



Community Engagement During the Redevelopment Process

October 2022

Community Advisory Committee (CAC)

Home Forward has successfully utilized a CAC model in five major development projects over the past decade. During each process the goal has been:

- 1. **To hear input and concerns** from diverse stakeholders PLUS
- 2. **To bring stakeholders together** in order for them to hear each other and begin the process of community-building.

In order to ensure our agency goals to increase equity and racial justice throughout our practices, a third goal has risen in importance:

- 3. **To center the voices of current and future residents** who are most impacted by redevelopment during the community engagement processes.

Given the importance of timing and the financial constraints inherent in affordable housing development, Home Forward is committed to fully “CONSULT” with community stakeholders. We also strive to move further along the continuum to the “INVOLVE” on the International Association of Public Participation (IAP2) spectrum below. The following continuum is adapted from the IAP2 spectrum of increasing levels of engagement.

CAC process is not a regulatory requirement

It’s important to remember that this model of engagement is a choice made by Home Forward to involve stakeholders early in the development process. It is not a regulatory requirement by any of our funders.

Home Forward’s Commitment to Community Engagement

Increasing Level of Public Impact →



During the City of Portland’s land use review process, there are mandatory meetings with Neighborhood Associations required by code. As of October 2022, Home Forward has already met twice with the Richmond Neighborhood Association and will meet again later in the design process. As of September 2022, the design team has also convened a specific workgroup to meet twice with the SE Woodward Street property owners. The City’s requirements for street improvements to the currently unimproved section of Woodward Street’s right-of-way to the south of our site has required this discussion (see Fact Sheet #1 – Parking and Traffic).

Who are the CAC members?

Prior to convening the CAC, multiple resident meetings were held to ensure current residents were contacted first and to hear about their most pressing concerns. In addition, two focus groups were held with the design team to shape their work from the very beginning. One focus group included current residents and the other included Spanish-speaking and Arabic-speaking individuals to represent potential family households.

In May 2022, a Community Newsletter was mailed to neighbors and businesses within approximately three blocks of the site. This first issue of the newsletter described the redevelopment and provided contact information to recruit for the CAC.

The approximately 18-20 member seats for various types of stakeholders are outlined below:

- 10 community members from initial outreach (including focus groups) who have lived experience of or need for affordable housing
- 5 representatives of service providers (culturally appropriate organizations and those serving diverse populations)
- 5 local community neighbors
 - 3 adjacent neighbors
 - 1-2 Richmond Neighborhood Association and local business association member(s)
 - Due to the level of interest from adjacent neighbors, four members were included (and the local business association was unable to send a representative). In addition, guests are invited to attend the meetings.

Key areas of concern after two CAC meetings as of September 2022

CAC members have expressed concerns about the overall density of the redevelopment and the resulting parking constraints on the surrounding neighborhood. There have been concerns about the need for increased property management and resident services on-site plus concerns about overall safety for residents in the new buildings. Please see the following Fact Sheets for more information about how the project team hopes to address these concerns:

- Factsheet #1 – **Parking and Traffic**
- Factsheet #2 – **Density**
- Factsheet #3 – **Safety during Emergencies**
- Factsheet #4 – **Property Management and Resident Services**
- Factsheet #5 – **Community Engagement**

Community input has informed design

The design team has listened closely to the input from the current residents, focus groups, CAC and Neighborhood Association members about the overall layout of the buildings. The list below indicates the input that has informed the current design:

Design impacts from initial focus groups:

- Minimize building scale along all street frontages.
- Orient building to reduce heat gain and maximize daylight.
- Provide private entry stoops at ground floor units to mimic the existing access to outdoor “yard” space.
- Design for universal access, exceeding required ADA codes.
- Focus on resident comfort by avoiding toxic building materials and reducing noise between adjacent apartments and outdoor spaces.
- Provide distinct outdoor spaces that are both active and reflective, such as welcoming outdoor play spaces and areas of quiet for all households.
- Provide a variety of indoor amenity spaces, both for gathering and solace, that increase livable area while allowing for social interaction.
- Include private laundry hook ups in apartments where possible.

Design impacts from CAC discussions:

- Design team is voluntarily applying the PDX Main Street Design Guidelines to support an architectural and site design response that is based on high levels of previous community input. This includes the use of pitched roofs, vertically-oriented stacked windows, pedestrian-scaled materials (shingles and wood-textured planks), and appropriate façade widths.
- Mid-rise and courtyard apartments within SE Portland were studied and reinterpreted to help create welcoming entries and a contextual streetscape while also providing visual greenspace to neighbors and minimizing units that face existing houses.
- Building massing was articulated to feel more “residential”, stepping the buildings in height and vertical plane so that there are 5 different building masses across the site.
- Adjustments were made to the site plan to assure an openness to neighbors (community plaza at NE corner) without jeopardizing resident privacy along the pedestrian connection from the intersection of Taggart-46th to 47th.
- When the Clinton street frontage increased from 2 to 3 stories in height the building was stepped back from the street to visually reduce the height and create a community plaza. The ends of the buildings were held at 2 stories to mimic height of neighboring residences.
- Reduction in height and density so that as the natural grade gets steeper the building in most areas maintains a 3-story height rather than increasing to 4-story.
- Prioritization of resident-centered sustainable strategies such as roofs designed to maximize solar panel arrays, building orientation designed to reduce excessive heat gain and thus reduce resident energy bills, occupiable roof terraces and covered outdoor areas to assure year-round access to nature and visible stormwater management that helps to support a dynamic, native landscape.
- Resilience and climate-safe strategies such as fossil-fuel free, all-electric building systems, resident gardening, emergency exiting that exceeds code minimum widths and back-up power systems to serve the elevators.
- Fully-secured interior trash and recycling areas to eliminate current safety concerns and management challenges of dumpsters.

Next steps

Another CAC meeting is planned for early November to gain input about the shared community spaces for residents (inside buildings and outdoors). Later in the process, property management and resident services staff will be available at the CAC to outline activities planned prior to lease up.

Continue quarterly meetings with current residents to ensure their concerns are highlighted in this process. Future discussions will include development schedule, temporary relocation processes and choices to return to the new property.

As mentioned earlier, Home Forward will continue to meet with the Richmond Neighborhood at appropriate milestones in the project. ■