

What's Up at Humboldt Gardens

HG News

Head Start relocates for redevelopment

Albina Head Start's Iris Court program has relocated to make way for construction, and has found a temporary home in the Salvation Army's Moore Street Center. You can find Head Start at 5325 N. Williams Avenue, or reach them by phone at 503-282-1975.

Conduct of Construction Plan

A Conduct of Construction Plan has been prepared with the input of the Humboldt Neighborhood Association. Developed by the Walsh/C.J. Jackson construction team, the plan identifies hours of operation, construction schedules and phases, security, and local impacts on noise, traffic and parking. The plan also outlines a process to keep neighbors up to date as construction activity progresses. The plan is available at www.hapdx.org/humboldtgardens.

HAP intends to purchase state parking lot

HAP is planning to purchase a 17,000 square foot parcel, located at the corner of Alberta and Vancouver, from the State of Oregon that expands the original Humboldt Gardens footprint. This will allow HAP to incorporate the residents' desire for parks and green spaces. The lot is currently used by the Albina Branch of the Department of Human Services and Department of Employment. HAP will provide alternative parking for the employees of these two agencies.



Iris Court (inset) will be transformed into Humboldt Gardens (above).

New home and building design enliven neighborhood

Tree-lined streets, peaceful parks, and gracious Northwest-inspired dwellings energize the new design for Humboldt Gardens.

The design team, led by Julie Livingston, HAP's planning and design manager, and staffed by Jean von Barga and Brad Bane of Michael Willis Architects, wanted to integrate this community into the surrounding neighborhood. "One way is to link it architecturally," says Bane. "That means everyone gets a front door and a porch, plus the scale of the housing relates to the homes across the street and around the corner."

Safety was the team's other guiding principle. Because the layout of the former Iris Court cluster was a magnet for criminal activity, both residents and neighbors asked the design team for ways to keep "all eyes on the street."

"The architects have delivered a really elegant solution," says Livingston. "The homes allow residents to interact with their

environs. Front porches, windows, backyards, sidewalks and tidy little pocket parks offer private spaces but also help folks stay in touch with their neighbors and with visitors."

A mix of housing options will meet the needs of all residents, including ADA accessible ground floor units plus a row of hip loft-style studios. Thirteen two- and three-story buildings feature a combination of flats and townhouses with bedroom configurations for families of all sizes.

The signature element is the mixed-use building located at Alberta and Vancouver streets. The three-story building has been cleverly designed to appear as a series of buildings. Pitched roofs, breakouts, entrances with overhangs and window balconies suggest a block of multiple structures, rather than one. According to architect von Barga, "Our goal was to activate all edges of this building to create an inviting and pleasant experience for everyone."

Construction timeline: project underway

The construction fence is up and construction staff are on-site during the workday. Twenty-four hour security is underway. Construction alerts will keep adjacent neighbors aware of changes, such as the results of negotiations with TriMet regarding the temporary relocation of bus stops during construction.

Demolition and abatement
December 06 - March 07

Right of way construction
March 07 - August 07

Housing construction
June 07 - August 08

Residents begin to move back
in August 08



Iris court materials to be reused and recycled

Demolition no longer means simply tearing down a structure and dumping it at the landfill.

Reuse and recycle is the industry standard these days, according to Larry Robertson, senior project manager on the Walsh/C.J. Jackson construction team. With design plans in hand, the team is preparing to tear down the old Iris Court cluster buildings to pave the way for the new Humboldt Gardens. The task at hand is figuring what to do with the old Iris Court materials.

HAP is looking at several options including deconstruction, which is a painstaking process to take a building apart piece by piece in an effort to nearly recycle an entire structure. "Deconstruction maximizes recycling or reuse of product," says Robertson, "including lumber, doors and hardware, appliances, cabinets, wood trims, windows, and roofing materials, to name a few."

Deconstruction can recycle 95 percent of building material, but it is time consuming and expensive so HAP plans to look closely at the budget to see how much of that it can do.

Even demolition involves recycling, observes Robertson. "The day is long gone when buildings are torn down and thrown out. Recycling materials costs a fraction of what it does to co-mingle material." Sorting material by type so that it is properly recycled is more economical as well as good for the environment. HAP and the construction team have an overall goal to recycle 80 percent of the total of all building material

All concrete onsite — sidewalks, asphalt, paving — will be crushed and reused for foundation and site work. Even the brick exterior will be crushed and used as structural fill for the basements on the existing property.

Demolition or deconstruction will take place between January and March 2007. ♦

CONTRACTING OPPORTUNITIES

We are replacing the Iris Court public housing community in North Portland with a mixed-income development, Humboldt Gardens.

Walsh Construction and CJ Jackson will team as Construction Managers/General Contractors on the \$40 million project. HAP and its CM/GC team are committed to providing opportunities for disadvantaged, minority-owned, women-owned and emerging small businesses. D/M/W/ESB firms provided 24 percent of the construction on HAP's New Columbia redevelopment, representing nearly \$24 million in contracts.

Watch for Humboldt Gardens building opportunities:

Right of Way (streets, landscaping, lighting) • January 2007

Housing Construction • March 2007

Visit www.hapdx.org/humboldtgardens/ and click on Business Opportunities



Mapping out relocation

What does it take to move 85 households?

Hundreds of boxes, dozens of moving vans and car trips, several friends, and countless miles of road driven as residents relocated from the Iris Court cluster in preparation for redevelopment. A math calculation aside, the end result is that all residents from Iris Court were moved successfully with few hitches along the way.

Coordinating the relocation of residents was the job of Chrissy McCausland, HAP's relocation supervisor, and her staff of four. "Everyone moved at their own pace," she explains. "Our first family moved out in March 2006 and our last family left in early October."

Residents had the option of coordinating their own move using a small stipend, or using moving services provided by HAP. Nearly 75 percent of the residents elected to organize their own move with the help of family and friends.



Pete Luca

"I like to say that this was the Super Bowl of moving," exclaims Pete Luca, former Iris Court resident. "Everybody had their position and did it well. HAP staff definitely came in first place with this operation. They made everyone feel so comfortable that moving ended up being very easy."

Households could specify where in the city they'd like to live, and each one was able to get their first choice. So where did everybody go? Sixty-eight percent of residents remained in North and inner Northeast Portland, with another group spreading out to Southeast and outer Northeast Portland. Residents could also opt to move to public housing or use a Section 8 voucher to move somewhere of their choosing. Here's how the numbers break down:

- ◆ 36 households chose Section 8 housing vouchers
- ◆ 26 households chose to relocate to

Iris Court cluster relocation – October 2006 Where did everybody go?



public housing or use their Section 8 voucher at New Columbia

- ◆ 27 households relocated to other HAP public housing
- ◆ Fewer than 5 moved to unassisted housing or made other arrangements

An initial survey of residents says that

63 percent plan to return to Humboldt Gardens. "People may feel settled in these new places and could choose not to return to Humboldt Gardens," observes McCausland. "For many, however, it is a big pull to live in brand new housing that no one has lived in before. They're all looking forward to what's ahead." ◆



About the Housing Authority of Portland

HAP provides housing and housing-related services to those who face barriers due to income or disability. HAP's housing and rent assistance programs serve 33,000 residents throughout Multnomah County. HAP is a public corporation governed by a citizen commission selected by the jurisdictions it serves and appointed by the Mayor of Portland.

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For more information about the Humboldt Gardens redevelopment, contact the community relations office at 503-802-8508 or visit www.hapdx.org

HAP puts affordable homes in the hands of buyers

Buying a home is at the heart of the American Dream. And, as part of the Humboldt Gardens redevelopment, HAP will help make the dream come true for 21 families.

Here's how the program will work — HAP owns a portfolio of approximately 180 scattered site single family homes located throughout the city. Twenty-one of these homes, located within one mile of the former Iris Court cluster, will be sold, with proceeds applied to the Humboldt Gardens redevelopment.

"There is an incredible need for affordable home ownership in these neighborhoods," says Mary Bradshaw, policy and program manager for HAP's development department.

Prospective homebuyers will be low-income families who are ready to make the leap from renter to homebuyer. Current residents, and the broader HAP clientele, will get the first chance at these homes.

HAP alerted residents in March 2006 by phone and letter that the properties were going to be converted into affordable home own-



ership. Current residents have a one-year timeline to ready themselves for home ownership or to make arrangements for other housing. If residents choose to purchase, HAP will work with them to discuss choices and find one that suits their financial situation. If they aren't ready to purchase, they'll work with a relocation specialist to find another place to live, with public housing or Section 8 rent assistance.

Many of the homes — ranging in age from 20 to 80 years old — will be updated with renovations and cosmetic improvements. "Our goal is to provide a solid, energy-efficient home, which will not need extensive renovation for at least 10 or 15 years," observes

Bradshaw.

Homes in lesser condition will be selected for redevelopment. This may mean tearing down the existing structure and building two new homes on the same site. HAP will work with local nonprofit organizations that specialize in affordable homeownership to construct the new houses.

Two different financing instruments will be available to buyers depending on their income, which will influence the final price. With the median home price in Portland at around \$240,000, the minimum starting price for one of these homes could be approximately \$100,000, using a sweat equity or community land trust model.

Some of the homes could be sold by February or March 2007, but the majority will be sold between late 2007 and early 2008.

HAP expects that making these homes affordable also will support the City of Portland's initiative to increase housing options for low-income households. "We don't anticipate having difficulty selling these homes. There is a need, and we plan to help fill it," Bradshaw said. ♦

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