

HOME FORWARD LIS ANNUAL PROGRESS REPORT – NARRATIVE

January 2021

1. PROJECT SELECTION AND DEVELOPMENT PROGRESS

Describe progress toward implementing the development plan in your LIS. In addition to data provided in Metro’s ‘data intake’ form, feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you’d like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. Description and results of competitive selections, including who was involved and how LIS criteria were applied and impacted the outcome
 - i. Cost containment strategies
 - ii. Leveraged capital and ongoing operating funding
- b. Summary of progress on any projects under construction
- c. Approach(es) to aligning resident or supportive services
- d. Plans, strategies and anticipated timelines for achieving remaining unit production targets (total units, 30% AMI, 2+ bedrooms).

TROUTDALE - Home Forward has an allocation of approximately \$15.9M in Metro bond funds that will be used to develop housing in the “Balance of County” (areas outside the cities of Portland and Gresham). As an experienced owner and developer, Home Forward will develop and own its bond funded project(s) directly, rather than acting as a funder/pass-through entity.

We have focused our efforts on Troutdale because it has the largest population and highest need for affordable housing when compared to Fairview and Wood Village. Home Forward has worked with the city of Troutdale and Multnomah County to transfer a 3.5-acre vacant parcel of land at no cost to Home Forward. The County Commissioners approved an Intergovernmental Agreement (IGA) outlining the land transfer on December 17, 2020. This helps to reduce the overall cost of the project and leverages land from other public funders with similar goals for increased affordable housing.

Home Forward will begin the development process, starting with architect and contractor selections in the first quarter of 2021. We plan to use non-competitive 4% tax credits and other non-competitive resources to fill the funding gaps, which would allow the project to start construction in summer 2022 and begin occupancy in summer 2023. We plan to use Supportive Housing Services funding for rental assistance to fill the remaining gaps and support resident services.

If this project proceeds as planned by using the zoning density from the city owned adjacent vacant site, we will meet all the unit targets at this one project. If we are restricted to the current zoning allowed of 103 units, we will work with Metro to determine how best to use the remaining funding for eight units and meet the production targets.

DEKUM COURT (Metro Bond Phase I update) – As a Phase I Metro bond project within the City of Portland, Dekum includes the redevelopment of 40 units of existing public housing and an additional 147 affordable homes financed with Metro GO Bond funds. Although the original plans estimated a total of 200 units, the final total is 187 units due to financing and site conditions. The final design consists of five 3-4 story apartment buildings spread across four acres of the site with an additional acre held as a “land bank” for future development. A centrally located community building will provide property management offices and areas for community gatherings. The first phase of construction is scheduled to begin in August 2021 and will allow for existing Dekum residents to stay in their

current homes until the new apartments are ready for them to occupy. Phase 2 construction will begin with demolition of the former public housing units, construction of the remaining new homes and completion by March 2024.

	CONSTRUCTION PHASING #1: 47 UNITS		CONSTRUCTION PHASING #2: 140 UNITS	TOTAL PROPERTY
	REPLACEMENT HOUSING	NEW UNITS WITH METRO BOND FUNDS	NEW UNITS WITH METRO BOND FUNDS	TOTAL
Studio	--	05	51	56
1 Bdrm	--	--	16	16
2 Bdrm	16	02	49	67
3 Bdrm	23	--	18	41
4 Bdrm	01	--	06	07
Total	40	07	140	187

Within the 147 Metro funded units:

Unit Size	AMI Limit	Unit Count	Type of unit
0BR	30%	24	New -- Metro Funded
0BR	60%	32	New -- Metro Funded
1BR	30%	5	New -- Metro Funded
1BR	60%	11	New -- Metro Funded
2BR	30%	18	New -- Metro Funded
2BR	60%	33	New -- Metro Funded
3BR	30%	11	New -- Metro Funded
3BR	60%	7	New -- Metro Funded
4BR	30%	3	New -- Metro Funded
4BR	60%	3	New -- Metro Funded
Totals		147	

Metro Units	147
% of Metro units @ 30% AMI	41.5%
% of family sized Metro Units	51%

Cost Containment – Dekum Court’s construction budget has to accommodate increased costs associated with a two-phased construction sequence (escalation of material and labor costs) and building on an occupied site (greenfields are inherently less expensive to develop). LEVER Architecture and Walsh Construction have approached the project with a rigor that minimizes unnecessary costs and maximizes value and amenities that will benefit residents.

- Existing 40 apartments and associated off-street parking are retained during the construction of Phase 1— saves significant temporary relocation costs
- Site plan uses exiting access points and utility connections—reduces infrastructure costs
- Buildings are oriented to the slope—minimizes excavation and grading
- Building form balances an appropriate response to context and access to light, air and views with a disciplined approach to construction means and methods—there are few unit types, structural load paths are continuous, and floor-to-floor and room dimensions are consistent with building materials

- Mechanical and plumbing systems are optimized—kitchens and baths are modular, runs are as short possible, fixtures are back-to-back
- Circulation space in units is limited to create truly livable spaces—more occupiable floor area and in-unit storage in fewer square feet

Leveraging of Funds - Dekum will use 4% tax credits, Home Forward Development Reserves, rental assistance and low-interest debt enabled by Oregon Affordable Housing Tax Credits (OAHTC) to meet Metro’s 30% AMI goals and family housing requirements in a single project. All state resources utilized on Dekum are non-competitive resources in nature (4% tax credits and OAHTC), thereby leaving competitive resources (LIFT, 9% tax credits) available for other developers in the region.

2. ADVANCING RACIAL EQUITY

Describe progress toward implementing your LIS strategies for advancing racial equity. In addition to data provided in Metro’s ‘data intake’ form, feel free to include additional data illustrating progress toward local goals, if there are other relevant metrics you’d like to highlight. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- e. How locations of selected projects supported the location strategy described in your LIS, including proximity to parks/green space/trails, public elementary/middle/high schools, other types of schools, and groceries
- f. How selected projects have incorporated or are incorporating strategies for fair housing
- g. Outcomes or project-level goals/commitments related to diversity in contracting and hiring
- h. Outcomes or project-level plans to align culturally specific programming and supportive services to meet the needs of tenants

OVERVIEW OF HOME FORWARD RACIAL EQUITY GOALS IN CONTRACTING (TROUTDALE AND DEKUM COURT):

Home Forward has recently increased its MWESB contracting goals from 20% to 28%. We hope to meet our new 28% goal at both the Dekum and Troutdale sites. As part of the general contractor selection process, we score questions related to general contractor practices, lessons learned and experience meeting 28% MWESB goal. We follow our Workforce Training and Hiring Program, which requires state-registered apprentices to work a minimum of 20% of the labor hours per trade on construction contracts over \$200,000 and subcontracts of no less than \$100,000. In addition to apprentice hours, Home Forward’s program aims to increase the numbers of women and communities of color in the construction trades. We will report on our ongoing project participation to Metro.

As with all of our projects, Home Forward plans to:

- Engage targeted and/or marginalized communities, communities of color and service providers that work with those communities as part of our community engagement and leasing process;
- Create an inclusive tenant screening criteria process, minimizing barriers to housing experience by communities of color;
- Provide culturally specific resources and services.

DEKUM COURT

Contracting Process – The competitive process for selection of the CMGC included a requirement to meet a 20% MWESB goal. During subsequent contract negotiations, the contractor has agreed to meet Home Forward’s new 28% MWESB goal. In addition to reporting on apprenticeship hours, Home Forward is including new requirements for reporting on journey-level hours by women and BIPOC participants. The Equity Plan attachment to the contract also requires significant progress to improve jobsite culture such as documented participation in training programs such as “Green Dot” or “Rise Up” models.

In addition, Home Forward is looking to develop a new program in collaboration with the four state-certified pre-

apprenticeship training programs to 1) increase participation of women and BIPOC communities and 2) increase successful apprenticeship experiences. The initial pilot project will focus on two construction projects (Dekum and PCC-Killingsworth which are within half a mile of each other) with the recognition that apprenticeship experiences may occur throughout the Metro region. In addition to outreach to Home Forward residents and participants, recruitment will also include the geographic area surrounding the construction sites (roughly the neighborhoods of Woodlawn, Concordia and Cully in NE Portland).

TROUTDALE (Location selection) - The Troutdale site meets the location strategy outlined in Home Forward's LIS by being zoned correctly to hold nearly 111 units, being donated and being close to parks, public schools, job opportunities, public transportation and other amenities.

3. COMMUNITY ENGAGEMENT (APPROX. 750 WORDS)

Describe your progress toward implementing your LIS strategies for ongoing community engagement. Where possible, please incorporate engagement data/metrics describing the number of people/organizations engaged and demographics, if available. Please highlight any best practices, lessons learned, or opportunities for improvement. Be sure to address the following:

- a. Number of people engaged, including (where possible) demographic breakdown that shows participation of communities of color and other marginalized community members (please do not share names or other identifying information)
- b. Number of partnerships with community-based organizations, and outreach strategies used to encourage participation and mitigate barriers
- c. Summary of engagement themes/feedback
- d. Themes in how feedback directly informed project implementation and outcomes (emphasis on feedback from communities of color and other marginalized groups)

TROUTDALE – Prior to adoption of the LIS, engagement included focus groups with low income residents at nearby Home Forward properties and clients of El Progreso Hispano. A large workshop with service providers in east Multnomah County also provided input regarding services gaps (reported previously). On-going engagement has included County and City elected officials and staff. Now that the County has confirmed transfer of the donated land, more extensive outreach will continue in early 2021. We anticipate forming a working group comprised of staff and residents of east county housing advocates, plus local school officials (including Head Start and Mt Hood Community College), and neighboring residents and businesses to help inform the design process and services planning.

DEKUM COURT – Extensive community engagement is summarized in the following table.

Timeframe	Primary participants	Description
July 2015	Residents	Group meeting & dinner: Outreach about subsidy change application (HUD RAD program)
June 2019	Residents	Group meeting & dinner: Outreach about HUD approval for subsidy change (presentation; Q & A's)
Feb 2020	Residents	Group meeting & dinner: Outreach about timeline; subsidy change and first meeting with design team

		Door-to-door distribution of Community Newsletter and timeline (before and after meeting)
Feb 2020	Concordia Neighborhood Association members; (Land Use Committee)	presentation of initial concepts & invitation to participate in CAC
March 2020	Woodlawn Neighborhood Association members	presentation of initial concepts & invitation to participate in CAC
April 2020 thru November 2020	24 CAC members <ul style="list-style-type: none"> • 6 current residents • 6 neighbors • 12 community partners (advocates, educators, 	90 minute Zoom meetings: #1 – Introductions and review of goals #2 – Site design focus #3 – CAC visioning; tracking log #4 – Resident services & property management #5 – Site design focus #6 – Equity focus #7 – Site design, community building, interior apartment layout focus #8 – Design focus (cont. from #7) #9 – Financing and next steps
July 2020	Residents	Door-to-door written survey of resident needs conducted by resident services contractor
August 2020	Residents	Three design focus groups (2 English-speaking and 1 Spanish-speaking)
September 2020	Concordia Neighborhood Association members (Land Use Committee)	Updated presentation upon request of Land Use Committee
October 2020	Residents	Dinner, Zoom Call, and Youth art contest kickoff
October 2020	Adjacent neighbors (approximate 2 blocks surrounding site)	130 direct mail invitations included in Community Newsletter update; Zoom meeting presentation and Q & A

The 24 Community Advisory Committee (CAC) worked closely with the design team to balance conflicting goals. CAC members included 4 African Americans; 5 Latinx and Native American members; and 2 residents with disabilities. Community partners invited to participate include Albina Head Start, Urban League, NAYA, Hacienda CDC, Work Systems, Multnomah County Library; and Portland Public Schools. Current Home Forward residents serving on the CAC received stipends at a rate of \$25/hour for their participation in CAC meetings.

Key feedback that influenced the final design included:

- Desire for both in-unit washer and dryer hook ups (appliance provided by residents) and an on-site community laundry facility for those who don't own appliances
- Expanded storage space within units (prioritize over larger living areas)
- 75 on-site parking spaces (representing a balance between neighbor & resident desires for more parking and City regulations that do not require on-site parking)
- Desire for outdoor sports court adjacent to community building
- Strong support for increased ADA units above the minimum required (17 ADA units included represent 5 more than the minimum) plus all the remaining ground floor units are "visitable")
- Willingness to "wait and see" in relationship to the programming for the land banked area. Possibilities include affordable home ownership, additional parking and/or additional rental housing as the potential for much more housing allowed by zoning.)

On-going activities include outreach to Portland Public Schools and Head Start regarding potential partnerships for a community educational facility on-site (with additional fundraising to pay for building on donated land).

During 2021, the CAC will be meeting quarterly. Prior to their February meeting, a SurveyMonkey is under development to get feedback on the initial process and how they might recommend changes going forward.