



**Dekum Court Redevelopment – Community Input from the CAC
ISSUES TRACKING LOG**

Goal 1 - Expand availability of affordable housing

a) Suggestion/Concern: The proposed transition from 40 homes to 200 homes is a five-fold increase. How do we ensure this density does not feel claustrophobic to residents and pre-maturely change the character of the neighborhood?

“Given” or “Area for Exploration”?

- Given - 40 units of replacement housing on-site for current residents (Phase 1 ensures current residents are not displaced during redevelopment)
- Explore – (Phase 2) Metro bond funding provides for up to 160 new units. If we build less, funds would be returned to Metro for other affordable housing bond projects in Portland.
- ~~Explore – How much of the site should be land-banked for future housing development (rental and/or home ownership)?~~
- Given – One acre of the 5+ acre site will be land banked for future affordable housing development (estimated 20 years from now).

Initial staff/consultant thoughts:

May 12, 2020

- Portland’s new zoning code projects significant growth in the number of households in the next 15-20 years, and the new code supports many more than the 200 units proposed on this site. By land banking an acre of the site for future housing development, the site will meet the on-going need for affordable housing in a rapidly gentrifying neighborhood without being overbuilt in the short term, and there’s an opportunity to increase housing in the distant future, should it be appropriate.
- The design team has been charged with making a **safe** and **livable** site that suits a varied resident population, and a compact distribution of buildings is a strong passive strategy to meet both of these goals. It also provides more usable and significant outdoor spaces, which can be programmed as play areas, gardens, or parking. There will be more conversation about the elements of good site design—and the details of it—at future CAC meetings.
- The decision about how many total units—200 or fewer—must be resolved quickly in order for the design team to move forward.
- Land Banked Area - Recognize that home ownership is an equity issue related to wealth creation. Home Forward has the opportunity to work with Habitat/land trust, or other non profit, for their development of a portion of the site.

July 15, 2020

- No relocation of existing residents until Phase 2 begins - Our two-phased construction plan means that no residents will be displaced by construction. Once the first phase is complete, residents will move from their current apartments to their new apartments. Home Forward will coordinate moving logistics and pay all costs associated

Next steps:

- [Reviewed site planning at July CAC meeting](#)

Goal 2 – Provide a range of bedroom sizes

a) Suggestion/Concern: (none to date)

“Given” or “Area for Exploration”?

- Given – Replacement of current 40 units includes 16 2-bedrooms and 24 3-bedrooms
- Given – Metro bond funding requires 50% family-sized units (at least 2-bedrooms); assuming 160 total in Phase 2, this is 80 units 2-bedroom or larger
- Given – Metro bond funding requires 66 of these 160 units (41%) need to be affordable to HH with 30% AMI levels (note: there’s no requirement on how to distribute this deeper affordability level across unit sizes)
- Explore – Mix of bedroom sizes and how it impacts the types of services and educational facilities on the site

Initial staff/consultant thoughts:

May 12, 2020

- The unit mix is also an essential part of the financing for the redevelopment. For Dekum’s redevelopment to succeed, Home Forward must invest limited development reserves in the project and commit to an on-going services budget. Different unit mixes and deep affordability targeting will impact the size of that initial investment and the annual budget needed to provide on-going services on-site.
- Included in the original planning with Metro, the following unit mix was proposed (Phase 1 and 2 combined):

	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

July 15, 2020

- We are replacing all of the two and three-bedroom apartments currently on-site.
- There will be 160 new apartments on-site
 - o 80 of them will be 2BRs or larger.
 - o The other 80 apartments will be studios and 1BRs.
- Exactly how many units of each size is something we are still determining

Next steps:

- Reviewed with CAC in July

Goal 3 – Long-lasting design that fits the neighborhood

- a) **Suggestion/Concern:** Need to design FLEXIBLE COMMUNITY SPACES – which communities?
- Residents – indoor and outdoor gathering spaces for multiple age and groups (seniors, young children, teens, parents, etc). Need large gathering space and smaller classrooms/computer lab; Need community garden and covered outdoor gathering space with BBQ facilities; need covered bus stop area
 - Neighborhood – site should be a welcoming place that plans for positive interaction with larger neighborhood; will help reduce stigma of subsidized housing

“Given” or “Area for Exploration”?

- Given – A large community room will be located on-site
- Given – Outdoor gathering spaces and play areas will be located on-site

Initial staff/consultant thoughts:

May 12, 2020

- All the program elements identified by residents, neighbors, and other CAC members have also been identified by Home Forward and the design team as being vitally important to a successful community. Design concepts incorporating these ideas will be shared with the CAC during site design and building design.

July 15, 2020

- There will be a variety of play areas throughout the site. We will design them to provide different options for different age groups.
- The SE corner of the site – the corner of Saratoga and 27th with the large trees—will remain green space.
- Community Space - The redevelopment will include community space available for Home Forward resident services staff, outside service providers, and resident usage.
- Basketball Court - We are considering providing a basketball court. It would be located near the Morgan Street entrance to the site and monitored by camera.

Next steps:

- Reviewed Discuss with CAC and resident focus groups in June July

- b) **Suggestion/Concern:** SAFETY - Will it feel safer than the current site? Suggestions for security cameras and potential fencing. Will the new internal streets be safe for children to cross and play? Will there be safe walking routes to school (specifically at intersection of NE 27th and Dekum)?

“Given” or “Area for Exploration”?

- Given – Security cameras will be included in construction budget
- Given – Design will utilize concepts of CPTED – Crime Prevention Through Environmental Design

Initial staff/consultant thoughts:

May 12, 2020

A security fence and a gate are rarely a sign of a safe, successful community, and the first question posed is usually “Is that fence keeping people **out**? Or keeping people **in**?” A fence creates stigma, which is contrary to the stated goal of better integrating Dekum Court into the Concordia neighborhood. The design team will use

passive site and building design strategies to create a safe site.

- The proposed “Garden Street” design will focus on safety and slowing vehicle traffic. There is a balancing trade-off here: calming with landscaping along the street may reduce the number on on-street parking, and this may mean more discussion about the merits of parking vs green space in some other areas of the site.

July 15, 2020

- The design team deleted the second street in the site plan presented at resident focus groups and the July CAC meeting

Next steps:

- Next design presentation in September

c) **Suggestion/Concern:** LAUNDRY FACILITIES – Will there be laundry hook ups for washer/dryer in units? This feels like an equity issue for low income residents, especially people with physical disabilities and larger families. Laundry rooms on-site are still not convenient for all (especially newer models that are transitioning from coin operated to charge cards... many residents do not have bank cards.)

“Given” or “Area for Exploration”?

- Given – At least one group laundry facility (perhaps more) will be located on-site. (Note: Home Forward typically provides coin operated machines and will do so at Dekum if they are available.)
- Explore – Potential for hook-ups in some units (residents to supply their own washer/dryer)

Initial staff/consultant thoughts:

May 12, 2020

- Staff have been exploring options for this topic. Property management concerns include:
 - Experience with flooding on upper floors and costs of repairs to downstairs units.
 - On-going expensive maintenance costs when Home Forward has tried to provide washer & dryers in-unit; costs are much less when contracting with a 3rd party company to provide laundry machine maintenance.
- A preliminary proposal is:
 - ~~Provide washer & dryer hook-ups (but no appliances) at all ground floor units. This means all ADA units will have hook-ups—critically important for those who need the accommodations of an ADA unit.~~
 - ~~No washer & dryer hook-ups at upper floor units. Buildings will be wood framed construction and the risk of water damage associated with washing machines increases considerably at upper floor units.~~
 - Community laundry rooms will be provided—number and location to be determined. They will be available to all Dekum Court residents, regardless of the unit type they live in.

July 15, 2020

- We will provide washer dryer hookups in all units.
- For those households without their own washer dryer, we will provide a central laundry room.
- The cost of a load of laundry in the laundry room will be approximately \$2.50 per load to wash and dry.
- In addition, all apartments will have dishwashers.

Next steps:

- Reviewed at July CAC meeting Discuss at future CAC meeting

d) **Suggestion/Concern:** PARKING – Residents and neighbors are concerned with need for adequate parking. Concern that plans for on-street parking (new streets) will not accommodate larger households and that remote parking lots will be too far removed to safely get groceries, etc, into homes. Concern that existing on-street parking along neighborhood streets is not adequate.

“Given” or “Area for Exploration”?

- Given – A parking analysis will be completed surveying existing Dekum residents and experience from other Home Forward properties.
- Explore – What is the right balance for parking needs with other types of open space and landscape needs?

Initial staff/consultant thoughts:

May 12, 2020

- Design team will provide data on the number of parking spaces that can be provided in lieu of green spaces on an on-going basis. The CAC will then be able to discuss the trade-offs.

July 15, 2020

- The design team’s updated sit plan provides on-site parking for approximately 40 – 50% of units. City code does not require us to provide any parking on-site, but we don’t think that would be wise for residents or the neighborhood. At a site level, not everyone will own a car and it’s a balancing act: the more parking, the less room for apartments, green space, play areas and apartments.

Next steps:

- Discussed at July CAC meeting

e) Suggestion/Concern: MULTIGENERATIONAL DESIGN – What can be done to accommodate families that have three generations (or more) living together? This may be especially of concern to many immigrant families.

“Given” or “Area for Exploration”?

- Explore – How can individual homes best accommodate intergenerational living?
- Explore – In addition to intergenerational design within individual units, how will the site accommodate all ages as welcome members of the apartment community? What are the opportunities for design to bring together young people and seniors... to create intentional connections that bridge generational divides?

Initial staff/consultant thoughts:

May 12, 2020

- The design team supports this idea and would like to hear more specific ideas from the CAC.

Next steps:

- Discuss at future CAC meeting ([interior layout of unit discussion anticipated in September](#))

f) Suggestion/Concern: ADA requirements – Ensure larger number of fully accessible units for people with disabilities; increase “visitable” units as well.

“Given” or “Area for Exploration”?

- Given – The number of fully accessible and adaptable units will comply with current ADA and Building Code requirements, which are a percentage of the total number of units. (Note: Home Forward typically exceeds requirements by about a factor or two. At Dekum Court, we won’t know how many total accessible units will be provided until building design is underway.)
- Given—All units with a ground floor entry will be visitable (no stairs at the front entry and a restroom at the ground floor)

Initial staff/consultant thoughts:

May 12, 2020

- The design team sees this as a top priority equity issue and wants feedback from the CAC about the importance of accessible site design as well as building design.

[July 15, 2020](#)

- [We will construct 10% of all apartments \(20 units\) to be fully compliant with Americans with Disability Act \(ADA\) requirements for persons with physical / visual / hearing disabilities. \(5% is the minimum ADA requirement\)](#)
- [All ground floor apartments will be designed to be easily adaptable to full ADA compliance for persons with physical / visual / hearing disabilities.](#)

Next steps:

- Discussed at [July future](#) CAC meeting

g) Suggestion/Concern: SUSTAINABLE GREEN DESIGN – Consider green roofs, energy conservation, [internet access](#), and native landscaping. Plan for accessible access to garbage and recycling areas (especially access by youth who usually take materials to the areas)

“Given” or “Area for Exploration”?

- Given—Indoor air quality and good ventilation area top design goals because both are critically important to good respiratory health.
- Given—There will be waste collection and recycling on site and the facilities will be accessible.
- [Explore](#)—Roof systems will be determined by the construction budget.
- [Explore – Improvements to wi-fi connectivity throughout the site](#)

Initial staff/consultant thoughts:

May 12, 2020

- The design team will focus on carbon-free utility systems that cost little to operate.
- Native landscaping is a great strategy, so are edible gardens! Landscape discussions will be exciting.
- [The development will likely seek 3rd party green building certification, perhaps Earth Advantage or LEED for Homes.](#)

[July 15, 2020](#)

- [We are considering providing WiFi hotspots throughout the site. Exactly how we proceed will be guided by the answers we receive about internet usage from an upcoming resident survey.](#)

Next steps:

- Discuss at future CAC meeting

[h\) Suggestion/Concern: Safety of existing intersection on Morgan Street has been a concern to nearby residents for many years.](#)

[“Given” or “Area for Exploration”?](#)

- [Given—The revised site plan designates a private road beginning at the existing parking lot entrance and continuing through the site to exit at NE 27th Street.](#)
- [Explore—Improved safety and site lines at intersections with existing streets.](#)

[Initial staff/consultant thoughts:](#)

[July 15, 2020](#)

- [The design team will work to ensure safe entry and exit for the site. It is likely that the pedestrian requirements along existing streets will greatly improve the current limited sightlines.](#)

[Next steps:](#)

- [Discuss at future CAC meeting](#)

Goal 4 – Support educational opportunities

a) **Suggestion/Concern:** More children will be living on-site and Faubian (K-8) is nearing capacity. How will educational partnerships be created?

“Given” or “Area for Exploration”?

- **Given** – Albina Head Start (AHS) will continue to be located on-site in the future. The project will ensure that it also serve children during the construction period at a nearby location.
- **Explore** – Potential partnerships will be explored to create a new educational facility on land reserved for this purpose on-site.
- **Explore** – Expanded partnership with Head Start to ensure residents living on-site have the ability to have children attend on-site.

Initial staff/consultant thoughts: May 12, 2020

- Ideally, AHS would be co-located in a larger facility with at least one additional education focused use and partner. Although most educational partners are currently dealing with immediate distance learning transitions due to the pandemic and are not yet available for a long-term visioning process, a “go or no-go decision” will need to be made about a potential fundraising partnership before the end of Phase 2 construction.
- Home Forward plans to convene an educational partnership visioning work group during Fall 2020.

July 15, 2020

- Prior to Phase I construction, the Joyce Phillips Head Start classroom will relocate. Home Forward is working with Albina Head Start to find temporary relocation space during construction (and will assist with relocation expenses)
- The redeveloped Dekum will include a Head Start classroom along NE 27th Avenue.

It is still unclear if another educational partner would like to share a portion of the space designated as “educational facility”

Next steps:

- Discuss ed at June-at future CAC meeting; follow up with POIC, PPS and Open School anticipated by early August

Goal 5 – Expand economic participation

a) *Suggestion/Concern:* How will the project ensure this multi-million dollar public investment benefits minority and women-owned businesses and individuals in the local community?

“Given” or “Area for Exploration”?

- Given – Commitment to exceed 20% MWESB goal during design and construction for contracting
- Given – Commitment to exceed required apprenticeship hours (monitored through City of Portland)
- Explore – Pilot an enhanced Section 3 workforce participation with a focus on pre-apprenticeship outreach and training in nearby neighborhoods.

Initial staff/consultant thoughts:

May 12, 2020

- Staff are meeting with representatives of pre-apprenticeship training programs to identify how Home Forward might support their efforts:
 - To increase opportunities for low income residents to access careers in the construction trades (especially existing Home Forward residents and participants)
 - To increase opportunities for residents in the adjacent neighborhoods to increase their own economic stability while this project invests significant resources in this redevelopment. (Individual and community wealth creation)
- Opportunities under consideration include:
 - ___# scholarships for individuals to help support costs such as work clothes, tools, transportation and childcare which often provide barriers to participation
 - Support for the pre-apprenticeship training programs
 - Support for a part-time mentor to check-in with participants.
 - Partner with community-based organization to conduct outreach within geographic boundary (potential 3 adjacent neighborhoods: Cully, Concordia, Woodlawn?)

Next steps:

- Discuss at August future CAC meeting

Goal 6 – Advance racial equity

<p>a) <i>Suggestion/Concern:</i> Ensure diverse viewpoints are included in redevelopment planning in an inclusive and authentic way</p>
<p><i>“Given” or “Area for Exploration”?</i></p> <ul style="list-style-type: none"> Given – Facilitate an inclusive Community Advisory Committee process Explore – Best practices to avoid “happy talk” and look for ways to move from great ideals to specific actions and equitable outcomes
<p><i>Initial staff/consultant thoughts:</i></p> <p>May 12, 2020</p> <ul style="list-style-type: none"> This “issues tracking log” is our attempt to ensure a transparent decision-making process. When needed, staff are committed to slowing the process down to make sure CAC members have time to digest information and respond.
<p><i>Next steps:</i></p> <ul style="list-style-type: none"> Time on the agenda to review the tracking log at each CAC meeting <u>(check in during August CAC meeting)</u>. Feedback requested from CAC members if the process is moving too fast.
<p>b) <i>Suggestion/Concern:</i> Ensure continued diversity of residents on-site.</p>
<p><i>“Given” or “Area for Exploration”?</i></p> <ul style="list-style-type: none"> Given – Enhanced marketing during lease up Explore – Outreach to partners in N-NE neighborhoods to assist with identifying current residents struggling with housing stability due to the high costs of rent.
<p><i>Initial staff/consultant thoughts:</i></p> <p>May 12, 2020</p> <ul style="list-style-type: none"> Recent <u>Home Forward</u> experience with hiring a part-time “housing equity ambassador” during the lease up for The Louisa Flowers (120 units located along NE Grand) has resulted in a significant increase in successful housing for people of color. Although not intended to follow the exact procedures used by the City of Portland’s N-NE Preference Policy, we intend to advertise through the City’s extensive e-mail data base to advertise the availability of affordable lease ups.
<p><i>Next steps:</i></p> <ul style="list-style-type: none"> Discuss at <u>August future</u> CAC meeting

c) *Suggestion/Concern:* Be clear on what equitable outcomes look like; how do we measure success?

“Given” or “Area for Exploration”?

- Given – Economic participation goals and enhanced marketing have proven track records
- Explore – How do we address past harms in order to build trust and a collaborative process?

Initial staff/consultant thoughts:

May 12, 2020

- Economic participation outcomes: exceeding the 20% MWESB contracting goals and apprenticeship hours; funding ____# of pre-apprenticeship hours for low-income participants (a pilot to expand Section 3 opportunities)
- Recognize needs of larger families: Availability of ____# family-sized units on-site
- Inclusive planning process during redevelopment: CAC members represent a diversity of participants and viewpoints and respond favorably to a post-process survey indicating the value of their participation.
- On-going operational outcomes:
 - Property is truly welcoming to surrounding neighborhood (use of community spaces is inclusive; including potential play areas)
 - Survey of residents on-site after 6-months indicates overall satisfaction with the new property.
 - Resident services partnerships: ____# culturally-appropriate services available after survey of resident needs

Next steps:

- Discuss at August ~~future~~ CAC meeting

Goal 7 – Support resident success (Note: addition of new goal to reflect CAC request)

a) *Suggestion/Concern:* Ensure new property ~~is~~-provides more than just shelter; how are residents going to be supported?

“Given” or “Area for Exploration”?

- Given – Funding for resident services will be expanded beyond the previous .5 FTE service coordinator.
- Explore – What are the types of needs and services envisioned? What specific partnerships can be expanded or initiated with service providers in the community?
- Given – funding for property management will be staffed to provide adequate property management functions to contribute to housing stability and success in housing.

Initial staff/consultant thoughts:

May 12, 2020

- Residents services staff are contracting with a service provider to do a needs assessment with current residents. The survey will be conducted in August/September, by Trash for Peace.
- Successful staffing model would include Resident Services Coordinator, contracted Youth Services Coordinator, and Community Builders (site residents)
- Resident services staff will work in collaboration with community providers to coordinate services leading to educational success, housing stability, workforce development, health and wellbeing, asset development, and social capital.
- Home Forward staff will expand current partnerships with the following services providers in the community:
 - Multiservice: Trash for Peace, Portland Parks and Recreation, Feel the Noise Arts Program
 - Healthcare focus: Concordia School of Nursing, University of Portland School of Nursing, Janus Youth Program, Meals on Wheels
 - Culturally-specific services: NAYA/NARA, Hacienda CDC, IRCO, SEI, POIC
 - Education & Workforce focus: Portland Community College, WorkSource, Faubion School, Woodlawn Elementary School, Vernon Elementary School, St. Andrews Elementary School, Save First, Innovative Changes

June 2020

- Property management staff will work resident services as a team. Will conduct weekly check ins to address resident needs
 - continue to promote the GOALS program to increase participation
 - build in- team building opportunities with community services staff and establish common goals and expectations
 -
- Property management will
 - employ trauma informed approach and utilize equity lens during tenant screening, leasing, tenancy, lease compliance, community building, etc.
 - continue to work on resident education in areas of lease terms and landlord tenant laws
 - support tenants for improved resident retention and self-sufficiency
 - provide cultural competency trainings
 - support community building activities and building positive community relationship
 - support tenant groups and be open to listen and learn from tenants

Next steps:

- Presented existing services and discussed additional options at future CAC meeting