

# Housing Bond Progress Report for Home Forward | 2024

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

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

## SECTION 1: UNIT PRODUCTION AND FUNDING

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

**Figure 1. Production progress and resources committed**

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

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

## SECTION 2: LOCAL IMPLEMENTATION STRATEGIES UPDATE

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

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

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

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

No.

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

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

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

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

## SECTION 3: PROJECT HIGHLIGHTS

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

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

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

***Your 2023 report response:***

***The Troutdale Project***

***a. Who the project intends to serve.***

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

***b. Project team and partnerships***

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

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

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

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

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

- ❖ The photovoltaic system (solar panels) will reduce cost of common area electricity, and the battery storage will provide emergency power to the community room and security systems in the event of a power outage.
- e. **Anything else worth highlighting**
  - ❖ A transportation and parking analysis prompted discussions to lower parking ratios in the affordable housing development. The agreement with Home Forward and the city of Troutdale includes 123 parking spaces for residents and allocates 14 parking spaces for public use, catering to downtown businesses.

## Home Forward's Troutdale Project

Rendering:



Current Status:





## SECTION 4: PERMANENT SUPPORTIVE HOUSING

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

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

**Figure 2: Permanent supportive housing commitments**

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

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

## SECTION 5: CONTRACTING AND WORKFORCE OUTCOMES UPDATE

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

**Figure 3. Equitable contracting goals and outcomes**

Project name	Developer, General contractor	Actual/expected construction completion	Contracting goals		Contracting outcome	
			% of total contract amounts paid to...		% of total contract amounts paid to...	
			Project goal (% hard costs)	Project goal (% soft costs)	Project outcome (% hard costs)	Project outcome (% soft costs)
Troutdale	Home Forward/Bremik	December 2025	28%	20%		

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

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

Project name	Developer, General contractor	Actual/expected Construction completion	Workforce tracking?	Prevailing wage	Workforce goals % of total labor hours* worked by...			Workforce outcomes % of total labor hours* worked by...		
			Y/N	BOLI, Davis Bacon, N/A	POC	Women	Apprentices	POC	Women	Apprentices
Troutdale	Home Forward/Bremik	Dec-25	Y	Davis Bacon	28%	9%	20%			

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

## SECTION 6: ADVANCING EQUITY IN CONSTRUCTION

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

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

***Your 2023 report:***

***a. Progress toward achieving equitable contracting goals***

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

**b. Progress toward advancing workforce participation through workforce tracking**

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

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

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

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

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

**Figure 5a: Plans/partnerships for affirmative marketing**

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

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



**Figure 5b: Plans/partnerships for culturally responsive services**

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

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

**Figure 5c: Priority population checklist**

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

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

**Figure 6. Physical accessibility features**

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

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

## SECTION 8: COMMUNITY ENGAGEMENT TO INFORM PROJECT OUTCOMES

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

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

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

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

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

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

Project or engagement event	Total participants	Were demographics tracked? (Y/N)	If yes, how many voluntarily reported demographics?	Of those reporting demographics...						
				% people of color	% people with low incomes	% older adults (over 60)	% limited English proficiency	% immigrants and refugees	% existing tenants in building	% people who have experience homelessness
Troutdale	9	N	None	11%		22%				

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

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

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

**Figure 8: COMMUNITY ENGAGEMENT THEMES AND RESPONSE**

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

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

## SECTION 9: INITIAL APPLICATION AND LEASING OUTCOMES

*For projects that are currently leasing or have completed the initial leasing process, please share any progress, lessons learned or best practices related to application and leasing strategies. For each example, please include:*

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

Not applicable.