

Report on Recommendations for the implementation of Council Resolution No. 36648



Crime Prevention Through Environmental Design
(CPTED) in multifamily housing

Presenters

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Presentation Overview

- Review of Resolution No. 36648
- Instructions from Council
- Development of the recommendations
- The recommendations themselves

COUNCIL RESOLUTION 36648 regarding CPTED in multifamily housing in Portland



- Developed over a year of work involving a large group of stakeholders, guided by John Campbell of Campbell-DeLong Resources, Inc.
- Goal: Establish CPTED as a best practice in the design of multifamily housing in Portland
- Passed by Council in November 2008
- The work furthers a long local history of collaboration between housing providers and public safety agencies

Two Policy Strategies

POLICY STRATEGY #1:

Ensure that multifamily housing that is built or rehabbed using City funding meets certain minimum CPTED standards.

POLICY STRATEGY #2:

Provide developers of multifamily housing with private funding the benefit of non-binding CPTED recommendations prior to plan approval.

INSTRUCTIONS FROM COUNCIL



Implementation should...

- Integrate efficiently into existing City procedures; avoid extending the number of days or number of meetings required of the applicant
- Integrate Policy Strategy #1 as early as possible in design process
- Include a waiver process
- Clarify any guidelines that are found in practice to be unacceptably ambiguous

DEVELOPMENT OF THE RECOMMENDATIONS



Implementation Workgroup

Representatives from fields of

- Affordable housing development
- Architecture
- Public/subsidized housing
- Funders of multifamily housing projects
- Crime prevention

See Exhibit B, page one for list of members

Process

- Creation of draft of recommendations
- Discussed draft with major stakeholders (PDC, BHCD, PHB, CDCs, HAP, BDS)
- Refined recommendations
- Sought feedback from large group of stakeholders
- Refined recommendations
- Final report to Council

RECOMMENDATIONS for Policy Strategy #1 (see Exhibit C)



Definition of “City-funded”

1. General fund
2. Housing Investment Fund
3. Tax Increment Financing
4. City Lights
5. City bonds
6. Community Development Block Grants
7. HOME
8. HOPWA
9. County HOME
10. Land leases at below-market rates
11. Funding from other City bureaus if a project falls within resolution's scope

Conveying requirements to applicants

- Integration into all existing sources of information available to applicants
- PHB website and forms library
- Communicated with developers at every stage, from Notice of Funding Availability to funding application to construction completion to project compliance
- See Exhibit E

Waiver process and criteria

- See Exhibit E.3
- Applicant fills out waiver request and submits to PHB
- Reasonable degree of equivalency must be demonstrated before appeal is granted
- Applicant can expect decision within 2 weeks

Create lighting specifications

- Level of required lighting deemed to be ambiguous enough to require further clarification of meaning
- Recommend hiring lighting engineer to create set of specifications to guide applicants and meet intent of resolution
- Cost of approximately \$5,000
- See Exhibit F

Maintenance of design elements

- Overseen by PHB Asset Management function
- The group already does routine inspections of projects that have received City funding to ensure compliance

RECOMMENDATIONS for Policy Strategy #2 (see Exhibit C)



CPTED recommendations for privately-funded developers

Brochure (see Exhibit E.2) to be provided to developers:

- In BDS Development Services Center
- In BDS packets for Pre-App, Early Assistance, and Major Projects

Slides (see Exhibit E.1) to be available on PortlandOnline

RECOMMENDATION for post-implementation follow-up



Ensuring process works for all stakeholders

- PHB to conduct email survey, one year after implementation, to determine if process needs refinement

QUESTIONS?