



**CENTRAL CITY  
CONCERN**

HOMES HEALTH JOBS

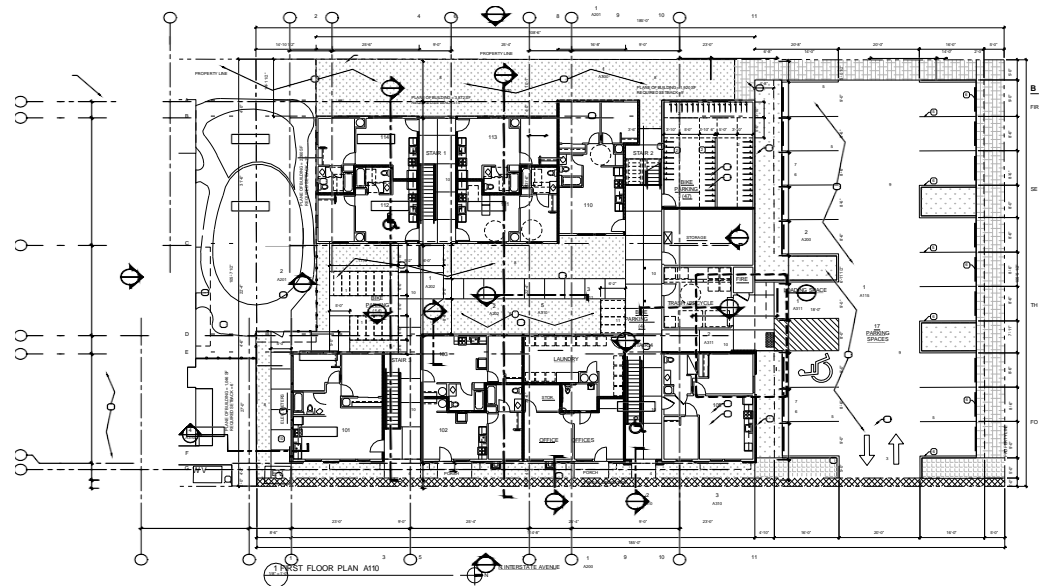


# 6905 NE Interstate Housing Project



# Project Information

- Design maximizes number of affordable units obtained on the site and leverages funds to obtain high quality units for low cost.
- 51 Affordable Housing Units
  - 3 – 30% MFI Units (5.8% of total units)
  - 28 – 50% MFI Units (55% of total units)
  - 20 – 60% MFI Units (39% of total units)
- Immediately adjacent to an existing 12 unit Home Forward affordable housing project and Head Start Program



# Thought Process Behind Project Design

- Multifamily rental housing was defined by the resident community forums as a “1st Priority” issue for the area as noted in the N/NE Neighborhood Housing Strategy Community Forum Summary notes.
- Project design was intentional to provide the highest possible number of affordable housing rental units on our site within the design characteristics of the neighborhood.
- We found a site for the project that was located adjacent to a MAX light rail line, an Albina Head Start preschool, Fred Meyer and New Seasons as well as Kaiser medical facilities. The Site is adjacent to light rail and bus lines and accessible by bike, car or mass transit to all Portland has to offer.

# Thought Process Behind Project Design

- We are building new affordable units for the community that will stay affordable for a minimum of 99 years.
- Although the project includes rents ranging from 30% AMI to 60% AMI (\$412 to \$990), only 28% of total project costs are being funded by the City. By only utilizing City funds for 28% of the Project costs, PHB is able to stretch City dollars farther to provide more housing for the N/NE community.
  - PHB is taking the lead to find residents for our units based on the N/NE Preference Policy Guidelines. Additionally CCC through its supportive services facilities will screen clients and provide qualified and interested names to PHB for possible inclusion on PHB's N/NE area unit waitlist.

# CCC Supportive Services and Populations Served

- CCC has a substantial amount of experience providing supportive and education programs specifically servicing minority members of our Portland community and those in need. Below is a list of all CCC Health and Recovery programs, all of which will be available for use by our residents.

- Letty Owings Center
- Bud Clark Clinic
- CCC Recovery Center
- Community Engagement Program
- Eastside Concern
- Flip the Scrip
- Hooper Detox
- Housing Rapid Response
- The Imani Center
- Old Town Clinic
- Old Town Recovery Center
- Puentes
- Recovery Mentor Program
- Recuperative Care Program
- Sobering Station / CHIERS

# CCC Supportive Services and Populations Served

- CCC organizationally has embedded a policy to define and foster opportunities within CCC for all populations. Some of the CCC policies to encourage equity growth in our community include the following:
  - A new program created by staff with lived experience, Flip the Script, provides housing, cultural peer support and intensive employment assistance to African-Americans exiting incarceration.
  - Though CCC's Puentes center we are providing culturally specific leadership and staff to Portland's latino community. All services through this facility are provided in Spanish as well as English. Puentes alumni recently developed a Latino Advisory Council, which focuses on outreach to the community to provide information on Puente's services, support for current program participants, and advocacy for the highest level of culturally responsive care for members of their community.

# CCC Supportive Services and Populations Served

- CCC collaborated with the Miracles Club, a community based African American social support club, to develop 47 affordable units at 4150 NE Martin Luther King Blvd which also follow the N/NE Preference Policies defined by PHB. CCC partners with Miracles Club to provide supportive services for its residents.
- CCC created and runs The Imani Center, which provides culturally specific and responsive Afrocentric approaches to mental health and addictions treatment, peer support and case management. The Center connects participants to housing, employment and benefits support, and natural support systems within their cultural community. The name Imani means “faith” in Swahili and was chosen to remind people to have faith in themselves. The Imani Center’s programs are developed by its African American leadership team to insure culturally specific programs and to provide participants the freedom to engage in discussions of all topics of concern to the community and the individuals.

# CCC Supportive Services and Populations Served

- Barriers to housing for communities of color not only include the lack of affordable housing but barriers created by the disparities experienced in employment and financial status, treatment completion and criminal justice involvement, and CCC, through its many programs for people of all races, is actively working to address not only housing disparities, but also the underlying social, economic, health and behavioral health inequities through the development of CCC's supportive service programs, training, and outreach.

Housing and Health Services			
Race	Clients Served	% of Population Served	% of PDX Metro Area
American Indian or Alaska Native	835	4.93%	2.50%
Asian	270	1.59%	7.90%
Black or African American	2,075	12.24%	5.60%
Native Hawaiian or Other Pacific Islander	162	0.96%	0.50%
White	11,642	68.68%	71.10%
Hispanic/Multi-racial/Other/Unknown/Refused	1,966	11.60%	12.40%
<b>Grand Total</b>	<b>16,950</b>	<b>100.00%</b>	<b>100.00%</b>



# CCC Supportive Services and Populations Served

- CCC's housing programs are founded on the principle of peer-based services. CCC seeks to employ people with similar backgrounds to our residents and clients. This means we seek a diverse employee base including people who have overcome addictions, homelessness, criminal histories, veterans, and people of color. Our communities are also designed to support the development of positive peer networks, including alumni support. Where we are unable to provide an appropriate peer or program internally, we partner with culturally specific agencies for service coordination, policy efforts, and collaboration. Individual programs work directly with culturally specific providers to consult, refer, and coordinate services to provide the best options to address participants' cultural needs.

# CCC Approach to DMWESB Contracting

- In 2008, CCC adopted mandatory 20% minimum MWESB targets with aspirational goals of 25% for general contracting services for all construction projects. Since then, DMWESB participation has met and often exceeded the target, averaging 27% in the last three years. The majority of these projects included had no required MWESB participation and CCC's efforts were strictly voluntary, driven by CCC internally defined goals.
- CCC's Employment Access Program, which provides job training and connections to employment for low-income individuals enrolled in CCC's programs, is beginning to solicit interest from clients to facilitate construction apprenticeships with our selected contractors and their subs. In addition, where CCC acts as the GC it advertises its construction projects through the Daily Journal of Commerce, the Oregon Association of Minority Entrepreneurs, and via CCC's website to ensure equitable access to bidding opportunities.

# CCC Approach to DMWESB Contracting

- CCC mandates that all project fees over \$5,000 must be competitively bid with consideration given to MWESB firms and/or subs through a criteria-based ranking system. CCC tracks MWESB participation for professional/technical services alongside our construction participation tracking, and since 2012 has achieved a MWESB participation rate on its projects of 67%.
- For our Interstate Development Project, we engaged Tony Jones' group, MCIP, to help with outreach to minority subcontractors, and with Tony's help our project has achieved a:
  - 25% DMWESB participation rate, exceeding stated goals.
  - 34% participation rate through out design consultants, although we have no design consultant participation rate goal requirement.

# Status Update and Next Steps

- The land is currently owned by CCC
- Finance closing end of July
- Construction Starts beginning of August
- Construction Complete July 2018
- Unit leasing to begin May 2018
- CCC is actively bidding out the project with the local subcontractor community
- CCC held an informational meeting with the Arbor Lodge Neighborhood Association in January, 2017. The project was presented with Q/A, and obtained the blessing of the Neighborhood Association as designed.
- We have engaged Tony Jones with MCIP-PDX.org to provide our DMWESB subcontractors with any needed training and answer questions related to getting certified as a DMWESB contractor.
- Our GC is located in N Portland and is always looking for DMWESB subcontractors. Any Subcontractors interested in bidding on the project can contact Maura Lederer at [maura.lederer@ccconcern.org](mailto:maura.lederer@ccconcern.org)
- We are currently brainstorming good culturally relevant names for the project. Suggestions are welcome!

**THANK YOU!!**



Follow up questions can be directed to  
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