

Housing Bond Progress Report for City of Portland | 2023

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

SECTION 1: UNIT PRODUCTION AND FUNDING

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

Figure 1. Production progress and resources committed

Project	Total Project Cost	Metro Bond Funds (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
			Total units	30% AMI units	Family sized (2+ BRs)	PSH units	Number of occupants <i>(as of Dec-2023)</i>		Month/Year	Month/Year
Hattie Redmond	\$25,376,920	\$4,411,737	60	60	0	60	60	Complete	Oct-21	Feb-23
Dekum	\$82,764,636	\$21,034,083	147	61	78	0		Construction	Mar-24	Jan-25
Findley Commons	\$7,041,707	\$1,945,175	35	0	0	35	45	Complete	Oct-20	Dec-21
Waterleaf	\$80,823,569	\$1,929,219	176	17	48	20	265	Complete	Dec-20	Dec-22
Beacon at Glisan Landing	\$21,091,228	\$5,822,000	41	41	0	41		Construction	May-23	Sept-24
Aldea at Glisan Landing	\$54,349,405	\$3,685,679	96	15	63	0		Construction	Mar-23	Jan-25
Dr. Darrell Milner Building	\$30,176,395	\$9,216,838	63	17	48	0		Construction	Jul-22	Feb-24

Albina One	\$66,752,016.8	\$14,424,597	94	32	55	0		Construction	Jun-23	Jun-25
Meridian Gardens	\$31,235,172	\$13,365,160	85	70	0	65		Construction	Jul-23	Sept-24
Hollywood Hub	\$140,391,988	\$29,084,328	73	39	24	0		Pre-Construction	Sept-24	Mar-6
PCC Killingsworth	\$44,655,307	\$2,538,237	84	28	60	0		Pre-Construction	Aug-24	Apr-25
Tistilal Village	\$36,907,811	\$4,632,538	24	24	22	16		Construction	Mar-23	Aug-24
Powellhurst Place	\$27,420,039	\$4,091,048	64	12	45	12		Construction	Aug-22	Mar-24
Garden Park Estates	\$57,875,061	\$2,239,308	54	25	40	25		Construction	Jun-23	Apr-25
Barbur	\$70,776,445	\$22,011,444	149	32	102	0		Pre-Construction	December 24	June 26
Carey Boulevard	\$23,130,574	\$6,087,267	53	0	53	0		Pre-Construction	Jul-25	Feb-29
Carter Commons	\$27,325,363	\$5,800,000	62	21	0	0		Pre-Construction	Jun-24	Aug-25
Portland Value Inn	\$56,644,399	\$6,155,974	96	39	47	15		Pre-Construction	April 25	Aug-26
Strong Site	\$42,561,966	\$11,250,000	75	11	54	0		Pre-Construction	August-24	Mar-26
Abbey Site	\$5,084,152	\$1,200,000	8	0	8	0		Pre-Construction	Apr-24	Feb-25
Total committed or underway		\$170,924,632	1539	544	747					
LIS commitment		\$199,652,992	1475	605	737					
% of commitment complete		86%	104%	111%	101%					
Remaining for LIS		\$28,728,360	Goal Exceeded	Goal Exceeded	Goal Exceeded					

*HOME FORWARD IS THE DEVELOPER OF DEKUM COURT, BUT THE UNITS WILL COUNT TOWARD PORTLAND'S PRODUCTION GOALS. DEKUM COURT'S FUNDING WAS ALLOCATED DIRECTLY TO HOME FORWARD, BASED ON AN AGREEMENT BETWEEN PORTLAND, HOME FORWARD, AND METRO PRIOR TO THE EXECUTION OF IGAS ALLOCATING FUNDS, AND AS PART OF METRO'S EARLY COMMITMENT OF FUNDING TO FOUR "PHASE I PROJECTS" (ALSO INCLUDING VIEWFINDER, MARY ANN, AND TUKWILA SPRINGS).

SECTION 2: LOCAL IMPLEMENTATION STRATEGIES UPDATE

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

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

In August 2023, PHB issued the 2023 M-BOS Last Gap Solicitation which prioritized Metro, PHB and Multnomah County. The M-BOS consisted of:

- Up to \$10,000,000 in Metro Housing Bond funds for capital expenses for new construction of previously unregulated housing units
- Up to \$9,088,000 in Metro Housing Bond funds for capital expenses for new construction of previously unregulated, permanent supportive housing (PSH)
- Up to \$9,750,000 in Multnomah County general funds for capital costs and acquisition costs for new units of regulated affordable housing
- Eligible Costs under the Portland Clean Energy Fund (PCEF) program with PHB for up to 10% of total hard construction costs.

PHB received 13 proposals for the M-BOS Last Gap Solicitation. A Technical and Financial Feasibility Review team evaluated how each proposal met the requirements and qualifications of the M-BOS and rated the proposals, red, yellow, or green. Three separate Community Review committees, with knowledge of affordable housing, were established, - one for the Family Sized proposals, one for the PSH proposals, and one for Shovel Ready proposals.

Recommendations on the awardees were provided to the current Commissioner in charge (Commissioners Rubio) and to Metro, Multnomah County and JOHS in December 2023. Concept Endorsements have been received for one of the projects, PCC SE. The remaining Concept Endorsements are expected in February and March 2024.

The four awarded projects will move into construction within the next few months and will create 251 new affordable rental and homeownership units, including 53 extremely low-income units; 22 Permanent Supportive Housing units for chronically homeless individuals, couples, or families; and 144 family-sized units.

Addition of Last Gap Projects	Total Units	PSH Units	Family-Sized Units	30% AMI Units
Existing Projects	1,539	289	747	544
New Project Awards (Last Gap MBOS)	251	22	144	53
Total	1790	311	891	597
Metro Bond Goal	1,475	300	737	605
% Achieved	121%	104%	121%	99%

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

Projects receiving an award of Metro Bonds have initially been awarded up to \$150,000 per unit, though this amount is sometimes lessened if proposals show a balance of sources and uses at time of submission and require less subsidy. While in some cases Metro Bond amounts have increased in response to a growing finance gap caused by inflation, delays in closing, rising interest rates, etc., PHB has looked to other sources of funding to supplement the use of Metro Bonds and get projects to finance close and on to construction. PHB has leveraged HOME funds, Portland Housing Bonds, and River District, South Park Blocks and Interstate Tax Increment Financing to supplement Metro Bond funding and finance more projects and create more units than Metro Bonds alone would afford. In the past year, a partnership with Bureau of Planning and Sustainability has resulted in Portland Clean Energy Funds helping to finance the cost of air conditioning and energy efficiency improvements, stretching Metro Bond funds further and enabling PHB to meet or surpass our Metro Bond production goals.

PHB’s recent “Last Gap” Metro Bonds solicitation enabled PHB and Metro to award a lower level of subsidy with an outsized impact. Smaller funding awards of between \$21,000 and \$104,000 per unit are making the difference and bringing 251 new affordable rental and homeownership units online, closing finance gaps that were preventing these projects from closing and moving on to the construction phase. For these projects, Metro Bonds are truly gap financing, as Metro funds are the last funding source needed to balance out sources and uses and get these projects underway.

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

Pairing capital Metro Bonds with rental assistance vouchers from Home Forward and operating subsidy from JOHS helps all three agencies meet our commitments to expanding production of supportive housing units. For well over a decade, regional and local implementation plans have unit-based goals for the creation of new PSH units (10-year Plan to End Homelessness, A Home For Everyone, etc.). With the recent “Last Gap” M-BOS solicitation, PHB has exceeded our agency goal of developing 300 new PSH units, using Metro Bond funds.

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

The past few years have shifted the funding landscape in a few ways, but universally, affecting all affordable projects under construction and in predevelopment. Interest rates have increased to the highest rate we’ve seen in two decades, ultimately increasing the cost per unit. At this time last year, developers were assuming a 1% increase in hard costs per month of delay.

But in the past two years, the largest funding-related constraint we’ve seen in our projects is the shift from noncompetitive to fiercely competitive and massively oversubscribed private activity bonds, which leverage private equity to finance approximately 50% of the permanent costs to develop. The oversubscription of PAB’s has resulted in fewer PAB solicitation offerings, and an environment where the timing of finance close needs to be more accurate, as the balancing of last year’s carryover to this year’s available to next year’s projected private activity bonds is crucial.

Partly because PHB has offered several PHB and Metro-owned sites in recent solicitations, PHB and Metro Bonds have often been the first funding source secured. This helps our projects be prioritized for private activity bonds, because projects who have secured substantial local funding are prioritized over projects without local funds. First priority for 4% LIHTC/PAB’s is Housing Authorities. Next are projects with significant local funding, defined as a project that has the lesser of 10% of its total project resources or \$5 million dollars from a local jurisdictional gap subsidy source. Despite this prioritization, PHB is fiercely advocating for two Metro Bond-funded projects that were not awarded private activity bonds in this most recent offering. Through emails and correspondence with OHCS staff, HIPPP team and PHB leadership are advocating for PAB’s so that Hollywood hub and Barbur Apartments can close this year, as planned. The sponsors of these two projects are also pressuring OHCS to award PABs, because delays in closing will result in cost increases and a delay in unit delivery.

e. How Supportive Housing Services (SHS) funding is being integrated or leveraged to support outcomes for serving very low-income households and households experiencing or at risk of homelessness.

Metro Bond funds have been awarded through competitive solicitations, in close coordination with our partner agencies the Joint Office of Homeless Services and our housing authority, Home Forward. For development proposals including new PSH units, PHB-awarded Metro Bonds are coupled with Project-based Section 8 vouchers from Home Forward and operational subsidy from JOHS, offered together in a conditional award letter. Pairing capital funding for development of supportive housing units with rental assistance and operational subsidy is integral to the operational success of supportive housing units. The rental assistance ensures that PSH units don't become an operational liability for housing providers, strengthening their income stream while allowing us to regulate the rents at the extremely low-income level of 30% area median. The PHB-JOHS partnership created by the Metro Bond program has established a base level of operational subsidy for all new PSH units of \$10,000 per unit per year, and standard practices of a tri-party agreement between housing provider, JOHS, and those providing supportive housing services. Capital Bond funds leverage supportive housing services funded by the Metro SHS measure, which allows those units to truly be supportive housing units (with wraparound supports and case management), filled from the Coordinated Access list, and not just regulated units that are deeply affordable.

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

With the announcement of awardees of the M-BOS Last Gap, PHB has exceeded all Metro goals other than the 30% units. With the additional 53 30% units awarded in the Last Gap solicitation, PHB has reached 99% of the 597 30% goal. Remaining Metro funds will be used in an upcoming Broadway Corridor RFQ, where more Metro units will be added to the total unit production count, as well as ultimately meet the 30% goal outlined above.

SECTION 3: PROJECT HIGHLIGHTS

This section is intended to provide a brief overview of each project in the pipeline—and some of the noteworthy features.

Please provide a summary of each project in your portfolio, along with an image of the project. Be sure to describe:

- a. Who the project intends to serve.*
- b. Project team and partnerships*
- c. Noteworthy features or highlights (e.g., community space, free wi-fi and project amenities)*
- d. How projects are incorporating sustainability, climate resilience and AC/cooling strategies to keep people safe*
- e. Anything else worth highlighting*

- **Carter Commons**



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

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

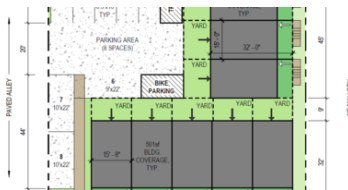
- **Strong Site**



Located at the prominent intersection of N. Alberta Street and N. Williams Avenue and purchased by PHB from longtime neighborhood residents the Strong family, this property embodies a visual and historical significance for long-time residents of North and Northeast Portland. Of the 75 total units proposed by CDP and SEI, 11 will be affordable to households earning 30% AMI or below and 54 units will be family-sized, with 2 or more bedrooms. The project will include a large outdoor courtyard, private playground area, laundry, and an indoor community room, all to foster community among the residents. These amenities are intended to provide indoor and outdoor spaces outside of one's apartment where residents can gather for community events, classes, informal get-togethers, and recreation at the onsite play structures. SEI will provide resident services and outreach with an emphasis on supporting African American families earning 30% AMI or below. Utilizing the N/NE Preference Policy list, this development will prioritize housing those whose families have been displaced by urban renewal's legacy in North and Northeast Portland.

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

- **Abbey Site**



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

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

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

- **Carey Blvd.**



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

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

- **Portland Value Inn**



The Portland Value Inn, owned by Metro and currently used as a shelter by the Joint Office of Homeless Services (JOHS), will be demolished and the site redeveloped into a new five-story, wood frame building. The site is conveniently located within walking distance of high frequency bus lines, parks, schools, and the library. At completion, the project will create a total of 77 units, which include 47 family-sized units (at least two bedrooms), 39 units affordable to households with incomes at 30% AMI or below, and 15 Permanent Supportive Housing (PSH) units. The Portland Value Inn redevelopment will support historically and presently marginalized community members who are at risk of housing instability, families who are formerly homeless, and intergenerational families who want to live near or with each other, with an emphasis on BIPOC community members who are at risk of displacement because of gentrification. In response to local community feedback, CPAH will provide a community room with kitchen, a second flexible community space, lending library, computer stations, and flexible outdoor space with dwarf fruit trees to provide shade and nourishment. Resident Services will be provided by Humanity Assistance Kindness Interculturalism Community Services (HAKI) and CPAH, while Urban League of Portland will provide culturally specific supportive services.

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

- **Barbur Apartments**



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

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

- **Powellhurst**



Northwest Housing Alternative's Powellhurst Place development will create 65 units for low-income families and those exiting homelessness in the Powellhurst-Gilbert neighborhood. Powellhurst Place is Northwest Housing Alternative's (NHA) 65-unit new construction project in the Powellhurst-Gilbert neighborhood of outer Southeast Portland. Forty-six of the units will be two-bedroom apartments targeting families, and 12 units will be permanent supportive housing (PSH) for people experiencing or at risk of homelessness. Planned amenities include a community room, playground and landscaped courtyard, secure bike parking, Energy Star appliances, and ductless mini-split heating/cooling. Tenants will also benefit from on-site property management and client-centered supportive services provided by Northwest Housing Alternatives and the Native American Rehabilitation Association (NARA). The project will pursue a Gold level certification through the Earth Advantage Multifamily program.

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

- **Dekum Court**



Home Forward will add 147 new affordable units and redevelop 40 existing homes at its family focused Dekum Court property in Concordia. Home Forward will rebuild 40 existing apartments and add 147 new homes at its Dekum Court development, located at NE 27th Avenue and Saratoga Street, with support from Metro Bond funds for the new units. The project will be built in phases to avoid displacing current residents, allowing them to move directly into new units upon completion. Of the 187 new and preserved units, 118 will have two, three or four bedrooms to accommodate a range of family sizes. The redevelopment will eliminate the current on-site

Head Start classroom and build two new classrooms at the nearby Albina Head Start Clegg site, located approximately one-half mile away, increasing the community's preschool capacity. Home Forward will also set aside a portion of the Dekum Court site for future development by an education partner. Phase 1 completion is anticipated in early 2023 with Phase 2 completion to follow in late 2024.

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

- **Hattie Redmond Apartments**



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

Urban League, an organization that serves and advocates for the African American community in Portland, will rely on its success with their Project HAVEN permanent supportive housing program and will integrate trauma-informed, culturally specific, and client-centered

input into the building design, financing and programming. The on-site services team will include a resident services coordinator, case managers and peer support specialists. Project amenities include common rooms, a community kitchen facility, outdoor areas and other amenities that bring residents together.

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

- **Findley Commons**



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

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

- **Waterleaf (fka, Riverplace Parcel 3, Phase 2)**



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

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

- **Aldea at Glisan Landing**



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

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

- **Beacon at Glisan Landing**



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

- **Dr. Darrell Millner Building**

Dr. Darrell Millner Building (formerly known as 5020 Interstate) will be co-developed and co-owned by Community Development Partners (CDP) and Self Enhancement Inc (SEI). Other development team members include Carleton Hart Architecture, LMC Construction, ALMAR Contracting and Guardian Management and DRCOMM real estate brokerage. The project will serve families and give priority to displaced or longtime residents of north/northeast Portland, especially African American families by implementing the

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

- **Albina One**



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

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

- **Meridian Gardens**



Meridian Gardens expands Central City Concern’s supportive housing in East Portland, providing recovery-specific housing and services with a peer-delivered service approach for 85 new units. The project will provide single room occupancy and studio apartments to BIPOC individuals and couples experiencing or at risk of homelessness who are in substance use treatment or recovery. On-site culturally specific services will be provided by Puentes, the Imani Center and Flip the Script. Amenities will include common kitchens and community rooms, recovery group rooms, a supportive services office, resident gym and large outdoor courtyard. Other development team members include Ankrum Moisan Architects and Walsh Construction. The project will leverage Metro bonds 2 times with additional funding from Oregon Housing and Community Services (LIHTC), permanent debt, and deferred developer fees.

- **hollywood HUB**



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

Amenities include a rooftop terrace, community room, meeting space, courtyard, bike and car parking, and on-site services by Hacienda CDC, Immigrant and Refugee Community Organization, Urban Gleaners and others.

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

- **PCC Killingsworth**



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

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

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

- **Tistilal Village**



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

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

- **Garden Park Estates**



Innovative Housing, Inc. will renovate and expand the existing Garden Park Estates, creating and preserving 117 units for low-income households in Southeast Portland’s Powellhurst-Gilbert neighborhood. Garden Park Estates in outer Southeast Portland currently

consists of 62 two-bedroom apartments and one three-bedroom house. Most of the buildings’ major systems are now reaching the end of their useful life and the property is in growing need of reinvestment. By better utilizing the generous site, Innovative Housing, Inc. (IHI) will add 54 units, for a total of 117 apartments ranging in size from studios to three bedrooms. The new units will be developed as efficient, well-designed buildings with between nine and eighteen units each, most of them two-story townhouses. The existing units will be substantially rehabilitated into comfortable, energy-efficient apartments. Garden Park’s newly configured site will provide lower rent levels and a wider array of unit types than currently offered, including 25 permanent supportive housing (PSH) units for individuals exiting homelessness and additional family-sized units. A phased construction and relocation plan will minimize the impact on existing residents.

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

SECTION 4: PERMANENT SUPPORTIVE HOUSING

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

Figure 2. Permanent Supportive Housing Commitments

Project	Total Units	PSH Units	Target Population	Service Partners	Plans to leverage (SHS) Supportive Housing Services funding (Yes/No/TBD)	
					For rental Assistance	For Wraparound Services
FINDLEY COMMONS	35	35	VETERANS	VETERANS ADMINISTRATION, DO GOOD MULTNOMAH	NO	NO

HATTIE REDMOND	60	60	PEOPLE DISPLACED FROM ALBINA NEIGHBORHOOD, BIPOC COMMUNITY	URBAN LEAGUE, HOME FORWARD	NO	NO
WATERLEAF	176	20	VETERANS	VETERAN'S ADMINISTRATION	NO	NO
POWELLHURST	64	12	PEOPLE EXITING HOMELESSNESS, BIPOC COMMUNITY	NHA, NARA	NO	YES
TISTILAL VILLAGE	24	16	NATIVE AMERICAN FAMILIES	NAYA, NARA	NO	NO
MERIDIAN GARDENS	85	65	PEOPLE IN SUBSTANCE USE DISORDER TREATMENT, PEOPLE EXPERIENCING CHRONIC HOMELESSNESS	CENTRAL CITY CONCERN	NO	YES
BEACON AT GLISAN LANDING	41	41	BIPOC SENIORS, DOMESTIC VIOLENCE AND SEXUAL ASSAULT SURVIVORS	CATHOLIC CHARITIES	NO	YES
GARDEN PARK ESTATES	54	25	PEOPLE EXITING HOMELESSNESS	INNOVATIVE HOUSING, INC	NO	NO
PORTLAND VALUE INN	96	15	FORMERLY HOMELESS FAMILIES, INTERGENERATIONAL FAMILIES, BIPOC FAMILIES AT RISK OF DISPLACEMENT CAUSED BY GENTRIFICATION, WITH DISABILITIES	URBAN LEAGUE OF PORTLAND, CPAH, HAKI	NO	YES

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)
Hattie Redmond	Home Forward/Bremik	Feb-23	30%	20%	35%	29%
Findley Commons	Home First/Beaudin	Dec-21	24%	20%	19.7%	58.4%
Waterleaf	BRIDGE Housing/Walsh	Dec-22	30%	20%	36%	21.6%
Beacon at Glisan Landing	Related NW/LMC	Sept-24	30%	20%		
Aldea at Glisan Landing	Related NW/LMC	Jan-25	30%	20%		
Dr. Darrell Millner Building	Community Development Partners/LMC	Feb-24	30%	20%		
Albina One	Albina Vision Trust/Colas	Jun-25	30%	20%		
Meridian Gardens	Central City Concern/Walsh	Sept-24	30%	20%		
Hollywood Hub	BRIDGE Housing/O'Neil Walsh	Mar-26	30%	20%		

PCC Killingsworth	Home Forward/O'Neil Walsh	Apr-25	30%	20%		
Tistilal Village	NAYA/Colas	Aug-24	30%	20%		
Powellhurst Place	NHA/LMC	Mar-24	30%	20%		
Garden Park Estates	Innovative Housing/LMC	Apr-25	30%	20%		
Barbur Apartments	Innovative Housing/Todd Construction	Dec-25	30%	20%		
Carey Boulevard	HFHPR	Feb-29	20%			
Carter Commons	UL/NHA	Aug-25	30%	30%		
Portland Value Inn	CPAH	Aug-26	30%	30%		
Strong Site	CDP/SEI	Aug-25	30%	20%		
Abbey Site	CDP/SEI	Feb-25	30%			

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
Hattie Redmond	Home Forward/Bremik	Feb-23	Y		18%	9%	20%	55%	9.2%	21%
Findley Commons	Home First/Beaudin	Dec-21	Y	Davis Bacon	30%	15%	20%	42%	0%	18%
Waterleaf	BRIDGE Housing/Walsh	Dec-22	Y	Davis Bacon/BOLI	22%	9%	20%	47%	11.8%	24%

Beacon at Glisan Landing	Related NW/LMC	May-24	Y		22%	9%	20%			
Aldea at Glisan Landing	Related NW/LMC	Aug-25	Y	Davis Bacon	22%	9%	20%			
Dr. Darrell Milner Building	Community Development Partners/LMC	Jan-24	Y	BOLI	22%	9%	20%			
Albina One	Albina Vision Trust/Colas	Jun-25	Y	Davis Bacon/BOLI	22%	9%	20%			
Meridian Gardens	Central City Concern/Walsh	May-24	Y	Davis Bacon	22%	9%	20%			
Hollywood Hub	BRIDGE Housing/O'Neil Walsh	Jul-24	Y	Davis Bacon/BOLI	22%	9%	20%			
PCC Killingsworth	Home Forward/O'Neil Walsh	Dec-25	Y	Davis Bacon/BOLI	22%	9%	20%			
Tistilal Village	NAYA/Colas	Jul-24	Y		22%	9%	20%			
Powellhurst Place	NHA/LMC	Feb-26	Y		22%	9%	20%			
Garden Park Estate	Innovative Housing/LMC	Jul-25	Y	Davis Bacon	22%	9%	20%			
Barbur	Innovative Housing/Todd Construction	Dec-25	Y	Davis Bacon	22%	9%	20%			
Carey Boulevard	HFHPR	Feb-29	Y							
Carter Commons	UL/NHA	Aug-25	Y	Davis Bacon/BOLI	22%	9%	20%			
Portland Value Inn	CPAH	Aug-26	Y							
Strong Site	CDP/SEI	Aug-25	Y		22%	9%	20%			
Abbey Site	CDP/SEI	Feb-25	Y		22%	9%	20%			

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

SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

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

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

The Hattie Redmond project opened in 2023, effectively completing construction and beginning the lease-up process. Final contracting and workforce data for Hattie Redmond and the Waterleaf, which completed construction in 2022, projects are not yet available as both projects are closing out contracts for work performed after receiving their Temporary Certificate of Occupancy. Part of this is due to on-going delays in equipment and material supplies. However, reporting to date demonstrates that both projects are on track to meet and exceed both the equity in contracting and workforce diversity goals.

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

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

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

- a. How project locations support strategies described in your LIS, along with any location priorities for future solicitations (feel free to include a map if you can).*

Following the location priorities described in the Metro Bond Workplan and PHB's LIS, project location criteria include projects located in areas of high opportunity and/or high risk of displacement, proximity to transit, services and resources, as well as geographic diversity to balance Metro Bond investments throughout each "region" of Portland. Excluding Central City and Downtown Portland, project selection through past solicitations had resulted in projects throughout the city other than the Southwest Portland neighborhood. During the M-BOS Last Gap solicitation, Capitol Hill, also known as 'Gooseberry Trails', was selected. This project is located in SW Portland and will provide homeownership opportunities to eligible families.

Project sponsors select development locations based on both market opportunities and criteria that aligns with the sponsor organization's mission or an identified community need. For example, the location for the Carter Commons, Strong Site and Abbey Site and Carey Blvd. projects all demonstrated strong ties to Black history and culture in Portland. These four projects are all located in North Portland. Carter Commons is in lower Albina, the historic neighborhood for Black Portlanders that was home to the highest concentration of African American residents anywhere in the city or state of Oregon.

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

To effectively reach the priority populations and to ensure equitable access to communities of color within the priority populations of each project, development teams will employ community-centered approaches for initial lease up and re-leasing efforts that begins with the partner service providers and local relationships. Project sponsors and service partners will also leverage their extensive client networks to whom they can appropriately market housing opportunities.

Following industry best practices and PHB policy, key elements of the tenant selection and screening criteria at each project will be tailored to ensure equitable access among applicants. The project specific screening criteria will be reviewed by PHB's Risk and Compliance team as part of their review of projects' Asset Management Plans to ensure that the screening criteria meets all required fair housing laws, works to advance racial equity, and does not directly or indirectly create disadvantages to the target populations. In addition, projects are expected to set clear and consistent policies to override the screening criteria for credit, rental, and criminal history reviews.

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

All projects with Permanent Supportive Housing (PSH) units and using supportive services operating support from the Joint Office of Homeless Services (JOHS) will be required to use Multnomah County's Coordinated Access system for referrals to lease PSH units. Additional referral processes may be used if required by another services funder and approved by JOHS.

d. Partnerships that align culturally specific/responsive services that meet the needs of residents (Figure 5).

An on-going requirement of PHB's funding solicitations and project selection criteria, all projects must describe and provide evidence of partnerships and/or internal programs to provide services that are culturally specific and responsive for the project's target populations. Most projects' programming and services target BIPOC communities and/or individuals experiencing homelessness or at risk of homelessness. Project teams include either external, culturally specific partners or plans to provide in-house culturally specific programs to residents onsite. For example, Albina One will prioritize families, as well as displaced or longtime residents of north/northeast Portland under the City's N/NE Preference Policy. Portland Opportunities Industrialization Center + Rosemary Anderson High School will support residents with culturally specific education, mentoring, family support, employment training and career placement.

Another example of this is the Abbey Site, selected in the 2022 Metro Bond and TIF solicitation. Abbey Site, co-owned and co-developed by SEI and CDP, aims to celebrate and strengthen Portland’s historically Black N/NE neighborhoods by providing culturally specific affordable housing, supportive services, and a shared sense of community for underserved individuals and families.

e. Physical accessibility features (Figure 6)

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

Project name	Who the project seeks to serve	Plans/partnerships for affirmative marketing	Plans/partnerships for culturally responsive services
Hattie Redmond Apts.	BIPOC, homeless singles/couples	Urban League of Portland, N/NE Preference Policy	Urban League of Portland
Dekum Court	BIPOC families	*direct Metro project, no PHB oversight.	*direct Metro project, no PHB oversight.
Findley Commons	Veterans, homeless singles/couples, Asian families	Do Good Multnomah, Dept. of Veterans Affairs, St. Mark’s Lutheran Church	Do Good Multnomah, National Association of Black Veterans
Waterleaf	BIPOC, families, veterans, homeless	Dept. of Veterans Affairs, Latino Network, El Programa Hispano Catolico, Community Vision, Easterseals Oregon, Metropolitan Family Service	Impact NW, Latino Network, El Programa Hispano Católico, SEI, IRCO, NAYA, Iron Tribe, Bridges to Change, Transition Projects

74 th & Glisan	BIPOC, seniors, homeless, survivors of domestic violence or sexual assault	Catholic Charities and IRCO programs, Intercultural Counseling Center, Immigration Legal Services, Refugee and Migration Services, Housing Transitions Program	Catholic Charities and IRCO internal programs. Other partnerships TBD.
Aldea at Glisan Landing	BIPOC , immigrant and intergenerational families	Community Vision, Latino Network Family Stability Program, Urban League of Portland, NAYA, Catholic Charities	IRCO
5020 N Interstate	African American families	Self Enhancement, Inc. programs and partnerships; N/NE Preference Policy	Self Enhancement, Inc. programs and partnerships
Albina One	African American and other BIPOC families, single fathers	POIC+RAHS, other local agencies; N/NE Preference Policy	POIC+RAHS, NxNW Health, The OHSU Avel Gordly Center for Healing, Prism Health, Black Parent Initiative

Meridian Gardens	BIPOC, homeless adults/couples in treatment or recovery program	Website, email and fliers. Outreach through partner agencies and Central City Concern's Housing and Employment Advisory Council, and Imani, Puentes, Substance Use Disorder Services (SUDS), and Flip the Script Programs.	Central City Imani, Puentes, SUDS, and Flip the Script Programs; LifeWorks, NARA, Northwest Pilot Project, Portland Rescue Mission, Salvation Army Adult Rehabilitation Center, Transition Projects, Inc.,
hollywoodHUB	BIPOC, immigrant/refugee families	Culturally specific media, Hacienda, IRCO, POIC, APANO, NAACP, Muslim Educational Trust, Self Enhancement, Inc., NW Pilot Project, Urban League, Hispanic Metropolitan Chamber, Asian Health & Service Center	Northeast Community Center, POIC, IRCO, Urban Gleaners
PCC Killingsworth	BIPOC families, youth aging out of foster care	NAYA, Living Cully, PCC Workforce Development Center	NAYA programs and services
Tistilal Village	BIPOC, Native American families, homeless	utilize targeted email distribution lists/channels, calling clients/potential residents, reach out to tribal partners and other BIPOC-led organizations and existing tenants	NAYA, NARA programs and services
Powellhurst Place	BIPOC families	NARA	NARA

Garden Park Estate	Individuals exiting homelessness, families	Innovative Housing Inc.	Innovative Housing Inc.
Barbur	Immigrant, refugee, East African and Muslim households	Priority referrals, relaxed screening criteria, provide housing application educational materials	Islamic Social Services of Oregon (ISOS), Black Parent Initiative (BPI), IRCO, Somali American Council of Oregon (SACOO)
Carey Boulevard	BIPOC families who have displaced through gentrification	Homebuyer fairs, homeownership classes and educational resources, N/NE Preference Policy	Habitat for Humanity
Carter Commons	Seniors, people with disabilities, BIPOC, people exiting homelessness	N/NE Preference Policy	Urban League, The Imani Center, Meals on Wheels
Portland Value Inn	East African refugees and immigrants	Low barrier screening	HAKI, CPAH, Urban League, PCC
Strong Site	BIPOC families	N/NE Preference Policy	SEI, Proud Ground, N/NE Oversight Committee
Abbey Site	BIPOC families	N/NE Preference	SEI, Proud Ground, N/NE Oversight Committee

Figure 6. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)
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SECTION 8: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

Please share a summary of community engagement efforts in 2023 (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 7. WHO WAS ENGAGED: Summary of community engagement demographics (add rows as needed)

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Beacon at Glisan Landing, Aldea at Glisan Landing	97	Y	26	65%			12%	39%		
Albina One	150	Y (excluding Blackburn community meeting)	12	60-65%	100%					
Tistilal	24	Y	23	100%	100%					

Figure 8. ENGAGEMENT ACTIVITIES, THEMES AND OUTCOMES (add rows as needed)

<p>WHAT YOU DID</p> <p>Include engagement done by developers/CBOs on all your projects in 2023. List community engagement activities such as “focus group,” “3 listening sessions,” “survey,” etc.</p>	<p>WHAT YOU HEARD</p> <p>Summarize major themes of feedback from each engagement activity, e.g. “more large units,” “more garden space,” “preferred cool exterior colors,” etc.</p>	<p>WHAT YOU CHANGED</p> <p>Summarize what changes were made to project in response to each theme of feedback, e.g. “added 5 more three- and four-bedroom units,” “increased garden space,” etc.</p>
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<p>Albina One</p> <ul style="list-style-type: none"> • Two-day Afrotopia Pop-Up event, in partnership with Portland Playhouse, on the future site of Albina One, engaging vendors, artists, community partners and the broader community • Consultation POIC + RAHS leadership and program staff • Consultation with Albina Vision Trust Board of Directors • Consultation with Community Investment Plan design team members • Consultation with UO Spatial Justice Fellow (regarding Afro-futuristic design) • Consultation with future property management company • Presentation(s) and discussion with the Eliot Neighborhood Association • Presentation(s) and discussion with the N/NE Oversight Committee • Presentation and discussion with the Historic Albina Advisory Body 	<ul style="list-style-type: none"> • The colors should be vibrant, and the overall building design should reflect principles of “Afro-futurism” – the acknowledgement that Black people will exist and thrive long into the future • Generous community spaces that are inviting and can be flexible in use are important • Exterior spaces need to allow for safe play for children and community building, including programming that includes the broader public • Safety as a key consideration (e.g., lighting, fence, controlled access, and close coordination with property management to manage concerns) • Items to address in the long term: mitigation strategies for the lack of parking and the pursuit of additional wealth building strategies for residents (beyond the baseline stability provided by affordable housing) 	<ul style="list-style-type: none"> • The building includes large balconies that will offer residents incredible views across the river. This is in direct response to feedback from the Community Investment Plan wherein Black youth asked where their “million dollar views” would be within the district • The opportunity for storytelling about Black Portland – past, present and future – were consistently raised. The building incorporates exterior metal screens (to be designed by artists) and other significant opportunities for this storytelling through art • The project team learned that after affordable rents, the biggest barrier to stable housing is the high cost of utilities. As a result, internet will be the only utility residents are responsible for (this may change with future funding opportunities) • Discussions with social service providers also led to the inclusion of laundry in all of the 3-bedroom units and the enclosed outdoor play space near the shared laundry room on the ground floor • Plants selected as part of the landscaping will support children’s ability to explore safely, with preference for edible plants.
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<ul style="list-style-type: none">• Presentation and discussion with current residents of the adjacent Paramount Apartments• Presentation and discussion with the Coalition of African and African American Pastors and Imami		
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<p>Meridian Park</p> <ul style="list-style-type: none"> • 5 community engagement sessions • Outreach to community groups, neighborhood associations 	<ul style="list-style-type: none"> • community centered design meaning spaces should be useable, easily accessible to all residents, should be welcoming, and encourage relationship • flexibility of community spaces which speaks to being able to use community spaces in various ways to support small groups, quiet time, or a larger class with internet access • Technology was the next theme emphasizing access to wi-fi, possibly computer labs and/or ability to check out web accessible devices. • Safety which is at the end of list but was a major priority of the participants we talked to especially those living in CCC housing. Suggestions made were 24/7 CCC staffing, entry points to buildings that pass by staffed areas, ability for community involvement is safety issues, and trauma informed security with de-escalation skills • feeling supported and having access to staff who are understand of their specific experience • having the space to gather with each other but also a level of privacy to cook food and safe 	<ul style="list-style-type: none"> • incorporated cooktops in single room occupancy units and also added ovens to community rooms to help facilitate group meals and multiple cooking options • shower rooms are private lockable rooms with a shower and a space to change and are located at different places on a floor instead on a one designated area to help with issues around safety.
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	access to community spaces, such as community showers.	
Tistilal <ul style="list-style-type: none"> Several in person community engagement sessions (NARA and NAYA) 	<ul style="list-style-type: none"> Not documented 	<ul style="list-style-type: none"> Designed a detailed plan to solicit feedback on design from current Tistilal Village residents, NAYA clients and program participants, NAYA and NARA staff, Native elders and others who can advise in the creation of spaces for culturally specific supportive services, providing modern, high quality, trauma informed design, while incorporating Native American art, and thus creating a space of cultural pride and empowerment.
Garden Park <ul style="list-style-type: none"> 7/1/21 Resident meeting: project overview and introduction to relocation. At this meeting we invited folks to join the Resident Advisory Committee 7/1/21 Launch of website 8/24/21 Informal Q&A with IHI staff 9/21/21 Green charrette hosted by sustainability consultant, Project Pivot 11/19/21 Architectural charrette hosted by LRS Architects 	<ul style="list-style-type: none"> Concerns about relocation – both the logistics and what their new units will look like. Discussion about site safety. Parking Residents concerned they will lose that space with the new layout. Feedback specific to design and project amenities was limited and contradictory 	<ul style="list-style-type: none"> The design team has added more cameras and outdoor lighting in response to safety concerns. We are also including gates across the automobile entrances to discourage non-residents to access the site. (The site is currently fenced and will continue to be.) The team is continuing discussions about the feasibility of putting washer dryers in a handful of 2BR units. We have decided to include W/D in the larger 3BR units. Two buildings were moved farther away from the property line to accommodate small future backyard spaces, mimicking some of the areas that residents currently enjoy. The playground has been moved closer to the three-bedroom family units.
Dr. Darrell Millner Building <ul style="list-style-type: none"> Overlook Neighborhood Association (OKNA) 	<ul style="list-style-type: none"> Increased access to culturally specific expertise and staff who “look like us” and understand the local community’s needs, 	<ul style="list-style-type: none"> all of the 2- and 3-bedroom family units in the building plans have been retained. made the decision to maximize the number of 30% AMI units, providing 27% of units as 30% AMI units (exceeding

<ul style="list-style-type: none"> • Discussions with Portland African American Leadership Forum, the Urban League, Black Parents Initiative • SEI participated in the 2014 community forums • SEI conducts online surveys, hosts in-person and remote community town halls and panel discussions, facilitates focus groups, and shares information on the organization’s website and social media, distributes press releases, and collaborates with local media serving Black and other communities of color, including The Skanner newspaper and the Numberz radio station (e.g., through public service announcements and talk-show interviews). 	<p>strengths, history, norms, and value</p> <ul style="list-style-type: none"> • Increased access to high-quality and culturally responsive and welcoming wraparound support services (e.g., support for education, workforce development, emergency assistance, help in accessing various housing, energy, other assistance) 	<p>PHB’s request of 15%). Providing deeply affordable family units in the neighborhood is a key strategy to meet the policy objectives outlined through prior engagement with N/NE residents and stakeholders.</p>
<p>Powellhurst Place</p> <ul style="list-style-type: none"> • presented the project concept early in the schematic design phase to interested parties in the surrounding neighborhood as well as to internal Resident Advisory Council, which is a group of residents from various NHA properties we regularly convene for advice on projects, programs, and services. • The neighborhood interested party presentation took place on June 21st, 2021 via a remote ZOOM meeting. The meeting information was posted on a project sign onsite and also 	<ul style="list-style-type: none"> • Members voiced their opinions concerning safety and security features, garbage collection plans, and finishing/waterproofing details, which will help inform later stages of the project designs. • importance of creating quality community space with covered outdoor seating, play areas, and flexible indoor space with the ability to accommodate various social gatherings, and laundry facilities that accept multiple forms of payment. 	<ul style="list-style-type: none"> • Security- Ensure cameras are placed in all entryways, corridors, parking facilities, bike rooms and laundry facilities. Include wide-angle peepholes in resident doorways. In common spaces like community and laundry room, include relights in doors to allow viewing into the space prior to entry. • Community spaces- Include large screen TV to allow for live streaming of community meetings, high tables for people who prefer to stand, and trauma-informed colors utilizing a softer color palette. Include seating near or in the laundry room as well as a high table and large basin utility sink. • Community art- ensure murals and other artwork connects residents to cultural identity through imagery and medium.

<p>shared via emails to the Powellhurst Gilbert Neighborhood Association and the East Portland Community Coalition. The attendees provided input about the overall project and helped inform our parking egress/ingress strategy as well as worker access/operations during the construction period.</p> <ul style="list-style-type: none"> • The Resident Advisory Council meeting took place via ZOOM on August 11th, 2021. Six longtime residents of different NHA properties attended the meeting, which took members through the conceptual drawings, funding and population targets, planned amenities, etc. • partnered with NARA (Native American Rehabilitation Association) to be permanent supportive housing services 		
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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.