

Housing Bond Progress Report for Home Forward | 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	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-2023)	Concept, final approval, construction, complete	Month/Year	Month/Year
Dekum*	\$ 81,249,000	\$ 21,170,883	147	61	78		158	Construction	May-22	Jan-25
Troutdale	\$ 45,280,180	\$ 15,213,585	94	39	47			Pre-construction	Jun-24	Sep-24
Total committed or underway		\$ 36,384,468	241	100	125					
LIS commitment		\$37,046,036*	245	107	129					
% of commitment complete		98%	98%	93%	97%					
Remaining for LIS		\$ 661,568	4	7	4					

*Dekum is reported in PHB's annual report. Numbers are provided here because the total LIS targets include Dekum. The report below focuses on east county, the area covered by the LIS.

**** Home Forward will undergo an IGA amendment to secure an additional \$95,170, as outlined in the Work Plan, bringing the total Metro Bond funding to \$37,141,206.**

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.

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

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

- ❖ Home Forward consistently explores efficient design and construction processes. Troutdale's design team carefully crafted cost-effective buildings that harmonize with the surrounding neighborhood. The finalized plan comprises three, three-story buildings.

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

- ❖ Home Forward will set aside 36 units to serve people at or below 30% AMI. Twenty-five of those units will have SHS regional long term rent assistance vouchers (RLRA).
- ❖ Home Forward will provide a guarantee for the 25 RLRA vouchers to fulfill lender and investor requirements.
- ❖ 11 units will be designated to serve individuals with incomes at or below 30% AMI by using Oregon Affordable Housing Tax Credits to reduce rents, to achieve the 36 total 30% AMI units.
- ❖ Home Forward is talking to El Programa Hispano and IRCO to identify a culturally suitable service provider for resident services.

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.

- ❖ In the Summer of 2023, Home Forward secured Land Use approval after 1 ½ years of effort. From the time of initial construction pricing in summer of 2022 to the most recent permit set pricing in October 2023, construction costs increased by \$2.87M. The land use approval delay was particularly impactful during a time of high cost escalation.

- ❖ The design phase is finished, and building permits were submitted in October 2023. The project received first round of permit comments in late 2023, and is expecting the second round in February 2024 with permit receipt in April 2024. Construction is set to commence in June 2024, aligning with Home Forward’s unit production targets.
- ❖ Home Forward has been actively working to control costs, improve design and secure additional funding sources as the Troutdale project timeline extended due to the protracted Land Use approval process and construction costs continued to rise.
- ❖ We applied for and received 9% tax credits, rather than 4% tax credits, to eliminate the need for Private Activity Bonds. We also received competitive federal funding to help fill gaps. Additionally, Home Forward will support the project with our own CAP Grant funds.

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.

- ❖ Home Forward will use SHS RLRA vouchers for 25 units and will guarantee those units with 25 project-based rental assistance vouchers to meet the lender and investor requirements.
- ❖ 11 additional units will serve people with 30% AMI and below by using Oregon Affordable Housing Tax Credits to reduce rents.

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.

- ❖ Home Forward’s goal was to meet all the East County Metro bond requirements on one site in Troutdale to be most efficient with funding and create the most housing as quickly as possible. Challenges in meeting unit production goals arose from the unique nature of this single-site project in Troutdale, compounded by various Land Use issues that the project encountered; there was particular community concern and opposition to density, parking, and traffic. Unfortunately, after years of Land Use processes and negotiations with the city of Troutdale we are not able to fully meet the Metro bond targets in East County. We are requesting that all remaining funds be allocated to the Troutdale project to help mitigate construction cost and interest rate increases due to the delay caused by the Land Use processes.

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:

The Troutdale Project

a. *Who the project intends to serve.*

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

b. *Project team and partnerships*

- ❖ Developer/Owner- Home Forward
- ❖ Architect- MWA Architect
- ❖ Construction- Bremik Construction
- ❖ Resident Service Partner- Not yet finalized (El Programa Hispano or IRCO)

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

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

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

- ❖ Troutdale's design utilizes mini-split heat pumps which are extremely energy efficient and provide heat and cooling.
- ❖ The photovoltaic system (solar panels) will reduce cost of common area electricity.

e. *Anything else worth highlighting*

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

Home Forward's Troutdale Project



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
N/A						

SECTION 5: CONTRACTING AND WORKFORCE OUTCOMES UPDATE

Local implementation strategies prioritize racial equity by setting contracting goals for COBID-certified firms and tracking workforce participation in the construction of Metro bond projects. Please review and confirm the information in Figures 3 and 4 and let us know of any changes.

Figure 3. Equitable contracting goals and outcomes

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals		Contracting outcome	
			% of total contract amounts paid to...		% of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Troutdale	Home Forward/Bremik	Dec-25	30%	28%		

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

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

Project name	Developer, General contractor	Actual/expected Construction completion	Workforce tracking? Y/N	Prevailing wage <i>BOLI, Davis Bacon, N/A</i>	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
					POC	Women	Apprentices	POC	Women	Apprentices
Troutdale	Home Forward/Bremik	Dec-25	Y	Davis Bacon Residential	20%	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

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

b. Progress toward advancing workforce participation through workforce tracking

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

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

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

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

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

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).***
 - ❖ Home Forward works to site all projects near public transit, jobs, schools, grocery stores and other everyday amenities. Home Forward's geography as the LIS is East Multnomah County. After much research based on amenities and need, Troutdale rose to the top of the 3 major cities. Based on that and the availability of free land from Multnomah County, the Troutdale site was selected.
 - ❖ Our project is located within a short walking distance from Troutdale Elementary School, jobs, services, parks and several bus stops. To ensure early and consistent communication, Home Forward lead a Community Advisory Committee (CAC) to get input and provide updates.
 - ❖ Bus access will be key to the success of the project. Metro's TOD staff were also invited to participate in the CAC.
- b. How projects are incorporating affirmative marketing strategies, partnerships for referral, and low-barrier lease-up.***
 - ❖ Once construction is near complete, Home Forward will work with our property management company and services provider to ensure effective affirmative marketing strategies are being used.
 - ❖ Home Forward's Policy and Planning Department, along with the Equity Department, collaborated to address housing accessibility and retention barriers. This effort led to the integration of affirmative marketing strategies and a reduction in lease-up barriers. Eligibility criteria for were modified, removing categories such as prior evictions and outstanding debts to prior housing providers. The revised criteria also disregard 183 felonies and 241 misdemeanors (making its

barrier lower than Portland’s Fair Access in Renting Ordinance). Additionally, a nonpayment of rent policy was adopted and implemented to prioritize housing stability for residents.

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

❖ N/A

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

❖ Home Forward is working with El Programa Hispano and IRCO to identify a culturally specific service provider.

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
Troutdale	Low-income residents, which includes seniors, people experiencing disabilities, and families with children	Partnering with El Programa Hispano and IRCO to ensure affirmative marketing occurs and culturally appropriate services are provided.	Working with El Programa Hispano and IRCO to find culturally suitable service provider.

Figure 6. Physical accessibility features

Project name	Number of ground floor units	Number of ADA (Type A) units	Universal design (Y/N)
Troutdale	23	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 2023 (Figures 7 and 8). Please address:

Home Forward's community engagement and resident focus groups were held in 2022. In 2023 Home Forward's engagement focused on Land Use issues.

a) WHO was engaged

- ❖ Troutdale City Council and Planning Commission, and other members of the community.

b) WHAT activities were done

- ❖ In our 2023 meetings, we passionately concentrated on working with the city to define, apply for and receive Land Use approval. Multiple presentations and Land Use applications were submitted. Community members joined these public meetings, and though our primary goal was to achieve an agreement on Land Use in order to move the project forward; we did not request demographic details of the attendees during these public meetings.

c) WHAT themes came from the engagement, and

- ❖ Parking and safety were important issues for Troutdale elected leaders and community members. Through our engagement and a Development Agreement we were able to reach an agreement on Land Use, number of units, how the right of way would be used (an easement rather than a vacation), and public use/space and number of residential and public parking spaces.

d) WHAT changes were made in response to project design and/or resident services programming

- ❖ A decrease in the number of units from 94 to 85 and an increase in residential parking spaces and adding 14 public parking spaces.

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
Troutdale	~25/meeting	N								

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

WHAT YOU DID Include engagement done by developers/CBOs on all your projects in 2022. List community engagement activities such as "focus group," "3 listening sessions," "survey," etc.	WHAT YOU HEARD Summarize major themes of feedback from each engagement activity, e.g. "more large units," "more garden space," "preferred cool exterior colors," etc.	WHAT YOU CHANGED 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.
Four meetings with the city of Troutdale (2 city council and 2 planning commission)	Not supportive of affordable housing on this site; concerns about safety, traffic and insufficient parking (code is 2 spaces/unit)	Reduced number of affordable housing units from 94 to 85; increased parking from original proposal; provided some public parking

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.

N/A