

EXHIBIT B: Project summary submitted by Washington County | Metro bond concept endorsement for Plambeck Gardens (formerly Basalt Creek)

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Project Overview

Plambeck Gardens is a proposed multi-family affordable housing development located on a 4.66-acre site in Tualatin on Boones Ferry Road in the Basalt Creek Concept Plan area. There are two residences on the property, one constructed in the 1920s and the other in the 1940s. There is also a shop/garage building, construction date unknown. Historically, the property was used for residential and agricultural purposes. Crops and orchards were present on the property starting in the late 1930s through the 1970s and then used as a plant nursery from the 1990s through the early 2000s.

The project consists of two four-story building totaling 116 units, ranging in size from one- to four-bedrooms. There is also 6,100 SF of community space. The project will serve families whose incomes are between 30%-60% of Median Family Income (MFI), with 47 units serving extremely low-income families at or below 30% of MFI. Eight Project Based Section 8 Vouchers (PBV) are included consisting of five (5) three-bedroom units and three (3) four-bedroom units. The eight PBV units are also designated for Permanent Supportive Housing (PSH); an additional eight PSH units are funded by OHCS, for a total of 16 PSH units.

The project will be developed and owned by Community Partners for Affordable Housing (CPAH). CPAH purchased the site in March 2020 with the assistance of \$500,000 Housing Production Opportunity Funds (HPOF) from Washington County. Total Project Costs are \$67.1 million anticipated to be financed with \$14.7 million in Metro Bond funds; \$500,000 of HPOF from Washington County; \$1.0 million of ARPA (American Rescue Plan Act) funds from the City of Tualatin; \$124K Cash Flow funds; \$2.4 million in deferred developer fee; \$29.4 million in 4% Low Income Housing Tax Credit (LIHTC) equity; \$3,245,783 OHCS HTF funds; and a \$9.6 million permanent loan. This is the second largest Metro bond-funded project in Washington County's portfolio of projects.

Sources of funding include:

- 4% LIHTC Equity \$29,379,545
- OHCS HTF (PSH) \$2,400,000
- OHCS MCOF (HTF) \$845,783
- Permanent Debt: \$9,600,000
- METRO Bond: \$14,700,000
- Washington County HPOF: \$500,000
- Washington County HOME: \$1,200,000
- ARPA Funding: \$1,000,000
- Solar Tax Credit: \$233,424
- EOT Solar Incentive: \$150,000
- ODOE: \$60,000
- Deferred Developer Fee: \$2,398,416
- Contributed Developers Fee: \$3,083,529

Changes between Concept Endorsement and Final Approval

Since Plambeck Gardens (formerly Basalt Creek) received Concept Endorsement in September 2020, the region has seen unprecedented cost escalations for construction materials and labor, as well as an increase in interest rates. Plambeck Gardens costs increased by \$23.5 million since 2020; 64%, or \$15.1 million of those costs, are due to increased construction prices. To bridge the financing gap, \$12.8 million was filled by an increase in 4% LIHTC equity. The CPAH team also received a \$380,000 increase of Metro bond air conditioning funds in addition to Oregon Housing and Community Services (OHCS) Market Cost Offset Funds (MCOF) of \$845,783. The project was also awarded \$2.4 million in Housing Trust Funds (HTF) from OHCS as part of a competitive Permanent Supportive Housing (PSH) application in 2022.

- Design – The architectural plans for the site were reconfigured from four buildings to three. The buildings were relocated to access a needed utility easement on the southern boundary of the property.
- Parking - Concept Endorsement 165 spaces; Final Approval 170 spaces
- Air Conditioning – A/C was value engineered out of the project due to cost escalations, but added back in with the Metro A/C funding of \$380,000
- Total costs increased from \$43.5 million to \$67.1 million. A reduction in Metro bond funds is not recommended because the increased costs are due to inflation, higher interest rates, and unavoidable site design changes.
 - Construction costs increased by \$15.1 million.
 - Installing solar panels added \$500,000, the cost of which is 90% covered by new sources including tax credits and incentives.
 - Adding 4-bedroom units also increased construction costs
 - Land acquisition costs increased by \$2,465,625 for two main reasons. First, the value of land has almost doubled since 2020. Second, an easement was purchased from the neighboring property, costs of which totaled \$250,000. Holding costs also increased by over \$70,000.
- \$380,000 of Metro bond air conditioning funds were added to the project which increased the total Metro bond allocation to \$14,700,000. (Climate Resilience)
- Solar panels – A total of \$233,424 in funding was acquired from Enterprise for solar tax credits (\$178,324) and 45L tax credits (\$55,100), as well as an Energy Trust of Oregon Solar Grant (\$150,000) and Oregon Department of Energy grant (\$60,000) for the solar panels at Plambeck Gardens. (Sustainability/Climate Resilience)
- The project was allocated \$1.2 million of HOME funds
- Funds from the City of Tualatin increased by \$700,000, from \$300,000 to \$1,000,000. Initially the City of Tualatin funds were not ARPA. The pandemic made these funds available to cities and their priority projects.
- The permanent loan amount increased by \$1.3 million.
- Deferred Developer fee amount has decreased by approximately \$300,000 which makes more cash available for the project.
- Initial sources that included Weatherization (\$150,000), Metro (\$200,000) and Foundations (\$300,000), were not utilized. The ARPA funds were not available when Concept Endorsement occurred. Foundation funding became unavailable due to the pandemic.
- Operations: OHCS PSH funding increased by \$1,750,000 to \$2,400,000.

Development Program

Unit size (no. of bedrooms)	No. of units	AMI %	PSH ¹	PBVs	Square feet/unit	Gross monthly rent/unit
1BR	26	30%	2 ²		568	\$599
1BR	5	40%			568	\$798
1BR	7	50%			568	\$998
1BR	16	60%			568	\$1198
2BR	13	30%	6 ²		830	\$719
2BR	4	40%			830	\$958
2BR	8	50%			830	\$1198
2BR	15	60%			830	\$1438
3BR	5	30%	5	5	1,199	\$831
3BR	2	40%			1,067	\$1108
3BR	3	50%			1,199	\$1385
3BR	6	60%			1,067	\$1661
4BR	3	30%	3	3	1,393	\$926
4BR	3	60%			1,393	\$1853
Total	116		16	8		

- Unit sizes changed due to adding six 4BR units and reconfiguration of site design. The 1BR decreased from 600 sq. ft. to 568 sq. ft., the 2BR increased from 800 sq ft. to 830 sq ft., and the 3BR decreased from 1,400 sq. ft. to 1,067 sq. ft
- Initially, 69 units were for those at or less than 60% AMI. Those units are now split between 40%, 50% and 60% AMI households, with 11 40% AMI units, 18 50% AMI units, and 40 60% AMI units allowing the project to serve households with realistic rents.
- PBVs were reallocated to the larger family-sized units, from concept endorsement of 2 PBVs/2BR and 6 PBVs/3BR to this final approval of 0 PBVs/2BR, 5 PBVs/3BR, and 3 PBVs/4BR.
- Building design was changed to two mirrored 4-story buildings from three mirrored 3-story buildings.

¹ Permanent supportive housing is housing that includes rental assistance and wraparound services, and is designated for households experiencing chronic homelessness and referred through coordinated access or local HUD Continuum of Care approved referral systems. PSH units include units with ongoing operating subsidy and services through Veterans Affairs Supportive Housing (VASH), Section 811 program for individuals with developmental disabilities, units with PSH funding from the state of Oregon, units supported through the Supportive Housing Services (SHS) program, and any other programs that provide ongoing funding to support housing stability for chronically homeless households.

² Eight PSH units funded by OHCS.

Project Image



CHA CARLETON HART
ARCHITECTURE

CPAH COMMUNITY PARTNERS
FOR AFFORDABLE HOUSING

PLAMBECK GARDENS
23500 SW BOONES FERRY ROAD, TUALATIN, OREGON

Background

In November 2018, voters authorized Metro to issue \$652.8 million in bonds to support affordable housing. Washington County received about \$116 million to construct 814 affordable housing units in the Washington County Metro Service area outside Hillsboro and Beaverton. The County developed a Local Implementation Strategy (LIS) and, in March 2020, issued a Notice of Funding Availability (NOFA) offering \$80 million of the \$116 million. To be approved for funding, proposed projects had to be consistent with the LIS. Plambeck Gardens (formerly Basalt Creek) received Concept Endorsement Approval from the Washington County Board of Commissioners on September 1, 2020, and from Metro on September 17, 2020.

CPAH acquired the property in March 2020. At the time, the property was in unincorporated Washington County with an agricultural designation and a discounted tax liability. CPAH purchased the property with assistance of \$500,000 Housing Production Opportunity Funds from Washington County. Upon purchase, CPAH worked to annex the 4.66-acre site into the City of Tualatin which is located in the Basalt Creek Concept Plan area. The development received a height variance to build up to 4 stories and a parking variance to decrease parking by approximately five spaces. Two residences and a shop/garage will be demolished upon construction start. Due diligence items completed include:

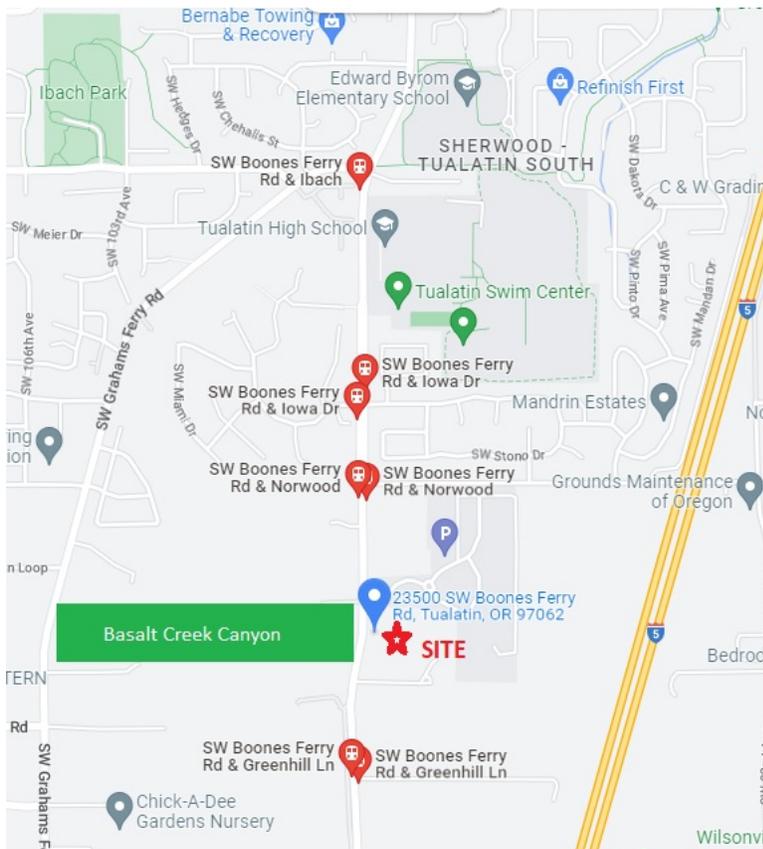
- Environmental Phase I, Phase II Reports
- A Hazardous Building Materials Survey
- Geotechnical Investigations
- Site Survey - ALTA survey is expected in the next two weeks
- Utility Will-Serve letters

- Traffic Analysis

Location and Neighborhood

The 4.66-acre site (zoning: RH-High Density Residential) was annexed into the City of Tualatin and is in the Basalt Creek Concept Plan area. The site is adjacent to a church site zones IN-Institutional. Surrounding land to the East and South is owned by Lennar Northwest Inc. and zoned CN-Neighborhood Commercial along Boones Ferry Road and RML-Residential Medium Low. There is RL-Low Density Residential land to the northwest and southwest, as well as the approximately 14 acres of Basalt Creek parkland directly west across Boones Ferry Road.

Bus line 96 serves SW Boones Ferry with stops to the north and south with each 1100 feet away. Bus line 96 goes into Tualatin (2.5 miles) where many services such as grocery stores, restaurants, and coffee shops are located; across the street (700 feet), the City of Tualatin purchased a new 6.7-acre park. Sherwood schools (6-7 miles) will require a bus ride from the Sherwood School District. Tigard High School (0.6 miles) and Edward Byrom Elementary School (0.9 miles), if a transfer is granted, are to the North.



Site

Building rehabilitation only: Describe the findings from your capital needs assessment and anticipated repair needs. Describe hazardous materials assessments and planned abatement needs. Describe seismic risk assessment findings and related investment needs.

The Property (tax lot R1136023), purchased by CPAH in March 2020, consists of one 4.66-acre lot zoned High Density Residential. The cost of acquisition was determined by appraisal, and in

alignment with HUD requirements. Two residences are on the property, one constructed in the 1920s and the other in the 1940s. There is also a shop/garage building, construction date unknown. Historically, the property was used for residential and agricultural purposes. Crops and orchards were present in the property starting in the late 1930s through the 1970s, and then used as a plant nursery from the 1990s through the early 2000s (*Phase I Environmental Site Assessment: 23500 and 23550 SW Boones Ferry Road, Tualatin, Oregon*, Maul Foster & Alongi, Inc.: Portland, Oregon, January 30, 2020 and Feb. 2, 2023).

An underground heating oil tank (HOT) was discovered on the site and was the only recognized environmental condition (REC) noted. The Phase II Focused Site Investigation Results report dated March 16, 2020, reported no evidence of soil contamination. A Hazardous Building Materials Survey was conducted by Maul Foster & Alongi in November 2022. The buildings were tested for lead-based paint and asbestos. No asbestos was found in the 32 samples collected; low levels of lead-based paint were found in two of nine samples taken at the 23500 Scholls Ferry Road residence. In summary, remediation and abatement on the site consists of:

- Decommissioning the HOT in accordance with DEQ regulations
- During demolition, collect additional samples for asbestos
- General contractor will take appropriate cautions for lead-based paint during demolition.

The two existing homes and the shop/garage building will be demolished upon construction start. The Environmental Assessment conducted for the Housing and Urban Development Subsidy Layering Review (SLR) was granted a FONSI or Finding of No Significant Impact which means the project will not result in a significant impact on the quality of the human environment, which includes no effect” on federally listed endangered species or candidate species.

Project Financing

Total development cost is approximately \$67.1 million. Total development cost per unit is roughly \$578,000, which is \$529.90 per gross square foot. Metro bond public subsidy breaks down to \$14,700,000 total, \$71,359/bedroom, and an average of \$126,724/unit which is below Washington County’s ~\$143,000 subsidy per unit in the approved Local Implementation Strategy. To maximize the financial efficiency of Washington County’s Bond allocation, the project will utilize 4% Bond financing for construction debt issued by OHCS.

	Plambeck Gardens Total Cost	Metro Bond Total Subsidy
Total	\$67,050,697	\$14,700,000
Cost per Unit (116 units)	\$578,023	\$126,724
Cost per Bedroom (206 bedrooms)	\$325,489	\$71,359
Cost per Residential Sq. Foot (126,534 sq ft)	\$529.90	\$116.17

Funding Source	Amount
<i>OHCS Programs</i>	
4% LIHTC (Equity)	\$29,379,545
OHCS MCOF-HTF	\$3,245,783
Total OHCS Grants and Equity	\$32,625,783
<i>NON-OHCS Grants</i>	
HPOF	\$500,000
City of Tualatin ARPA	\$1,000,000
Total Non-OHCS Grants	\$1,500,000
<i>Loans</i>	
Permanent Loan	\$9,600,000
Seller Carry Note	\$1,500,000
Metro Bond	\$14,700,000
Washington County HOME	\$1,200,000
Total Non OHCS Loans	\$27,000,000
<i>Applicant Contributions</i>	
Deferred Developer Fee	\$2,398,416
Contributed Developer Fee	\$3,083,529
Solar Tax Credit	\$178,324
45 L tax credit	\$55,100
Total Applicant Contribution	\$5,715,369
Total Fund Sources	\$67,050,697

Uses of Funds	Amount
Acquisition Costs	\$5,060,000
Construction Costs	\$42,546,367
Total Development Cost	\$19,444,330
Total Project Cost	\$67,050,697

Development Team

Community Partners for Affordable Housing (CPAH) builds quality affordable housing, developing nine affordable housing projects in its 30-year history. Their growing portfolio includes 10 apartment communities with 460 units. CPAH has added expertise to its development team by hiring a housing program manager Rachel Loftin, and two associate housing developers Geoffrey Taylor and Mac Cunningham, who join CPAH’s Executive Director, Rachael Duke, and Housing Director Jilian Saurage Felton, as the in-house development team. Rachael joined CPAH after fifteen years at Home Forward and the Housing Authority of Multnomah County, gaining varied experience in planning, program, and policy work. Jilian Saurage Felton has over twelve years of

experience in nonprofit and affordable housing finance, analysis, and project team management with projects of varying size and scope including residential construction, land development, and commercial real estate projects. Ms. Duke and Ms. Saurage Felton have secured funding for six new projects with a combined budget of over \$232.8MM since joining CPAH and three rehabilitation projects for buildings in CPAH's current portfolio. Two new projects were completed in 2020, and a third a major historical renovation and seismic retrofit in downtown Portland with 66 units of permanent supportive housing, will be completed in April 2023. The first of three rehabs was completed in 2021, with the second one underway in early 2023 and the third planned for the end of 2023 or early 2024.

Carleton Hart Architecture (CHA) has completed more than 50 affordable-housing developments in its 26-year history, five of which were designed for CPAH, including The Knoll at Tigard, Barcelona, and Oleson Woods, Red Rock Creek Commons and Cedar Grove and they are the project architect for The Joyce. The project's general contractor, LMC Construction, has completed over 25 similar buildings to date, including CPAH's The Knoll at Tigard, The Barcelona at Beaverton, Red Rock Creek Commons and Cedar Grove.

Community Engagement

CPAH facilitated a community engagement focus group of nine participants in May 2022. The event was hosted by one of their partners, Unite Oregon, as part of a contract, with a diverse group of community members. Community members were given an overview of the project, a look at the community space, outdoor space, and given the opportunity to respond to the projects design, lease up questions, and the opportunity to add their own insights into this project. The questions posed included: What do you think the priorities for outdoor space should be? What do your children like to do when they play outside? What advice do you have for CPAH regarding space and its programming? What amenities would you like to see offered? Do you have any concerns about the space?

CPAH listened to the feedback of the participants, much of which reinforced concepts that they already employ in their developments. They found that people want trees, and that providing shade is important to some of the potential residents. Some felt that a playground would be an important element of the development. Community members felt that children would use the parking lot for playing if a playground or play space was not available. They also requested a specific place for pets that is separate from the area where the kids play outdoors. Bike parking was identified as a desirable addition, as well as outdoor amenities that will help to facilitate active outdoor activities and transportation options. A couple of the participants also wondered if a splash pad might be possible at Plambeck, and another person asked about the viability of adding charging stations with an eye on future needs for electric cars. CPAH incorporated many of suggestions from the participants of the various engagement sessions into the design features for Plambeck Gardens. CPAH included the addition of trees in some areas of this community along and around the buildings as well as around the periphery of the property. Plambeck Gardens will also include a playfield, sports court, picnic tables, and a community garden. Four-bedroom units were included as a response to the community engagement. The outdoor space will be well lighted to provided safe use at night and BBQs, covered seating areas, and a pet wash and water bottle refilling station. CPAH also utilized the information gathered from the listening sessions hosted by Washington County and included that feedback into the design.

For the community building they received feedback that residents would like to have the possibility of childcare, opportunities for cultural celebrations, ESL classes, wellness classes and workshops. In response, the community building is designed to offer ample flexibility of

programming to meet the needs of the residents. The community building has accommodations for children to play and a flexible classroom configuration that opens from two classroom to a large space for community events. The space also will have a large kitchen with a movable partition in response to the community engagement to accommodate differing religious beliefs.

Advancing Racial Equity

Location: The site is in Tualatin's Basalt Creek Concept Plan Area and is the only site within the plan area designated for high density development.

Transit access: The Property is in close proximity to the proposed light rail, the WES, and new bus lines as the Basalt Creek area develops.

Diversity in contracting/hiring: The majority of CPAH's properties have been developed in Washington County, which historically has not required MWESB reporting. Their commitment to diversity, equity, and inclusion spurred CPAH to begin tracking MWESB participation rates nearly ten years ago, despite no requirement to do so. What was discovered is that CPAH was falling short of their values, and it was at that time that they set an internal goal of 25% participation. Over the course of the last seven years, CPAH has steadily improved participation through close collaboration with general contractors, building relationships with diverse communities, evaluating their results, and implementing systemic change. As a result, CPAH's 2015 project, the Barcelona, had 20% MWESB participation, Red Rock Creek Commons achieved 25% participation, and Cedar Grove 31%. The Joyce, currently under construction, is on track to exceed 30% MWESB participation.

For Plambeck Gardens, the team is not only on track to achieve 25% MWESB participation in hard costs, but also soft costs, with over 20% MWESB participation so far, and contracting with non-certified minority and women owned businesses. The project goal is to meet 25% of combined hard and soft costs for MWESB/COBID, and is slated to reach 30% of hard costs. These include ABHT Engineers for structural, Samata for Electrical engineering, Vega for Civil, MZLA as landscape architect, and Global Transportation for street lighting.

To achieve CPAH's goal of reaching a diverse team on all projects, they ask their partners to engage with MWESB/SDVBE subcontractors and suppliers where possible. As a part of CPAH's commitment to MWESB participation goals, CPAH hired the Wenaha Group, a Native American-owned Construction Management Firm, as one of their consultants. Carleton Hart Architects are also committed to advancing equity in its projects and business practices. Carleton Hart has thus far committed 20.2% of the soft cost fees for this project to MWESB firms.

As the project moves to the construction bidding phase, LMC's approach is to engage MWESB subcontractors as early as possible by: coordinating with the Portland Business Alliance to identify local MWESB-SDVBE companies interested in working on the project; reviewing MWESB subcontractors from LMC's database and through MWESB directories for the City of Portland and nearby areas; working closely with NAMC, PBDG, and OAME to identify MWESB-SDVBE firms to bid on project components and use local workers and subcontractors; conduct community events to encourage participation in the bid process with local and minority-owned organizations; and, network with established trade organizations, including LatinoBuilt, NAMC, PBDG, OAME and others to present the project to their members and encourage participation in the bid process. Furthermore, LMC creates bid packages appropriate in scale and scope that will encourage interest by COBID-certified organizations, provide mentoring, and encouraging subcontractors to use local

resources and sub-tier subcontractors through bidding requirements. LMC also provides options for enhancing MWESB participation such as MWESB-only bid packages, mandatory sub-tier participation, and qualitative scoring for subcontracting RFPs. To encourage participation of smaller firms, LMC allows for on-the-job training in order to include persons with minimal previous work experience.

Access for historically marginalized communities: The Plambeck Gardens project will offer a variety of apartment types including 54 one-bedroom units, 40 two-bedroom units, 16 three-bedroom units and six (6) four-bedroom units, for a total of 116 units. The project will provide 16 units of permanent supportive housing of which eight are support by project-based vouchers and eight supportive housing vouchers from OHCS. The mixture of unit types will allow it to effectively serve both baby boomers who are downsizing and millennial families. The property will also include design features such as extra storage, education space, and a space for large family gatherings, and the other amenities already listed in direct response to the community's expressed needs.

Culturally appropriate services: CPAH will be partnering with Centro Cultural to be sure that employment related services are available as well as staying connected to WorkSystems Inc. and the programs that they offer community wide. Centro Cultural is a culturally specific community organization and will assist us in ensuring that employment services are culturally specific as well. Centro Cultural proposes to meet with residents on-site in the community center to provide career coaching for adults, along with business development and start up technical assistance. CPAH will be working to be sure that the community center is reflective of the needs of this program, including flexible classroom space and a large kitchen.

CPAH will also work with culturally specific health providers such as Virginia Garcia and Native American Rehabilitation Association to ensure that health and wellness activities are available onsite. Additional wellness programs include a new partnership with Neighborhood Health Center, which is providing services at Tualatin High School. CPAH currently has a partnership with the Naturopathic University of Oregon, which provides clinics at two of CPAH's communities. CPAH has partnered with the Native American Rehabilitation Association (NARA) and Community Action (CA) to provide Permanent Supportive Housing services on-site. All three organizations completed the Supportive Housing Institute in 2021 along with the property management company.

Fair Housing Strategies: CPAH's Executive Director, Rachael Duke, has been planning for housing in the SW Corridor, which is adjacent to this site, for five years. This includes participation in the SW Equitable Development Strategy Committee, the SW Equity Coalition, and a SW Corridor anti-displacement work group. All planning work has covered in great detail the housing needs for BIPOC and immigrant communities.

CPAH received a grant from Metro in 2018 to directly explore community housing needs in this area. During community meetings in 2019 at the Muslim Education Trust and the Tigard Library, diverse community members discussed a fear of displacement, their strong community connections, and the need for community organizing. There was a consistent request for multiple bedrooms in units, flexible interiors, and ample outdoor space.

CPAH is working directly with culturally specific agencies to market to residents who are living in the area. Because they have developed relationships through their planning work, they are able to partner with multiple culturally specific agencies, including UniteOregon, APANO, Centro Cultural, and HAKI. CPAH also partners with Virginia Garcia and the Urban League, as well as the Native

American Rehabilitation Association, to provide equitable access to PSH. Applications will be translated into multiple languages and use a lottery process, with online access, in person and via mail, as part of the lease up process. The lottery process creates a more equitable opportunity for housing as it does not favor those households who have the privilege of being able to be in person and first in line. CPAH will reduce barriers through relaxed screening criteria and a clearly articulated hearing process for appeals. CPAH's RSC will also be on-site to learn and respond to the needs of diverse residents. The work we do, including the demographics of who we serve, will be tracked in our web-based data system. This allows us to evaluate and improve our services, ensuring that they are culturally responsive. CPAH works hard to hire culturally diverse staff. Currently, 35% of our staff are people of color and 25% speak another language.

Partnerships and Services

CPAH has a well-developed resident services program that provides eviction prevention for vulnerable households, Thriving in Place activities for our seniors, workforce support for those with their working lives ahead of them, services for young people to support learning and positive social engagement, and connections to service partners for residents who need temporary intermittent support or those who need permanent supportive housing. Sixteen apartments will be set aside for people coming from the Washington County Coordinated Access List and CPAH will partner closely with Community Action (CA), Native American Rehabilitation Association (NARA) Cascade AIDS Project, and Lifeworks NW, to ensure that PSH residents have access to supportive services, and that the team is working together to provide a platform for success. CPAH will have a full-time (1.0 FTE) Resident Services Coordinator (RSC) who provides eviction prevention and housing stabilization resources for the apartment community.

Supportive services will be voluntary and will be offered in multiple ways by the RSC and services staff. The RSC will work with the whole community to ensure that residents understand their rights and responsibilities and have meaningful leadership opportunities supported not just by the RSC, but also by our portfolio-wide Resident Advisory Committee. Once families who meet prioritization criteria for PSH are identified and engaged through county-wide Coordinated Access, CA will assist them through the housing application process in concert with the RSC. All apartments identified as PSH will have rent assistance and will be affordable to very low-income households. RSCs will also assist applicants with the appeals process who, despite relaxed screening criteria, are denied during the application process.

CA will develop a family-centered service plan that meets the specific needs of each member of the household. Families will be assisted to select health, mental health, and/or substance abuse treatment providers that meets their needs, as well as parenting supports, financial education, nutrition supports, career coaching, educational supports, and other basic needs assistance. Roles and responsibilities of the RSC, CA, and primary/behavioral health providers will be clearly established, and the RSC will maintain connections with the landlord.

Community connections with the entire apartment community, as well as the neighborhood, are central to the work that CPAH does throughout their portfolio. PSH residents will have the choice and support to participate in all community events, including programs for youth and seniors, and additional partnerships with agencies like Centro Cultural and NARA, who will provide on-site culturally specific employment services.

Plambeck Gardens, both the housing and services, are sustainably funded, and CPAH will maintain this beautiful asset over time. CPAH staff will work with partners to evaluate and ensure that *services are of high quality and relevant.*

CPAH also works hard to hire culturally diverse staff. Currently, 35% of their staff are people of color and 25% speak another language.

Pinehurst Management has over 65 years of affordable housing experience and is comprised of Terry Wilson, Phil Hedrick, and Paul Johnson. Cascade Housing Group, LLC was formed in 1995 and its two members, Phil Hedrick and Paul Johnson, have substantial experience in affordable housing. Terry Wilson is the managing member of Pinehurst Management and has over 20 years of experience in commercial real estate.

Livability and Accessibility

CPAH sought innovation with Plambeck Gardens. Starting with project conception, CPAH worked to allow the community to voice what is needed from this affordable housing project. From the very beginning, the team centered the values of Universal Design and Trauma Informed Design. These design concepts speak directly to the team's focus on equity and inclusion. Accessible solutions such as grab bars, door assist, and keyless entry, are necessary and provided throughout the property. Building design also impact residents, therefore the colors and textures, how the building controls light and sound, and how people navigate the building, are all important elements which have been considered and addressed in the design. The color palate reflects the colors of the forest in deep greens of Evergreens and yellows of changing leaves in the fall, as colors that connect people to nature; natural materials calm the "fight or flight" response residents experiencing trauma or those recovering from trauma can feel. Each lobby has natural wood and living plants. Research shows that a thoughtful trauma informed approach to the environment can have a positive impact on mental health and stability. Both buildings have an elevator to accommodate access to every unit, and all six ADA units have been placed on the ground floor so those residents do not need to rely upon the elevator in case of emergency.

An early MOU was structured with UniteOregon to help facilitate community input. The team heard very loudly that a community that is inclusive to immigrants and Latinx people, both through design and services, was needed in the area. This project strives to fill that need. The need for access to job training rose to the top, so an MOU was struck with Centro Cultural to provide culturally specific employment services. The Community Center has been designed with this need in mind and will feature classrooms that create multiple sized flexible space, and a large kitchen so residents can have gatherings and events. The need for thoughtfully designed storage solutions was also requested and each unit has additional exterior storage and either a patio or balcony. Within the home, cabinets are designed so that they can accommodate the larger pots often used by large families to make family meals. Plambeck Gardens has as many family sized units as could feasibly be included to meet the need for larger homes. In order to incorporate all of these needs, CPAH worked closely with its architecture and construction teams to design the site in a way that would allow the project to take advantage of the site's existing attributes and maximize the interior and exterior space for the residents.

The community building and lobbies will have shared Wi-Fi. Ample parking will be available for residents who may have more than one vehicle. All areas of the site are accessible and at least one planting box in the community garden will be raised to be accessible to those in wheelchairs. The community building was designed to provide a space that would be flexible, beautiful, and an amenity that makes Plambeck Gardens residents proud of where they live. It will be used by residents for personal gatherings and relaxation space, and staff will use the space to host events,

youth programming, CPAH's Thriving in Place senior program, and will also be available to service provider partners.

Climate Resilience and Sustainability

Sustainability is a core value that CPAH applies to all of its projects, and climate justice is critical to that work. All of CPAH's projects have included air conditioning in every unit since 2013. CPAH worked to provide portable air conditioning units to any resident to needs them and cooling stations in community spaces during the hottest days. When cost escalations put the air conditioning for Plambeck Gardens at risk, the team was relieved to have the opportunity to apply to Metro and be awarded additional funding for that purpose. Each unit will have at least one heating/cooling through-wall unit, with the largest units having two. The Packaged Terminal Heat Pumps (PTHPs) are an economical approach to providing heating and cooling to residents. The total estimated cost of the proposed system is \$380,000.

Since 2007 CPAHs buildings have earned sustainability certifications, with its two most recent buildings achieving Earth Advantage Platinum. Red Rock Creek Commons was awarded the 2021 Earth Advantage Multifamily Project team of the year. Plambeck Gardens is set to exceed the Platinum standard and will include a large solar voltaic array on the roofs of all three buildings. The energy produced by the solar panels will completely offset the house meter, reducing operating costs to the project and allowing the project to leverage more debt to cover cost increases. Since water heating is included on the house meter, residents will also benefit from the renewable energy produced onsite with reduced individual energy costs.

Other sustainable features include no-VOC flooring and paint, lighting and plumbing controls that allow residents control over their environment while being efficient and reducing residents' energy costs. Ventilation systems utilizing energy recovery will provide a high level of indoor air quality. Centralized hot water heating will provide on-demand hot water and save energy.

Construction techniques will focus on resource efficiencies. This is an important approach for sustainability but also in response to the high cost of building materials, including employing framing systems that use less wood, standard windows and doors that limit customization, and an efficient "mirrored" site configuration which reduced design costs.

The exterior of the building will provide non-combustible durable weather protection, beauty, and a sense of permanence while paying homage to the Basalt Columns for which the area is named. Street trees, canopies, and terraced landscapes create a layering effect of the space which feels pleasant to sit within and walk along.

Anticipated Timeline

The full application for 4% tax credits and conduit bond was accepted by Oregon Housing and Community Services (OHCS) on December 8, 2021. The development team anticipates receiving building permits in early April 2023 and closing on April 20, 2023. The 18-month construction process will begin shortly after closing with the first building completed and ready to begin lease up in August of 2024 and an estimated full completion date of November 2024. Project lease-up activities will commence ahead of construction completion, and lease-up is scheduled to be completed December 2024.

Final approval by the Washington County Board of Commissioners (BOCC) occurred on March 7, 2023, and included a request for approval of the additional Metro bond A/C funds.