

What's Up at Humboldt Gardens



Today's Iris Court awaits transformation into Humboldt Gardens.

Building a New Future

In October 2005, the Housing Authority of Portland (HAP) was awarded a \$16.9 million HOPE VI Revitalization Grant from the US Department of Housing and Urban Development (HUD) to revitalize the Iris Court Cluster in North Portland.

The grant is the second for HAP, which is nearly finished with its transformation of the innovative, mixed-income New Columbia community, thanks to a \$35 million HOPE VI grant awarded in 2001.

The Iris Court Cluster has been home to countless families in Portland's historic Humboldt neighborhood. First built as private rental housing, the Iris Court apartments were acquired by the Housing Authority of Portland in 1959 and grew over time into a group of several different public housing complexes.

Age has placed a considerable burden on the 60-year old complex as has a distinct lack

of community. Few open or green spaces provide opportunities for children to play or residents to gather. The layout of the deteriorating buildings isolates residents from one

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another and from neighbors in the surrounding community. Safety and security became critical issues. Now, Iris Court has a second chance to offer a home, hope and opportunity to a new generation of residents.

According to Steve Rudman, HAP's executive director, the Iris Court Cluster has long been a priority for renovation. "The time is right for Iris Court," he said. "Everyone — residents and neighbors — is enthusiastic about the changes ahead. The redevelopment will create a greater sense of community and stronger connection among neighbors."

HG News

Humboldt Gardens Takes Root

Thanks to resident input, Iris Court will be transformed into Humboldt Gardens. Residents suggested several names for the new community that were reviewed by a small group representing residents, the neighborhood association, local business owners and the HAP Board. HAP's Board of Commissioners made the final decision. The new name, Humboldt Gardens, honors its historic neighborhood and symbolizes new opportunity growing in North Portland.

There is Hope in HOPE VI

HAP's \$40 million Humboldt Gardens redevelopment and \$153 million New Columbia neighborhood were made possible through HOPE VI revitalization grants.

A study by the National Commission on Severely Distressed Public Housing determined that nearly 100,000 public housing units in the United States were in dire need of renovation. The commission recommended a program to spur revitalization of severely distressed properties, and the HOPE VI program was born.

HOPE VI grants are awarded by the US Department of Housing and Urban Development (HUD) through a highly competitive process. Between 1993 and 2004, HUD appropriated more than \$5.8 billion to 539 HOPE VI projects nationwide.

Meet the Community Builder Team

HAP has hired a team of community liaisons to work directly with Humboldt Gardens' families throughout the redevelopment process. Two "community builders" will foster relationships between residents and neighbors and provide information about the project. A third will coordinate all logistics of the relocation process — moving schedules, utilities, supplies, and serve as a liaison with the construction crew as units are vacated. Together, they will assist residents with relocation and the search for new housing. The community builders will be joined by other HAP staff who will provide community and supportive services and help residents with the return to Humboldt Gardens.

Sharetta Butcher is a lifelong Portlander who grew up on Cleveland Avenue, not far from where she lives now with her husband and two kids. She is a graduate of Wilson High School and Linfield College. Prior to joining the Housing Authority, the 39-year-old was Manager of the Intel Computer Clubhouse at the Salvation Army's Moore Street Community Center. She has seen her neighborhood both struggle and succeed, and now has the unique opportunity to be part of future change.

"I will build relationships with

residents, neighbors, businesses and schools so that together, we can make this a better neighborhood in which to live."

Email: Sharetta@hapdx.org

Phone: 503-249-8730

Myriam Demezas is no stranger to the challenges faced by families living in low-income housing. Prior to joining HAP, Myriam was a family advocate with Human Solutions, helping homeless families make the transition into permanent housing.

The 27-year old is a native of Mexico who grew up in Northeast Portland. She graduated from Grant High School and Portland State University.

"I look forward to helping families and residents get to know each other better and feel comfortable and safe in their new homes."

Email: MyriamD@hapdx.org

Phone: 503-288-5236

(left to right) Alescia, Myriam, and Sharetta will help residents and neighbors find answers to their questions.

Alescia Blakely has a deep background in social service programs, with a recent emphasis in housing issues. Also a long-time resident of North Portland, Alescia is optimistic about the sense of community that will emerge at the new Humboldt Gardens. She moved to this new position from the Housing Authority's public housing office where she worked closely with disabled and elderly clients. Alescia is a graduate of Cleveland High School and the University of Oregon.

"This redevelopment is a wonderful opportunity to bring residents closer together and instill new pride in their community."

Email: AlesciaB@hapdx.org

Phone: 503-249-8741



From Start to Finish: The Redevelopment Timeline

With the HOPE VI grant secured for the Humboldt Gardens redevelopment, residents, neighbors and staff will get to work on the revitalization project. A preliminary schedule highlights the significant milestones to be accomplished as well as an approximate timetable for completion. As the project proceeds, this timeline will be updated to reflect the team's progress. For information, contact the community relations office at 503-802-8508.

Community Participation Opportunities:

- Community Advisory Committee meetings begin in February 06
- Community Design Workshops (5 months) March 06 - July 06

BEGINNING FEBRUARY 06

MARCH 06 - JULY 06

Relocation of Current Residents

(6 months) June 06 - November 06

Demolition & Abatement

(4 months) February 07 - May 07

Construction

(18 months) July 07 - December 08

Residents Begin to Move Back

in December 08

Neighbors Working Together

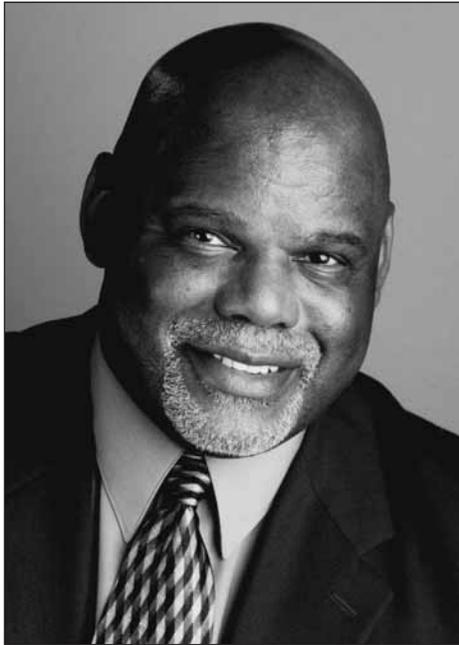
“Rebuilding a community takes collaboration,” says Lee Moore, co-chair of the Humboldt Gardens Community Advisory Committee (CAC) and a HAP board member. Replacing people’s homes affects both residents and neighbors and they deserve an opportunity to offer input into the redevelopment process. This approach was successfully implemented at New Columbia, where a community advisory committee — also co-chaired by Moore — helped guide many aspects of the redevelopment.

“When you open up the process to include citizens, you provide them an opportunity to have a voice,” he explains. “While the CAC’s role is advisory, they may bring up issues or ideas that the project team can overlook. From feedback we

“It is vitally important to engage as many people as we can in the rebuilding of this community.”

received from the New Columbia CAC, staff and the commissioners learned the process allowed members to offer several suggestions and ideas that made a difference to the people who lived there and were critical to the final plan.”

The CAC will be comprised of 30 to 35 people who represent residents, neighbors, local schools,



Lee Moore

social service agencies and advocates for low-income people. “It is vitally important to engage as many people as we can in the rebuilding of this community,” Moore continues.

The CAC will provide advice and input to HAP on specific decisions, and serve as a means of information exchange between HAP and the surrounding community. Members will attend monthly meetings, work with staff to encourage broader communication participation in workshops, attend public hearings, make recommen-

dations on a site plan, provide input and feedback on the homeownership program, and give feedback on outreach and economic participation goals.

Members of the CAC may also participate in the Services Work Group, which will include staff, residents, social service and legal aid representa-

“The process allowed members to offer suggestions and ideas that ... were critical to the final plan.”

tives to advise on relocation and resident support services. CAC members will encourage involvement from friends and neighbors in a series of design workshops coordinated by the project design team — and open to the public — to gather input on the master plan and the project design. These workshops will be held monthly from March through July 2006. ◆

Save The Date

The first CAC meeting is scheduled for February 23 at 5:45pm, at the NE Police Precinct’s Community Room.

SEPTEMBER 06 - NOVEMBER 06

FEBRUARY 07 - MAY 07

JULY 07 - DECEMBER 08



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.

Board of Commissioners:

- Kandis Brewer Nunn, *Chair*
- Jeff Bachrach, *Vice Chair*
- Richard Fernández, *Vice Chair*
- Catherine Such, *Treasurer*
- Harriet Cormack
- Shar Giard
- Chris Lassen
- Lee Moore
- Gavin Thayer

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Executive Director
Steve Rudman

Deputy Executive Director
Margaret Van Vliet

Community Revitalization Director
Mike Andrews

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

What's Next for Humboldt Gardens

Trees and open spaces, community gardens, and contemporary and accessible apartments and common spaces that bring neighbors together are just one part of the overall vision for the Humboldt Gardens redevelopment. It is also a significant departure from today's Iris Court Cluster — a collection of distressed brick buildings with 101 units scattered across a five-acre parcel.

Revitalization plans call for a complete redesign of the property located at N. Vancouver Avenue and N. Sumner Streets. Nearly 90 households will relocate while buildings are removed and new structures built. A master planning process will result in the construction of 100 units of very low income public housing and 29 units of moderate income affordable housing.

To balance the low-income rental housing, HAP plans to increase the prospect of affordable homeownership. Twenty-one opportunities for off-site homeownership will be offered in the Humboldt and nearby Northeast neighborhoods with homes priced to be affordable to households at or below 80 percent of the area median family income.



Details of the master plan will be developed through a series of neighborhood workshops. HAP has identified some key components it expects to incorporate into the new design. These include a mixed use building that will feature rental housing upstairs and ground floor space reserved for a Neighborhood Networks Center with computer and internet access, a Head Start Center, a Community Policing contact office and a management office. Construction is expected to begin in July 2007 and culminate in a

grand opening in December 2008.

As it did at New Columbia, HAP has pledged support for 20 percent target business participation in construction and professional services contracts. Outreach to engage businesses and other organizations located in North and Northeast Portland will further increase the positive impact of the redevelopment. HAP will actively promote the employment of HAP residents, women, minorities and residents of the area in construction and non-construction jobs.

Housing Authority of Portland
135 SW Ash Street
Portland, Oregon 97204

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