



**INNOVATIVE  
URBANISM  
SYMPOSIUM**

HOUSING  
November 8<sup>th</sup> and 9<sup>th</sup>, 2023

Avista *foundation* 

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CONSTRUCTION COMPANY

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ARCHITECTURAL PRODUCTS

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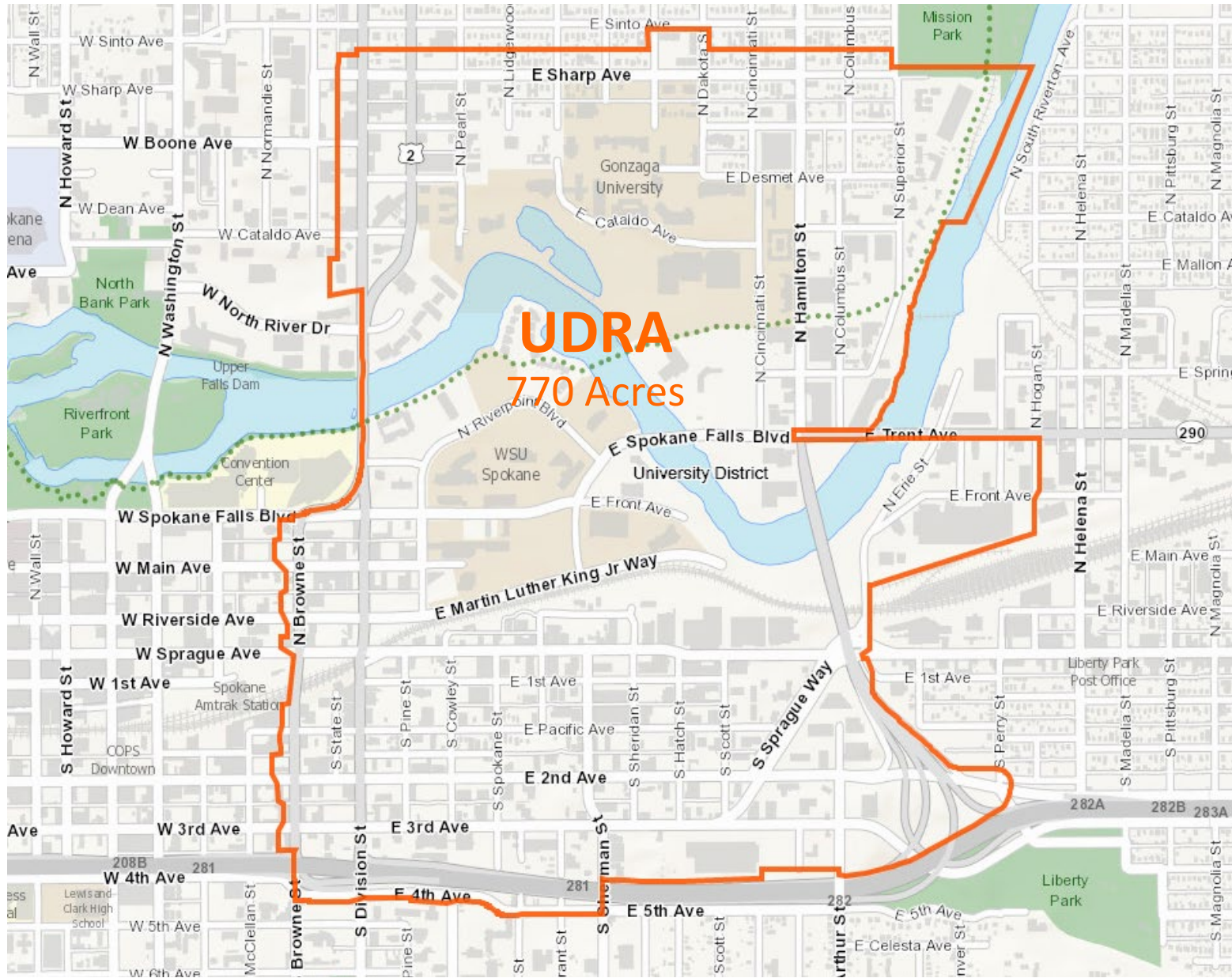




## Spokane University District

Juliet Sinisterra, CEO

[jsinisterra@spokaneudistrict.org](mailto:jsinisterra@spokaneudistrict.org)





UNIVERSITY  
DISTRICT





**INNOVATIVE  
URBANISM  
SYMPOSIUM**

OUR SHARED CONTEXT





# Housing in Washington State

- More than 25,000 people are living on the street (11% increase since 2020)
- Statewide, one million new homes needed by 2044
- 500,000 will need to be subsidized housing
- 77% of State Residents believe rents are too high
- 64% believe that buying a home is too much

# How do Americans Lose their Homes

## Eviction

- 3.7 million evictions are filed each year
- 7% are rental households
- Black women are evicted at significantly higher rates than other groups

## Mortgage Foreclosure

- 324,237 Foreclosures in 2022 affecting one million people
- Mortgage foreclosures contribute to higher violent crime rates and poorer mental health

## Tax Foreclosure

- No national database exists
- Between 2002 and 2016, the City of Detroit foreclosed on 140,000 properties due to taxes, partially why the city went bankrupt





# Spokane Poverty and Cost to be Housed

## Median Sale Housing Prices:

Jan 2019: \$225,000

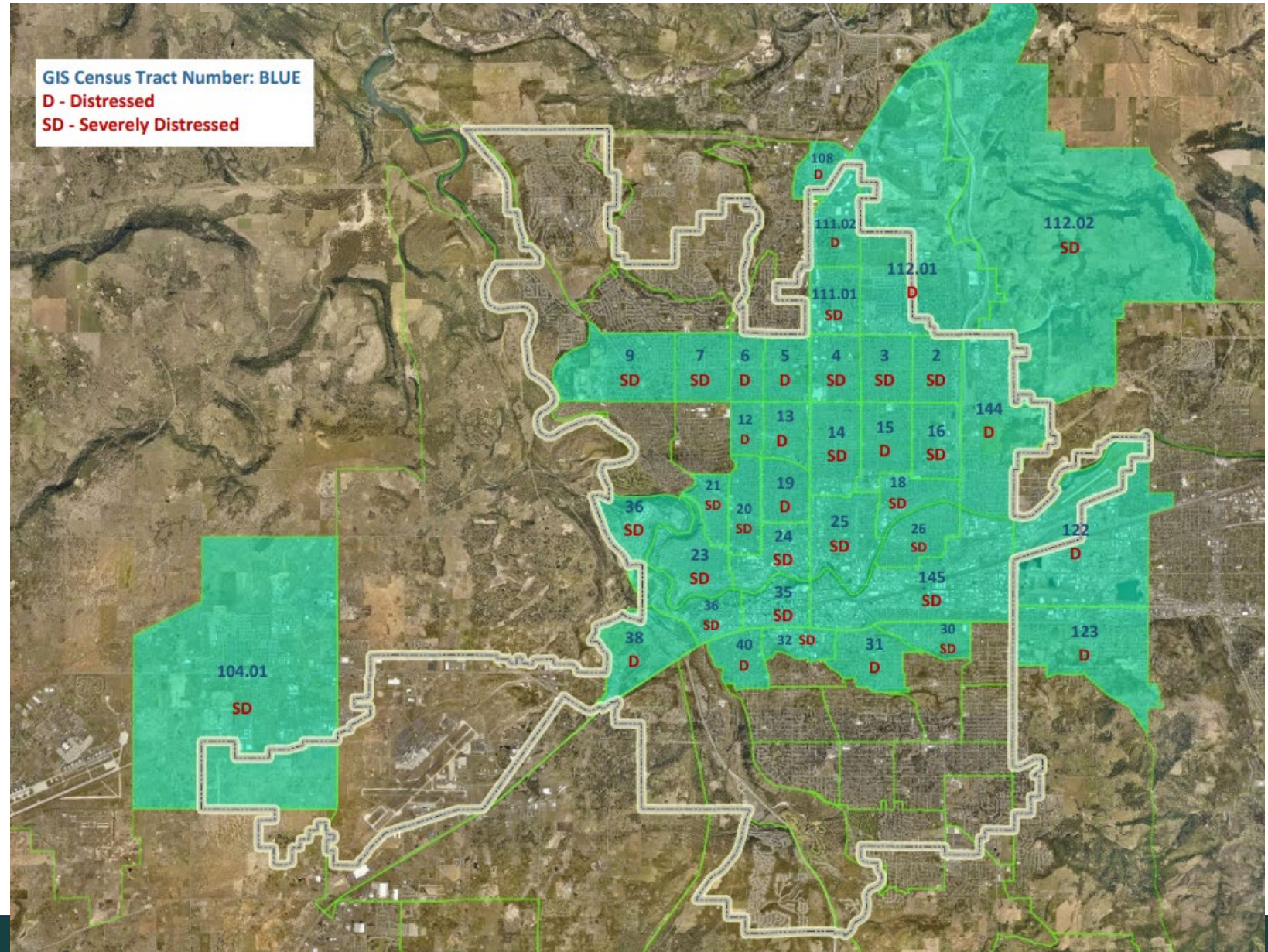
Jan 2020: \$240,000

Jan 2021: \$275,000

Jan 2022: \$350,000

Jan 2023: \$340,000

Peak: June 2022 at \$405,000  
45% increase in 5 years



# Historical Mortgage Rates

January 2021: 2.65%  
(30-Year fixed rate all time record low)

Median 30-Year Rate: 7.41%

**Average Mortgage Rates, 1971 to Present**  
**30-year fixed rate** for conventional, conforming purchase mortgages



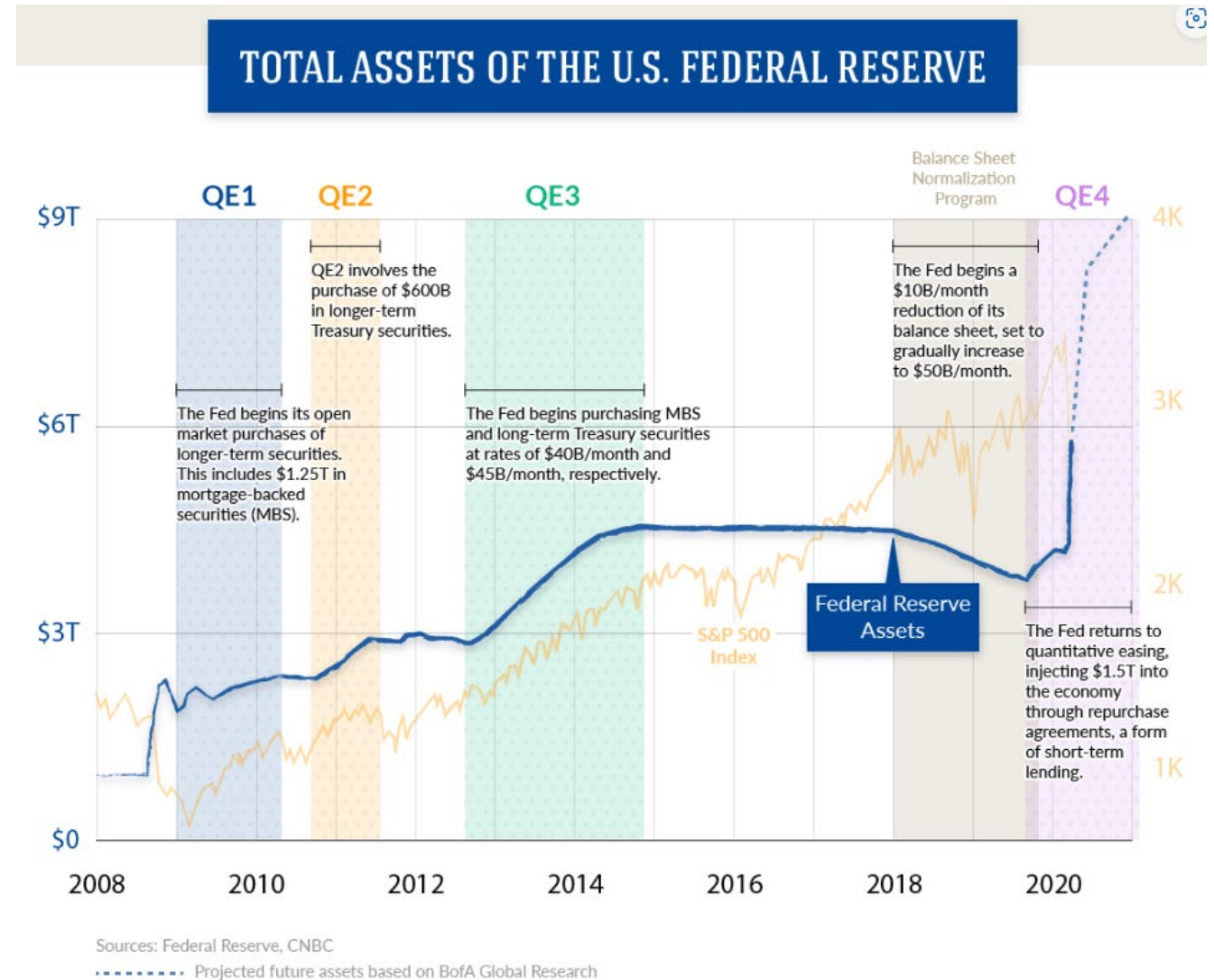
Freddie Mac • Rates shown include discount points. Shaded areas indicate recessions.





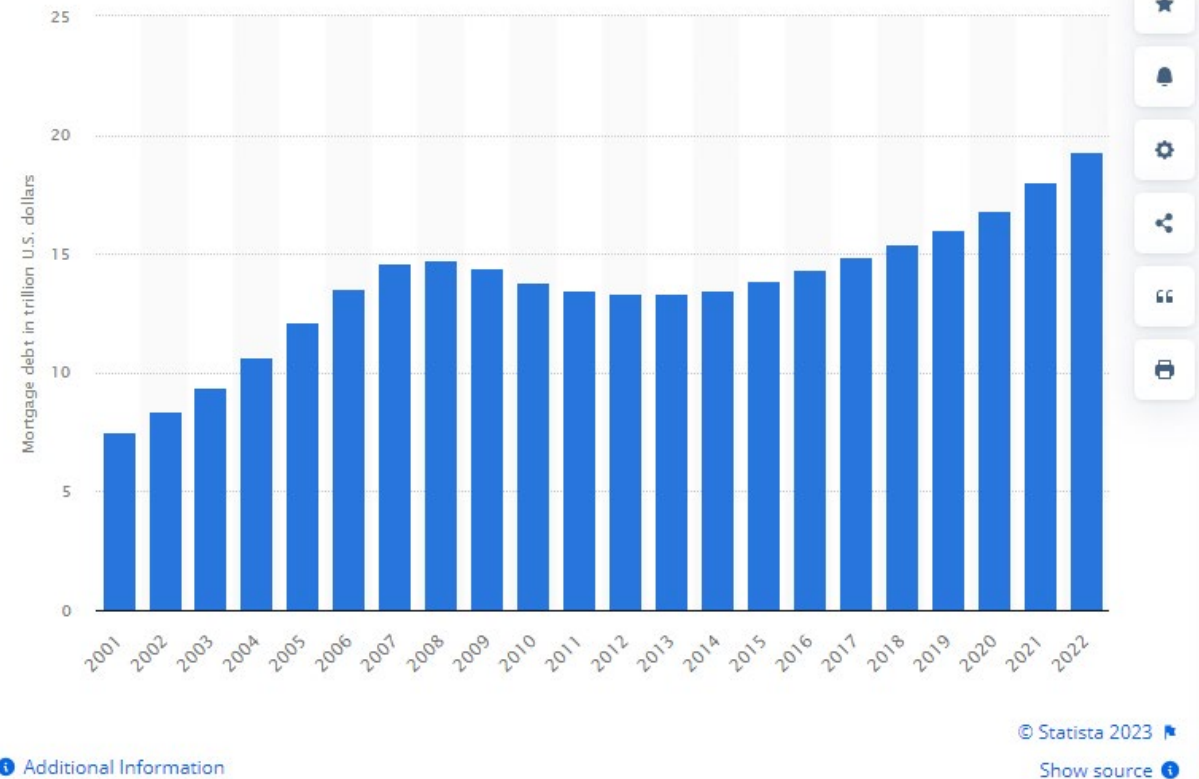
# Fed Quantitative Easing (QE)

- **Nov 2008:** Fed announced QE1; began buying \$500 billion in mortgage-backed securities
- **Dec 2008:** Fed cut the rate to near zero
- **March 2009:** Fed's portfolio of securities had reached a record of \$1.75 trillion
- **March 2009:** Fed purchased \$750 billion in more mortgage-backed securities
- **June 2010:** Fed portfolio expanded to \$2.1 trillion via QE2; goal to shore up bank liquidity and lift inflation
- **QE in 2020:** Fed returns to QE with purchase of \$1.5 trillion in mortgage-backed securities



# Fed Quantitative Easing (QE) Impacts

*“QE Isn’t Helpful for Everyone, May Cause Asset Bubbles...The biggest danger of quantitative easing is the risk of inflation. When a central bank prints money, the supply of dollars increases. This hypothetically can lead to a decrease in the buying power of money already in circulation as greater monetary supply enables people and businesses to raise their demand for the same amount of resources, driving up prices, potentially to an unstable degree.” Forbes Magazine, March 2018*



Value of Mortgage debt outstanding in the US from 2001 – 2022 in trillions of dollars.  
2023: \$19 Trillion; 57% of total US debt (\$33 trillion).



# Sergio Palleroni

Professor, Portland State University

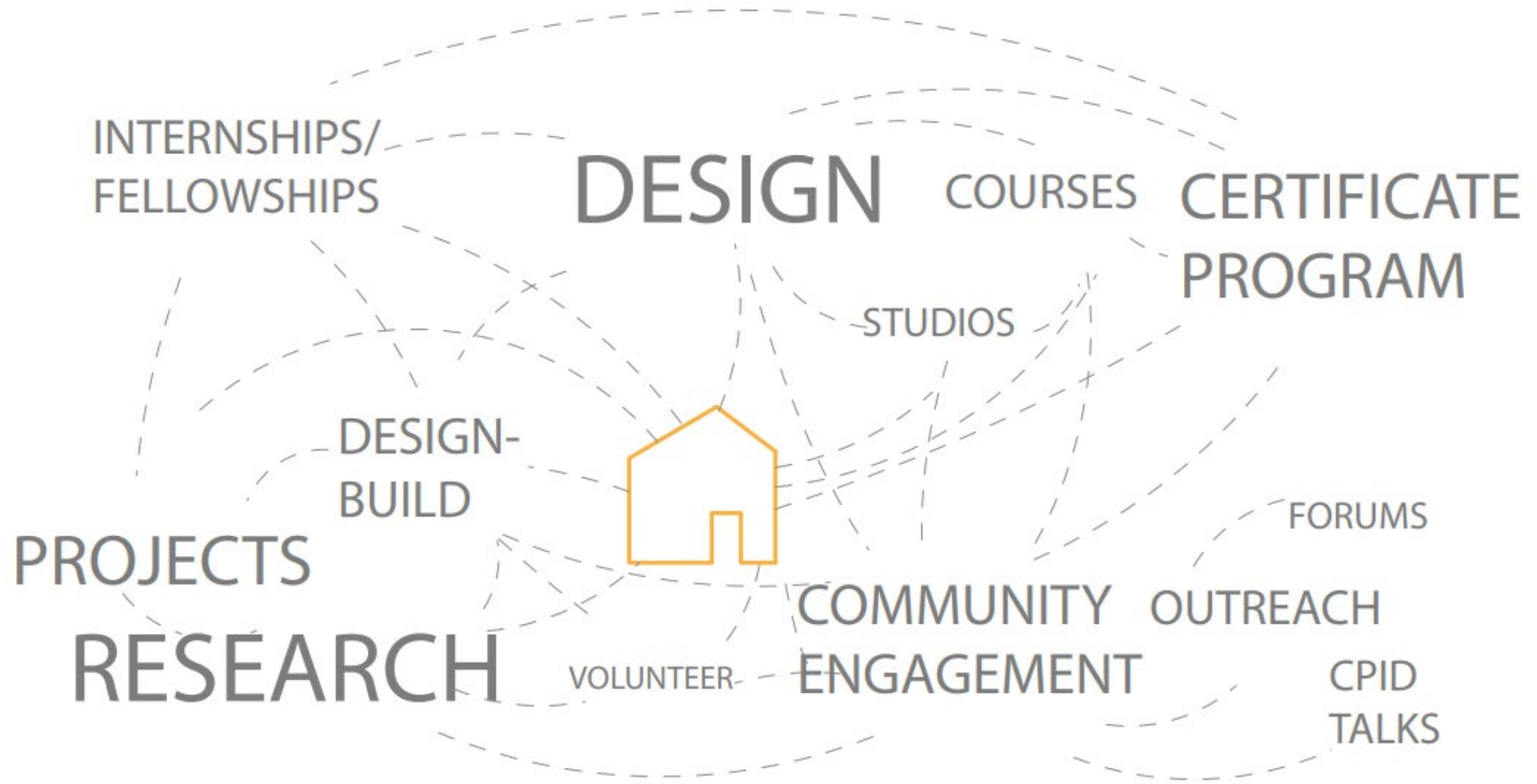
Director, Center for Public Interest Design

Senior Fellow, Institute for Sustainable Solutions

# **CHANGING THE NARRATIVE AROUND HOUSING**

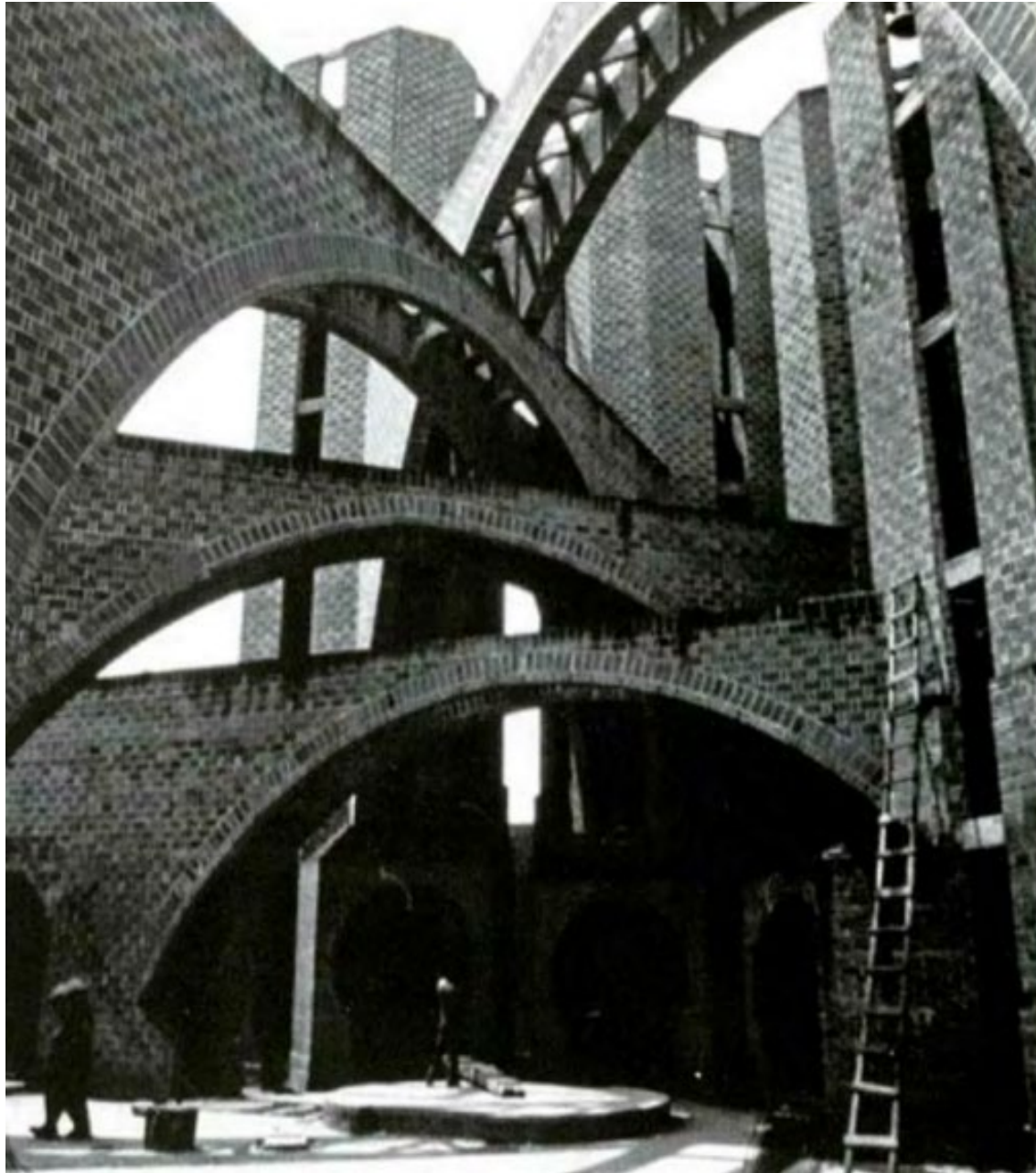


**Center for Public  
Interest Design**



**Public Interest Design** is a participatory and issue-based design practice that places emphasis on the “triple bottom line” of sustainable design that includes environmental, economic, and social challenges across the world. Public Interest Design seeks to broaden access of the benefits of design to all of the general public. By connecting the design process to global issues, Public Interest Design helps further establish the public value of design to a broader audience and provides designers with a larger platform to affirm the value of all the design disciplines.





1980's  
fieldwork with  
architects  
serving community  
needs

# CHAMANGA

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## CULTURAL CENTER





# THE CHAMANGA STORY

*Visualizing  
the history of the collective  
effort of rebuilding San José de  
Chamanga after the  
2016 earthquake.*

## The Chamanga Story

On April 16th 2016, a 7,8 degree Richter scale earthquake took place in Ecuador, mostly affecting the populations along the coast.

This visual guide aims to narrate the relationship between academic institutions and San José de Chamanga, focusing on the achievements of this two-year collective effort.

- 1. Community | San José de Chamanga**  
GAD Parroquial de Chamanga | Parish Government  
Opción Más | Local Community Organisation  
Mi Cometa | No-profit organisation from Guayaquil
- 2. BaSiC Initiative+CPID+PSU | Center for Public Interest Design**
- 3. U-Tokyo | University of Tokyo**
- 4. Atarraya | Ecuador-based Architecture Studio**
- 5. HM | Hochschule für angewandte Wissenschaften**
- 6. UIC | Universitat Internacional de Catalunya**
- 7. PUCE+MDUT | Pontificia Universidad Católica de Ecuador - Misericordia en Diseño Urbano**
- 8. UPenn | University of Pennsylvania**
- 9. NTUA | National Technical University of Athens**

- Legend**
- Activities:**
- Planning
  - Researching
  - Designing
  - Constructing
  - Reporting
- Locations:**
- In Ecuador
  - In Chamanga
- Participants involved:**
- 1-2 People
  - 2-10 People
  - >10 People
- Social process**



## (SOME OF) THE ACTORS

### 1. Community | San José de Chamanga

GAD Parroquial de Chamanga | Parish Government

Opción Más | Local Community Organisation

Mi Cometa | No-profit organisation from Guayaquil

### 2. BaSic Initiative+CPID+PSU | Center for Public Interest Design + Portlar

### 3. U-Tokyo | University of Tokyo

### 4. Atrarraya | Ecuador-based Architecture Studio

### 5. HM | Hochschule für angewandte Wissenschaften

### 6. UIC | Universitat Internacional de Catalunya (+RI)

### 7. PUCE+MDUT | Pontificia Universidad Católica del Ecuador + Maestría en Diseño Urbano y Territorial

### 8. UPenn | University of Pennsylvania

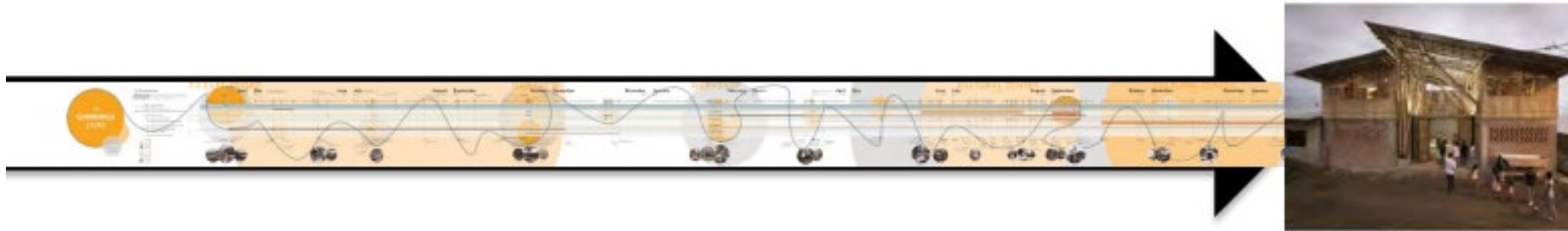
### 9. NTUA | National Technical University of Athens

# THE CHAMANGA STORY TIMELINE

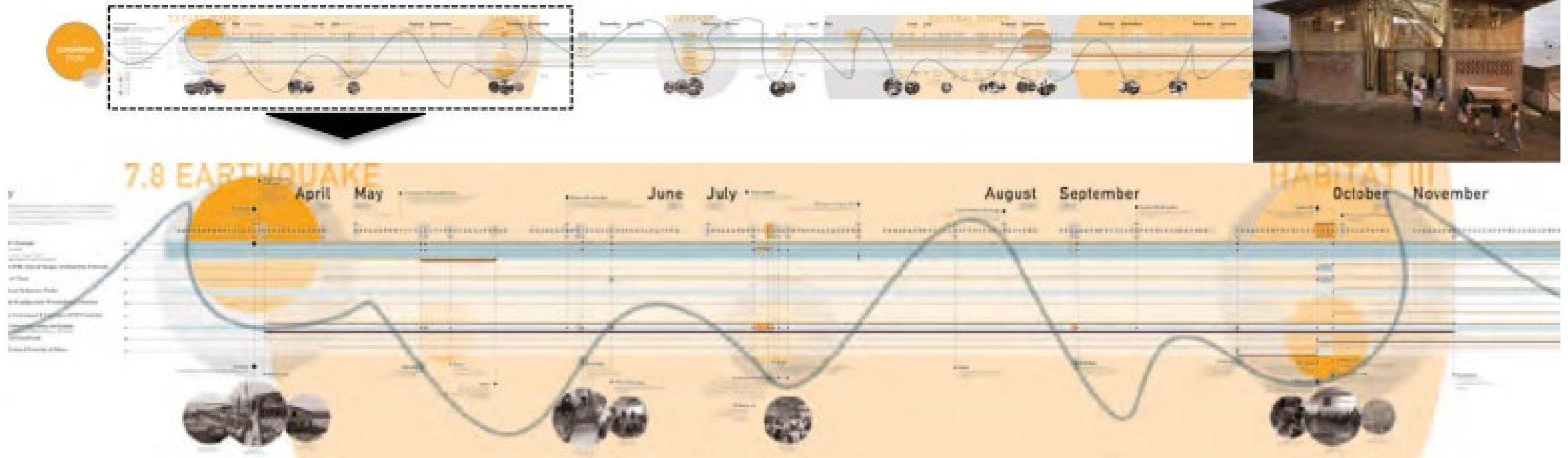




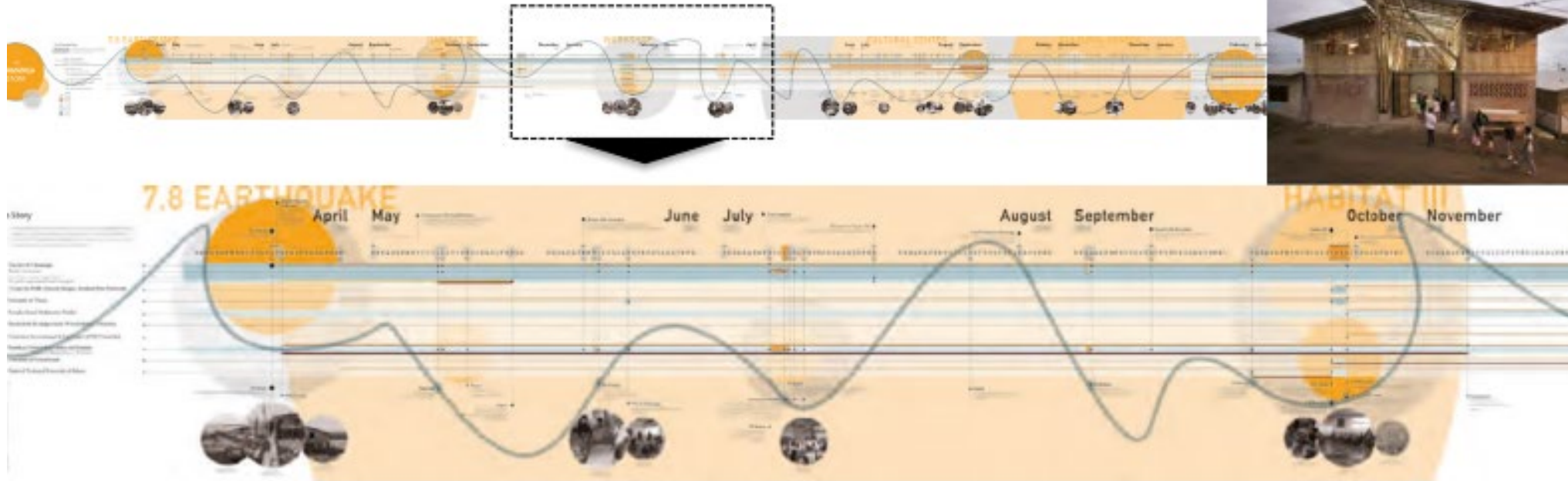
# What is the framework? How did we get there?



# 1. The earthquake and Recovery



## 2. Planning and Collaborations And Tactical Action









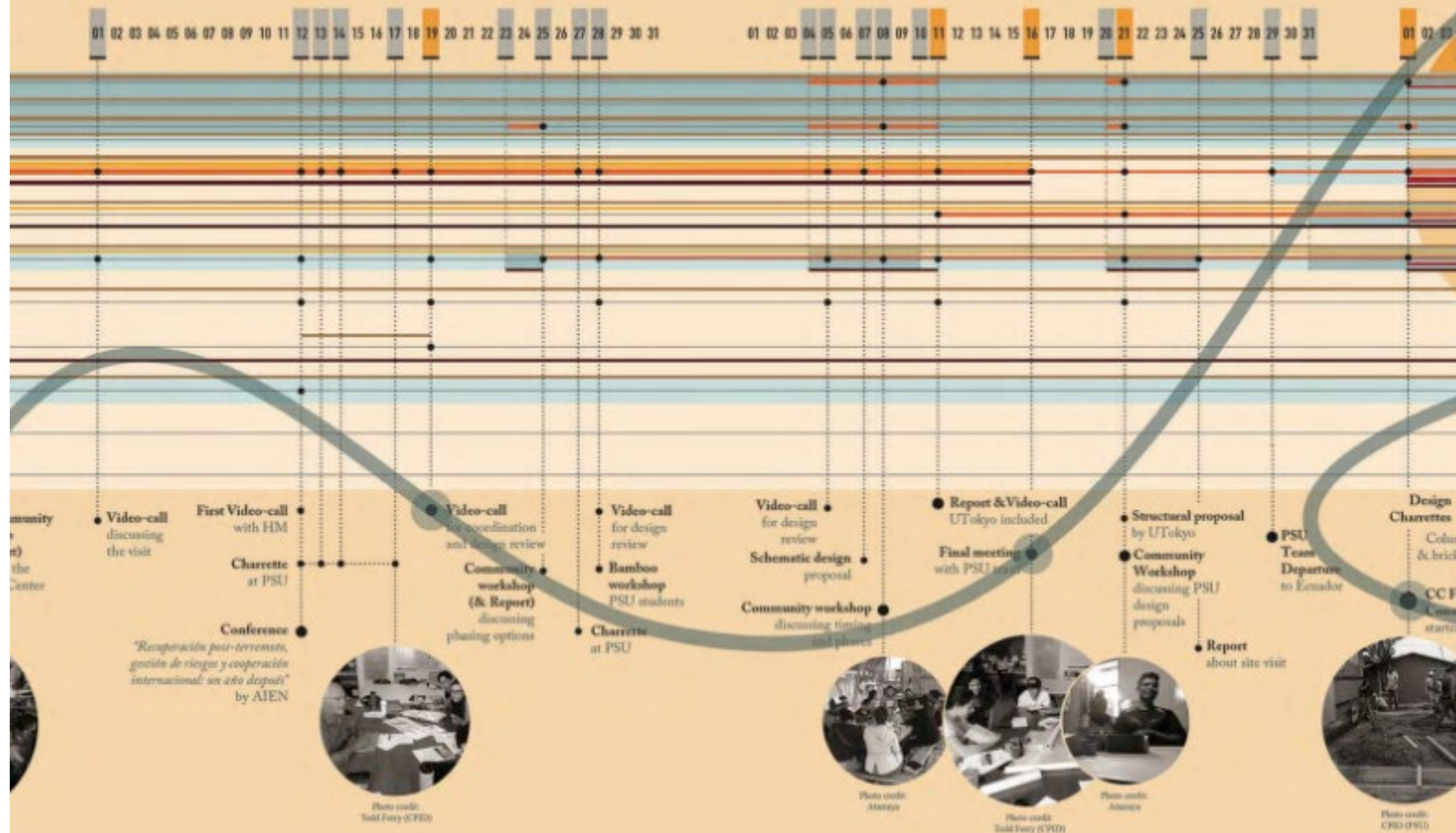
# CULTURAL CENTER

July  
2017

Phase I

August  
2017

September  
2017



er  
2017

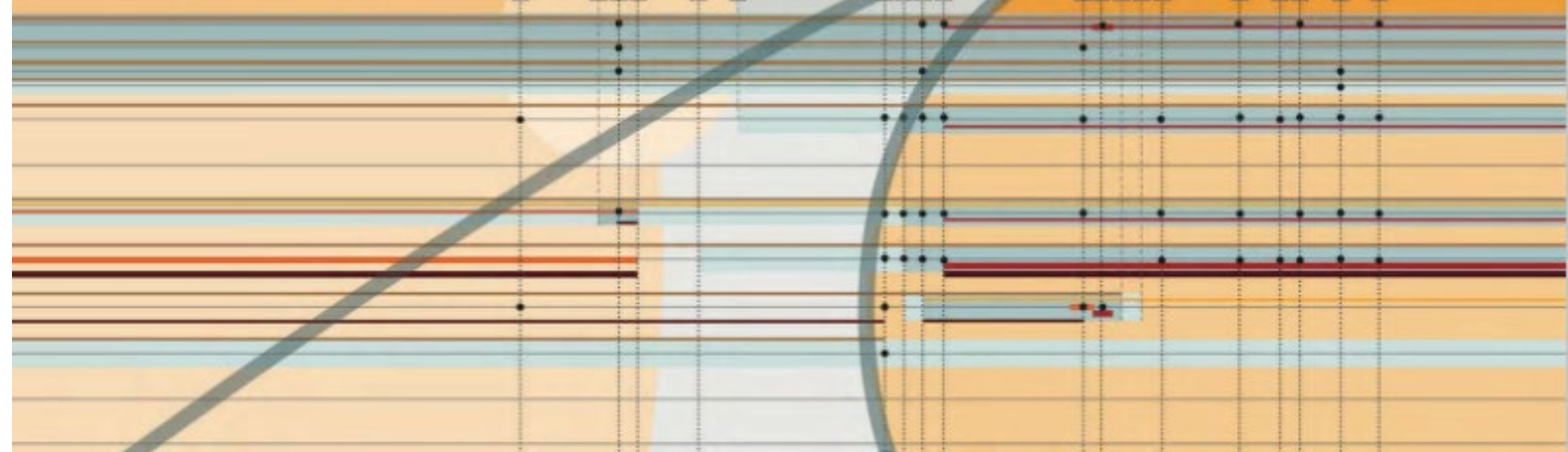
# January 2018

# February 2018

29 30 31

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31



• Video-call for coordination among PSU and UIC

• Community workshop and material research

• 196 Technical Drawings (+ Maquette) ready for the construction phase

• HM Team Departure to Ecuador

• "Reconstructing Chonango" Book by UIC

• C.C. Project Presented at PUCE

• Visit to Bamboo Plant

• Presentation in Chonango

• C.C. Second Phase Construction started

• Final Presentation Assessments + urban design proposals

• Action Day Beautification of public staircases

• Richefest Celebration for completing the 1<sup>st</sup> shed roof

• Podcast w/ Cary Stone Foundation

• Columns erected

• Stage backdrop wall finished

• Meeting on site rights between Opcion Max and Mi Cometa



Photo credit: HM March



Photo credit: HM March



Photo credit: UIC Barcelona



Photo credit: HM March

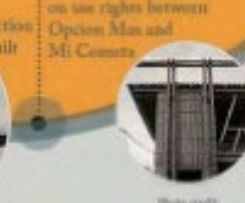


Photo credit: HM March



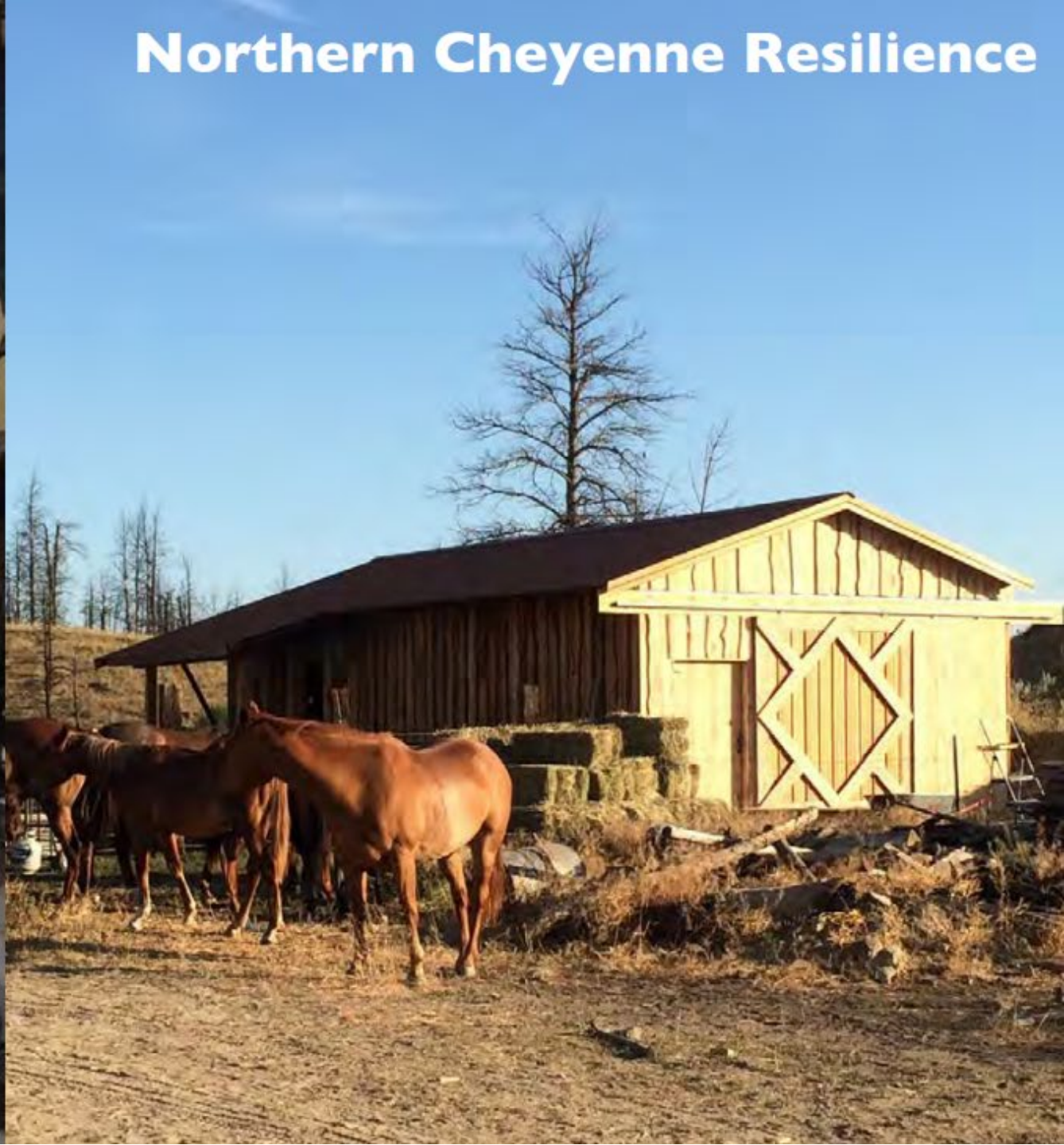
Photo credit: HM March





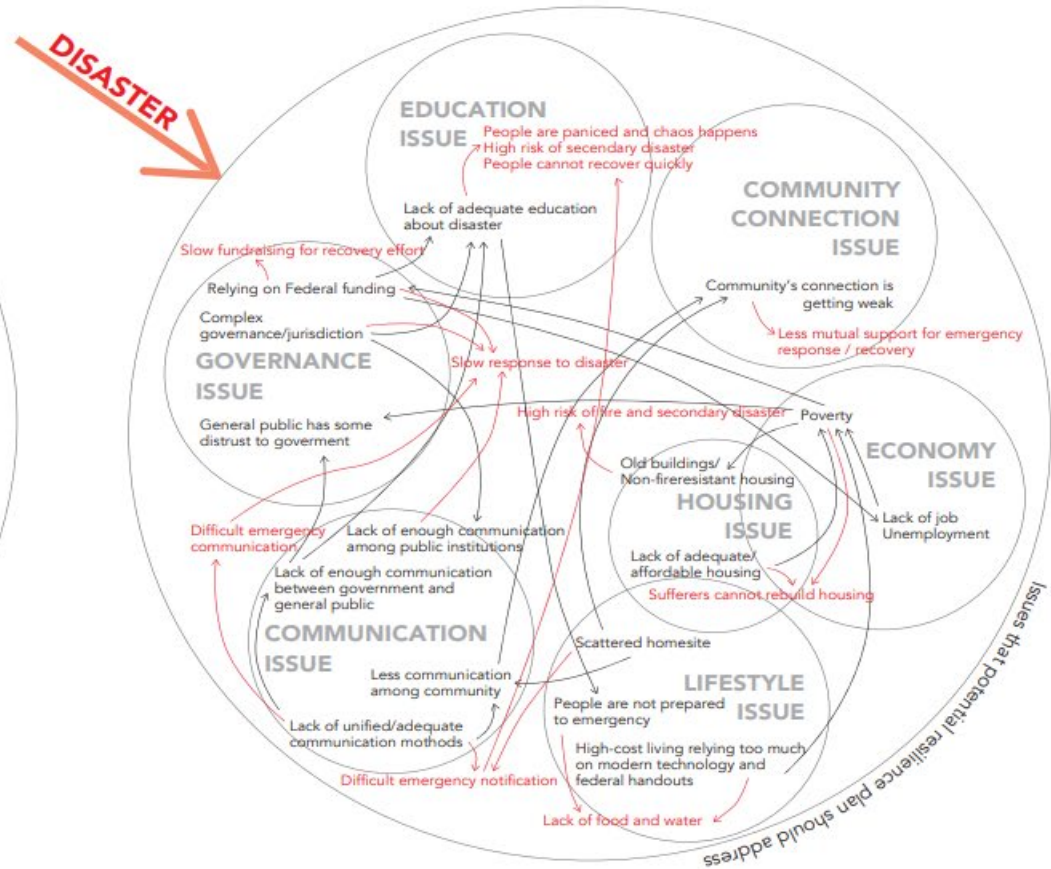
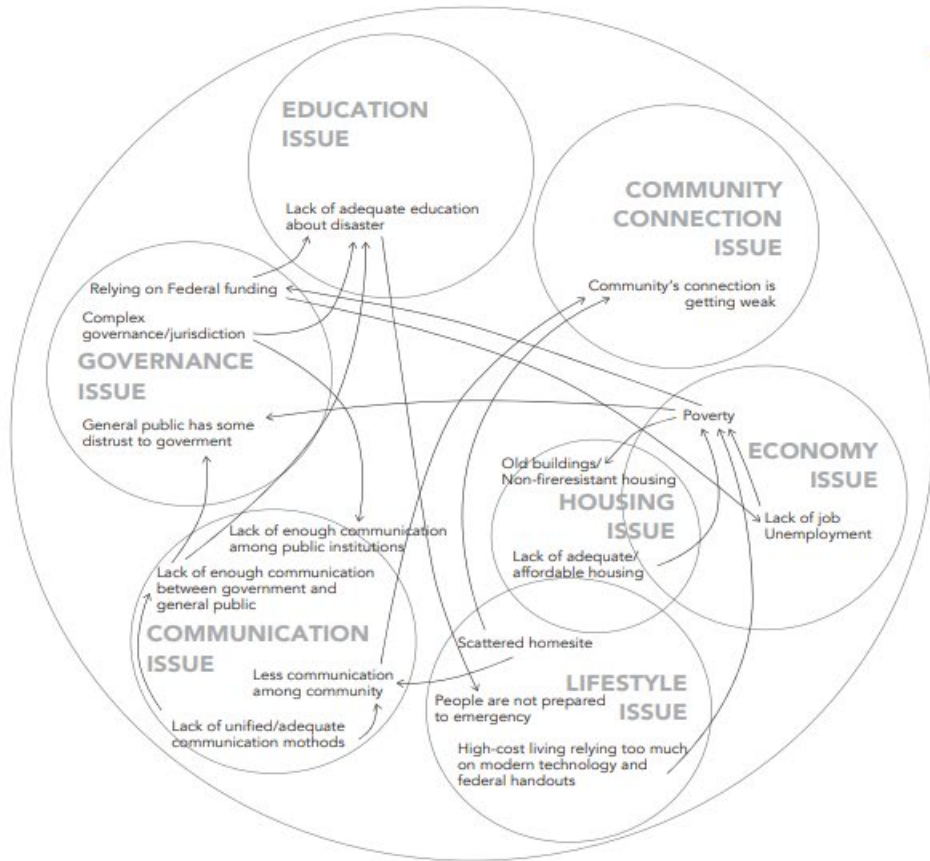


# Northern Cheyenne Resilience





# DISASTER DISRUPTION



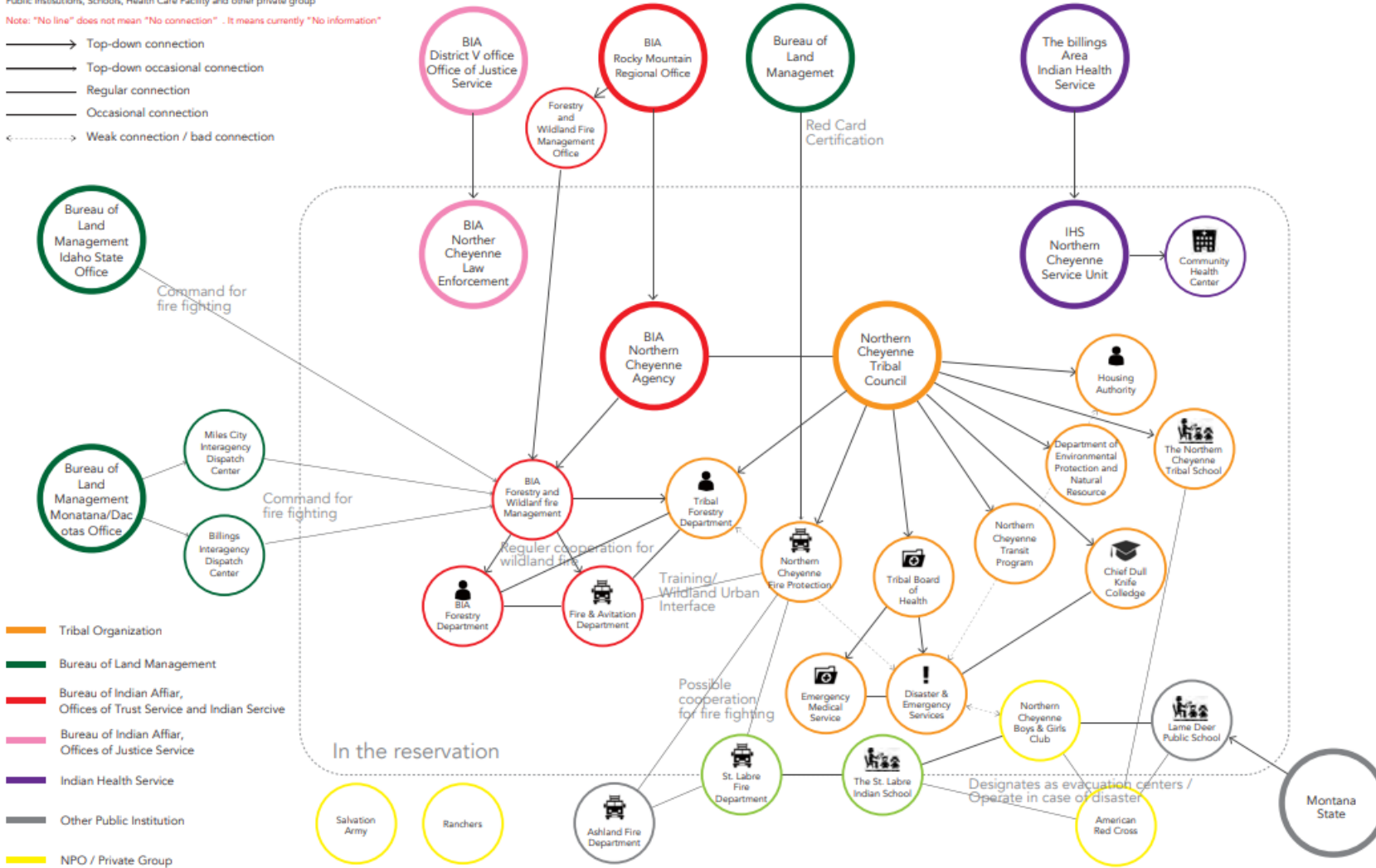
# DISASTER MANAGEMENT CONNECTIONS DIAGRAM

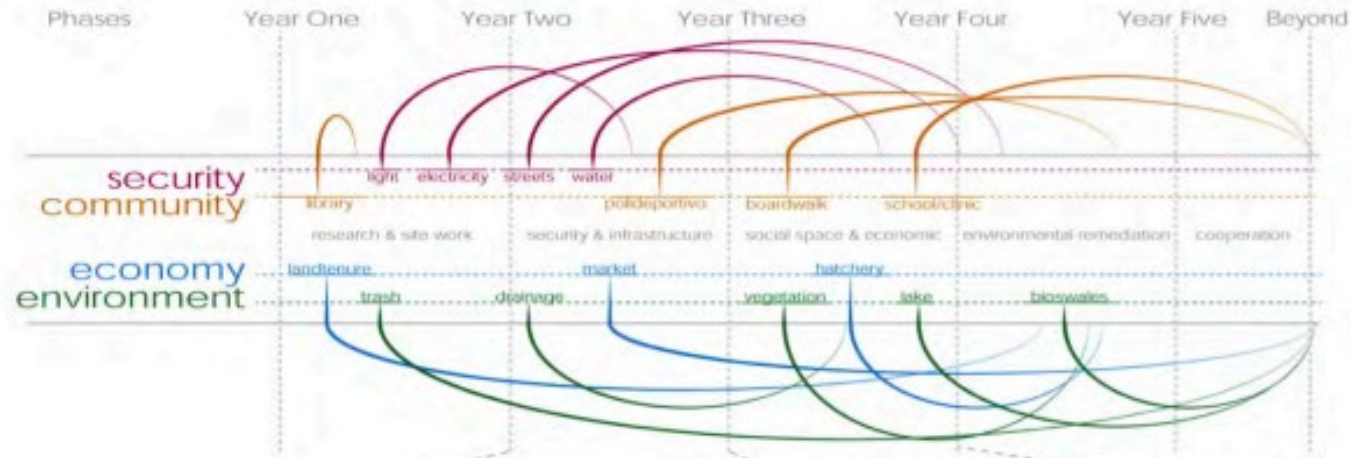
## Perceived connections of disaster related organizations

Public Institutions, Schools, Health Care Facility and other private group

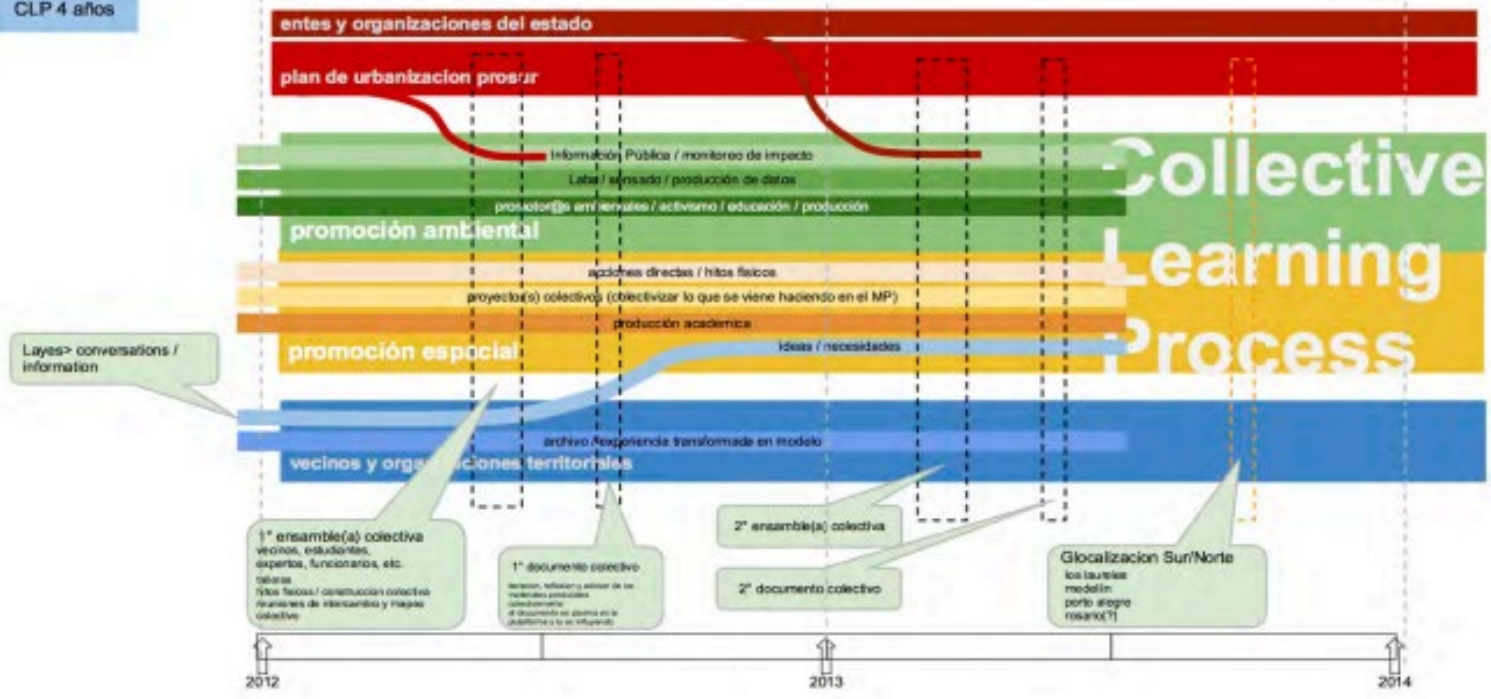
Note: "No line" does not mean "No connection" . It means currently "No information"

- Top-down connection
- Top-down occasional connection
- Regular connection
- Occasional connection
- ← Weak connection / bad connection





CLP 4 años



articulación de los vecinos en la articulación según PROAR

Trabajo en el grado del Plan de Urbanización Pro-Ar...  
Trabajo en la existencia de muchas y diversas organizaciones sociales...  
A partir de la articulación del Programa en el Barrio...  
el documento en el que se muestra, potencia y comparte el proceso colectivo del barrio...



# HOGAR DEL VIENTO, HOGAR DEL SOL

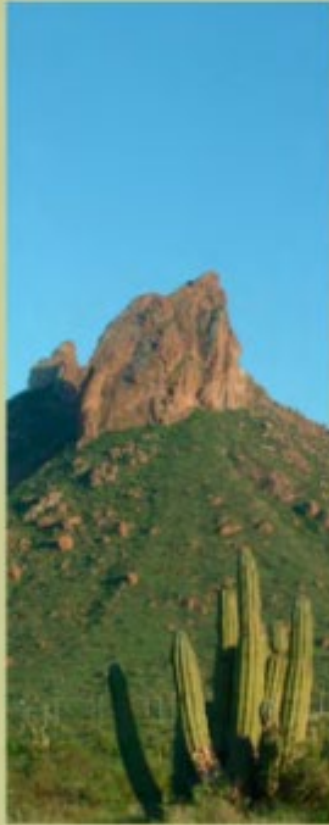
Project

Research

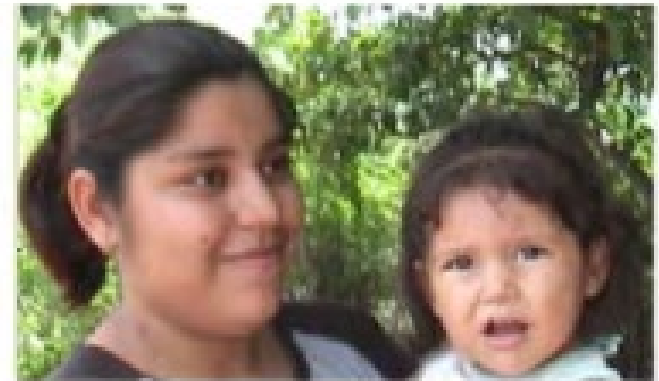
Hogar 101

Support

Contact







the client families- Yaqui single mother households  
women with the highest reproductive cancer rate in the world  
due to the impact of the 'green revolution'



a social and environmental crisis in the desert that feeds us



**FUTURE CHANGE WILL EMERGE**

**FROM PUBLIC / PRIVATE INITIATIVES**

# “VIVIENDA ECOLÓGICA SUSTENTABLE”

## AN ORGANIZATIONAL ALLIANCE











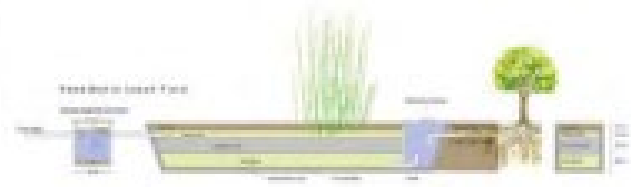
This prototype is ideal for arid and open conditions and maximizes passive strategies for cooling when oriented perpendicular to prevailing winds and when the porch faces south. This situation accrues shade from summer sun, comfortable social space, and circulation.



creating a catalogue of public domain designs based on these concerns

---





..and rainwater catchment and graywater treatment....





..and material recovery  
from salvage sites  
(the economies of  
affordable housing)





**GREEN DESIGN** as CIVIC  
engagement





the PVE model of whole community participation in all phases



..including  
building







in 2008 after helping to build over 300 homes over 3 years the PVC Program officially became a micro-credit housing fund, after the InterAmerican Bank matched its revolving reserves. Under its new financial structure the PVC program now has the capacity to fund the 18,000 still needed, but no longer participates as a builder.

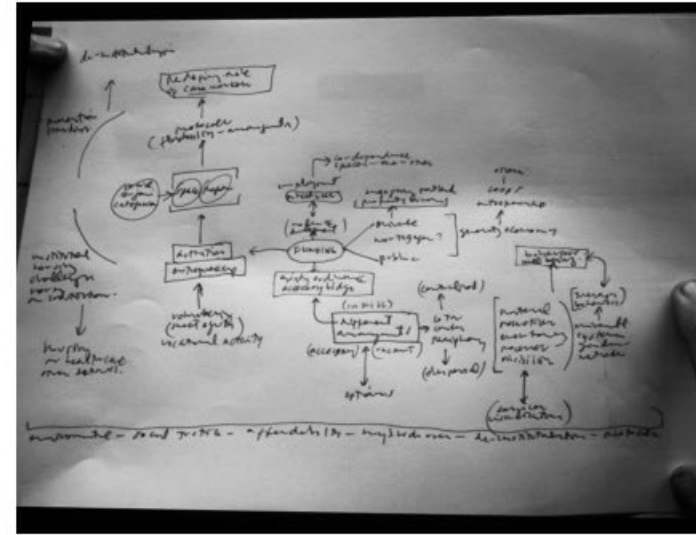
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**PORTLAND STATE UNIVERSITY | DEPARTMENT OF ARCHITECTURE  
& OUTSIDE IN**

During Winter 2012, Portland State University, Professor of Architecture Sergio Palleroni and Distinguished Visiting Professor of Cross-Cultural Architecture, Teddy Cruz collaborated with 14 graduate architecture students on a studio partnering with Outside In, an organization that has changed the way teenage homelessness is addressed both in this region and nationwide. The partnership over the course of this year produced an effort to create new possible scenarios, or "briefs," to address the problem of connecting homeless youth to housing and social services.

In the spirit of the solutions showcased in Design with the 90%: Cities, the briefs expand our notions of housing and design engagement of this critical issue by addressing the problem at many scales, from the possibilities of temporary housing based on legal codes that also apply to food carts, to housing collaboratives that also provide neighborhood social services. The ideas that emerged ranged from the individual object to the system of delivery and its urban impact on our neighborhoods. All briefs are based on a

# RETHINKING SHELTER





# UNITED STATES OF AMERICA

## HOMELESS POLICY OF THE FEDERAL GOVERNMENT

### WHO RECEIVES FUNDING?

Since so many groups are applying for federal funding, there aren't enough resources to timely respond to the need - instead there is a lottery that is created where somewhat random groups are accepted and then reviewed to see if they actually qualify.

### WHAT IS OUR RESPONSE?

Cities and programs vary so extensively that one generic blanket of a solution cannot be applied to all. We need specific and personal solutions.  
There is no way to know the appropriate (actual) response we should have but there are actual responses that continue to be successful.

### HOW MUCH DO WE GIVE?

While the groups that may have needed the funding the most weren't even reviewed.  
Sometimes there is an abundance of housing vouchers, sometimes there is an extreme shortage.

### PERCEPTION

Social perception - Stigmas, cultural responses, political views, etc can lead to a splitting of heads on different approaches to homelessness.

Awareness / ignorance: Perhaps the biggest reason why there is a crisis is because people are ignorant of what homeless prevention, daily life and the recovery process from homelessness actually looks like. There is also a lack of awareness of how people and agencies are currently responding. Most might not even know there is a crisis!

### TIME

The effect of the process of funding appropriation and services: sometimes there is an abundance of housing vouchers sometimes there is an extreme shortage.

Federal funding is not immediate - when funding is finally appointed, it lags behind pertinent needs and the related causes of the crisis. If the response is not immediate - they cannot properly respond with funding.

Lotteries - the number of applicants for federal funding, outstrip the immediate abilities of the system to respond to the need. The lottery that is created to mitigate this seeks to filter between what these applicants. This leads to random applicants being accepted and then reviewed to see if they actually qualify, and those that may have needed the funding, most weren't even reviewed.

### SCALE

Opinion - Programs and policies are continuing to be applied (even if they haven't proven effective) because people may believe they are the 'right' response.

Actual - There are actual responses that have been show to be successful, though not always identified.

# STATE OF OREGON

## HOMELESS POLICY OF THE STATE & LOCAL GOVERNMENTS

### WHAT

With a constant reevaluation of funding and cutbacks the system is always adjusting resources according to how they are currently operating, their existing status, and what is at stake. Resources available on the state scale are typically in place to deal with the logistical

### HOW

At this scale, there is a homogeneous protocol for evaluating those services. Where the needs outweigh resources available and the workers available, the priority should be placed on a system where what is being evaluated is how Oregon collectively can best meet the need of her people. Instead a great disconnection and competition of services and resources between agencies is found.

### WHAT CAN BE DONE DIFFERENTLY?

- Decentralize physical, mental and financial resources.
- Connect all service/resource providers for better utilization of space, funding, and functionality.
- Create a less homogeneous response with more specificity.
- Increase the amount of people making resources available.



# CITY OF PORTLAND

## EXISTING SERVICES AND FUTURE PLANS

### PORTLAND'S AGENCIES AND SERVICES

There are 180 agencies serving the homeless population in Portland's metropolitan area. Services range from shelters to case management or feeds. Despite the large amount of resources providers, many are concentrated downtown and rarely coordinate their services.

### PORTLAND'S 10-YEAR PLAN TO END HOMELESSNESS

"This plan (Home Again: 10-year Plan to End Homelessness) emphasizes immediate housing for chronically homeless people and a commitment to accountability for all homeless system partners. We want a system that tackles the problem of homelessness with housing and services that work, and we want those services delivered in the most coordinated, efficient manner possible." - Mayor Vera Katz 2004.

### HOW HAS IT WORKED?

The plan has moved 2,272 households from homelessness to permanent housing, which included 396 families, 544 chronically homeless individuals, 36 youth, 288 survivors of domestic violence and 1,008 other.

Home Forward (formerly known as the Housing Authority of Portland) provided 7,707 households with permanent homes through the Section 8 voucher program.

### WHAT CAN BE DONE DIFFERENTLY?

There have arisen major issues pertaining the need for new paradigms in Portland's plan including a generic blanket planning that is being applied everywhere - this is not strategic, not innovative. Additionally, an intelligent reorganization of protocols, new visualization methods, and more effective political representation would further improve this plan.

## CURRENT

### PERCENTAGE OF SERVICES OFFERED BY AGENCIES

There are multiple service providers in Portland that offer a variety of services including recovery programs, feeds and healthcare. Many providers are general contributors to the support of the homeless population, but only 10% of providers cater specifically to youth.







THE CURRENT VOUCHER SYSTEM IS INEFFICIENT - SO MUCH SO THAT IT CREATES DETERRANTS.

THE CURRENT SYSTEM SHOULD INCREASE ECONOMIC OPPORTUNITIES AND ENTREPRENEURSHIP.

HOME AGAIN CONCENTRATES IT'S EFFORTS AND RESOURCES PRIMARILY DOWNTOWN AND FAILS TO ENGAGE THE LARGER POPULATION OF PORTLAND.

KNOWING THE FACTS ABOUT HOW WE CURRENTLY RESPOND TO HOMELESSNESS WILL HELP US RESPOND BETTER.

HOUSING FIRST CANNOT BE LOOKED AT ALONE AS A SOLUTION TO THE HOUSING PROBLEM.

PREVENTION, RAPID RE-HOUSING AND PERMANENT SOLUTIONS NEED TO BE LOOKED AT HOLISTICALLY AS A TRANSITIONAL RESPONSE.

# CRITIQUE & DESIGN PROPOSALS

## 3 TOPICS OF ENTRY THAT SERVE AS A FRAMEWORK FOR ARCHITECTURAL RESPONSES

### SHELTER AND IT'S SOCIAL INTERFACE

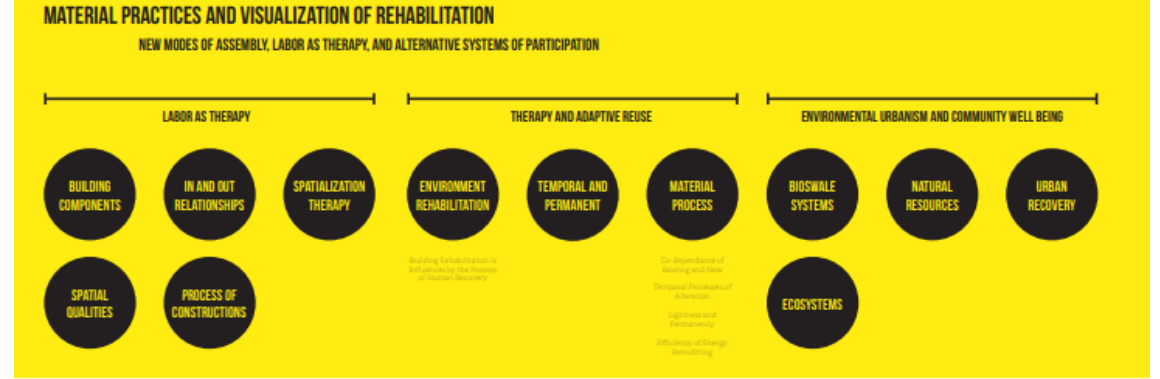
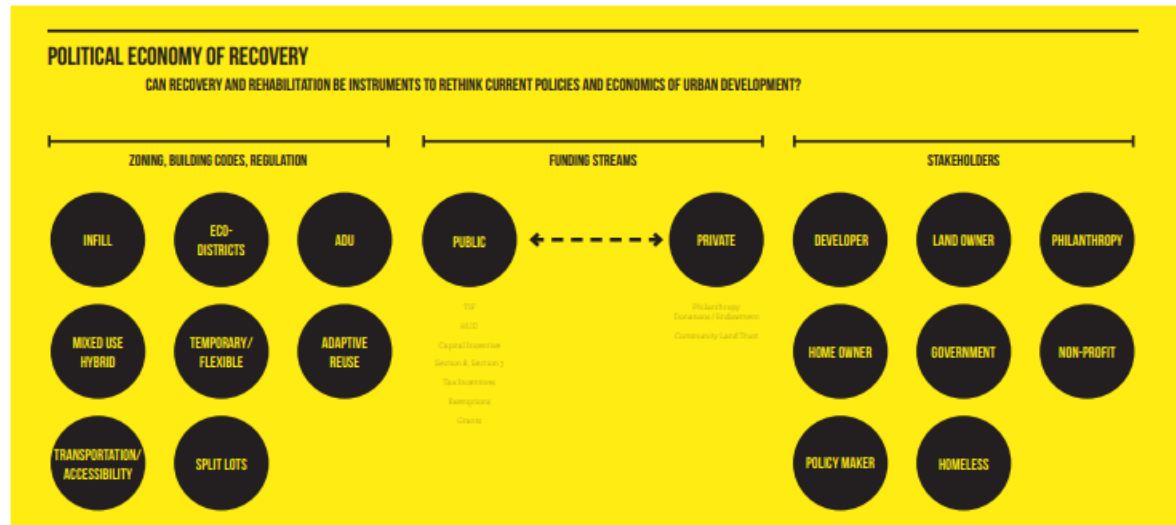
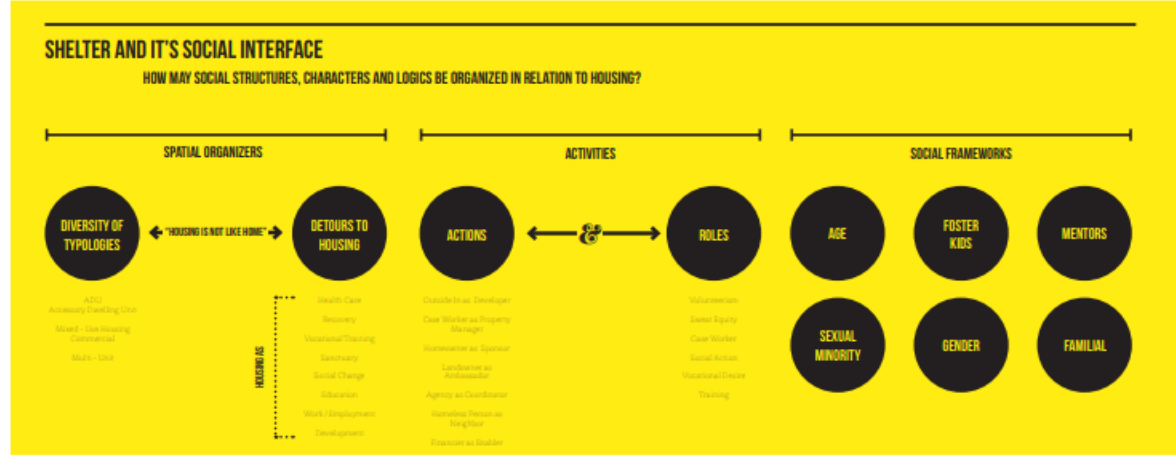
The rethinking of shelter through its social idiosyncrasies:  
Crisis Question: How can social structures and character logics be organized in a reaction to housing?

### POLITICAL ECONOMY OF RECOVERY

Can recovery and rehabilitation be instruments to rethink current policies and economics of urban development?  
Can existing modes of funding be exploited to generate alternatives?  
Ordinance - exploit, generate, alter, suggest, identify  
Recovery should have a role in tweaking existing funding, codes, etc.

### MATERIAL PRACTICES & VISUALIZATION OF REHABILITATION

Can the assembly of building systems and their layering resonate in the transformation of behavior?  
How will environmental systems enable sustainability in the similar tandem of a new sense of well-being?  
How can adaptive re-use involve homeless youth in the community?  
Rehab of buildings influenced by rehab process.





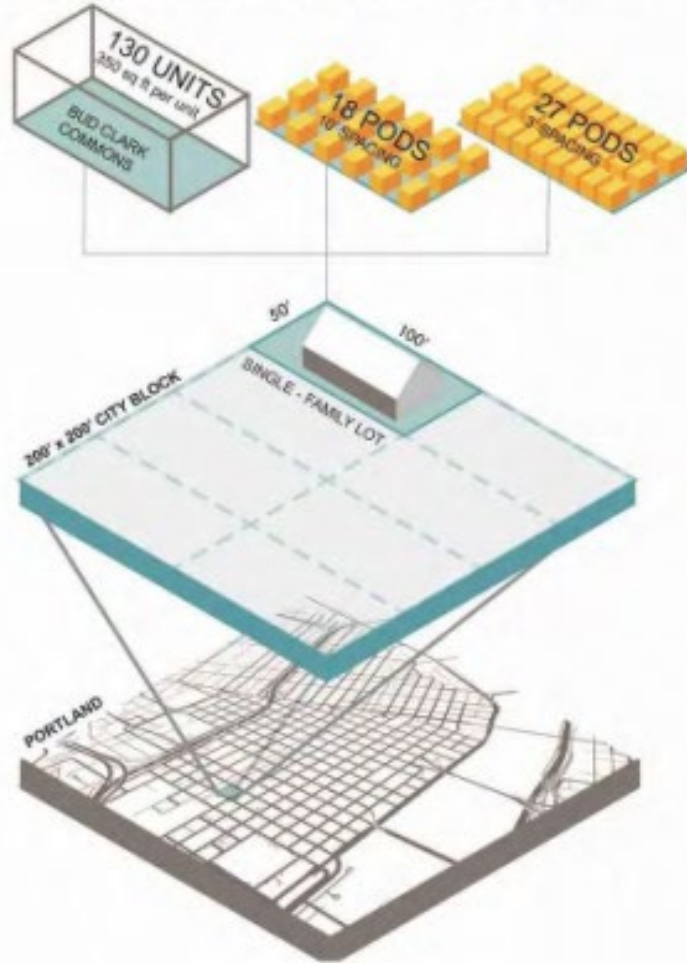


# Shelter to Housing Continuum



## SPACE EFFICIENT

On a single-family lot which would normally house one family, the village model is a more efficient alternative. With 6' by 12' sleeping pods, depending on the spacing between units, 18 to 27 people can each have their own housing unit with equal access to the outdoors.



## COMMUNITY AMENITIES



The village model provides more than just a place to sleep. The shared common spaces allow for residents to connect and grow together, as well as cook, clean, and relax.

## COST EFFICIENT

### ASSEMBLY COST



Studio Apartment  
Affordable Housing

\$200,000

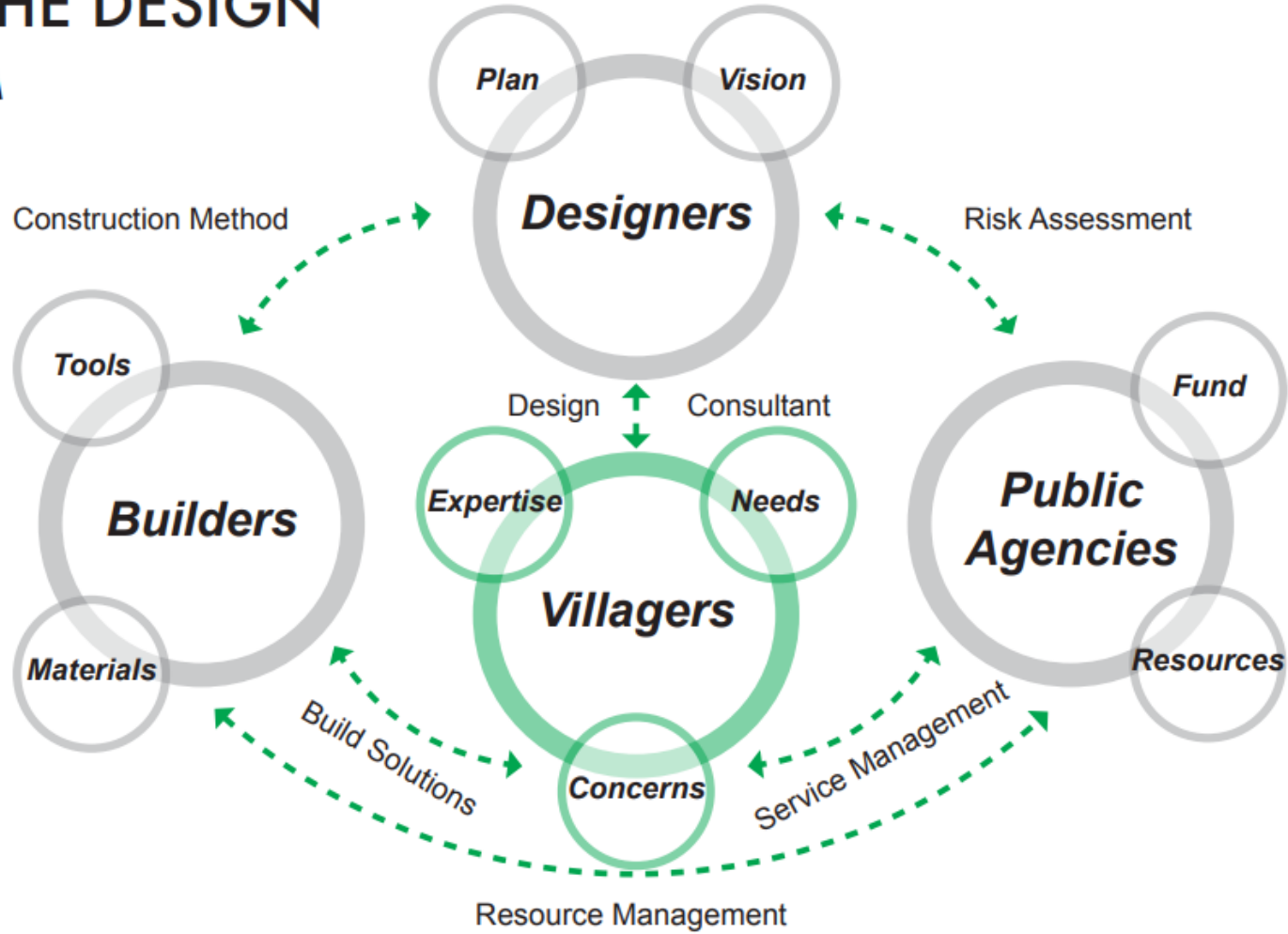
Portland City Council price  
\*Minimum Healthy



Sleeping Pod

\$4,000 -  
\$15,000

# INCLUDE VILLAGERS ON THE DESIGN TEAM





# MINIMAL DWELLINGS



## TENT

A portable shelter made of fabric, supported by one or more poles and stretched tight by cords or loops attached to pegs driven into the ground.



## RV

A recreation vehicle equipped with typical amenities which usually include a kitchen, a bathroom, and one or more sleeping areas



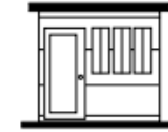
## BIKE POD

A specially equipped bicycle with a trailer as a portable dwelling.



## TINY HOME

Generally a small house, typically sized under 600 square feet. Most tiny homes are built on trailers instead of standard foundations.



## ADU

An accessory dwelling unit (ADU) is created on a lot with a primary house. The second unit is created auxiliary to, and is smaller than, the main dwelling.



## SLEEPING POD

An extremely minimal form of dwelling. They are not typically plumbed or wired for electricity, and with their proposed footprint can be lifted by forklift and moved by truck.



## DETACHED BDRM

A small freestanding addition to an existing house. It cannot be rented out as a standalone apartment nor can it be built to function as one.



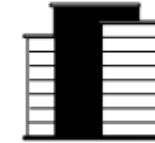
## CONESTOGA HUT

A hard-shelled, minimally insulated tent-like structure that is a quick shelter option for individuals and couples.



## TRAILER

A typically portable dwelling unit that is sometimes used as permanent housing. FEMA often uses these "mobile homes" in post-disaster relief efforts.



## STUDIO APT

A small apartment which combines, many times but not always, the living room, bedroom, and kitchen into a single room.

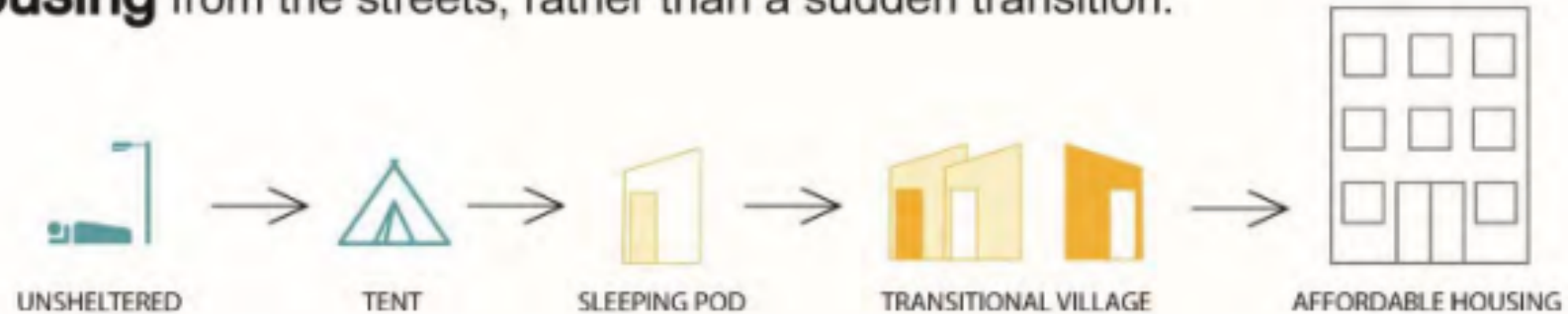
# POD Initiative



## Why a Pod Village?

Community development opportunities  
Incremental transition into permanent housing

Houseless shelters can be chaotic and sometimes not much better than living on the streets. Sleeping pod villages provide **opportunities** for **community development** while still allowing privacy and security. The village model provides a more incremental **transition** into permanent **housing** from the streets, rather than a sudden transition.





# KENTON WOMEN'S VILLAGE



## PROJECT DESCRIPTION:

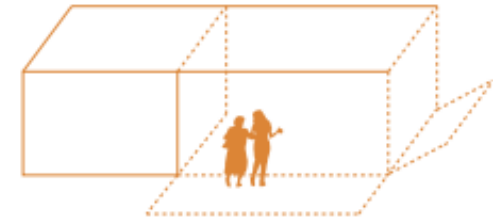
The Center for Public Interest Design is leading the design efforts for the Kenton Women's Village and much of the public process with the Kenton community, including conducting workshops and charrettes on the design of the village. Graduate students in the PSU School of Architecture have been involved in all aspects of the public process and village design as part of a graduate studio taught by Sergio Palleroni and Todd Ferry in the winter of 2017. Students began the studio by researching a range of issues relevant to the design challenge, including site analysis, current and historic precedents for villages, contemporary responses to homelessness, daily experience of homeless Portlanders and access to amenities, and legal issues of homelessness. The studio also visited several homeless communities and worked closely with these partners and the Village Coalition on developing design strategies.

The ten students worked in three groups on the overall village design, while each student in the studio was responsible for leading the design and research of one crucial aspect of the village, such as kitchen facilities, ground cover, bathroom and showers, or entry. Responding to feedback they received from Kenton residents, project partners, and people with lived experience with homelessness at Hazelnut Grove and elsewhere, the students created a range of thoughtful strategies rooted in concepts of placemaking, community building, security for the residents, and comfort and delight. Ultimately, the site strategy that is being pursued is informed by the best aspects of all of the schemes and continues to be developed for implementation in the spring of 2017.



## Connection to the Neighborhood

"Mobile" garden-event space, agriculture, art, collaboration, and volunteer work creates a sense of unity.



## Shared Community Space

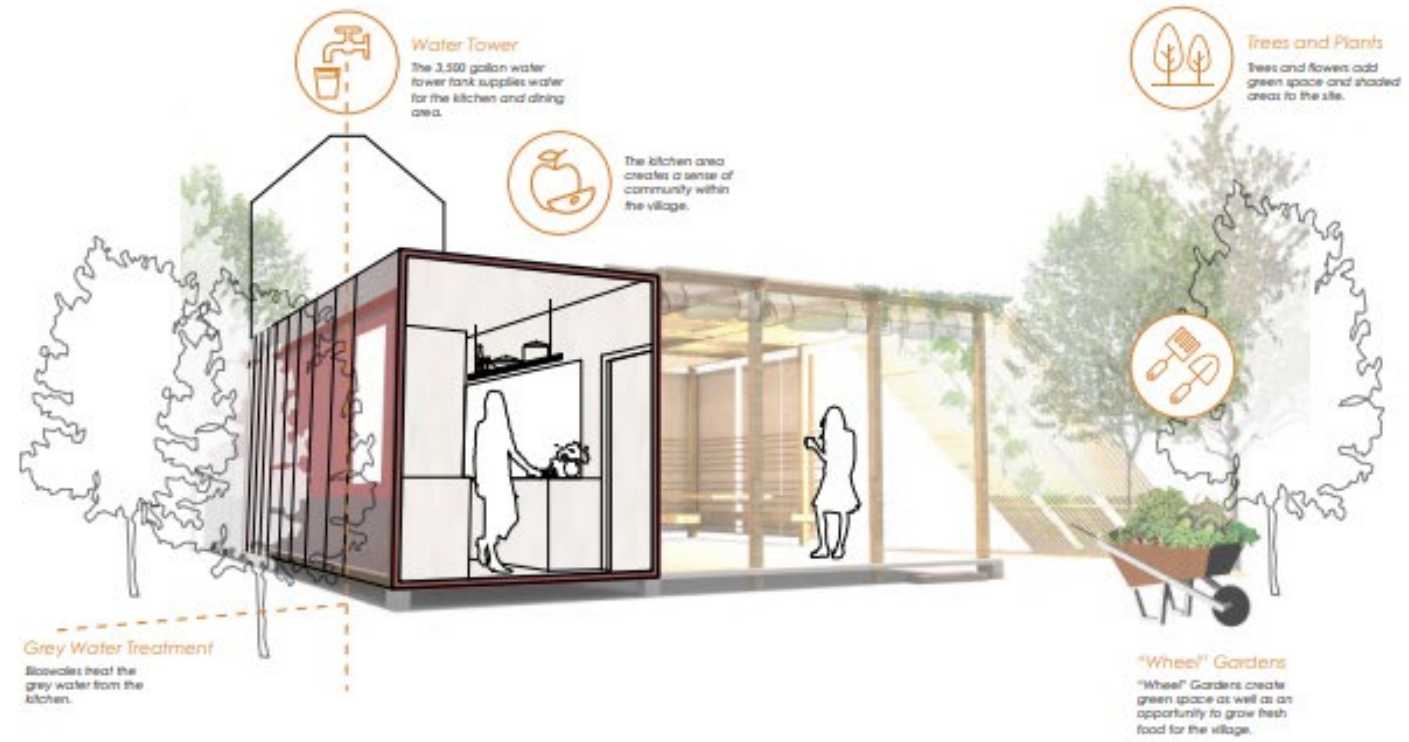
The kitchen as the heart of a home provides an opportunity for growth within the community of the village.



## PODS

An individual space to call home.





**Center for Public Interest Design**









# CABIN B POD HOLST

[PLYWOOD] PARTNERS ON DWELLING INITIATIVE

**TEAM NAME**  
**DESIGN TEAM**  
**DESIGNER(S)**

**PROJECT DESCRIPTION**

The Cabin B project is a small, modular, and sustainable living unit designed for temporary or permanent housing. It features a steep gable roof and is constructed from locally sourced materials, including plywood and bamboo. The unit is designed to be easily transported and assembled, making it ideal for disaster relief or remote locations. The interior is compact and efficient, with built-in furniture and storage solutions. The exterior is finished with a natural wood grain, giving it a warm and inviting appearance. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.

**NOTABLE FEATURES**

The Cabin B features a steep gable roof, built-in furniture, and a compact interior. It is designed for easy transport and assembly, making it ideal for temporary or permanent housing. The exterior is finished with a natural wood grain, giving it a warm and inviting appearance. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.

**USE OF BLYWOOD**

The Cabin B is constructed from locally sourced plywood, which is a sustainable and durable material. The plywood is used for the walls, floor, and roof, providing a warm and natural aesthetic. The use of plywood also allows for easy transport and assembly, as the unit can be disassembled into flat panels.

**CONSTRUCTION PROCESS**

The construction process for the Cabin B is simple and efficient. The unit is designed to be assembled in a matter of hours, making it ideal for temporary or permanent housing. The construction process involves the assembly of pre-cut panels and the installation of built-in furniture and fixtures. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.



**POD CONCEPT + ASSEMBLY**

**PHASE 1**



**PHASE 2**



# PLYPAD POD

[PLYWOOD] PARTNERS ON DWELLING INITIATIVE

**TEAM NAME**  
**DESIGN TEAM**  
**DESIGNER(S)**

**PROJECT DESCRIPTION**

The PLYPAD project is a small, modular, and sustainable living unit designed for temporary or permanent housing. It features a flat roof and is constructed from locally sourced materials, including plywood and bamboo. The unit is designed to be easily transported and assembled, making it ideal for disaster relief or remote locations. The interior is compact and efficient, with built-in furniture and storage solutions. The exterior is finished with a natural wood grain, giving it a warm and inviting appearance. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.

**NOTABLE FEATURES**

The PLYPAD features a flat roof, built-in furniture, and a compact interior. It is designed for easy transport and assembly, making it ideal for temporary or permanent housing. The exterior is finished with a natural wood grain, giving it a warm and inviting appearance. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.

**USE OF BLYWOOD**

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**CONSTRUCTION PROCESS**

The construction process for the PLYPAD is simple and efficient. The unit is designed to be assembled in a matter of hours, making it ideal for temporary or permanent housing. The construction process involves the assembly of pre-cut panels and the installation of built-in furniture and fixtures. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.



**POD CONCEPT + ASSEMBLY**



# RESI-TENT POD CARLETON HART ARCHITECTURE

[PLYWOOD] PARTNERS ON DWELLING INITIATIVE

**TEAM NAME**  
**DESIGN TEAM**  
**DESIGNER(S)**

**PROJECT DESCRIPTION**

The RESI-TENT project is a small, modular, and sustainable living unit designed for temporary or permanent housing. It features a tent-like structure and is constructed from locally sourced materials, including plywood and bamboo. The unit is designed to be easily transported and assembled, making it ideal for disaster relief or remote locations. The interior is compact and efficient, with built-in furniture and storage solutions. The exterior is finished with a natural wood grain, giving it a warm and inviting appearance. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.

**NOTABLE FEATURES**

The RESI-TENT features a tent-like structure, built-in furniture, and a compact interior. It is designed for easy transport and assembly, making it ideal for temporary or permanent housing. The exterior is finished with a natural wood grain, giving it a warm and inviting appearance. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.

**USE OF BLYWOOD**

The RESI-TENT is constructed from locally sourced plywood, which is a sustainable and durable material. The plywood is used for the walls, floor, and roof, providing a warm and natural aesthetic. The use of plywood also allows for easy transport and assembly, as the unit can be disassembled into flat panels.

**CONSTRUCTION PROCESS**

The construction process for the RESI-TENT is simple and efficient. The unit is designed to be assembled in a matter of hours, making it ideal for temporary or permanent housing. The construction process involves the assembly of pre-cut panels and the installation of built-in furniture and fixtures. The unit is also designed to be energy-efficient, with insulation and a small solar panel for power.



**POD CONCEPT + ASSEMBLY**





- Andersen Construction
- Associated General Contractors  
Oregon-Columbia Chapter
- BC Custom Construction
- Bremik Construction  
*sponsoring Constructing Hope*
- Builders FirstSource
- DR Horton
- Lease Crutcher Lewis
- Legend Homes  
*sponsoring Professional Women in Building*
- LMC Construction
- Lovett Deconstruction
- O'Neill/Walsh Community Builders
- P&C Construction
- R&H Construction
- The ReBuilding Center
- Skanska
- Stephens Homes  
*sponsoring Professional Women in Building*
- Turner Construction Company

## KENTON WOMEN'S VILLAGE POD BUILD CHALLENGE







**KENTON WOMEN'S VILLAGE**











## INNOVATIVE LAND USE

Villages are a positive use of underutilized land or land that won't be developed for a few years.

### HAZELNUT GROVE



Hazelnut Grove is located on a narrow stretch of a highway shoulder, owned by ODOT. Due to the uneven terrain and a steep hillside, it is undesirable land for development, which makes it a perfect site for a village.

### KENTON WOMEN'S VILLAGE



Kenton Women's Village is located in an industrial area that is undesirable for development. The site is on city owned property that was previously vacant before the village was built.

### AGAPE VILLAGE



Agape village is located on a piece of property owned by Portland Church of the Nazarene. The site used to be a quarry and was vacant until the church and nonprofits decided to build the village.



# KWV 2.0 Phase 2: Sleeping Pods



ANDERSEN CONSTRUCTION  
FOUNDATION

SRG



Catholic  
Charities

Providing Help, Creating Hope



Center for  
Public Interest  
Design



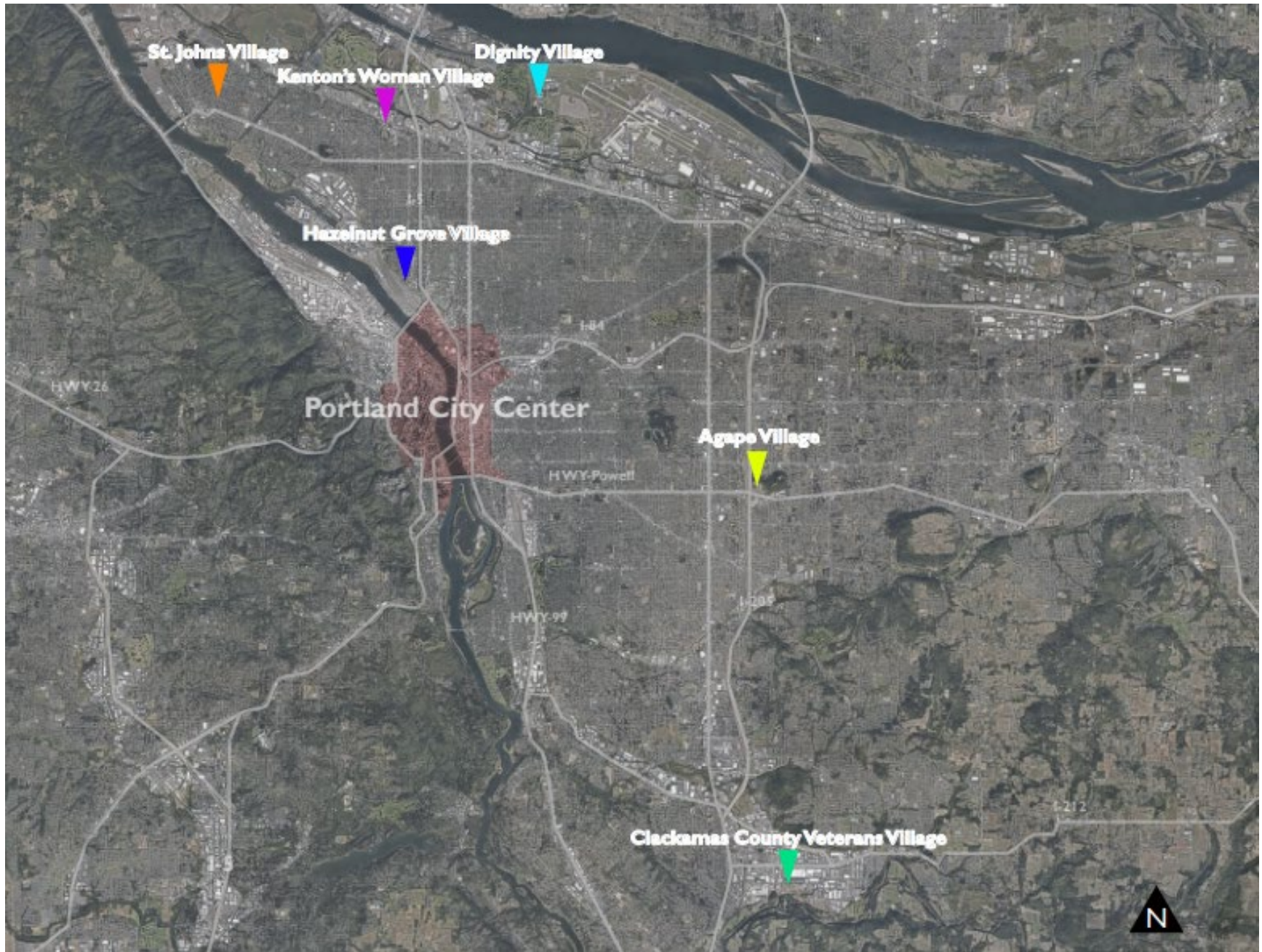
HOME BUILDERS  
FOUNDATION















**CLACKAMAS COUNTY VETERANS VILLAGE**





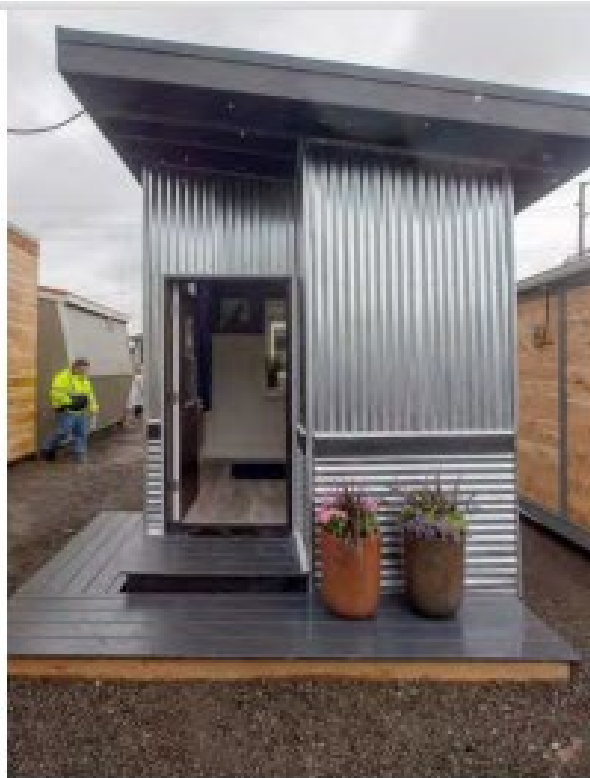
**AGAPE VILLAGE**





**ST. JOHNS VILLAGE**









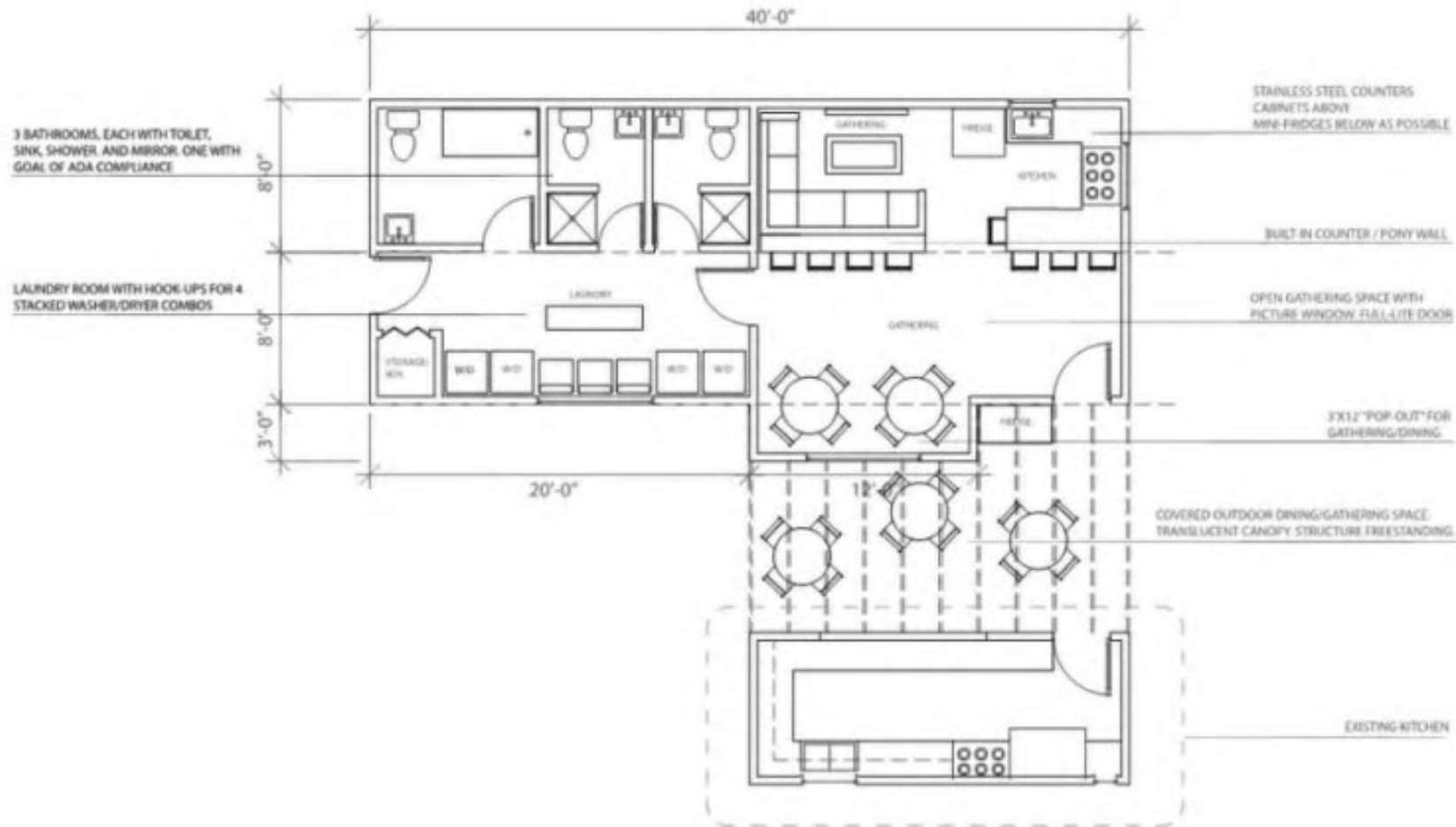












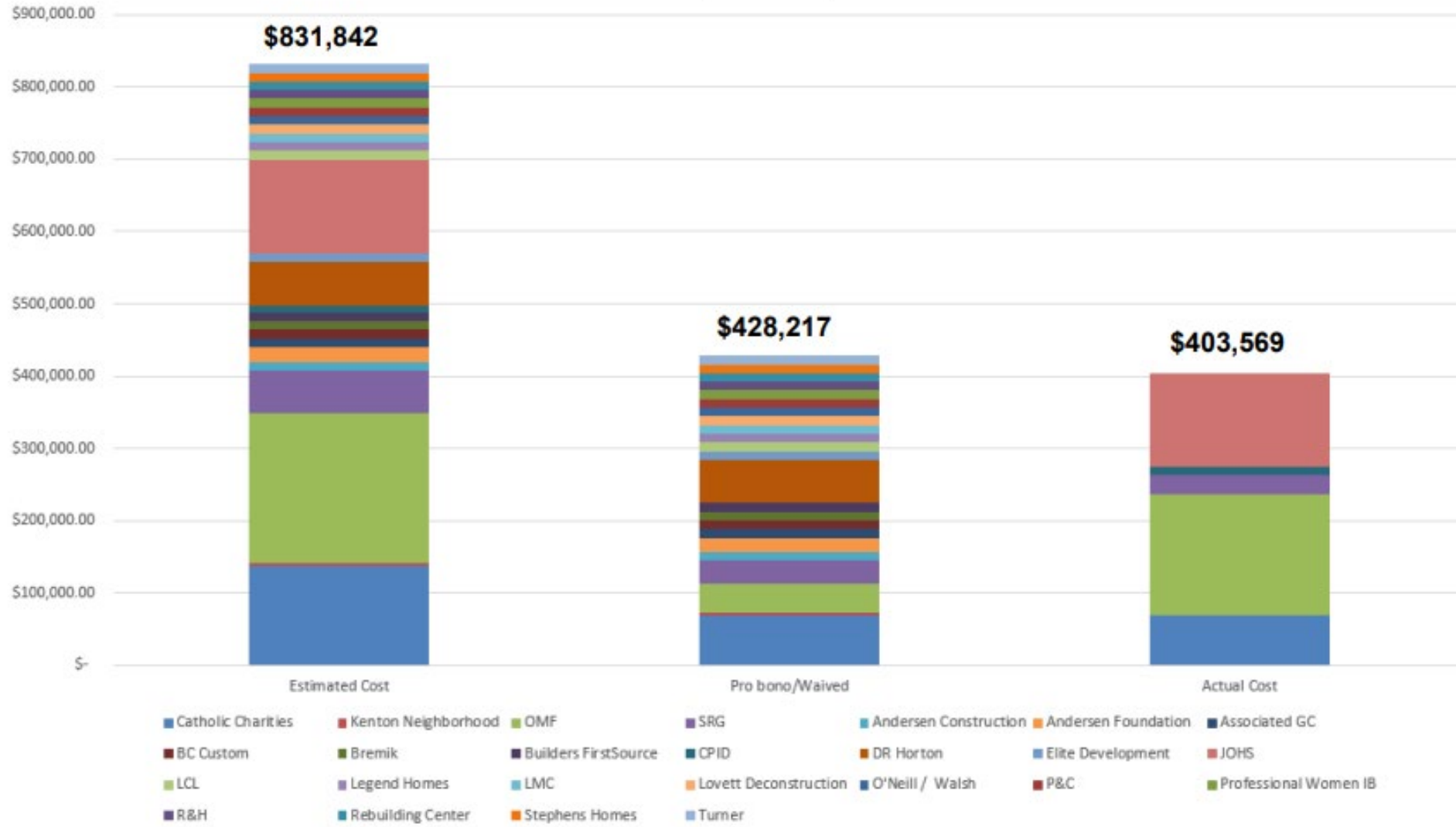
## COMMON FACILITIES FOR THE KENTON WOMEN'S VILLAGE

### Option C: 16'x40' Container Unit (with 3'x12' Pop-Out)

NOTES:  
 \*These drawings for cost estimating purposes only.  
 \*\*Methods and framing consistent with industry standards for purposes of estimation.  
 \*\*\*Plan will adapt based on recommendations of fabricator.  
 \*\*\*\*Building to contain full sewer, water, and electric hook-ups.  
 \*\*\*\*\*Building to be provided with mass split heat and air systems.  
 \*\*\*\*\*Lowest possible foundation to minimize camp needs.



### Total Cost, Donations, and Fees





**\$403,569**



Actual Cost

**7 MONTHS**

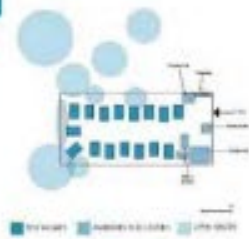
DESIGN PHASE	PERMITTING PHASE		CONSTRUCTION PHASE		POD BUILD CHALLENGE	
Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19

# National Houseless Village Precedent Studies

**SEATTLE'S Tiny House Village**

MANAGED	TRANSITIONAL
<b>RUN</b> \$90 per month	<b>161</b> units
<b>FUNDED</b> \$2,200 per unit	<b>2016</b> year

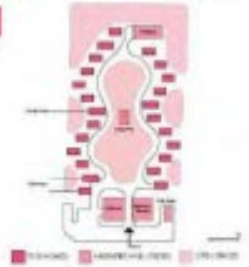
**15 TINY HOMES**



**OLYMPIA'S Quaint Village**

SELF	FREE	TRANSITIONAL
<b>\$1</b> per month	<b>\$19,000</b> per unit	<b>\$1.5 MILLION</b> total cost
<b>\$699,000</b> total cost	<b>30%</b> funding	<b>2013</b> year

**30 TINY HOMES**



**PORTLAND'S Keston Women's Village**

SELF	FREE	TRANSITIONAL
<b>RUN</b> \$2,000 per month	<b>\$2,000</b> per unit	
<b>FUNDED</b> 2017		

**14 SLEEPING PODS**



**LUGONE'S Departure Village**

SELF	\$30	TRANSITIONAL
<b>\$5</b> per month	<b>\$2,500</b> per unit	<b>\$114,000</b> total cost
<b>\$1</b> per month	<b>\$98,000</b> total cost	<b>2013</b> year

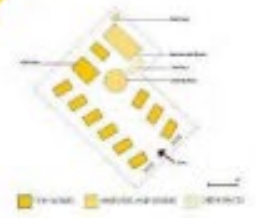
**30 MICRO-HOMES**



**DENVER'S Balanced Community Village**

SELF	FREE	TRANSITIONAL
<b>RUN</b> \$7,500 per unit	<b>FUNDED</b> 2017	

**11 TINY HOMES**



**AUSTIN'S Community First Village**

RUN	\$200	20 COTTAGES
<b>100 RVs</b> rental	<b>RENTAL</b> 27	
<b>\$30,000</b> total cost	<b>2016</b> year	

**114 MICROHOMES**



**KANSAS CITY'S Veteran's Village**

RUN	FREE	TRANSITIONAL
<b>\$500</b> per month	<b>NON-PROFIT</b> \$15,000 per unit	<b>2016</b> year

**50 TINY HOMES**



**DETROIT'S Tiny House Village**

RUN	OWN	7 YEARS
<b>3,000</b> per month	<b>\$1</b> per month	<b>FUNDED</b> 2017

**25 TINY HOMES**





# Interviews and Surveys

**42** Villagers  
Interviewed

**9** Village Support  
Staff Interviewed

Village Designers  
Interviewed **7**

**6** Village Creators /  
Builders Interviewed

**16**  
Neighbors of Villages  
Interviewed

Portlanders Surveyed  
**2,065**  
436 lived near a village

# Pod, Village, Neighborhood

Strongly disagree 1 2 3 4 5 Neither Strongly agree



Pod Quality **3.96** (Avg Score)

1 2 3 4 5



Village Social Climate **3.98** (Avg Score)

1 2 3 4 5



Village Resident Score **3.93** (Avg Score)

1 2 3 4 5



Neighborhood Quality **3.14** (Avg Score)

1 2 3 4 5



Neighborhood Social Climate **3.65** (Avg Score)

# Residential Satisfaction



VERY SATISFIED  
85.7%

**85.7% of participants reported that they were “satisfied” or “very satisfied” with their pod as a place to live**



VERY SATISFIED  
69%

**69% of participants reported that they were “satisfied” or “very satisfied” with their village as a place to live**



VERY SATISFIED  
78.5%

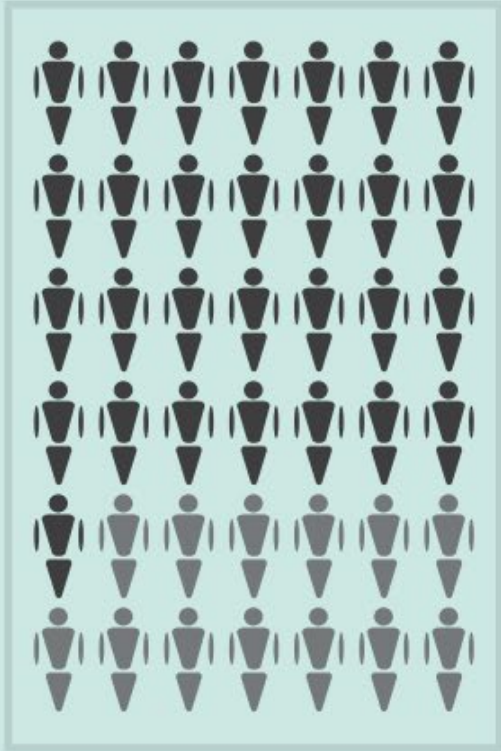
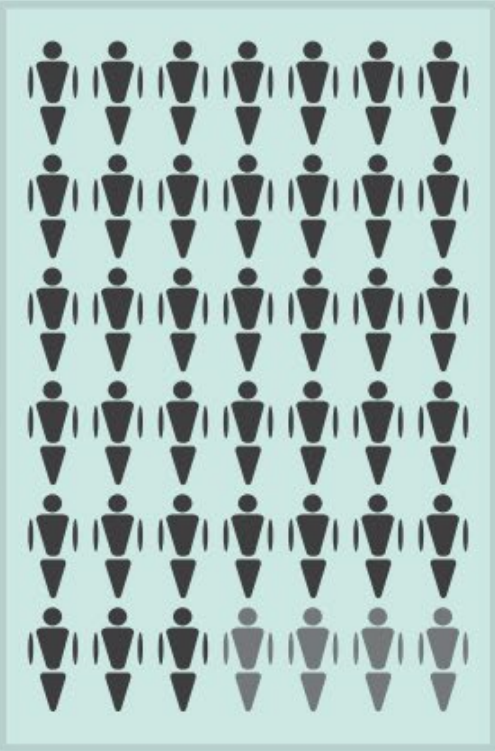
**78.5% of participants reported that they were “satisfied” or “very satisfied” with their neighborhood as a place to live**



# Transportation

**39** Participants  
live close to  
**Public Transportation**

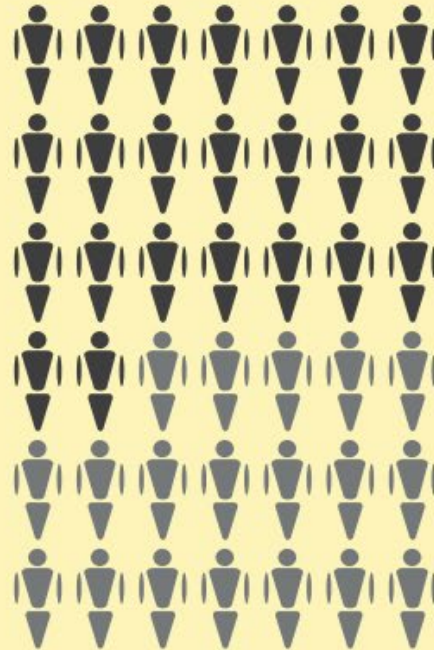
**29** Participants  
live close to walkable  
**stores and services**



# Food Security

**23** Participants  
(54.8%) **food secure**

**19** Participants  
(45.2%) **food insecure**

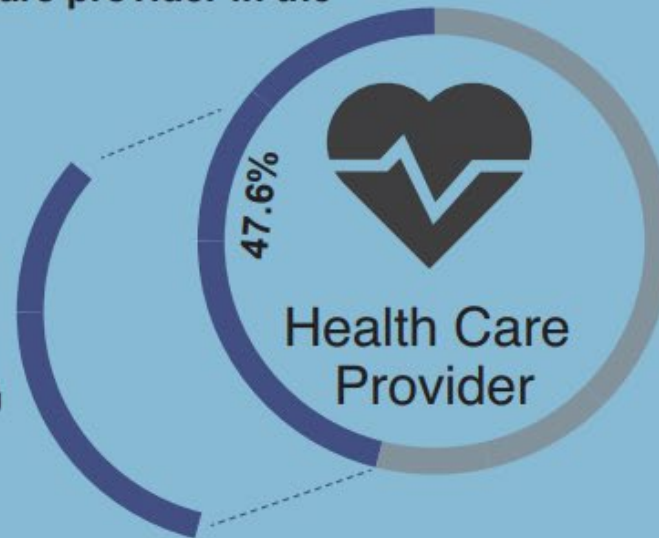


# Life Satisfaction and Health

When asked how they feel about their lives overall right now on a scale of 1 to 7, scores ranged from 2 (unhappy) to 7 (delighted)

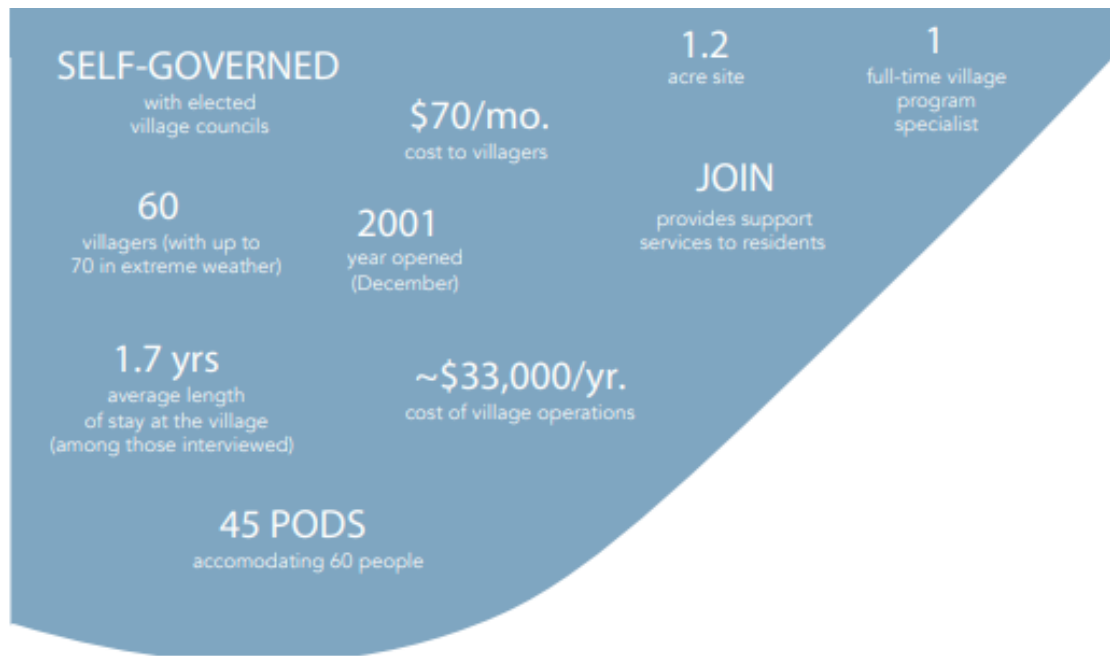


Roughly half of participants (47.6%) had seen a health care provider in the past month



76.2% of participants had OHP (Medicaid) or something similar to pay for health services





# Dignity Village

## [Village Profile]

Dignity Village is the oldest and longest running tiny house (or pod) village in the country, established in 2000. It is a self-governed community that is home to about 60 villagers at any given time, and has helped countless other individuals experiencing homelessness over the years. From aesthetic and governance concepts, to the application of the term village to this context, Dignity Village provided an example of a new form of alternative shelter that still informs activism, advocacy, and shelter responses in Portland and around the country. Critically, it was created by people experiencing homelessness, with support from allies ranging from designers and developers to preachers and artists.

Dignity Village's origins are rooted in creative activism sparked by the "Out of Doorways" campaign initiated by the nonprofit and weekly street newspaper Street Roots following a legal ruling to end camping bans in Portland. The campaign called for the establishment of a sanctioned "tent city" in response to a lack of shelter in the city. A small group of houseless activists including Ibrahim Mubarak and Jack Tafari set up Camp Dignity next to the Broadway Bridge in late 2000. This action set off the first of several stand-offs with police that forced them to move. The group highlighted this displacement through a "shopping cart parade," in which they moved together with their belongings through the city to a new site as they also attracted new members to

their community. Through a series of moves to locations by the Willamette River and city bridges and subsequent parades following their removal, they gained local and national attention. These activists brought the issue of "sweeps" to the forefront, and demonstrated that people were being displaced with nowhere else to go.

With this increased attention and newly found support from Portlanders eager to assist their efforts, the group was able to establish Camp Dignity under the Fremont Bridge, hosting a safe space for around 80 people in tents for 9 months. During this time, the group and allies planned for next steps and worked on establishing a vision for what an intentional community might look like. As they planned for this community using possibilities like Dignity City and Dignity Town, they landed on the name Dignity Village to communicate a level of aspiration that went far beyond basic shelter. This coincided with the creation of The City Repair Project and its founders' advocacy for revillaging neighborhoods for community and environmental health.

In preparation for establishing a more permanent community, the group formed Dignity Village as a certified 501(c)3 nonprofit organization. Camp Dignity split into 3 groups, with one group "temporarily" moving onto city-owned land in the Sunderland neighborhood while a more long-term site could be identified. This site was the only one of the three Camp



locations joined the site in solidarity and with a vision of a stronger community.



a security fence, trash services and portable toilets.



The system of tents was slowly converted to a collection of sturdier pods.



Solar panels, gardens, a shower pod, and a communal space were added to the growing village.



In spite of ongoing threats of displacement by the City, Hazelnut Grove continues to build its community internally and support unsheltered individuals experiencing homelessness in the broader community.





## VILLAGE RESIDENT SCALE

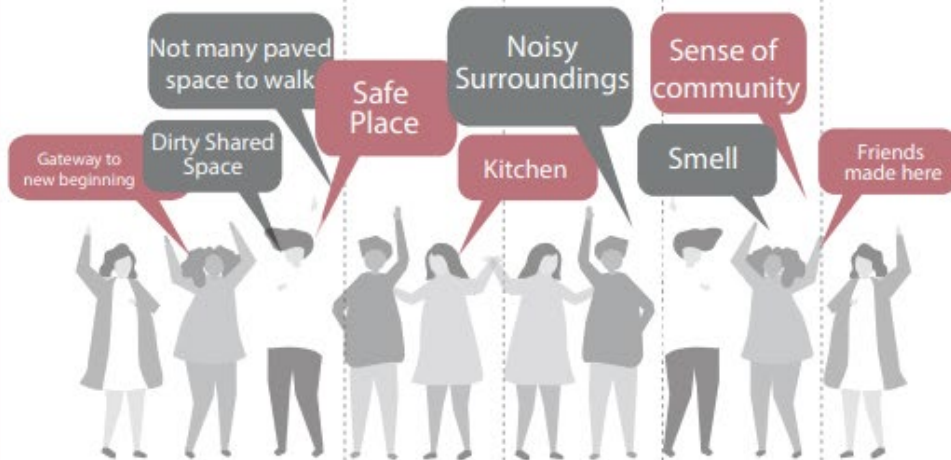


Village Neighbor Scale



## VILLAGE DESCRIPTION, LIKES & DISLIKES

■ Likes ■ Dislikes



## TRANSPORTATION GENERAL QUESTIONS

1. "Most commonly used transportation methods in the past month:"



ERRANDS



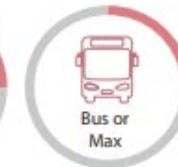
RECREATIONS



HEALTH SERVICES



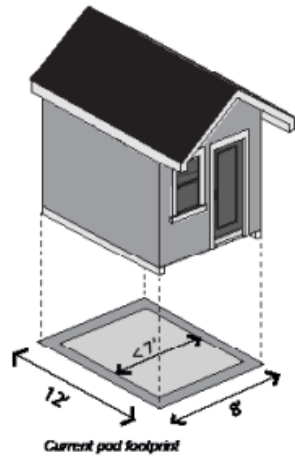
FRIENDS / FAMILY



WORKS / EMPLOYMENT



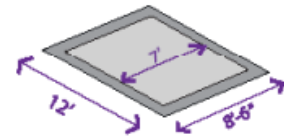




Current pod footprint

*How close a pod design can get to meeting the residential code requirements?*

For interior space dimensions, with typical pod footprint being 8' x 12', most pods probably just miss the minimum 7' interior dimension by a few inches. However, by increasing their width to 8'-6" would allow for at least 7' minimum interior dimension, and still maintain the ability to be easily transported.



Suggested pod footprint

utilizing a width of 8'6", it is easier to achieve an interior width of 7' or more, which is difficult to do at 8' wide given the thickness of the overall wall assembly. 7' interior width is a significant number to aim for because it opens up possibilities for how the pods might be permitted if necessary or used in another application in the future. Within Section 1304 of the residential building

## sample spread from how-to guide

- R304.1 Minimum area. Habitable rooms shall have a floor area of not less than 70 square feet.
- R304.2 Minimum dimensions. Habitable rooms shall be not less than 7 feet in any horizontal dimension.

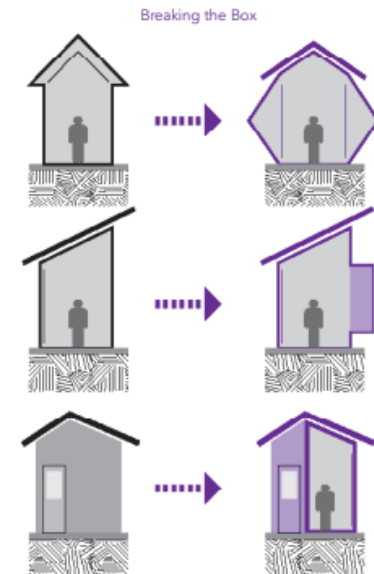
The closer that pods can approach to fully

meeting building code, the more options will be available to the design and development team when it comes to getting the project permitted. For the Clackamas County Veterans Village, the county decided to approach the village as a typical development with the goal meeting permitting and code requirements through approved alternative means and methods. The pods, for example, were each individually inspected and permitted, which was a scheduling, cost, and design challenge. One particular obstacle was regarding foundation requirements for the 8'x12' pods. After reviewing options such as removable helical anchors, which were very expensive to buy and install, or sauna tube foundations, the project's structural engineer found the solution in the American Wood Council's design guidelines. It was determined that a trench of compacted

gravel underneath the pods' wood skids would create sufficient friction to meet both wind and seismic forces. It was significantly cheaper than alternatives and left a lighter touch on the site. Ideally, the trench (and skids) would be on all four sides of the pods for increased friction, but the 2 skids in the long direction was determined sufficient in this case, which is important to allow forklifts to access the underside of pods. This solution also helped with concerns of potential radon under the units because the gravel also supports airflow through the gravel trench which spans outside and underneath the pod.

There have been dozens of pod types used in villages around the Portland region. While boxy pod designs can maximize interior square footage and volume, these pods are more often disliked by villagers. One important finding that emerged in our study is that boxy forms often bring up institutional triggers for a population more likely to have experienced incarceration or other circumstances where space was utilitarian and confining. Additionally, a straightforward rectangular pod is more likely to draw comparisons to a shed by those who would live in it. There are reports from village support staff of village candidates declining admission to a village if their pod option felt too institutional and, at villages with a variety of pods, villagers clamor to move into the more formally distinct pods when there is a vacancy. Whenever possible, it is recommended that pod designers aim to "break the box" to create forms that feel welcoming and distinct.

A group organizing a village will need to determine whether the pods should be standardized or unique. In the study, whether each pod in a village was the same type of pod or whether each pod was different didn't seem to have much of an impact on villager satisfaction with their own pod. However, the ability to personalize and rearrange the interior of their pods was significant. While built-in storage and thoughtful arrangement of the overall volume is extremely important, designers should consider opportunities for villagers to rearrange the space to meet their





Standardization or diversity between pod types is less significant on villager satisfaction than the ability to adapt, rearrange, and/or customize the interior of the pod to meet their needs.



needs. For example, every pod at the St. Johns village is the same style but, through villager creativity, there are several layouts which help to divide the space to best suit the individual's needs.

Example icon: When the organizing team creating the Kenton Women's Village 2.0 was considering pods for the new village they decided to use a hybrid approach between standardized pods and custom pods. The

team chose 3 pod designs to make up the 20 pods in the village, but the architects specified the same windows, doors, and hardware in each of the pods (just in a different configuration in each pod type) to allow for easier maintenance by the village staff. And while there were only 3 types of pods, volunteers from the construction community offering to build and donate one of the pods were free to use whatever materials they wanted. This allowed for the

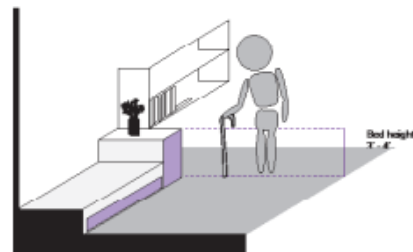
construction teams to take advantage of materials they may have had left over from other jobs and resulted in a village of unique pods with shared forms.

Considerations for accessibility within the pod should be accommodated for. Mobility issues were commonly reported by villagers and, while things like built-in storage in the pods was greatly appreciated, under the bed storage was commonly cited as a frustration when it was designed without supporting elements like drawers. In addition to providing equal access to villagers with a spectrum of mobility needs, centering accessibility as a design value will also likely serve more villagers in general, as the number of seniors experiencing homelessness is greatly increasing. ADA design guidelines can be very instructive, and pod designers should endeavor to include an unobstructed 5' turning radius within the pod, an entry door with a minimum clear width of 32" (requiring the door to be larger, likely 34"-36"), and a bed height at 20"-23" to the

top of the mattress. Accessible entry into the pod and appropriate ground cover are some of the most lacking features at current villages, and this will be discussed in a later section concerning site design.

## sample spread from how-to guide

Lofts are a debated issue among pod designers with implications to the pod's accessibility and utility. Lofts are not currently viewed favorably by organizations involved in permitting villages, such as Portland's Bureau of Development Services, though they may be done under certain circumstances. Villagers with pods supporting lofts appreciated them for a range of reasons from providing a favored space for a pet cat to a warmer sleeping spot in the winter to more usable square footage. However, in several villages, a majority of villagers reported mobility issues and lofts would not be usable as a bed space, or even short term storage, for these individuals. The mobility concerns with pods being moved on a flatbed truck limit the height to dimensions that would make it difficult to create a successful loft space.



Designing with mobility issues and accessibility in mind from bed and shelf height, to under bed storage.



of all of the villagers is ideal. A “front door” for the public that doesn’t require entering the perimeter of the village as a whole has proven very successful at the St. Johns Village where one door of the common facility can be entered without entering the fenced and pod section of the village.

**Site lighting** is important for supporting safety and community at the village. Village designers should endeavor to distribute lights around the village and avoid singular and strong sources of surveillance. Commercial grade string-lights hung around the pathways and common areas at the Kenton Women’s Village meet safety and operating needs while creating a festive atmosphere that promotes evening gathering that is appreciated by the villagers.

**sample spread from how-to guide**

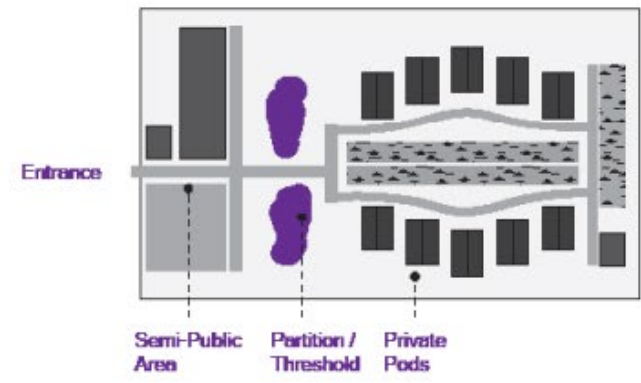
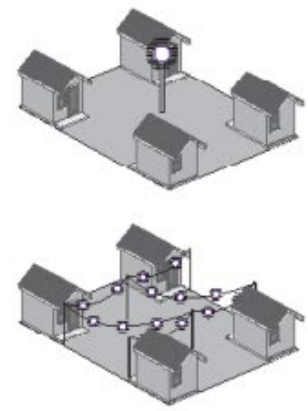
In addition to beautifying a village, strategic **landscaping** can serve as placemaking elements, provide privacy between areas within the site, support activities like gardening, provide shade in the summer months, support a healthy local ecosystem, and handle site water management among other things. Because village components are usually designed for mobility and with temporality of site in mind, landscape elements like trees that are not already on site are often not considered in the site design. There are a variety of ways to incorporate these elements, including module components that can be moved regularly for changing spatial needs at the village, or less frequently in anticipation of a village needing to move to another location. While they cannot be moved, **bioswales**



Landscaping can contribute greatly to the village environment, and even plants and trees can be designed for mobility if necessary.



Site lighting strategies



Landscaping elements like planted berms can support act as helpful ordering devices and thresholds to communicate which areas are public and which are private.



## sample spread from how-to guide

the health of the community and the needs of the individual. In a village with a strong sense of community, those with capacity can support individuals with significant behavioral health issues. If there is a point where there are too many people with behavioral health issues that the village cannot be served and the village community also suffers. Maintaining a **10:1 ratio** was suggested by an experienced village support staff member as a goal to maintain balance at the village. Meaning, ensuring at least 10 people without behavioral health issues for every one person who has behavioral health issues. This ratio may flex in either direction depending on whether the village is managed, self-governed, or a hybrid of the two.



Maintaining a ratio of a maximum of one villager with significant behavioral health issues to every 10 villagers who are better able to live communally and support that issue is recommended by those with deep experience with supporting a village.

Even self-governed villages receive external assistance in the form of support staff or advisory board members, and managed villages have various numbers and structures for staffing. It is a good idea to have a sense of the **number of village staff** members needed and their roles from the outset of a village's design to determine everything from operating budget to office space required. In HRAC's research, village staff consistently felt understaffed across all villages and desired at least one more person than whatever their current numbers were. Pulling together the recommendations for ideal staff numbers and roles as expressed by those doing the work, 2 full-time staff seems to be the ideal number for self-governed villages, and 3-4 for managed villages. In any case, 2 full-time staff is the minimum recommended to serve the needs of villagers and to prevent burnout from one staff doing this challenging work alone. The value of having someone to discuss difficult issues with was identified as a critical need for village support staff.

What exactly the village staff does may depend on a variety of factors, such as how the positions are funded (staff for self-governed villages comes from outside organizations), what the expectations for transitioning out of the village are, and the population being served. As a **baseline** informed by current village staff and villagers:

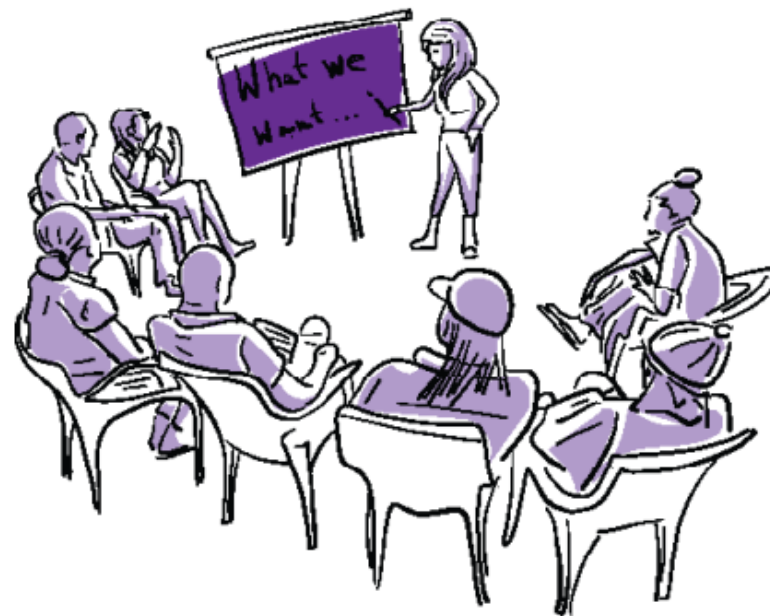
- Those involved in the creation of self-governed villages should advocate for 2 village support/program specialists.
- Groups developing managed villages should account for 3-4 staff members consisting of 1-2 primary village

managers, 1 evening/weekend staff person, and 1 peer support specialist.

In both managed and self-governed villages, the **general assembly (GA)** is a crucial part of village life. These are typically held weekly and the whole village is expected to participate. GAs are a chance to make collective decisions, reaffirm community commitments, and address conflicts at the village. GAs include villagers, staff, and invited guests, though villagers may decide to open GAs to neighbors or others periodically. Successful GA meetings include collective agreements about the ground rules for the meeting, space for everyone to

comfortably gather and face one another, and a designated facilitator.

Perhaps not surprisingly, villagers at self-governed villages are more likely to feel that only villagers should determine what happens at a village than those at managed villages. However, even among the self-governed villages there were significant numbers that believed **decision-making should be shared** between villagers and management (and sometimes neighbors), the clearly favored belief of villagers as a whole. Considerations for shared decision-making should be embedded from the onset of a village and co-created with villagers.

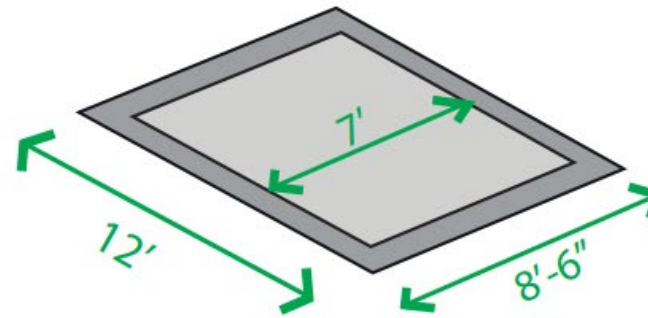


# SLEEPING PODS



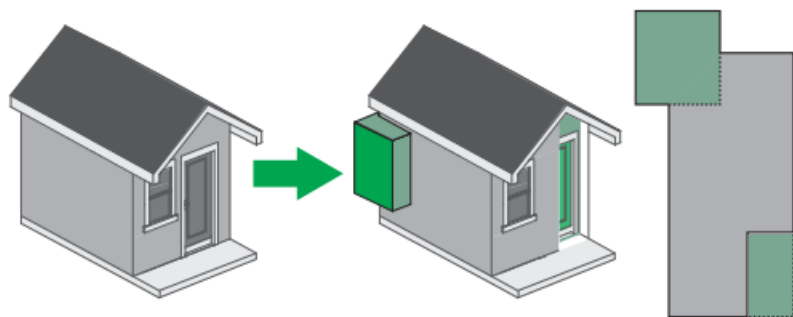
*How close a pod design can get to meeting the residential code requirements?*

For interior space dimensions, with typical pod footprint being 8' x 12', most pods probably just miss the minimum 7' interior dimension by a few inches. However, by increasing their width to 8'-6" would allow for at least 7' minimum interior dimension, and still maintain the ability to be easily transported.

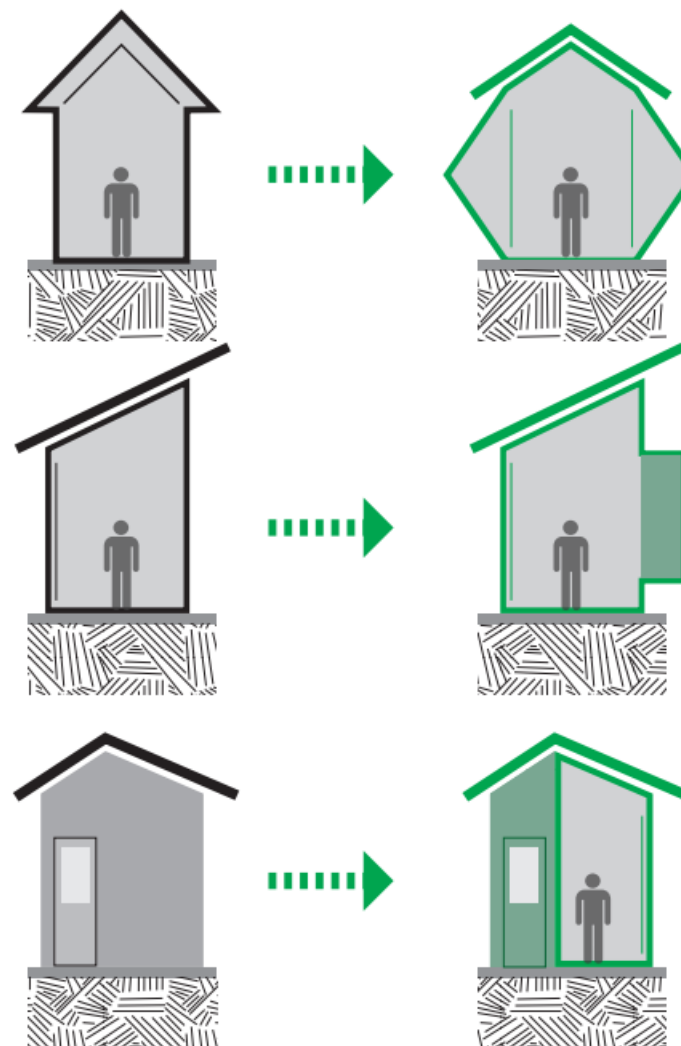
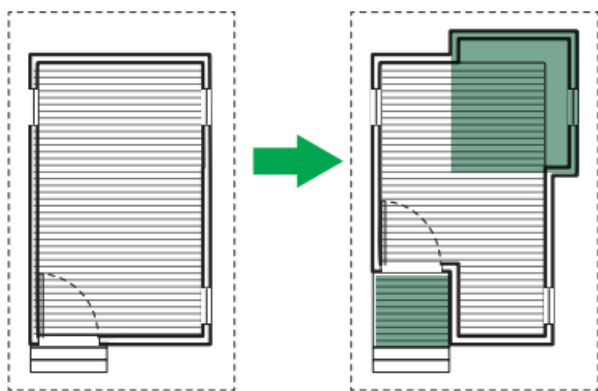


*Suggested pod footprint*

# SLEEPING PODS



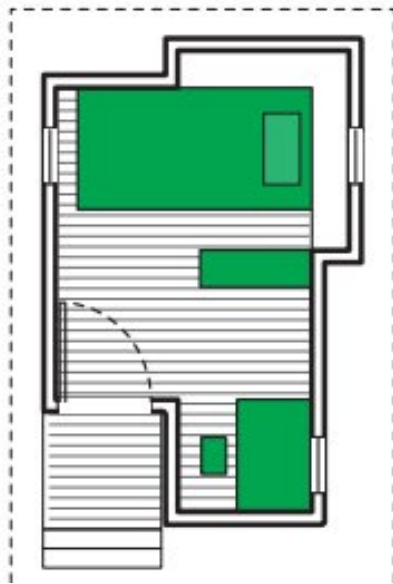
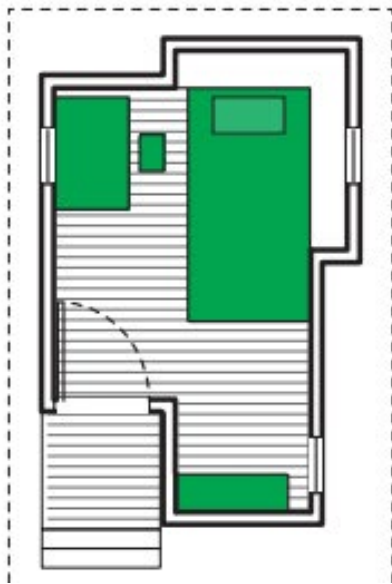
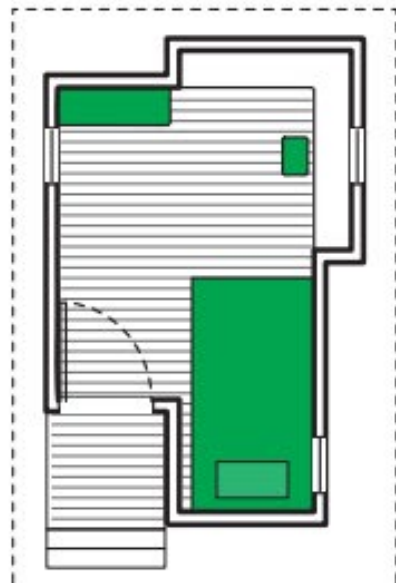
Village support staff have found that those donating pods prefer efficiency of a rectangular/boxy volume, while villagers often intensely prefer pods that break up the box in some ways. Villagers who have a background in incarceration or other institutions have particularly expressed an aversion to living in boxy rooms - sometimes enough of a deterrent to have person not choose to live in village.



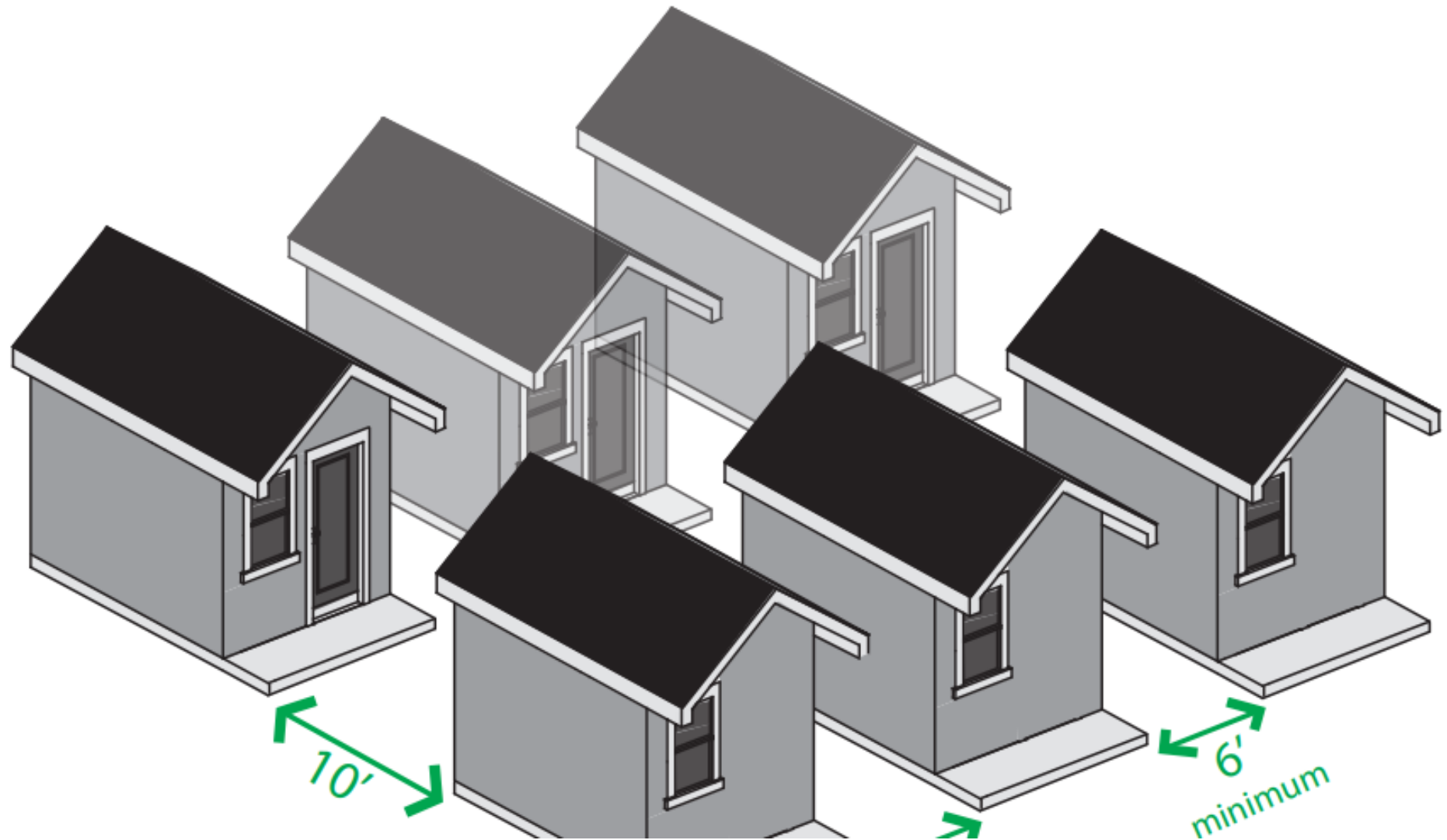




**VS**



# HOW MANY VILLAGERS?



# HOW MANY VILLAGERS?

## NUMBER OF VILLAGERS IN RELATION TO GOVERNANCE AND SECURITY STRUCTURE

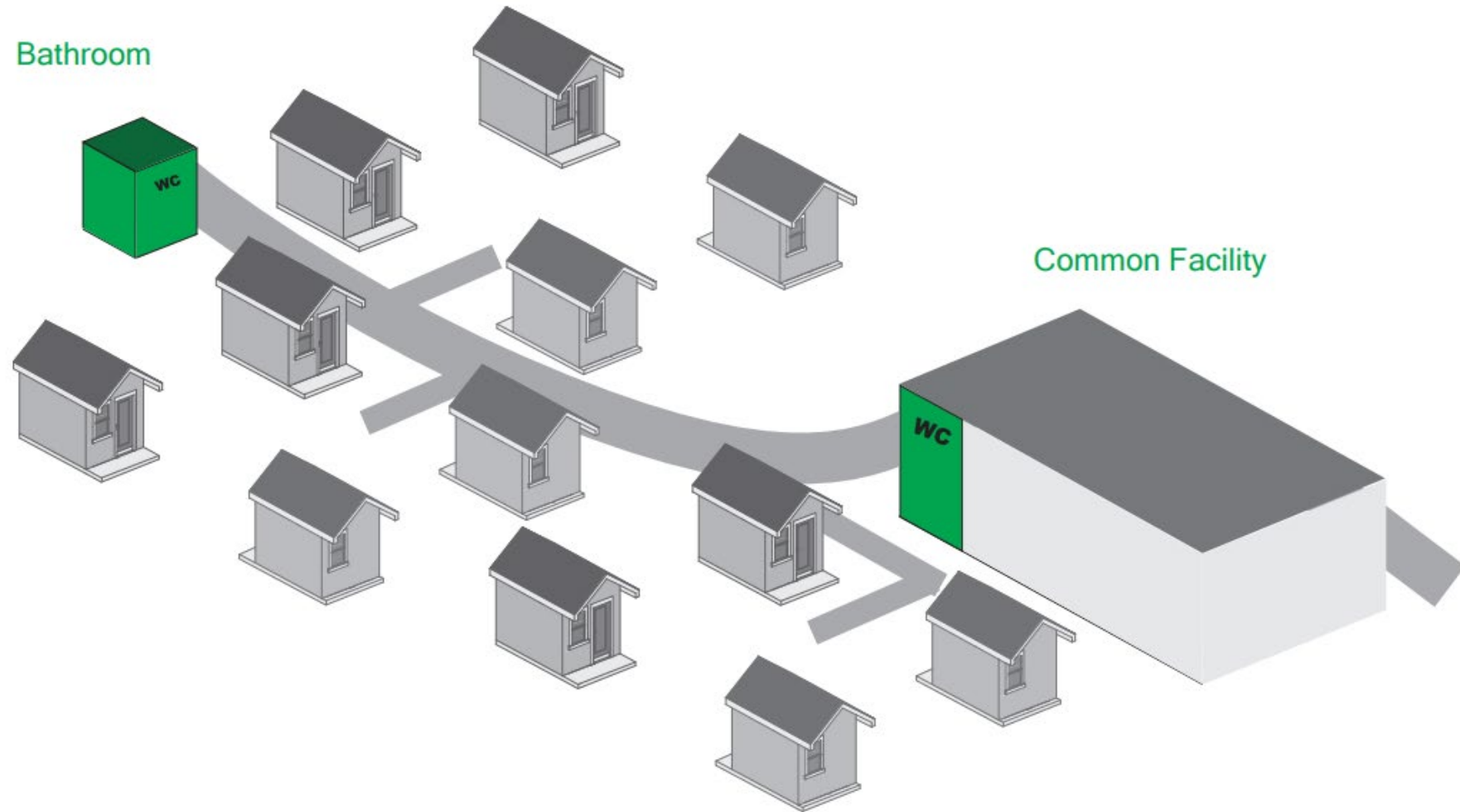


*Based on governance, chores shifts and security shifts (that often happen in pairs)...*  
**Between 20-30 is the ideal number of villagers in a village.**

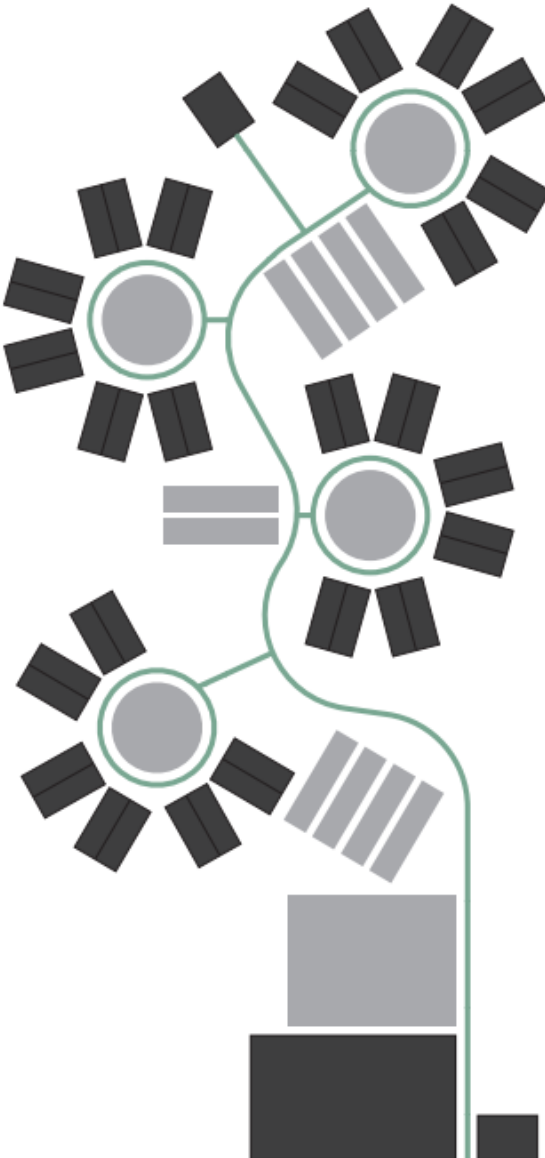
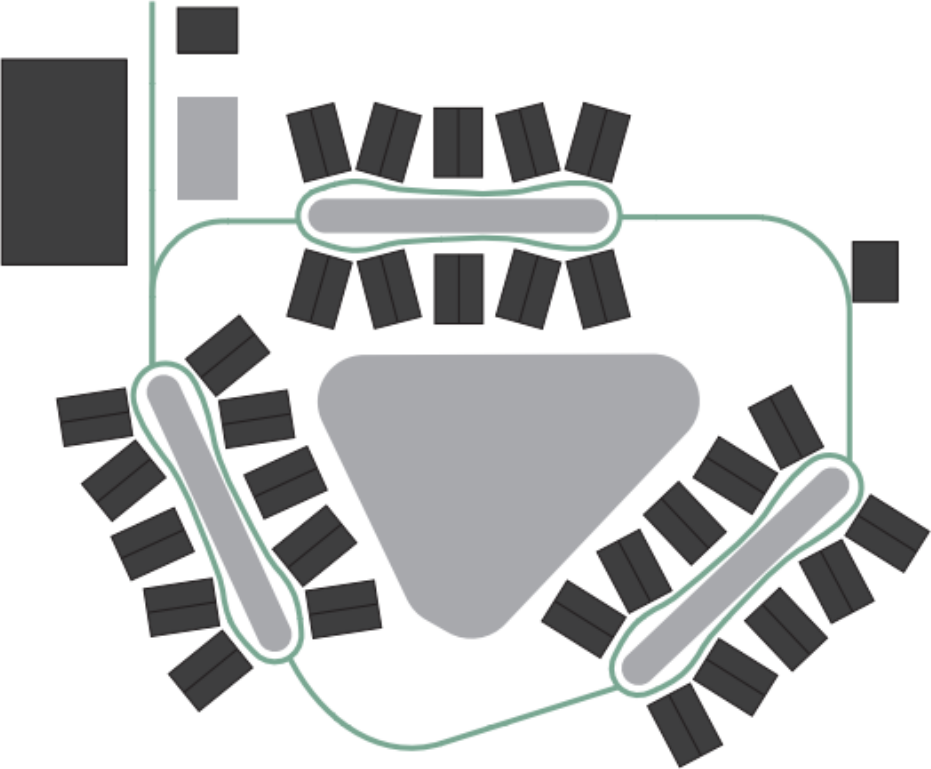




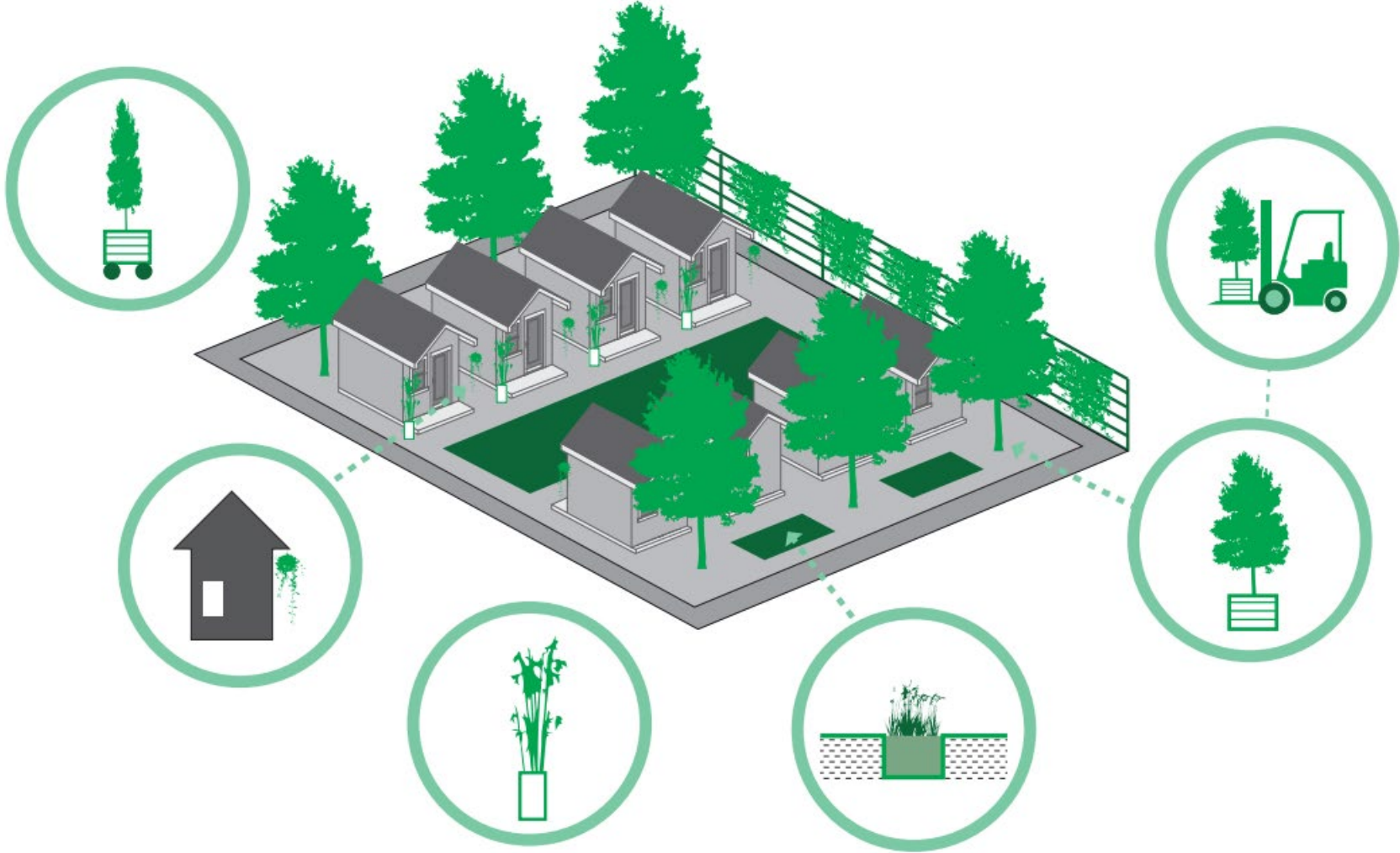
# PROXIMITY TO FACILITIES



# SITE LAYOUT

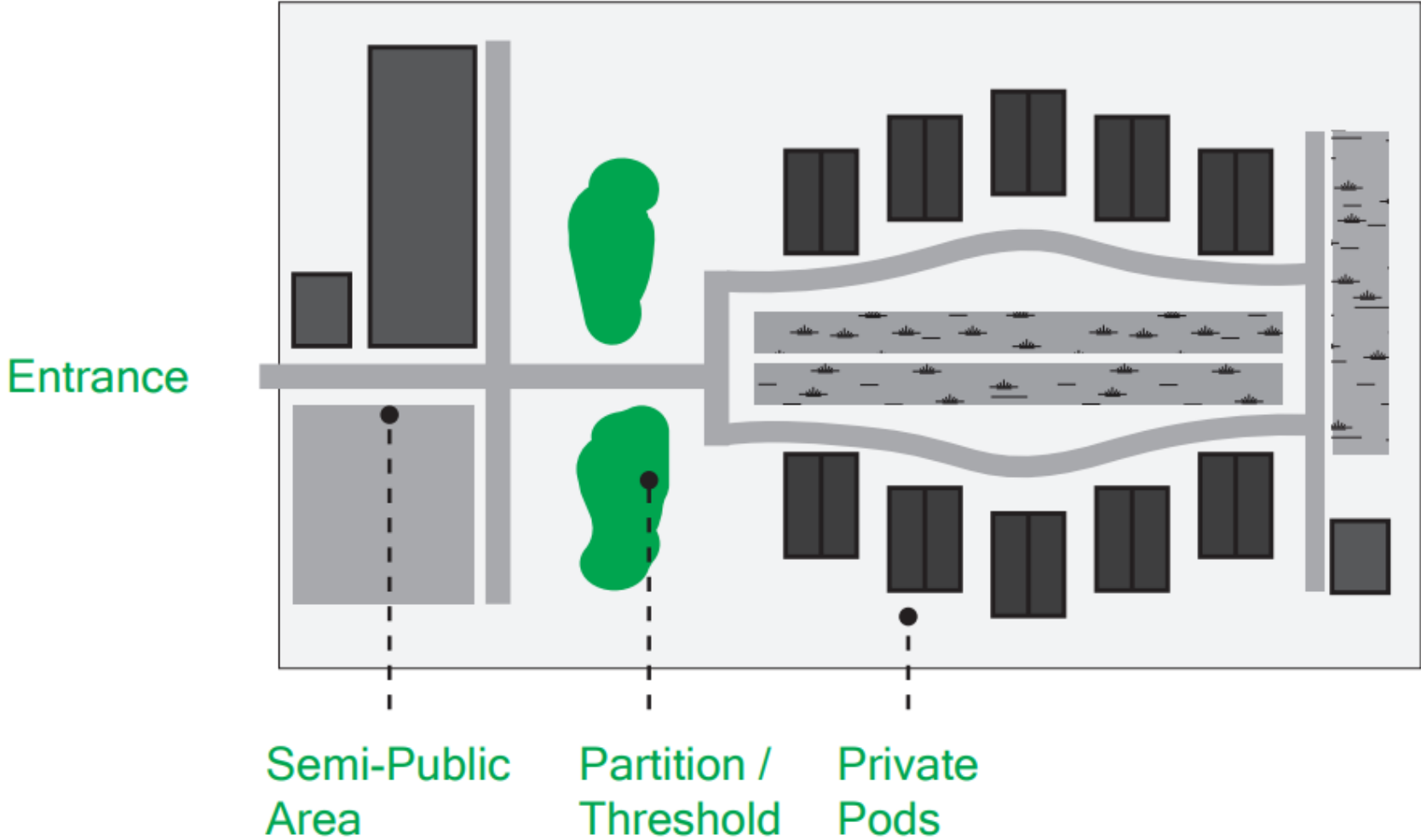


# SITE CONSIDERATIONS





# PUBLIC & PRIVATE SPACE

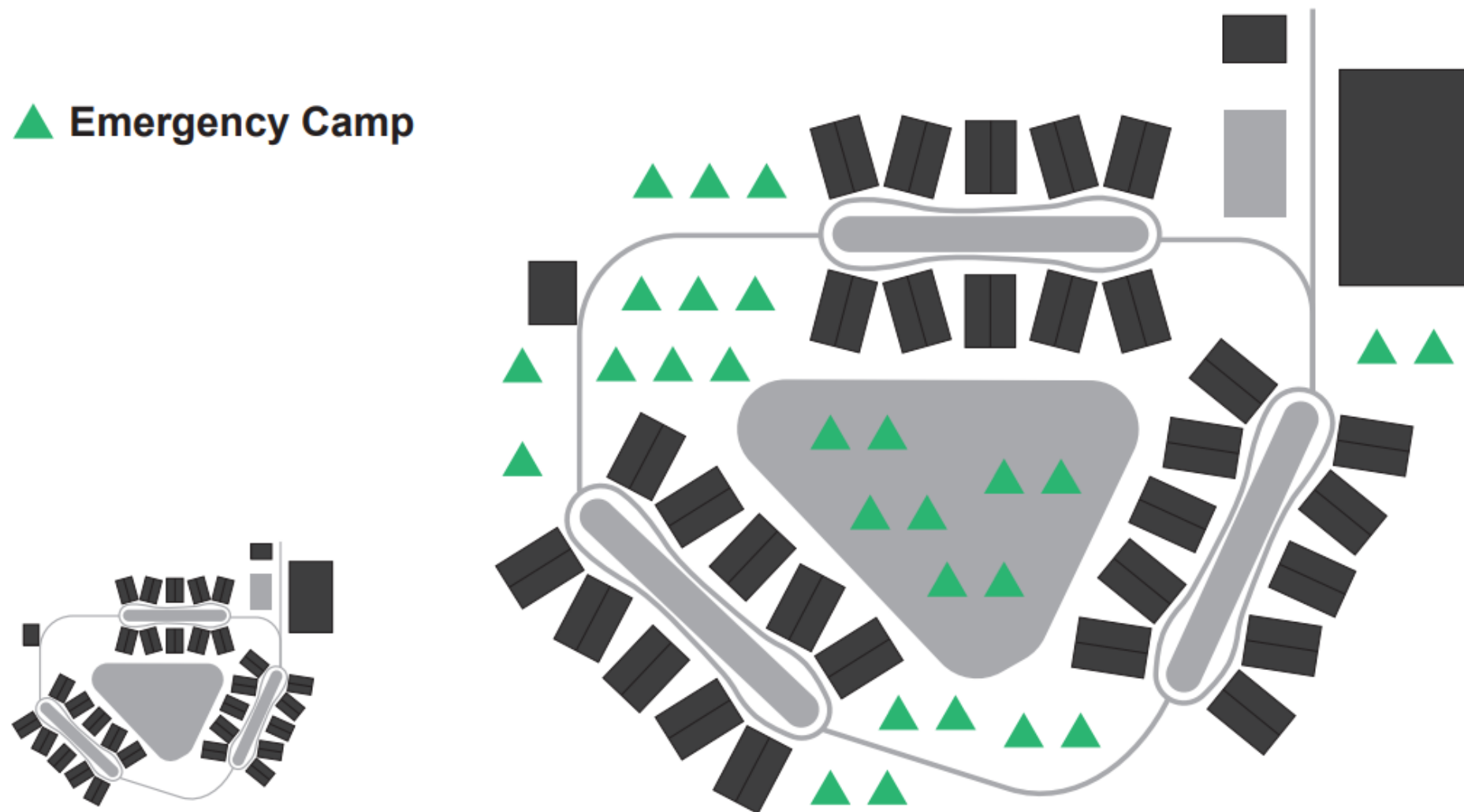


# MANAGEMENT VS. SELF-GOVERNANCE



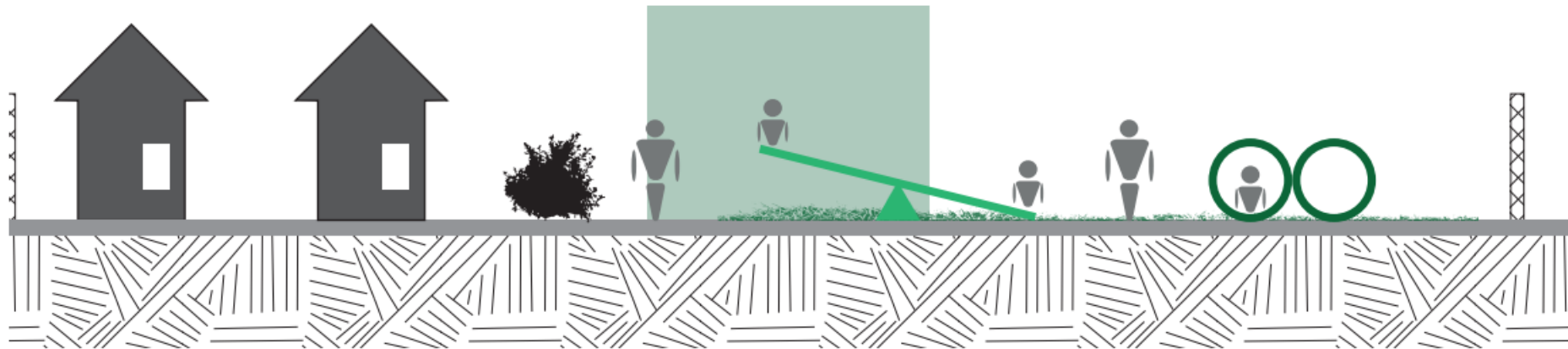
# DESIGNING FOR EMERGENCY

▲ Emergency Camp

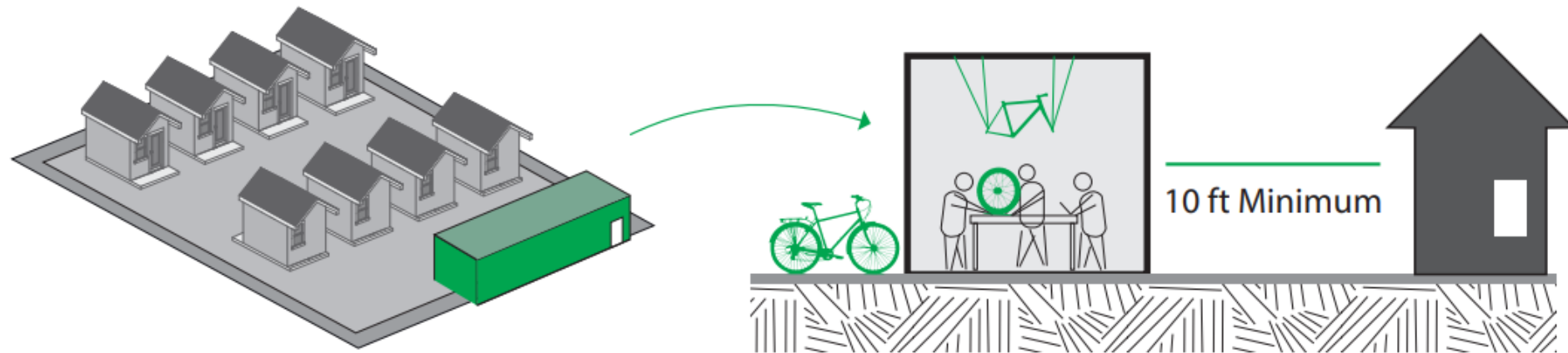




# DESIGNING TO SUPPORT FAMILY HEALTH



# CONSIDER ON-SITE MICRO-ENTERPRISE



# VILLAGES AS PHASE ONE OF AFFORDABLE HOUSING DEVELOPMENT



KENTON WOMEN'S VILLAGE 1.0



ARGYLE GARDENS, HOLST ARCH.



# Kenton Women's Village 2.0



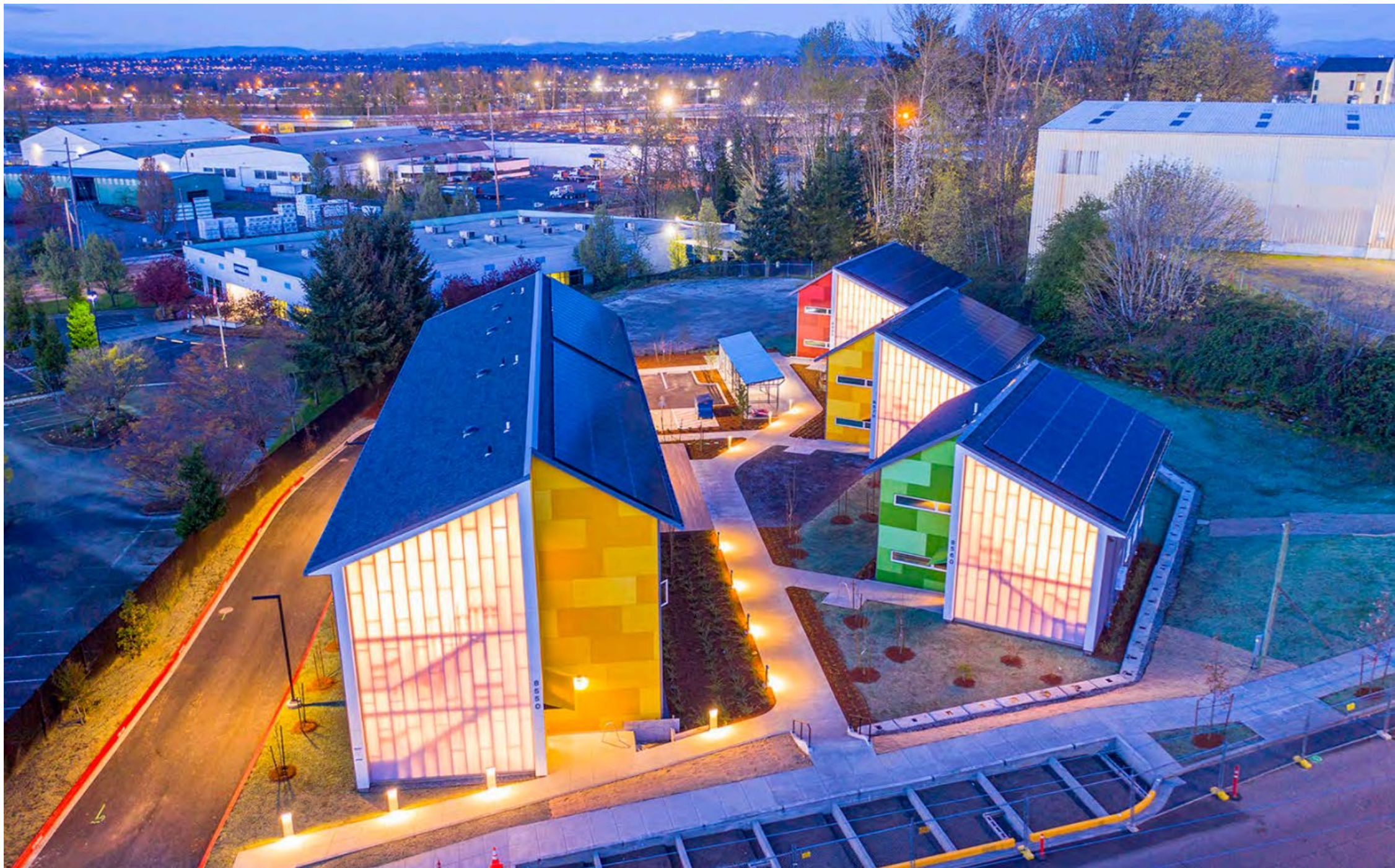












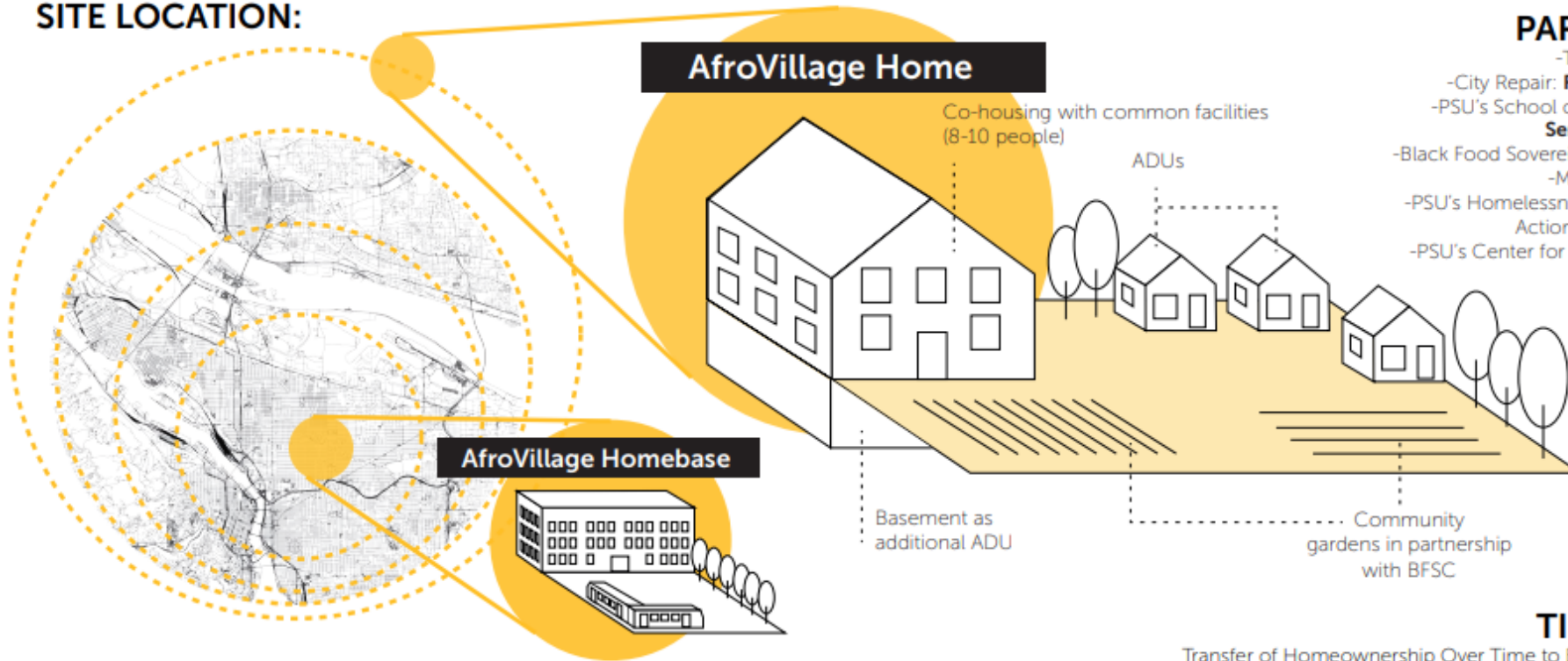


# ASSET-BASED / IDENTITY-BASED DESIGN



# THE AFROVILLAGE HOME: AN ALTERNATIVE MODEL FOR SHELTER, HOMEOWNERSHIP AND EQUITY

## SITE LOCATION:



## PARTNERS:

- The AfroVillage
- City Repair: **Fiscal Sponsor**
- PSU's School of Social Work: **Service Provider**
- Black Food Sovereignty Coalition
- Mudbone Grow
- PSU's Homelessness Research & Action Collaborative
- PSU's Center for Public Interest Design
- Useful Waste Initiative

## TIMELINE:

Transfer of Homeownership Over Time to Build Up Equity





# Portland Middle Housing Concept

2. Once the houses fit into the neighborhood, allow more than one dwelling unit on a lot.



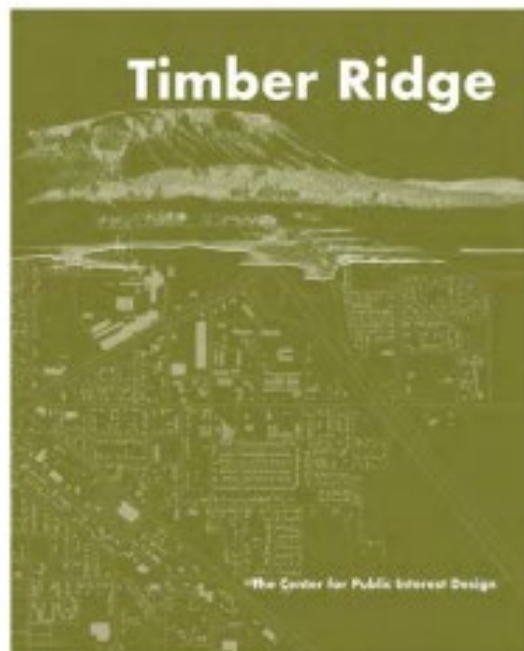
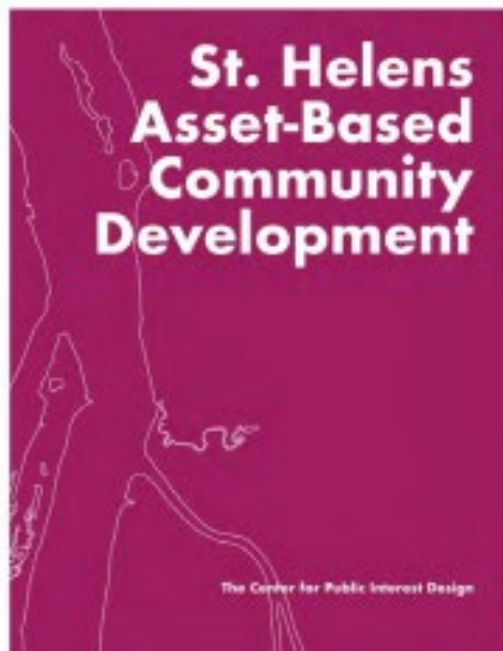
# Portland's Residential Infill Project (RIP)

		Zone								
		R7		R5		R2.5				
		Min. lot size	FAR		Min. lot size	FAR		Min. lot size	FAR	
Base	With bonus		Base	With bonus		Base	With bonus			
1	House	4,200 sq ft	.4	n/a	3,000 sq ft	.5	n/a	1,600 sq ft	.7	n/a
2	Duplex or house + ADU		.5	.6		.6	.7		.8	.9
3	Triplex or duplex + ADU or house + 2 ADUs	5,000 sq ft	.6	.7	4,500 sq ft	.7	.8	3,200 sq ft	.9	1.0
4	Fourplex									
<b>Current allowed FAR (based on setbacks, height, building coverage)</b>		1.1 FAR		1.35 FAR		1.75 FAR				



2

## **Asset-Based Community Development (ABCD)**



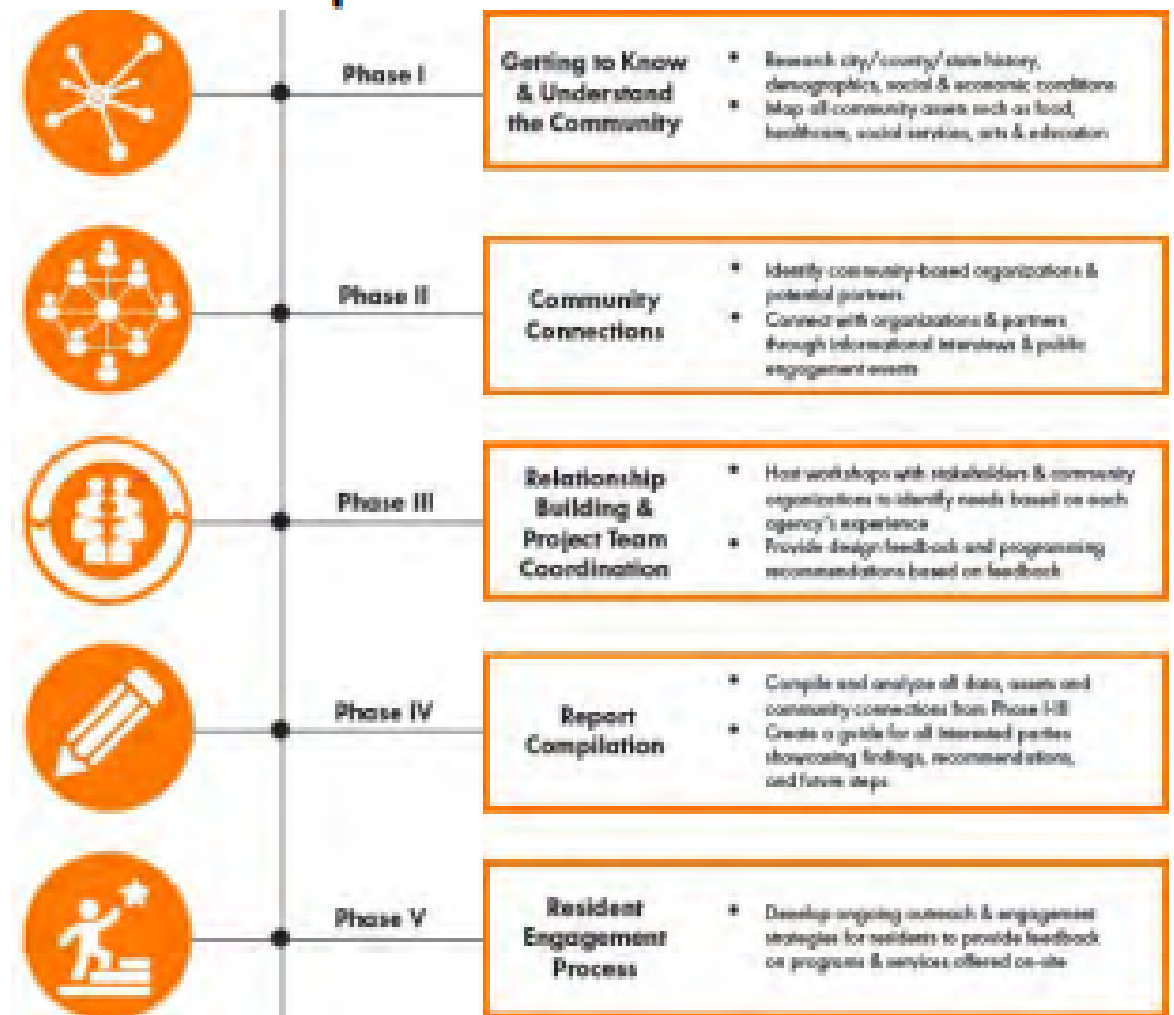
**Rockwood 10**

An Asset-Based Model for



# Asset-Based Community Development

- Bottom-up vs. top-down
- Leverage already-existing infrastructure and assets
- Resident and Stakeholder Advocacy





## CDP SALEM

Parcel 2 & Parcel 3, Battle Creek SE  
Salem, OR  
10.26.2021 | Project # 21031

## COMMUNITY FOR ALL AGES







NEIGHBORHOOD STREET



GROUND LEVEL PATIO



NEIGHBORHOOD STREET SECTION

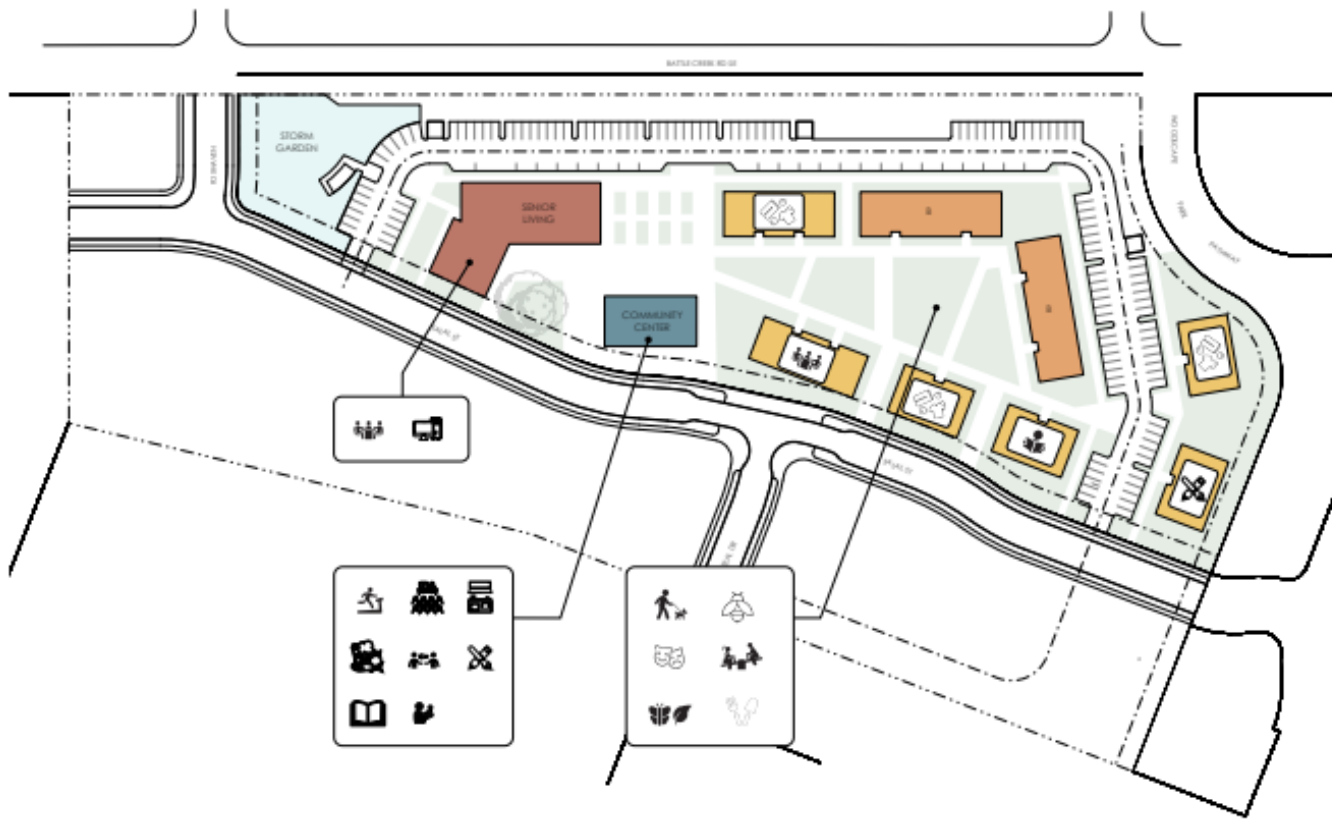
## CDP SALEM

Parcel 2 & Parcel 3, Battle Creek SE  
Salem, OR  
10.26.2021 | Project # 21031

## ADULT/ FAMILY HOUSING A







## WHAT PHYSICAL SPACES CONNECT MULTIPLE GENERATIONS?

### • SPACE WITHIN BUILDINGS

- Teaching/ Learning Kitchen
- Flexible Meeting Space for up to 30 people (goal 60 people)
  - for Community Leadership to meet on site
  - for Teaching Events (language, technology, ect)
- Everyday Technology Spaces
- Food Share/ Community Pantry
- Private meeting space for sensitive conversations (Refugees, Veterans Affairs, ect.)
- Art Spaces (both to appreciate and create)
- Library/ Book Vending
- Child Care Spaces
- Theater/ Stage (can also be outside)
- Older Adult Community Room w/ Kitchenette

### • SPACE BETWEEN BUILDINGS

- Part of the Existing Single Family Home Development
- Large and intimate gathering/ play spaces
- Expand and enhance opportunities for the Neighborhood to have places to gather, host holiday activities, have picnics, play, and go for walks.
- Create a Landscape that will attract local wildlife such as the various avian species that inhabit this region.
- Community Garden
- Nature Preservation/ Learning (Bee Hotels, Native Plants, ect.)

### • OPERATIONAL/ SUPPORT SPACES

- 3 Offices (120 sf)
- 2 Resident Services Offices (160 sf)
- Conference/ Recertification Room (150 sf)
- Copy/ Storage Room (120 sf)
- Maintenance Storage/ Office (200 sf)
- Common Laundry (for 1 and 2 bed units)
- MEP/ Low Volt
- Janitorial/ Trash

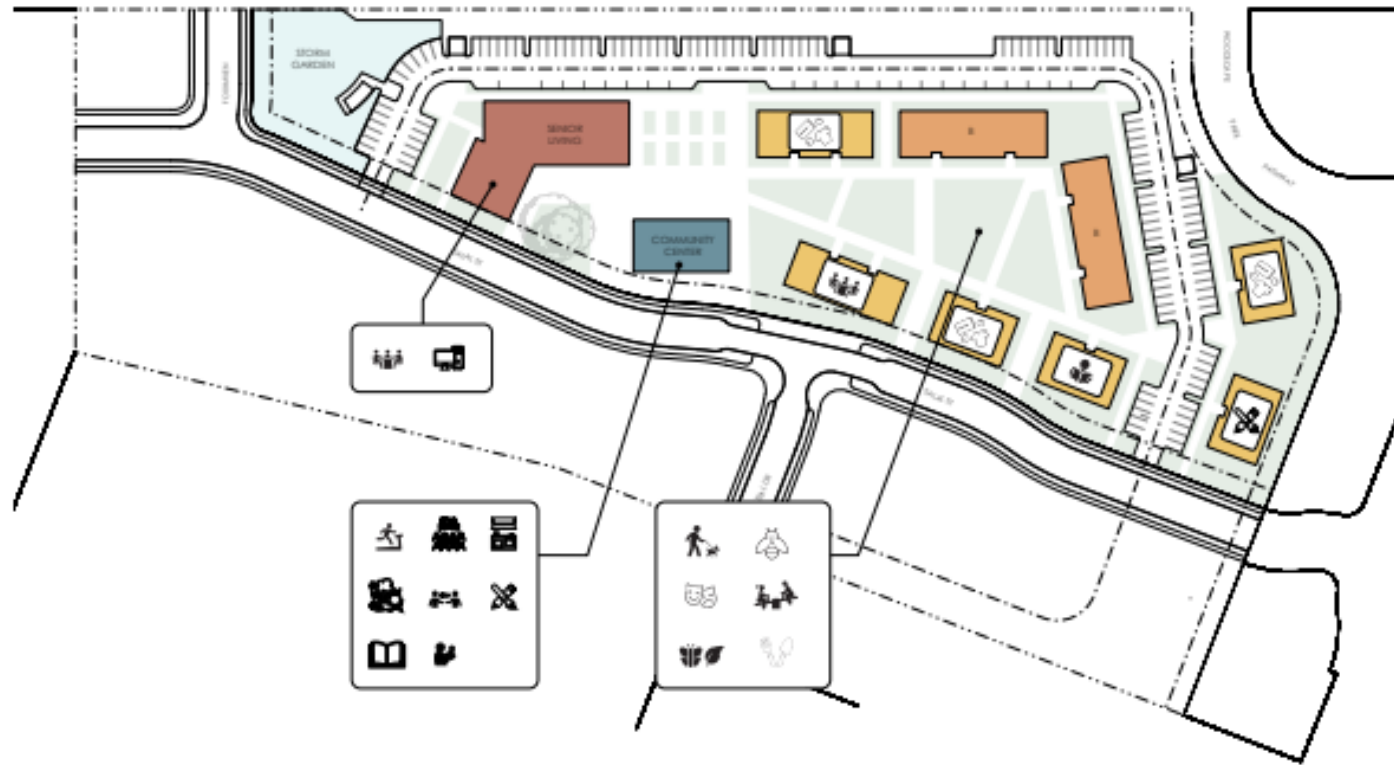
## CDP SALEM

Parcel 2 & Parcel 3, Battle Creek SE  
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## COMMUNITY FOR ALL AGES

COMMON PROGRAM





## COMMUNITY FOR ALL AGES

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OLDER ADULT HOUSING



ADULT/ FAMILY HOUSING A



ADULT/ FAMILY HOUSING B

**"COMMUNITY" addresses CONTEXT**  
**We are part of two Existing Environments**



**One with the Neighborhood**



**One with Nature**

















# **St. Helens Asset-Based Community Development**

# Community Connections



**43** Organizations Identified

**22** Stakeholders Interviewed

Community-Feedback Design Meetings **8**

**8** Community Food Programs Connected

**6** Local Arts and Education Programs Connected



**Housing Units**

**Latino Network:**  
 - design/plan units for multi-generational families, balance of space and privacy, allow for adaptation for older adults in family units (grab bars, wheelchair accessibility, etc.)

**Migrant Education Program:**  
 - create number of dryer  
 - lots of windows for extra-bright lots of spaces where cooking, need a natural filter through the space

**CCMD Senior Services (Even though they're in La Grande, provided useful information):**  
 - wide doorways for walkers & wheelchairs  
 - lots of natural light to help with vision  
 - open concept: helps with mental health & vision  
 - allows to be outside or adequate sunny courtyard space - need a way for accessibility to be able to come in & ensure the resident wheelchair & dignity around beds/bathrooms  
 - walk-in showers with a bench - seniors don't really need or use a bathtub  
 - do work with dryer units under the stairs

**OSU Extension:**  
 - Community health services are lacking in St. Helens

**Latino Network:**  
 - Importance of creating barriers to application with Latino population - language, documentation, proof of barriers (income, local immigration status and affordable housing applications) - one community barrier when promoting project to reach this community

**Migrant Education Program:**  
 - National services program among important  
 - Greater bilingual manager, low barrier policies (no id requirement and no employer requirement)

**St. Helens Parks and Rec:**  
 - Get out ahead of community health by increasing partnerships and advertising how this complex will be a resource to all with the programming

**Port of Columbia County:**  
 - Plan for some parks in "the middle" on park owned property across public road from Sheriff station, likely important later on

**Public Access Feedback**

...vision pairing  
 ...working point and  
 ...Mentors, Community Meets  
 ...ment content in Fall Safety and Mobility Study  
 ...community, think about how to make them  
 ...community landscaping & maintenance



**Site Feedback**

**COMMUNITY GARDENS:**

**OSU Extension:**  
 - Do an eight-foot fence to enclose the garden boxes, there are predators and can eliminate unwanted garden  
 - Potential for "outdoor classroom" in garden

**South Beaverton (Master Gardener Program):**  
 - Use Master Gardener as resource or as their required volunteer hours - MG before hours, help with garden set-up  
 - Garden needs to be fenced for long-term use  
 - Soil amendment required with play yards in SH, provide supply/support to residents to increase chance of success  
 - Water near each bed, identifying hours around

**CPD:**  
 - Potential for "tree bridge" or produce share space from garden plot surplus

**OTHER FEEDBACK:**

**OSU Extension:**  
 - Need for safe walking loop accessible for older adults, wheelchair, strollers  
 - Could potentially bring back "Walking with Gear" program  
 - Jean Youngberg (Joint, Community Meets)  
 - Importance of community based participatory art projects (murals, sculpture, etc.) for teams feeling connected to spaces  
 - Scott Beaverton (Master Gardener Program)  
 - Silver Christinger  
 - Importance of indigenous people acknowledgment in site  
 - Future or play theme to children's play area  
 - Importance of plants to walk outside from pit areas, ability to consider water

**Supernova Bay Watershed:**  
 - Importance of native plants, to community education  
 - Potential youth programming connected to natural and native plants

**Nina Reed:**  
 - Need for safe walking loop

**CPD:**  
 - Indigenous acknowledgment of native plants along walking trail



**RESPIRE AREAS**

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**LANDSCAPE**

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**Community Building Feedback**

**CLASSROOM AND MEETING SPACES:**

**Classroom & Meeting Spaces:**  
 - Parks & Rec  
 - Check space for computer - needs in system  
 - St. Helens Public Library  
 - Journal program (no expense)  
 - Flexible systems with easily movable furniture, low chair options  
 - Allowing "middle" size gathering space - need large elements or meeting space

**Migrant Education:**  
 - Free, low cost in all public areas  
 - Program & content  
 - Various table play on  
 - Tables & chairs

**OSU Extension:**  
 - Need for modular stand classroom/meeting space

**Jean Youngberg (Community Meets, Master Gardener, St. Helens):**  
 - Need for public meeting space in town

**OTHER SPACE FEEDBACK:**

**Parks & Rec:**  
 - A lockable cabinet to store materials that will be left outside

**Migrant Education:**  
 - Numerous tables  
 - Learning center for after school  
 - Learning/research space  
 - Computer lab space  
 - OSU or space available for more volunteer opportunities

**Free WiFi in all community spaces, additional WiFi hotspot outside**

**after school programs in the community center**  
 - general resources items (tools & vhs, training services, meeting space for high school student)

**Latino Network:**  
 - Options for teens, hang out space, quiet homework space away from family  
 - Free WiFi in shared spaces

**St. Helens Public Library:**  
 - Importance of sound amplification systems for older adults and people with hearing loss  
 - Free WiFi access for visiting organizations  
 - Accessibility & lighting in city in general for gathering spaces

**Senior Center Feedback**

**DEMONSTRATE ENVIRONMENTAL CITIZENSHIP:**  
 - Educational children will benefit community - need for community gardens, access to St. Helens, see available in community are consistently needed

**OTHER SPACE FEEDBACK:**

**St. Helens Public Library:**  
 - Importance of sound amplification systems for older adults and people with hearing loss

**EngAGE:**  
 - Ability for arts programming, art display  
 - Concerns over our spatial accessibility with grade drop

**CPD:**  
 - Concerns about grade drop with accessibility to courtyard  
 - Importance of covered, porch type of building space for shade during visitors

**Silver Christinger:**  
 - Herb garden in senior garden

**'FREE FRIDGE' = COMMUNITY PANTRY MOVEMENT**

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**BIRD NEST BOXES**

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**NATIVE PLANT**

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**COMMUNITY CENTER**

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**BUS STOP**

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**KIDS PLAY AREA**

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**Case Study**

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 - Importance of plants to walk outside from pit areas, ability to consider water

**Supernova Bay Watershed:**  
 - Importance of native plants, to community education  
 - Potential youth programming connected to natural and native plants

**Nina Reed:**  
 - Need for safe walking loop

**CPD:**  
 - Indigenous acknowledgment of native plants along walking trail





# Mapping Community Assets

The project research was conducted during the Covid-19 pandemic which limited the teams ability to engage with the community at large and potential future residents of the housing complex. Because of this, the team relied on interviews with community leaders and stakeholders, online research, and site visits to identify and map assets available to the future tenants. Access to and collaboration with existing community resources and services is important to the success of the new affordable housing community planned for St. Helens.

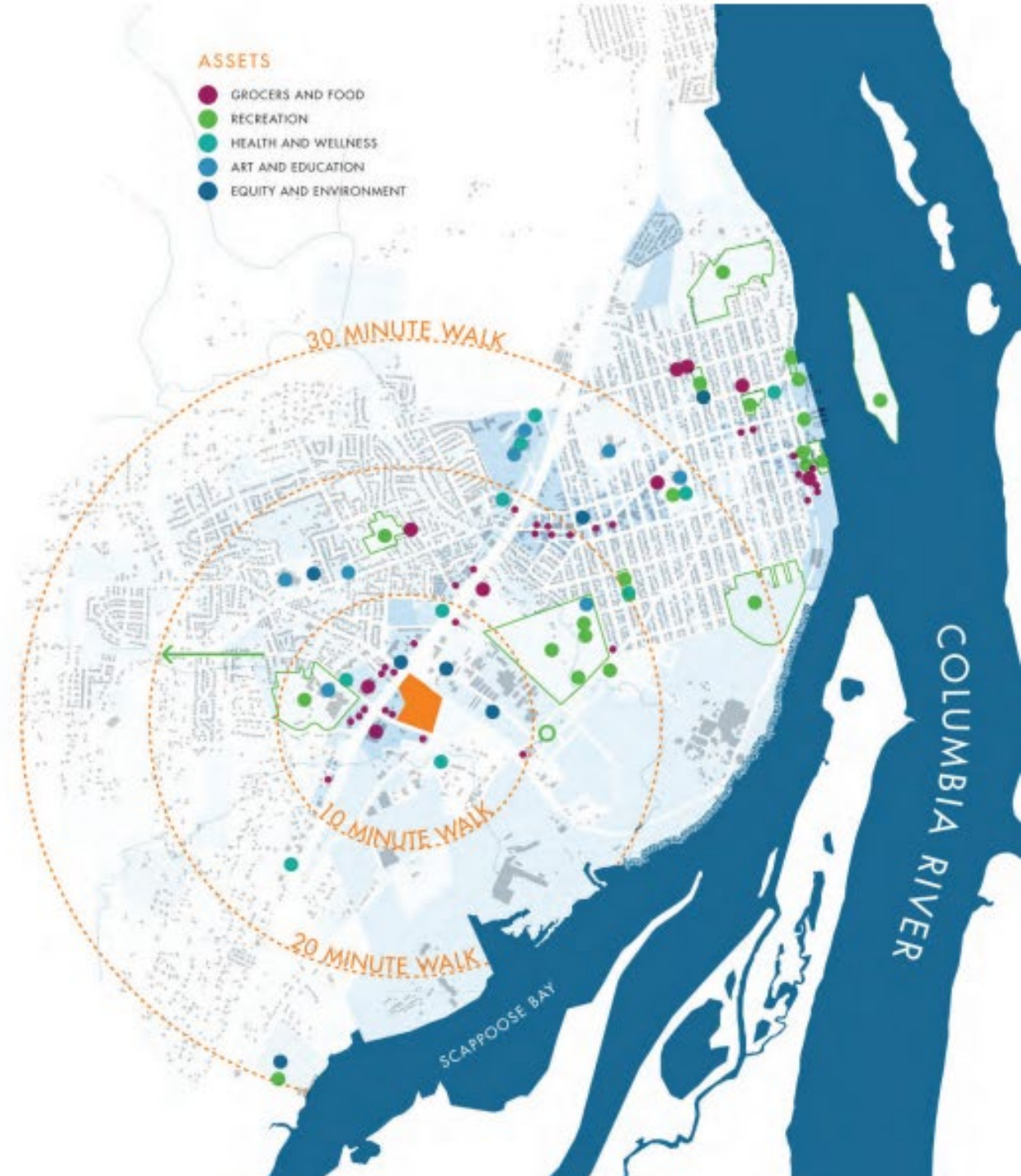
## Goals

Identify key community assets and social services in the community surrounding the site, prioritize collaboration with organizations whose programs are rooted in equity and empowerment, and identify service gaps.

## Findings

There is an abundance of existing assets in St. Helens, though there are relatively few within a short walking distance of the site. Distance, railway lines, and lack of pedestrian and bike infrastructure present barriers to access for many resources in St. Helens. Additional transportation accommodations such as mobility scooters and accessible taxis are necessary for older adults with mobility issues and anyone with a child in a stroller, to access a majority of assets in St. Helens. Sidewalks, bike infrastructure and additional safe rail crossings will greatly improve site access to resources.

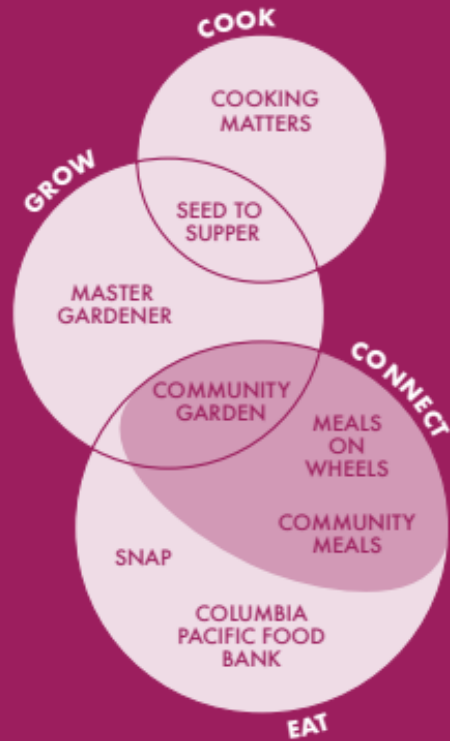
There is a lack of formal and specific resources in St. Helens and Columbia County for Black, Indigenous, and People of Color (BIPOC) and non-English-speaking communities. The BIPOC population in the area is small compared to other regions in Oregon, but systemic racism and exclusion persist in the state, and support for these communities will be vital to an equitable and inclusive housing community. Most culturally-specific organizations and programming for the BIPOC community are located in neighboring Multnomah and Washington counties.



Sample spread from ABCD report



# Food Resources Connections



## OSU Extension Service

The OSU Extension Service has an office in St. Helens and its many food-focused programs that could benefit future residents. Jenny Rudolph with OSU Extension was enthusiastic about the possibility of bringing their programming to the St. Helens affordable housing site, and CPID recommends connecting with Jenny to collaborate in these efforts.

### Seed to Supper

The Seed to Supper program provides instruction and resources for home gardeners accompanied by a cooking class centered around teaching participants how to cook the produce in their garden plots. The provision of fenced, on-site garden(s) and community kitchen(s) will enable this class to be offered at the affordable housing complex.

### Master Gardener

There are nearly 40 certified master gardeners in Columbia County through the OSU Extension Service Master Gardener program. After completing the program, master gardeners (MG) agree to volunteer their time educating the wider community about horticulture and gardening. They can assist with gardening questions over the phone but CPID recommends building relationships with MGs in St. Helens to provide more hands-on support to the community. The Columbia County MG network could provide seasonal office hours onsite, organized garden visits, and could potentially help beginning gardeners as they set up their garden plots.

Scott Bauska, one master gardener we interviewed, recommended that management of the future complex support residents with

tools and supplies, like soil and seeds, to get started on their garden plots. CPID recommends connecting with Jenny Rudolph with OSU Extension for tools and soil amendment are often barriers to first-time gardeners.

## Sample spread from ABCD report

### Cooking Matters

Cooking Matters is a program collaboration between OSU Extension Service and the Columbia Pacific Food Bank. Cooking Matters teaches participants basic kitchen skills and how to cook healthy meals at home. There is strong interest in bringing the class to residents onsite in the instructional community kitchen if there is significant interest.



**“There are a ton of food services that can be tapped into so long as folks are aware of and comfortable accessing them.”**

**Jenny Rudolph, OSU Extension Service**

### Columbia Pacific Food Bank

The Columbia Pacific Food Bank serves Columbia County with supplemental food support. CPID recommends connecting with the food bank to set up a weekly Fresh Alliance produce delivery to a central location onsite, like the commons building, to ensure that all residents have access to fresh food regardless of mobility and transportation resources available to them.

### St. Helens Senior Center

The St. Helens Senior Center holds the Meals

on Wheels contract for the area through Columbia Pacific Food Bank. CPID recommends connecting with Jenny Rudolph with OSU Extension for tools and soil amendment are often barriers to first-time gardeners. CPID recommends connecting with Jenny Rudolph with OSU Extension for tools and soil amendment are often barriers to first-time gardeners. CPID recommends connecting with Jenny Rudolph with OSU Extension for tools and soil amendment are often barriers to first-time gardeners.

collaborate on programming and provide assistance in signing residents up for the senior center services.

### Community Meals

Prior to the Covid-19 pandemic, Community Meals (CM) served weekly prepared meals at First Lutheran Church in St. Helens. Up to 120

hot meals were served in a friendly, community environment. Over the years service at CM evolved into a social event for guests, especially seniors, with the gathering of friends and occasionally live music. Kathy Bauska of CM indicated that a similar event could be held at the St. Helens affordable housing complex if a robust community kitchen with two heavy-duty ranges and ovens were available with adjacent gathering space. Creating a sit-down meal service open to all could build community and connection onsite while providing meals to those in need. Kathy Bauska and Joan Youngberg are community members to reach out to for information on Community Meals.



camps, yoga classes, walking groups, and fly-fishing tying. All activities are low-cost, but they are also working on developing a scholarship and sliding scale payment system to reach more community members. Their mobile activity van allows most programs to travel well, and, due to the lack of indoor gathering and play spaces in town, the SHRC would be interested to host some of their programming at the St. Helens affordable housing complex.

CPID recommends connecting with the SHRC about the potential for hosting youth activities, 'tot sports,' exercise classes, and walking groups onsite.

### Space Needs

To operate onsite SHRC would require that events be open to the community at large, not just residents of the complex. Most important to onsite operations are easily cleanable surfaces, movable furniture, accessible restrooms, and high-speed WiFi. Additional desires for onsite operations include a dedicated storage area to store supplies and a small desk area to set up their computer check-in system.

Sample spread from ABCD report

### OSU Extension Services

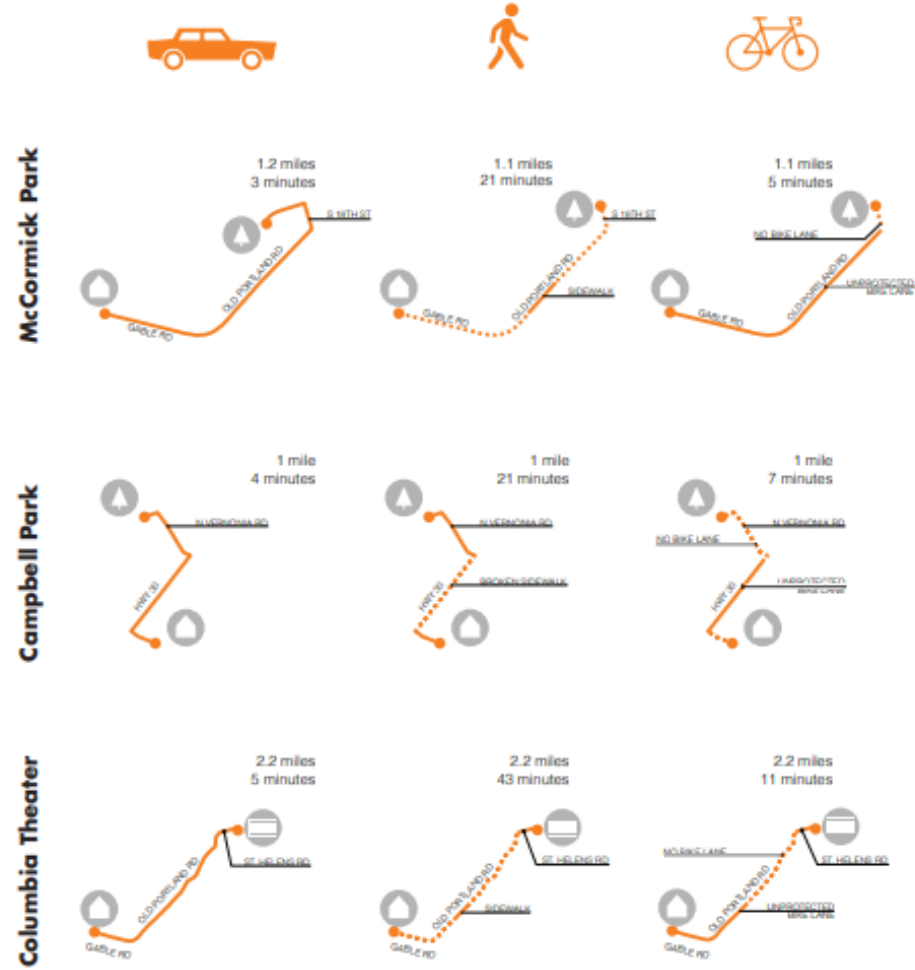
The Walk with Ease program through OSU Extension Service is a social walking group for seniors. The program in St.

Helens has been on hold because of lack of safe, accessible walking routes in town. If the wetland trail at the St. Helens affordable housing project is designed to be accessible for individuals using walkers, wheelchairs, and scooters there is significant interest in making it the new location for this program.

### St. Helens Senior Center

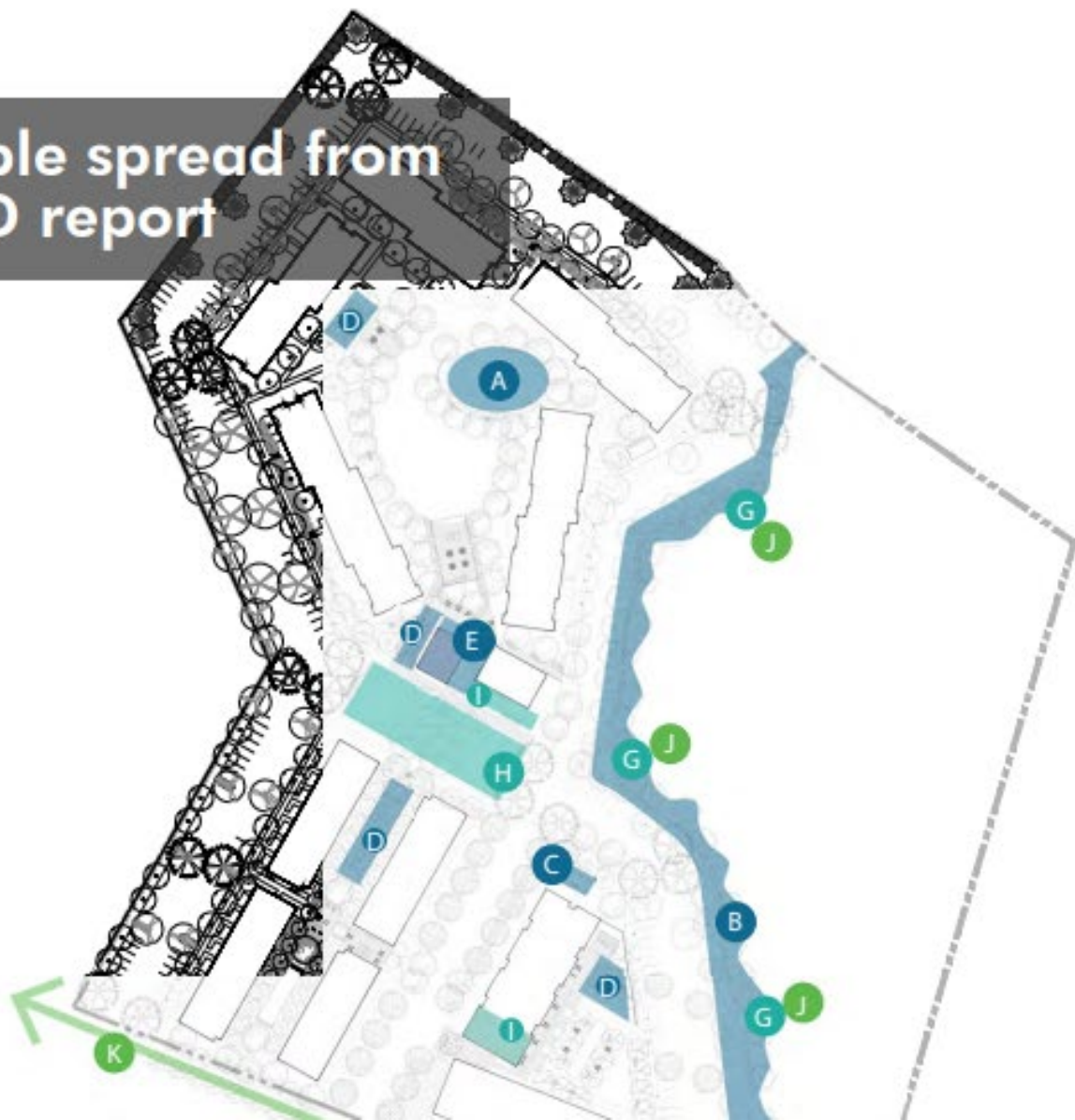
The SHSC offers a variety of recreational activities in their building, like Tai Chi, billiards, and gardening. They have never hosted programming offsite, but expressed interest in collaborating on programming and activities with a large senior living area like the one planned at the St. Helens affordable housing complex. CPID recommends reaching out to SHSCS to help coordinate and collaborate on programming. This could help build a sense of community between seniors living on and off

### Site Access Diagrams





## Sample spread from ABCD report



### Recommendations for Building and Essential Infrastructure

- A. Nature Play
- B. Native Landscaping
- C. Bus Stop
- D. Community Gardens
- E. Commons Building

### Recommendations for Resident Community-Based Interventions

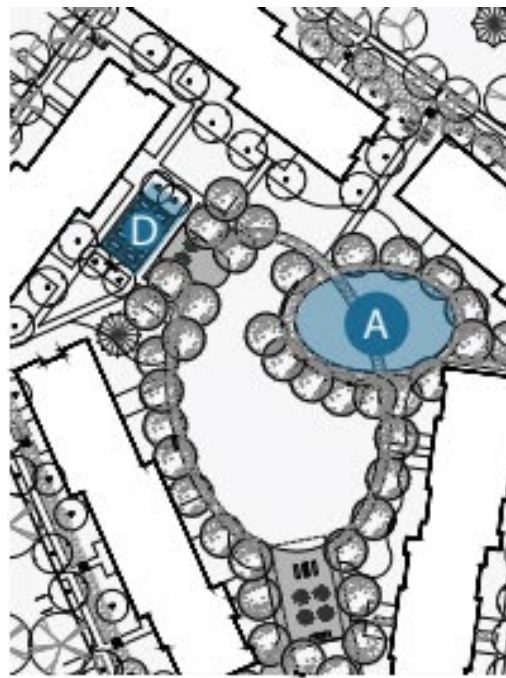
- G. Areas of Respite
- H. Parking Lot
- I. Free Fridge and Community Pantry

### Recommendations for Future Implementation with Community Partnerships

- J. Indigenous Acknowledgement
- K. Sidewalks and Greenways

# Recommendations for Building and Essential Infrastructure

CPID recommendations critical for early integration. Recommendations were presented based on research and feedback from community leaders and organizations.



Label A represents the nature play area designated within the courtyard created by the family apartment buildings. The adjacent central green area will focus on sports programming.



Champeog State Park Nature Play - St. Paul, OR

The CPID recommends a focus on nature play design for the structured play area onsite. The proximity to the wetland has made connection to nature a fitting theme to carry throughout the site. In our interview with Ms. Wren Christopher, she also reiterated the importance of nature play, things like earth mounds and references to the four cardinal directions, can help children connect to the earth around them.

## Precedents

Khunamokwst (meaning 'together' in Chinuk Wawa Language) Park in the Cully neighborhood in Portland, OR and its nature play area were designed and planned with extensive community involvement. Designers worked with the city to develop a project advisory committee to ensure that the park reflected the needs of the diverse Cully neighborhood. Bilingual outreach materials were provided to increase diverse stakeholder involvement. Community partnerships with nonprofits deeply connected in the area helped designers engage local children in the design and building process. All these steps were taken toward the goal of creating an inclusive park, welcome to all.

The nature play area situated within Champeog State Park on the Willamette River incorporates a variety of climbing elements and sand and water play areas. Educational elements about the natural environment and the cultural history of the area are woven in throughout the park.



Khunamokwst Park - Portland, OR

Sample spread from ABCD report



Champeog State Park Nature Play - St. Paul, OR

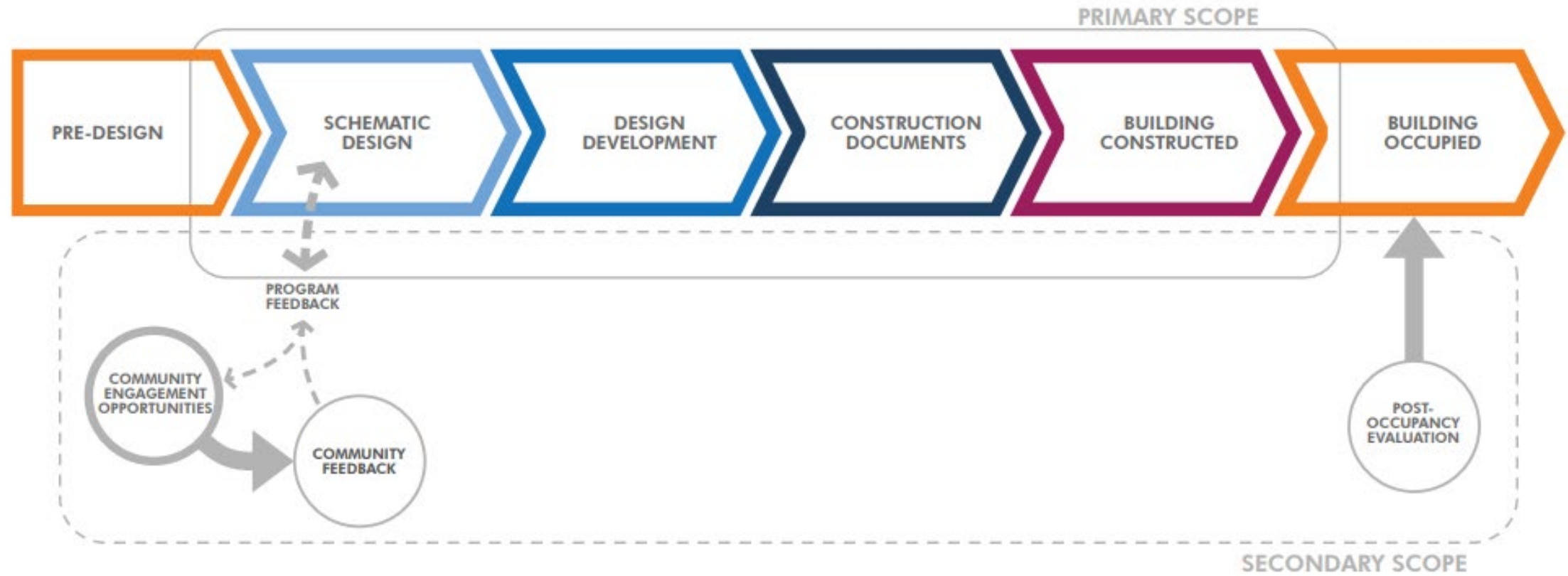






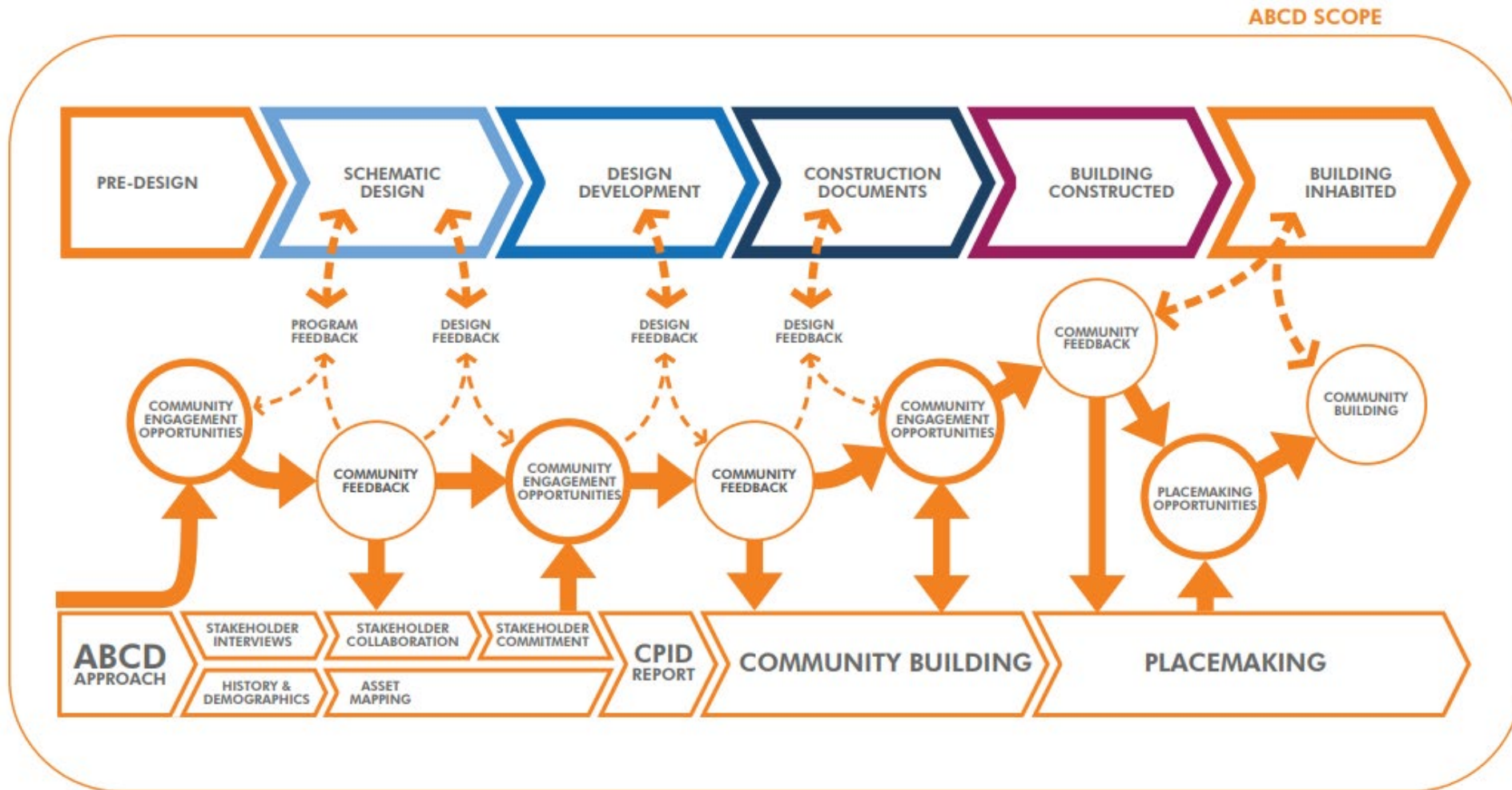


## TYPICAL DESIGN PROCESS





## ABCD DESIGN PROCESS



# How to do it better next year, and the next...

Schedule 3 weeks to build

Reuse existing formwork before buying more

Bring mess kit with tools

More extensive pre-build orientation and training

Take Spanish

Charter one bus for transportation

Several design/build practitioner charettes

Bought more wood for formwork

All meals on Styrofoam

No pre-build orientation

Spoke little Spanish

Took 7 vans to the site

2 weeks to build

# How we did it this year

One design/build practitioner charrette



Tool Van drives 2600 miles round trip - Austin Texas to Ciudad Obregon, Sonora, Mexico. 7 mini-vans drive round trip from Phoenix to Ciudad Obregon. Transportation from Motel to site everyday. Over 1000 gallons of gas used.



Sustainable? What was our environmental impact while traveling? How can we re-examine logistics to maintain international exchange programs while minimizing fuel consumption? Buses? Bicycles? Tent City?

What was **OUR** ecological footprint in Mexico?



Who or what do we have an obligation to **SERVE**?

Client?

Community?

Clean air and water?

Fresh food?

How are the interdependencies accounted for?

Norma asked, “¿Ud. tiene un baño seco?”

What do you do with your knowledge?



**KNOWLEDGE = RESPONSIBILITY**

Architect as **ADVOCATE**





Thank You



**Center for  
Public Interest  
Design**

PORTLAND STATE UNIVERSITY ::  
SCHOOL OF ARCHITECTURE



**INNOVATIVE  
URBANISM  
SYMPOSIUM**

HOUSING  
November 8<sup>th</sup> and 9<sup>th</sup>, 2023

Avista *foundation* 

**BOUTEN**  
CONSTRUCTION COMPANY

**ELEMENT**  
ARCHITECTURAL PRODUCTS

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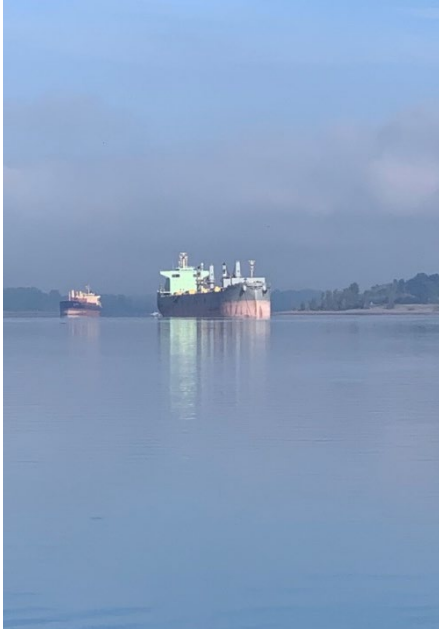
**INNOVATIVE  
URBANISM**  
SYMPOSIUM

PANEL: ECONOMICS OF HOUSING



**Kevin Kellogg**  
**Gorman & Company**

(the opinions expressed herein are Kevin Kellogg's and not necessarily the opinions of Gorman and Company).



**GORMAN**  
& COMPANY



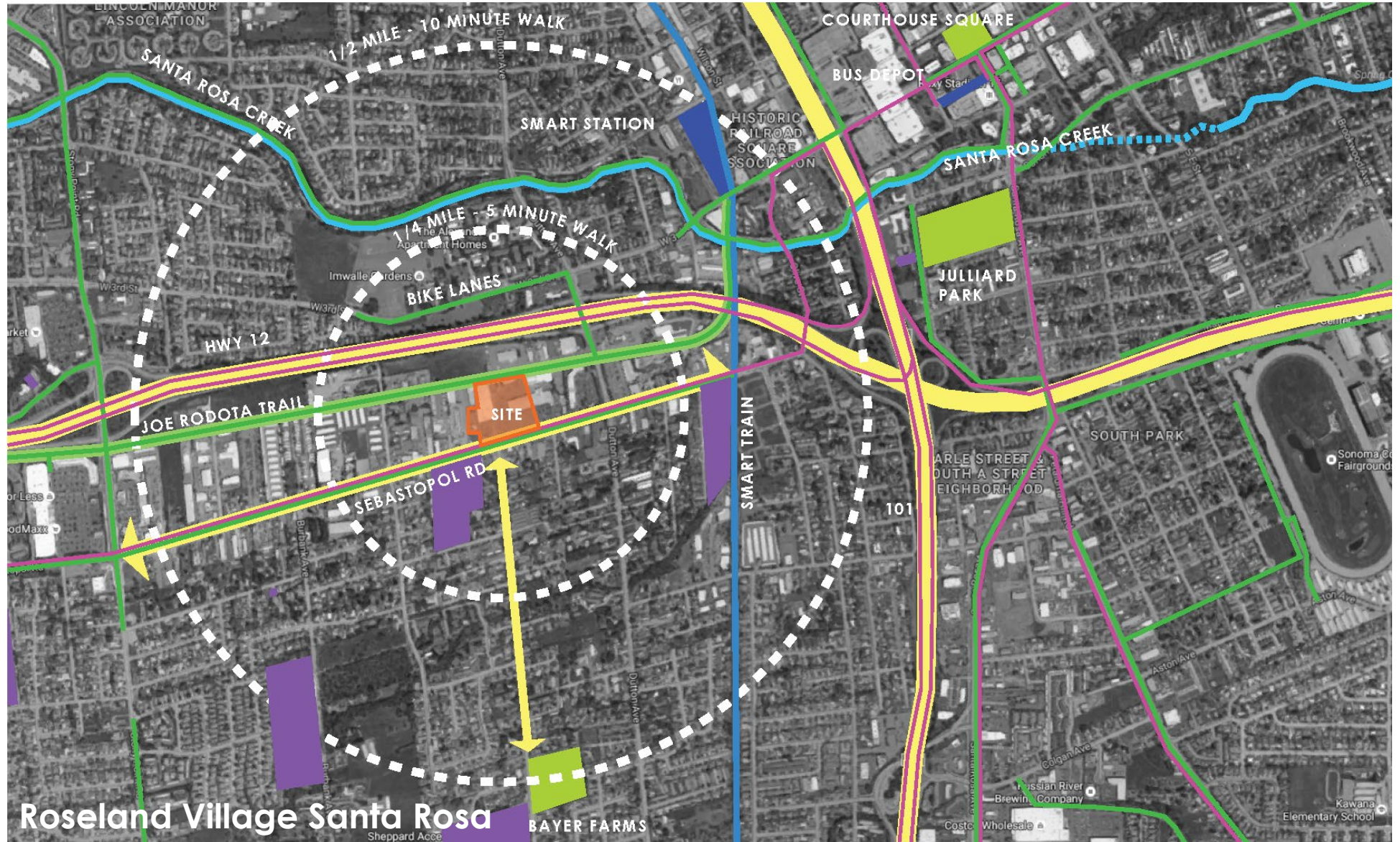


# About Gorman & Co.

- **38 years of affordable housing and community development experience nationwide**
- **Innovative partnerships with non-profit, public, and community organizations to build safe and equitable communities**
- **Vertically Integrated Real Estate Developer with in-house Architecture, Construction, Asset and Property Management**



# The Future of Housing



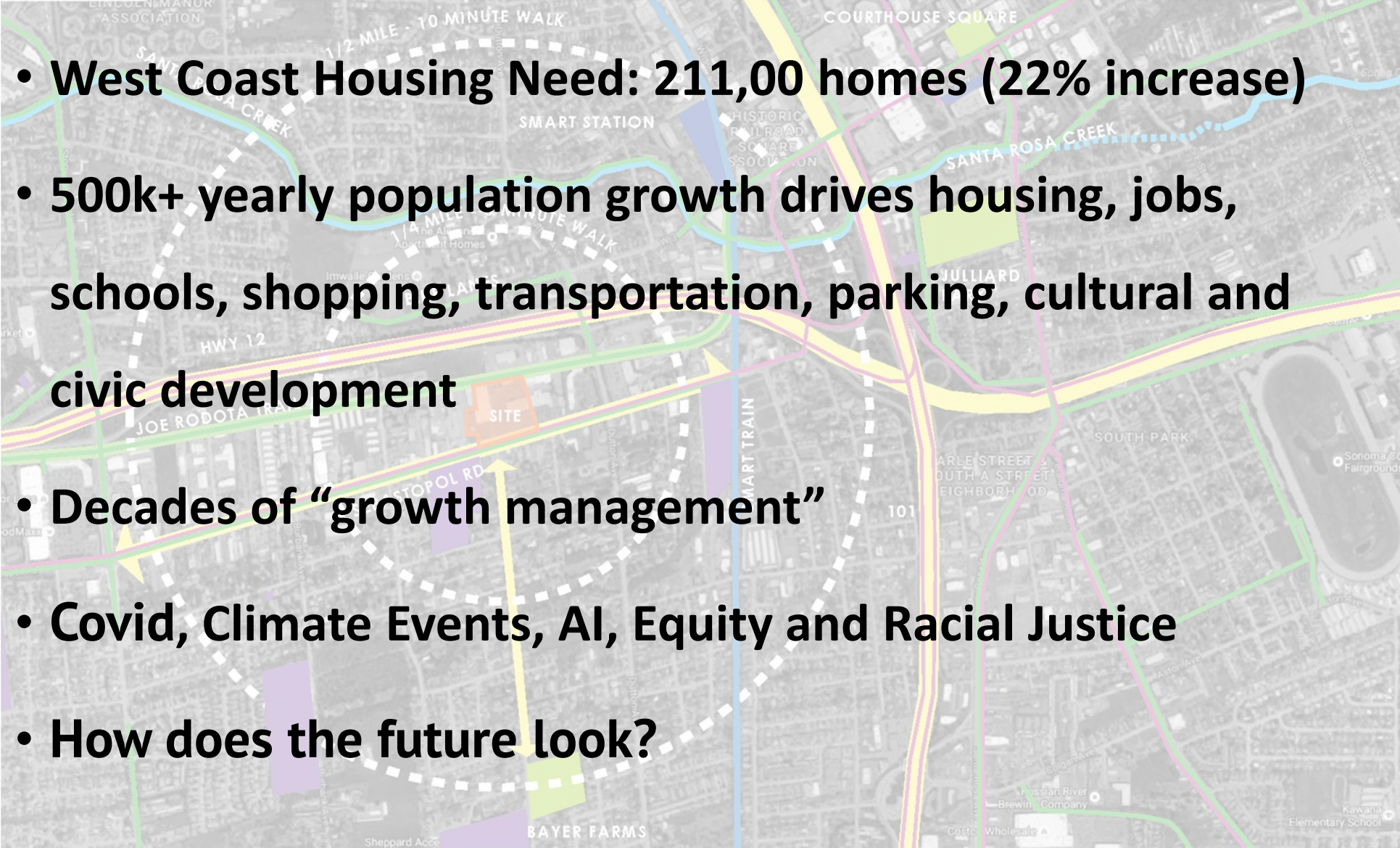


# The Future of Housing

- 
- **Housing Shortage by the Numbers**
    - **Half the country is rent burdened**
    - **7.3M units short for households below 30% AMI**
    - **Annual housing production is short 500k units per year**
    - **Unhoused population all time high at 586k and growing**
    - **Call to Action: “More Housing Production”:**
      - **Washington: 55,000 / year (current approx. 45,000)**
      - **Oregon: 36,000 / year (current approx. 20,000)**
      - **California: 120,000 / year (current approx. 100,000)**



# The Future of Housing


- **West Coast Housing Need: 211,000 homes (22% increase)**
  - **500k+ yearly population growth drives housing, jobs, schools, shopping, transportation, parking, cultural and civic development**
  - **Decades of “growth management”**
  - **Covid, Climate Events, AI, Equity and Racial Justice**
  - **How does the future look?**
- 
- An aerial map of San Francisco, California, overlaid with various planning and transportation lines. The map shows a grid of streets, major highways like HWY 12 and 101, and the SMART TRAIN line. Key locations labeled include COURTHOUSE SQUARE, SMART STATION, HISTORIC RAILROAD SQUARE ASSOCIATION, SANTA ROSA CREEK, JULIARD, SOUTH PARK, ARLE STREET & SOUTH A STREET NEIGHBORHOOD, BAYER FARMS, and SHEPPARD ACCESS. A dashed white circle indicates a '1/2 MILE - 10 MINUTE WALK' radius around a central point. A yellow arrow points to a specific 'SITE' marked with an orange box. Other colored lines (green, purple, pink) represent different planning zones or transit corridors.



# Community Engagement



# Community Engagement

- **Community Knowledge *and* Technical Expertise**
    - Residents, Local Leaders
    - Non-Profits, Community Organizations
    - Government
    - Philanthropy
    - Academia
    - Industry
  - **Learning from Data**
- 



# Placemaking



Roseland Village Santa Rosa

# Placemaking

- **Form-Based Placemaking**
  - Cool mixed-use buildings, walkable streets, open spaces
- **Strategic Placemaking**
  - Jobs, start-ups, amenities
- **Creative Placemaking**
  - Arts and culture, events, museums
- **Tactical Placemaking**
  - Guerrilla art, pop ups, DIY





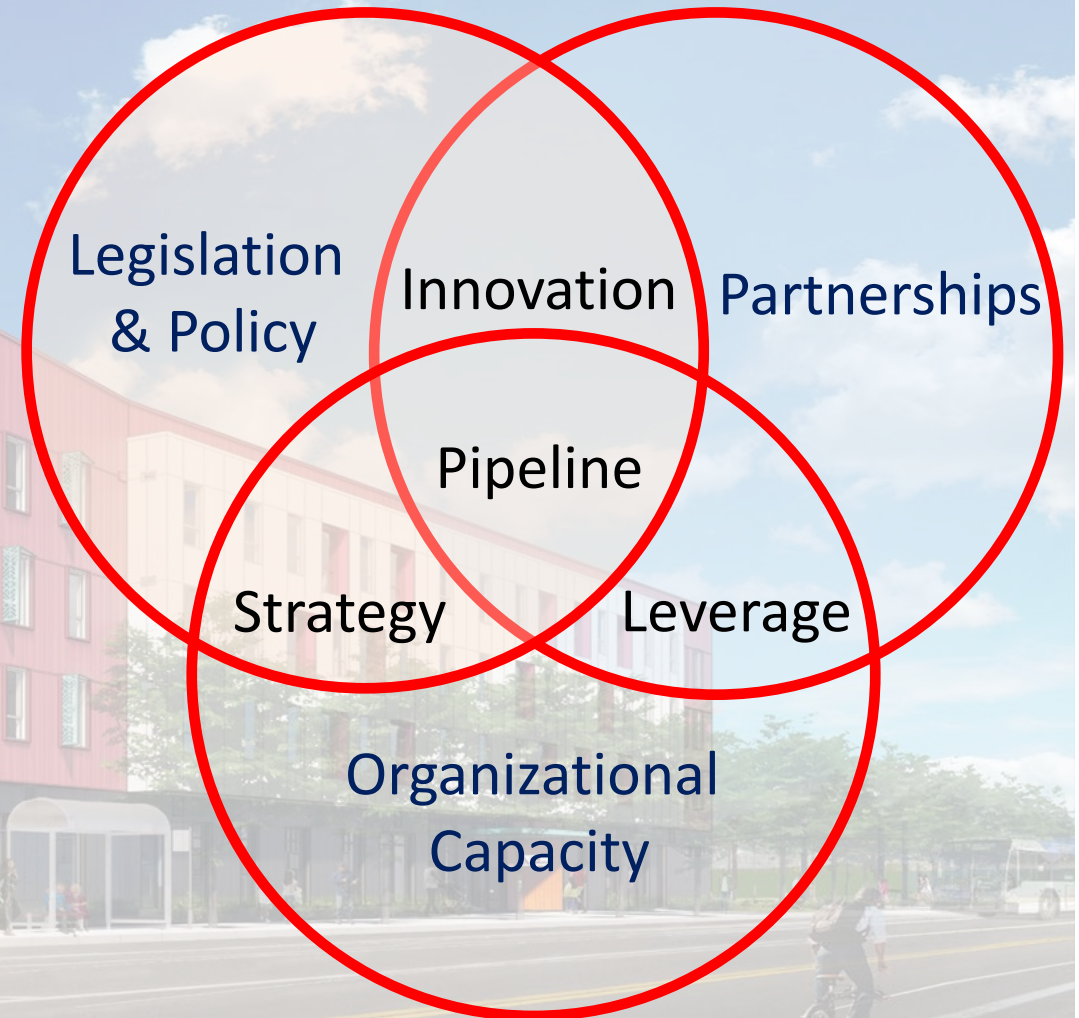
# Equitable Development - Las Adelitas





# Equitable Development - Las Adelitas

- **Community Engagement**
  - Design as Social Justice
- **Culturally Specific and Responsive**
  - Disrupt Institutional Racism
  - Economic Inclusion
- **Mitigate Climate Change**
  - All Solar, Net Zero Ready




***Equity, Sustainability, Innovation***

# Sustainability





# Sustainability

- **Energy & Carbon Models:**
    - **Building Science Driven: LEED, ILFI**
    - **Mass Timber, Solar Panels, Recycled Water**
  - **Equitable Model:**
    - **Affordability**
    - **Thermal Comfort**
    - **Environmental Justice**
    - **Health and Safety**
- 



# Finance: The Civic Consortium Model





# Finance: **The Civic Consortium Model**

- 2010 Sustainable Communities Collaborative 25 organizations collaborate to fund Transit Oriented Development near new Metro Rail Stations
- Government and philanthropy capitalize a large transformative civic campaign for equitable development
- 2010, Raza Development Fund (RDF) and LISC invest \$10 million
- 2012, Phoenix receives 3.1M HUD Sustainable Communities Grant
- 2014, JPMorgan Chase grants \$6M to Adelante (RDF + 3 CDFIs)
- 2015, LISC and RDF commit additional \$30M
- 2019, the Sustainable Communities Fund has leveraged: \$375M in private investment for 24 developments, including 16 housing projects, health care facilities, and commercial buildings



Cruze Thompson  
Rural Resources





HELPING PEOPLE. CHANGING LIVES. STRENGTHENING OUR COMMUNITY.

# COMMUNITY ACTION

Since 1965, Rural Resources Community Action has helped residents of Northeastern Washington help themselves and each other. Through education, resources and support, we offer real hope to children, seniors and families, by working to create a stronger and more stable community for us all.

Each year, over 14,000 people in communities throughout Eastern Washington turn to Rural Resources for short-term assistance and long-term solutions to help them take control of their lives and their futures

[EXPLORE OUR PROGRAMS](#)

[APPLY FOR ENERGY ASSISTANCE](#)

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[VIEW OR DOWNLOAD THE CURRENT COMMUNITY RESOURCE GUIDE](#)

[STEVENS COUNTY](#)

HUD/Section 8	Apartments
<p>program. Helps low income families, Elderly and disabled rent housing units in the private market. Annually the HCV's assist more than 1,000,000 people nation wide out of poverty and give people the opportunity to move to safer, less poor neighborhoods.</p>	<p>7 complexes.</p>
<p>This subsidy can be a permanent program to assist with rent and utilities if they qualify.</p>	<p>-Central colville Apartments</p>
<p>To qualify HH must have 50% or less of AMI</p>	<p>26 units consisting of 1,2 &amp; 3 bedroom</p>
<p>This program benefits the community in multiple ways, by reducing homelessness, increasing housing stability, reducing poverty, helping low-wage workers and allowing seniors and disabled individuals to live independtaly.</p>	<p>-North Hill 10 unit complex with 1 &amp; 2 BR</p>
<p>there is a wait list for this program and our waitlist is currently closed with 1532 between the Stevens, Ferry, Lincoln and Pend Orielle County.</p>	<p>-Clark House Is a men's PSH apartment with 2 bedrooms.</p>
<p>TBRA - aissts households with a voucher and monthly subsidy to cover rent, utilities and if they qualify a SEC DEP as need. Applicants must be homeless or at imminent risk of homelessness and at or below 30 % of the AMI.</p>	<p>-Valley Breeze is a 4 plex and has all 2 bedroom units.</p>
<p>This is a temporary monthly subsidy up to 24 months or as funding allows. We do not have a waitlist for this program, however we accept referrals when our call up is open. This program also serves S.F.L.PO county</p>	<p>-Those 4 units are located in colville</p>
	<p>Columbia senior apart. Located in hunters is a senior only property with 12 units and consist of 1 and 2 bedrooms</p>
	<p>Quail Manor apts located in Newport with??? units and Is for developmentally disabled tenants.</p>
	<p>Willow Ridge is a 4 unit complex consisting of 1,2, &amp; 3 unit bedroom located in davenport</p>

## Energy assistance

The **Energy Assistance Program** provides utility bill assistance to Low Income Households across Stevens, Pend Oreille, Ferry & Lincoln Counties – federal LIHEAP grants are based on household income and size and range from \$200 to \$1,000 to help supplemental the household's energy burden. Our team also provides assistance to Avista customers with enrolling in the new My Energy Discount program based on family size and household income as well. We can also assist with some minor furnace repair or replacement, air conditioners, fans, heaters, etc as the budget allows and only to extreme priority groups.

The **Emergency Energy Assistance Program** can help once a season for those in Stevens, Lincoln, and a very small portion of Ferry County with any avista customer with a past due balance or shut off notice, or a customer w/ less than a 10 day supply of heat fuel like energy logs, propane, pellets, etc. based on eligibility.

## Weatherization

In Weatherization, we strive to assist our clients to reduce their energy consumption and to live more comfortably and safely in their home.

We are able to serve between 20 and 30 households each year and in the process help preserve the low income housing stock in four counties.

The process of weatherizing a home has helped countless people to continue living safely in their home and often to be more healthy as we are able to eliminate some of the health hazards that exist when we get the home

The process of weatherizing a home can include adding insulation, installing quality windows, fixing heating systems, health and safety repairs and other things as needed.

One thing to note is that the whole weatherization process is a long process. We currently have hundreds of people that would like weatherization and we are getting to them but it takes time.



**Homeownership program**

3 primary component Pre-purchasing Counseling, Default Counseling and the Home Rehab Program.

**Pre-purchase counseling**

We have two HUD certified housing counselors. We help people get ready to purchase a home. We help them establish savings by developing a budget for them. We help guide them with credit repair and establishing good credit. After going through our program, they will be able to be approved when they apply for a mortgage. We also have down payment assistance for those who are eligible. There is no income restrictions on participating in our pre-purchase program.

**Default Counseling**

We help people who have fallen behind on their mortgage payments. There is no income restriction on participating in this program. We can help clients apply for a modification or other workout options. We will help them with contacting their lender and discussing options available.

**Home Rehab Program**

We help low income homeowners who have health and safety concerns in their home. The goal of this program is to keep people in their homes. There are income guidelines for this program.

**Emergency Housing - Serves Stevens, Ferry and Lincoln County**

Rental assistance through Rapid Rehousing or Homeless prevention with

4 Shelter

Consolidated Homeless Grant, Housing and Essential Needs, Emergency Housing Fund, Local Homeless

Womens Shelter consisting of 4 units with 12 beds giving priority to households with children and victims of Domestic Violence

Mens shelter with 7 beds giving priority to homeless veterans

Davenport shelters - one duplex with studios and a 4 unit DV shelter with 12 beds

# Panel Questions



**INNOVATIVE  
URBANISM  
SYMPOSIUM**

PANEL 2: DESIGN JUSTICE AND TRAUMA-INFORMED DESIGN





Dena Carr  
Catholic Charities



Sharon Stadelman  
Catholic Charities

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# TRAUMA INFORMED DESIGN EVALUATION

*A Consumer Experience,  
Perspective & Key Take  
Aways*

**INNOVATIVE URBANISM SYMPOSIUM**

November 9, 2023





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## WHAT LED US ON THIS JOURNEY?

- Exploration of (possible) new shelter
- Agency dedication to a Trauma Informed Approach (TIA) in our service work
- Commitment to new & innovative ways to design space that can incorporate TIA into Trauma-Informed Design concepts\*





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## REASON BEHIND THE “WHY”

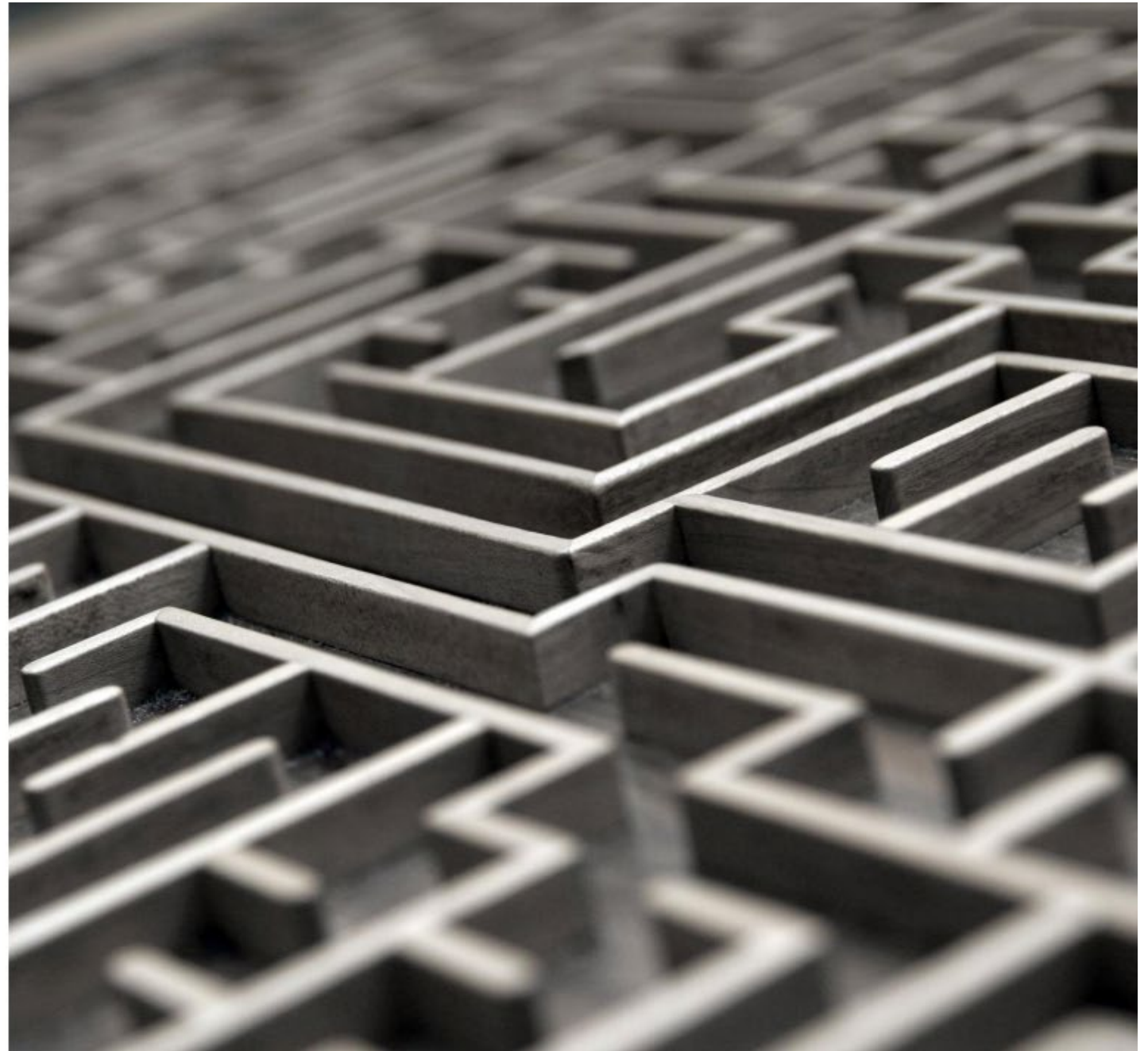
Q1: Why is Trauma-Informed  
Design Important?

- Incorporates lived experience, person-centered feedback & expertise into design features
- Works to reduce un-intentional triggers\* & create spaces that provide safety, connections & client-choice

---

# CHOOSING AN EXPERT:

- Choosing the right vendor\*--
  - **ShopWorks Architecture.**
    - Website: <https://shopworksarc.com/>
    - Publications: <https://shopworksarc.com/tid/>
    - Video: [https://youtu.be/mh-Lc\\_78Dec](https://youtu.be/mh-Lc_78Dec)
- Willingness to be an active partner in the evaluation process



---

# EVALUATION PROCESS



- ***Phase 1: Educational /Training Phase\****
    - Trauma
      - a. What is trauma
      - b. How trauma impacts the brain/body
      - c. Healing is possible
    - Environment
      - a. Why the environment matters
      - b. How environments harm
      - c. How environments heal
      - d. What is trauma-informed design (framework)
    - Design
      - a. 4 phase TID process
      - b. Architectural organizing principles
      - c. Case studies
-



## Trauma-Informed Design Framework



*Trauma-informed Design Framework 'Designing for Healing, Dignity and Joy (2020). Shopworks Architecture Group, 14 Engineering, & University of Denver Center for Housing and Homelessness Research'*

[https://ncsacw.samhsa.gov/userfiles/files/SAMHSA\\_Trauma.pdf](https://ncsacw.samhsa.gov/userfiles/files/SAMHSA_Trauma.pdf)

---

# DESIGN FRAMEWORK

## RESEARCHED & CREATED BY:

SHOPWORKS ARCHITECT  
14 ENGINEERING  
UNIVERSITY OF DENVER: CENTER FOR HOUSING &  
HOMELESSNESS RESEARCH

---

# EVALUATION PROCESS CONT.

- *Phase 2: Data Collection & Reporting*

- TID Data Collection Training & Implementation:

- a. Research plan and draft interview process was provided
  - Identified participant groups with which CCEW team would conduct in-person 1-on-1 and/or focus groups\*
- b. CCEW staff participated in a 3-hour training to provide guidance around 1) coordinating interviews, 2) conducting interviews, and 3) notetaking during interviews
- ***CCEW contracted with an independent consultant to help us conduct interviews***

- TID Reporting:

- a. Data collected by CCEW & Consultant was compiled & shared with ShopWorks, in partnership with University of Denver
  - Draft report with detailed findings & design recommendations was provided by ShopWorks staff, in partnership with University of Denver
- b. Virtual Presentation & Recommendations provided to CCEW team & contracted parties





---

## OVERALL THEME & RECOMMENDATIONS, SPECIFIC TO HOC:

- Accessibility in all spaces is critical
  - Climate control
  - Outdoor spaces
  - Dedicated sacred space
  - Flexible sleeping arrangements
  - Distinctive space for patrons
  - Safety
  - Kitchen Space
-



# NEXT STEPS: CHANGES TO SHELTER ENVIRONMENT



- Consider paint colors and art that lessen the institutional feel of current space
- Consider replacing current "park benches" with comfortable, more welcoming furniture
- Consider enhancing storage options for people during day services to support people who have interviews/appointments etc.
- Consider enhancing safety features such as adding metal detectors and enhanced training for staff, as traditional approaches to security are not trauma informed
- Consider reconfiguration of sleeping area to provide greater sense of privacy--this correlates well with sleep study that was also conducted last year
- Consider updating HVAC system to include AC
- Consider expanding outdoor rec options to include things like basketball

---

# NEXT STEPS: ARCHITECT FEEDBACK FOR FUTURE DESIGN WORK

\*DIRECT QUOTES FROM OUR PARTNERS AT GARCO CONSTRUCTION



*“Needs for individuals experiencing homelessness have been ignored in the past when it comes to design work. Persons experiencing homelessness have been through trauma throughout their lives and inherently as a result of being in a state of homelessness. **The organization in place to help them should take away trauma, not induce more.**”*

*“Homelessness has been viewed as a state of emergency. In the past, the shelters developed to help the homeless population were built as emergency shelters with human comfort being completely absent from design and decision making. Our goal is to take these patrons out of a state of emergency and into a state of recovery and healing. A few ways we can support this recovery process with our design are as follows:*

- *Keeping spaces engaging without becoming crowded or overwhelming*
  - *Avoid institutional feeling materials*
  - *Give patrons an ability to control the comfort of their space*
  - *Control noise levels*
  - *Breaking down large spaces into smaller spaces*
  - *Introduce natural light as much as possible*
  - *Soft comfortable furniture”*
-

---

# QUESTIONS?



## Contact Information:

Dena Carr

Director, House of Charity

[Dena.Carr@cceasternwa.org](mailto:Dena.Carr@cceasternwa.org)

509-624-7821 ext. 107

Sharon Stadelman

Chief Crisis & Shelter Officer, CCEW

[Sharon.Stadelman@cceasternwa.org](mailto:Sharon.Stadelman@cceasternwa.org)

509-358-4269

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**Kurt Creager**  
**BRIDGE Housing**

(the opinions expressed herein are Kurt Creager's and not necessarily the opinions of BRIDGE Housing)



# Tectonics of Trauma

Trauma Informed Design in Housing & Community Development  
Innovative Urban Symposium: Spokane WA 7 November 2023

Kurt Creager EVP | PNW BRIDGE Housing Corporation

# About BRIDGE Housing

- Mission
    - Quantity, Quality & Affordability
    - Diverse, Equitable & Inclusive
    - Cultivate Community Partnerships
  - Track Record
    - Business & Community Leadership
    - 40 years of success
    - No-Profit No-Loss
    - Best Practice Leaders and Innovators
- Over 20,000 Homes Developed
- Reinforce Community Values
  - Sustainable Design
  - Equitable TOD from San Diego to Seattle

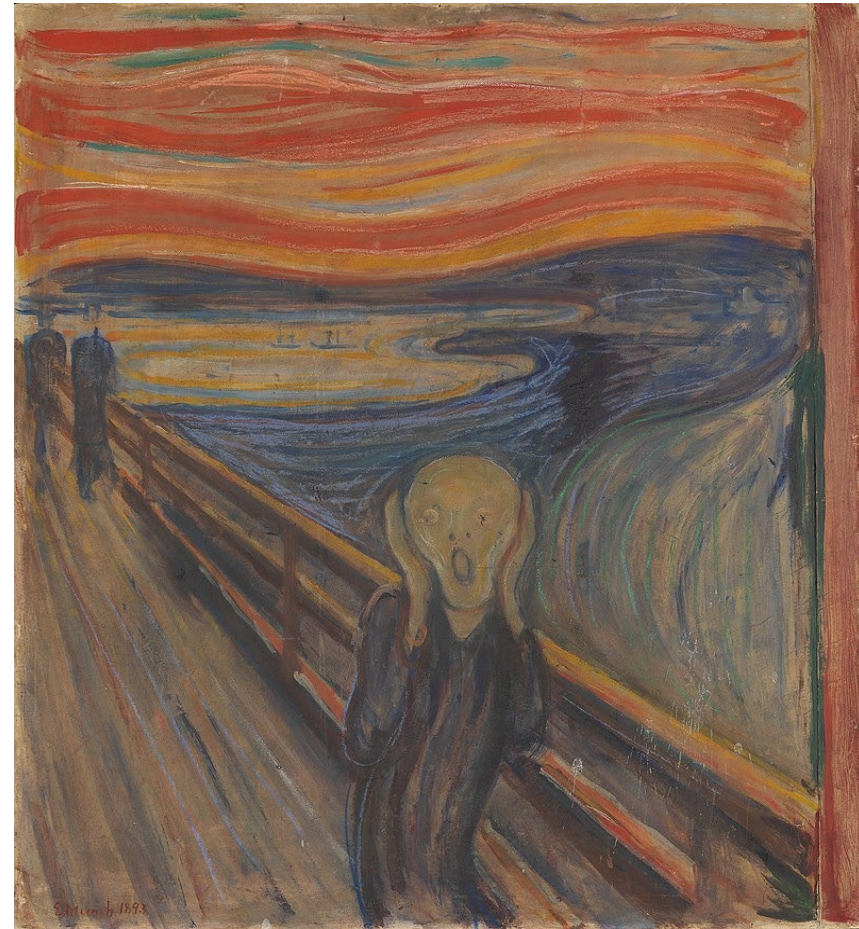


Photos Courtesy of BRIDGE Housing Corporation



# Tectonics of trauma; individual struggles

- Individualized trauma
- situations which individuals believe are intolerable: *their truth*.
- Autism Spectrum Disorder Triggers-neural diverse people affected by lights-sounds-crowds & unwanted stimulus.
- Abuse, neglect or harm: life changing wounds
- PTSD



Edvard Munch-Skirk (Scream) 1893  
National Gallery & Munch Museum, Oslo Norway

# Tectonics of trauma; shared experiences

- Life changing events which are traumatizing for groups or communities
- Events so moving that they can shape the built environment, galvanize public policy or foster movements.
- Hurricane Katrina reduced New Orleans in size from 484,647 (4/2000) to 230,172 (7/2006) a 47% decrease;
- Portland's VanPort Flood...public housing built on the floodplain of the Lower Columbia River killed 15 people & displaced 18,000 in 1948.



1948 VanPort Flood City of Portland Archives  
Photo Credit: Alan deLay A2001-025.1208

# Tectonics of trauma; systemic oppression or toxic environments which create intergenerational harm

- Redlining which deprives families & individuals of intergenerational wealth and opportunities;
- Flagrant abuse of eminent domain causing physical displacement & economic harm; and
- Siting of affordable housing in low opportunity areas depriving people of opportunities.



Interstate 5 through North Portland  
Photo credit: Portland Bureau of Transportation



# What happens when these tectonics of trauma collide or merge?

- Rage
- Direct Action
- Reconciliation
- Renewal



The Assault of Ted Landsmark 5 April 1975  
Photo credit: stanleyformanphotos.com

## ***Songbird***; Built in Northeast Portland's Albina District

- Urban Renewal; Legacy Emmanuel Hospital Land Assembly by Portland Development Commission; Interstate 5 divided the community & displaced thousands.
- North Interstate Corridor MAX accelerated gentrification and economic displacement; community plans upzoned the area, creating value & enticed infill development.
- Portland by 2015 was one of the most gentrified cities in North America & the economic hardships were felt by thousands of households, especially people and communities of color like Albina.



Songbird Apartments  
Photo Credit Ankrom Moisan Architects

Rage- Trader Joe's Controversy was the flash point triggering changes in public policy.

Mayor Charlie Hales & the Portland City Council mobilized:

- N-NE Housing Investment Fund Established with \$75 million in Seed Funding from NICURA Tax Increment Financing. Funds were to be directed through community plans & priorities & managed by Portland Housing Bureau (PHB) with robust Community Oversight.
- Prosper Portland '*clawed back*' land from Legacy Emmanuel Hospital and placed the land into service to meet community priorities including housing and small business.
- PHB co-created a N-NE *Preference Policy* providing a path to return to the N-NE Neighborhood for people harmed by public policy. Affordable rental and ownership opportunities were allocated to people *AND THEIR DECENDANTS* with the most demonstrable harm caused by the City of Portland.



# Reconciliation/Renewal

- Albina Vision Trust mobilized public and private funding to establish a Black-Led Neighborhood-based community development corporation to undertake transformational projects in Albina:
  - -Interstate 5 Bridge deck, reuniting the neighborhood
  - -Albina One Housing
  - -Portland Public Schools Headquarters
  - -Meyer Memorial Trust support for new offices and gallery space serving the community
- Existing, Black-Led Groups Strengthened
  - -Self Enhancement Inc-Workforce Development
  - -Portland Community Reinvestment Initiatives-Affordable Rental Housing & Homeownership
  - -The Urban League-Housing & Advocacy

# Jordan Downs-Creating a Community of Choice in South Central Los Angeles

- Tectonics of Trauma, Public Housing isolated in Watts adjoining a steel mill.
- Isolated and disconnected from opportunity the neighborhood became a focal point of rage, if not a symbol of disinvestment:
  - 1965 Watts Uprisings
  - 1992 Rodney King Rebellion
  - Grape Street Crips Home Turf

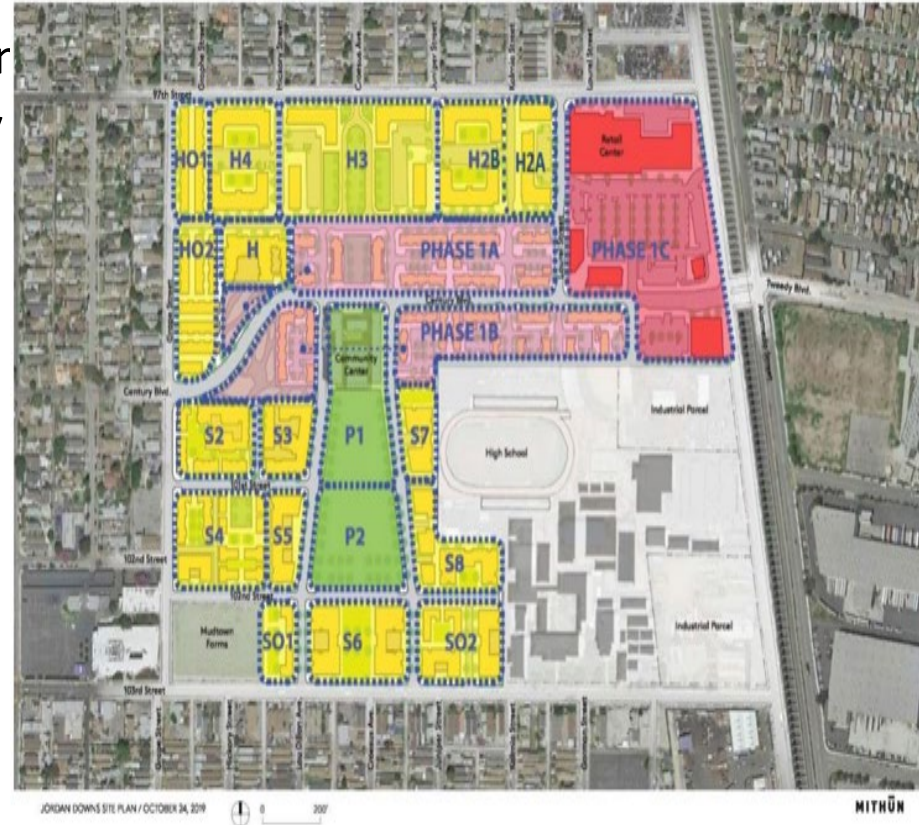
Housing Authority of the City of Los Angeles (HACLA) assembled funding for a master plan using Choice Neighborhoods Planning Grants from HUD, funding from Fannie Mae and City Infrastructure.



Jordan Downs Circa 1955  
Photo credit: PBS

# Direct Action

- Mayor Antonio Villaraigosa established Jordan Downs as his top priority and extended Century Boulevard through the neighborhood, creating new connections and opportunities.
- HUD Sustainable Community Planning Grants conceived by President Obama and HUD Secretary Shawn Donovan created a planning framework to align housing, transportation & environmental remediation as pillars of community development.



Jordan Downs Master Plan  
Photo credit: HACLA



# Reconciliation & Renewal

- HACLA secured land for expansion using a \$25 million Fannie Mae Line of Credit enabling expansion of the neighborhood and 1:1 hard unit replacement on-site.
- HACLA enlisted The Michaels Group & BRIDGE Housing to co-develop new housing & community facilities to replace the obsolete public housing stock with new mixed income housing opportunities.
- Section 3 (Resident Employment) has created systemic change in the neighborhood-long beset by intergenerational poverty.
- Retail is recovering in South Central with Primestore as a co-development partner.

# hollywoodHUB integrating transit and housing into an equitable community

## Tectonics of Trauma

- On May 26, 2017 a white nationalist assaulted three riders on the Portland Max Train who interceded on behalf of two young women of Color-High-School Aged girls-one of whom was wearing a hijab.
- These hate crimes played out on the transit platform leaving two dead and a third with life threatening injuries.
- Initial rage & grief was replaced by love and support at the Hollywood Transit Center.



Hollywood Transit Center  
Photo credit: TriMet

Rage: The outpouring of grief was City-wide and resulted in a pop-up memorial-a symbol of the resilience of the human spirit.

Excerpt from “Awakening”

Climbing PoeTree

We were born right now for a reason,

*Sababta aad hadda u dhalatay ayaa jirta* (Somali)

We can be whatever we give ourselves the power to be...

我们可以成为任何我们赋予自己力量的人 (Chinese)

Give what you most deeply desire to give

*Da lo que más profundamente deseas dar* (Spanish)

Every moment you are choosing to live or you are waiting

*У каждого мгновения есть выбор - жить или ожидать* (Russian)

Why would a flower hesitate to open?

Now is the only moment

*Giây phút đó là đây* (Vietnamese)

Raindrop let go, become the ocean

*kʰanawi ixt snas-tʰik, ixt-təmtəm kʰapa saltsəqw ukuk* (Chinuk)

Possibility is as wide as the space we create to hold it

الاختِمالات واسعة سعة الفضاء الذي نَحْلِفُهُ لِنَتَمَسَّكَ بِهَا (Arabic)



Mural by Artist Sarah Farahat  
Photo credit: Bryan M. Vance OPB



## Reconciliation & Renewal-hollywoodHUB

- TriMet has carefully co-created the 1983 Transit Station with BRIDGE to produce the next generation of equitable transit-oriented development in Portland.
- Over 60 community meetings were facilitated throughout the pandemic to elicit community ideas about the station area redevelopment and new housing envisioned in the area.
- Portland Design Commission unanimously approved a 12 story 224-unit high-rise at the Hollywood Transit Station
- City of Portland and Oregon Metro are early funders of the \$160 million project (\$25 million in addition for the new station area & paseo).
- Hacienda CDC selected as the resident service provider.
- Bicycle HUB provided for regional connectivity to the train and regional trails.
- 99-year land lease with TriMet receiving capitalized lease payment, transit infrastructure and retail space as compensation
- First Federal Transit Administration Joint Development Agreement project in Oregon.
- O'Neill-Walsh Community Builders (a minority protégé-mentor joint venture company) selected as General Contractor. Detailed Women & Minority-owned business & apprenticeship goals.

## Tectonics of Trauma: Lessons Learned

- Trauma Informed Design is a shared value which applies to design, development, property management & resident services.
- Beware of Monumentalism-static or fixed in a moment in time which lacks dynamic context.
- Policy must reinforce practice & vice versa; funding systemic change and restorative justice.
- Sustained political leadership-sometimes over many years-is needed to navigate the journey from rage to reconciliation.



hollywoodHUB & Paseo  
Graphics Courtesy of Holst Architecture & Mayer/Reed Inc.



**INNOVATIVE  
URBANISM**  
SYMPOSIUM

PANEL 3: COMMUNITY LED HOUSING DESIGN





Jess Zimbabwe  
Environmental Works



Environmental Works  
COMMUNITY DESIGN CENTER





**NICE TO MEET YOU!**

Jess Zimbabwe, AIA, AICP, LEED-AP  
Executive Director  
she/her

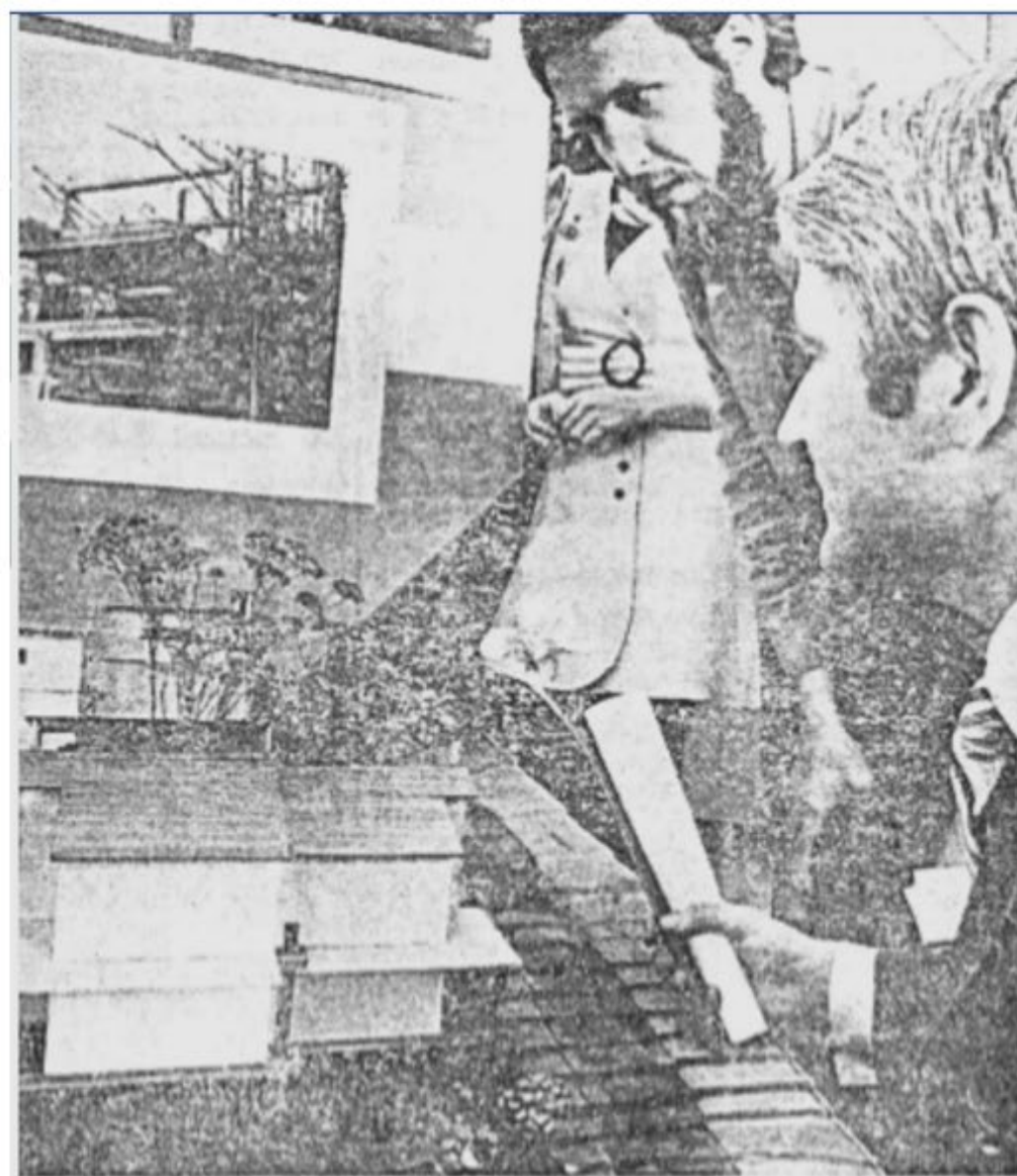
[jzimbabwe@eworks.org](mailto:jzimbabwe@eworks.org)







## Environmental Works History



## Environmental Works Opens

Dale Miller, graduate architecture student at the University of Washington, explained a Central Area townhouse-construction project to Mayor Wes Uhlman at yesterday's official opening of the Environmental Works, 1401 N. E. 40th St., a University District "ecology headquarters." Miller is a coordinator at the cen-





## Farmworker Housing

Washington Grower's League in  
Mattawa, WA





# Community Housing

Provail Brain Space in Shoreline, WA







## Childcare Centers

Neighborhood House High Point in  
Seattle, WA







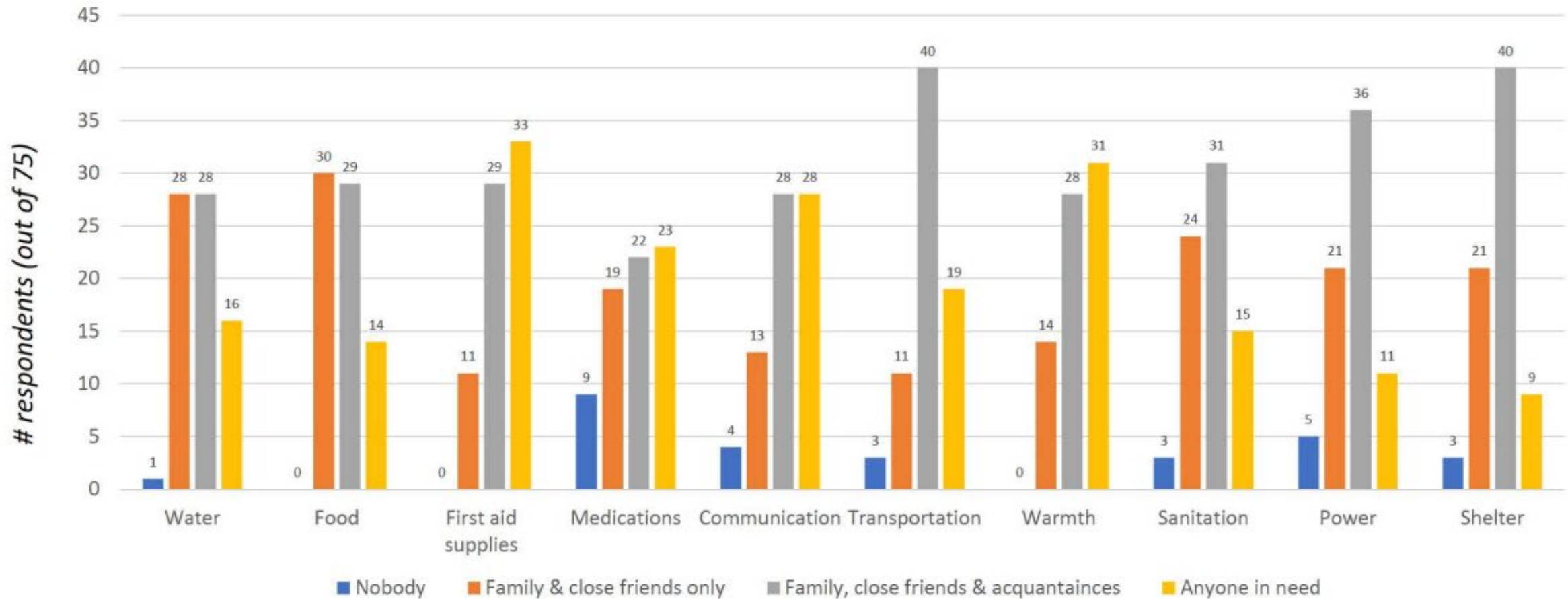


Nothing  
about Us  
Without Us!

Independence  
Community  
Freedom  
Dignity  
Choice  
Unity  
Advocacy  
Pride



# Preliminary data (pilot survey)



**Willingness to share disaster preparedness items (by strength of social tie)**



### 3 Observations about Traditional Community Engagement













GAMES  
WIT.  
JP

NO  
BOSTON  
OLYMPICS  
nobost.nolyj

DON'T  
PLAY  
GAMES  
WITH  
JP

BOSTON  
2024

FUND  
SCHOOLS  
& HOUSING  
NOT THE  
OLYMPICS  
SOCIALISTWORKER  
.ORG

BETTER  
HOUSING  
NO  
OLYMPIC  
GAMES

DON'T  
PLAY  
GAMES  
WITH  
JP

DON'T  
PLAY  
GAMES  
WITH  
JP

OUR PARTS  
TREAD ON  
DON'T

DON'T  
PLAY  
GAMES  
WITH  
JP





DONT BUY  
CHAINSAW  
WINE

REDWOODS  
NOT  
GRAPES

90 Thousand People say:  
**Stop** Wineries  
from Destroying  
Redwoods!

change.org  
DON'T DRINK  
REDWOODS CUT FOR VINEYARDS  
**CHAINSAW WINE**  
WWW.GUALALARIVER.ORG  
Friends of the  
Gualala River

CHAINSAW  
WINE  
2003 SONOMA COUNTY  
PINOT EGREGIO







DISPLACEMENT  
WHAT IS WHOLE FOODS  
GOING TO DO ABOUT IT?









**Observation #1:  
The very publicness of some traditional  
forms of engagement also creates a  
platform for performative engagement.**





**WE WANT WHITE  
TENANTS IN OUR  
WHITE COMMUNITY**



**WE WANT WHITE  
TENANTS IN OUR  
WHITE COMMUNITY**

**Observation #2:  
Traditional  
engagement is  
silent—at best—  
about power and  
privilege.**



# Examining Remaining Neighborhoods + Streets

Firdale Neighborhood Roundtable

Thursday, July 7th, 2022

6:00pm-7:30 pm

## SURVEY

1. Do you live in the Firdale neighborhood (Y/N) **(N)**

2. How far do you live from Firdale Village? (Please Circle One)

1-2 Blocks

2-4 Blocks

5-10 Blocks

10+ Blocks

**Other Neighborhood**

3. Do you work in the Firdale neighborhood (Y/N) **(N)**

4. What is your age (circle one)?

Under 18

18-34

35-50

Over 50

5. What is your race/ethnicity: \_\_\_\_\_

6. How many people live in your household? 2

*Why are you asking this question → AGE DISCRIMINATION*

*INAPPROPRIATE QUESTION → ETHNIC DISCRIMINATION*



**1 Embracing the Gifts of Diversity**

**2 Realizing the Role of Race, Power, and Injustice**

**3 Radical Hospitality: Invitation and Listening**

**4 Trust-Building and Commitment**

**5 Honoring Dissent and Embracing Protest**

**6 Adaptability to Community Change**

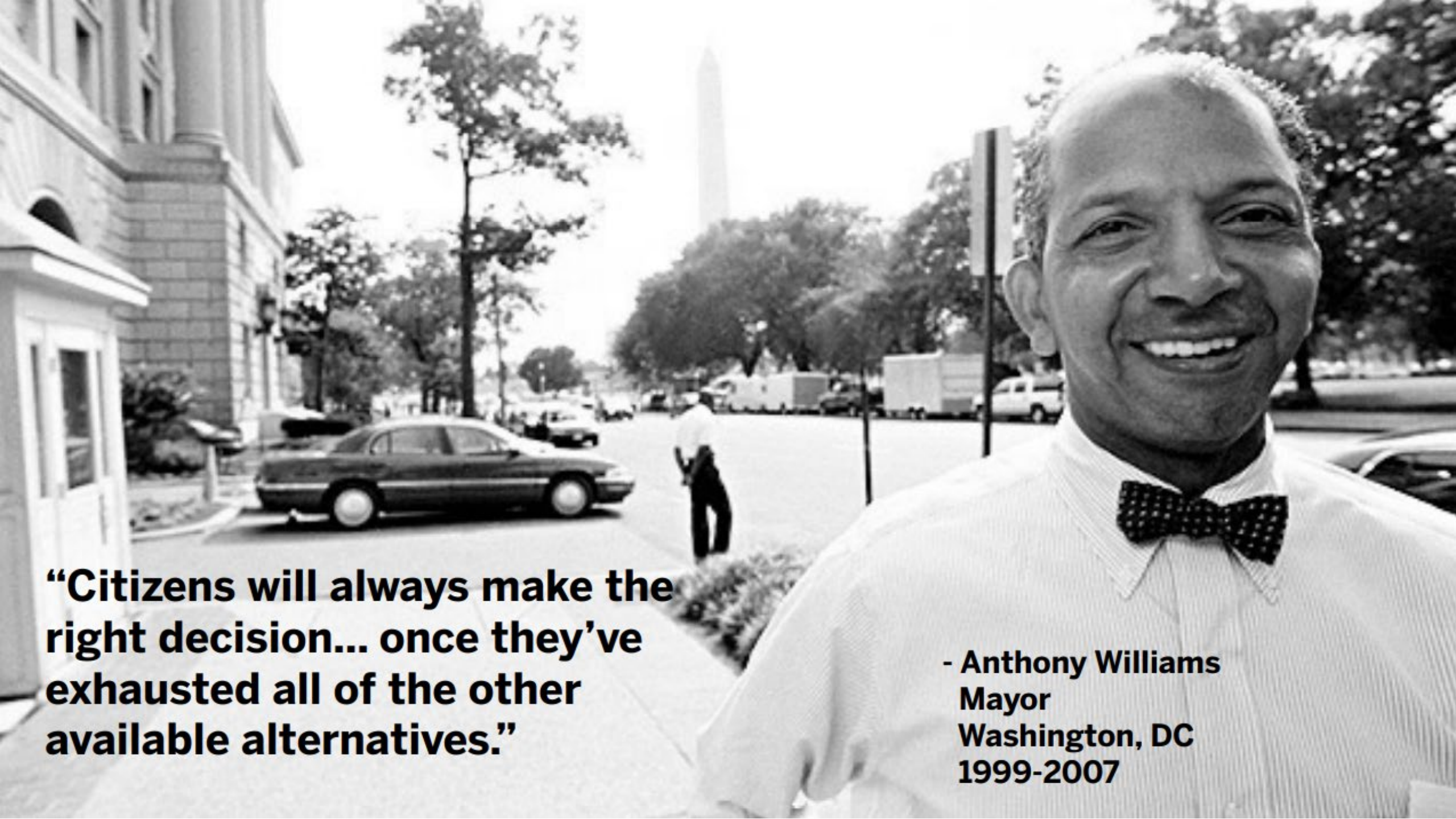


A black and white photograph of Mayor Anthony Williams of Washington, DC. He is in the foreground, smiling, wearing a light-colored dress shirt and a dark bow tie with white polka dots. The background shows a city street with a car, trees, and the Washington Monument in the distance.

**“Citizens will always make the right decision...”**

- Anthony Williams  
Mayor  
Washington, DC  
1999-2007

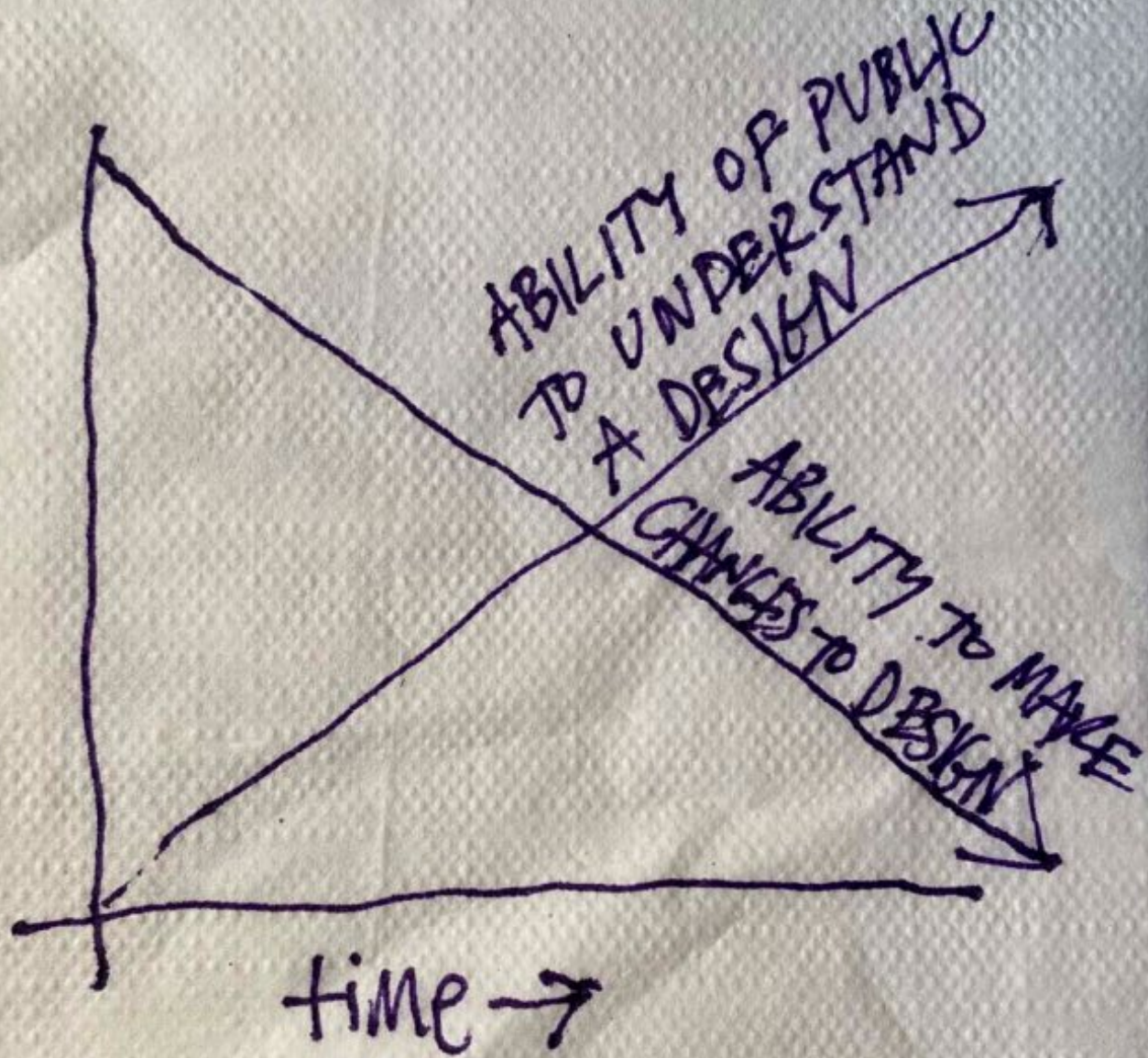




**“Citizens will always make the right decision... once they’ve exhausted all of the other available alternatives.”**

**- Anthony Williams  
Mayor  
Washington, DC  
1999-2007**





**Observation #3:**

**Traditional engagement is--almost by design--*exhausting* for the community.**



Case Study in  
Community  
Engagement:

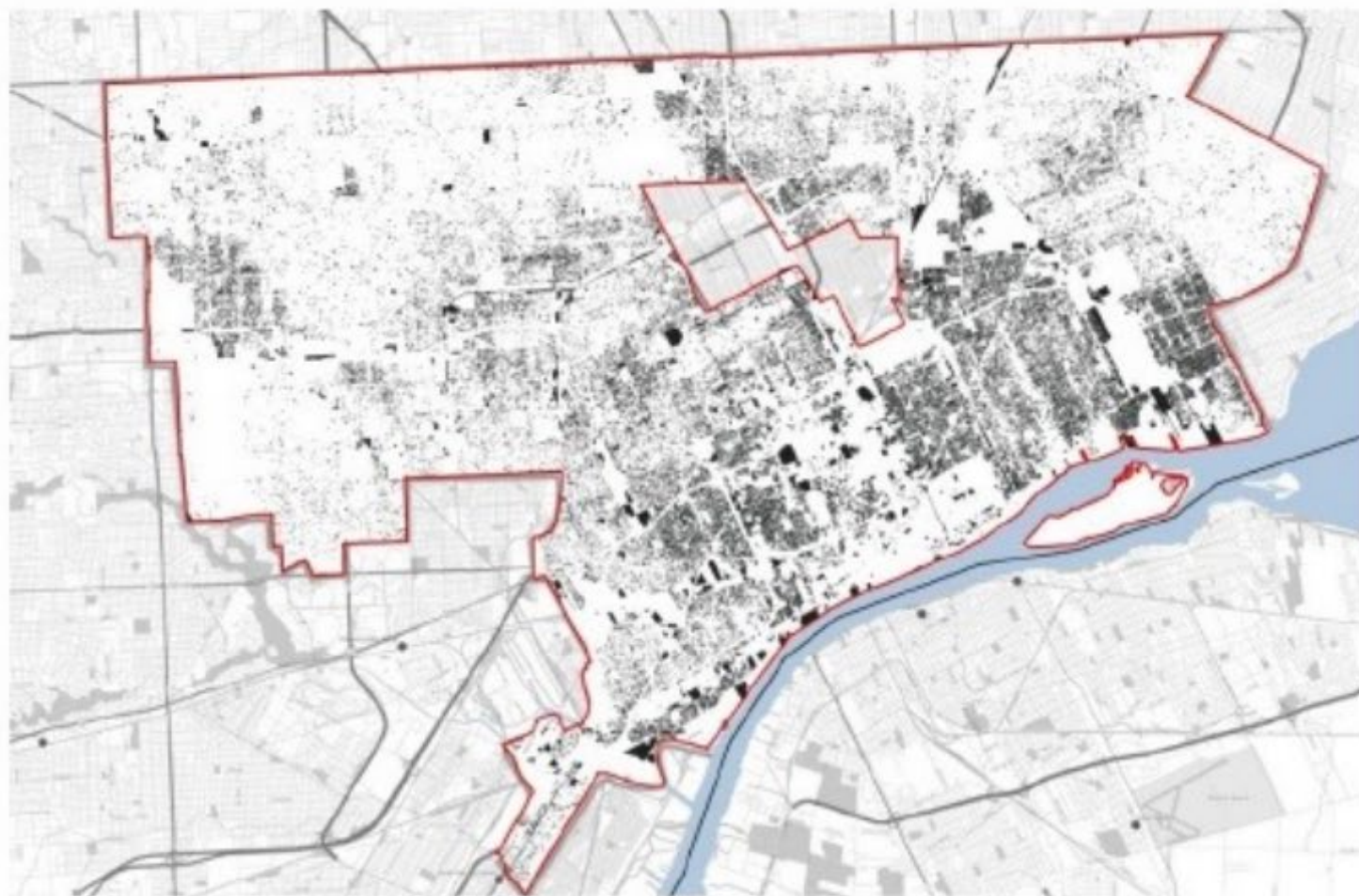
**The Detroit  
Collaborative Design  
Center**







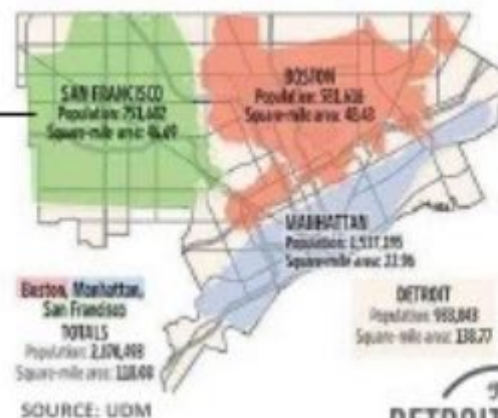
## Vacant Land Area is Overwhelming



SOURCE: P&DD 2000

# 40 VACANT SQUARE MILES

This is almost equivalent to the total land area of San Francisco (47 square miles).





Direct Impacts of Population Change

# 1950



GOOGLE EARTH IMAGE

### Historic Density

185 Homes  
540 People  
23 Persons per acre

**\$151,673** tax revenue

# 2010



GOOGLE EARTH IMAGE

### Current Density

40 Homes  
116 People  
5 Persons per acre

**\$32,794** tax revenue





# WELCOME

to the Rosa Parks  
Transit Center!

Your Hosts today

- are: DAN  
PONSELLA  
THERESA  
BLAKE  
DALTON

We would like to talk to  
you about the  
Detroit Works Project  
Long Term Planning

Thank You!









# CAFE CONLECHE

4200

OPEN

BUSINESS HOURS  
MONDAY - FRIDAY  
7:30am - 7:30pm  
SATURDAY & SUNDAY  
8:00am - 6:00pm





Nothing  
about Us  
Without Us

Independence  
Community  
Freedom  
Dignity  
Choice  
Unity  
Advocacy  
Pride





Environmental Works Community Design Center  
402 15th Avenue East, Seattle, WA, 98112

[www.eworks.org](http://www.eworks.org) | 206.329.8300



@environmentalworks



**THANK YOU!**

Jess Zimbabwe  
[jzimbabwe@eworks.org](mailto:jzimbabwe@eworks.org)



Grace Kim + Mike Mariano  
Schemata Workshop



# Community Led Design

schemata  
workshop

Spokane University District  
Innovative Urbanism Symposium

9 November 2023

# BIPOC owned/led







empowering communities through architecture

WE PRIORITIZE

COMMUNITY

RACIAL EQUITY

SUSTAINABILITY



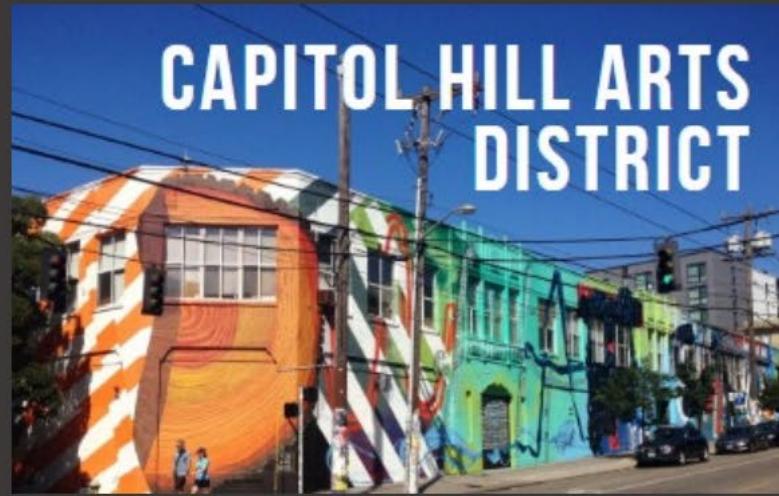
# Capitol Hill EcoDistrict

- Resident-led
- Residents care
- Public development
- Private development
- Public/Private partnerships





# Capitol Hill EcoDistrict





# Capitol Hill EcoDistrict

**CONVENTION CENTER  
PUBLIC BENEFITS**



**CAL ANDERSON PARK  
LIGHTING**



**PIKE PINE DISTRICT  
SHARED PARKING**



**PARKING BENEFIT  
DISTRICT**



**DUMPSTERS IN THE  
RIGHT OF WAY**



**PIKE PINE  
PEDESTRIAN STREETS  
PILOT**





# Capitol Hill EcoDistrict





# No.1 Bullitt Center

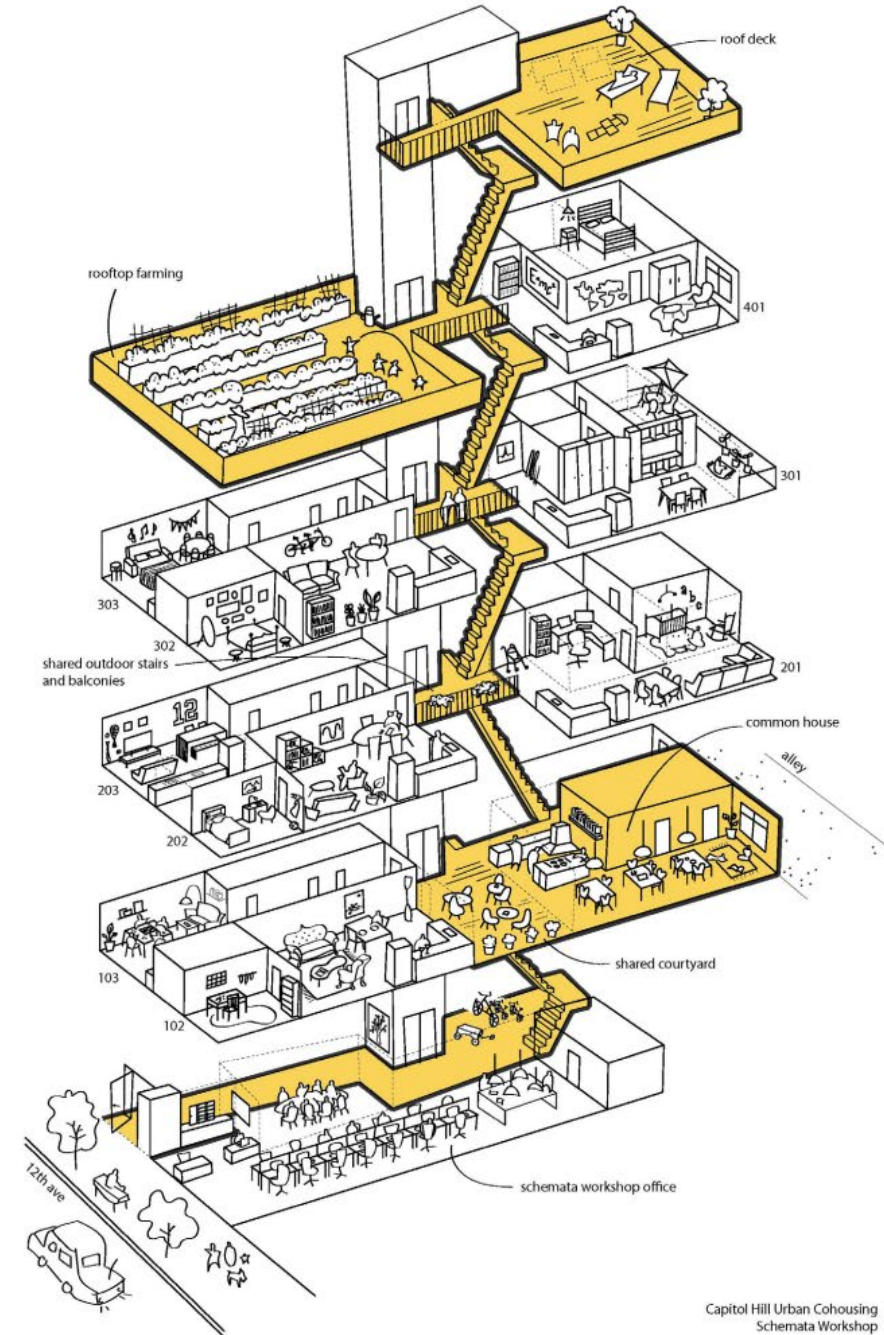
- Organization-led
- Private development





# No.2 Capitol Hill Urban Cohousing

- CHUC: Resident-led cohousing





# No.3 Capitol Hill Transit Oriented Development



broadway ave

bus

plaza

farmer's market

denny festival street

bike share

cal anderson park

dedicated bike path

aids memorial pathway public art installation

street car  
- beyond -

link light rail



# Creative Development Solutions

- Bullitt Center: Private
- CHTOD: Public/Private Investment
- CHUC: Resident-led cohousing or similar
- Community Land Trusts

SINGLE-FAMILY HOME



LIMITED EQUITY HOUSING COOPERATIVE



CONDOMINIUM



MULTIFAMILY RENTAL



SMALL BUSINESS



NONPROFIT



99 YEAR GROUND LEASE

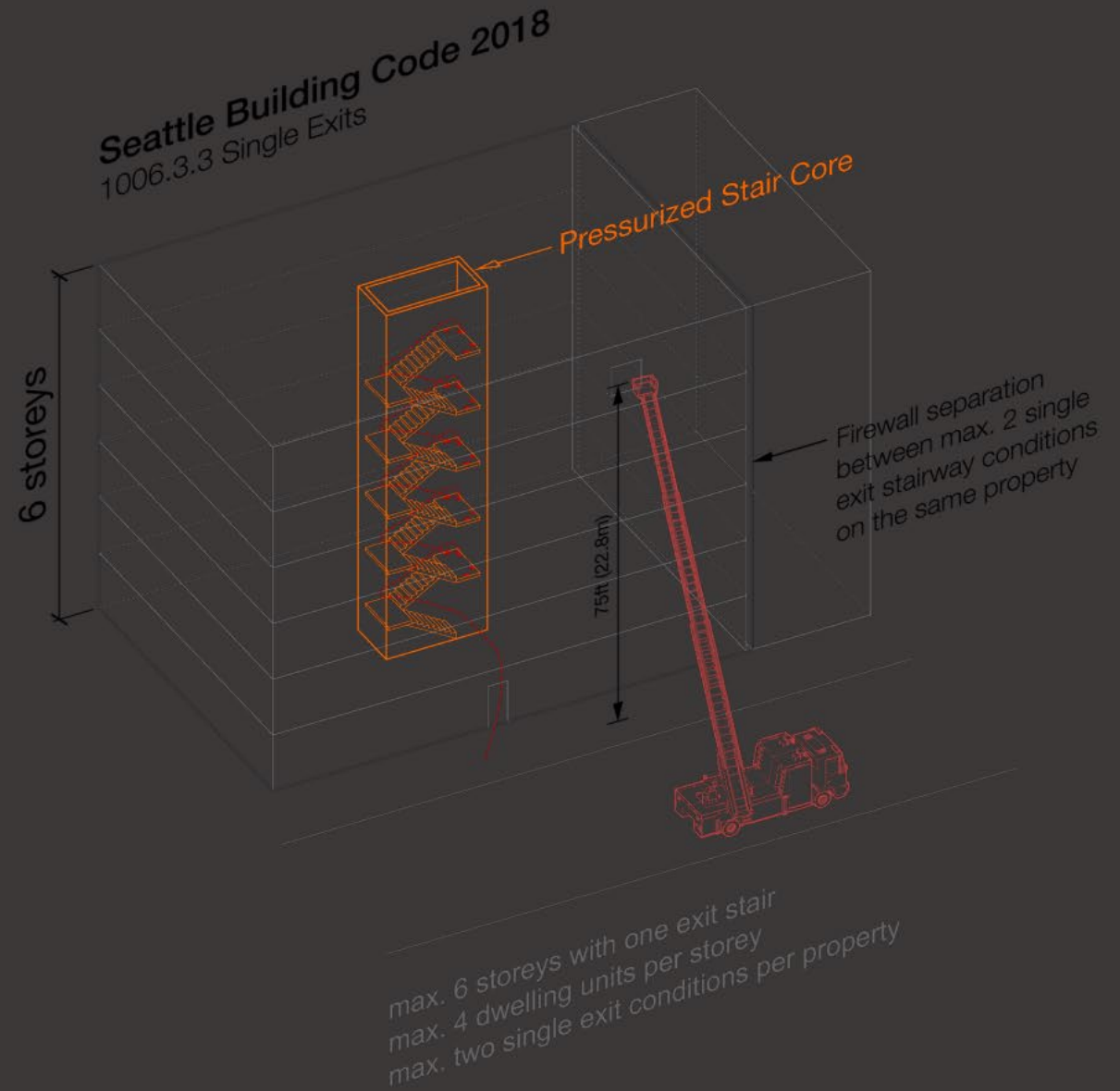
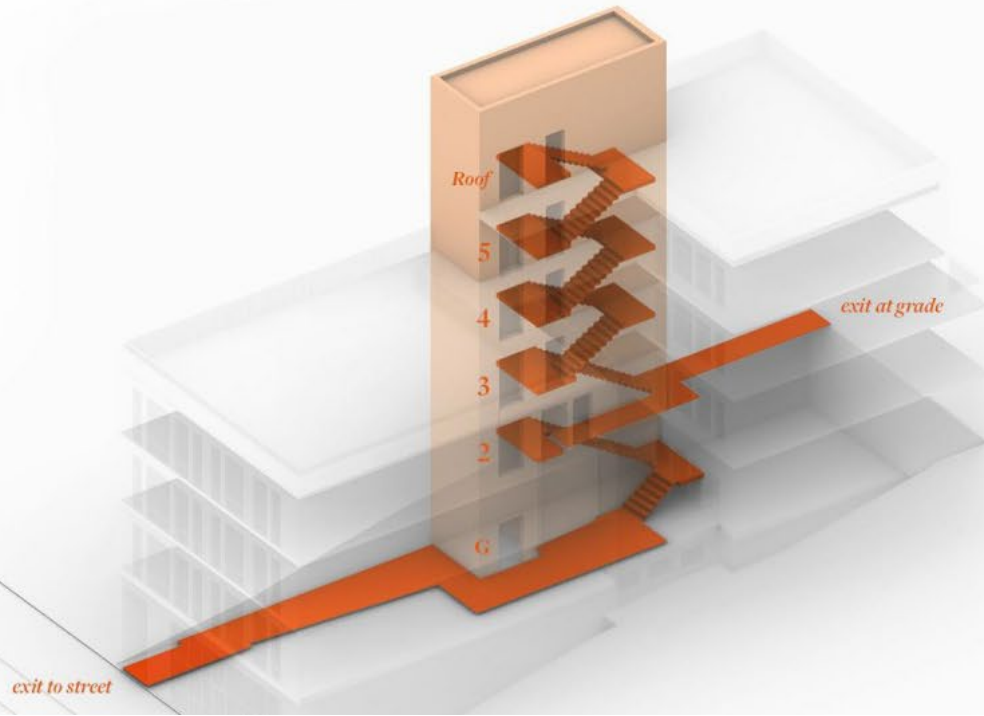
COMMUNITY OWNERSHIP OF LAND



# Point Access Blocks

- Canada: Toronto, Vancouver
- USA: Washington, California

*Capitol Hill Urban Co-Housing*



# Community Led Design

schemata  
workshop

Spokane University District  
Innovative Urbanism Symposium

9 November 2023





Cohousing





Co-Design





# Vision

## A day at the Multicultural Village

[YOUTUBE: Video illustrating vision for the Multicultural Village](#)





# Stakeholder Engagement

Susan Sturms – **mother/advocate**  
Michelle Morlan – **real estate development**  
Holly Woo – **DD/early childhood, King County**  
Margaret Van Vilet – **Kuni Foundation**  
Marc Cote – **Parkview Services**  
Lori Guilfoyle – **Human Services planner, City of Kent**  
Ros Damm – **ODMF board member**  
Jeremy Norden Paul – **Development Disability Council**

Joe Wykowski – **Community Vision**  
Leah Velasco – **Center for Independence**  
Josh Gerstman – **Highline College**  
Mauricio Ayon – **Councilmember Upthegrove's staff**  
Stacy Dym – **Arc of WA**  
Vicki Isett – **Community Homes**  
Jay Blankenship – **Development Consultant for ODMF**  
Candace O'Neill – **O'Neill and Associates**

Bill Ellis, Economic Development, **City of Kent**  
Representative Tina Orwall  
Representative Frank Chopp  
Councilmember David Upthegrove – **Sound Transit**  
Diana Phibbs – **David's Chief of Staff**  
Stephen Norman – **King County Housing Authority**







Multicultural Village

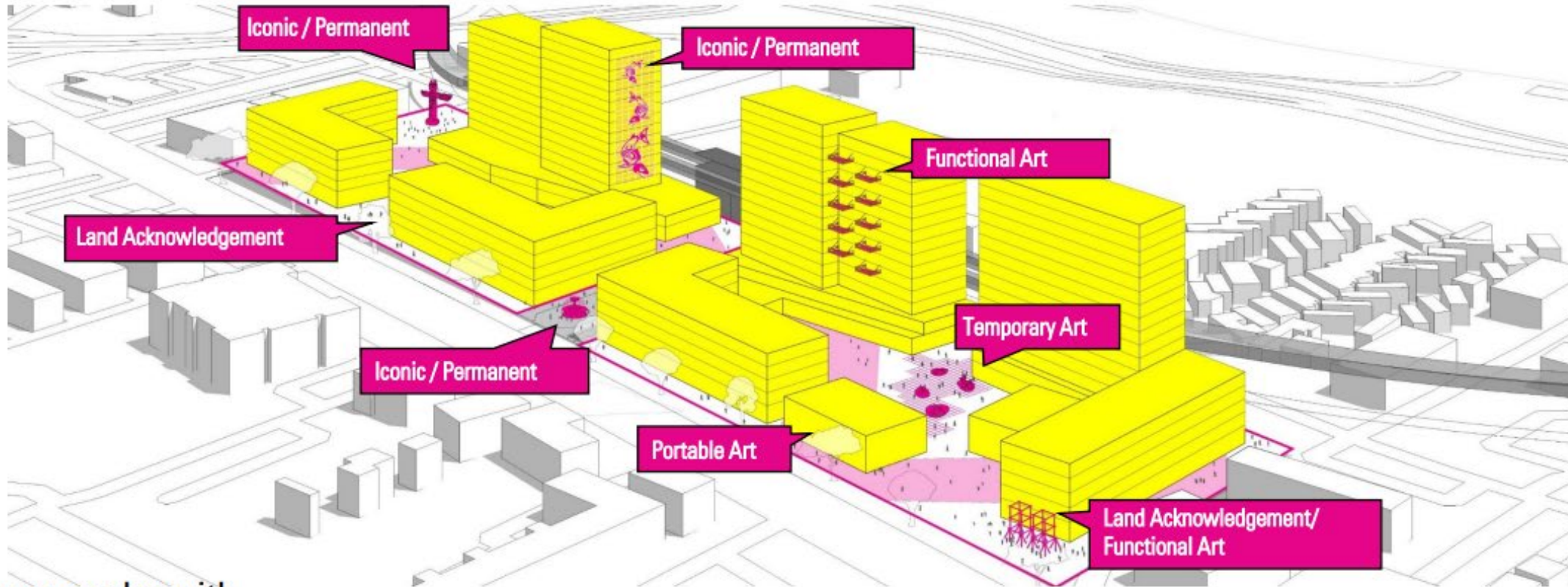


# Sound Transit RFP Response





# Art Masterplan



## Artists we spoke with



**NORIE SATO**

Seattle-based artist,  
focusing on public art projects  
involve urban planning and design



**ELIZABETH RALSTEN**

Accessibility Consultant,  
Seattle Cultural-  
Accessibility Founder



**ASIA TAIL**

Indigenous Artist,  
yəhaw' Co-founder



**DENISE EMERSON**

(Diné & Skokomish Enrolled)  
Beader & Graphic Designer



**JOCELYN BEAUSIRE**

Writer, Designer, Performance  
Artist, Spatial Researcher



**ZAHYR LAUREN**

(The Artist L.Haz)  
Seattle-based Black artist

Community Led Placemaking



# Capitol Hill







Capitol Hill TOD  
Affordable Housing





# Capitol Hill TOD Placemaking







Capitol Hill TOD  
Place-Specific Artwork



Community Led Design



Design Guidelines





Acer House





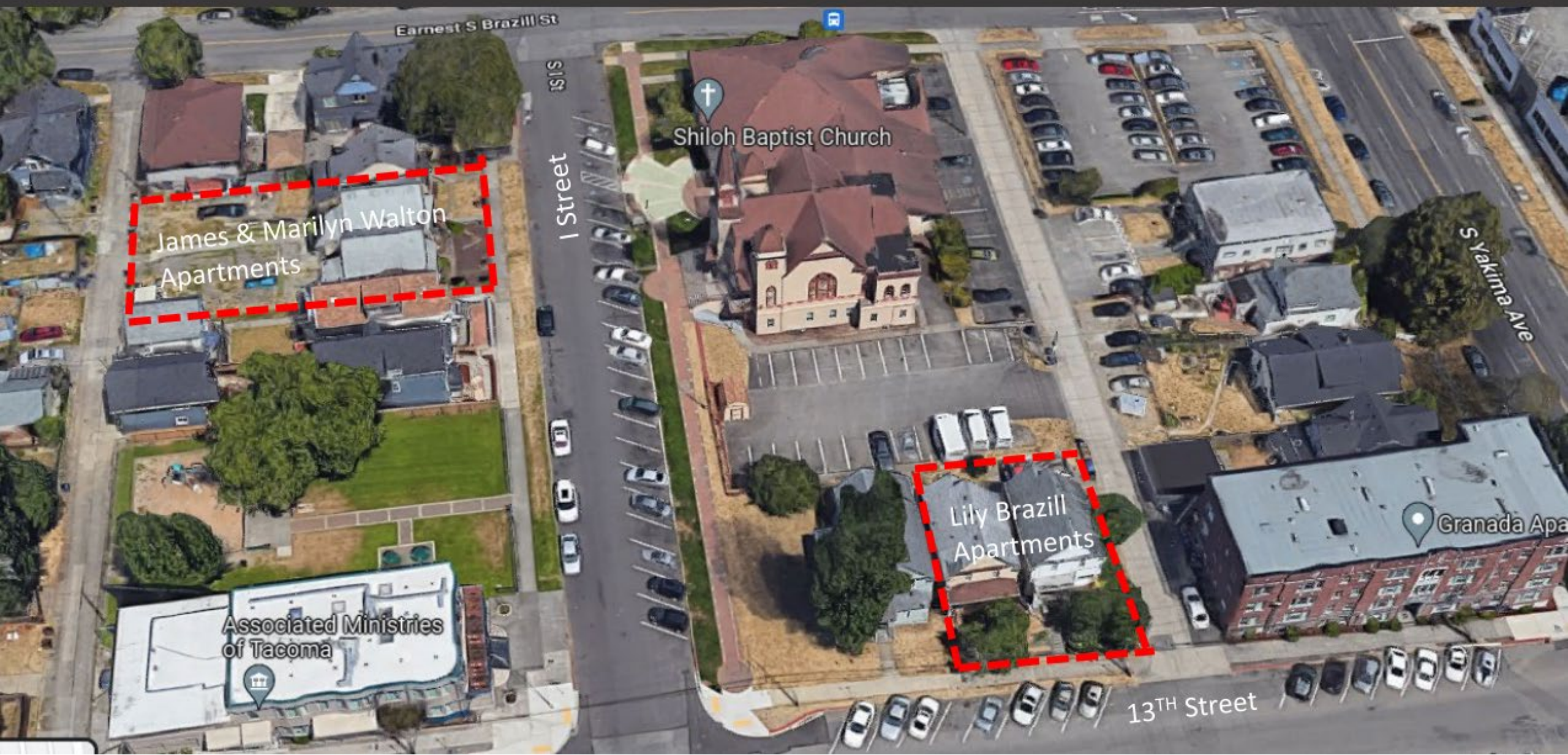


# Nehemiah Initiative





# Shiloh Baptist Church



Earnest S Brazill St

1st Street

Shiloh Baptist Church

James & Marilyn Walton  
Apartments

Lily Brazill  
Apartments

Granada Apa

Associated Ministries  
of Tacoma

13th Street

S Yakima Ave





Shiloh Baptist Church - New Life Housing





QUESTIONS?





Jeff JD Dade  
Aya



# Development WITH Community

Jeff “JD” Dade, AFC® | MACP  
Director, Community Partnerships  
Homestead CLT







## OUR VALUES

We embrace the values represented by these Adinkra words and symbols:



### **AYA**

Endurance, tolerance and willpower. Representing growth under harsh conditions, this symbol represents our commitment to persist in achieving results.



### **EBAN**

Love and security. Representing a fence, this symbol signifies the protection of family from harm. We embrace it as an invitation to act with love, and to create safety.



### **MAKO**

Opportunities and developments. This symbol represents inequity and uneven development. We hold it as a challenge to create equitable opportunity for all.

1968

# The Kerner Report



The National  
Advisory  
Commission  
on Civil  
Disorders

With an introduction by  
**Julian E. Zelizer**

*James MacGibbon*  
THE JAMES MACGIBBON LEAFLET  
IN AMERICAN POLITICS  
Dean Wilentz, General Editor

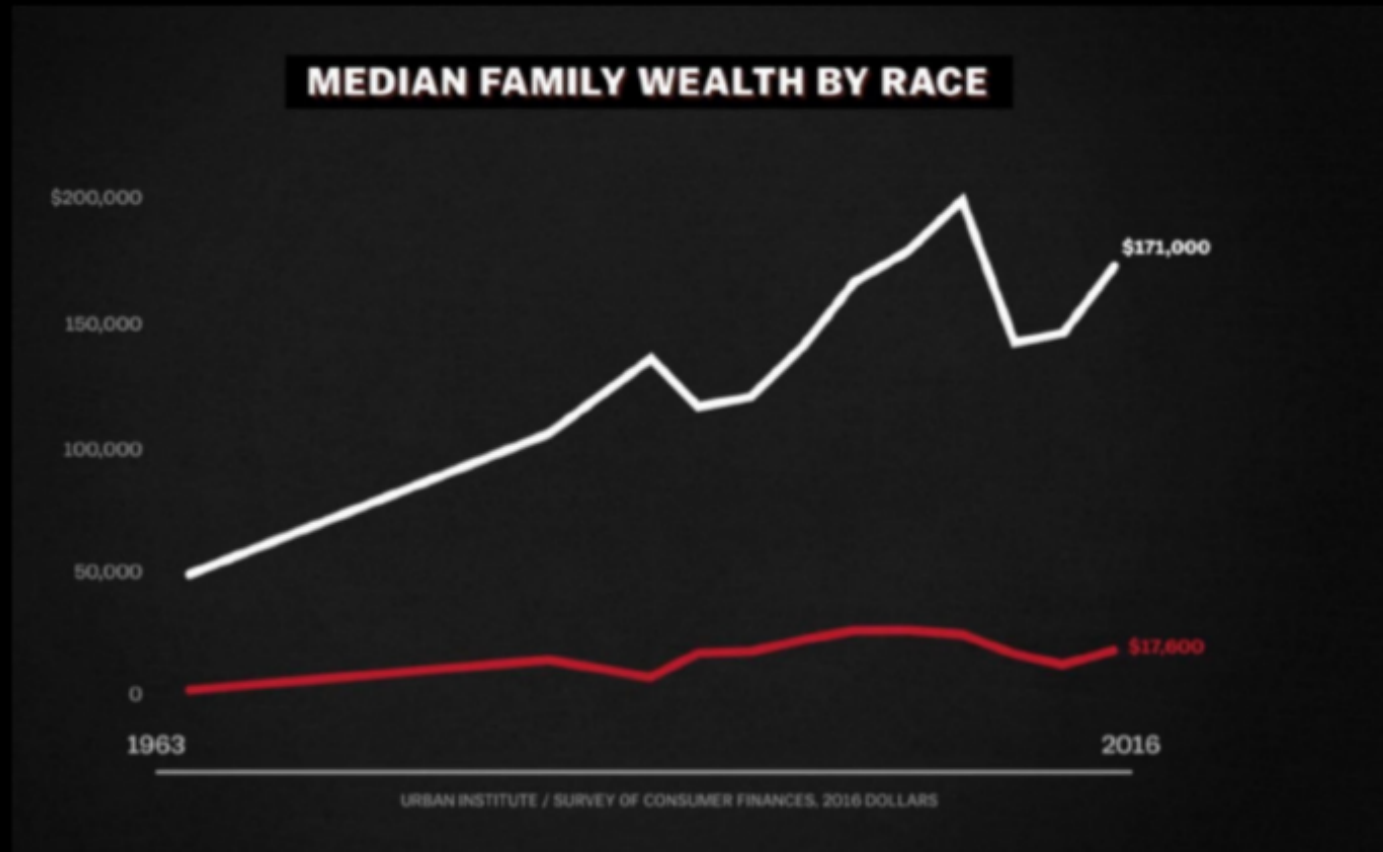
## THE KERNER REPORT 1968

Our nation is moving  
towards two societies  
– one white, one Black –  
separate and unequal.”



# BARRIERS TO BLACK OWNERSHIP

- ❌ Legacies of discrimination
- ❌ Restrictive Covenants
- ❌ Racial Profiling & Steering
- ❌ Credit System Failures
- ❌ Redlining & more...



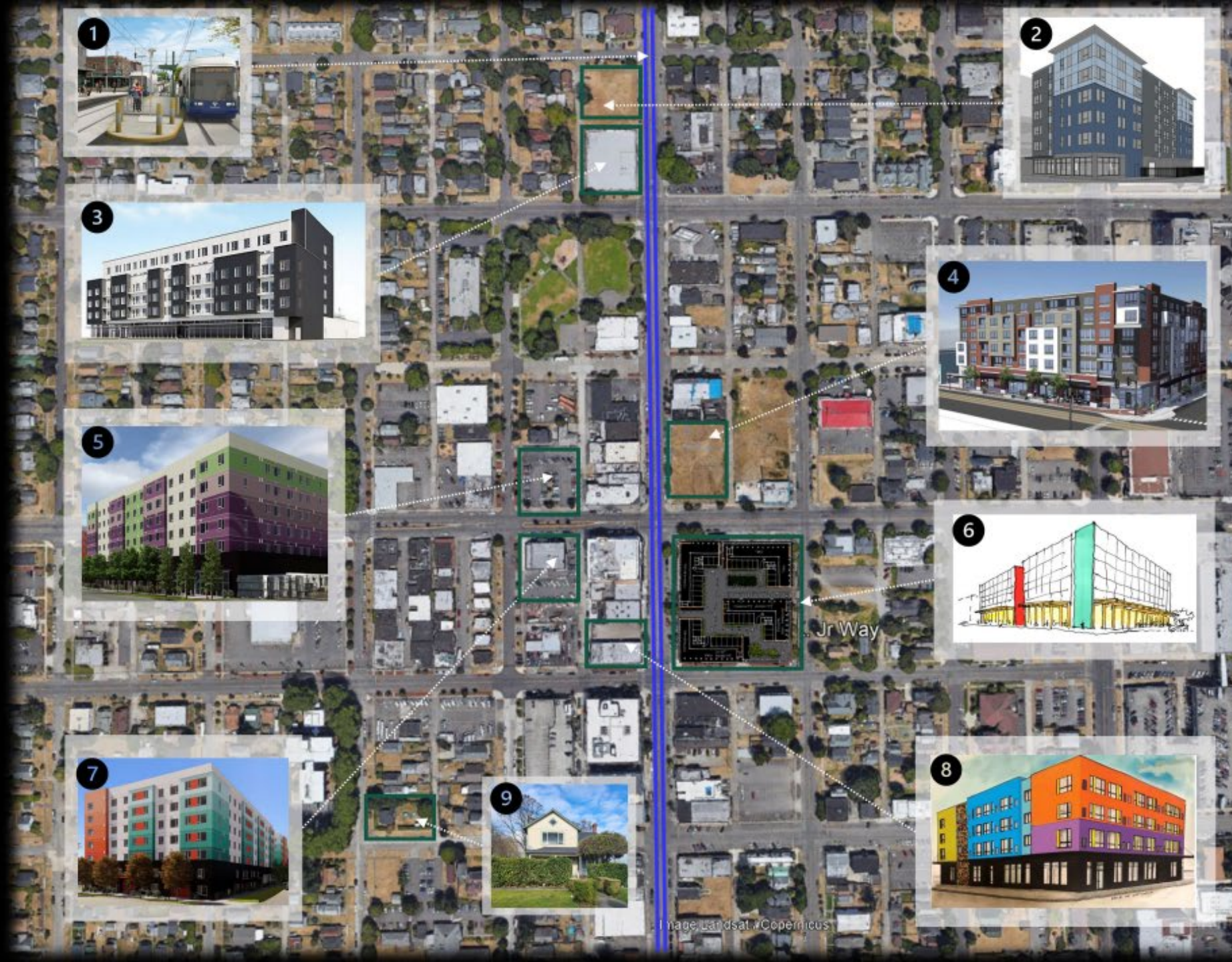


# HILLTOP MLK CORRIDOR DEVELOPMENT



## NEW CONSTRUCTION

- 1 HILLTOP LINK EXTENSION (SOUND TRANSIT)
- 2 ROSA FRANKLIN PLACE (MERCY HOUSING)
- 3 KOZ ON MLK (KOZ DEVELOPMENT)
- 4 ASPIRE 11 (JAGPAL BASRA)
- 5 NORTH BUILDING (TACOMA HOUSING AUTHORITY)
- 6 1105 MLK (FORTERRA NW)
- 7 SOUTH BUILDING (TACOMA HOUSING AUTHORITY)
- 8 HILLTOP LOFTS (HORIZON HOUSING)
- 9 ASBERRY HOUSE (FORTERRA NW)







# Tools

Citizen Control

Delegated Power

Partnership

Placation

Consultation

Informing

Therapy

Manipulation

ACTIVE

- Doing with...
- Citizen Power
- Ex. Co-design

Meaningful Participation

RESPONSIVE

- Doing for...
- Token Power
- Ex. Surveys

Casual Participation

PASSIVE

- Doing to...
- No Power
- Ex. Site Notice

Non-participatory





# RESTORATIVE ECONOMICS AS A WAY FORWARD

COMMUNITY OWNERSHIP

+

COMMUNITY GOVERNANCE

=

SELF-DETERMINATION FOR POLITICAL, CULTURAL AND ECONOMIC POWER

"We Are the Ones We Have Been Waiting For"  
-Hopi Nation

Place the well-being of the community directly in the hands of the community

~*Nwamaka Agbo*

Founder & CEO of the Kataly Foundation

[www.nwamakaagbo.com](http://www.nwamakaagbo.com)



# BLACKSPACE MANIFESTO

We are Black urban planners, architects, artists, activists, designers, and leaders working to protect and create Black spaces. Our work includes a range of activities from engagement and projects in historically Black neighborhoods to hosting cross-disciplinary convenings and events.

created this manifesto to guide our growth as a group and our interactions with one another, partners, and communities.

We push ourselves, our partners, our fields, and our work closer to these ideals so we may realize a present and future where Black people, Black spaces, and Black culture matter and thrive.

While what we do is very important, the way we do it is also critical. Acknowledging our triumphs, oppressions, aspirations, and challenges, we've



## RECKON WITH THE PAST TO BUILD THE FUTURE

Meaningfully acknowledge the histories, injustice, innovations, and victories of spaces and places before new work begins. Reckon with the past as a means of healing, building trust, and deepening understanding of self and others.



## MANIFEST THE FUTURE

Black people, Black culture, and Black spaces exist in the future! Imagine and design the future into existence now, working inside and outside of social and political systems.



## PROTECT & STRENGTHEN CULTURE

Make visible and strengthen Black cultures and spaces to honor their sacredness and prevent their erasure. Amplify and support Black assets of all forms—from leaders, institutions, and businesses to arts, culture, and histories.



## CULTIVATE WEALTH

Cultivate a wealth of time, talent, and treasure that provide the freedom to risk, fail, learn, and grow.



## PLAN WITH, DESIGN WITH

Walk with people as they imagine and realize their own futures. Be connectors, conveners, and collaborators—not representatives.



## SEEK PEOPLE AT THE MARGINS

Acknowledge the structures that create, maintain and uphold inequity. Learn and practice new ways of intentionally making space for marginalized voices, stories, and bodies.



## CENTER LIVED EXPERIENCE

Lived experience is an important expertise; center it so it can be a guide and touchstone of all work.



## MOVE AT THE SPEED OF TRUST

Grow trust and move together with fluidity at whatever speed is necessary.\*



## CHOOSE CRITICAL CONNECTIONS OVER CRITICAL MASS

Quality over quantity. Focus on creating critical and authentic relationships to support mutual adaptation and evolution over time.\*



## CREATE CIRCLES, NOT LINES

Create less hierarchy and more dialogue, inclusion, and empowerment.



## CELEBRATE, CATALYZE, & AMPLIFY BLACK JOY

Black joy is a radical act. Give due space to joy, laughter, humor, and gratitude.



## BE HUMBLE LEARNERS WHO PRACTICE DEEP LISTENING

Listen deeply and approach the work with an attitude towards learning, without assumptions and predetermined solutions. Take criticism without dispute.



## FOSTER PERSONAL & COMMUNAL EVOLUTION

Make opportunities to expand leadership and capacity.

\*This principle is derived from Adrienne Maree Brown's Emergent Strategy: *Shaping Change, Changing Worlds*.

We are grateful to the many individuals and organizations that inspired these principles.



## PROMOTE EXCELLENCE

Amplify, elevate, and love Black vanguards and the variety of their challenging, creative, exceptional, and innovative work and spaces. Allow excellence to build influence that creates opportunities for present and future generations.