

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 09-135**

Supporting the Housing Authority of Portland's HOPE VI Application to Revitalize Hillsdale Terrace Apartments

**The Multnomah County Board of Commissioners Finds:**

- a. It is the policy of Multnomah County to provide supportive social and community services to the most vulnerable people in our community – the elderly, people with disabilities, and very low-income families with children.
- b. In October 2009, the Housing Authority of Portland will apply to the U.S. Department of Housing and Urban Development for a \$16.46 million HOPE VI Grant to redevelop the severely distressed Hillsdale Terrace Apartments Complex (Hillsdale Terrace). Hillsdale Terrace is a 60-unit public housing development in the Multnomah Village neighborhood of Southwest Portland.
- c. The current residents of Hillsdale Terrace struggle to gain access to educational, employment and social services. Currently, there are 239 residents in Hillsdale Terrace. All families are very low income and live below federal poverty levels. Less than one-third are currently employed. More than half the households are comprised of single parents and the majority of children are under the age of 12.
- c. The three overarching goals of this redevelopment are: (1) Promote economic stability and family self-sufficiency through access to job training and career advancement; (2) Support youth to excel at all they do; (3) Create a healthy, sustainable and well connected community.
- d. The Housing Authority will redevelop Hillsdale Terrace to include 120 units, including a mix of family-sized and one and two bedroom units to house an estimated 413 residents. The redevelopment will include a community room with indoor play area, a classroom for adults and children, a Head Start Classroom, a community kitchen, a community garden, computer lab, and more.
- e. Multnomah County provides various services to support low-income families, seniors, and those with disabilities that could be directed to support the residents of Hillsdale Terrace. The County has estimated the value of these various services to the residents to be the equivalent of \$850,000 over five years as further detailed in a letter signed by this Board and attached as Exhibit A.
- f. The Housing Authority of Portland is seeking support from local jurisdictions and community partners for their grant application to HUD.


**The Multnomah County Board of Commissioners Resolves:**

1. To support the Housing Authority of Portland (HAP) \$16.46 million HOPE VI grant application to the U.S. Department of Housing and Urban Development to redevelop Hillsdale Terrace in Multnomah County.
2. To provide various social support services to the Tenants of Hillsdale Terrace; valued at \$850,000 over a five year period as provided in Exhibit A; if HAP is awarded the HOPE VI grant.

ADOPTED this 29th day of October 2009.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Agnes Sowle, County Attorney

SUBMITTED BY:

Commissioner Deborah Kafoury



**Board of County Commissioners**  
**MULTNOMAH COUNTY OREGON**

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**501 SE Hawthorne Blvd., Ste. 600**  
**Portland, Oregon 97214**

October 29, 2009

Steve Rudman  
Executive Director  
Housing Authority of Portland  
135 SW Ash Street  
Portland, OR 97204

Dear Steve:

Multnomah County is pleased to support the Housing Authority of Portland's Hope VI application for redevelopment of Hillsdale Terrace by providing this letter of support and accompanying resolution adopted by the Board of County Commissioners at our meeting today.

The County has many roles in our community, the main one is ensuring safety net services for those in need. Our long-term partnership with HAP is centered on the ideal of providing supportive services to those you help to house.

Hillsdale Terrace is an extremely distressed and isolated public housing property in Southwest Portland. Residents struggle to gain access to educational, employment and social services that would help them achieve a better quality of life. The despair felt among many residents at Hillsdale Terrace is due in large part to rundown facilities and lack of available resources, whether educational, professional or social.

HAP's comprehensive community needs assessment, conducted this past summer, found that Hillsdale Terrace residents want a safer community, a stronger connection with surrounding neighborhoods, better educational programs for their children and improved access to health care as well as healthier foods. Multnomah County's array of services can assist in meeting some of these needs.

We are pleased that the U.S. Department of Housing and Urban Development has placed an emphasis in this round of funding on early childhood development and appreciate that HAP plans to build classrooms dedicated to early childhood development at the new Hillsdale Terrace. Neighborhood House, a long-time county partner and the proposed operator of these classrooms, has a proven track record in addressing the needs of young children and their families.

With the redevelopment of Hillsdale Terrace, Multnomah County will be able to expand its services to current and future residents of the Hillsdale community. These services will cover both the relocation and re-occupancy phases of the HOPE VI grant.

**Environmental Health - \$19,200**

There is growing awareness worldwide that the remaining differences in health status among groups in society are largely the result of the differing social conditions these groups experience. These social conditions include economic and employment status,

## **EXHIBIT A**

educational attainment, and respect and dignity. Public health professionals are coming to the conclusion that if we want to eliminate persistent health inequities, we must work with non-traditional partners to address social conditions *and* support individuals and communities to increase control over their lives and their health. This awareness produced the definition of health promotion adopted by the World Health Organization in its 1986 Ottawa Charter: "Health promotion is the process of enabling people to increase control over, and to improve their health."

Multnomah County's Healthy Homes/Health Education program will educate HAP landlords, property managers, and tenants about environmental health issues with the goal of creating and maintaining healthy homes. The program's primary focus is on improving indoor air quality through the use of environmentally friendly building materials and cleaning products. Through the in-kind donation of staff members' time to conduct workshops and provide outreach services, residents will receive technical assistance on health education and learn about topics related to maintaining a healthy home and health equity. Hillsdale Terrace residents will be able to access these services during relocation and re-occupancy phases of the grant period.

The combined rate for a program development specialist and health educator would be \$96/hour (salary, fringe and modest indirect costs). At 40 hours per year for five years, the in-kind match is estimated at \$19,200.

### **Healthy Eating Active Living - \$75,000**

In 2006, the Healthy Eating Active Living (HEAL) Coalition came together to promote physical activity and healthy eating among the children and families living near and attending Clarendon Elementary School in North Portland's Portsmouth neighborhood. In 2008 James John Elementary in the St. John's neighborhood was added to the Coalition. The HEAL Coalition has been successful in promoting monthly parents meetings, a walk-to-school campaign, TV Turn Off week, a "Be Active" and runners club, fruit and vegetable promotional activities, bike riding to school by providing education and bike racks for students, and much more. The Coalition's activities are intended not only to change individual behavior through knowledge and opportunities to learn new skills, but also to implement strategies that influence community norms and lead to the adoption of policies that make it easier for the community at large to eat well and be physically active.

Building on this success, the County will work with residents at Hillsdale Terrace to form a HEAL Coalition among tenants after the redevelopment is complete. This Coalition, with staff support from Multnomah County, will encourage residents to address issues most important to their families. The estimated cost for this project including a .5 FTE Health Educator, community incentives and supplies is approximately \$75,000.

### **Women, Infant, Children Program - \$4,000**

The WIC program provides food and nutritional support to pregnant and breastfeeding moms and children prior to the age of five years old. Multnomah County Health Department delivers these services, which include money for healthy food, nutrition education, growth monitoring and referral services for children. WIC is available to families at 185% of the federal poverty level. We anticipate 65% of children ages 0-4 will be eligible for these services, an estimated 42 children per year based on project data. In addition, pregnant women will be eligible, although it is not possible to estimate that number at this time. The Health Department will do four outreach events at Hillsdale Terrace after redevelopment to ensure those who are eligible for these services are enrolled and connected to the appropriate health clinic to deliver those services. These outreach events will occur twice a year for the first two years. The estimated in-kind contribution is \$1,000 per outreach event (staff time plus materials) is \$4,000.

**Health Department – Primary Care Referral**

Multnomah County does not have a health clinic in Southwest Portland however residents of Hillsdale Terrace can use health clinic services in other areas of Multnomah County. To ensure access, the Health Department will implement a simple referral process and workflow with the Resident Services Coordinator (who would have insight into identifying the families and assessing their needs), and the Medicaid Program staff. The Coordinator can submit a referral to the Health Department. We will then assist the family in scheduling appointments for both screening for Oregon Health Plan/Medicaid eligibility and a New Patient medical appointment (through PCARD, MCHD's Primary Care Access & Referral Program). This process will ensure that family members potentially eligible for coverage through the state, receive application and enrollment assistance, and that family members have access to medical care, be assigned a medical home and primary care provider. This program screened more than 33,000 individuals over the last fiscal year. We can not estimate the value of these services at this time.

**Schools Uniting Neighborhoods (SUN) System - \$90,000**

Multnomah County provides youth and family services through its SUN Service System (Schools Uniting Neighborhoods), which coordinates and provides educational, recreational, social, and health services throughout Multnomah County. Hillsdale Terrace is home to 101 children enrolled in all school grades, from kindergarten through high school. This number is projected to double with an influx of new families moving into the renovated Hillsdale Terrace.

The community needs assessment conducted by HAP in preparation for the HOPE VI revitalization of Hillsdale Terrace showed that 76 percent of children are not enrolled in after-school programs, such as homework clubs. The majority of parents expressed the need for such programs at the elementary, middle and high school levels, as they believe these programs help children succeed in the classroom. Multnomah County will provide on site early childhood and academic support services through existing contracted service providers for the region.

The annual contract with SUN service provider is \$20,000 and a total four and a half year cost is estimated at \$90,000.

**Multnomah County Library Services - \$20,139**

Multnomah County Library is ideally suited to be an effective partner in the HOPE VI Community and Supportive Services program. The Library's priorities allow it to concentrate on services that match HAP's focus on greater economic stability, the well-being of children, and the highest possible quality of life. The Library's current priorities include:

- Being a community resource during the economic crisis, providing resources, programs and support to help people in job searches and as education support;
- Fostering early literacy, presenting programs and services designed to ensure that children will enter school ready to learn to read;
- Supporting K-12 student learning, providing the services, materials and resources they need to succeed in school;
- Providing resources for immigrants, with information and resources people need to participate successfully in life in the United States; and
- Facilitating civic engagement, inspiring participation in our community, as well as addressing issues of public concern.

One of the ways the Library provides these services to Southeast Portland residents is by providing comfortable, welcoming facilities. The closest to Hillsdale Terrace is the Hillsdale Library. The new and expanded library, which opened in 2004, is a light and airy building with high ceilings, natural light, built with numerous energy-efficient

## **EXHIBIT A**

features. It has an attractive public meeting room that can accommodate 46 people, and includes small, quiet study rooms for individual study or tutoring sessions. The Library also provides online homework help, computer labs with focus on job searching, story times for children of all ages, and a vibrant summer reading program.

Hillsdale Library and additional outreach staff provide services to families that experience barriers accessing library services in English. Services include a series of professionally evaluated classes for child care providers and caregivers of young children to improve their children's early literacy skills and their ability to enter kindergarten ready to succeed in reading. Classes are available in English, Spanish, Russian, and Vietnamese.

In addition to these services, the library will provide outreach services through the Summer Reading program to Hillsdale Terrace residents, ensuring that current residents are signed up and participating in summer reading prior to relocation.

The estimated cost of staffing and maintaining the Hillsdale Library for 2009-10 is \$2.8 million dollars, or \$147 per Hillsdale library cardholder. We are estimating that one-third of new residents will join as new cardholders in response to outreach events at Hillsdale Terrace. At that rate, the estimated value of library services to new patrons at Hillsdale Terrace is \$20,139 per year.

### **Aging and Disability Services - \$643,320**

Multnomah County is pleased to hear that HAP will be able to serve seniors and people with disabilities at the new Hillsdale Terrace. Based on current HAP data, we project that half of the residents in one-bedroom units will be eligible for in-home services. Multnomah County, in partnership with HAP, will provide informational and referral services, case management and care coordination ensuring financial and medical benefits are in place and meet client needs. We also can connect residents with a range of peer support and intergenerational programs that support independence and choice. The estimated value of these services is \$643,320 over the next two and a half years.

- Nine households - 13,360 per year X 4.5 years = \$60,120 (cost of providing case management)
- Nine households - 129,600 year X 4.5 years = \$583,200 (value of in-home services and support)

In all, the total in-kind contribution we envision from Multnomah County to support the residents of Hillsdale Terrace is estimated at \$851,659.

Sincerely,

Ted Wheeler  
Chair

Deborah Kafoury  
District 1

Jeff Cogen  
District 2

Judy Shiprack  
District 3

Diane McKeel  
District 4