



Development Division
Community Development Department

PROJECT D FREQUENTLY ASKED QUESTIONS

Project D Background Information

In November 2018, Metro voters approved a \$652.8 million bond—\$31 million of which will be allocated for City of Beaverton for the creation of 218 affordable housing units. The city's Local Implementation Strategy (LIS) provide guidance on how these resources should be invested. Key LIS priorities include leading with racial equity and inclusion, leveraging publicly-owned land as available, and ensuring investments are made in high opportunity areas.

Nine million dollars in bond revenue are being allocated to the Project D NOFA (Notice of Funds Available) that was released on December 31, 2019. Proposals were released at BeavertonOregon.gov/bids and are due **February 28, 2020 at 3 p.m.** Late proposals will not be accepted.

What community engagement informed the priorities in this NOFA?

Community engagement findings can be found on page 27 of Beaverton's Local Implementation Strategy for the Metro Affordable Housing Bond, linked below:

https://www.beavertonoregon.gov/DocumentCenter/View/27219/Beaverton-LIS_7292019?bidId=

What is the review process and timeline for approval?

After the deadline for proposals closes an internal review for bidder responsiveness is completed by City staff in March. After an internal review has been completed, an ad-hoc committee of five community members representing different professions and expertise will review the proposals and make a funding recommendation. This recommendation is shared with the Housing Technical Advisory Group (HTAG), which is comprised of nine community members who serve in an advisory capacity to the Mayor. The HTAG will review the recommendation, may provide additional information/comments and pass them to the Real Estate Committee (REC). The REC is a committee that comprised of City Department Directors, who will review the recommendation and comments, provide comments of their own and forward them to the Mayor. The Mayor forwards a recommendation to Council for preliminary approval and authorization to forward selected proposal to Metro for project approval and funding reservation.

It is anticipated that the approval process will take approximately two to three months, after which negotiations with the developer can commence.

Does the City have a map of existing and proposed affordable housing projects?

The City has a map (see last page of document) of existing affordable housing projects. This map includes completed projects, projects that have received a funding commitment, or are under construction. You will notice the map is zoomed in to only include areas of Beaverton that have affordable housing. As the South Beaverton, Neighbors Southwest, and Sexton Mountain neighborhoods do not currently have any affordable housing, they are not included in the map.

For cost controls, can the city please confirm if the city's definition for Total Development Cost is the same as the OHCS definition (e.g. excluding acquisition costs)?

The City's definition of Total Development Cost is the same as the OHCS 9% LIHTC definition. If the costs exceed thresholds, an explanation will be required.

Will there be any predevelopment funds available from the City?

While no funds have been set aside for predevelopment assistance, the city understands the need for this tool, and is willing to discuss options after a proposal has been selected. The link below provides an example of the city's pre-development grant programs:

<https://www.beavertonoregon.gov/2081/Pre-Development-Grant-Program>

How long will the city take to complete a HUD environmental review after selecting a proposal?

It will take at least 90 days and will depend on findings, as well as HUD's review time. If project proposals include the use of any Section 8 Vouchers HUD guidelines for environmental reviews will also need to be followed. Proposals not including HUD funding will not need to follow HUD guidelines.

Is there preference for difficult to house households?

Difficult to house households have not been set as a priority for this solicitation. We understand the need is great and if proposers wish to focus on this population, a clear funding plan for resident services must be presented.

I see in the NOFA it says do not use sources that are competitive if they haven't been awarded. What about non-competitive grant resources?

Non-competitive funding sources, provided they are realistically accessible, are allowable.

What about non-competitive grant resources? What are some organizations that can provide resident services locally?

Staff provided the following recommendations. This is in no way a comprehensive list, but meant to provide a few examples of the options available:

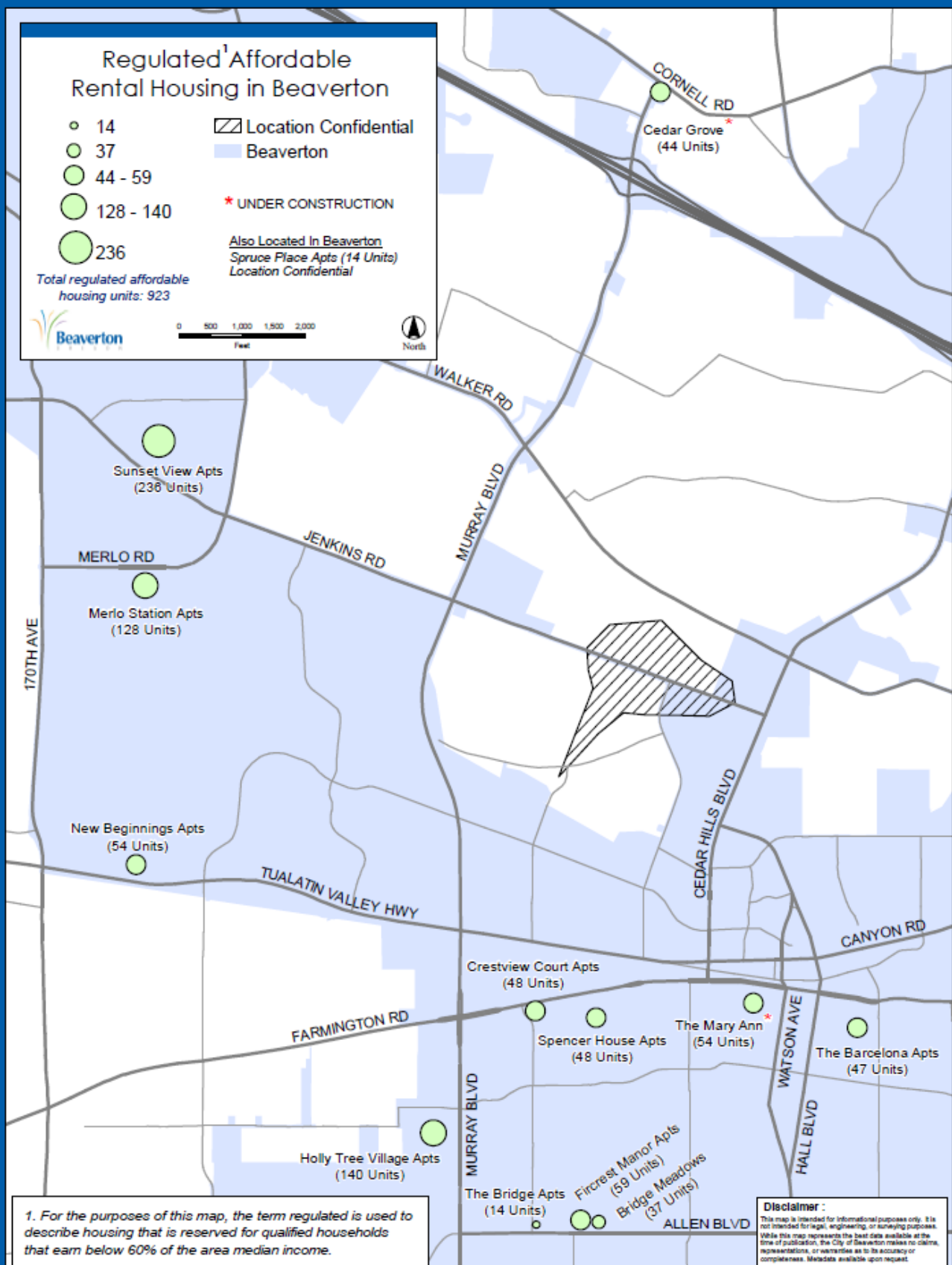
- Beaverton School District
- Bienestar
- Central City Concern

- Centro Cultural
- CPAH (Community Partners for Affordable Housing)
- Community Action
- IRCO (Immigrant & Refugee Community Organization)
- WorkSystems
- Virginia Garcia

Regulated¹ Affordable Rental Housing in Beaverton



Beaverton



1. For the purposes of this map, the term regulated is used to describe housing that is reserved for qualified households that earn below 60% of the area median income.

Disclaimer:
 This map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. While this map represents the best data available at the time of publication, the City of Beaverton makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.