


Redevelopment of Dekum Court

Home Forward
April 2020



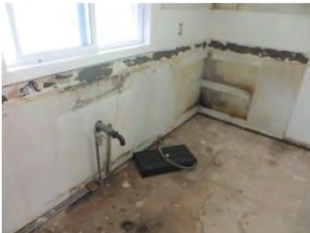
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Why? Existing property costly to maintain

- ❖ 40 apartments; 2 & 3-bdrms
- ❖ 2-story buildings constructed in 1971
- ❖ Moisture and suspect hidden mold behind some of the exterior masonry walls has been a long-standing and recurring issue
- ❖ Many tiles are damaged and the tile, mastic, and drywall joint compound are asbestos-containing materials (ACM). The subfloors and underlayment frequently warp due to moisture behind the masonry exterior walls .



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Why? 5+ acre location in NE Portland allows more density



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Phase 1 – Replace at least 40+ homes on existing vacant land by Fall 2022

Phase 2 – Demolish previous homes and build up to 160 new homes by Spring 2024

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GOAL 1 – Expand affordable housing

Phase 1 - Replace at least 40 exiting homes on-site

- Replicate existing housing for current residents (2 & 3 bedrooms)
- Approx. 69% of **current residents** have household incomes **below 30% AMI**

Phase 2 – up to 160 new homes on-site

- Approx. 65 homes (40%) will be affordable to households **at or below 30% AMI**
- Approx. 95 homes (60%) will be affordable to households **at or below 60% AMI**

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GOAL 2 – Ensure a range of unit sizes

Phase 1 - Replace at least 40+ existing homes on-site

- 16 2-bedrooms
- 24 3-bedrooms

Phase 2 - up to 160 new homes on-site (*Metro bond funding*)

- 80 homes **“2 bedrooms or more” (50% required)**
- 80 homes can be a mix based upon financing
 - studio,
 - 1 and 2-bedroom, and/or
 - larger units (3 and 4-bedrooms)

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GOAL 3 – Long-lasting design that fits the neighborhood

1. Planning for a livable future
 - Balance citywide 2035 Comprehensive Plan goals with immediate impacts on surrounding neighborhood
2. Use scarce public resources wisely
 - Minimize environmental footprint during construction and operations
 - Meet green building policies of funding partners
 - Ensure durability and ease of on-going operations

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GOAL 3 – Long-lasting design that fits the neighborhood

Draft of Guiding Principles



Create Community



Active Landscape



Healthy Home



Innovative Affordability

More coming on May 6!!!

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GOAL 4 – Support families with educational opportunities

- 1. Support Albina Head Start**
 - Relocation during construction
 - Long-term commitment to their role on-site
- 2. Support potential educational facility**
 - Set aside land during master planning process
 - Support planning for partnership development
 - Visioning process
 - Go / No go decision by potential partners

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GOAL 4 – Support families with educational opportunities

Initial projections – MORE CHILDREN ARE COMING

BEDROOM CALCULATOR			PEOPLE CALCULATOR		
	Units	BRs	>18	<18	Total
Studio	32	16	32	3	35
1 BR	48	48	72	5	77
2 BR	53	106	80	80	159
3 BR	59	177	89	177	266
4 BR	8	32	12	36	48
5 BR	0	0	0	0	0
Total	200	379	284	301	585

Using current percentages at the site, these are the anticipated age groups:

- 54 = 0-5 yrs
- 180 = 6-12 yrs
- 66 = 13-17 yrs

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GOAL 5 – Increase economic participation

1. Build capacity of D/M/W/ESB companies
 - Exceed 20% aspirational goal
2. Diversify workforce and increase family wage jobs
 - Exceed apprenticeship and workforce training goals
 - **Expand Section 3 participation**
 - **Explore** pilot for increased outreach for pre-apprentice opportunities
 - » Home Forward residents and participants
 - » Geographic focus... (3 NE neighborhoods most impacted by redevelopment)

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GOAL 6 – Increase racial equity during redevelopment planning and community building

1. Celebrate the diversity represented in Dekum's current residents and expand racial equity moving forward

Current 140 residents (November 2019)

29% Latinx

Racial groupings (non-Latinx)

- 29% Black/African American
- 43% White
- 9% Multiracial
- 4% each group: Asian, Native American, Pacific Islander
- 8% unknown

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GOAL 6 – Increase racial equity during redevelopment planning and community building

2. Increase opportunities for community voices to be heard (especially those who have often been silenced)
 - o Engage an inclusive Community Advisory Committee
 - o Provide direct opportunity for resident input into design and focus groups regarding services
2. Increased economic participation (see Goal 4)
3. Neighborhood marketing during lease up and operations
4. Explore new ways to ensure residents and neighbors build lasting community

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Areas for exploration

- a) Land banking – reserve space for future development
 - Affordable homeownership
 - Additional affordable rentals
 - Potential educational facility partnership (while expanding existing partnerships with Faubian and Head Start)
- b) Balance needs for parking and open space/play areas
- c) Specific mix of unit sizes coming to the site
- d) Expand economic participation (see Goal 4)
- e) Expand racial equity (see Goal 6)

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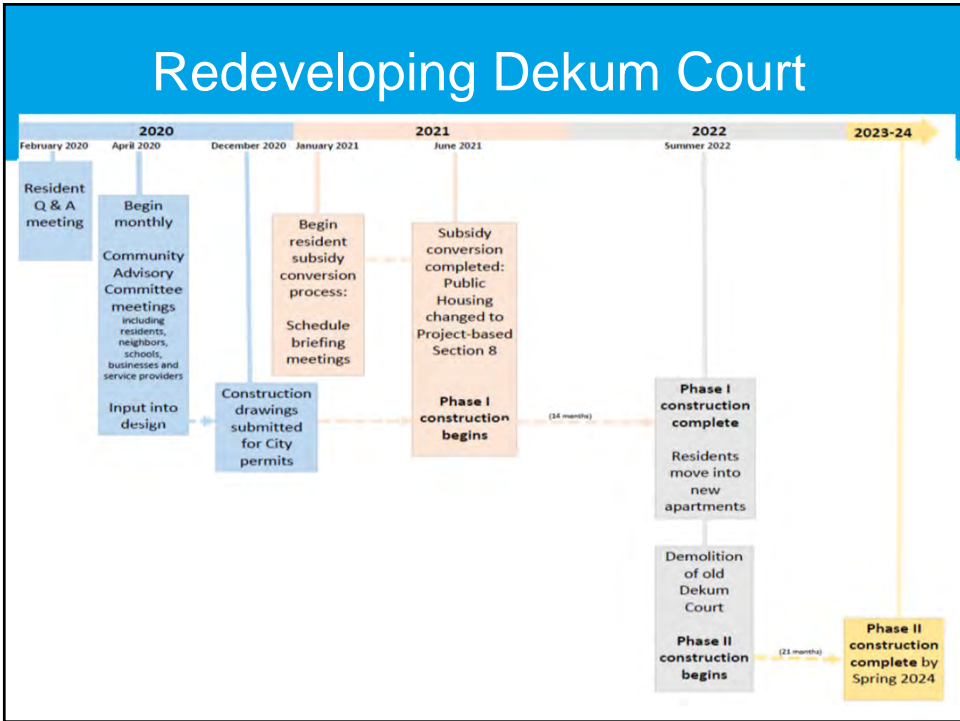
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Next steps

1. Zoom virtual gatherings on **April 29 and May 6** - Community Advisory Committee launch
2. Design team to complete master planning by early summer
 - Potential land banking for additional housing later and an educational facility on-site
 - Careful balancing of open space and parking desires
3. Other key development milestones

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Zoom break out sessions – Review of key goals:

- Goals 1 & 2 - Expand affordable housing with range of bedroom sizes
- Goal 3 – Long-lasting design that fits the neighborhood
- Goal 4 – Support educational opportunities
- Goal 5 – Expand economic participation
- Goal 6 – Increase racial equity

Each of these topics will have time on future CAC agendas. Today, we'd like to hear your initial ideas...

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Zoom break out sessions

- In a moment, Zoom will take you to a smaller group setting so everyone can feel more comfortable being heard.
- We've set the groups up so that there is a cross-section of viewpoints from lived experience and areas of specialty.

So... you've heard a lot of information. Each group will have the opportunity to discuss each major goal and overall:

Tell us what matters to you most?

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