LIHTC, Local Innovation and Fast Track (LIFT) Funding, Metro Transit Oriented Development funds, Washington County Housing Production Opportunity Fund</p> <p>Service Partnerships: Impact NW</p> <p>Development Team: LMC Construction & Scott Edwards Architecture</p> <p>Project Highlights: Units range in size from studio to 3-bedroom. Community room, outdoor play area, BBQs,</p>	

and raised garden beds onsite. All units have air conditioning.

Alongside – Northwest Housing Alternatives - 58 units – Tigard

Population to be served: Seniors

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

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

Development Team: Walsh Construction & SERA Architects

Project Highlights: Located directly adjacent to the Tigard Senior Center. Provides 4 units of Permanent Supportive Housing for senior veterans. Located with pedestrian access to Fanno Creek Trail.



Altura– BRIDGE Housing - 75 units – Beaverton

Population to be served: Individuals and Families

Leveraged Funding Sources: 4% LIHTC, SDC Exemption, Housing Production Opportunity Fund (Wa. Co.), City of Beaverton

Service Partnerships: Impact NW

Development Team: Colas Construction & Salazar Architects

Project Highlights: Located in high opportunity area (South Cooper Mountain). Community room and playground onsite. All units have air conditioning.



Building images © Lara Swimmer/Esto. All rights reserved.

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

Population to be served: Individuals and Families

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

Service Partnerships: Bienestar Promotores Program

Development Team: LMC Construction & Ankrom Moisan Architects

Project Highlights: Solar power array onsite. Units range in size from 1 to 3-bedrooms. Site features futsal court, community room, community garden and pedestrian connection to local park.



Opal - Home First Development & Christ United Methodist Church - 54 units – unincorporated Washington County

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

Leveraged Funding Sources: 4% LIHTC

Service Partnerships: Bienestar, SAGE, Friendly House

Development Team: Beaudin Construction & Doug Circosta Architects

Project Highlights: Senior living targeting LGBTQ+ in Cedar Mill walkable neighborhood.



Under Construction

Plambeck Gardens – Community Partners for Affordable Housing - 116 units – Tualatin

Population to be served: Individuals and Families

Leveraged Funding Sources: 4% LIHTC, Washington County Housing Production Opportunity Fund, City of Tualatin, HOME (Wa. Co.), ARPA,

Service Partnerships: Centro Cultural/WorkSystems, Community Action, Lifeworks NW, Neighborhood Health Center

Development Team: LMC Construction & Carleton Hart Architecture

Project Highlights: Project includes 6 4-bedroom units. Community room onsite. Air conditioning provided in units.



Woodland Hearth – Community Partners for Affordable Housing - 63 units – Tigard

Population to be served: Individuals and Families

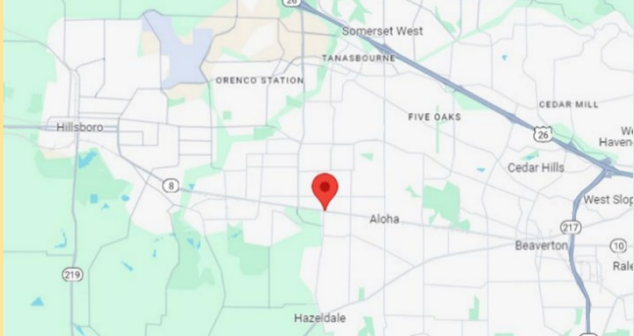
Leveraged Funding Sources: 4% LIHTC, Metro Housing Bond, City of Tigard Urban Renewal funds.

Service Partnerships: Community Action, HAKI, Native American Rehabilitation Association (NARA).

Development Team: LMC Construction & Carleton Hart Architecture

Project Highlights: High percentage of family sized units, especially 3- & 4-bedroom units; 22 PSH units.



	<p>Community room onsite. Air conditioning will be provided in units.</p>	
<p>Pre-Development</p>	<p>Aloha 209th Development- the Housing Authority of Washington County- Approximately 63 units for families and individuals- Aloha (unincorporated Washington County).</p> <p>This will be the final Metro Housing Bond project in Washington County's LIP jurisdiction. Metro's Site Acquisition team acquired the property in January 2024 and is working with HAWC for them to develop the property. The HAWC Board of Directors approved the project's predevelopment budget and partnership formation on February 6, 2024.</p>	

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
		0				
Viewfinder	81	28	Veterans (8 VASH Units), individuals, families	Project Homeless Connect, Cornerstone Partners, VA	20	20
Heartwood Commons	54	54	Individuals	CPAH, Sequoia Mental Health	54	54
Terrace Glen	144	3	Youth	HOME Plate, IRCO	0	0
Alongside	58	4	Veterans (VASH), Seniors	VA	0	0
Plambeck Gardens	116	16	Families, Individuals	Centro Cultural/Worksystems, Community Action, Lifeworks NW,	0	8
Woodland Hearth	63	22	Families, Individuals	HAKI, NAYA, Community Action	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)
Alongside Senior Housing	NHA/ Walsh	Sep-23	20%	20%	22.9%	25.0%

Cedar Rising (Aloha Family)	BRIDGE/ LMC	Dec-23	20%	20%	24.9%	
Altura (Goldcrest)	BRIDGE/ COLAS	Aug-24	20%	20%	38.8%	
Heartwood Commons	HAWC/ GSI	March-23	20%	20%	21.6%	76.3%
Opal Apartments	Home First/ Beaudin	Mar-24	20%	20%	19.7%	
Plambeck Gardens	CPAH/ LMC	Oct-24	20%	20%		
Plaza Los Amigos	REACH/ LMC	Mar-24	20%	20%	31.2%	
Terrace Glen	Related NW/ Walsh	June-23	20%	20%	31.2%	
The Valfre at Avenida 26	DCM/ LMC	June-22	20%	NA	33.1%	
Viewfinder	CDP/ Bremik	Dec-21	20%	20%	21.8%	26.0%
Woodland Hearth	CPAH	Apr-26	30%	20%		

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

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

Project name	Developer, General contractor	Actual/expected Construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Alongside Senior Housing	NHA/ Walsh	Sep-23	Y	Davis Bacon				45%	4%	12%
Cedar Rising (Aloha Family)	BRIDGE/ LMC	Dec-23	N					64%	0%	6%
Altura (Goldcrest)	BRIDGE/ COLAS	Aug-24	N							

Heartwood Commons	HAWC/ GSI	Mar-23	N	BOLI						
Opal Apartments	Home First/ Beaudin	Mar-24	N	Davis Bacon						
Plambeck Gardens	CPAH/ LMC	Feb-25	N							
Plaza Los Amigos	REACH/ LMC	Mar-24	Y	Davis Bacon				55%	3%	9%
Terrace Glen	Related NW/ Walsh	June-23	N							
The Valfre at Avenida 26	DCM/ LMC	June-22	N							
Viewfinder	CDP/ Bremik	Dec-21	Y	Davis Bacon				42%	3%	18%
Woodland Hearth	CPAH	Apr-26	N	BOLI						

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

SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

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

a. Progress toward achieving equitable contracting goals

Washington County projects met the equitable contracting goals established in the LIS and required for Metro Concept and Final Endorsement process. This success is a result of close collaboration between the project’s owner/developer and general contractor. To give one example from 2024, Plaza Los Amigos was completed in March 2024 and exceeded equitable contacting goals with 31.2% of project hard costs paid to COBID certified subcontractors. This goal was accomplished by the project owner/developer team, Bienestar/REACH and LMC Construction the General Contractor.

b. Progress toward advancing workforce participation through workforce tracking

The County did not set workforce tracking goals in its LIS, however, in response to the desire to at least have some workforce outcomes, the County asked partners on projects that triggered Davis-Bacon to provide workforce outcomes since the data on those projects is

already being tracked. One project was completed in 2024 that tracked workforce participation, Plaza Los Amigos, with outcomes of 55% total labor hours by persons of color labor, 3% total labor hours by women, and 9% total labor hours by apprentices.

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

Washington County will require workforce tracking on the two remaining projects in the Regional Affordable Housing Bond pipeline - Woodland Hearth and Aloha 209th Metro Site Acquisition. In addition, the County has used the Metro Housing Bond workforce tracking model to emulate these systems for County-wide construction procurement. The County is implementing a system-wide workforce tracking process, and the Metro Housing Bond projects were a key test case that resulted in lessons-learned and successes that encouraged County procurement to utilize these systems for all Public Works projects in the County.

Your 2023 report:

a. Progress toward achieving equitable contracting goals

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

b. Progress toward advancing workforce participation through workforce tracking

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

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

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

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

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

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
Heartwood Commons	CPAH and Sequoia	2
Cedar Rising	Hacienda CDC, Latino Network, Centro Cultural	3
Alongside	NHA, VA, constituencies of the Coalition of Communities of Color	3
Opal Apartments	Friendly House	1
Plaza Los Amigos	Bienestar, Centro Cultural, Community Action Agency, Open Door, Virginia Garcia	3
Plambeck Gardens	Unite Oregon, Native American Rehabilitation Association (NARA), Centro Cultural/WorkSystems, Community Action	4
Terrace Glen	IRCO, HomePlate	2
Altura (Goldcrest)	Hacienda CDC, Latino Network, Centro Cultural	3
The Valfre at Avienda 26	Bienestar, Sequoia Mental Health	1
Viewfinder	VA, Hacienda CDC, NAYA, El Programa Hispano Catolico, Urban League of Portland, Asian Health & Service Center, IRCO Asian Family Center, Impact NW, Oregon Outreach	7
Woodland Hearth	HAKI, NARA, Community Action	2

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
Heartwood Commons	CPAH – residents services via a contract with Washington County SHS division includes outreach, engagement, intake and assessment; Sequoia – PSH wrap around services via contract with Washington County SHS division	2
Cedar Rising	Impact NW – homelessness prevention agency that also provides adult education, services coordination, case management, outreach and engagement	1
Alongside	Tigard Senior Center – senior activities located adjacent to Alongside, Meals on Wheels – senior meals, VA – veterans supportive services, NHA – Senior services/programs	4
Opal Apartments	Friendly House/SAGE - case management and outreach services to LGBTQ+ seniors	1
Plaza Los Amigos	Bienestar Promotores program	1
Plambeck Gardens	Centro Cultural/WorkSystems – employment related services, NARA – health and wellness activities for American Indians and Alaska Natives, Neighborhood Health Center -youth health services, Community Action – PSH services, Lifeworks NW – direct referral connection if there are residents who need or are interested in behavioral health services	4
Terrace Glen	HomePlate – services for homeless young adults aged 18-24 for 3 PSH units, EngAGE – economic stability, promoting health lifestyles, enriched art programs for seniors and multigenerational households IRCO – serves communities of color; provides services to immigrants and refugees and conducts occasional events	3
Altura (Goldcrest)	Impact NW – homelessness prevention agency that also provides adult education, services coordination, case management, outreach and engagement	1
The Valfre at Avienda 26	In process of transitioning to Centro Cultural as the general services partner	1
Viewfinder	Project Homeless Connect – intensive case management services for 20 PSH households; Cornerstone Community Housing – comprehensive resident services, VA - veterans supportive services for 8 VASH units	2

Woodland Hearth	Native American Rehabilitation Association (NARA), Humanity Assistance Kindness Intercultural Community Services (HAKI), Community Action	3
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Figure 5c: Priority population checklist NEW

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	
Heartwood Commons	N	N	N		
Cedar Rising	N	N	N		
Alongside	Y	N	Y		Y
Opal Apartments	Y	N	N		Y
Plaza Los Amigos	N	N	N		
Plambeck Gardens	N	N	N		
Terrace Glen	N	N	N		
Altura (Goldcrest)	N	N	N		
The Valfre at Avienda 26	N	N	N		
Viewfinder	N	N	Y		Y
Woodland Hearth	N	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)
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Heartwood Commons	14	2	N	Increasing number of ADA units with the Phase 2 renovations.
Cedar Rising	15	2	N	
Alongside	10	5	Y	All units have ADA dimensions, FF&E and parameters although all but five units have standard kitchen dimensions to provide more storage
Opal Apartments	0	3	Y	
Plaza Los Amigos	6	6	Y	
Plambeck Gardens	26	6	Y	
Terrace Glen	31	8	Y	
Altura (Goldcrest)	15	2	N	
The Valfre at Avienda 26	17	2	N	
Viewfinder	3	5	Y	
Woodland Hearth	11	5	Y	

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.

Figure 7a: Community engagement partnerships NEW

Complete this table only for community engagement activities that happened in 2024 (add rows as needed). **No projects conducted engagement activities in 2024.**

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

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

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

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

Figure 8: Community engagement themes and response (add rows as needed)

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

Project	Engagement activity or event	Themes from feedback	Changes made to the project in response to the feedback

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*

VIEWFINDER/COMMUNITY DEVELOPMENT PARTNERS

Viewfinder completed its initial lease-up in spring 2022, and the property at that time included a different set of preferences based on the partnership with Good Neighbor Center at that time. The introduction of the formal PSH program through Washington County in 2024 streamlined the referral process for PSH households through use of the Community Connect coordinated access system. A substantial part of reduction in barriers came through the County’s structuring of SHS services, requiring SHS services partners to be involved from the beginning of the application process. The consistency of having one contact for both property management and referring entities is helpful for cutting down on communication and coordination time, and getting households into housing at a faster pace.

PLAZA LOS AMIGOS/BIENESTAR

- a. The specific marketing strategies and partnerships the project used to support the lease up process

Bienestar informed us that they were pleased with the partnership with Centro Cultural and Open Door because they were able to house many of their people who were living in shelters. Because they engaged with these groups at such an early stage, they were able to give vital information on what the requirements were going to be for their folks. Centro’s sent a representative to join weekly lease-up meetings. Finally, after listening to partners, they made sure to hold “application opening” on a day that fit community and time.

- b. How the project reduced application barriers

Credit was not a factor. Bienestar allows pets, only major crimes were a factor of denial, no application fee was applied to clients and Centro and Bienestar helped with first month’s rent and/or security deposit.

PLAMBECK GARDENS

a. The specific marketing strategies and partnerships the project used to support the lease up process

CPAH's outreach, marketing, and lease-up processes intentionally reach into communities of color. CPAH has existing partnerships with UniteOregon, Momentum Alliance, the Immigrant and Refugee Community Organization, Islamic Social Service, and the Native American Rehabilitation Association, NW. CPAH is working with its property management company to reach out to those agencies and ensure that they have access to applications for this community. CPAH's Executive Director, Rachael Duke, meets regularly with many culturally specific agencies related to equitable development planning along the SW Corridor. Plambeck Gardens residents will have access to the terminus of the SW Light Rail, and those partners are updated on current lease-up information. Additionally, part of CPAH's partnership with UniteOregon is focused on outreach to the Tualatin community so that the organization can penetrate more deeply into communities of color who live in the area already. CPAH's partnership with Centro Cultural will assist us in marketing to their clients who may need housing.

b. How the project reduced application barriers

CPAH is working with Community Action to fill the 16 permanent supportive housing units. CPAH continues to use low-barrier criteria for these supported units. This reduces or eliminates the impact of rental history and credit, along with crimes connected to homelessness and low-level crimes that are not against other people and that do not impact the safety of other residents. We are comfortable with this because households will be connected to Community Action and other service providers.

For those households who are not in permanent supportive housing, CPAH is still providing relaxation around screening criteria, especially regarding credit, rental, and legal histories that do not involve crimes against people. CPAH is also working with our property management company to ensure that if someone is denied, they can go through a hearings process. Past crimes that involve violence, and the manufacturing and distribution of drugs, as well as arson, are a reason for denial; these are crimes that have a high impact on other residents. Again, all denied applicants have access to a hearing, although some applicants who commit crimes that are prohibited by statute will not be successful applicants.

CPAH is marketing Plambeck Gardens to communities of color through outreach to agencies CPAH already works with, as well as new partners, and through additional outreach contracted to UniteOregon; CPAH is using low-barrier screening criteria, CPAH will review the appeals of denials and will ensure that reasonable accommodation is a priority for those denials that are related to a

disability. CPAH has some bilingual staff and can ensure that all language needs are addressed either by our staff or by community partners. While CPAH is working with agencies throughout Washington County, our on-the-ground outreach is focused on those who live in the community.

c. Any challenges you faced and how you addressed them or plan to address them in the future

Currently in the pre-leasing phase.

Your 2023 report:

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

Terrace Glen

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

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

Housing Bond Progress Report for City of Beaverton | 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 funding)	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 Month/Year
		Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants (as of Dec-2024)		Month/Year	
Amity Orchards (Scholls Ferry Apartments)	\$ 9,000,000	135	17	79	0		Construction	Jul-22	May-25
Elmonica Station	\$ 8,888,934	81	33	33	0		Construction	Jan-25	Jun-26
Mary Ann	\$ 3,000,000	54	11	29	0	117	Complete	Jun-20	Sep-21
Meadowlark	\$ 10,500,000	104	68	0	30		Pre-construction	Aug-25	Dec-26
Total committed or underway	\$ 31,388,934	374	129	141					
LIS commitment	\$ 31,587,595	218	89	109					

% of commitment complete	99%	171%	137%	129%
Remaining for LIS	\$ 198,661	Goal Exceeded	Goal Exceeded	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?*
- 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?*

Last year we completed the project solicitation process with the selection of Community Partners for Affordable Housing (CPAH) for the city's senior housing project. All projects are either complete (The Mary Ann), in construction (Amity Orchards, Elmonica), or in predevelopment (Meadowlark – senior housing). For multiple reasons, it took four years for Elmonica to break ground, and with additional city and state funding REACH was able to close the funding gap and begin construction. The Meadowlark project is mixed-use with ground floor commercial. The commercial space will be occupied by Community Action of Oregon for their Head Start program. Through the city's lobbying efforts at the federal level, we were able to secure a \$3 million appropriation for the commercial space improvements. Congress was expected to vote on their budget earlier this year, unfortunately that vote has been held up and expected to happen this spring. We hope the \$3 million appropriation remains in the budget when that happens. CPAH is ready to submit their funding request once Oregon Housing and Community Services releases their Notice of Funding Availability. Once successful, the goal is for the project to be fully funded by this summer.

The city continues to partner with Unite Oregon for community engagement efforts for project and unit leasing feedback.

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*

The Mary Ann was completed and opened to the public in fall of 2021, and it serves very low-income families with children with incomes at or below 60% of the (AMI) with 20% of the homes set aside for households at or below 30% AMI. Onsite programs and services to residents are provided through a partnership with Bienestar. As part of their work, Bienestar provides culturally specific, bilingual services to the Latinx and low-income community of Washington County. The building is owned and managed by REACH.

The Mary Ann features 39 parking spaces, bike racks in the garage and wall hung bike racks in the apartments, laundry facilities, and a community room that opens to a large courtyard. The Mary Ann's community room is available at no cost to community members. The city has used this facility for community engagement purposes. Residents also benefit from proximity to transit options like the MAX light rail and WES community rail, multiple shopping opportunities, grocery stores, Beaverton City Library, post office, restaurants, services, parks, and across the street from Beaverton High School. The nearby Beaverton High School is going through a 2- year major remodel. Although construction activities at the high school have a livable impact on The Mary Ann residents, kids living in the apartments will greatly benefit, enjoying top of the line facilities once renovations are complete.



Amity Orchards began construction in summer of 2022. Shortly after beginning construction the project experienced a \$10million funding gap associated with higher interest rates, labor costs, and higher than expected infrastructure costs. Nonetheless, construction continued as Wishcamper Development Partners (WDP) sought ways in which to bridge the gap. Eventually, WDP was able to fill the gap through OHCS and investor funding. Amity Orchards is made up of three buildings, one of which is set aside for seniors. One of the buildings has began leasing through Guardian, WDP's property management partner. The second building is expected to be completed in March 2025, and the third building expected to be completed in May 2025. WDP contracted with Unite Oregon to assist in outreach and education as they prepared for lease up.



Elmonica: On June 1, 2021, City of Beaverton Council approved the selection of REACH CDC as the developer for the Elmonica project and requested Metro provide concept approval of the project. Metro provided such approval on December 16, 2021. Finally, on January 2025 REACH was able to break ground and begin construction. The selected proposal is an 81-unit mix of studio, one-bedroom, two-bedroom, and three-bedroom units. The design is done in a way to promote multi-generational living with the studio units next to the three-bedroom units. The nearby amenities for Elmonica include:

- Public schools serving the site include Beaver Acres Elementary School, 5 Oaks Middle School, and Aloha High School.
- Parks such as the Waterhouse Powerline Park, Parr Park, Tualatin Hills Park, Vendla Park, and Tualatin Hills Nature Park with the immediate vicinity.
- The site is centrally located with multiple and diverse grocery stores within less than 2 miles.

- Major employers in the general surrounding area include Nike, Intel, Tektronix, Cascade Microtech, Columbia Sportswear, Providence St. Vincent Hospital, and other high-tech companies.
- The site is located less than 1,000ft from the Elmonica light rail station. The nearby bus routes include the #67 on 158th, #59 on Walker, and #52 on 185th.

Colas Construction (COLAS), the largest Black-owned construction firm in the Northwest, is the general contractor selected for this project. As is the case with The Mary Ann, Bienestar will support outreach, marketing, lease-up, and deliver programing to the project. The building will utilize trauma-informed and universal design standards including accessible Type A units, hearing impaired units, multi-lingual signage, and maximize natural light in common spaces.

There were multiple challenges to getting to break ground on the project:

- The site’s location required permit approval from the city of Beaverton and Washington county.
- The property is located at the corner of SW Baseline and 170th, due to its dimensions access to the property is challenging.
- REACH purchased the undeveloped adjacent property, which in turn sold to a private developer. The idea was to leverage both sites for the benefit of access to the property. The private developer began construction in the summer 2024.
- PGE electric poles being installed in the right of way without proper notification have required the project to be redesigned
- Multiple project redesigns were needed to accommodate the partnership with the private developer and county/city permitting/zoning requirements.
- These delays led to a funding gap which was covered by OHCS, Washington County HOME funds and City of Beaverton American Rescue Plan Act (ARPA) funds.



Meadowlark (Senior Housing on 5th): Meadowlark is strategically located in a central, high amenity area. Owned by the city, the Beaverton community center, the proposed site for Meadowlark, is 1.37 acres and located at the southeast corner of SW Hall Boulevard and SW 5th street, across the street from Beaverton city park. it is a block south of the Beaverton city library and approximately four blocks north of the Elsie Stuhr Community Center (senior center). The Beaverton farmer’s market is two blocks north and old town commercial businesses are a few blocks away.

The site is directly served with high-frequency bus service including bus route 76 with a stop immediately adjacent on SW 5th street. The site is within a half mile walk of two non-high frequency bus routes, 88 and 78. All these bus routes go to the Beaverton Transit Center, less than a mile away, where riders may transfer to MAX and WES light rail lines. The site is zoned regional center-old town (RC-BC) which is intended to provide a mix of housing, jobs, and services at a scale that acknowledges and complements historic development patterns.

On May 5, 2023, CPAH was the selected developer, their proposal includes 104 units, 68 of which will be restricted at 30% AMI or below, and 30 of which will be designated as PSH units geared for chronically homeless seniors (see table below). CPAH’s partnerships for outreach, leasing assistance, resident services, and wrap-around services include Bienestar, Native American Rehabilitation Association Northwest (NARA NW), and the Urban League.

Unit size (no. of bedrooms)	No. of units	AMI %	PSH	PBV	Square feet/unit	Gross monthly rent/unit
1-bedroom	36	60%				\$1,198
1-bedroom	60	30%	22	19		599
Studio	8	30%	8			559
Total	104		30	19		

Meadowlark is a mixed-used project, with the ground floor commercial space being utilized by Community Action of Oregon’s Head Start program. The need for an educational day care facility for children is so high that the city lobbied successfully federal elected officials for a direct \$3million appropriation from Congress for the Head Start space. With the change in the administration, the Congressional budget approval has been delayed to later this spring. It is the city’s hope that the budget is approved with the requested \$3million. If we are unsuccessful, CPAH and Community Action will have to identify other funding sources.

CPAH has started its permitting process by submitting a complete application to the city. CPAH will be ready to submit a very competitive and complete application once OHCS opens its Notice of Funds Availability. The project is in line to begin construction in the fall of 2025.



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
Senior housing on 5 th (Meadowlark)	104	30	Seniors 55+	Nara, Bienestar		

While the city did not commit to creating Permanent Supportive Housing (PSH) units through the Metro Bond Program, staff made every attempt to promote them in our solicitation process. That attempt proved to be successful with Meadowlark as CPAH’s proposal includes 30 designated PSH units. The final unit make up will depend on OCHS funding.

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)
Amity Orchards (Scholls Ferry Apartments)	Wishcamper/COLAS	May-25	20%	20%	TBD	TBD
Elmonica Station	REACH CDC/COLAS	Jun-26	30%	30%	TBD	TBD
The Mary Ann	REACH/Walsh	Sep-21	20%	20%	27.5%	22.6%
Meadowlark (Senior Housing on 5th)	CPAH/LMC Construction – ALMAR Impact Builders	Dec-26	30%	30%	TBD	TBD

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 BOLI, Davis Bacon, N/A	Workforce goals			Workforce outcomes		
					% of total labor hours* worked by...			% of total labor hours* worked by...		
					POC	Women	Apprentices	POC	Women	Apprentices
Amity Orchards (Scholls Ferry Apartments)	Wishcamper/COLAS	May-25	Y							
Elmonica Station	REACH CDC/COLAS	Jun-26	y	Davis Bacon						
The Mary Ann	REACH/Walsh	Sep-21	Y					38%	2%	12%

Meadowlark (Senior Housing on 5th)	CPAH	Dec-26	Y	Davis Bacon/BOLI						
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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*

The city strives to have a workforce which represents the racial and ethnic makeup of the community it serves and as stewards of the Metro Affordable Housing Bond, we continue to further this work through ongoing outreach efforts with community partners and the MWESBDV/COBID community. The city is a member of LatinoBuilt, Professional Development Business Group (PDBG), and OAME. These partnerships strengthen the city’s relationships with developers, general contractors, subcontractors, and suppliers. Additionally, these relationships assist the city in addressing identified challenges in the earlier project phase, such as outreach fatigue/trust issues with government entities, casual meet and greets that don’t result in meaningful connections, and a lack of knowledge about the city’s commitment to MWESB hiring. After each project award, the successful developer is asked to attend a trade association event with their general contractor to discuss their project schedule with perspective subcontractors.

While the city did not commit to a specific workforce or apprentice performance, we do want to track this data as it will inform capacity and areas of employment and contracting opportunities. To that end, the city tracks the demographics and hours worked by each apprentice and combines that with labor hours to express the percentage of apprenticeship hours on each project. Reports produced from the Mary Ann show that 11.88% of hours spent on the project were apprentice hours. We will be tracking this information on all housing projects.

Lastly, the city continues to develop and implement a web-based software COBID tracking system. This MWESB database stores progress at all phases of construction to facilitate ongoing communication between the city, developer, and general contractor. The information captured on each project includes the estimate and actual costs of professional services, suppliers, and subcontractors, in addition to labor and apprenticeship hours spent on each site. The labor and apprenticeship hours include race and ethnicity, gender, and the specific trade of each employee. These reports provide insight into where the project stands in real time with MWESB percentages and promotes our ability to successfully implement equitable contracting goals and strategies in listed in our LIS.

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
Amity Orchards	Guardian, Unite Oregon	1
Elmonica Station	Bienestar	1
The Mary Ann	Bienestar	1
Meadowlark (Senior Housing on 5 th)	Bienestar, NARA, Urban League	3

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
Amity Orchards	<p>Guardian Property Management – Some key culturally responsive services they offer include multilingual support, culturally sensitive tenant assistance, and partnerships with social services and nonprofits. They promote inclusive property management by ensuring compliance with fair housing laws and preventing discrimination. Their focus also includes providing accessible housing, diverse hiring practices, and training staff to work with diverse populations.</p> <p>Unite Oregon - offers a wide range of services for immigrants, refugees, and marginalized communities, including immigration legal assistance and</p>	1

	<p>multilingual support to ensure access to rights. They provide leadership programs, civic engagement, job training, financial literacy, and affordable housing advocacy. Additionally, they promote health equity, mental health support, and healthcare navigation.</p>	
Elmonica Station	<p>Bienestar – culturally responsive services to low-income Latinx families and other underserved communities including affordable housing, resident services and empowerment, health & wellness programs, youth & family services, economic empowerment and community building and leadership development</p>	1
The Mary Ann – project complete	<p>Bienestar - culturally responsive services to low-income Latinx families and other underserved communities including affordable housing, resident services and empowerment, health & wellness programs, youth & family services, economic empowerment and community building and leadership development</p>	1
Senior Housing on 5th (Meadowlark)	<p>Bienestar - culturally responsive services to low-income Latinx families and other underserved communities including affordable housing, resident services and empowerment, health & wellness programs, youth & family services, economic empowerment and community building and leadership development</p> <p>Native American Rehabilitation Association (NARA) - provides culturally responsive services to Native Americans, Alaska Natives, and other underserved populations. They promote the physical, mental, and spiritual health of Native people while recognizing the unique cultural and historical experiences of these communities. Key culturally responsive services they provide include healthcare, mental health, and social services including housing case management and community and cultural activities.</p> <p>Urban League – provides a range of culturally responsive Services aimed at empowering African Americans and other underserved communities. Their services are varied, but specific to this project include senior services including Elders in Action- social activities/health education, Care Coordination – access to housing and healthcare, and Intergenerational</p>	3

	<p>Programs – creating opportunities for seniors to engage with youth to share cultural knowledge and foster community connections.</p> <p>Community Action Organization is a major service provider at the county, providing rent assistance, home repair, early childhood education, among many other services. Community Action will be running their Head Start program at the site.</p>	
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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	
Amity Orchards	Seniors/Families	N	N	Y – Unite Oregon
Elmonica Station	Families	Y	N	Y – Bienestar
The Mary Ann	Families	N	N	Y – Bienestar
Meadowlark (Senior Housing on 5th)	Seniors	N	N	Y – Bienestar Native American Rehabilitation Association Urban League

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)
Amity Orchards	None		Y	
Elmonica Station	None		Y	
The Mary Ann	4		Y	
Senior Housing on 5 th (Meadowlark)	12		Y	

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*

Jurisdictions are committed to prioritizing racial equity by involving people of color and historically marginalized communities in shaping project design and outcomes. This section highlights the community engagement efforts that have played a critical role in informing the development of various projects in 2024.

Guardian Leasing Company, working on behalf of Amity Orchards Apartments, held several community engagement events, including two focus groups focused on resident services. These sessions provided valuable insights for Guardian to better understand the needs of future tenants for a comfortable living experience. Some suggestions have already informed the hiring of a resident services manager, while others will be addressed as the new staff settles in. The other events focused on the Amity Orchards application process and details regarding these sessions can be found below in Section 9: INITIAL APPLICATION AND LEASING OUTCOMES of this report. The * indicate that although the numbers were not tracked per se please note that Unite Oregon focusses recruitment on BIPOC and under-represented communities. Since there were interpreters for 4 different languages, I am confident that the % are accurate.

For Elmonica Station, community engagement efforts were largely documented in the previous year, as the project closed in December. However, the developer has continued to provide progress updates to the community.

For the Senior Housing Project, most of the outreach took place last year during the initial site development phase. This year's efforts focused on providing updates to community members and gathering input on specific aspects of the project that may impact neighboring buildings or organizations.

Although each project is at a different stage of development, they all share a commitment to conducting due diligence by continuously gathering community feedback and engaging the community in every aspect of the process.

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
Amity Orchards										
Focus Grp 1 9/11	5	N	0	80%	0	0	0	0	0	0
Focus Grp 2 9/12	7	N	0	86%	0	0	0	0	0	0
Community Event 10/5	10	N	0	90%*	0	0	0	0	0	0
Community Event 10/26	32	N	0	95%*	0	0	0	0	0	0
Elmonica Station										
HTAG Meeting 3/24	5	Y	5	40%	20%	20%	0	0	0	20%
HTAG Meeting 10/24	4	Y	4	50%	25%	25%	0	0	0	25%

The Mary Ann - project complete										
Senior Housing on 5th										
St. Cecilia Church - Presentation 1/24	10	N								
HTAG Meeting 1/24	6	Y	6	50%	16%	16%	0	0	0	16%
Beaverton Chamber Meeting 2/24	4	N								
Vose/Nac Meeting 4/24	30	N								
HTAG Meeting 4/24	5	Y	5	40%	20%	20%	0	0	0	20%
Vose Nac Meeting 5/54	23	N								
St. Cecilia Church - Presentation 12/24	4	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
Amity Orchards	Unite Oregon - conducted four events, two focus groups on resident services (12 participants) and two events focused on the Amity Orchards application process	Guardian Property Management – played secondary role in supporting the community engagement efforts led by Unite Oregon. Described to the left.
Elmonica Station	REACH – 2 presentations to HTAG for City of Beaverton	
The Mary Ann – project completed	NA	NA
Senior Housing on 5th (Meadowlark)	CPAH/DCM - Held 2 presentations with St. Cecilia, 2 with VOSE/NAC, 2 with HTAG, and 1 with Beaverton Chamber	

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
Amity Orchards	a) Two focus groups on resident services	<p>* Diversity of resident services staff; characteristics of resident staff reflective of tenants; resident staff not Spanish speaking;</p> <p>**Dedicated community space</p> <p>***Tenant voice & leadership</p> <p>**** Work with popular knowledge tenants;</p>	<p>* A Spanish-speaking resident services staff was hired but unable to start; a search for a similar candidate is underway</p> <p>**Individual study areas and meeting space located on the first floor</p> <p>*** Unite Oregon will help coordinate this when buildings are closer to capacity</p> <p>**** These will be discussed with resident staff when hired</p>

	b) Two community events focused on application process-	resources/services on site; providers hosting coffee events These sessions were focused on providing support to underserved communities for the application process. More information below on this process.	
Elmonica Station	N/A	N/A	N/A
The Mary Ann –project completed	N/A	N/A	N/A
Senior Housing on 5th (Meadowlark)	a) Cecilia School Presentation (2) b) Beaverton Chamber Meeting c) Vose/NAC Meeting (2) d) HTAG Presentation	Received Input on commercial space as substance use clinic and power undergrounding plans Potential business interest in commercial space Potential partnerships Received input on project overall, including naming of the building	Relationship building; ideas for commercial space use, still to be determined; received letter of support for utility undergrounding plan allowing project to proceed Potential partner organization for western commercial space use, still to be determined Potential collaboration opportunities with the library, still to be determined Input on importance of senior housing and positive responses to the name Meadowlark, which will be the name

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*

Wishcamper Development contracted with Unite Oregon to support the lease up process for the period of April – October in 2024 for multicultural community outreach and engagement for Amity Orchards Housing Project prior to finalizing the leasing process. Unite Oregon’s services are designed with a deep understanding of the cultural, linguistic, and systemic challenges faced by immigrants, refugees, and communities of color. Their holistic, community-driven approach aims to build power, equity, and opportunity for marginalized groups across Oregon.

They conducted four events: two focus groups on resident services (12 participants) and two events focused on the Amity Orchards application process (42 participants). The first two events, focusing on resident services, are described in more detail in the section above, Figure 8:

COMMUNITY ENGAGEMENT THEMES AND RESPONSE.

The latter two events focusing on the application process helped reduce application barriers in several ways.

- With a representative from guardian (the leasing company) clarifying requirements and breaking down the application process the potential applicants better understand what was expected minimizing common errors. This made the process less daunting, especially for those unfamiliar with housing policies or overwhelmed by technical details. . In addition, she helped participants to navigate to the website on their cell phones further helping to simplify the process and reduce the digital divide.
- Having the representative reviewing the process helped to demystify the process by addressing common misconceptions and translating complex terms into simple language. Providing precise, information in real time helped correct these misconceptions and encourage more people to apply and making the process feel accessible and less intimidating
- Unite staff ensured that language and accessibility support were present during the events for a more inclusive application process. Outreach materials were produced in seven languages and during the events interpretation was provided in Spanish, Somali, French, and Dari. These steps helped to break down significant barriers to understanding the content and provided avenues for meaningful interaction.

These events also allowed for networking opportunities where applicants were able to connect to services to build their support systems. Unite invited Lutheran Community Services and Resolutions Northwest to introduce their services to the group.

Guardian is currently in the early stages of the lease-up process, making it too soon to identify or assess lessons learned. However, as the process progresses, procedures will be reviewed to ensure that all barriers are removed, making affordable housing accessible to everyone.

Housing Bond Progress Report for City of Hillsboro | 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)			
Nueva Esperanza	\$ 16,940,731	149	60	105		356	Complete	Mar-24	Aug-24
The Dolores	\$ 8,750,000	66	30	46	12		In Construction	Nov-24	Mar-26
Total committed or underway	\$ 25,690,731	215	90	151					
LIS commitment	\$ 41,240,081	284	117	142					
% of commitment complete	62%	76%	77%	106%					
Remaining for LIS	\$ 15,549,350	69	27	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?

There were no competitive selection processes in calendar year 2024 for Hillsboro. As described in the following sections, a solicitation process for Hillsboro's third and final bond-funded project will be forthcoming in early 2025.

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

No projects are at risk at this time due to 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.

In partnership with TriMet, Hillsboro will release a Request for Proposals (RFP) in the first quarter of 2025 for affordable housing development at a site abutting the Willow Creek Park & Ride. The project selected through this RFP will be Hillsboro's third and final affordable housing project funded with proceeds from the 2018 bond. TriMet will offer the 2.89-acre property at a discounted price and Hillsboro will dedicate its remaining allocation of bond funding for the selected project, subject to City and Metro approvals.

The selected project will deliver a minimum of 110 rental apartments and will enable Hillsboro to meet and exceed its total housing production goals by over 40 units. The project will include a minimum of 33 units at 30% Area Median Income (AMI), which will enable Hillsboro to meet and slightly exceed its target for deeply affordable units. While Hillsboro's target for family-size, two-plus bedroom units is already exceeded, the project will also include a minimum of 20 units added to this total. Permanent Supportive Housing (PSH) will be listed as a preference within the RFP and therefore it is likely the project will also include integrated PSH units.

Developer/project selection is anticipated by July 2025, with Concept Endorsement considered by the City and Metro shortly thereafter. The project would be anticipated to complete land use and entitlements, assemble financing, receive final approvals, achieve financial closing and begin construction by late 2026 or early 2027.

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

Hillsboro's local incentives for affordable housing development have mainly focused on identifying and contributing publicly owned land for projects, gap financing through Metro bond proceeds, and granting property tax exemptions. Offering government owned land for affordable housing makes a large impact in catalyzing projects and helping development feasibility. Especially given that affordable housing developers have largely not successfully purchased sites in Hillsboro over the past 5 years, bringing forward publicly owned land for affordable housing has been critical to Hillsboro's implementation. Starting with the City's contribution of 6-acres for the Nueva Esperanza project, continuing with Metro's Site Acquisition Program purchase and conveyance of a 2-acre site in Tanasbourne for the Dolores, and now with TriMet offering a nearly 3-acre property at Willow Creek – all three of Hillsboro's bond-funded projects will be at sites contributed and conveyed by public entities. In total, over 10 acres of publicly sourced property will be utilized for affordable housing associated with Hillsboro's bond implementation.

One regulation area that has been somewhat of a hindrance to bond-funded projects is the zoning code – specifically the limited by-right density allowances associated with Hillsboro's multifamily residential zones. Unless development occurs in certain downtown or transit station planning areas, Hillsboro's density allowances within typical medium-and high-density multifamily zones can be constraining in terms of possible project size and unit yield. The property for Nueva Esperanza needed to be rezoned to allow for residential development at all, and density bonuses stemming from State Senate Bill 8 needed to be applied to both the Dolores and Willow Creek sites to achieve adequate and appropriately sized unit yield. Hillsboro is now conducting a Community Development Code audit where these types of issues are being identified and addressed to alleviate constraints and promote increased housing production and yield.

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:

Nueva Esperanza

Completed and leased up in late 2023/early 2024, Nueva Esperanza provides 149 new affordable homes and one unrestricted manager's unit across 12 residential buildings and one central community building. Units serve households earning 30-60% of AMI. With 105 units of 2 bedrooms or more, the project focuses serving low and very-low-income families of color, particularly Latinx, Somali and other immigrant communities. The project features 46 three-bedroom units and 4 four-bedroom units for larger families.

With amenities such as boot washing stations to sliding separators for kitchen spaces, the Nueva Esperanza project team of Bienestar, Housing Development Center (HDC), Scott | Edwards Architecture, and LMC Construction designed Nueva Esperanza with cultural specificity and to be responsive to communities of color.



The Nueva Esperanza development team has focused on elements that enhance community building and support individual needs. The design elements that have been incorporated into the project, which enhance livability and accessibility, include:

- Community courtyards located within each cluster of residential buildings. Front doors open onto courtyards with areas to sit or to gather. Each courtyard provides a play area, a barbecue and picnic tables, walking paths, lighting and a distinct character.
- Type A (accessible) units located within various buildings across the site with ADA parking as close to the designated unit as possible.
- The project includes flats as well as townhouse units which allows for diversity in accessibility.
- Two-bedroom units include a bathroom with a lavatory separated from a toilet/bathtub.
- Three- and four-bedroom units include one bathroom with a bath and one bathroom with a shower.

- Blocking is provided in all bathrooms that will allow for future grab bars if the need arises.
- Kitchens include generous pantry units that enhance livability and reach space.
- Packaged Thermal Heat Pumps (PTHPs) in the living space of each unit for heating and cooling, and unit ports in bedroom windows.

Nueva Esperanza is **located on property contributed and conveyed by the City of Hillsboro**, directly adjacent to the 53rd Ave Parks and Recreation Campus which includes soccer fields, basketball and tennis courts, an indoor state-of-the-art community center and an all-inclusive playground, amongst other amenities. Another noteworthy feature of the project is that the City of Hillsboro has provided municipal broadband service to residents, absorbing the costs of utility installation at the site. This allows residents of Nueva Esperanza to access high-speed internet from the City utility at a significantly reduced monthly cost.

Dolores

The Dolores, **currently in construction**, is a 3-story, elevator-served affordable housing project on NE Walker Rd. in Hillsboro. Named after labor activist Dolores Huerta, it provides 66 affordable units that will serve households making between 30% AMI and 60% AMI. A total of 30 units will be provided at 30% of Area Median Income (AMI). The project features 46 family-size units of two-bedrooms or more, comprising nearly 70% of the project, and includes 26 three-bedroom units and 3 four-bedroom units. The project will house low and very low-income families, particularly Latinx and communities of color. The Dolores dedicates **12 units** to Permanent Supportive Housing, which will receive case management services through New Narrative.



Hacienda CDC **is the** project's developer, owner, and resident services provider with Access Architecture, LMC Construction and Cascade Property Management completing the project team. Amenities at the Dolores include a community room, bike room, laundry rooms on each floor, exterior courtyard with covered seating, playground, community garden and property management and resident services offices.

Dolores will be designed to **meet Enterprise Green Communities standards** through specific strategies for the building envelope, energy, water, and indoor air quality. The team will use highly efficient systems, including LED lighting, occupancy sensor controls, in-unit energy recovery

ventilation, mini-splits, and energy efficient appliances. Low flow water-saving fixtures are incorporated to save water and energy. To achieve additional energy savings, the project will include a highly efficient central hot water production system. Dolores will house a robust roof-top solar array and 10% of the on-site parking spaces will be EV ready. The project will include 100% outside air heat recovery ventilation, use interior materials that do not contain added urea-formaldehyde, and finishes, adhesives, and other materials will have zero or low Volatile Organic Compounds. The Dolores will include mini-split HVAC systems in all units and community spaces. These systems were selected to provide programmable heating and cooling and air circulation without exposing residents to outside noise and pollutants.

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
Nueva Esperanza	149	0				
The Dolores	67	12	Individuals and families exiting homelessness	New Narrative	12	12

SECTION 5: CONTRACTING AND WORKFORCE OUTCOMES UPDATE

Local implementation strategies prioritize racial equity by setting contracting goals for COVID-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)
Nueva Esperanza	Bienestar/HDC	Aug-24	20%	20%	35%	N/A
The Dolores	Hacienda CDC	Mar-26	20%	50%	TBD	TBD

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	% of total labor hours* worked by...			% of total labor hours* worked by...		
					POC	Women	Apprentices	POC	Women	Apprentices
Nueva Esperanza	Bienestar/HDC	Aug-24	N							
The Dolores	Hacienda CDC	Mar-26	Y		25%					

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*

Your 2023 report:

Hillsboro’s LIS currently calls for a contracting goal for each bond-funded project such that 20% of *total* project costs are paid to MWESB-DV, COBID-certified businesses. Hillsboro’s equitable contracting goal, based on total project costs, may increase construction contracting dollars to certified firms, depending on soft cost utilization.

Nueva Esperanza’s total project cost is \$53.6 Million. Bienestar and HDC committed to working to achieve the 20% goal of these total costs based only on tracking hard costs. Therefore a 29% hard cost goal applied. At the end of 2023, Nueva Esperanza achieved 35% of hard cost payments to COBID-certified contractors, equaling \$12.1 Million paid to 11 certified businesses and exceeding the project’s hard cost goal. This utilization constitutes 23% of total project costs and therefore also exceeds the 20% LIS goal. Due to both jurisdictional and developer capacity constraints, workforce tracking was not a requirement for the Nueva Esperanza project.

With the Dolores project, in addition to COBID-contracting, the Hacienda development team is also tracking both COBID-utilization and workforce participation including Persons of Color, Women and Apprentice hours. The project is continuing to make progress to meet its MWESB goal for construction and soft costs contracting. LMC’s multifaceted solicitation of COBID and MWESB subcontractors throughout the bidding process, as well as their long-established relationships with these companies, has ensured the project will meet its goal. For Dolores, LMC published bid invitations in the Daily Journal of Commerce, The Skanner, El Latino de Hoy New, Asian Report and Contracts & Careers. They also published bid invites with the NAMC, OAME, PBDG, Latino Built and Oregon Native American Chamber of Commerce groups. To reach the contracting goals, LMC outreached to subcontractors on COBID certified lists and followed up with phone calls and emails. There was also targeted COBID outreach done by the project manager. They are currently projected at 32.05% of the hard cost goal. To help ensure workforce participation, the subcontractors are required to submit monthly utilization ,reports as well as apprentice hours performed by each trade.

Several years ago, Hillsboro hired a Supplier Diversity Coordinator who assists with tracking and reporting contracting and workforce outcomes.

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
Nueva Esperanza	Centro Cultural, Bienestar's internal teams (through rental counseling and SHS), Family Promise, Community Action Agency, Open Door and Somali Empowerment Circle	3
Dolores	Hacienda, as a culturally specific provider, will assist property manager with affirmative marketing efforts in conjunction with the lease up process. Hacienda and property management will also work to identify additional partners to partner with for affirmative marketing at 50% construction when lease up meetings begin.	TBD

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
Nueva Esperanza	<p>Bienestar, Somali Empowerment Circle, Adelante Mujeres, Afghan Community Center, Hidayah Woman's Resource, Centro de Prosperidad, Islamic Social Services, Open Door Housing Works, Community Action</p> <p>The groups listed above provided culturally responsive services to Nueva Esperanza residents including resident services, community engagement feedback, resident referrals, move in deposit and rent assistance, home furniture, caseworkers and social services and other basic resident needs.</p>	7
Dolores	Hacienda CDC will provide culturally responsive resident services to the property. This will include a bilingual resident services coordinator who will act as liaison between property management and tenants, as well as assisting residents identify local resources. More detail on resident services will be provided after construction completion and lease up (in next year's report).	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	
Nueva Esperanza	N	N	N	N
Dolores	N	N	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)
Nueva Esperanza	52	8	Y	
Dolores	17	4	Y	

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*

Both projects largely completed Community Engagement activities in prior years. For the Dolores, Hacienda and LMC have been in close contact with neighbors throughout 2024 and with the HOA adjacent to the site. The team has provided regular updates to construction start, early and late workdays, as well as changes to any traffic patterns and possible after-hours noise. Neighbors have provided feedback about preferred communication for changes in construction workdays, noise and project progress, which LMC has updated to provide greater clarity in communication. Hacienda intends to coordinate site tours with focus and advisory groups who worked with the project team during the design phases. They will also be invited to the building opening event.

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

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

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

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*

Your 2023 report:

The Nueva Esperanza project was leased-up by the end of calendar year 2023. Best practices from the Nueva Esperanza team included helping applicants early in the process understand the different unit set asides (for income levels and rent amounts) and explaining the annual income limits that qualify someone for a 30% vs 60% AMI unit. This was helpful because it helped the applicant to understand and decide if they can afford the rent or not for the designated unit. Another best practice was to make the required deposit payment amounts very clear to the approved applicants and to encourage them to save or seek assistance, so they were ready for move in. Screening barriers that were removed included credit standards and amount of monthly income needed in order to move-in (only required 1.5 times the rent amount). Bienestar also included a pet policy to allow residents to have certain pets. A pet policy was something Bienestar did not have in place before Nueva Esperanza.



Housing Communications Monthly Report – February 2025

The Housing Department’s Communications team is working on several stories across Metro news, social media, paid community media, email marketing and earned media.

Email marketing

The March external newsletter is set to release next week and will feature the Metro housing-funded projects’ openings and groundbreakings that have been celebrated in February and March.

Earned media

The Housing Department in February celebrated the opening of the SHS-funded Oak Street Shelter and the groundbreaking of the affordable housing bond-funded Jade Apartments. Both events were well covered by at least 5 different local media outlets. Click these links to see stories on [print](#), [television](#) and [radio](#).

Also in February, The Oregonian ran its [first article](#) in a periodic series about what SHS pays for and how it’s working. The series is intended to lead up to the potential SHS reform ballot measure in November. Housing Comms met with the reporter several times ahead of the launch of this series to emphasize the importance of voters becoming aware of SHS programming. Housing Comms is working with the reporter on upcoming installations in this series.

Housing comms also provided information on background to reporters and assisted Central Comms on a [number of articles covering Multnomah County’s](#) homeless services budget shortfall.

Marketing and Public Education

A postcard reminding voters of the SHS tax is being printed and will be sent out to all voters in the region in late March/early April. It contains information on eligibility, links to pay, and information on the success of the tax thus far.

A set of slides that highlight the affordable housing bond and supportive housing services will continue to be displayed in local independent theaters throughout the coming months.

The Housing Department’s “Home is everything” public awareness campaign continued in February. It features digital ads across the internet and on Oregonlive.com. These ads link back to a page on the Metro website that contains information about Housing Department programs. The CTR for performance display ads in February was .72% and for local site ads on Oregonlive.com was .15%. **During the month of February, this campaign resulted in 789,837 impressions and 2,976 total clicks.** These results were not as optimal of January, but still above benchmark.

Social media

The communications team published social media content on two SHS-funded projects: the opening of the [Oak Street Village shelter](#) and the start of construction of the [Hillsboro Year-Round Shelter](#). There was also a piece on the groundbreakings of the [Jade Apartments](#) and [M. Carter Commons](#), to which the housing bond and transit-oriented development funds contributed. The housing communications staff also worked with Metro central communications to ensure that



inclement weather and emergency shelter information from the region's counties were passed along.

Up and coming

In March, we will be launching a public education campaign with Tri-Met and also displaying informational banners at local bond-funded sites throughout the region.

The following materials were received
during the meeting.



Metro

Metro affordable housing bond oversight committee meeting |
March 17, 2025

Agenda

- Welcome and introductions
- Conflict of interest declarations
- Public comment
- AHBOC Program Updates
- Jurisdiction Presentations: Clackamas, Washington, Beaverton, and Hillsboro
- Next steps
- Adjourn



Metro

Conflict of Interest



Metro

Public Comment




Metro

Jurisdiction Presentations

Presentation Overview

- Jurisdiction presentations (15 mins)
 - Production progress summary
 - 2-3 examples of projects that reached milestones in 2024, such as starting construction, completing construction, or completed leasing.
 - Overall lessons learned on the Metro AHB
 - Clarifying questions (5 minutes)
- Panel Q&A with all jurisdictions
- Committee discussion and reflection on themes



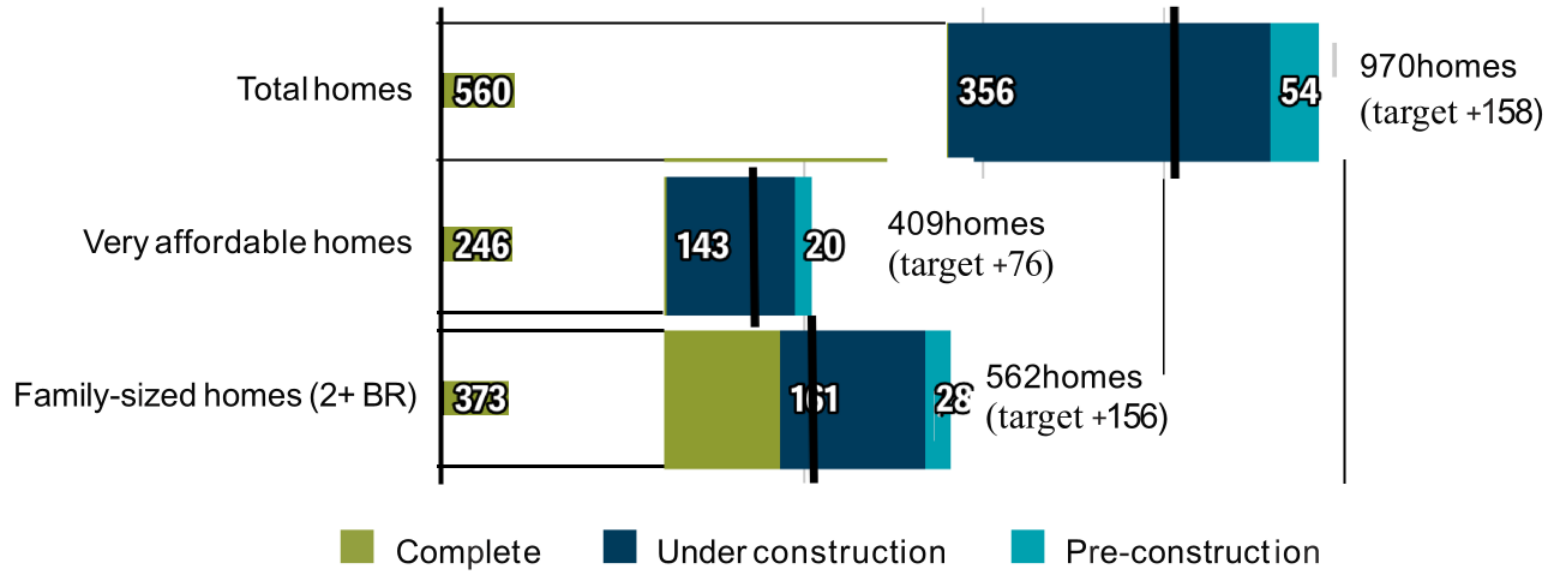
HOUSING AUTHORITY OF CLACKAMAS COUNTY

**Metro Bond
Oversight Committee**

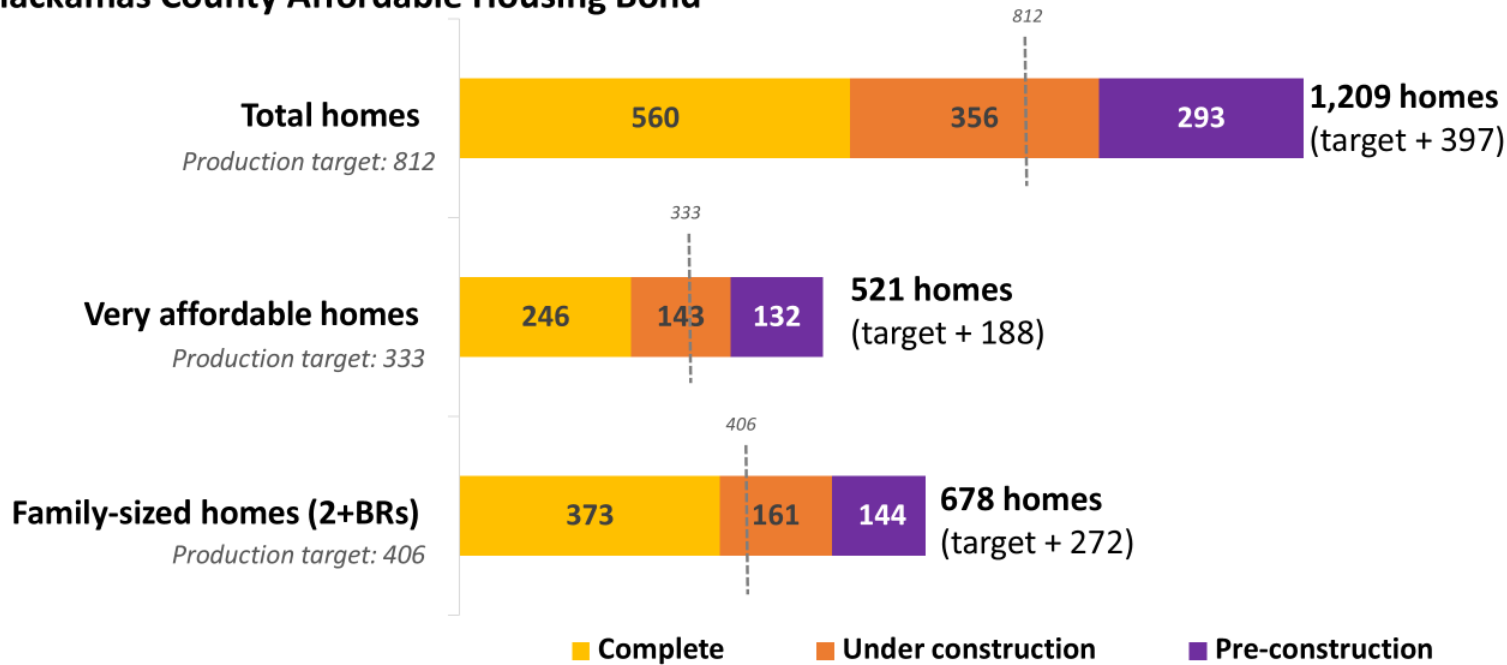
March 17, 2025

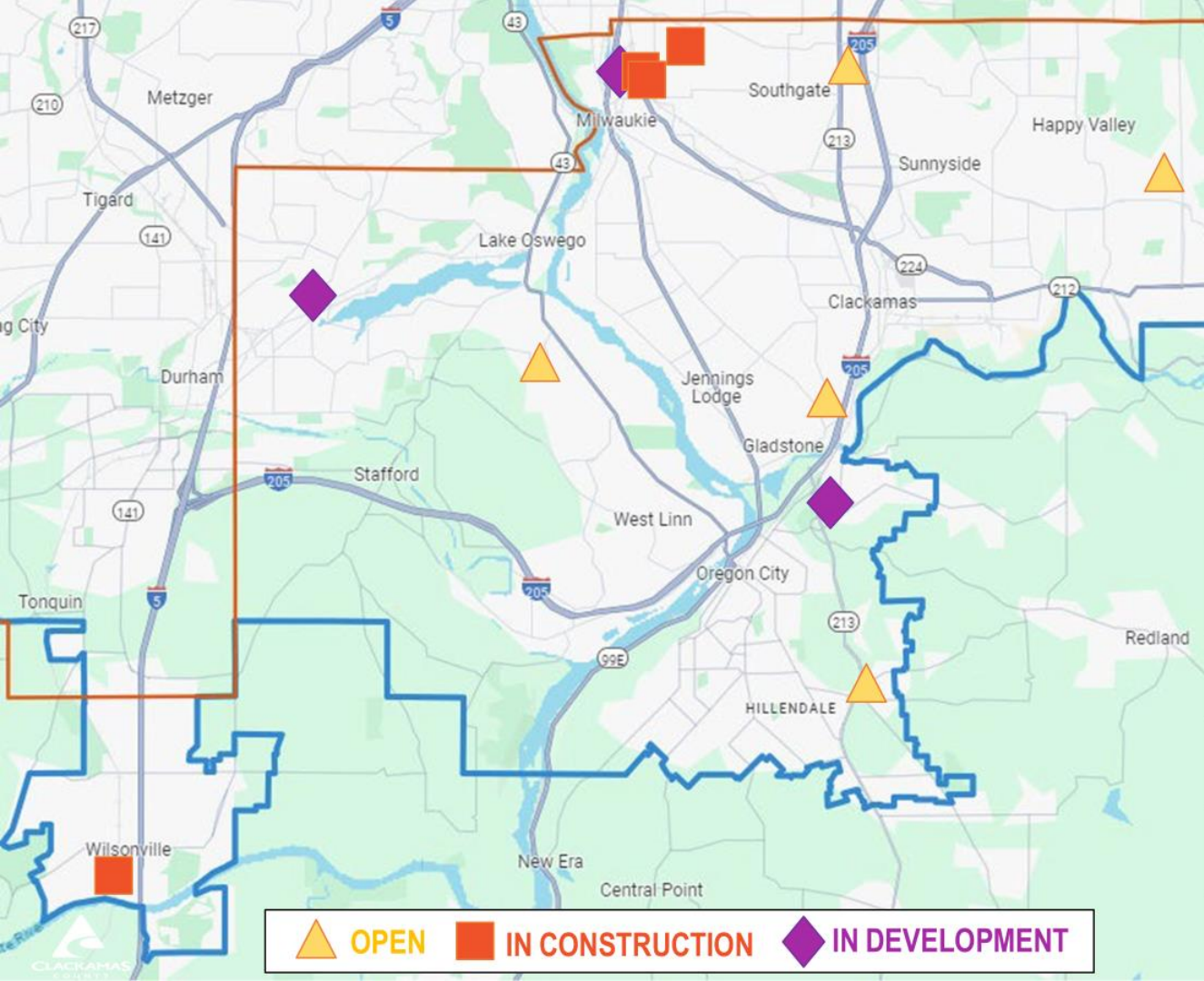


Clackamas



Clackamas County Affordable Housing Bond





CLACKAMAS COUNTY ALLOCATION

\$122MM

UNIT PRODUCTION GOAL

812

TOTAL BOND UNITS EXPECTED

1209

UNITS ENDORSED BY COUNTY/METRO

1209

**UNITS OPEN: 560
RESIDENTS HOUSED: 1,293**

UNITS OPENING IN 2025

213

UNITS BREAKING GROUND IN 2025

179

FAMILY-SIZED UNITS

678

PERMANENT SUPPORTIVE HOUSING

239

DEEPLY AFFORDABLE UNITS

521

TOTAL FUNDS ALLOCATED

\$122MM



MERCY GREENBRAE

Lake Oswego

- OPENED MAY 2024, FULLY LEASED
- 100 UNITS, INCLUDING 40 PSH
- COBID CONTRACTING OUTCOMES:
 - 18.7% SC | 32.5% HC
- WORKFORCE DIVERSITY:
 - 50% POC, N/A WMN, 6.4% APP



LAS FLORES

Oregon City

- OPENED MAY 2025, FULLY LEASED
- 171 UNITS, INCLUDING 17 PSH
- COBID CONTRACTING OUTCOMES:
 - 68.4% SC | 34% HC
- WORKFORCE DIVERSITY:
 - 65% POC, 7% WMN, 65% APP



VUELA

Wilsonville

- 121 UNITS, INCLUDING 20 PSH: IN CONSTRUCTION
- INCORPORATES ~\$4.2MM PSH PILOTS FUNDS
- 20 PB RLRA VOUCHERS & SHS SERVICES SUBSIDY
- OPENS DECEMBER 2025





SHORTSTACK MILWAUKIE

Milwaukie

- 15 AFFORDABLE HOMEOWNERSHIP UNITS: IN CONSTRUCTION
- ~900SF 2 BEDROOM / 1.5 BATH, 2-STORY COTTAGES
- UTILIZES CITY OF MILWAUKIE'S COTTAGE CLUSTER ZONING



HILLSIDE PARK PHASE I

Milwaukie

- PUBLIC HOUSING REPOSITIONING & REDEVELOPMENT PROJECT
- BUILDING C - 100 UNITS:
IN CONSTRUCTION – OPENS NOV
- BUILDINGS A & B - 175 UNITS:
IN CONSTRUCTION
- 275 TOTAL UNITS, INCLUDING 21
PSH, SUPPORTED W/ SHS SVCS \$



HILLSIDE PARK BUILDINGS D&E

Milwaukie

- 160 FAMILY UNITS
- EXTENSIVE INFRASTRUCTURE IMPROVEMENTS
- HAS ~\$3MM FUNDING GAP



EL NIDO

Lake Oswego

- 55 UNITS, SHOVEL READY & PERMITTED
- 10 PB RLRA VOUCHERS & SHS SERVICES SUBSIDY
- HAS ~\$1.5MM FUNDING GAP



PARK PLACE

Oregon City

- PUBLIC HOUSING REPOSITIONING & REDEVELOPMENT PROJECT
- 225 UNITS OF COTTAGE CLUSTER AFFORDABLE HOUSING
- 112 UNITS AFFORDABLE TO HOUSEHOLDS 30% AMI & BELOW
- EXTENSIVE INFRASTRUCTURE IMPROVEMENTS

REFLECTIONS: METRO AHB PROGRAM

A grayscale photograph of a city skyline at night, with various skyscrapers and buildings illuminated. The skyline is reflected in a body of water in the foreground, creating a symmetrical effect. The overall tone is professional and urban.

SUCCESSSES

- EQUITY FOCUS
- CLEAR PROGRAM GOALS
- ADVOCACY AND COLLABORATION
- LEVERAGING OUTSIDE FUNDS
- SHS INTEGRATION

OPPORTUNITIES

- MORE ADMINISTRATIVE PROGRAM FUNDING – APPRECIATE DISTRIBUTION OF INTEREST EARNINGS TO COVER ADMIN
- ACQUISITION & PREDEVELOPMENT FUNDING OPPORTUNITIES
- MARKETING & PROMOTING PROGRAM SUCCESS TO PUBLIC
- ANOTHER AFFORDABLE HOUSING BOND



QUESTIONS?



Washington County Metro Bond

2024 Annual Report


| March 17, 2025

Housing Services Department

www.washingtoncountyor.gov



Washington County Metro Bond Projects

 Housing projects funded with Metro bond				
Status	Project	Location	Completion Date	Units
COMPLETED	1 The ViewFinder	Tigard	December 2021	81
	2 The Valfre at Avenida 26	Forest Grove	July 2022	36
	3 Heartwood Commons	Aloha	March 2023	54
	4 Terrace Glen	Tigard	May 2023	144
	5 Alongside Senior Housing	Tigard	September 2023	57
	6 Cedar Rising	Aloha	December 2023	81
	7 The Opal	Cedar Mill	March 2024	54
	8 Plaza Los Amigos	Cornelius	May 2024	112
	9 Altura	Beaverton	August 2024	74
UNDER CONSTRUCTION	10 Plambeck Gardens	Tualatin	February 2025	116
	11 Woodland Hearth	Tigard	April 2026	63
IN PLANNING	12 209th Ave	Aloha	Fall 2027	86
UNIT TOTAL 958				

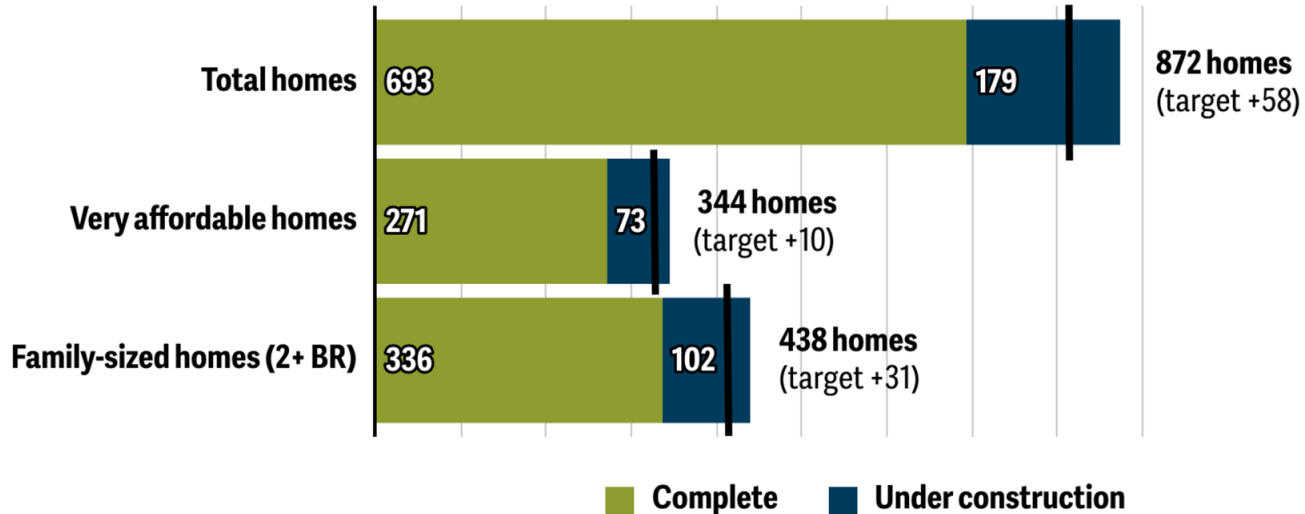
Project Status Through 2024

- Phase I Project - Viewfinder
- 2020 NOFA - 7 projects funded
- Beaverton 2020 NOFA – cross jurisdictional funding of Altura
- Heartwood Commons PSH
- 2022 NOFA – one project chosen from five applicants, Woodland Hearth/CPAH
- Metro SAP – added Aloha 209



Washington County Production Goals

Washington



Remaining Projects

Eligible Share

- ✓ Plambeck Gardens – received TCO on Feb. 28, 2025. Currently leasing up 116 units.
- ✓ Woodland Hearth – Started construction late December 2024 of 63 units. Completion in April 2026.
- ✓ Heartwood Commons Ph. II – utilizing remaining Metro bond funds of ~\$3.5 million for deferred building systems upgrades of 54 units dedicated to PSH. Pending Metro Final Endorsement.



Plambeck Gardens, Tualatin

Remaining Projects

Metro SAP Project

- ✓ Aloha 209 - ~86 units in Aloha at corner of 209th and Alexander. Currently in the design phase. Will submit for Metro Concept Endorsement June 2025.

PSH Project

- ✓ Forest Grove PSH – ~60 units of PSH in Forest Grove near services and along bus lines; pending Metro Concept Endorsement.



Aloha 209, Aloha

2024 Milestones

Cedar Rising, 81 units in Aloha

- April completed lease-up
- June 13 Grand Opening celebration
- August 7 converted to permanent loan



Cedar Rising, Aloha

2024 Milestones

Woodland Hearth, 63 units in Tigard

- Project barrier + Financing Issue: City of Tigard requested a stormwater gravity system which caused permitting delays and cost increases
- Closing delay caused tax credit pricing to decrease to 0.81 cents
- OHCS contributed Last Gap and HTF funds to bridge the difference
- December closing/construction start
- Completion estimate - April 2026



2024 Milestones

Opal, 54 units in Cedar Mill

- Construction barriers – discovered underground spring and contamination down to groundwater
- Resulted in \$2,313,693 of increased costs
- WashCo: increased Metro funds by \$749,000 (grant total \$5.4M) and added \$500,000 HPOF
- Received \$500,000 from Business Oregon
- Other sources: VE, increased DDF, contingency funds



2024 Milestones

Altura, 74 units in Beaverton

- Metro Final Approval issued on Jan. 25, 2022, but then:
 - Construction bid came in \$3.3M higher than anticipated
 - Additional SDC fees
 - Interest rates increased
- VE'd \$1M, still had \$5.4M gap
- Increased Metro funds by \$3.3M
- Increased PABs by \$2.175M
- Closing delayed to Sept. 28, 2022





Lessons Learned - PSH

- **Security** is very expensive, e.g., Heartwood Commons is over \$300k/year.
- **Insurance** costs are increasing due to market pressures and claims for unit damage.
- **PSH set-asides** can be challenging. Some initial projects did not make PSH goals.
- **Critical mass** of units is needed per project – but not too many!



Lessons Learned - COBID

Increase capacity of COBID subcontractors

Feedback from our General Contractors (GCs) is that COBID subcontractors need:

- Strong partnerships and working relationships with the GCs
- Technical assistance to support aspects of operating and growing their businesses
- Financial assistance to float payroll and materials expenses due to the lengthy draw processing times



Discussion

Questions?

STAFF CONTACTS

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jill_chen@washingtoncountyor.gov

Lisa Varon, Real Estate Division Manager

lisa_varon@washingtoncounytor.gov



Housing Services Department
www.washingtoncountyor.gov/housing

Break



BEAVERTON UPDATE



March 17, 2025 – Affordable Housing Bond Oversight Committee

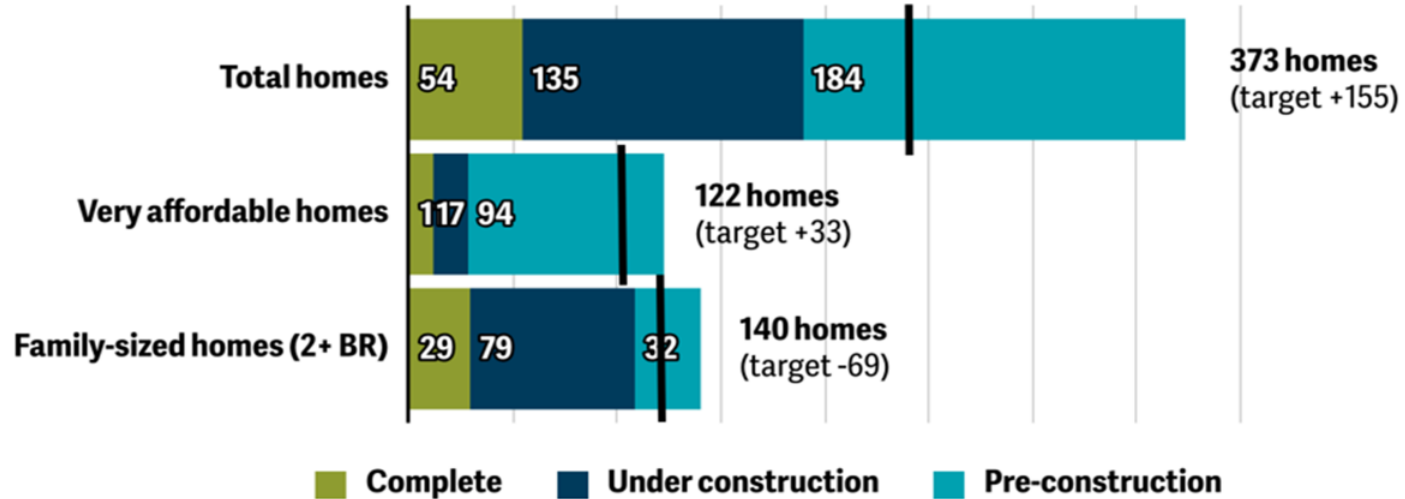
Metro Affordable Housing Bond

BEAVERTON PORTFOLIO ACTUAL (4-15-2024)

Project	2+ Bd	30% AMI	PBV	Total Units
The Mary Ann	29	11	8	54
Elmonica	33	33	8	81
Meadowlark	0	68	19	104
Amity Orchards	113	17	0	164
Total	175	129	35	403
Metro Target	109	89	n/a	218

Metro Affordable Housing Bond

Beaverton



The Mary Ann



The Mary Ann house 117 people, 46 of which are under 18 yrs old.

- Head of Household – Black/African American: 4
- Head of Household – American Indian/Alaska Native: 1
- Head of Household – Asian: 4
- Head of Household – Native Hawaiian/Other Pacific Islander: 1
- Head of Household – Latino/Hispanic: 9



Amity Orchards



WISHCAMPER

December: Building 2 complete

February/March: Building 3 complete

May: Building 1 complete



ELMONICA



- 81 Units
- Expected completion in fall/winter 2026

Construction began in Dec/Jan 2024/2025



Meadowlark



104 units
68 units at 30%
30 PSH units



- Current – Fall 2025: Predevelopment
- Fall/Winter 2025: Construction begins
- Summer 2027: Construction complete



Questions?



April 15, 2024



Regional Housing Bond Implementation

Metro Oversight Committee

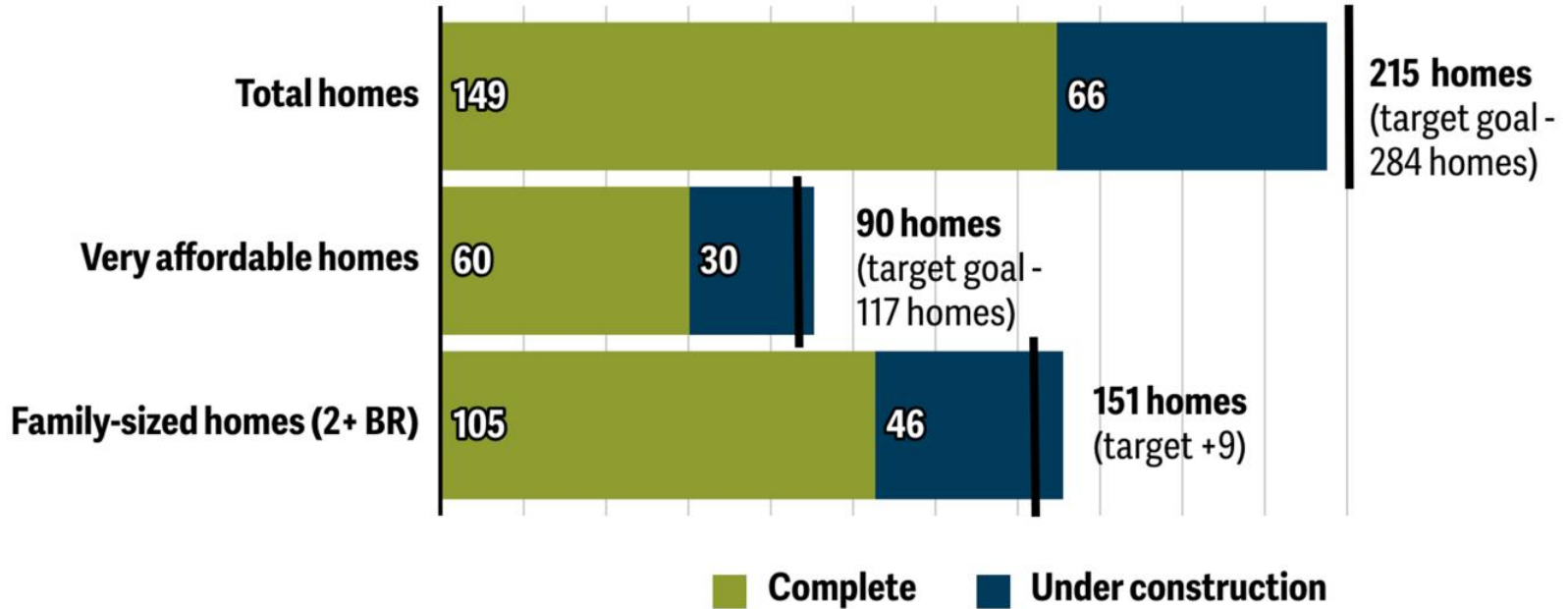
March 17, 2025

Metro Regional Affordable Housing Bond Implementation

- Hillsboro became Local Implementing Partner through IGA with Metro in January 2020
- Hillsboro Funding and Production targets
 - Allocation of \$42 Million
 - Produce 284 total affordable units
 - 117 deeply affordable units (30% AMI), 142 family-sized units
 - 3 projects will accomplish and exceed targets



Hillsboro



Nueva Esperanza



- **First Bond-funded Project**
- **Bienestar/Housing Development Center**
- **150 units completed and leased**
- **City contributed 6-acre site**
- **\$16.9 Million of Housing Bond Funds**
- **60 deeply affordable units**
- **70% two-plus bedroom apartments – 105 units**
- **\$54 Million Total Development Costs**

Dolores



- **2nd Project to include Bond funds**
- **Metro purchased 2-acre site**
- **City and Metro RFP and Developer Selection in Spring 2023**
- **Hacienda CDC's first project in Hillsboro**
- **\$10.5 Million in Bond Funds**
- **67 units, includes 46 family-size**
- **30 deeply affordable, 12 units of Permanent Supportive Housing (PSH)**
- **\$41.8 Million Total Development Cost**
- **Construction started in September 2024**
- **Complete by March 2026**

Willow Creek Park and Ride



- **Negotiated terms with TriMet for use of 2.8-acre site at Willow Creek Park and Ride**
- **City's third and final bond-funded project**
- **Will utilize remaining \$15.5 Million**
- **Capacity for minimum 110 units, exceeding production targets**
- **RFP released and due May 9**
- **Project selection and Concept Endorsement by July**

Metro Regional Affordable Housing Bond Implementation Progress

	Funding	Total Units	30% AMI	Family-Size
Targets	\$41,240,081	284	117	142
Nueva Esperanza	\$16,940,731	149	60	105
Dolores	\$ 8,750,000	66	30	46
Willow Creek Park and Ride*	\$15,549,350	110	33	20
Total	-	325	123	171

Best Practices & Lessons Learned

- Importance of bringing forward publicly-owned sites
- Leading with Racial Equity, starting with selecting culturally-specific developers
- Time value of money, increase in development costs, competitiveness for resources
- Need for coordination amongst jurisdictions – both staff and elected officials



THANK YOU!

Questions?

Chris Hartye | *Senior Project Manager*
City of Hillsboro | Community Development Department: Affordable
Housing Division
503-758-4971 (cell) | 503-681-5233 (office)
[Hillsboro-Oregon.gov](https://www.hillsboro-oregon.gov) | [Engage with Us](#)

Next Steps

- April 16 – Key Findings & Report Highlights from staff
- May 21 – Finalize committee findings and recommendations
- June and beyond dates TBD

oregonmetro.gov



00:39:53 Jay Tomlinson (They/Them): Can someone explain what Cobid outcomes means?

00:41:33 Alison Wicks, Metro (she/her): Certification Office for Business Inclusion and Diversity (COBID)

00:42:51 Alison Wicks, Metro (she/her): All implementing partners established a minimum goal of awarding 20% of project contracts to minority- or women- owned and/or emerging small businesses (MWESB) certified by the state Certification Office for Business Inclusion and Diversity (COBID).

01:17:10 Jay Tomlinson (They/Them): Converted to permeant loan?

01:20:37 Andrea Sanchez: The permanent loan is like a mortgage that has a 30 year loan term.

01:21:28 Alison Wicks, Metro (she/her): From Jill Chen: Benefit is usually a fixed-rate, lower interest permanent loan instead of a construction loan which has variable rate and are usually higher interest rates

01:26:35 Sandi Saunders (she/her) | Metro: From Clayton Woullard: What is the exact nature of that legislation?

01:35:50 Sandi Saunders (she/her) | Metro: From Lisa Varon: Insurance still needs to be underwritten by industry standards. Multiple incidents at a property does impact the property's insurance rating and future insurance rates.

01:40:29 Jeff Petrillo: Lumber Tariffs are currently on hold. Not saying lumber tariffs are a non-issue, but they are not yet in effect. April 2nd is the target date for possible new tariffs including lumber.

01:42:35 Jay Tomlinson (They/Them): I can just put my question here so we don't push our break back. How was the contaminated ground water handled? Did you clean the water or was there a barrier placed or? How are we protecting residents and others from that?

01:44:31 Noah Goldman he/him: Could Washington County Housing Authority apply for an exemption to the AMI/MFI figures through Moving to Work program?

01:45:09 Sandi Saunders (she/her) | Metro: From Melisa Dailey: If I recall correctly, they site was considered "clean" after the contaminated soils removal.

01:46:03 Sandi Saunders (she/her) | Metro: From Melisa Dailey: For Opal, almost the soils were dug down to something like 15-20 feet and disposed of.

01:52:34 Alison Wicks, Metro (she/her): Following up on Jeff's question about Shortstack Milwaukie developer: Shortstack Developer LLC (Homework Development and Sister City)

02:09:42 Sandi Saunders (she/her) | Metro: From Jeff Petrillo: Some context on lumber prices. Lumber future prices have already risen over 33% since the fall of 2024--mostly in anticipation of US tariffs. Here is a chart showing the increase. <https://app.box.com/s/hfopgifv93ktczkigogm0fo30dsmtj4z>

02:10:18 Jeff Petrillo: Thanks Sandi

02:18:03 Clayton Woullard: What does "deeply" affordable housing mean in Hillsboro?

02:18:21 Andrea Sanchez: 30% AMI or below

02:20:12 Andrea Sanchez: 2024 30% Area Median Income (AMI) limits for a household of one, two, three, and four are \$24,780, \$28,320, \$31,860, and \$35,400 respectively.

02:24:03 Sandi Saunders (she/her) | Metro: From Brandy Penner: This is a table I use a lot when looking at AMI. It's from the Portland Housing Bureau but applies to the metro area. <https://www.portland.gov/phb/income-rent-and-utility-limits>
Click on the 2024 Income and Rent Limits link

02:24:33 Jeff Petrillo: who is the developer?

02:25:05 Andrea Sanchez: The developer for Willow Creek has not been selected. RFP is currently out.

02:26:13 Clayton Woullard: How many units would be deeply affordable?

02:27:54 Jay Tomlinson (They/Them): There's the possibility that Willow Creek will exceed these amounts?

02:28:47 Alison Wicks, Metro (she/her): RFP is Request for Proposals

02:45:36 Sandi Saunders (she/her) | Metro: From Sushmita Poddar: Washington County is quite a transit desert. just like Clackamas

02:54:59 Sushmita Poddar (She) Atfalati Lands: That is such a good comment Noah

02:58:49 Jay Tomlinson (They/Them): I would caution calling these populations "needy". They are high need because they have not had enough access throughout their lives, causing those needs to compound and become more complex. They're needs are a result of societal failings, they are not responsible for their own neediness. Just a comment on wording

03:00:18 Sushmita Poddar (She) Atfalati Lands: Uplifting what Jay just wrote. How we describe community identity vs circumstance is important