

Stephens Creek Crossing

COMMUNITY UPDATE

FEBRUARY 2012



Building foundations in a great family neighborhood

For decades, the neighborhoods in Southwest Portland have been a welcome launching pad for families raising children and building a future. The area's good schools, leafy parks, and walkable streets are a draw for folks eager to give their children every opportunity. That dream is shared across all income levels and is now in reach for low-income families who will live in the Stephens Creek Crossing redevelopment.

Set to emerge in the Multnomah neighborhood, Stephens Creek Crossing offers a promise of hope and opportunity for families seeking a path to self-sufficient living. The vision for the community is simple — to promote opportunities for work, school and healthy lifestyles.

Residents will have access to job training and resources to find better employment

and increase their income, family and student support to help kids achieve in school, and health and wellness education to help families cultivate healthy habits—all this in livable new housing that better links residents to each other and to the surrounding neighborhood.

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Q: Who is Home Forward?

A: Home Forward is the new name for the Housing Authority of Portland, Oregon's largest provider of affordable housing. We provide shelter and support to 15,000 households throughout Multnomah County. Learn more at homeforward.org.

Q: Why Stephens Creek Crossing?

A. The name, Stephens Creek Crossing, is a nod to Thomas Fulton Stephens, an early settler in Portland who farmed and was employed as a barrel maker. He obtained a Donation Land Claim in 1845 along the lower reaches of what is now Stephens Creek, which also flows underneath the redevelopment site. A naming workgroup comprised of residents, neighbors, community partners and staff, selected the word "crossing" to round out the name to reflect the many types of crossings represented by the redevelopment.

Welcome to our first community update on the Stephens Creek Crossing redevelopment.

Home Forward, Oregon's largest provider of affordable housing, has launched a plan to redevelop the Hillsdale Terrace public housing property located in the Multnomah neighborhood. Built more than 40 years ago, this property has been on our top three redevelopment wish list for years. Our residents lived in dreary, mold-prone housing that didn't add to their quality of life, while poor site drainage caused maintenance issues that were the costliest in our portfolio to repair. We tried many solutions to improve living conditions and fix problems, but the challenges were just too great.

With the help of a federal HOPE VI grant, this redevelopment will dramatically improve living conditions for residents, expand services to help them be successful, bring more affordable housing opportunities to Southwest Portland, and better connect residents and the property with surrounding neighbors. By reinventing Hillsdale Terrace as Stephens Creek Crossing, we're able to build a brighter future for our residents by offering them the opportunity to live and be successful in a strong and welcoming urban neighborhood.

We would not be where we are today without the tremendous investment of time and energy from our neighbors, community partners and residents. We're grateful for your support and guidance.

Sincerely,

Steve Rudman, Executive Director



Community Update: Stephens Creek Crossing

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When complete in 2014, neighbors will see many changes in the transformed community including:

- A network of bike and walking paths, improved streets and shared community gardens will connect the property to the neighborhood.
- A Children's Center will be visible from SW Capitol Highway and will stand as the gateway to the property offering early education classes for children, homework clubs, and parenting classes to strengthen families.

- Job training, workshops and services will be housed in the Community Center, where participants will share a central kitchen, and learn from volunteer chefs and each other about nutrition and healthy meal planning.

And thanks to a partnership with Habitat for Humanity, seven home ownership opportunities will be available just a short distance away to low-income homebuyers. At Stephens Creek Crossing, the focus will be on work, school, home and family—the same qualities that have helped Southwest neighborhoods be successful for generations.



Hillsdale Terrace



Stephens Creek Crossing

Q. How is Stephens Creek Crossing financed?

A. Redevelopment of the property is estimated to cost \$52.8 million. In addition to the \$18.5 million grant, financing will come from funds pledged by the City of Portland's housing bureau, the sale of Low-Income Housing Tax Credits, and proceeds from the sale of Home Forward's scattered site portfolio.

Q: What is a HOPE VI grant?

A: HOPE VI revitalization grants are a program of the U.S. Department of Housing and Urban Development. Their purpose is to help eradicate severely distressed public housing properties through physical improvements, and social and community services that help empower residents to build self-sufficient lives. This is Home Forward's third HOPE VI redevelopment. The first two were New Columbia, completed in 2006, and Humboldt Gardens, completed in 2008.

Design details enrich the "geography of opportunity"

If the goal of the new Stephens Creek Crossing is to enhance opportunities for low-income people to be successful, they can't do so without a safe, healthy and comfortable place to live. Nothing about the old Hillsdale Terrace will remain the same, which gives Home Forward a chance to wipe the slate clean and create something completely new.

"Neighbors will see many changes as the development progresses," says Mike Andrews, director of development and community revitalization, Home Forward. "We're rethinking how the design of Stephens Creek Crossing will enhance our programs and services and support our residents as they pursue stability in their own lives."

Stephens Creek Crossing will feature a campus-style development complete with flats and townhomes, and private and

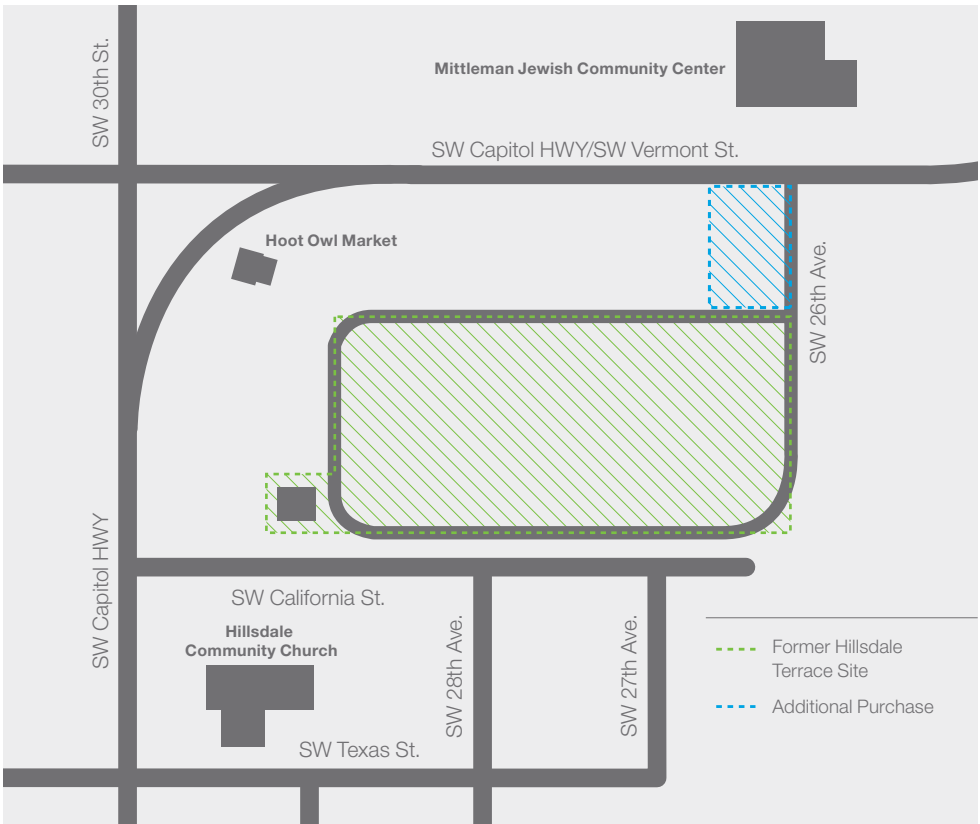
communal outdoor spaces, with an eye toward good, responsible, long-lasting design. Highlights of the current plan include:

- Reshaping the challenging slope of the six-acre site to mitigate a history of environmental problems.
- Clean lines and contemporary styling for the 122 apartment units that blends well with the mix of housing types in the area.

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The redevelopment will feature community gardens.



The redevelopment adds purchased lots to the former Hillsdale Terrace site as one of the ways to improve connections to the neighborhood.

“We’re rethinking how the design of Stephens Creek Crossing will enhance our programs and services and support our residents as they pursue stability in their own lives.”

MIKE ANDREWS,
Director of Development and
Community Revitalization, Home Forward





A Children’s Center at the corner of Capitol Highway and SW 26th Ave. will be a gateway to the new community.

Housing Mix

Stephens Creek Crossing will offer affordable housing for families making up to 60 percent of the average income in the Portland metro area, which is \$43,800 for a family of four.

60 apartments	
3 bedrooms (60 apartments)	public housing (60 apartments)
Bedrooms/apartments	Subsidy source
Hillsdale Terrace	

122 apartments	
1 bedrooms (18 apartments)	affordable housing (13 apartments)
2 bedrooms (21 apartments)	project based Section 8 (41 apartments)
3 bedrooms (77 apartments)	
4 bedrooms (6 apartments)	public housing (68 apartments)
Bedrooms/apartments	Subsidy source
Stephens Creek Crossing	



Representatives from schools, neighborhoods and service providers joined Home Forward residents and staff to help plan the new community.

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- Sustainable, green building practices to ensure the property is energy efficient, manages water wisely, and is affordable to maintain.
- Improved accessibility throughout the property to accommodate seniors and people with disabilities.
- Landscaped open spaces and play areas to provide healthy outdoor activities for kids and adults.
- Shared community gardens, both on site and in partnership with Hillsdale Community Church, to complement the emphasis on wholesome foods and green space.
- New visibility from SW Capitol Highway to reduce the community’s social and physical isolation.
- Enhanced connections to neighbors through new and existing pathways from the property to nearby streets as well as improvements to Southwest California Street.

“Reinventing a community is an ambitious effort,” continues Andrews, “but the vibrant neighborhoods of Southwest Portland provide a ‘geography of opportunity’ that will allow our residents to capitalize on all the area has to offer.”



The Children’s Center will provide early childhood education and parenting classes.

Partners share vision in serving the whole family

History is filled with successful partnerships—collaborations of people and ideas that are more successful together than they are apart. This is the vision for Stephens Creek Crossing, where Home Forward has forged relationships with community partners who share a commitment to helping people who live in poverty.

More than 30 social service providers have pledged to work together to provide services once residents return. One of the key partners in the group is Neighborhood House, a local nonprofit organization that helps low-income families help themselves.

Led by Executive Director Rick Nitti, Neighborhood House will oversee the Children’s Center, where they will manage operations and combine their early childhood education programs and parenting education classes into one modern, state-of-the-art facility.

“Expanding opportunities for affordable and low-income housing in Southwest Portland is a high priority for us,” said Nitti. “The notion that we can build a community of opportunity here really resonates with us.”

Founded in 1905, Neighborhood House grew out of an effort to help immigrants to Portland make new homes for themselves. Today they serve 14,000 low-income children, families and seniors, many of whom represent a diverse mix of ethnicities and cultures.

“Our partners share a belief that for the whole family to be successful, each of these pieces — career, education and wellness — has to be in place so everyone can move forward together,” said John Keating, program director for strategic partnerships at Home Forward. “We’re surrounded by great partners because this is truly an exciting effort. When good things are about to happen, we all want to join in.”

Q: How can neighbors help?

A: There are many ways neighbors can be involved with the Stephens Creek Crossing redevelopment:

- Learn more by visiting our website: <http://homeforward.org/development>
- Volunteer to help transport relocated children and families to school events.
- Adopt a family to supply food, warm clothes, school supplies or time to read with a child.
- Join our e-mail list to learn about opportunities to attend events and get to know residents from many cultures.

For more information, contact Thatcher Schmid at (971) 279-9463.

“The notion that we can build a community of opportunity here really resonates with us.”

RICK NITTI,
Executive Director, Neighborhood House



Contractors share jobs and opportunity with Southwest Portland

Beautiful architectural renderings and a sound development strategy are incomplete without an experienced construction company to turn plans into reality. Home Forward selected the unique partnership of R&H/Colas Construction to serve as general contractor for the Stephens Creek Crossing redevelopment.

The two companies—R&H Construction and Colas Construction—are both locally-owned and well-established general contractors that formed a new company, R&H/Colas, two years ago to provide economic opportunities for minority and disadvantaged contractors and apprentices. The privately-owned R&H Construction was founded in 1979 by CEO John Bradley. Over the past three decades, R&H has completed many notable projects throughout the Northwest and has deep experience in multifamily, senior housing and green building projects.

“We share a common goal to promote opportunities for minority-owned, women-owned and emerging small businesses,” said Dave Gunsul, vice-president, R&H Construction. “We want to help these small companies build capacity and take on bigger jobs so they can hire more people and grow their businesses.”

Founded in 1997 by Hermann Colas, Colas Construction is a family operation with two of Hermann’s offspring serving in key executive positions. As the company has established itself as a successful commercial contractor, the Colas family has never lost sight of the importance of giving opportunities to others.

“I see a lot of companies look at these equity goals as hurdles, where we see them as opportunities to build better communities,” said Andrew Colas, president, Colas Construction. “We believe that when you help create jobs, you help create stronger communities.”

In addition to providing job opportunities for minority and women-owned contractors, the construction team plans to place an emphasis on hiring construction workers from among underemployed residents of Southwest Portland neighborhoods



Andrew Colas, left, and John Gunsul, right, joined forces to help minority and disadvantaged businesses.

“We believe that when you help create jobs, you help create stronger communities.”

ANDREW COLAS,
President, Colas Construction



Q. Why set contracting participation goals?

A. Home Forward sets goals on construction projects above \$100,000 to include participation by minority-owned, women-owned and emerging small businesses. The objective is to help these contractors gain experience as part of a larger team and help them compete for larger, private jobs. On the Stephens Creek Crossing redevelopment, the R&H/Colas team expects to exceed Home Forward’s goal of 20 percent target business participation.

Relocation supports family stability

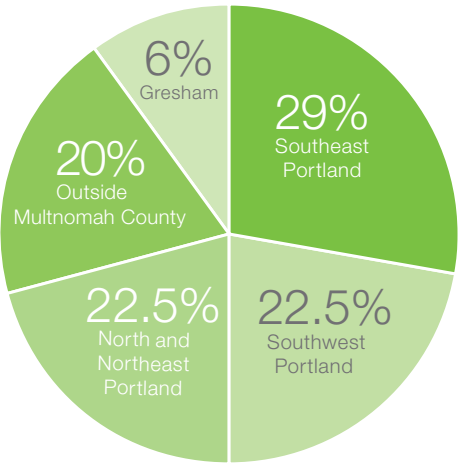
Anyone who has ever done a remodeling project knows the upheaval it brings to a household. Home Forward is in the final stages of helping 55 families from Hillsdale Terrace pack up and relocate to other properties as the redevelopment gets underway.

“Because this is such a supportive neighborhood with very strong local schools, many of our households wanted to stay nearby,” said Myriam Demezas, relocation program manager, Home Forward.

With limited affordable housing opportunities in Southwest Portland, the relocation team was challenged to accommodate all of the families that wanted to remain in the area. Although Home Forward has been working closely with local landlords to open up housing choices, many residents found that their dollars stretched further and they had more options in other Portland neighborhoods. Of the 49 households, 11 stayed within the Southwest area,

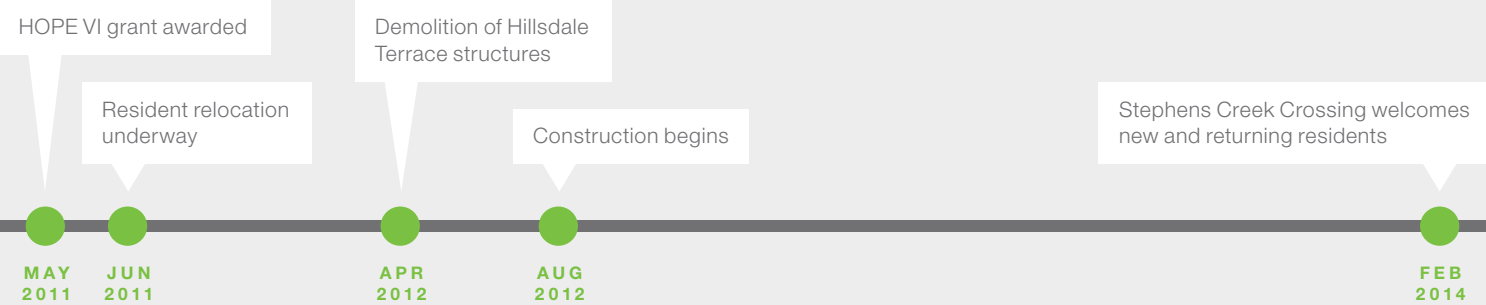
14 moved to Southeast Portland, 11 moved to North and Northeast Portland, 3 moved to Gresham, and 10 moved outside Multnomah County.

Relocated residents receive help with moving, transportation and social services, and with making connections in their new communities. Relocated families will have first choice to return to the new Stephens Creek Crossing, where they will see a strong focus on building self-sufficiency. Returning residents who are work-able will be required to participate in Home Forward’s Opportunity Housing Initiative, which helps to transition households out of subsidized housing.



Where Hillsdale Terrace residents relocated.

REDEVELOPMENT TIMELINE





“We think it is a very good project with a lot of opportunities.”

JOSE FERNANDO SIGUAC

MEET A RESIDENT: *Jose Fernando Siguac*

Born in Guatemala, Jose Fernando Siguac and his wife, Venicia Blanco, are former Hillsdale Terrace residents now happily resettled in Tigard during the property's redevelopment. Along with their three children, ages 8 to 13, they are grateful for the support and housing they receive from Home Forward.

After many years working in a manufacturing plant, Jose and Venicia have launched their own entrepreneurial enterprise and formed Blanco's Green Cleaners, a cleaning service for both homes and offices that uses only environmentally-friendly supplies. “We wanted to start our own business,” said Jose Fernando. “We picked eco-products because they are good for our children, our pets and keeping our air clean.” Like many small business owners, the couple keeps a positive attitude as they balance the financial ups and downs of getting their business off the ground.

Jose and Venicia participated in the planning of Stephens Creek Crossing and are excited about all the new community will have to offer. “We think it is a very good project with a lot of opportunities to help other people like we've been helped,” he continued.

The Stephens Creek Crossing Community Update is published by Home Forward.

Home Forward (the new name for the Housing Authority of Portland) is dedicated to providing safe, decent and affordable housing for individuals and families who are challenged by income, disability or special need. A public corporation, Home Forward serves all of Multnomah County, including the cities of Gresham, Fairview and Troutdale and other East County communities. Home Forward is governed by a nine-member citizen commission, which ensures continued accountability to the interests of the community.

For more information about the Stephens Creek Crossing redevelopment, contact Home Forward community relations at **503-802-8508** or visit **www.homeforward.org**.



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A new gateway: the Children's Center



Opportunity Center and housing view aerial view

078781



Creating community connections



Entrance to the Opportunity Center

185256



Children's Center play areas



Urban Farm

Portland, Oregon
FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT
For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Barbara Shaw	2. Telephone No. 503-823-3339	3. Bureau/Office/Dept. Portland Housing Bureau
4a. To be filed (date): April 11, 2012	4b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>	5. Date Submitted to Commissioner's office and FPD Budget Analyst: March 30, 2012
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

1) Legislation Title:

* Authorize an allocation of \$1.8 million of Community Development Block Grant funds to Home Forward to support the development of Stephens Creek Crossing. (Ordinance)

2) Purpose of the Proposed Legislation:

To authorize an allocation of \$1.8 million in Community Development Block Grant (CDBG) funds to support Home Forward's development of Stephens Creek Crossing at the site of the former Hillsdale Terrace. The Ordinance provides authority for the PHB Director to execute related funding documents upon approval as to form by the City Attorney's office.

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

- | | | | |
|--|------------------------------------|---|--------------------------------|
| <input type="checkbox"/> City-wide/Regional | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input checked="" type="checkbox"/> Southwest | <input type="checkbox"/> East |
| <input type="checkbox"/> Central City | | | |
| <input type="checkbox"/> Internal City Government Services | | | |

FINANCIAL IMPACT

4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

This Ordinance will not reduce revenue.

5) Expense: What are the costs to the City related to this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future years. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the *level of confidence*.)

Contract documents will require that \$1,500,000 be expended in Fiscal Year 11/12 and \$300,000 in Fiscal Year 12/13. Given the stage of this project (beginning this month) PHB is very confident about the accuracy of these amounts.

6) Staffing Requirements:

- Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)* No.
- Will positions be created or eliminated in *future years* as a result of this legislation? No.

(Complete the following section only if an amendment to the budget is proposed.)

7) Change in Appropriations *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

- ☒ **YES:** Please proceed to Question #9.
☐ **NO:** Please, explain why below; and proceed to Question #10.

9) If "YES," please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

A distressed public housing development will be re-developed with more housing, and with better housing. Stephens Creek Crossing will have the design quality, construction quality, neighborhood connections, sustainability features, and accessibility features that are needed for good, neighborhood housing.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

In 2010, Home Forward established a Community Advisory Committee (CAC) with twenty three members including Hillsdale Terrace residents; neighborhood representatives; representatives of adjacent residents, organizations, businesses; service providers & advocacy group including

Neighborhood House, Coalition for a Livable Future, Oregon Law Center, Big Brothers – Big Sisters, and the YWCA; representatives of local government including Portland Public Schools, Portland Police Bureau, and Multnomah County.

Between 2009 – 2011, over a dozen public meetings were attended by CAC members, and other community members and stakeholders. Home Forward used mailings, door-to-door canvassing of adjacent neighbors, and the internet to reach out to specific stakeholders and the public. Evidence of public involvement, along with extensive information about the development and the process is provided on Home Forward's website: www.homeforward.org/development/

c) How did public involvement shape the outcome of this Council item?

Stakeholder input was an important factor in planning and policy development for the site. The CAC and other members of the public provided input into many aspects of the development including design, the new name of the development, the relocation of existing tenants, the use of community buildings, contractor selection, and future tenant selection.

d) Who designed and implemented the public involvement related to this item?

Beginning in 2009, Home Forward led a comprehensive, public involvement process including more than a dozen public meetings attended by Hillsdale Terrace tenants, other neighborhood residents, and a wide range of community stakeholders.

The Portland Housing Bureau published two notices in *The Oregonian* related to his Ordinance; (i) notice published in February 2012 of the proposed amendment to the City of Portland, Gresham, and Multnomah County Consolidated Plan One-Year Action Plan for FY 2011-2012 providing CDBG funds to this project; and (ii) notice published in February 2012 informing the public that federal funds were proposed to be used for the demolition of buildings at Hillsdale Terrace and that the new development of Stephens Creek Crossing would provide more replacement housing than required under federal one-for-one replacement standards. Both notices invited public comment and provided contact information at PHB.

e) Primary contact for more information on this public involvement process (name, title, phone, email): Pamela Kambur, Home Forward, Community Relations Manager, (503) 802-8508, Pamela.Kambur@homeforward.org

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not. No future public involvement is anticipated through PHB. Home Forward will continue its public involvement process during construction.


Traci Manning, Director

BUREAU DIRECTOR (Typed name and signature)