



Dekum Redevelopment
Community Advisory Committee – Kickoff Meeting – Part I
Zoom meeting notes on April 29, 2020

Group Agreements (Facilitated by Ericka from TryExcellence)

- 1 your voice matters
- 2 speak your truth
- 3 listen for understanding
- 4 Deal with issues not with people
- 5 experience discomfort
- 7 remain respectfully engaged
- 8 expect & accept non-closure

Introduction of CAC members:

- Spencer, co-chair – resident at Dekum Court; hopes everyone gets what they want, agrees, everyone is heard, everyone has a part in what happens
- Vivian, co-chair – member of Home Forward Board of Commissioners - wants everyone to be meaningfully engaged
- Maija - resident in Woodlawn 12 years (active with neighborhood association), works for Portland parks and rec doing engagement, she's done community and park designs
- Karen – represents St Michaels Lutheran Church, grew up in Concordia, lives on 26th/Holman
- Jeb – Spencer's brother and house-mate, looking forward to a new apartment, these aren't ADA, need more ADA
- Steve Akers – liaison between Dekum CAC and RAC (Home Forward's Resident Advisory Committee, lives at Medallion Apartments in NW, interested in this development, going to be fun
- Thuan- equity and inclusion mgr at PHB, work focused on how we center community voice, excited that this is happening for this project
- Laura - director of Trash for Peace, have been working with Dekum residents for 10 yrs, hoping to support community in getting voices heard
- Barbara- Owns home across street for 35 years, hope neighbors and residents have voices heard
- Karmin - principal at Faubion, what can facilities at Dekum mean as an extension of school since school is hub of community

- Kelly- Works for Worksystems, used to live in Kenton and is a life-long Portlander; mom of 2 kids likes idea of integration with families, wants to offer support in ensuring career pathways and high quality units
- Mateo- Works for Legal Aid's anti displacement project, hopes to contribute in any way we can and relay needs of tenants they speak to everyday
- Miranda – works for Native American Family Center (NAYA), wants to share community perspective and learn more about the project
- Blanca- lives in Dekum, environmental promoter, wants to find out about how homeless families can be part of this, how current residents might be impacted
- Karen and Delfino – residents at Dekum
- Michelle - Assoc director at Open School, from NJ lives in Concordia, partner teaches at Faubion,
- Monique- Albina Head Start
- Kevin Kellog- works at Hacienda in Cully, brings perspective on diversity and inclusion, want to support Home Forward and neighborhood in implementation of project
- Choya – staff at Metro (affordable housing bond)
- Tried to access but had technical difficulties:
 - Kevin Hall (neighbor and professor at Concordia Univ.)
 - Linda King (housing manager at Urban League of Portland)

Home Forward Staff on call:

- Pamela, community relations
- Odalis, resident services
- Alescia, resident services
- Jonathan, development director
- Rachel, education liaison
- Julie, project manager/architect
- Sheila, property manager at Dekum

Breakout sessions

Notes from Group 1

Jonathan (facilitator)

Vivian (CAC co-chair & Board member) note taker

Blanca – resident

Monique – Head Start

Kelly - WorkSystems

Topics discussed:

- Needs for ADA units
- Concerns about safety and security of residents
- Open areas are important throughout the site design
- Supports for middle school students are needed on-site
 - Community room spaces with books and computers
- Concerns about laundry facilities (in-home hook ups vs multiple coin operated laundry rooms through-out the site)
 - Can be framed as an equity issue
- Importance of design of traffic flow through the site
- Needs to support the diversity of future Dekum residents
- Interest in what we can do to move the needle on workforce and Section 3 goals.

Notes from Group 2

Julie (facilitator)

Odalis – note taker

Spencer - CAC member (Dekum resident)

Choya (Metro staff) here to listen and support

Steve – CAC member (also liaison to Home Forward) during introduction mentioned that very interested in the project and would like to see a park area at the property.

Thuan – CAC member - PHB

- Spencer has lived at Dekum for three years and is in a wheelchair. He would like to see ADA units at Dekum. Not just wheel chair accessible but true full ADA units. There are two ADA units at Dekum and he does not live in one of those but would like to see access for those with disabilities at the property.
- Property Safety – Would like to see some development around safety such as a fence, gate, security cameras for protection from the surrounding areas.
- Hopes that everyone will have a voice throughout this process.

Notes from Group 3

Rachel, facilitator

Sam, consultant - taking notes

Barbara, CAC, neighborhood resident

Mateo, CAC, legal aid services oregon, anti-displacement project

Kevin, CAC, Hacienda CDC

Sheila, staff (property manager at Dekum Court)

Mateo

- commitment to racial equity
- working under organizations that are built to reach into communities that are marginalized, especially when considering access to affordable housing

Barbara

- neighborhood resident for 35 years, lives across the street from dekum court
- design of parking and traffic flow is very important when thinking about the new development and neighborhood connections

Kevin

- goals are laudable, increase racial equity, especially the format mentioned regarding contractors

- support educational opportunities
- design that fits the neighborhood
 - how are we going to identify the empathy/pain points in this neighborhood/residents
 - how can we work to develop 5 times more homes on same site strategically, relocation issue
 - difficult site, how are edges going to be treated, preserve quality and space there
 - architecture and landscape architecture specifically needed for cohesion of this neighborhood
 - people need to be able to participate in their own cultural activities in open spaces, great opportunity for dynamic landscape, communal open spaces
- how do we work to find new ways to celebrate diversity of north Portland? (Cully neighborhood example, diversity of gender, age, backgrounds),

Sheila

- Goal 4: how do we prioritize residents with educational opportunities
- Parking: residents are curious about that and neighborhood traffic
- Washer and dryer hookups in units: lots of talk about from residents

Notes from Group 4

Primary focus: Looking at support and educational opportunities

- Michelle (Open School) - shes feeling very energized by this conversation! Provide support for Franklin, Madison and Roosevelt now and it would be great opportunity to get back to NE Portland. Open School was one of the only middle school alternative options but they had to close that middle school due to low enrollment.
- Karmin - 4th year as Faubion principal- having Dekum Court space be an extension of what Faubion can offer. She often has challenges based on what PPS allows in building at Faubion, maybe more flexible if it is on Dekum campus instead. Barriers - people have to pay a fee to use space at Faubion. Need to consider what's going well and what can we grow because we are at capacity. They have a a lot of community partners. By fall 2025, Faubion might not have a middle school because they are at 800 kids now and where do 300 additional kids go, is there a need for middle school alternative school? STEAM not STEM
- Karen – A retired teacher and parent, she started at Faubion in 1st grade- hadn't thought about different ages but middle school is such an important time, if Faubion doesn't have room in future that may be great but wouldn't be limited to that
- Laura – (Trash for Peace) They have been providing afterschool services, right now community room is a converted apartment, focus is to hire residents, more support will help them lead job training, childcare development sustainability in terms of looking at the building itself, opportunities to be able to partner with other organizations in after school (pie in the sky if they had a van to take youth on field trips)
- Maija- question for Karen and Delfino as young folks who've lived there, what resources would be helpful for middle school and high school students (how do you get to college etc), (K/D said the organizations that came to them like Volunteers of America and homework help and mentors and Trash for Peace all these were a big impact on their community.) Implementing more outside resources that could help in advice/mentors, hobbies.

- Karen & Delfino- brother and sister living at Dekum (Karen at PSU 3rd year) (Delfino has associates degree)- both went to Faubion, little sister also and is in new building

(additional notes submitted)

Faubion supports additional programs they can't run at their school, parent education, other programs that people offer to host, but sometimes Faubion can't because they have to charge for use of their space.

Organizations and nonprofits on-site have helped current youth residents to be successful - tutoring programs, Volunteers of America, mentor programs, opportunities to participate in groups like Trash for Peace. Community center-like space for this - with room for activities and meetings

Head Start will serve preschool age, Faubion serves elementary and middle school ages (now at capacity) - how will middle-school and high-school aged youth be supported? Alternative high schools or middle schools like Open School could be a resource, STEAM focus

Notes from Group 5

Alescia (Facilitator)

Jeb (Resident)

Miranda (NAYA)

Professor Hall (unfortunately no audio; Concordia resident)

Dr. Holt (Consultant)

Jeb:

- Expressed concern that based on Jonathan's comments at the earlier meeting at the church, laundry hookups likely won't be included in apartments. He said that residents are concerned that common laundry rooms will be crowded and won't be able to do laundry when needed.
- His brother Spencer is in a wheelchair and it's important to have numerous fully accessible ADA units. . Cannot use a wheelchair in their current bathroom.

Miranda

- Interested in comprehensive supported housing; not just about roof over your head, but the integration of other services on site to support the needs of the residents.

Dr. Holt

- Interested in how we do the process so we hear all the voices!

Top Two Takeaways (Report backs to the full group from a spokesperson from each breakout group):

Group 1 – Design will continue to be a huge issue moving forward and outcomes will be essential. Jobs and career training are important to be thinking about early on in the process, including construction.

Group 2 – The number of ADA units will be beyond code requirements. Resident safety is a concern (potential for security cameras and fencing to help make people feel more protected.) Open areas are a priority.

Group 3 - Important to be well designed when accommodating five times the number of homes as currently on-site. Support continued diversity on-site. Recognize concerns from residents about in-unit laundry hook up.

Group 4 Need more capacity for outside organizations on-site, programming more organizations especially after-school, more community room space, books computers to improve access and equity. Need for middle school auxiliary space as Faubian grows past capacity.

Group 5 – Consider in-unit washer & dryer hookups (not just community laundry rooms) Safety is an issue now. There are not enough ADA units.

Group 6 - talked about all the goals, concern about design, traffic flow, parking and the way it will fit in with surrounding neighborhood, needs to support diversity of neighbors that will live there, view of how arch and landscape supports diversity and how that impacts units.

Roles of Vivian and Spencer as co-chairs

Spencer - He will share info from these zooms with residents and bring concerns from residents to the zooms. Hopes everyone will do the same with the groups they represent.

Vivian - She will share progress with Home Forward's Board of Commissioners. Wants to help us all be clear on what are the "givens" and what are the areas for CAC input.

Questions submitted after the meeting

- Will the name "Dekum Court" stay or will the site get a fresh name, perhaps honoring a community member?

Equity questions: What are the language needs of residents? Will translation be provided to non-English speakers so they get updated about the project?

- Following the work that the Portland Housing Bureau is doing, is there a way to give preference or target outreach to community members who have been displaced from the neighborhood due to housing prices and gentrification and invite them to live in this new community?
- How do we consider the needs of our immigrant and refugee community? What might they need in a housing space - more room for larger families (grandparents to grandkids households), needs for worship, community garden space to grow traditional foods?