

EXHIBIT B: Project summary submitted by Washington County Housing Services | Metro bond concept endorsement for Opal Apartments (formerly Saltzman Road Senior Apartments)

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Submitted on: May 12, 2022; Updated April 21, 2023

The following narrative should be submitted at the concept endorsement stage and again at the final approval stage. As noted below, some items will be added to the report at the final approval stage.

Please do not change the formatting of margins, fonts, alignment or section titles (“project overview,” “background”)

Project Overview

Provide a general overview of the proposed project, including the requested amount of bond funding from Metro, the size of the site and its ownership status, any existing buildings and their current/past use, and high level financing structure for the project.

Changes between Concept Endorsement and Final Approval (Final Approval only)

Summarize all changes to the project between concept endorsement and final approval and additional information provided in the report that was not previously included in the Concept Endorsement report. Specifically, please address how changes in total subsidy resulted in changes to the project that could impact sustainability, durability, climate resilience, and resident experience. If total subsidy increased, please describe whether a reduction in Metro bond funds is recommended and why or why not.

Final Approval Amendment, April 13, 2023

This update to the Saltzman Road Senior Apartments is due to the project experiencing significant cost increases due to the discovery of petroleum contamination on the site. Two additional financial hurdles, an increase in permitting fees and the discovery during construction of an underground spring, also contributed to the increased costs. This requested Approval Amendment meets Metro’s submittal requirements, as described below.

- No increase in net cash developer fee from concept endorsement to final approval. Evidence of developer restructuring or resizing sponsor contribution and/or deferred development fee. *There has been no increase in the net cash developer fee. In fact, cash developer fee was decreased which increased the deferred fee.*
- Demonstration of value engineering to identify options to reduce costs without seriously compromising livability elements. *\$414,287 has been value engineered (VE) from the project. Additional VE items were considered. The VE effort is described in more detail below.*
- Consideration of other funding that could be leveraged or increased. *Additional funding has been secured from Business Oregon and Washington County. An application to Oregon Health Authority was not accepted.*
- Description of how the increase in Metro Bond Funds will impact the jurisdiction’s ability to meet unit production targets. *The additional request of Metro Bond Funds will allow this project to keep on track exceeding the total unit targets and the 30% MFI unit targets.*

The updated amount of Metro funds per unit, originally \$100,000/unit and now \$113,870/unit, is still well below the unit average for Washington County's Metro bond projects.

Additionally, please note that the Saltzman Road Senior Apartments were renamed the Opal Apartments!

Please see the following for a detailed description of the financial impacts that have occurred since Saltzman Road Senior Apartments/Opal Apartments received Metro Concept Endorsement on June 8, 2022.

The project costs increased by \$2,313,693 due to the following:

- An underground spring was uncovered during construction that necessitated additional engineering work resulting in \$144,000 additional costs.
- Unanticipated permitting charges increased fees by \$410,000.
- Petroleum contamination was discovered on the site resulting in clean-up costs of \$1,759,693.

As the developer, Home First, encountered these issues, the increased costs were temporarily covered with construction contingency, soft cost contingency, and by decreasing the cash developer fee. Home First then applied for additional sources of funding to bridge the gap. The intention is to recapitalize the construction contingency with at least \$105,000 of the additional funding.

New grant sources that total \$1,749,000

- \$500,000 Business Oregon – Brownfield (Granted)
- \$500,000 Washington County Housing Production Opportunity Fund (Granted)
- \$749,000 Washington County Metro Bond (Approved by Washington County Board of Commissioners)
- \$1,500,000 Oregon Health Authority (Denied)

Additional sources that total \$608,638

- \$251,012 CPI Interest Metro Bond related
- \$196,000 Anticipated upward adjuster
- \$161,626 Increased deferred developer fee

Additional Costs	
Removal/mitigation of contaminated soils	\$767,522
Backfill	\$657,261
Excavation	\$159,880
Soft Costs	\$175,000
Subtotal Contamination	\$1,759,693
Permitting	\$410,000
Underground spring/engineering	\$144,000
TOTAL INCREASES	\$2,313,693
New Sources	
Business Oregon – Brownfield	\$500,000

Washington County HPOF	\$500,000
Washington County Metro bond	\$749,000
CPI Interest Metro bond related*	\$251,012
Anticipated Upward Adjuster	\$196,000
Increased Deferred Developer Fee	\$161,626
TOTAL GAP SOURCES	\$2,357,638
Adjusted Uses	
Value Engineering (decrease)	\$414,287
Utilized Construction Contingency	\$120,000
Utilized Soft Cost Contingency	\$20,000
Decreased Cash Developer Fee	\$161,626

*Added at construction closing, not part of gap funding

Preliminary Development Program

Describe the planned development program including but not limited to number, size, and affordability of units; non-residential space, parking, and amenities; and total square footage.

Complete the below table summarizing unit breakdown. Add/delete rows as needed.

Final Approval Amendment, April 13, 2023

To make up for the increase in costs due to the contamination, the Home First team conducted value engineering (VE) and adjusted the following items for a maximum total of \$414,287:

- Changed 3 cm quartz countertops to 2 cm quartz \$18,000
- MSI Group 1, a downgrade in the finish grade of all countertops \$17,980
- Hardie Panel system in lieu of vertical metal cladding accents \$42,500
- Change to common laundry area instead of individual washer/dryer in each room \$85,807
- Decrease in lumber pricing \$250,000

Additional VE items analyzed but were considered too important for livability and functionality and therefore not implemented:

1. Reducing size of elevator
2. Removal of sitting bar countertop in kitchens
3. Removing pathway around exterior of building
4. Removal of awnings at entryways
5. More affordable tub/shower surrounds
6. Remove wall-hung toilets in community bathrooms

Final Approval submission, June 8, 2022

The Saltzman Road Apartments is a 54-unit development with a mix of one- and two-bedroom units affordable to renters earning at or below 30% and 60% of Area Median Income (AMI). Twenty-four (24) of the units will have Project Based Section 8 Vouchers to provide very low-income individuals with an opportunity for affordable housing. As an underserved, vulnerable population, LGBTQIA+ residents will be prioritized and served through informed resident services, ample community

space, and through an ideal location that will provide a safe, welcoming, and positive environment to residents for years to come.

The project design is a four-story, garden-style building with an elevator, a combination of brick and Hardi-style fiber cement lap siding exterior and pitched roofs. The site plan includes an expansive (2,300+ SF) service delivery space spread across three rooms on the ground floor. Apartment units feature durable vinyl plank flooring, quartz countertops, quartz windowsills, low-flow plumbing fixtures, LED lighting for reduced utility bills, and other high-quality amenities. The final product will be durable, accessible and sustainable.

Site amenities include a community garden, barbeque/picnic area, private meeting space for confidential 1-1 service delivery, and complimentary building-wide Wi-Fi. The project includes 14 parking spaces and a dedicated area for pick-up and drop-off near the building entrance. The site and floor plans developed through months of planning and consultation with Christ United Methodist Church parishioners and leadership, Home First Development, Washington County planning officials, project architect Doug Circosta, and service providers Friendly House/SAGE and outreach partner Bienestar to ensure a thoughtful, useful space for future residents.

The project will be financed with Metro Affordable Housing Bond funds, 4% LIHTC, private permanent loan, and deferred developer fee.

Changes to the project that occurred since Concept Endorsement include:

- Parking decreased to 14 spaces from 19
- Project costs increased to \$21.1 million from \$15.5 million. Reasons the project does not need additional financial assistance from Metro or OHCS:
 - The developer built a construction estimating contingency into the budget.
 - The project is located in a 30% basis boost area.
 - The developer increased the total developer fee which allows basis to increase, therefore increasing the amount of tax credits.
- Reconfiguration of units based on stakeholder outreach
- Comprehensive redesign of first floor community spaces
- Upgraded specifications in residential units and circulation areas
- Increase in appraised value by \$1 million
- Material cost inflation reflected in increased construction costs from an estimate of \$9.9 million to final cost of \$13.6 million
- Development costs increased from \$4.9 million to \$5.6 million. The developer fee increased by \$800,000 which enables the project to defer \$1 million developer fee and maintain an acceptable DCR while staying below Metro's new 10% net cash developer fee maximum for a project this size.
- Manager's units was converted to rent-paying because the project is small not necessitating a full time on-site manager and also the project needs the income from this unit

Unit size (no. of bedrooms)	No. of units	AMI %	PSH ¹	PBVs	Square feet/unit	Gross monthly rent/unit
1 bedroom	26	60%			601	\$1,088
1 bedroom	4	30%			601	\$544
1 bedroom	15	30%		15	601	\$544
2 bedroom	9	30%		9	802	\$653
Total	54	-		24	34,275	

Project Image

Provide a high resolution image in jpeg format (rendering is acceptable) of the project if available. If submitting final approval, please provide an updated image.



Background

Describe the process and timeline for how project was selected through a local funding process, and how the site was selected or acquired for affordable housing development. Provide an overview of due diligence and predevelopment completed to date.

Location and Neighborhood

[word limit: 100]

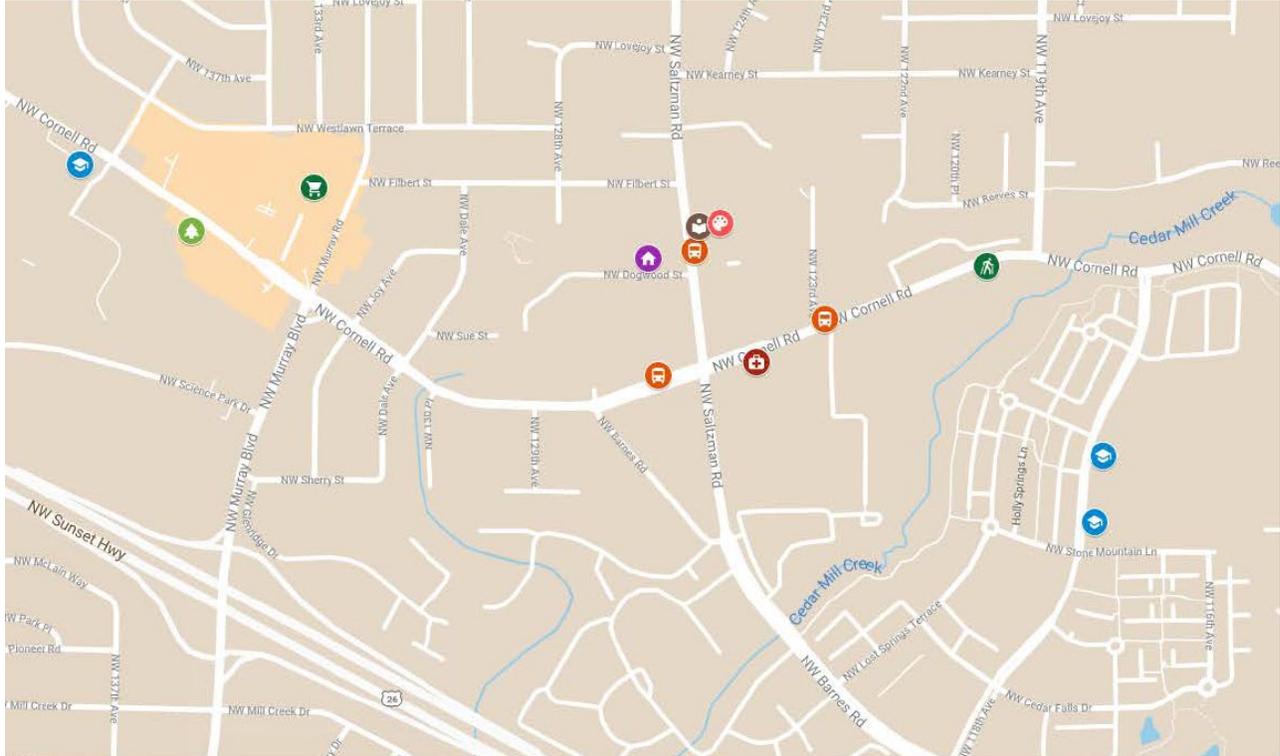
Describe the project location and surrounding zoning, land uses and activities. Describe any nearby services or community amenities, including schools or employment centers, grocery stores or farmer's markets, natural areas or parks. Describe walking distance and accessibility (e.g., sidewalks, signalized crossings) to nearby transit stations, and the existing/planned level and type of transit service (e.g., frequent service bus, MAX, etc.).

¹ Permanent supportive housing is housing that includes rental assistance and wraparound services, and is designated for households experiencing chronic homelessness (e.g., referrals through coordinated access). 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.

Provide an aerial map with key transit and amenity features labeled, along with the site location.

The project is well-located in a high opportunity area within a half-mile of three TriMet bus lines, library, recreational facilities (indoor pool, ball fields, track, walking paths), and large grocery shopping center.

Local vicinity: Cedar Mill Library 300 feet away, TriMet line 50 bus stop 300 feet away, Safeway 0.4 miles away, TriMet line 48 & 62 bus stop 0.25 miles away.



NW Dogwood Street and NW Saltzman Road. Manicured landscaping surrounds the Property along all four boundaries and between the parking lots. A stormwater swale is located on the southeastern corner of the Property. The site is owned by Christ United Methodist Church.

In 1936, the Property appeared to be occupied by trees. By 1948, these trees were removed, and the Property appeared to be vacant land. Between 1948 and 1951, a dwelling was constructed on the eastern portion of the Property. Between 1963 and 1970, another dwelling was constructed on the western portion of the Property. Between 2009 and 2012, a stormwater swale was constructed on the southeastern corner of the Property. The Property has remained largely unchanged since this time with the two older homes that were operated as rental units by the church. Home First and Christ United Methodist Church have worked with a relocation consultant and successfully found new homes for these households. The houses have subsequently been demolished in preparation of this development. Current zoning of TO:RC/INS (Transit Oriented Retail Commercial/Institutional District) allows for the development of multifamily housing.

An independent appraisal dated April 4, 2022, was conducted by CBRE and found that the proposed development site has a value of \$1,800,000.

Project Financing

Describe the estimated total development cost and total public subsidy, cost and subsidy per unit, and cost and subsidy per bedroom. Provide a table summarizing planned sources and uses of funding. Summarize funding contributions and any local incentives or policies benefiting the project (e.g., SDC waiver, property tax abatement, density bonus, reduced parking requirements, etc.).

Final Approval Amendment, April 13, 2023

Cost per unit: \$432,697 Cost per gross SF: \$703.78

Sources	
Affordable Housing Bond	\$5,400,000
Additional Affordable Housing Bond (new)	\$749,000
Anticipated Upward Adjuster (new)	\$196,000
Permanent Loan (changed at closing)	\$6,665,699
4% LIHTC (changed at closing)	\$7,922,851
CPI Interest Affordable Housing Bond Related (new, added at closing)	\$251,012
Deferred Developer Fee and Cash (updated)	\$1,180,974
Cash (new, added at closing)	\$100
Total	\$23,365,636

Uses	
Acquisition Costs	\$1,855,223
Construction Costs	\$14,405,842
Development Costs	\$7,104,571
Total	\$23,365,636

Final Approval submission, June 8, 2022

Cost per unit: \$390,989 Cost per gross SF: \$635.95

Sources	
Affordable Housing Bond	\$5,400,000
Permanent Loan	\$6,800,000
4% LIHTC	\$7,893,952
Deferred Developer Fee and Cash	\$1,019,448
Total	\$21,113,400

Uses	
Acquisition Costs	\$1,810,000
Construction Costs	\$13,673,027
Development Costs	\$5,630,373
Total	\$21,113,400

Washington County provides property tax abatement as well as reduced parking requirements for regulated affordable housing.

Development Team

Describe the development team including the developer, general contractor, architect, and other key partners, and their relevant experience, respectively. If some members of the team are not yet selected as of the concept endorsement, this information can be added at the final approval step.

Final Approval Amendment, April 13, 2023

Home First hired Cascade Environmental Solutions to manage the environmental remediation at the Opal Apartments site. Jennifer Levy, Owner and Principal of Cascade Environmental Solutions, specializes in remediation at affordable housing sites and the additional approvals that would be needed. Cascade Environmental Solutions has over 15 years of environmental consulting experience in Oregon, Washington, Montana, and California. They are a Certified Women Business Enterprise and Certified Emerging Small Business (Oregon #10012).

Final Approval submission, June 8, 2022

Home First Development (HFD) has been a lead construction manager/owner's representative for the development of more than 500 units across Oregon and SW Washington. All projects managed by Home First have utilized the efficient, thoughtful designs of architect Doug Circosta. Home First Development has overseen affordable housing developments ranging in size from 16 to 144 units and has designed units for seniors, Veterans, low-income families, formerly homeless residents, workforce, and other vulnerable populations.

Home First has experience securing, utilizing, and managing public funding from a wide variety of sources.

Christ United Methodist Church (CUMC) is a reconciling congregation, proud to celebrate diversity and practice radical hospitality to people of every age, race, gender identity, and sexual orientation. It is one of few faith communities to strongly and actively support the faith inclusion of people who

identify as LGBTQIA+. In this light, it was natural for the concept of safe and affordable housing for the LGBTQIA+ population to rise to the forefront in early discussions and drive project vision. It was CUCM's vision to provide housing that targets LGBTQ+ seniors. CUCM will be the administrative general partner in the project.

Doug Circosta, Architect is experienced in a wide variety of architectural projects from concept to closeout in the role of Project Designer, Project Architect, Project Manager, and Principal. Circosta is experienced in working with many city agencies relating to entitlements, design review, construction permits, variances, and appeals. Circosta has working experience with many city zoning codes, the Oregon Structural Specialty Code, International Building Code, Washington Building Code and California Building Code and have considerable experience working collaboratively with owners, developers, contractors, and City officials.

General contractor for the project is Beaudin Construction. Beaudin Construction is a Woman Owned and Veteran Owned corporation operating in Oregon and Washington. Beaudin Construction is committed to providing an unprecedented level of service and a high-quality product to client partners. Beaudin is selective in accepting project opportunities to take on an appropriate amount of work in order to continue their tradition of excellence in meeting project goals.

Community Engagement

Please summarize community engagement to inform project outcomes to support the needs of future residents. This could include engagement conducted previously by the LIP or developer to shape the goals of a NOFA or vision for a project. It could also include plans for further engagement to inform the design or programming of the project to meet the needs of historically marginalized community members.

Note: Outreach strategies for affirmative marketing and COBID participation should be described in the following section under "advancing racial equity." This section is focused on engagement to inform the goals, vision, design, or programming of the project.

Washington County conducted three senior housing/senior friendly housing listening sessions with 26 senior community members between November 15, 2020, and March 30, 2021. Feedback included a need for lease-up processes to be more accessible for BIPOC communities, creating a living environment focused on safety, and providing green spaces, picnic areas, and community rooms that help build community.

In May 2020, two in-person project design meetings were held with HFD representatives, the project architect Doug Circosta, staff from the project service provider SAGE, Christ United Methodist Church (CUMC) members, and a professional senior living consultant. These meetings led to several significant design changes focused on three core components: accessibility, amenities, and designated service spaces.

In order to create an opportunity for additional community feedback, HFD developed a partnership with Bienestar in the summer of 2021. Bienestar brought experience with community outreach and strong ties to the Latinx population in Washington County which provided an opportunity to further diversify the feedback.

On February 8, 2022, Bienestar held a virtual focus group meeting via Zoom with participants representing the intended future resident population – older adults who identify as LGBTQIA+. The

first portion of the focus group presentation included the agenda and format of engagement, community agreements, land acknowledgment, and an icebreaker introduction question. The rest of the presentation focused on obtaining feedback from participants and showing blueprint images of the project or example pictures of discussion items. Questions posed in this focus group session covered: Accessibility, Unit Amenities, Community Room uses and configuration, Outdoor Spaces, Safety & Security, and Transit & Parking.

The feedback received from the senior living consultant (SLC) SAGE, the Washington County Senior Listening Sessions (WCSLS), and the focus group informed many design changes of the project to promote the residents' physical comfort and safety. The project will now include comfortable and lightweight chairs, many round tables that encourage small community gatherings, furniture in the waiting area or lobby of the building, bold colors used in the community rooms, shade for the outdoor patio, under cabinet lighting, more power outlets and stations, and in general, support units that can accommodate all ages and levels of accessibility.

Input from these engagement events has been incorporated in the project design, including:

- The ground floor is at grade with no stairs or ramps necessary
- All areas have been designed for wheelchair access
- All property bathrooms will have grab bars, handrails, handheld shower heads, and raised toilets
- Door handles will be levered style
- Elevator controls will have large print numbers and letters, which will also be implemented through the building
- Built in cabinets will be added to save space
- Countertop heights will be at a standard kitchen height not bar height which is difficult to utilize with mobility issues
- Round tables will be used whenever possible, along with a mixture of seating options
- Bathroom signage will say "restroom" and be gender neutral
- Shaded areas will be provided outside via mature trees
- Security cameras will be utilized in entryways, elevator and outdoor space
- Ample lighting will be provided in the parking lot
- A large drive through area had been added for pick-ups and drop-offs

Advancing Racial Equity

Summarize how the project will address strategies and policies for advancing racial equity, as described in your local implementation plan. Be sure to include:

- *How the project location reflects considerations related to racial equity (e.g., geographic distribution of affordable housing, access to opportunity, strategies to address racial segregation, and strategies to prevent displacement and stabilize communities)*
- *Fair housing strategies to eliminate barriers to housing access for communities of color and other historically marginalized groups (e.g., fair housing marketing strategies, community partnerships, low barrier screening, etc.)*
- *Strategies to include economic opportunities for people of color (e.g., MWESB/COBID participation and workforce diversity)*

Geographic dispersal of Affordable Housing Bond funded projects throughout the County is a development priority identified in Washington County's Local Implementation Strategy (LIS). To

that end, the Saltzman Road Senior Apartments is the only bond project in northern Washington County. The project is also located in the Cedar Mill neighborhood of unincorporated Washington County, which is a high opportunity area with access to nature, living wage jobs and other services.

Home First Development utilizes a Low Barrier model for screening applicants in order to establish a population composed of individuals demonstrating the highest and most immediate of needs, including but not limited to historically underserved and vulnerable populations such as people of color and/or identification as LGBT.

Low Barrier screening is specifically designed to promote accessibility to households with adverse credit, rental and legal histories, and who subsist on a very limited income. Any applicant who is denied due to an adverse screening outcome will be automatically re-evaluated on a case-by-case basis, taking into account successful completion of treatment or renter success courses, positive references, and any other documents submitted on their behalf. Saltzman Road Senior Apartments will be built on the foundations of Equity, Inclusion, and Diversity. The principles inherent in our mission reflect this commitment through daily operations as well as long-term planning and mission. This commitment will be reinforced through staffing, vendor selection, and operational plans and policies that are built upon Equity, Diversity, and culturally responsive services.

Ongoing training will be required annually for all staff in Diversity, Equity, and Inclusion, both in an online and a live classroom setting. All marketing and outreach activities will be specifically designed to reach those who are least likely to apply for the property, and to encourage the target populations, including people of color, to join the community.

MWESB

Home First Development (HFD) has established an aspirational target of 25% of the dollar value of the professional service and construction contracts will be awarded to MWESB firms. HFD's construction manager will oversee all Minority, Women, and Emerging Small Business (MWESB) planning and documentation.

The construction manager will utilize his 20+ years expertise and as the former executive director of Metropolitan Contractor Improvement Partnership (MCIP), a business support and training organization for viable minority and disadvantaged contractors, to identify additional contractors and help contractors become certified. Beaudin Construction has successful experience contracting with MWESB businesses on projects that have MWESB aspirational goals.

The development team will review the contracting opportunities and develop a successful strategy that aligns with the availability and capacity of MWESB businesses. The team will provide adequate time for MWESB firms to receive information and respond to proposals and bid requests. Home First Development will count COBID certified firms or firms eligible for certification in its total percentage toward contractor diversity which will be based on the *dollar value* of the contracts not the *number* of businesses. This project will prioritize MWESB businesses, but also consider the use of local businesses within the cities of Hillsboro and Beaverton and Washington County. Outlined below are some of the critical components of our strategy.

1) COBID Certification - Home First Development and Beaudin Construction will provide information to non-certified contractors about organizations that assist contractors in becoming COBID certified.

2) Pre Development - The team will review the project and identify the best contracting opportunities and strategies to reach MWESB contractors. The team will use regional resources to identify, market, and request proposals/bids from MWESB firms. The resources used to identify MWESB businesses include the general contractor, local college or university small business development programs, or regional organizations that provide small business networking forums, such as Salem Capital Connections. Professional service firms will be contacted during this phase for their respective contracting opportunities.

3) Construction Bidding – The general contractor will provide a bid announcement to the local contracting community and include the best entities outlined above to provide project information. The general contractor will give adequate time to notify businesses about the opportunity and allow a minimum of three weeks for subcontractors and suppliers to submit bids. The general contractor will keep a list of whom was contacted by construction discipline and contact them at least two weeks prior to the bid due date. Home First will encourage the general contractor to use a bid announcement/plan center/bid tracking software.

4) Construction Estimate Evaluation – The team will evaluate the schedule of values before the contract award. The general contractor will provide a preliminary estimate of the percentage of contracts awarded to MWESB firms that is based on dollar value. The team will discuss strategies and opportunities to increase the dollar value percentage of the awards to MWESB firms if it is below 25%.

5) Construction – The contractor will provide MWESB data on a regular basis, as required, for Davis Bacon monitoring and at a minimum quarterly to OHCS. Beaudin will also provide an end of project award summary for review by Home First to assure MWESB contractors are utilized, and the actual awards keep to the estimated percentage established at the construction estimate evaluation.

Partnerships and Services

Provide information about plans and partnerships for ongoing operations, including property management partner(s) or service providers. Describe strategies for aligning culturally specific programming or services to meet the needs of future residents. If your project includes PSH units, please describe if these will use coordinated access process, or another referral process.

Final Approval Amendment, April 13, 2023

Home First has changed the property manager to Key Property Services (KPS). KPS has extensive experience in senior housing including assisted living, independent living, and permanent supportive housing.

Final Approval submission, June 8, 2022

Home First/CUMC will jointly oversee ongoing operations of the project. The property management provider will be Quantum Residential. Three service providers have been selected to best meet the needs of future residents from a wide variety of backgrounds and cultures – Friendly House, Bienestar, and SAGE Metro Portland. Friendly House and SAGE will coordinate services while Bienestar will provide lease up outreach and services on an as-needed basis.

The overarching goal for Saltzman Road is to create a safe, welcoming, affordable community that offers residents the opportunity to gain skills and find the support they need to live healthy,

active, and independent lives. The service coordinator will empower residents to build a culture of interdependence and mutual support among residents, service providers, and management. SAGE will offer a rich array of educational, social, recreational, fitness, wellness, and community-building opportunities designed to support residents to live with resilience and independence.

Service coordination will include, but is not limited to, benefits screenings, resource navigation and referral, coordination of in-home services and supports as needed, options counseling, decision-making support, advocacy, and to serve as liaisons between management and residents, with the goal of supporting people to live active and independent lives.

For residents who are very self-directed and independent and/or folks unable to engage in comprehensive service coordination, resident services staff will provide I&R services in order to improve access to needed services. Residents will be active participants in creating and driving offerings that have meaning for them. Community space will be used for affinity groups to meet without staff if they choose, helping them to take “ownership” over shared community space. Residents will report improved quality of life, sense of belonging and connection to their community, and increased independence because of services, on annual surveys.

Livability and Accessibility

Please highlight design elements that enhance livability and accessibility (e.g. shared Wi-Fi, common spaces, universal design)

All project units are ADA adaptable and designed to be modified at any time to meet the mobility needs of the resident. Given that our project aims to serve seniors, universal design elements are a critical aspect of ensuring that residents have the ability to age in place in units that are designed to meet their unique needs. Examples of these design components include but are not limited to:

- The inclusion of three fully ADA accessible units and all units as ADA adaptable
- Elevator
- ADA accessible entrances and community spaces
- Handrails and grab bars in-unit bathrooms
- Walk-in showers or tubs
- Non-slip flooring
- Rounded edge countertops
- Accessible cabinet pulls
- Levered style door handles
- Handheld showerheads
- Hard exterior surfaces for ease of navigation
- Front-mounted cooktop controls
- Shallow sinks
- Front-load washer/dryer
- Large print elevator controls
- Bathrooms that accommodate wheelchairs with appropriate turning radius

Architect Doug Circosta and Home First Development engaged service providers SAGE/Friendly House to learn more about future residents' living needs which helped inform building design and utilize best practices related to universal design principles that promote healthy aging in place.

Climate Resilience and Sustainability

Please describe the project's cooling plan to keep residents safe in extreme heat events, take into consideration Metro's Policy Statement of Air Conditioning (Sept. 14, 2021) for expectations related to cooling strategies.

Please highlight sustainability elements and/or green building features for this project.

Air Conditioning:

The Saltzman Road Apartments will provide air conditioning to all resident units through mini-split air conditioning units. Common areas and community spaces will be air conditioned by a central air HVAC system.

Sustainability Statement:

Home First Development is committed to designing and constructing affordable housing projects that are sustainable, resilient, healthy, and efficient. The Saltzman Road project is achieving these goals by pursuing Earth Advantage Gold standards, sourcing resilient materials that are UL EPD Certified and CRI Green Label Plus, and promoting new renewable energy technologies by providing four EV vehicle charging stations. All common spaces and units are equipped with mini-split units to provide high-efficiency air conditioning. From the solar ready design to the Energy Star rated appliances, low-flow fixtures and smart heat recovery ventilation units, the Saltzman Road project is designed to lower the energy cost burden of its residents and promote environmental health and quality of life.

Summary of Features

Reducing energy consumption:

- Energy Star rated appliances
- High-efficiency LED lighting
- Low-flow fixtures

Promoting Healthy Environments:

- High efficiency in-unit air conditioning
- Heat recovery system for units over 500sf
- CRI Green Label Plus flooring
- UL EPD certified LVP flooring
- Low VOC paint

Durable materials:

- Quartz countertops
- Stainless steel finishes
- Resilient flooring

Promoting Renewable energy resources:

- Four EV Charging stations
- Solar Ready

Certificates:

- Earth Advantage Gold

Anticipated Timeline

Describe the anticipated timeline and milestones for the project, including developer or contractor selection, concept endorsement, due diligence, final approval, closing, construction, and lease up – as well as any timelines related to community or elected body engagement.

Final Approval Amendment, April 13, 2023

- Building completion and lease-up/TCO: January 24, 2024

Final Approval submission, June 8, 2022

- Land Use Submittal: June 1, 2021
- Washington County BOCC Final Approval: March 17, 2022
- Land Use Approval: March 28, 2022
- Building Permit Submittal: April 9, 2022
- Construction Closing: June 23, 2022
- Construction Start: June 27, 2022
- Building completion and lease-up: August 1, 2023