

**Humboldt Gardens CAC Meeting
Thursday, February 23, 2006
Meeting Summary**

CAC members and alternates attending:

Jeff Bachrach, HAP Board (alternate for Co-Chair Lee Moore); Lela Clay, resident and Co-Chair; Deona Waters, resident; Darelene Angulo, resident; Amado & Adriana Larraga-Garcia, residents; Nancy Clark & Paul Anthony, Humboldt Neighborhood Assoc.; Shannon Ward, neighbor; Dick Levy, NE Coalition of Neighbors; Commander Bret Smith & Sgt. Jeff Morris, NE Precinct; Dr. Algie Gatewood & James Bowles, Portland Community College Cascadia Campus; Jim Hlava, Cascadia Health Care; Lynn Thompson, Big-Brothers Big Sisters; Lennie Edwards, Jefferson High School; Jamila Williams, Humboldt Elementary; Mike Verbout, Salvation Army; Patricia Welch, Multnomah Co. Library; Megan Jolly, Albina Weed & Seed; Sam Brooks, OAME; Carolyn Brown, Albina Rotary; Christina Dirks, Legal Aid; Daniel Ledezma, Portland BHCD; Rochelle Lesser, PDC; Shane Endicott, Rebuilding Center.

Guests: Siyonna White; Rick Denhart; Mark Adamski; Dan Snow

HAP staff and project consultants:

Mike Andrews; Alecia Blakely; Mary Bradshaw; Michael Buonocore; Sharetta Butcher; Myriam Demezas; Arelene Gregroy; Pamela Kambur; John Keating; Veronica King; Ben Kohlmeyer; Julie Livingston; Shelley Marchesi; Chrissy McCausland; Terry Peters; Steve Rudman; Jerry Walker; Lynda Wannamaker & Shelley McIntyre, Parametrix.

51 attendees – light dinner provided by Maria's Authentic Mexican Food (3226 N. Lombard)

Welcome and Introductions - The meeting was called to order at 6:05 pm by Steve Rudman, HAP Executive Director. Lee Moore, Co-chair, was unable to attend due to illness; Steve introduced Lela Clay, a Humboldt Gardens resident, who will be serving as Co-chair along with Lee who represents the HAP Board of Commissioners on the CAC.

After a round of introductions, Steve welcomed and expressed his thanks for everyone in attendance. Speaking on behalf of HAP staff and the Board, he emphasized the value of this community process.

Jeff Bachrach, HAP Commissioner –Jeff described how he and Lee will help communicate information from this meeting to the HAP Board of Commissioners. He also encouraged CAC members to attend any commission meeting. Meetings are all open meetings. He recognized that decision-making might need to be on a tight turnaround due to the scheduling of meeting dates and the needs of the project to stay on schedule.

Briefing Binders were distributed to each committee member.

Overview of Housing Authority of Portland (HAP) - Steve Rudman background on HAP; a public corporation, working for all of Multnomah County. The all-volunteer Board is appointed by the Mayor. Two members are from Multnomah County, two from Gresham and five from city of Portland. One is a resident commissioner. HAP has been around since 1941. It is the largest housing authority in Oregon with 2400 units of PH; 4000+ units of affordable housing; and 8000+ households receiving Rent Assistance (Section 8 vouchers that can be used for rent

in the private marketplace). HAP offers an array of services with partners in the area. Half of our residents are elderly or disabled. The annual report was included in the agenda packet.

HAP's redevelopment of Columbia Villa has resulted in a completely new community called New Columbia, in North Portland Portsmouth neighborhood. Construction is about half done. All rental construction should be done this fall; all homes by the spring of 07. With 80+ acres, it is a much larger redevelopment than is Humboldt Gardens. However, there are a lot of challenges with Humboldt Gardens. For example, the environmental design doesn't lend itself to a lot of safety and security in its existing form. The Housing Authority of Portland is fortunate to be one of only 7 housing authorities in the country to get a HUD Hope VI grant during the last funding cycle.

Staff will strive to schedule discussion of policy recommendations for CAC discussion BEFORE the issue goes to the HAP Board. When possible, a panel of people will be invited to discuss issues and their experiences in the New Columbia redevelopment. CAC meetings have been designed to be productive and informative for both participants and the agency.

Overview of Humboldt Gardens Redevelopment - Mike Andrews, HAP's project director for Humboldt Gardens, provided the overview using the sections (tabs) of the briefing binder as references.

Overview – On Oct. 28, 2005, HAP received a \$16.8 million grant. Community process didn't end when HAP sent in the grant and received the award. HAP will continue to work more deeply with the community & neighborhood all through this process. Saturday, March 4th – the community-based design process will begin and the first workshop will be held. By June, a preferred master plan needs to be selected in order to keep the project on schedule.

Tab 1 – Community Advisory Committee - a comprehensive roster of stakeholders currently exists with the opportunity for additional at-large members. The HAP Board has adopted a "Community Participation Plan" that helps to clarify the role of the CAC based upon lessons learned from the evaluation of the CAC for New Columbia. Changes include a desire to focus information at CAC meetings to one primary topic instead of going over all topics very briefly at each meeting.

Tab 2 – Summary Information – Via the air photo in the binder, staff identified a parking lot at the corner of Alberta and Vancouver that might greatly enhance the development potential for the project. The lot is currently owned by the State of Oregon Department of Administrative Services (DAS) and used by the Department of Human Services to park state vehicles used by employees of the facility across the street. HAP is working with state officials to try to incorporate that lot into the redevelopment.

The current composition of the "Iris Court Cluster" is 87 households occupied out of 101 residential apartments, with another 6 units used for other purposes. When rebuilt, Humboldt Gardens will have 129 new apartments when complete; 100 public housing; 29 affordable housing (available to households making less than 60% of median income).

The number of apartments with larger bedroom sizes at Humboldt Gardens will be higher than those at Iris Court. The expected demographic will be very similar, but there could be more families than now. The average family income for public housing residents at Iris Court in June 2005 was \$6500. Although there will be only one less public housing unit on-site at Humboldt Gardens, the average income will be somewhat higher when families come back

because of the 29 affordable housing units that will also be included. (i.e. an additional 29 families at 60% or below the area median income.)

Tab 3 – Relocation - the Relocation staff – John Keating, Chrissy McCausland, and others will help families successfully relocate from Humboldt Gardens. Services and extensive outreach are already underway. Relocation, plus CSS and Occupancy, will be the major theme for next month's CAC meeting.

HAP staff will help current residents find a new place to live, will pay for the move by either a cash lump sum or hire a moving company. Formal relocation will start in June and be complete the Nov. 1st

Committee member question: How many of the current residents are seniors?

Response: 13 seniors, with the oldest around 90. There are 32 families with kids and a number with disabilities. More detailed demographics are in the binder. (*Note:* Humboldt Elementary principal stated she has 18 students from the Iris Cluster currently enrolled).

Tab 4 – Community & Supportive Services (CSS) – The CSS team will work with residents, dealing with employment, housing stability, children, and other issues. CSS is already located on-site and is working with families. They will stay in touch families all along the way. Some families will move back, some will want to stay in their new neighborhood.

Committee member comment and question: Community dynamics change when the make-up of the neighborhood changes. How many original families returned to New Columbia?

Staff response: Of the approx 215 apartments currently completed and leased, approximately 80 are former Columbia Villa residents. Prior to relocation, approximately 66% stated they thought they would like to come back. This number has slowly declined... with most families saying that they are comfortable in their new neighborhood. The current estimate for returning residents is approx. 45%... still a very high number in comparison to other HOPE VI redevelopments around the country.

Question: If kids are relocated to an apartment outside the school district, will they be provided transportation back to Humboldt and Jefferson for new school year?

Response: CSS staff includes a school stability specialist who will do outreach prior to relocation to identify the number of kids in schools and any special circumstances that may exist. She will also work to find out if families want kids to go to same school or transition to another district.

Tab 5 – Occupancy and Re-Occupancy – This topic will be covered in more detail next month. The concept of HAP's housing self-sufficiency program was introduced in the HOPE VI grant materials (excerpted in the binder).

Tab 6 - New Property Design – Julie Livingston, who led the design team at New Columbia, is serving in the same capacity for Humboldt Gardens. Although a site plan and design were included in the grant proposal (copies in the binder), HAP promised residents and neighbors that the preliminary design would be revisited if the Hope VI grant application was successful.

The Community Design Workshops provide the forum for this engagement with the design team. Michael Willis Architects have been selected as the lead design firm.

Design workshops will be at the OAME building on N. Vancouver from 9-noon – childcare; coffee, tea service, light morning snack will be provided. These workshops will be the 1st Saturday of March through June and 2nd Sat in July. All community members and residents (including CAC members) are encouraged to attend since these are the venue to impact the building design process.

Tab 7 - Environmental Review – This comprehensive process must be completed since federal funds are involved. Humboldt Gardens won't be as profound a change as New Columbia, so the environmental side should be less complicated. Lynda Wannamaker from the consulting firm of Parametrix gave a brief presentation of the topics under consideration and encouraged CAC members to use the input forms at any time.

Due to the federal NEPA (National Environmental Policy Act) regulations, the CAC will help to determine what are the pros and cons of this project, as it is today and as it will be in the future. There are many documents to be produced; the CAC and the general public will give feedback on the findings, both adverse impacts and beneficial impacts.

Question: How do we move or go around the “glitches” that the historic preservation group might think important? What if they say you must plant a tree here? Or what if something came over on the “Mayflower” and we can't remove it?

Response: Sumner and Iris are very close to being on the historic registry, but not close enough. There are ways to address these concerns and everyone will be told what can be done to mitigate these issues.

Question: What about air quality in the neighborhood?

Response: If a traffic study is required then an air quality study is required. Because the increase in the number of units is so small and falls within plans already adopted, there is not likely to be a traffic study. During the course of construction, there are standard “Best Management” steps that will be written into the documents to help with blowing dirt from the site, etc. A “Conduct of Construction Plan” will be developed between the CMGC and the neighborhood (sample outline in the binder, Tab 8)

Question: We've talked about “inside the footprint”. What happens “outside the footprint”? Impacts on larger community? For example, PCC had extensive community debate about larger impacts of their construction process.

Response: Overall, HAP wants your input on these topics and specifically, the Environmental Review process needs your comments. Use the comment card in Tab 8 to let staff know what you think. Give that card to any HAP staff person or fax it. All concerns will be listed and addressed during the review process.

Tab 8 – Construction - The CAC will often hear the acronym CMGC – construction manager, general contractor – which is an approach to contracting that will be used on the project. A construction company will be select via a competitive process to build and manage the project. The CMGC will secure the site for safety after families have been relocated. The firm will hire many subcontractors to help achieve economic participation goals. HAP hopes to have the

CMGC on board in March to help with the design workshops and expects to take a recommendation to the Board next month. Bids are due Feb. 28th.

Committee Member Comment and Question: The site is surrounded by schools – Jefferson High School, Humboldt Elementary, and Portland Community College is just a few blocks away. Can the project help to bring together teachers to plan project(s) for students to be involved in the start-to-finish project in order for the site to be a “living classroom” for these kids from the neighborhood?

Response: Definitely. Mike Andrews and Steve Rudman agreed that this is a great idea and is something that we can discuss at a future CAC meeting.

Tab 9 – Economic Participation – HAP has set goals such as 20% participation from targeted businesses (Disadvantaged Minority-owned, Women-owned, and Emerging Small Businesses - DMWESB) in both construction and professional services contracting. Economic participation also includes a goal for a diverse workforce utilizing apprentices and HAP’s ETAP participants where apprenticeable hours are available.

Question – What’s an emerging business?

Response – HAP relies on state certification. The State of Oregon Office of Business & Consumer Affairs “certifies” a firm as a minority or women-owned based on income. Emerging means any lower-end income business – not just minority and women-owned 80% of businesses in Oregon can be certified according to statistics.

Tab 10 – Affordable Home Ownership – HAP is in the process of analyzing it’s entire portfolio of over 200 “scattered site” rental homes (single family and duplex buildings) to determine how to most cost-effectively utilize these public housing resources. In the HOPE VI grant application, HAP committed to convert 21 of these houses in the nearby neighborhood into homes for sale to buyers at incomes at or below 80% of the area median income. Current renters will be encouraged to pursue a path to home ownership if they are in position to start the GOALS planning process. Home ownership planning will be the primary discussion topic for the April CAC meeting. There will be no homeownership opportunities right in Humboldt Gardens itself, but in the surrounding neighborhood.

HAP staff has already started personal outreach to current residents. They will receive the same moving benefits as Iris Court families (but relocation will not occur for over a year from now.) Half or more of the current residents are in the GOALS program and already have a CSS staff contact.

Question: Are some of the families long term residents in the neighborhood?

Response: Yes, some have been living in the neighborhood for a long time. If they are not in a position to consider home ownership, every effort will be made to find them housing within the nearby community. With gentrification underway and cost of rentals continuing to climb, HAP’s mission to maintain affordable rentals continues to be vital to neighborhood health.

Tab 11 - Community Relations – HAP is committed to communicating with all groups that want to hear and comment about the redevelopment process. Some of the lessons learned from the New Columbia process include:

- Be clear about how and why decisions are made; try to satisfy everyone's interests but realize that there will be issues over which we won't reach 100% consensus.
- Avoid constant "talking at" CAC members. Instead of 12 presentations about 12 different issues, focus topics in order for CAC members to have a chance to go deeper. Plan the agendas so CAC members have both the background and the time to engage in the discussions each month.
- Mail information to CAC members in a timely manner (both e-mail and postal).
- Ask CAC members to serve as two-way communicators; sharing information with the organizations they represent and/or with friends and neighbors.
- *Community Relations Plan* (draft provided in binder) is available for comment.

Question: How long will the CAC continue to meet?

Response: Staff anticipate the CAC term of service continue thru fall in order to complete the relocation and design processes. Then there is the opportunity to meet every other month or even quarterly after that time to continue to monitor and provide advice on other project activities such as construction contracting and home ownership outreach.

CAC Meeting Logistics - Everyone should have received a page to fill out with up to date contact information and a survey about what day and time works best for everyone to attend these meeting. We would also like input on the makeup of this group. Do you know of others that should be included in this committee? (*Note:* a suggestion was made that we recruit someone from POIC, another local school in the area.)

A services workgroup is going to be convening soon. It will be comprised of people listed as partners for providing community and supportive services and any residents or CAC members that might want to serve.

Lastly, if anyone is interested in a field trip to New Columbia, they were encouraged to make a note on the update form.

Meeting was adjourned at 8:00 p.m.