



Stephens Creek Crossing A HOPE VI Redevelopment

Location and development contact information:

SW 26th Avenue, Portland, OR 97219 | 503-802-8508

March 2013 update

The former Hillsdale Terrace public housing development, renamed Stephens Creek Crossing, was hidden in SW Portland's Multnomah neighborhood, down SW 26th Avenue, south of SW Capitol Highway and Mittleman Jewish Community Center, in a six-acre bowl-like setting where few people knew it existed.

Home Forward built the former 60 units of three-bedroom apartments in 1968, after a highly contentious public battle over the siting of this public housing community. Unfortunately, the cinderblock building materials that were common in the 1960s proved to be a mistake at this site. After repeated attempts to remedy the problems, dampness and mold continued to plague building maintenance. The steep sides of the bowl contributed to an original design that did not allow realistic ADA accessibility for most residents. Overall, the former property was Home Forward's most expensive to maintain and was an unwelcoming location that did little to instill pride in the community.

This property had been on Home Forward's top-three list for complete redevelopment since the beginning of the federal HOPE VI program. After the successful redevelopment of both New Columbia and Humboldt Gardens, Home Forward was able to focus on the needs of Hillsdale Terrace.



Previously existing conditions.

Key Milestones

- **Nov. 2010** 2nd HOPE VI grant application submitted
- **May 2011** Notice of grant award
- **July 2011** Re-convened Community Advisory Committee (series of design & program meetings)
- **June 2011** Began resident relocation (6 months)
- **April 2012** Began demolition & infrastructure
- **Aug. 2012** Began construction (18 months)
- **Jan. 2014** Residents begin to move back

Home Forward submitted two applications for HOPE VI funding, in 2009 and in 2010. The second application resulted in a May 2011 announcement of a \$18.5 million grant award. HOPE VI is a federal program of the US Department of Housing and Urban Development intended to revitalize distressed public housing.

Key Redevelopment Goals

The vibrant neighborhoods of SW Portland provide a true "geography of opportunity" that can reduce physical and social isolation.

Five key redevelopment goals emerged:

- Increase affordable housing opportunities in SW Portland
- Correct existing conditions of physical distress
- Reduce operating costs
- Improve services available to residents
- Enhance community partnerships and greater connections to neighbors.

Community Design Process – 2009 through 2013

Home Forward began the design process with an open house and a first community design workshop in June 2009. After advertisements; door-to-door canvassing of residents, adjacent neighbors and businesses; and personal invitations at two neighborhood associations (Multnomah and nearby Hillsdale), a wide spectrum of stakeholders participated in the community events. A second design workshop was held in August, and final open house and bus tour of HOPE VI sites in October 2009.

Building upon this outreach, Home Forward convened a Community Advisory Committee (CAC) in 2010 to provide input to its Board of Commissioners during the second HOPE VI application effort. The CAC process continued into 2012 and is supplemented by periodic updates and special meetings with SW California Street neighbors.



MWA Architects gathered input on community needs and concerns.

Supporting Family Self-Sufficiency

Temporary relocation – As with Home Forward’s two previous HOPE VI projects, existing residents received full relocation services and had the choice to use a Section 8 voucher to rent an apartment. The agency is sought landlords in southwest Portland – to keep families and schools stable whenever possible during the approximately two years of relocation.

Supporting resident success – After a series of meetings and a comprehensive survey, three primary objectives were identified to meet the needs of residents:

- Promote economic stability and family self-sufficiency through access to job training and career advancement.
- Support youth to excel at all they do. This includes a focus on early childhood education.
- Create a healthy, sustainable, and well-connected community. This includes a focus on health and food security with community gardens.



HOPE VI funding helps to provide increased services for youth.

Community partnerships – During the 2009 & 2010 HOPE VI applications, over \$4 million in commitments were obtained from over 30 social service providers. This includes strong partnerships with Neighborhood House, Multnomah County Human Services, Portland Parks and Recreation, Oregon Department of Human Services, Portland Community College, and WorkSystems Inc.

First opportunity to return – A key characteristic of the new community will be a desire on the part of its returning residents to focus on self-sufficiency. A requirement for work-focused adults (adults who are not senior and don’t have a disability) will include participation in Home Forward’s Greater Opportunities to Advance, Learn and Succeed program (GOALS). With an objective to transition households out of subsidized housing and make room for new households, GOALS provides participants with extensive coaching and services in addition to the opportunity to use a portion of their rent towards an asset-building savings account that can be used for further education or a down payment on the purchase of their first home.



Community gardens provide healthy food and opportunities to build community.

Sustainable Development & a New Mix of Uses

The underlying zoning of the site now requires a minimum density of 115 units and maximum density of 144 units. With 122 units, a new mix of uses is now envisioned:

- Sustainable, green building features such as bioswales to manage 100% of stormwater on site; Energy Star lighting and appliances; and finishes to ensure clean indoor air quality,
- Community garden spaces, including a large garden in partnership with the neighboring Hillsdale Community Church,
- 122 rental units including 15 units that will be fully ADA accessible,
- Seven off-site first-time homeownership opportunities in partnership with Habitat for Humanity,
- A community center for resident and neighborhood activities,
- A children's center, including Head Start classrooms with a focus on early childhood education, located at the new gateway to the property at SW 26th and Capitol Highway,
- Defensible space for safe and secure housing (CPTED goals),
- Open space, landscaping, and play areas,
- Internal circulation and connections off site; including pedestrian, bike and trail improvements:
 - 1) along the unimproved right of way of SW 26th Avenue, between the terminus in front of the site and uphill to SW California Street;
 - 2) bike/pedestrian improvements along SW California Street; and
 - 3) wheelchair accessibility from the SW corner of the site to SW Capitol Highway along SW California Street
- Improve safety at the intersection of SW Capitol Hwy. and SW 26th Avenue by installing a traffic signal with support from the City and community partners.



Preliminary concept: Community building and courtyards.



Increased community connections at the corner of SW 26th and Capitol Highway.



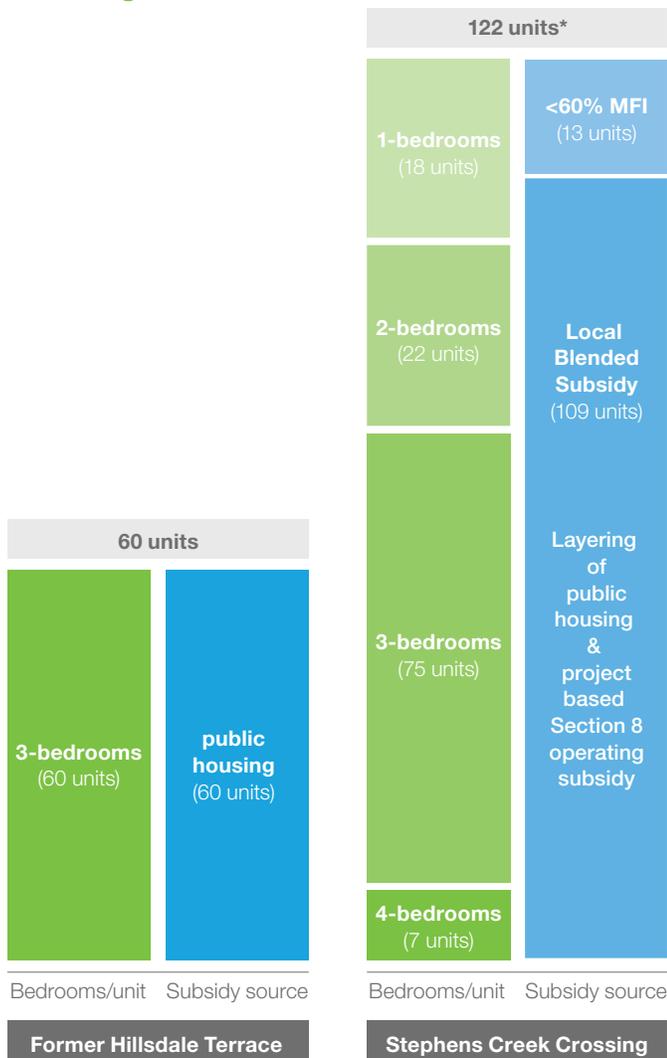
Apartments with three & four bedrooms will continue to provide homes for larger families.

Commitment to Community Engagement

Community Advisory Committee – While preparing Hillsdale Terraces’s second HOPE VI application (2010) Home Forward convened a Community Advisory Committee (CAC). The CAC includes representatives from residents, adjacent neighbors, neighborhood and business associations, educators, faith communities, social service providers, and city/county bureaus. This group advises the Board of Commissioners on key elements, such as resident relocation, design, economic participation during construction, and community services.

Community Design Workshops – Home Forward has found that successful community design occurs with residents, neighbors, and other community members working together with design professionals. Using this engagement model, the design workshops followed CAC meetings and were open to all interested participants. These workshops occurred during from 2011-12 in order to finalize the project’s design.

Housing Mix



Financial Summary

Sources of Funds	in millions
Limited Partner Equity (Tax Credit Financing)	17.3
HOPE VI Grant	18.5
City of Portland	1.8
Home Forward Proceeds from Scattered Site Sales	6.6
Energy & Sustainability Grants/Incentives	.1
Home Forward Development Revenues	2.1
Permanent Financing (Tax Exempt Bonds & Conventional Bank Loans)	4.7
Miscellaneous	1.7
Total Sources	52.8

Uses of Funds	in millions
Construction Costs	35.2
Development Costs	1.9
General Fees	7.4
Construction Loan Costs/Fees	0.4
Tax Credit Fees	0.2
Interest	.7
Community & Supportive Services	2.1
Relocation	0.4
Land Acquisition (Children’s Ctr & Habitat4Humanity)	1.0
Home Forward HOPE VI Administrative Costs	1.1
Reserves/Contingency	2.4
Total Uses	52.8

The budget figures above do not include \$1.5 million for Habitat For Humanity’s fundraising revenue and construction expenses. Those funds will be tracked separately by Habitat for Humanity as part of their addition of seven new homes for sale to first-time homeowners.