



Maple Lane Asset-Based Community Development

The Center for Public Interest Design

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The Center for Public Interest Design (CPID) is a research [+action] center at Portland State University (PSU) that aims to investigate, promote, and engage in inclusive design practices that address the growing needs of under-served communities worldwide. Through research and design, fieldwork, and public outreach, we promote a mode of practice that is socially conscious, environmentally sustainable, and economically accessible to all.

Letter from the CPID

The Center for Public Interest Design (CPID) has been grateful to be a participant in the Maple Lane project in Oregon City, working with an amazing group of stakeholders to provide supportive housing to community members of all ages. As the efforts to make intergenerational housing a reality in Oregon gains momentum, it has become increasingly evident that these can only be fully realized through rich collaborations, like the ones that have made Maple Lane a reality. Maple Lane has been both a unique and challenging experience; from its financing, to the inclusion of stakeholders and community engagement process to help define and design Maple Lane and its community assets. Additionally, Maple Lane has contributed to the promising model for the future of affordable housing; one that is rooted in a community-based approach. It is a model that begins to reverse decades of top-down processes that have traditionally dominated development cycles, more specifically affordable housing developments. The Asset-Based Community Development (ABCD) model, by contrast, opens development to bottom-up contributions and authorship of the site by stakeholders and residents. The inclusion of the many voices and contributions from the Oregon City community - identified by the CPID during the ABCD process - supports the very real possibility that it will be a vital part of the community, where its immediate residents and the greater community are welcome and thrive together.

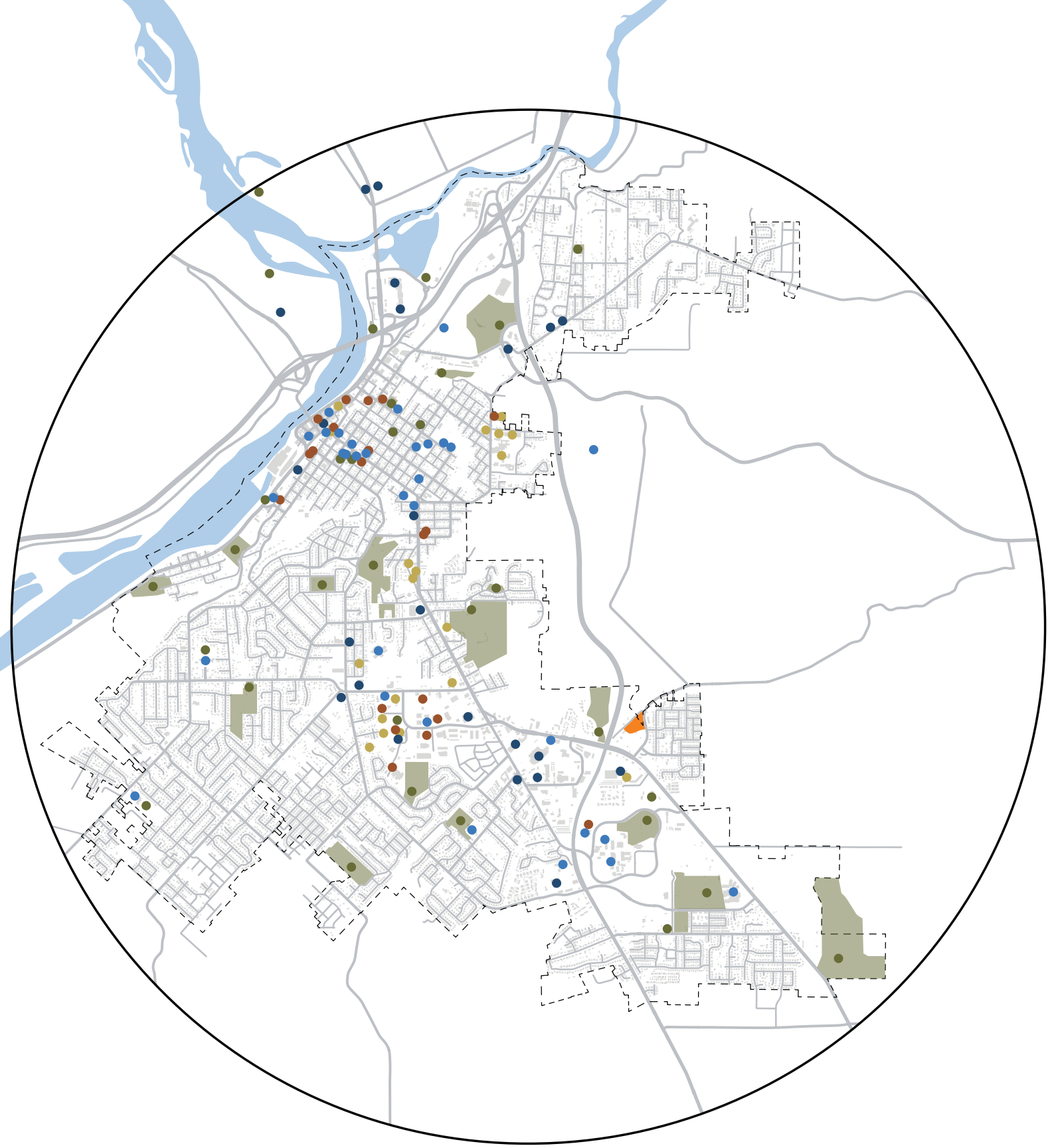
This project offered a unique collaboration opportunity as we had the ability to influence design decisions early on in the process, and work closely with the design and project teams. Our early involvement in the project, and collaboration with the design teams, enabled a large community outreach and engagement effort, to allow for co-authorship of the site. Maple Lane adds to the legacy of intergenerational housing projects in Oregon, in collaboration with Community Development Partners (CDP), and with the support of the CPID. These projects collectively represent the largest body of evidence of the positive impact of the intergenerational housing model on communities within the U.S., and showcase their real potential to be a viable solution to one seemingly intractable problem we currently face; how can we come together to create dignified housing opportunities that support the health and wellbeing of all members of our society? Those of us at the CPID continue to get involved with intergenerational housing efforts because we see the promise in the process, and we hope that it has a positive impact on the community at large.

Athena, Hannah, Kaylyn & Sean
CPID Research Team

Asset-Based Community Development

Asset-Based Community Development (ABCD) is a new model of development that challenges the top-down approach of the old needs-based development, where outside organizations step in on 'behalf' of the community (Boyd et al. 2008). The ABCD approach offers a sustainable model of development, one that prioritizes a grassroots, bottom-up approach of empowering, inclusive and transformative change to communities. The traditional, needs-based model of community development, specifically in the context of affordable housing, has perpetuated a narrative of "criminality" that is problematic in identity-making for individuals who rely on the affordable housing system (Kretzmann and McKnight 1996). Not only does this model present a problematic view of affordable housing and its residents, it further disenfranchises those who already live on the fringes of society. Rather than seeking to empower the communities themselves, the needs-based development model relies on outsiders to come in and solve these issues, creating a client-neighborhood where "lower-income neighborhoods are now environments of service where behaviors are affected because residents come to believe that their well-being depends upon being a client" (Kretzmann and McKnight, 1996, 23). Essentially residents become dependent on this client-type relationship, rather than being empowered to create a collective identity and work together.

ABCD is, by contrast, a capacity-focused model that forges the "development of policies and activities based on capacities, skills and assets, of lower income people and their neighborhoods" (Kretzmann and McKnight 1996, 25). The ABCD approach seeks to identify the already-existing skills, services, and assets that exist at the local level, and mobilize them to better serve the community as a whole. This involves taking inventory and physically mapping out these assets and opportunities and interviewing key stakeholders to identify individuals and organizations that are already doing the work to serve and mobilize the community. Not only does this model stimulate the local economy, it also empowers marginalized community members, because it transforms the 'client/recipient into a 'contributor' (ibid). ABCD emphasizes relationship-building, which is the key to increasing social capital within the community, and generating linkages between the micro with the macro (ABCD Toolkit).



Trauma Informed Design & A Community for All Ages

During the outreach process, many organizations and individuals highlight the importance of a Trauma-Informed design approach, as many families and individuals living at Maple Lane are dealing with lived trauma experiences. The CPID has conducted a literature review to help define and outline what this approach looks like and how it can be integrated at Maple Lane.

addiction, obesity, and can even affect memory and concentration, among other psychological functions. Keeping this in mind, housing and the design of housing can have a profound impact on either perpetuating the effects of trauma, or begin a healing process. The trauma-informed design lens relies on a holistic, human-centered design approach to help promote this healing process.

A trauma-informed design lens symbolizes a shift in design and architecture as we begin thinking more about vulnerable populations and those with lived trauma, who we are designing for. This becomes more explicitly true when designing and creating affordable housing, as these future residents oftentimes are the product of generational trauma and structural violence. According to the CDC, 61% of adults in the U.S. have experienced at least one traumatic event throughout their childhood that has had some adverse effect on brain development. Trauma and stress can lead to an increased risk of



While there is no universal framework to the trauma-informed approach, there are precedents and the beginnings of an establishment of principles that frame the process and University of Denver's Center for Housing and Homelessness Research has identified these principles. These core principles include 1) Hope, Dignity, and Self Esteem; 2) Connection to Community; 3) Joy, Beauty and Meaning; 4) Peace of Mind; 5) Empowerment and Personal Control; 6) Safety, Security, and Privacy. To expand on this more, there are "the 3 C's of designing for health and healing" to operationalize these principles. The

first is choice, which emphasizes an individual's agency and ownership, really making the space theirs. The second is community, which responds to the ways that residents interact and how the space and programming can foster this. The third C is comfort, which addresses the quality and variety of materials used, and sensory experiences such as sound and light. But these design principles alone do not shape the trauma-informed process. It is also crucial that designers understand the cultural and environmental contexts, while also being empathetic to the lived experiences of residents, in order to be successful in the design process. Ultimately, trauma-informed design's aim is to promote healing through physical health, mental health, and overall well-being of residents and the community at large.

The age-friendly or community for all ages movement, is a direct response to the rapidly aging population and the idea that communities can share an increased longevity through a collective identity, while also successfully being able to age in place. By 2047, the World Health Organization (WHO) is predicting that the older populations will double and exceed children for the first time, placing an increasing pressure and responsibility on younger generations in terms of elder care and financial responsibility, referring to this as intergenerational interdependence. The community for all ages acts as a solution to this by creating a society that is inclusive of all ages, where members interact on common interests, rather than

fragmenting between different age groups. The age-friendly movement highlights the fostering of social connectivity as a determinant of well-being and an increased longevity.

The CFAA approach to communities, more specifically Portland and Multnomah county, highlight three domains of livability that define a community for all ages. The first is the physical environment, which include housing, transportation and the buildings themselves. The second domain is the service environment, which encompasses health services, community services, and communication & information. The third domain is the social environment, which include employment & economy, respect & social inclusion, social participation, and volunteering & civic participation. Using this approach and framework, CPD and Hacienda CDC, in collaboration with the design team and CPID, aim to design and build the Maple Lane community as a successful community for all ages, where programming and amenities are geared towards the needs of the residents, as well as the ability to reach across multiple generations.

Executive Summary

A development of Community Development Partners (CDP) and Hacienda Community Development Corporation (Hacienda CDC), the Maple Lane project will address the community's need for high-quality, affordable housing. In addition, this project aspires to support an intergenerational community for all ages, and an inter-cultural community. The project aims to be a hub for residents and the wider Oregon City community through the provision of meeting spaces and community center for a wide range of programming. The abundant green space will provide an outdoor park and other recreational amenities, at the heart of the site, echoing a Central Park sentiment.

As an initiative of the Center for Public Interest Design (CPID), this report aims to support and inform the development of this intergenerational, affordable housing community. The role of the CPID is to identify community assets using the ABCD model, conduct community outreach and engagement, and provide design and programming feedback based on the outreach process. The desired outcome of this work is to encourage a more robust community-building strategy and provide a more sustainable, community-oriented approach to design and programming, while leveraging the already-existing infrastructure and assets in the Oregon City community.

The Process

Employing the ABCD approach to community development, the CPID was able to identify various organizations, amenities, and service providers in the city and county. Community resources related to food, health, arts, and education were of particular interest, in addition to organizations or individuals able to speak to support systems and equity recommendations for BIPOC (Black, Indigenous, and people of color) communities in Oregon City and Clackamas County. Once these assets were identified, they were then mapped in relation to the site in terms of transportation and accessibility. Alternative transportation options such as walking, biking, and public transit routes, were also taken into consideration. Organizations were then contacted by the CPID for further information, with the intention to understand available services and amenities, and to identify potential collaboration opportunities to bring them directly on-site to serve residents.

Key Findings

Throughout the research and engagement process, several themes were identified, and include accessibility, inclusivity, and security. Accessibility in the context of this project addresses both tangible and intangible access to the site. Maple Lane is located in Clackamas County, the largest and most diverse in terms of terrain, in the Portland-Metro area. The lack of transportation accessibility in the

county was echoed throughout the engagement process, and remains a large issue the county has yet to fully address. Ensuring that Maple Lane provides transit access points will be crucial in making the site accessible as residents and service providers come to and from the site. In terms of the intangible, making sure all residents have access to all services and amenities provided, will be important in the success of Maple Lane. The theme of inclusivity addresses the equity efforts and accommodations that should be at the forefront of design and programming of the site. Making sure the site and amenities are respectful and inclusive of all residents and community members, especially BIPOC populations, is crucial. Also ensuring the lease-up period is inclusive in terms of language and information. Residents and community members need to feel a sense of safety and security and fostering a sense of community can help contribute to this, but also, trust-building from the management teams is essential to the creating a sense of security, and ultimately the success of this site.

The availability of the central green space and large community center on-site will provide spaces where residents and Oregon City community members can come together through on-site programming. The green space will provide safe places for youth to play, older adults to exercise, and families to gather. A centralized meeting and classroom-type spaces was identified as a need, so providing these types of spaces at Maple Lane

will make this community much more valuable to the greater Oregon City community. In addition, the planning of a multi-use space with kitchen in the community center will allow for maximum use of the space, and for more diverse, community organizations and partners to be successful in bringing their programming and services on-site. The ultimate goal being the successful creation of an intergenerational community, where residents of all ages and backgrounds can come together and develop a sense of place and camaraderie.

Importance of Community Engagement

Due to the COVID-19 pandemic, the CPID team relied on virtual interviews and workshops with community representatives and gatekeepers, and current residents of affordable housing communities in Clackamas County. However, a public engagement and outreach process with residents once they have moved in, about the activities and programs offered on-site, will be important to making sure needs are being met, and important to trust and community-building amongst residents of all ages.

Context

Oregon City

Oregon City was the end of the Oregon Trail and a hub of white settlement during American colonization of the west coast. It was the terminus of the Oregon trail and eventually became the first incorporated city West of the Rocky Mountains. Oregon City was the original capital of Oregon and is the current county seat of Clackamas County. It has an estimate current population of 37,339 and is located on the edge of the Urban Growth Boundary for the Portland Metro area, 13 miles South of Portland where the Willamette and Clackamas Rivers meet. It is known for its historic downtown, Willamette Falls, and being home to the Municipal Elevator, the only 'vertical street' in the United States.

The city has developed along the Willamette River and a higher elevation area on a basalt bluff. Local tourist attractions include museums, historic landmarks, homes and districts, and Willamette Falls. It also has a wide variety of outdoor activities available with a large number of parks, and opportunities for biking, boating, and fishing.



Oregon City Municipal Elevator



Aerial of Historic Oregon City



View of Mt. Hood from Willamette Falls in Oregon City



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Land Genealogy

Pre-Contact Era

The land that is present-day Clackamas County, specifically Oregon City, was inhabited for over 10,000 years by the Clackamas people, which include the Kalapuyan tribes, Upper Chinookan tribes, and the Molallan tribes. Prior to European contact, the people of the Willamette Valley migrated seasonally between permanent settlements and temporary fishing and hunting villages throughout the region, spanning from the shores of the Willamette River, to the Cascade Mountains. Prior to Euro-American expansion, the Pacific Northwest fisheries were the richest in North America. The Willamette River, one of these fisheries, acted not only as an important food source, but as an important aspect for transportation in the area for Indigenous populations; and this will ring true as Euro-Americans make their way into the region. The river acted as an important cultural and economic component, and still is today. The Willamette Falls, or Hyas Tye Tumwater, is a communal and spiritual center for the Native American community, as it is a sacred fishing site, and was once the site for inter-tribal gatherings, trade, and celebrations. However, since colonial expansion, the falls have been colonized and used to establish a paper mill at the base of the falls, severing the important connection between Indigenous peoples and Hyas Tye Tumwater.

Contact Era

European expansion into the region brought deadly diseases to the Indigenous populations, decimating their population numbers. By the time Lewis and Clark arrived during their expedition, there were only about 11 villages remaining. The Fur Trade, establishments of ports, and the Oregon Trail, further displaced Indigenous peoples in the Willamette Valley. A massacre in 1856 by Yakima tribes on colonial settlements, created a culture of fear towards Native Americans, which spread through the Willamette Valley; thus justifying the seizure of their traditional lands and relocation to the Grande Ronde Reservation in 1856. Molala Kate Chantel or just Molala Kate, was one of the last Molallan-speakers in the region, and acted as a liaison between anthropologists and the tribes. The daughter of Molalla Chief Yelkus (Kil-ke), her father signed the treaties that formerly moved the Molalla tribe to the Grand Ronde Reservation. Molala Kate lived on different reservations in the region throughout her lifetime, and is well-respected among both Indigenous and Euro-American groups.

The Willamette Valley Treaty

By the mid-19th century, at least 20 tribes were still living in the Willamette Valley, and these included bands of the Kalapuyan peoples, bands of the Molala, and bands of the Chinook tribes. The land that they called home for over 14,000 years, provided them resources for hunting, fishing and

everyday life. However, once the Euro-American colonizers moved into the region and saw how rich the land was, efforts to remove indigenous populations began. The Superintendent of Indian Affairs for Oregon was tasked with clearing the land titles for “American” settlement. The first attempt to remove Native Americans was unsuccessful as the Superintendent attempted to relocate the Willamette Valley tribes to Eastern Oregon. But, both the tribes in Eastern Oregon and the Willamette Valley tribes, expressed their opposition. During a 5-day period of negotiation between the Willamette Valley tribe leaders and the Indian Affairs agency, the Native Americans expressed their right to their homeland and successfully defended their right to stay. Ultimately, the Indian Affairs agency was forced to include a reservation on the traditional homelands of the Kalapuyan tribes. Additional treaties with the Santiam, the Luckamiute, Molala, Tualatin, and Clackamas, decided where temporary reservations were to be located in the Willamette Valley once congress ratified the treaties. However, out of the 18 different treaties sent to Congress, none were ever ratified. Colonizers in the Willamette Valley region took advantage of this and complained that they did not wish to live among people who they considered “savages” and “thieves” Once again, the Indian Affairs agency worked to convince the Willamette Valley tribes to move East, but was again met with failure. Instead, they negotiated to let the tribes stay on temporary reservations in the Valley, until the permanent reservation on the



Heron Mills Blessing after purchase of site by the Confederated Tribes of the Grand Ronde



Willamette Falls circa 1920

Coast was complete. This led to the Willamette Valley Treat, which was negotiated on January 22, 1855. Under this treaty, the Willamette Valley tribes would confederate and relocate to temporary reservations throughout the valley. But, by December 1855, a war between the tribes and the colonizers broke out, leading to the forcible removal of the tribes to a permanent reservation - the Grand Ronde Valley. The following year, tribes were 'marched' to the new reservation along the "trail of tears".

Life Today

As the Fur Trade and Ports took off, the Willamette Valley became a hub of economic development, and Euro-American expansion. The Oregon Trail brought thousands of colonizers to the region, and the heart of Oregon City; citing 'manifest destiny' as their call. However, as more and more came into the Valley, the presence of Indigenous peoples was disrupted and even actively erased. And today many of the original inhabitants live on reservations far from their traditional homelands. Recently, we are seeing a shift to begin to rectify this past, however there is still a long way to go. The paper mill established on the Willamette Falls is no longer in operation, and the rights to the falls were sold to the Confederated Tribes of the Grand Ronde in 2019, marking a historic moment. This is the first time that there has been any kind of Indigenous ownership of land along the Willamette River since 1855. But this has caused

conflict between the different tribes in the region as many traditionally accessed the falls. Additionally, the Grand Ronde Tribes will be stuck footing the millions of dollars to clean up the critical pollution from the paper mill.

A fishing platform was constructed at Willamette Falls by the Grand Ronde Tribes in 2018. While fishing has resumed in the area, the lawfulness of fishing at the site has been contested between the State of Oregon and amongst the different federally recognized tribes in the region. In Spring of 2021, Portland General Electric (PGE) submitted a formal application to the federal government to allow for fishing and other cultural practices by Indigenous tribes to occur at Willamette Falls, which requires crossing through a hydroelectric project run by PGE. While many tribal leaders think this is unnecessary, others, like the Confederated Tribes of Siletz Indians appreciate the formalization of the ceremonial fishing rights. If approved, the cultural easement would allow members of the Confederated Tribes of Siletz Indians, Confederated Tribes of the Grand Ronde, Confederated Tribes of Warm Springs, the Confederated Tribes of the Umatilla Indian Reservation and the Confederated Tribes and Bands of the Yakama Nation to access the falls for fishing and cultural practices.

The complexity of the ownership and access to Willamette Falls highlights just how deeply rooted and entangled the systemic violence enacted on Native groups really is.



Depiction of platform fishing at Willamette Falls



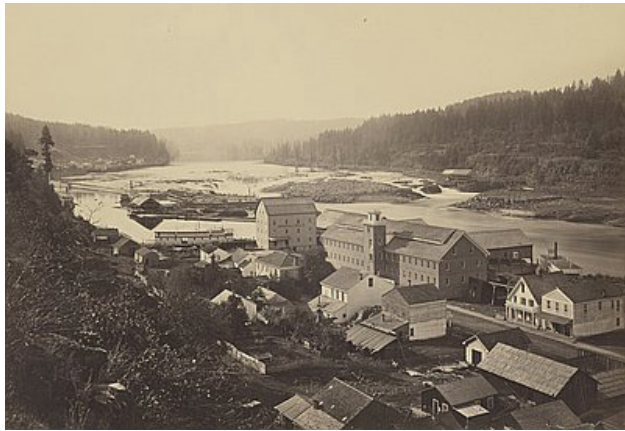
Lamprey at Willamette Falls - 1913



Ceremonial fishing rights are being returned to the Tribes in the regions



A member of the Confederated Tribes of the Grand Ronde fishes on a platform at Willamette Falls



Oregon City and Willamette Falls, 1867



Paper Mills on Willamette River in Oregon City



Hawley Pulp and Paper Mill, 1930

Colonial History

During Lewis & Clark's famous expedition (1806-1811), they made their way to the Willamette Valley and the Willamette River where they documented the presence of many different Indigenous tribes. Eventually, during this 'exploration period' the Fur Trade and establishment of the Pacific Fur Trade Company in 1811, opened up the valley to extensive trade and Euro-American development. The Oregon Trail, making its end in Oregon City, brought many colonizers to the region who relied on the fishing, timber, and fur trade industries to make ends meet. By 1821 the Pacific Fur Trade Company is sold to the Hudson Bay Company where John Mcloughlin was head.

John Mcloughlin constructed the famous "Mcloughlin House" in Oregon City in 1846, and is thought of by Euro-Americans in the area as the "Father of Oregon". However it is important to note that this is only acknowledged in Western History, and not the history of the Indigenous peoples in the area. This captures the of history here in Clackamas County - a narrative that extends across all of the U.S. Today, the Mcloughlin house is a museum in Oregon City.

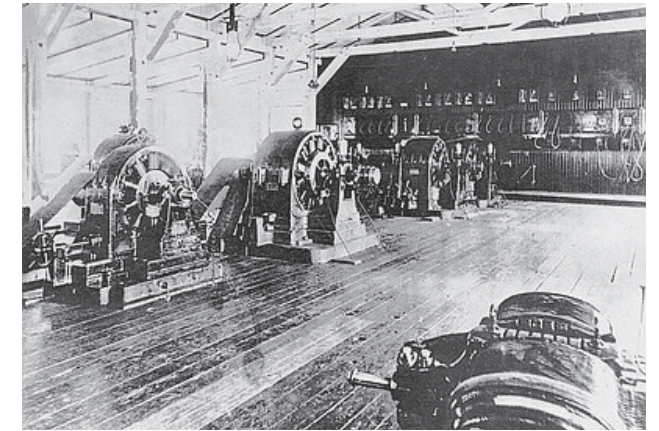
Oregon City Municipal Elevator

The Municipal Elevator was an innovative development that provided access to the upper landscape of Oregon City. The early settlements of Oregon City were built in the lower region, and as the community began to grow, there was a need to maneuver through the upper and lower terrains. Originally, in 1867, the elevator consisted only of a

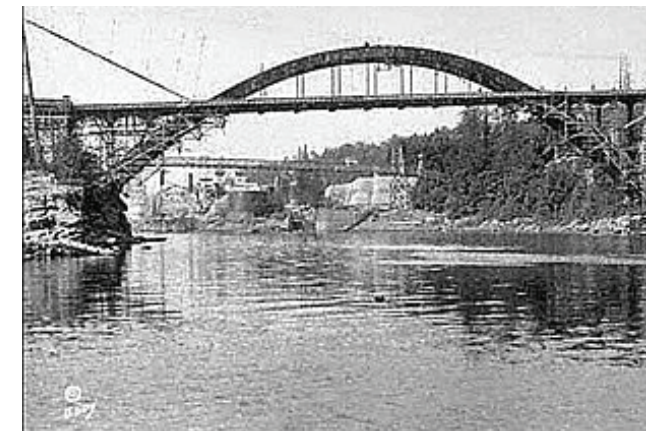
stair path made up of 722 steps. In 1912, a ballot was submitted that proposed an easier method; an elevator. By 1915 the elevator was completed and operated off of water as it was the most affordable energy solution. In 1955 the current design was introduced, which provided essential weatherproofing through the use of concrete and steel materials. With the implementation of electricity, the elevator provided a faster and efficient option to move to the upper region of the city. The design is 130 feet high and is the only vertical street elevator in North America.

Willamette Falls & The Oregon City Paper Mill

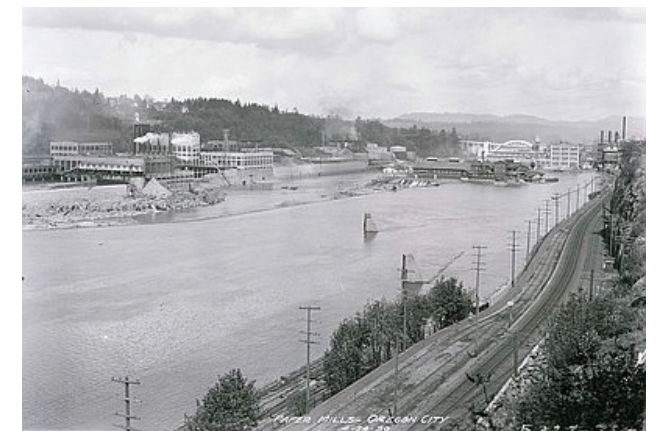
Willamette Falls in Oregon City was the site of one of the first hydro-power plants in the US. Power generated by the plant was transported 14 miles to Portland. The site then became home to the Oregon City paper mill where it acted as a huge economic stimulant, providing many jobs for the community. In 2017, the paper mill closed due to the lack of pulp to produce paper. But then reopened again in 2019 as a new, sustainable method to produce paper was implemented. However in September of 2019, the Confederated Tribes of the Grand Ronde purchased the 23-acre property as the facility was built on sacred Native American lands. This purchase marks the first Indigenous land ownership along the River since 1855. But, the new ownership is contested among other tribes, as historically, the Falls were a place where many different tribes came together and utilized the resources.



Powerhouse at the Willamette Falls Electric Station



Oregon City Bridge Under Construction, 1922



Paper Mills on Willamette Falls, 1930

Site



The Maple Lane project site is located in the Caufield neighborhood of Oregon City near the intersection of Highway 213 and Beaver Creek Road. The site is situated between S Maplelane Road and S Maple Lane Court. It is located near the edge of Oregon City city limits and the Urban Growth Boundary of the Portland Metro area. The site is located near single-family housing developments to the East across S Maplelane Road and the Berry Hill Shopping Center to the South.

Public transportation access to the site is inconvenient, with the closest bus stops roughly at or just over .5 miles from the future development. Pedestrian and bike accommodations are limited with incomplete sidewalks and absence of bike lanes on Maplelane Road. Transportation usage is of course dependent on a variety of factors, like personal car access, mobility, and perceived safety, but most transit planners use a .25 mile distance to public transit to locate stops. Ridership drops off dramatically if travel distances exceed that metric.



Maple Lane Court



Large Conifer Trees on Project Site

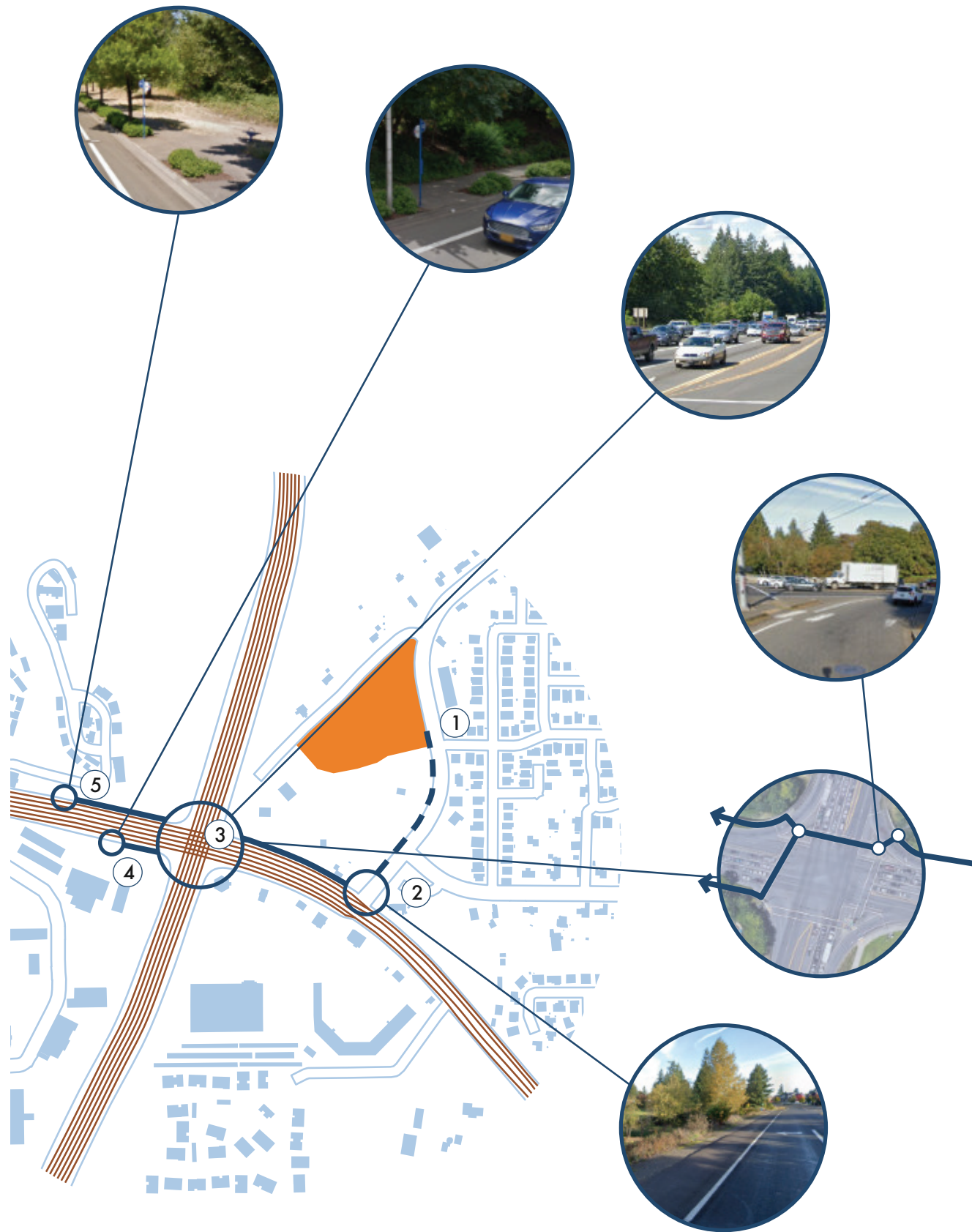


Intersection of Maplelane Road and Maple Lane Court



Residential neighborhoods across Maplelane Road

No sidewalks or bike lanes are available along Maplelane Road to connect the future housing complex to Beaver Creek Road, transit, and the Berry Hill Shopping Center.



A HALF-MILE+ WALK TO AND FROM PUBLIC TRANSIT

1. Residents seeking to use public transportation begin their walk to the bus station via Maplelane Road, along a predominantly sidewalk-less path that acts as a bike lane and median for car traffic. Alternatively, they may cross the street to walk along the residential side of the road but must then cross the road once more to continue toward the nearest bus stations. Regardless, the final stretch of the road has no sidewalks for another 500ft before residents turn right onto Beavercreek Road.
2. Beavercreek Road consists of five to seven lanes of medium to heavy car traffic; however, it does provide a sidewalk on both the near and far sides of the street. Residents walk along this path for another 750ft before reaching the intersection at Trails End Highway.
3. The intersection between Trails End Highway and Beavercreek Road consists of six lanes in each road as well as three special turn lanes with yield signs rather than signals, two of which must be crossed by Maple Lane residents on their way to and from the nearest bus stations. The yield lane crosswalks must be occasionally repainted so that they are visible to car traffic and pedestrians. Residents must cross the intersection in two directions if they intend to use the Southbound transit station.
4. The Southbound transit station is approximately half of a mile from the entrance to Maple Lane. The journey, if the lights turn in an able-bodied resident's favor, takes about ten to twelve minutes. The bus stop is minimally programmed - a sign and nowhere nearby to sit down.
5. The Northbound transit station is another 100ft up the road but only requires a single crossing at the Trails End Highway and Beavercreek Road intersection. This bus stop provides a small bench that seats two individuals back-to-back.

Demographics

Demographic Data

The following information reflects demographic information for Oregon City, including race, economic, and housing trends. All demographic data provided came from the U.S. Census Bureau, American Community Survey for 2019 and the Portland State University Center for Population Research.

Oregon City has an estimated population of 37,339 as of 2019 and is the county seat of Clackamas County. It is located within the Portland–Vancouver–Hillsboro Metropolitan Statistical Area (MSA), a census designated area economic area centered around Portland, Oregon.

Race and Ethnicity

Oregon was adopted into the union with a series of Black-exclusionary laws and practices. While established as a territory without slavery, slave-holding settlers were given a three-year grace-period for removing their enslaved prisoners from the territory after establishing their farms and holdings in Oregon. This policy effectively legalized slavery for three years in Oregon, and after this period any Black resident of Oregon would be freed but forced to leave the territory under threat of punishment. When Oregon was annexed into the United States, it was the only 'free state' to have a law specifically excluding Black Americans from living in the state. Though these black exclusionary laws banning Black people from residency, land holding, voting, and accessing the legal system were not widely

enforced, they met their desired effect of deterring Black people from settling in Oregon. When specialized labor forces were needed, Black laborers were brought to the state in small capacities throughout the late 19th and early 20th centuries. Though Black people began to settle in Oregon, segregation and racial discrimination were formalized into law preventing accumulation and wealth and power for Black residents. Court rulings effectively upheld racial segregation in the public sphere and many small towns outside of Oregon had 'Sundown Laws' on the books, threatening Black people with violence at the hands of police or citizen mobs if they remained in town after nightfall. Redlining and restrictive covenants were effective real estate practices that segregated Black residents to certain parts of cities. By the 1920's Oregon had a reputation for being a hostile and dangerous place for Black people to live and the largest Ku Klux Klan (KKK) presence west of the Mississippi River. The KKK held a lot of political and cultural influence during this time and primarily targeted Jewish, Catholic, and Black people in Oregon. The effects of this history of white supremacy and exclusion in Oregon, coupled with the violent displacement and near extermination of the Indigenous people of Oregon, can still be felt today in the demographic make-up of the state. Black people make up only 2.2 percent of the current state population and the Indigenous people who have lived on the land that is now Oregon for thousands of years, only 1.8 percent. At 75.1 percent, Oregon has a higher proportion of white residents than the United States as a whole at 60.6 percent. In Oregon City, 85.1 percent of the population identifies as white alone. The Hispanic or Latinx population is the largest minority ethnic or racial group at 7.1 percent, followed by two or more races at 4.5 percent.

Language

In Oregon City, 95.4 percent of residents speak English only, under half of the 4.6 percent of people that speak a language other than English do not also speak English 'very well.' Spanish is spoken at home by 3.1 percent of Oregon City residents.

Poverty

The poverty rate in Oregon City of 9.9 percent is lower than for the state overall at 11.1 percent. Black and Latinx residents, and people identifying as 'Other' in the Census data experience the highest rates of poverty in Oregon City, at significantly higher rates than the overall poverty rate of the city. Black residents of Oregon City experience a poverty rate of 18.1 percent, Latinx residents 17.1 percent, those identifying as 'Other' at 22.3 percent, and people identifying as two or more races at 11.1 percent. All other racial groups experience poverty at a lower rate than the Oregon City average. Racial disparities are also evident in people experiencing homelessness in the area. According to the Clackamas County Point-in-Time (PIT) Homeless Count (2019), there were 1,166 people experiencing homelessness in Clackamas County, up 9 percent from the previous count in 2017. It should be noted that point-in-time surveys only capture visible homelessness on one night in a given year and cannot reflect the entire picture of homelessness in an area, but they can indicate some larger patterns among the population experiencing homelessness. Seventeen percent of people experiencing homelessness self-identified as Black, Indigenous, and people of color and eight percent identified as Latinx,

of any race. Black and Indigenous were each over-represented at four percent of the unhoused population, compared to the share of the population as a whole, at 2.2 and 1.8 percent, respectively.

The poverty rate in Oregon City also varies by age. The age groups most likely to be experiencing poverty are 18 to 34 year olds at 12.3 percent and children (18 and under) at 12.2 percent. All other age groups in Oregon City experience poverty at a lower rate than the city average.

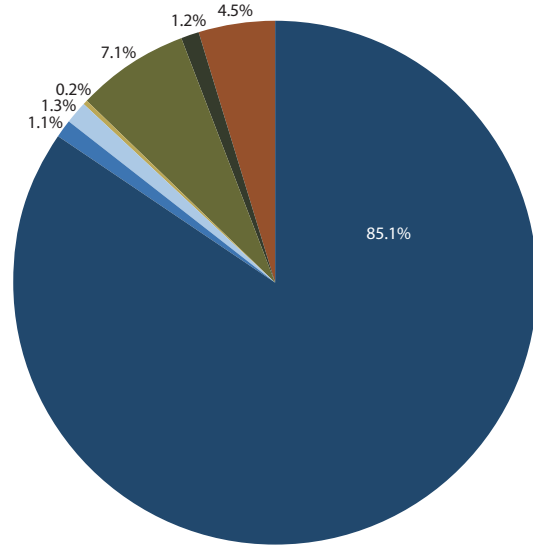
These trends indicate the importance of prioritizing outreach and accommodating to Black, Indigenous, and Latinx communities in the lease-up process and site operations. The prioritization of young adults and young families in the lease-up and ongoing site and program operations is also recommended based on this data.

Housing

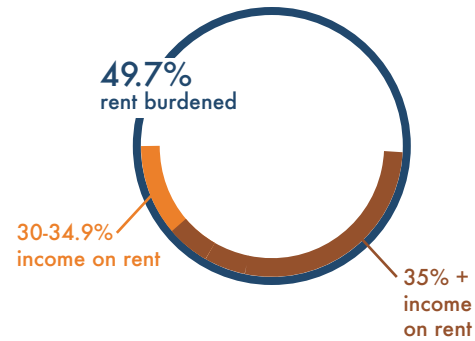
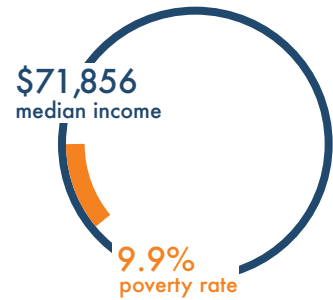
The rental vacancy rate in Oregon City is 2.2 percent, indicating a housing market tighter than the Portland-Vancouver-Hillsboro, OR-WA Metro Area average rate of 6 percent and the Portland city rate of 4 percent. These numbers indicate a low supply of housing available to renters in Oregon City. In both Oregon City and Clackamas County, renters are considered rent-burdened, meaning they spend over a third of their income on housing. This is significantly lower than the statewide average, but still indicates that nearly half of all renters are spending above the recommended amount on housing costs, leaving them vulnerable to housing instability.

OREGON CITY

37,339
persons

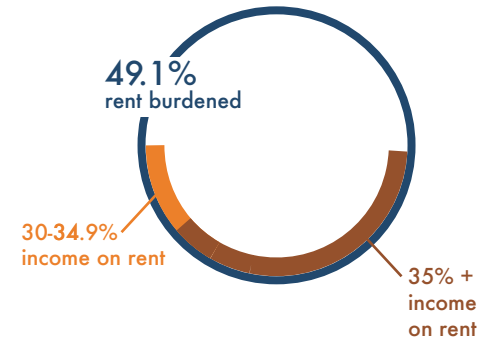
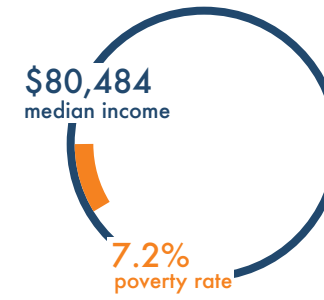
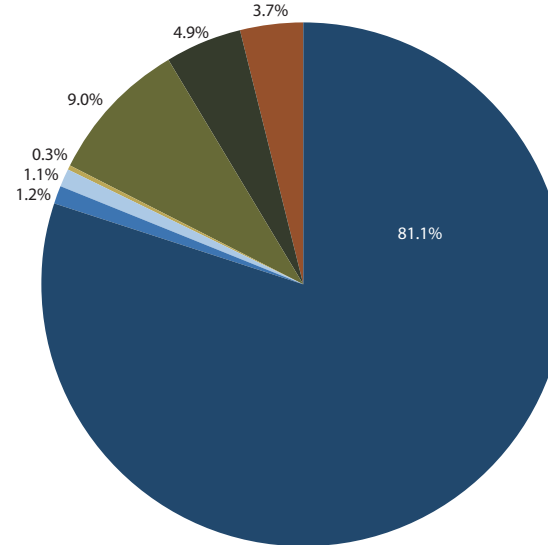


- WHITE ALONE
- BLACK/AFRICAN-AMERICAN ALONE
- AMERICAN INDIAN/ALASKA NATIVE ALONE
- NATIVE HAWAIIAN/PACIFIC ISLANDER ALONE
- HISPANIC OR LATINO
- ASIAN ALONE
- TWO OR MORE RACES, OTHER



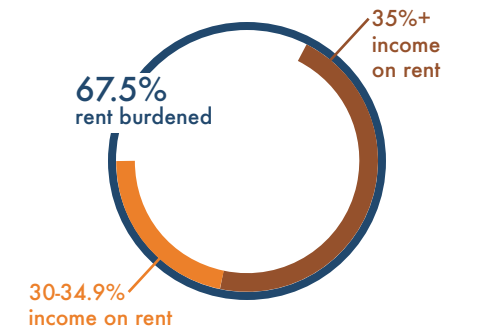
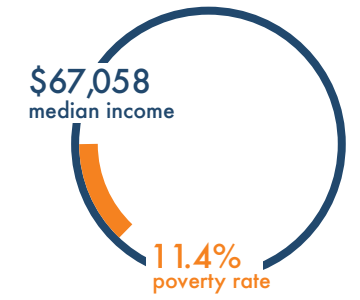
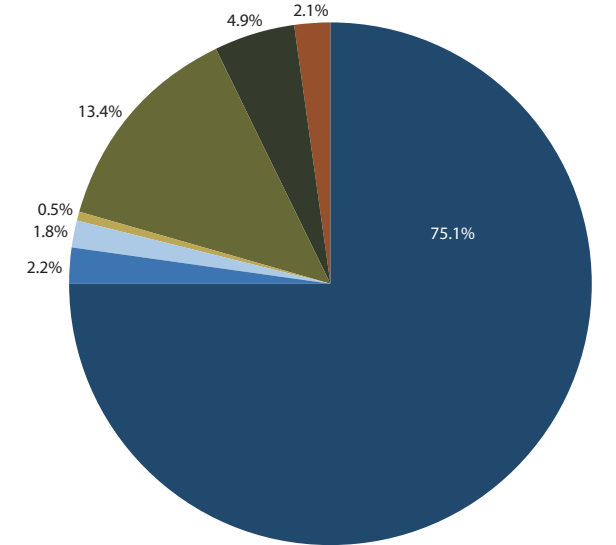
CLACKAMAS COUNTY

418,187
persons



OREGON

4,217,737
persons



Asset Mapping

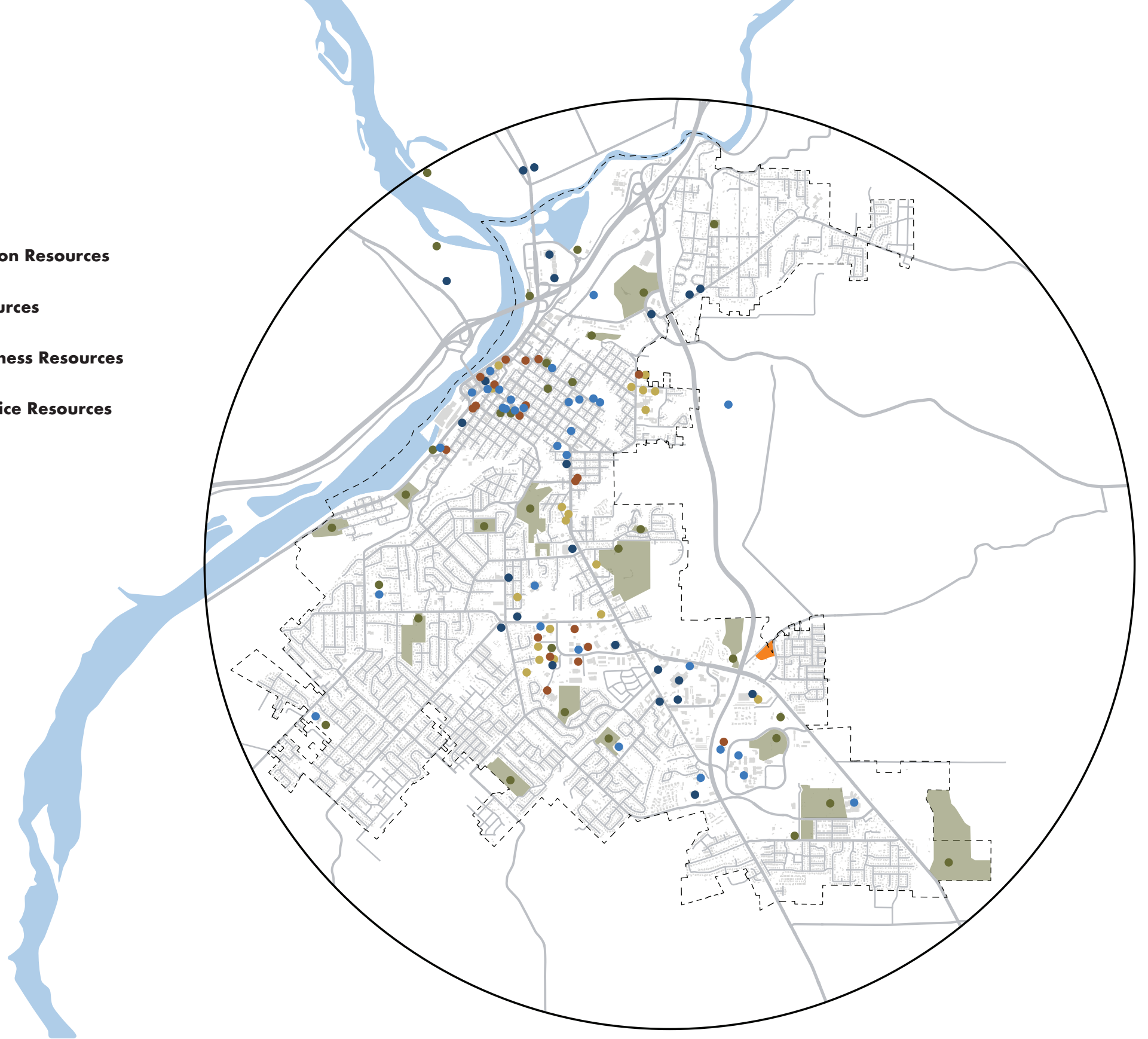
Asset Mapping

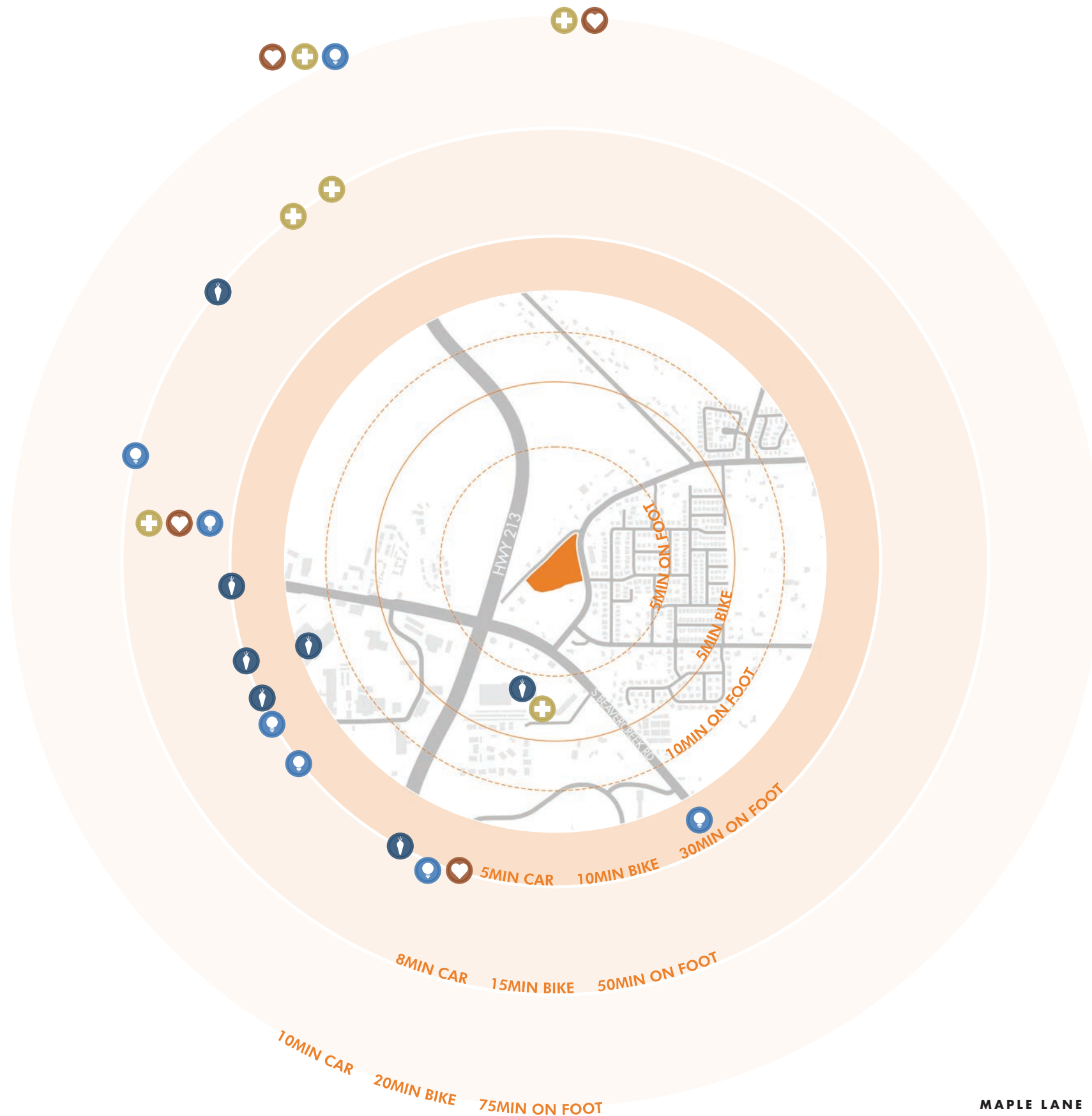
The project research was conducted during the COVID-19 lock-down, which limited the team's ability to engage with the community at large, and more potential future residents of the housing complex. Because of this, the team relied on virtual interviews with community leaders, stakeholders, and current residents of other affordable housing communities, as well as online research to identify and map assets available to future tenants. Access to and collaboration with existing community resources and services is important to the success of the new Maple Lane community planned for Oregon City.

Goals

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

- **Food Resources**
- **Arts and Education Resources**
- **Recreation Resources**
- **Health and Wellness Resources**
- **Community Service Resources**





Transportation

Transportation was identified as the biggest barrier to resources in Clackamas County, and is shaping up to be the biggest barrier for Maple Lane residents in accessing services and amenities. Currently, Maple Lane is situated between Highway 213 and Beaver Creek Rd, both of which are high-traffic areas. Additionally, there are no public transit stops near the site, which will force residents to have to walk along these two busy roads to access any sort of public transportation.

- Food Resources
- Arts and Education Resources
- Recreation Resources
- Health and Wellness Resources
- Community Service Resources



Mapping Food Resources

Overcoming food insecurity can be a huge challenge for those living on a fixed income, especially BIPOC and immigrant communities, due to the lack of availability of culturally-relevant food options. There are many food options available in Oregon City, but transportation may act as a barrier, as many are spread throughout the city. There is an Albertsons Grocery store within walking distance, under 10 minutes, but that will require residents to walk down Maple Lane, with intermittent sidewalks and no bike lanes, and cross the busy Beavercreek Road if they do not have access to a car. Lack of public transportation access close to the site, means that farther-flung grocery options, like Fred Meyer, Grocery Outlet, and WINCO, are inaccessible for grocery trips without access to an automobile.

Grocery Outlet

Safeway

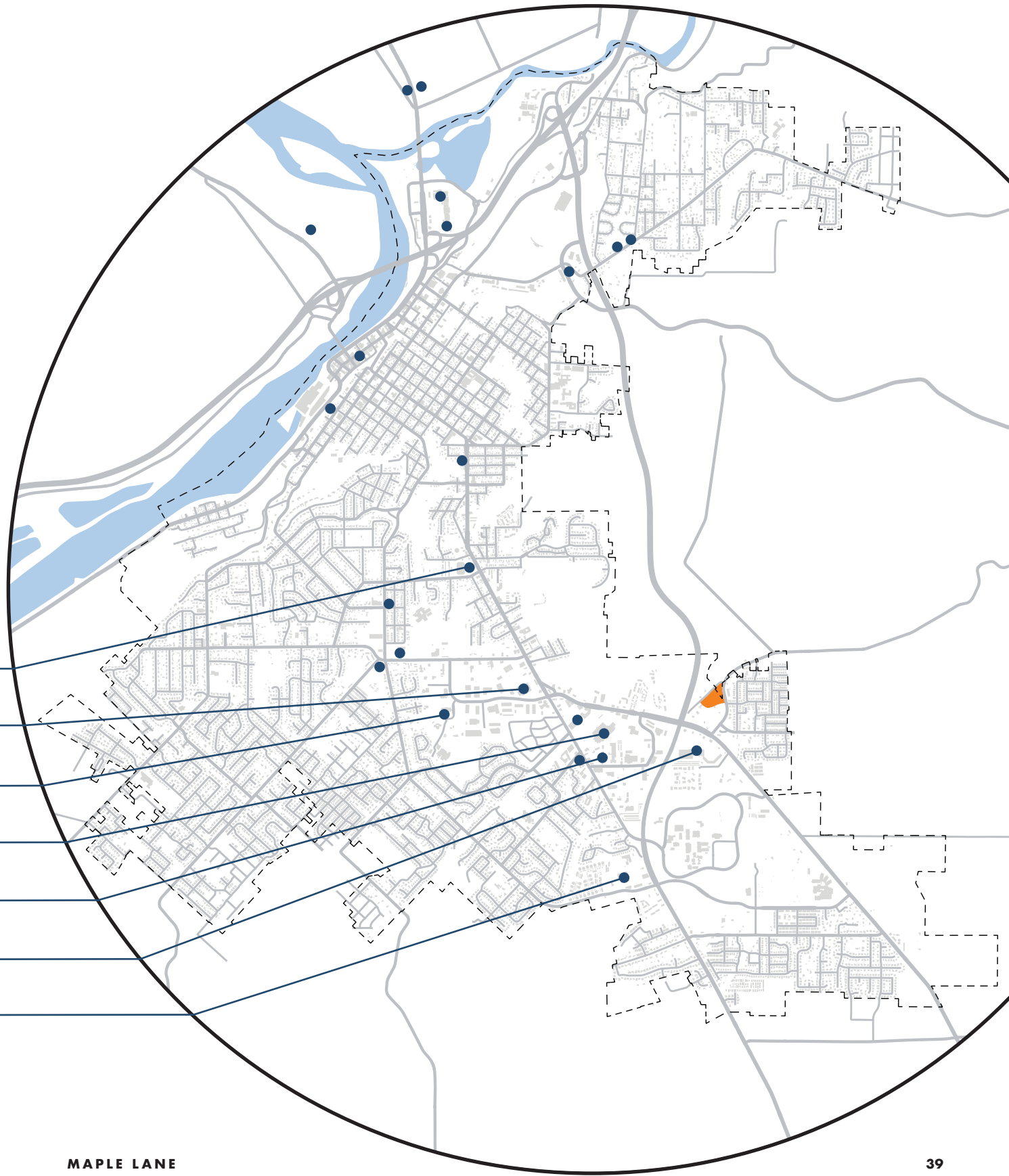
Oregon City Farmers Market

Fred Meyer

Gleaners of Clackamas County

Albertsons

WINCO



MAPLE LANE



GROCERY OUTLET



SAFEWAY



OREGON CITY FARMER'S MARKET



GLEANERS OF CLACKAMAS COUNTY



WINCO



FRED MEYER



ALBERTSON'S



5MIN CAR

10MIN BIKE

30MIN ON FOOT

8MIN CAR

15MIN BIKE

50MIN ON FOOT

10MIN CAR

20MIN BIKE

75MIN ON FOOT

1000 FT

5MIN ON FOOT

5MIN BIKE

10MIN ON FOOT

HWY 213

Gleaners of Clackamas County is located just over a mile from the site and provides access to a wide variety of foods and house-hold products salvaged from the waste-stream through grocery store and farm partners. Emergency food boxes from Gleaners are also available to those in need. Gleaners also expressed interest in bringing food support to the housing complex to assist in stocking a community pantry, and mentioned the potential opportunity for reduced or waived membership fees for residents of the complex. Clackamas Service center also offers a food box delivery service and has expressed interest in bringing this service to Maple Lane residents. This partnership can help eliminate the transportation and access barrier to food resources.

Additionally, the Oregon City Farmer's market is located 1.8 miles away from the site where SNAP cards and benefits are accepted year-round. Customers can visit the information booth at the market where their SNAP card can be swiped to purchase market tokens for no charge. SNAP tokens can be used to buy any eligible market product. The market also has a Double Up Food Bucks Program (DUFb) where customers can purchase \$6 worth of tokens with their SNAP card, and receive an additional \$6 in coupons once per market day, per SNAP card. These coupons are good for fresh produce, cut herbs, mushrooms, dried beans, nuts, vegetables, and plant starts. The SNAP To It program, which occurs every second Saturday of the month (Jun-Oct), allows for SNAP customers to receive an extra \$5 free (in addition to the \$6 matching coupons).

Transportation support might be crucial to the food security of some residents of the housing complex that do not have access to personal vehicles. Providing group transportation to the Oregon City Farmers Market, advocating for closer public transportation stops and pedestrian improvements, and/or the provision of a car-share program on-site could help alleviate some of the pressures on food access. Bringing food options on-site with the inclusion of an on-site pantry and a partnership with the Oregon Food Bank Fresh Alliance program and Urban Gleaners can also reduce stigma around food insecurity and allow for food to be accessed by less-mobile members of the community.



Mapping Arts and Education Resources

Oregon City offers many arts and education opportunities including the Arts Action Alliance, and the Oregon City Library. Additionally, Oregon City is home to Clackamas Community College (CCC), one of the metro-area's largest community colleges, which is located near Maple Lane on Beaver Creek Rd. The close proximity of the college to Maple Lane could provide residents with ample opportunities to engage in programs and services that CCC provides, and possibly other partnership opportunities.

However, many of the other arts and education services and programs are quite spread out as Maple Lane is located East of historic downtown, where many of these organizations reside. The transportation barrier further highlights the importance of establishing relationships with partner organizations to bring these opportunities directly on-site to Maple Lane residents.

Ogden Middle School

Krayon Kids Musical Theatre Company

Arts Action Alliance - Clackamas

Oregon City Public Library

OSU Extension Service

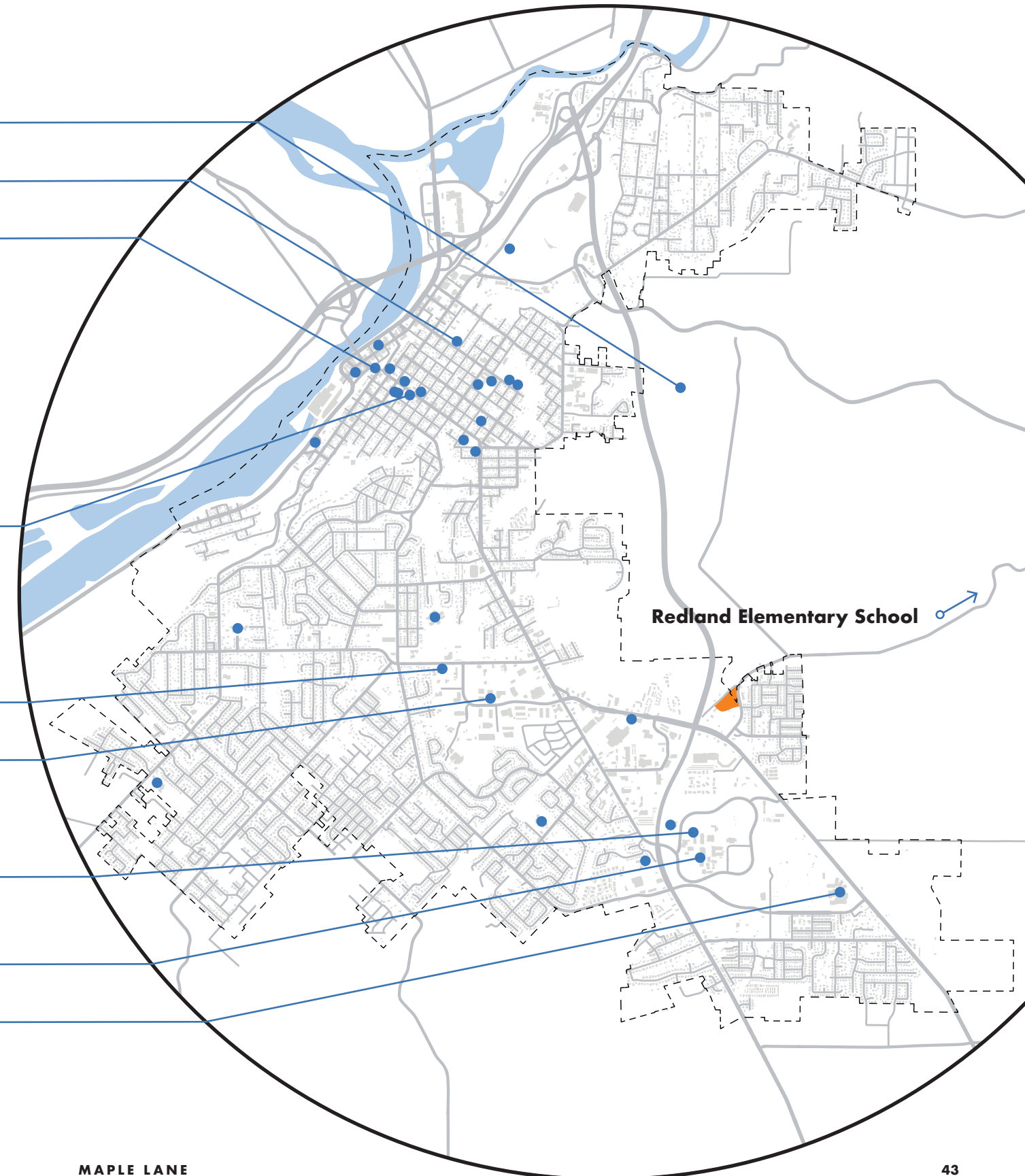
Abernethy Performing Arts

Clackamas Repertory Theatre

Clackamas Community College

Oregon City High School

Redland Elementary School





DOWNTOWN OREGON CITY
 OREGON CITY PUBLIC LIBRARY
 ARTS ACTION ALLIANCE
 KRAYON KIDS MUSICAL THEATRE

OGDEN MIDDLE SCHOOL

REDLAND ELEMENTARY SCHOOL

The nearest educational resources to the future residents of Maple Lane are located to the South. The most notable of which is Clackamas Community College (CCC). Tee CCC campus is located across S Beaver creek Road and offers several arts and entertainment events on and near campus, such as music festivals and other performances at the Niemeyer Center. The school provides educational opportunities for a variety of fields as well and may be an asset to those seeking courses to advance their careers.

Redland Elementary School, located 4.4 miles to the East, and Ogden Middle School, located 2 miles to the North, currently serve the neighborhood of the future Maple Lane project. Oregon City High School is the nearest of the schools to the site, located 1.4 miles to the SE along S Beaver creek Rd.

Additional arts and education assets are generally located to the West and North of Maple Lane, in the Hillendale neighborhood and in downtown Oregon City. OSU Extension Service, in the Hillendale Neighborhood for example, offers garden-based education through their Master Gardener program. The assets associated with this program are twofold: residents with experience may join the program to help others with their garden cultivation skills, and master gardeners may provide on-site assistance to residents looking to increase their gardening abilities. Further North, in downtown Oregon City, art and education resources include the Oregon City Public Library, Krayon Kids Musical Theatre Company, and Arts Action Alliance - Clackamas, all of which provide and advocate for arts-based education opportunities for residents of Oregon City. Assets in each of these locations require that residents travel along 6-lane S Beaver creek Rd and a crossing at the intersection with Highway 213. Due to the travel distances to most arts and education resources, working with potential partners, like the Oregon City Public Library to bring programming on-site will provide great benefit to future residents.

GARDINER MIDDLE SCHOOL

OSU EXTENSION SERVICE

ABERNETHY PERFORMING ARTS

GAFFNEY ELEMENTARY SCHOOL

CLACKAMAS COMMUNITY COLLEGE
 CLACKAMAS REPERTORY THEATRE
 CCC YMCA CHILDCARE CENTER

OREGON CITY HIGH SCHOOL

5MIN CAR 10MIN BIKE 30MIN ON FOOT
 8MIN CAR 15MIN BIKE 50MIN ON FOOT
 10MIN CAR 20MIN BIKE 75MIN ON FOOT



Mapping Recreation Resources

Oregon City offers several different recreational amenities to its residents including two parks, a public pool, and walking trails. Located very close to Maple Lane on the other side of Highway 213 is Newell Creek where residents will be able to walk various walking and hiking trails. The closest park to Maple Lane is Hillendale Park which is about 3.0 miles away, or 9 minutes away by car. Additionally, Oregon City has an existing walking loop along the Willamette River, with a proposed plan to connect the loop right behind the Maple Lane site - offering residents access to a large walking path through Oregon City. Unfortunately, many of the recreational amenities identified in the mapping process will require a car or a lengthy bus ride in order to access them.

Oregon City Swimming Pool

Existing Section Oregon City Loop Trail

Carnegie Park

Willamette Falls Scenic Viewpoint

Proposed Oregon City Loop Trail

North Clackamas Parks & Recreation

Newell Creek

Hillendale Park

Gaffney Lane Elementary School

Haggart Observatory

Clackamas Community College Sports Fields

Oregon City High School Sports Fields

Oregon City Golf Club



MAPLE LANE



Mapping Health and Wellness Resources

Oregon City has a wide variety of health and wellness resources ranging from Providence Health, Mental Health, and addiction and treatment services. Crossroads Treatment & Counseling offers addiction support services and treatment, while Hilltop Behavioral Health and Cascadia Behavioral Health specialize in mental health services and treatment. Unfortunately, almost all of these are located 3 or more miles away from Maple Lane, almost eliminating the possibility for residents to be able to safely walk to appointments and services. This underscores the importance of relationship-building with programs like Cascadia Behavioral Health, in order to bring these services to residents, eliminating the transportation barrier.

Morrison Child & Family Services

NW Primary Care - Oregon City Clinic

Providence Willamette Falls Medical Center

Clackamas County Mental Health

Northwest Mental Health

Crossroads Treatment & Counseling

**Neighborhood Health Center Oregon City
Medical Clinic**

Clackamas County Primary Care

Hilltop Behavioral Health Clinic

Cascadia Behavioral Health

**Neighborhood Health Center Oregon City
Dental Clinic**



MAPLE LANE



PROVIDENCE WILLAMETTE FALLS MEDICAL CENTER
WOMEN'S HEALTH CENTER - OREGON
WILLAMETTE FALLS PEDIATRIC GROUP
NW PRIMARY CARE - OREGON CITY CLINIC

DOWNTOWN OREGON CITY

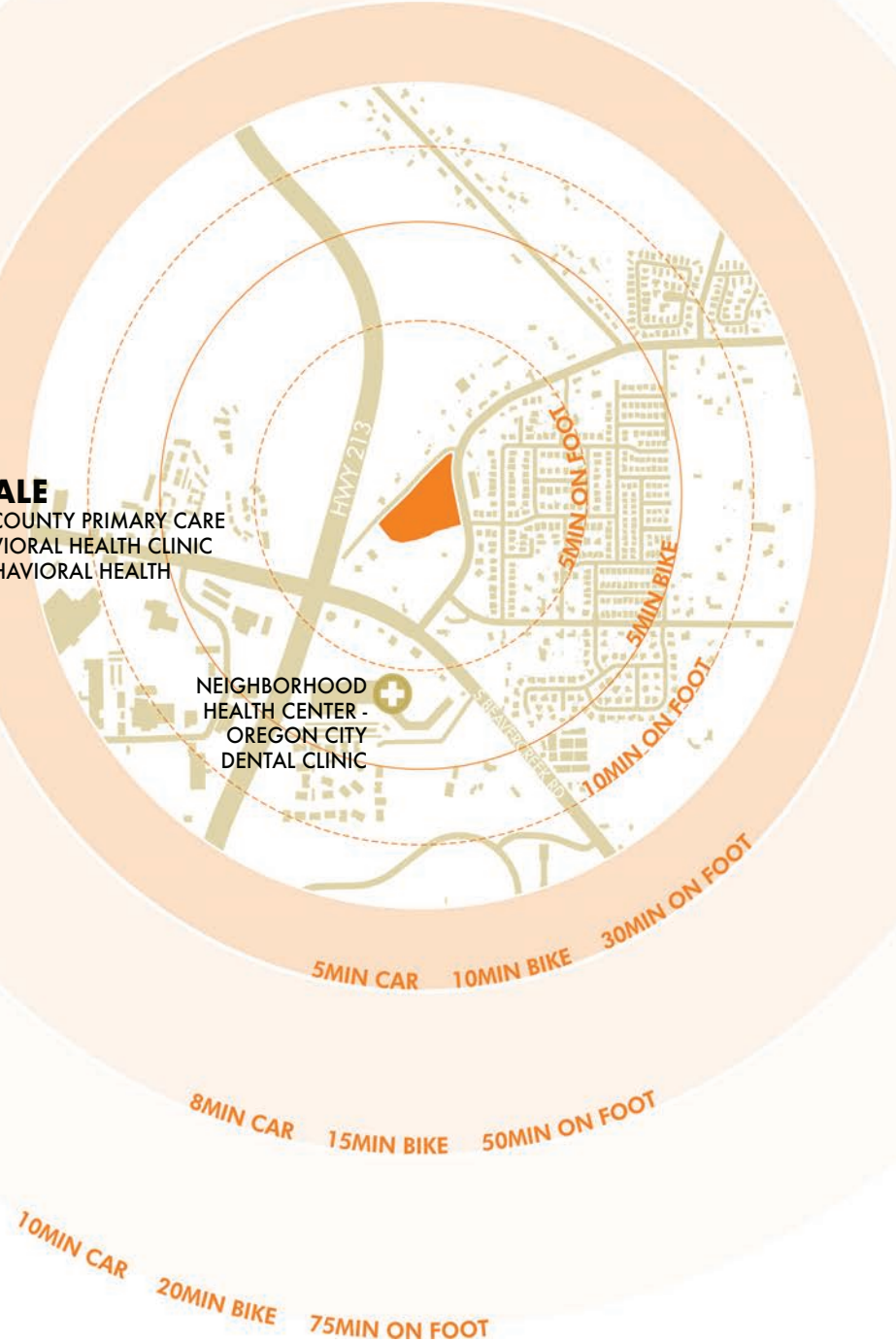
CLACKAMAS COUNTY MENTAL HEALTH
NORTHWEST MENTAL HEALTH

CROSSROADS TREATMENT & COUNSELING

NEIGHBORHOOD HEALTH CENTER - OREGON CITY MEDICAL CLINIC

HILLENDALE
CLACKAMAS COUNTY PRIMARY CARE
HILLTOP BEHAVIORAL HEALTH CLINIC
CASCADIA BEHAVIORAL HEALTH

NEIGHBORHOOD HEALTH CENTER - OREGON CITY DENTAL CLINIC



The only health and wellness resource within a short walking distance of the site is the Neighborhood Health Center Oregon City Dental Clinic, located between S Beaver Creek Rd and CCC campus in the Berryhill Shopping Center. Residents who require any other health and wellness needs will travel West to the Hillendale neighborhood for primary care or non-emergency physical or mental care.

Providence Willamette Falls Medical Center is the largest healthcare provider in Clackamas County and serves acute care needs of the residents of Oregon City. The Providence campus is home to mental health, primary care, and child & family services. Located North of the site at Maple Lane, the most direct route to the campus is via Highway 213.

Clackamas County Behavioral Health serves all of Clackamas County and, although they have seen a spike in requests for assistance during the pandemic, there may be opportunity to bridge the gap by offering a place for behavioral health services directly on-site. Spaces that would facilitate on-site behavioral health assistance would include an office for private consultation and a common room for peer-support groups and wellness events open to the community.



Community Service Resources

Clackamas County and Oregon City have a plethora of community resources and services ranging from Clackamas Women’s Services, Love INC and Morrison Child & Family Services who offer a wide variety of resources targeted towards families. The Oregon City WIC services can aid in helping people enroll, receive SNAP benefits, and offer case management. While most organizations are located West of Maple Lane in downtown Oregon City, many partners expressed bringing services on-site to help eliminate this barrier.

Morrison Child & Family Services

Father’s Heart Street Ministry

Clackamas County Community Solutions

Love INC of Clackamas County

Clackamas Women’s Services

Oregon City WIC

Clackamas County Social Services

Clackamas Family Support Division

**Clackamas Community College YMCA
Child Development Center**



MAPLE LANE

MORRISON CHILD & FAMILY SERVICES

DOWNTOWN OREGON CITY
FATHERS HEART STREET MINISTRY
CLACKAMAS COUNTY COMMUNITY SOLUTIONS
LOVE INC.



HILLENDALE
CLACKAMAS WOMEN'S SERVICES
OREGON CITY WIC
CLACKAS COUNTY SOCIAL SERVICES
CLACKAMAS FAMILY SUPPORT DIVISION

CLACKAMAS COMMUNITY COLLEGE
YMCA CHILD DEVELOPMENT CENTER



Most community service resources available to residents in Oregon City are in Hillendale and downtown Oregon City. Several women's and social service groups are clustered near the Hilltop Mall and include Clackamas Women's Services, Women, Infants, and Children (WIC) Oregon City, and Clackamas County Community Services. Downtown Oregon City hosts businesses and nonprofits like Morrison Child & Family Services, Clackamas County Community Solutions, and Love INC of Clackamas County.

Love INC offers a variety of services that will benefit the new community at Maple Lane. This includes several secular and nonsecular events, vocational training, as well as material needs like providing firewood, furniture, and diapers to families. The barrier to receive the services is low and the staff is flexible, however, they do not currently offer any transportation assistance but has expressed a desire to work with the Maple Lane community to bring their services to the future development and provide furniture support to future staff.

Love One provides laundry and hygiene assistance in Clackamas County and has expressed interest in bringing laundry supply support on-site to residents of Maple Lane.

Clackamas Service Center is located in northern Clackamas County along 82nd Avenue, very far from the site, but their grocery delivery program delivers to Oregon City. Connecting with Clackamas Service Center about options for on-site informational sessions about their services and partnering with them for events or services at Maple Lane could be a valuable partnership to cultivate for future residents.

Community Connections

Community Connections

- CPID involvement in project
- Site and demographic research
- Identify and connect with community-based organizations
- Assist in facilitation of community outreach

Project Team Coordination

- Provide ongoing design feedback based on community connection feedback
- Connect potential leasing partners with the development team

Report Compilation

- Organize asset and community connection information
- Identify gaps in outreach and follow-up where relevant
- Walk through report with project team
- Provide final report along with Engagement Action Plan, Meeting Log, and Contacts

Relationship Building

- Project team begins relationship-building process with potential partner organizations during design and construction process

Lease-up

- Develop proactive leasing outreach process to BIPOC communities with the help of community partners to ensure all communities feel welcome at Maple Lane

Resident Engagement Process

- Develop outreach and engagement processes so that residents can provide input and direction about the programs and services available on-site, this could include;
 - Resident surveys
 - Regular community building events
 - Creating a resident advisory committee
 - Hosting culturally specific events with the help of community partner organizations

A Pandemic Community Outreach Process

The Maple Lane public engagement process was hampered by the COVID-19 pandemic. The team relied on phone, video, and email conversations with community experts and organizations, as well as a handful of current residents of affordable housing complexes in the county, to reflect the needs of the overall Oregon City and Clackamas County community. We acknowledge that this digital engagement process was unable to reach populations fully representative of future residents, but connecting with the folks that we were able to connect with, allowed us to identify available resources as well as gaps in services in the county. Connecting with certain community organizations deeply was also affected by the pandemic, with many organizations expressing that their staff and clients were burnt out from the overlapping crises of the Covid-19 pandemic, housing crisis, wildfires and racial justice uprising experienced over the preceding year.

The CPID team identified and prioritized initial community members and organizations for outreach, through online research. Our focus was on identifying potential health, recreation, community services, food, arts & education, and equity resources for future residents. The team also prioritized design feedback from older adult resources and BIPOC community organizations and individuals to help create a community that

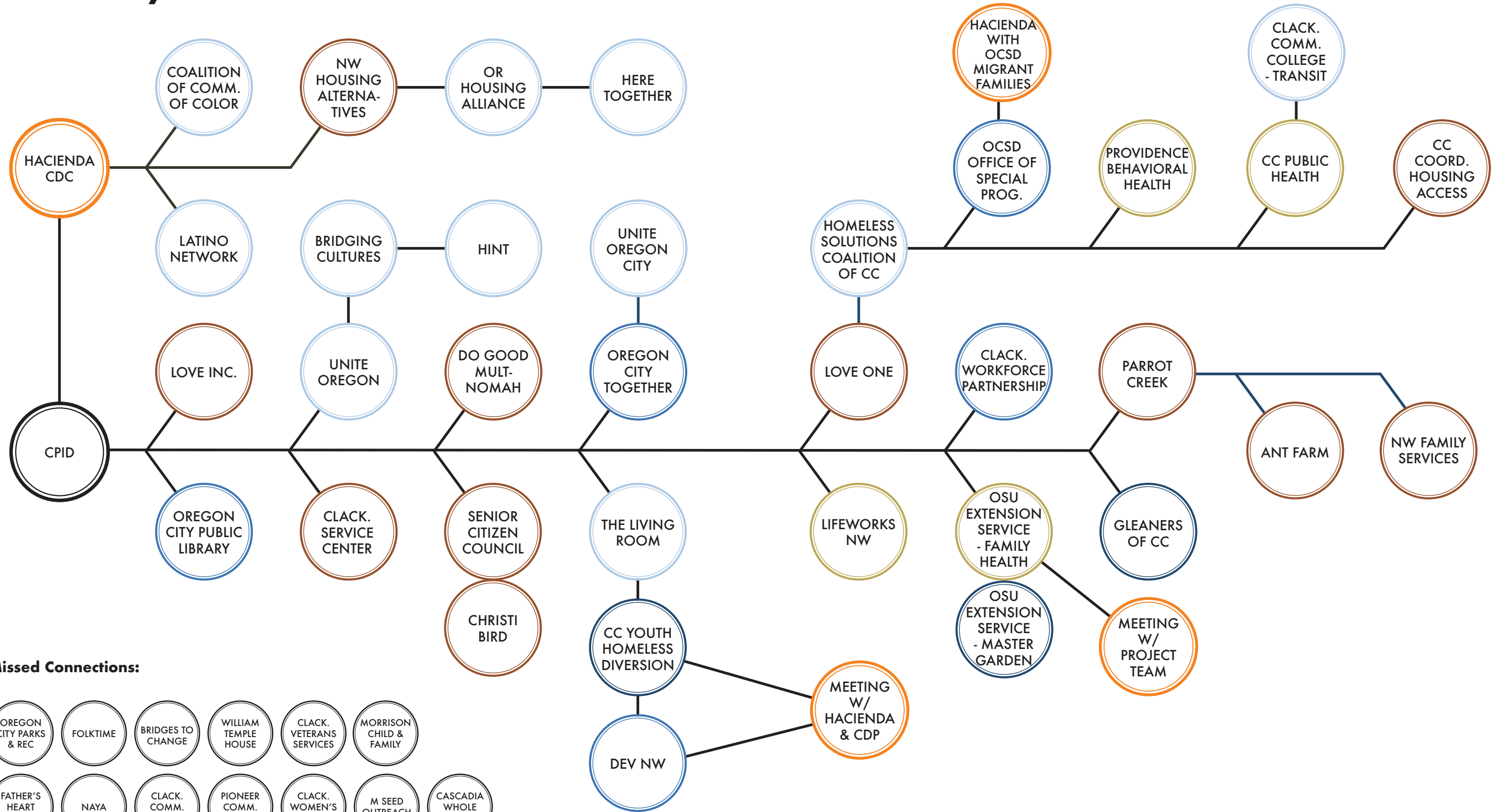
feels safe and welcoming to more vulnerable populations. Each contact we made often resulted in additional folks to reach out to, creating a diverse web of resources and connections. The CPID recommends that the property management and site operations staff begin building relationships with organizations identified in the report, before residents move in.

The CPID was unable to connect with more marginalized populations in Oregon City and Clackamas County, such as Indigenous and more BIPOC communities. We recommend that CDP and Hacienda CDC continue the effort to connect with groups like Native American Youth and Family Center (NAYA), and Native American Rehabilitation Association (NARA), to connect with the larger Indigenous population in the area, over the course of the construction process to understand how to better support this population at Maple Lane. The CPID connected with a number of organizations supporting the Latinx and other BIPOC communities, like the Latino Network, the Oregon City School District Migrant Families coordinator, Bridging Cultures, Coalition of Communities of Color, and Unite Oregon. The team recommends that management stay connected with these organizations to proactively engage and outreach to these marginalized communities during the lease-up process.

Feedback from community groups and individuals familiar with the Latinx and other minority groups, emphasized the importance of outreach to these communities via trusted community liaisons to encourage these communities to apply for housing at Maple Lane. Confusion, discrimination, and stigma surrounding immigration status and public charge policies can lead to hesitancy and fear in applying for affordable housing in certain populations. Lack of language support for non-English speakers, the requirement of proof of immigration status, large deposits, etc. can also be barriers that prevent many people from applying to housing.

All recommendations put forth by the CPID are made with what information, community input, and expertise we received as of publication. The information provided is by no means exhaustive or conclusive without the input of future residents of Maple Lane. Opportunities for resident input will be crucial for creating an inclusive, vibrant community. The CPID recommends looking to future residents for input on program priorities, art opportunities, and other activities offered on-site.

Community Connections Web





Food Resource Partners



“It’s a hand up, not a hand-out”
[about the Gleaners of Clackamas County model]

Lisa Helzer - Public Relations Coordinator,
Gleaners of CC

Gleaners of Clackamas County

Gleaners of Clackamas County (Gleaners of CC) is a 100% volunteer-run organization that looks to reduce food waste and hunger in Clackamas County. They collect and distribute food and non-food items to low-income, elderly, and disabled community members in the county.

Gleaners of CC is a membership-based organization, where folks pay \$25/month, and in return they receive hundreds of dollars worth of groceries and other supplies. Though Gleaners of CC is a food-share organization and not a food bank, they offer emergency food boxes for those who are struggling with food insecurity and cannot afford the monthly fee. Gleaners of CC also has a free thrift store at their resource center where members can get household goods, clothing, and other items for no additional cost.

The CPID was able to connect with Lisa Helzer who envisions a partnership with Maple Lane that includes helping to organize a Gleaners of CC ‘team’ of Maple Lane residents. She also mentioned that Gleaners of CC may be able to provide free or reduced membership fees for Maple Lane residents to start in the food-sharing

community. Additionally, they are interested in supporting a food pantry on-site for residents with donations from their supply. Gleaners of CC has access to a wide variety of high-end and culturally-specific food that could supplement the typical food box provisions typically received from a traditional food bank system. The management and development teams should connect with Lisa and Gleaners of CC to help make this partnership a reality.

Space Needs and Recommendations:

- Proper storage for food—fridge, freezer and pantry space
- Access to community kitchen and gathering space for food distribution.

OSU Extension - Master Gardeners

The Master Gardener (MG) program offers training programs for gardeners, who then volunteer their time in the community, education others about horticulture and gardening, They can assist with gardening questions over the phone, but CPID recommends building relationships with MG’s in Oregon City with help from leadership at OS Extension, to provide more hands-on support to the Maple Lane community. A larger consensus that has been echoed in other projects as well, is the lack of tools, supplies, soil and seeds for residents to get started, and this is often a barrier to first-time gardeners. The MG program in Clackamas

County is currently undergoing an equity overhaul with a focus on reaching traditionally under-served communities. In conversations with Rodrigo Ruiz Corona at OSU Extension, he mentioned the desire to help the community build sustainable gardening solutions that involve a wider net of residents than a garden bed lottery system could. The CPID recommends connecting with Rodrigo at OSU Extension Service prior to construction of the community garden area to see how they could help facilitate the gardening program at Maple Lane.

The OSU Extension Family and Community Health division also provides cooking classes and assistance with SNAP benefits, more information is provided on their programming in the Health and Wellness section.

Space Needs and Recommendations:

- Access to community garden
- Garden supplies
- Greenhouse or Seed Bank
- Place garden plots away from areas with heavy foot traffic

Other Potential Community Partners that the CPID did not connect with:

- The Oregon Food Bank
- Oregon City Farmers Market



Arts and Education Resource Partners



“Lots of people who need access to our services experience [transportation] barriers that other people don’t.”

Oregon City Public Library

Oregon City Public Library

The CPID connected with Greg Williams and Denise Butcher at the Oregon City Public Library (OCPL) who expressed high interest in partnering with Maple Lane to bring programming directly on-site. This partnership could take place in many forms including, on-site story times, a drop box where library materials can be picked up and returned, hosting lecture series on-site, arts & crafts classes, and technology training classes.

Greg and Denise highlighted the many barriers Oregon City residents face when trying to access library resources, including transportation access and limited hours of library operation. Bringing library resources on-site to Maple Lane could help break down this transportation and time barrier for not only Maple Lane residents, but the neighboring community as well. The OCPL also expressed concern about lack of safe teen activities in Oregon City, and recommends organizing sports and after-school activities for children at Maple Lane.

The OCPL is working to reduce barriers and increase equitable access to library services, and

off-site programming is a big piece of that. The community building spaces at Maple Lane could be an ideal location to partner in this effort. The CPID recommends connecting with Greg and Denise at the library, to continue developing this relationship.

Space Needs and Recommendations:

- Large multi-purpose meeting space
- **Computer lab or access to computers/laptops**
- Tables & Chairs
- Access to kitchen and sinks
- Access to bathrooms
- Storage
- AV & presentation equipment
- Access to solid WiFi

Oregon City School District Office of Special Programs

The Oregon City School District Office of Special Programs is a federally-funded program that works with students and their families who are houseless or in transitional housing programs. They also work to identify and serve unaccompanied youth and work to remove barriers that would otherwise not allow them to participate in school fully. These include enrollment with schools, connecting families with resources and services in the community (clothes, food pantry, etc), sports eligibility, and other various needs. The CPID was able to connect



“I think it would be great to do on-site story times”

Oregon City Public Library

with Mary Ellen Winterhalter who is the liaison between the school district and the Office of Special Programs. She envisions a partnership with Maple Lane in the form of hosting peer mentoring services on-site. Mary Ellen provided some other possible ideas that might not necessarily be in partnership with the school district; after school tutoring on-site, English classes (especially for parents), bringing in DHS to come on-site and help folks with SNAP education and benefits. The CPID recommends staying connected with Mary Ellen to develop a relationship to help serve youth at Maple Lane.

Space Needs and Recommendations:

- **Large meeting space with adjoining space for childcare**
- Projector screen and AV equipment
- Access to good WiFi
- **Computer lab or access to laptops**
- Safe, green space for kids to get out and play
- Community Garden
- Angled parking
- Conference rooms that can be reserved by residents and service-providers
- **Zip cars on-site**

Clackamas Workforce Partnership

Clackamas Workforce Partnership (CWP), formerly known as Workforce Investment Council of Clackamas County, is a non-profit organization which serves as an advocate for workforce development within Clackamas County and the State of Oregon. Their mission is to address critical workforce, educational, and training challenges, and develop a skilled workforce that meets the needs of businesses and strengthens the local economy. The CPID was able to connect with Brent Balog, Amy Black, and Bryan Fuentes with CWP, who discussed their programs and potential partnership with Maple Lane. They envision a partnership in the form of utilizing the community center to host workshops and skills development seminars.

Clackamas Workforce Partnership also expressed a desire to collaborate on the Maple Lane project during the construction phase. In the past, CWP has worked with developers to bring high school students on-site during the construction of the project. This could allow students to see the construction process up-close, and provide an opportunity to learn about jobs in construction and trade work. The CPID has identified this as a unique opportunity to make the Maple Lane project a community learning experience for high school students in the area and people enrolled in CWP programs. The CPID recommends connecting with the CWP to help make these potential partnership

opportunities a reality.

Space Needs and Recommendations:

- Classroom and meeting spaces
- Access to AV equipment (projector and screen)
- Computer lab or laptop cart
- Access to community kitchen and counter tops
- Private meeting spaces for private conversations
- Potential to help with childcare support



Health and Wellness Resource Partners



“Community is essential for mental health.”

Reyna Gillet - Oregon Housing Alliance and Residents Organizing for Change

OSU Extension Service - Family and Community Health

The OSU Extension Family and Community Health program helps build individual assets and environmental supports that protect and improve health. Some of their programs include SNAP Education; Home Food Preservation and Safety; Family Emergency Preparedness Information; and collaboration with family and community educators. The CPID met with Buffy Rhoades who is an Education Program Assistant, and Kelly Street, a Senior Instructor. They envision bringing several of their programs on-site to Maple Lane, including Master Gardener programs, food preservation workshops, various educational workshops including SNAP, and the Walk with Ease program for seniors, which encourages safe and fun exercise for older adults. They also mentioned the possibility of conducting a needs assessment with residents after move-in to help determine the programs and support needs on-site. The CPID recommends staying connected with Buffy and Kelly to discuss this rich partnership further.

Space Needs and Recommendations:

The CPID facilitated a kitchen programming

meeting with OSU Extension and the Maple Lane project team, full space and program recommendations can be found in the notes from that meeting, as an appendix to this report.

- Access to community kitchen
- Dishwasher
- Flexible tables & chairs
- ADA accessible spaces
- Less rectangular and more oval shapes and spaces
- Access to AV equipment
- Garbage access
- Close access to the parking lot with ramps to be able to haul things through
- Personal item storage for instructors and class participants



“I love the idea of peer mentors on-site”

Corina Daugherty Calhoun, Senior Director of Milwaukie International Way Clinic of LifeWorks NW

partnership with Maple Lane. Apryl and Abraham can envision bringing WIC programming on-site, peer support services on-site, and mental health first aid training on-site. The CPID recommends connecting further with Clackamas County Public Health to help bring these services on-site to Maple Lane.

Space Needs and Recommendations

- Private meeting and/or office space for sensitive discussions
- Access to Wifi
- **Free Wifi in units is essential**
- **Access to public transit**
- Transit screens in common areas to track bus schedules

LifeWorks NW

Lifeworks NW is a mental health organization with operations in Clackamas County. They specialize in providing mental health services, addiction and prevention services, and use a holistic, trauma-informed approach to care. They have 6 outpatient clinics in Clackamas County, and several residential treatment centers. LifeWorks NW also works across all ages groups from youth to adults and families, and provides services across the individual’s lifespan. The CPID team was able

Clackamas County Public Health

Clackamas County Public Health is the county’s public health agency, and provides a wide range of services including substance abuse prevention and response, supportive housing services, health and equity lens to transportation, WIC and SNAP services, and OHP services, among a variety of public health measures. The CPID was able to connect with program coordinators Apryl Herron and Abraham Moland to discuss a potential

to connect with Corina Daugherty Calhoun who is the Senior Director of Milwaukie International Way Clinic, and Erin Sewell who is the Service Director of Child, Youth, and Family Services at the Milwaukie Clinic. Both envision a partnership with Maple Lane through hosting parenting classes on-site, presentations on services and resources, peer support and mentoring sessions, skills-trainings, and cooking classes. The CPID recommends connecting with both Corina and Erin - who already consider themselves a partner on this project - to discuss how to make these partnerships come to fruition.

Space Needs and Recommendations:

- Large, multi-purpose space
- Smaller, private rooms for residents and service providers to reserve
- Comfy chairs to help make people feel safe
- Access to community kitchen
- Safe, outdoor places for kids to play
- Trauma-Informed Design
- Sound isolation from neighbors
- Connection to nature
- Well-lit hallways and corridors
- Transparency in all aspects of the site management
- **24/7 on-site support services/case management**
- Resident support for property management expectations

Providence Behavioral Health

The CPID team met Becky Wilkinson, a social worker with the Better Outcomes thru Bridges (BOB) Program at Providence St. Joseph Behavioral Health, in her capacity as a board member for Homeless Solutions Coalition of Clackamas County. Discussions centered around the general lack of mental and behavioral healthcare systems for low-income people in Clackamas County. While Providence Behavioral Health does not currently have any program offerings that could be brought on-site to a housing complex like Maple Lane, Becky is interested in expanding their services to be more accessible. The CPID recommends connecting with Becky near the close of construction to see whether there are opportunities for mental health and case management partnerships at Maple Lane.



Community Service Resource Partners

Love INC

Love In the Name of Christ (Love INC), is a national organization that works to mobilize churches to offer a holistic approach to support for anyone. Love INC provides services in all aspects of life including spiritual, mental, emotional, relational, material, and physical needs. The Oregon City Chapter is located near Maple Lane on Beaver Creek Road, and they work to refer and identify gaps in services, and help fill those gaps. The CPID was able to connect with Executive Director Joan Jones who expressed a great desire to be a programming partner at Maple Lane. Joan emphasized that anyone can access their services and folks do not have to listen to any kind of sermon or faith-based intervention before accessing their services. She envisions a partnership with Maple Lane in the form of bringing nutrition and cooking classes on-site, counseling services on-site, art and music classes, and various other events. Love INC can also help provide residents with basic furniture, they just require verification from Maple Lane management. The CPID recommends connecting with Joan further, to develop the relationship between Love INC and Maple Lane.

Space Needs & Recommendations:

- Classroom space
- Computer Lab
- Multi-use space
- Trauma-informed design principles
- **Childcare services on-site**

LoveONE

LoveOne is an organization operating in Clackamas County and works to provide clean laundry services, showers, meals, needle exchange services, safer sex kits, and help find transitional housing for those experiencing housing insecurity, or anyone who needs help. While providing these services are a main component, LoveOne's main goal is to connect with neighbors and build a real sense of community and love. LoveOne hosts events around the county at various locations, and typically partners with churches and businesses. The CPID was able to connect with Brandi Johnson at LoveOne who envisions a partnership with Maple Lane by providing free laundry detergent and other supplies to residents and host events. Maple Lane management and development teams should connect with Brandi to discuss this partnership further.

Space Needs and Recommendations:

- Access to community kitchen
- Flexible meeting spaces
- **Free laundry for residents**
- Make laundry rooms comfortable to help

facilitate community

- Sinks in the laundry rooms
- Electrical outlets inside and outside, throughout the site

- **On-site case managers** (especially during the night, but preferably 24/7)



“People want community, that is the number one thing folks are interested in and I don't see that changing anytime soon”

Chelsea Varnum (they/them), Executive Director – Living Room

Clackamas County Coordinated Housing Access (CHA)

Clackamas County Coordinated Housing Access (CHA) is the starting point for housing and supportive services in the county. They work to provide personalized care for those experiencing a housing crisis, including emergency, transitional, and permanent housing referrals, as well as problem-solving and providing resources to prevent loss of housing. The CPID was able to connect with CHA coordinator Lauren Adamski, and Abby Ahern from Clackamas County Community Development. Both Lauren and Abby highlighted the fact that seniors often fall through the cracks when it comes to housing resources, as most organizations focus on veterans, families, and BIPOC communities, but often not seniors. Maple Lane has the opportunity to help address this gap for seniors, by

prioritizing units for seniors. Lauren and Abby aren't quite sure what a partnership with Maple Lane will look like just yet, as the sources of funding for Maple Lane may affect CHA's reach. However they can see the possibility of providing rent assistance for future residents, and possibly place families and individuals in housing crises in floating units at Maple Lane. The CPID recommends continuing this conversation with Lauren and Abby as this project develops.

distribute food, clothing, bus passes, and other resources, to Maple Lane residents. We recommend reaching out to Michael to continue this discussion and make this partnership a reality.



“Be extremely intentional about people you want to serve and who you want to partner with... get all support service providers together to see what this looks like.”

Chris Aiosa, Executive Director –
Do Good Multnomah

Clackamas Service Center

Clackamas Service Center is a one-stop community center for individuals and families who are low-income or no-income. They provide food relief, medical and dental resources, free food market, clothing, showers, and rely on a trauma-informed approach to care. Clackamas Service Center also operates a grocery delivery service to anyone who lives in the 12 surrounding zip codes. The CPID was able to connect with program director Michael Boldt to discuss a possible partnership between Clackamas Service Center and Maple Lane. He envisions setting up a mobile market at Maple Lane where Clackamas Service Center brings their refrigerated truck to

Space Needs and Recommendations:

- Parking space near community building that is big enough to accommodate the refrigerated truck
- Access to community kitchen
- Trauma-informed design and operations lens
- Game room/space
- Library room/space
- WiFi and cable services in the community building

Do Good Multnomah

Do Good Multnomah is a local non-profit organization that works with houseless veterans and/or veterans experiencing extreme poverty, to help find transitional and permanent housing. They offer programs in both Multnomah and Clackamas County, and have several different shelters with laundry and shower facilities. The CPID was able to connect with Founder and Executive Director

Chris Aiosa to discuss his work and potential partnership opportunities. Chris envisions a partnership with Maple Lane in the form of having an MOU with the site, to place some of their clients into units. The CPID recommends connecting with Chris to discuss this possibility of setting up an MOU with Maple Lane.

Space Needs and Recommendations

- Office space
- Areas of respite – pocket areas for escape
- Communal areas for large groups
- Walk-ways and paths throughout the site
- Trauma-informed design
- **Intentional community-building efforts**

NW Family Services

Northwest Family Services is a local organization that works to support family stability, child well-being, and victims of crime by focusing on the social determinants of health. NW Family Services offers programs and services that cover health and social services navigation; culturally-specific women and children's shelter who have experienced violence; youth prevention and intervention services; outpatient alcohol and drug treatment; coalition support for drug-free communities; support for youth and families affected by incarceration; youth education and employment success; restorative justice; mental health services; job readiness and placement; couples' classes;

parenting classes; health relationship education and more. NW Family Service also offers all of their programs and services in both English and Spanish. The CPID was able to connect Corrie Etheridge and Rose Fuller with NW Family Services to discuss possible partnerships between them and Maple Lane. They foresee bringing parenting classes and other workshops on-site in the community building, as well as having staff embedded on-site. The CPID recommends staying connected with Corrie and Rose to develop this partnership further.

Space Needs and Recommendations:

- Large gathering space with adjoining smaller space for childcare
- Access to community kitchen
- Secure, well-lit and open spaces
- **Space for childcare on-site**
- Access to office space
- Sense of safety and security
- Safety from ICE

Parrot Creek Child & Family Services

Parrot Creek Child & Family Services serves children and families who rely on the welfare system, and/or are in the juvenile justice system. They have both outpatient and residential treatment programs that look to address socio-economic trauma. They rely on a trauma-informed approach for their treatment and restorative justice. Parrot

Creek offers programs ranging from drug and alcohol counseling; family therapy; life skills-building; and parenting workshops. The CPID met with Simon Fulford who is the Executive Director for Parrot Creek, and can see a possible partnership with Maple Lane through referrals of residents, and also possibly bringing some of their classes and workshops on-site. The CPID recommends staying connected with Simon to discuss these partnerships in more detail.

Space Needs and Recommendations:

- Private room to meet with clients and families for counseling sessions
- Large room for group meetings
- **Gym or exercise opportunities**

Clackamas County Youth Homeless Diversion Program

The Clackamas County Youth Homeless Diversion Program works with youth in the county ages 14-24 years-old who are experiencing homelessness or housing insecurity to help find transitional housing, rapid rehousing, family-based housing,

and provide rent assistance. In addition, the county works to help youth access employment and education services and work with service-providers for mental health and peer support. The CPID

was able to connect with Raina Smith-Roller who is the youth housing services coordinator and Youth Engagement Coordinator.

She informed us that the county has received ~3 million dollars in grant money to further address youth homelessness, and expressed interest in partnering with Maple Lane to establish an MOU for some of their clients. The CPID further connected Raina with CDP to help make this MOU a reality.

Space Needs and Recommendations:

- On-site case management
- **On-site childcare**

DevNW

DevNW is a local developer specializing in both residential and commercial properties, including affordable housing. They also offer case manage-

ment and placement services for youth looking to find affordable, safe housing. In addition, they also offer financial well-being services, homeownership workshops, debt-counseling and management, and disaster recovery services. DevNW also offers rent and utility assistance, and home repairs. The CPID was able to connect with Chris Pence who is the Lead Youth Housing & Health Navigator. He envisions a partnership with Maple Lane through an MOU, and bringing some of their classes and workshops on-site. The CPID recommends staying connected to Chris Pence for further collaboration.

Space Needs and Recommendations:

- Classroom or meeting space
- Access to AV equipment (projector, screen, computer)
- Conference Room
- Playground with seating area
- Community Garden
- **On-site Childcare**
- Basketball court/multi-sport court

AntFarm

AntFarm specializes in youth services that range from job skill development, through facilitation of job shadow opportunities and internships. AntFarm operates out of Sandy, Oregon, and has a cafe and bakery on-site where youth can come and learn kitchen, coffee, and customer service skills. AntFarm has a 'free help' service for seniors in the

community. In addition, they support various art programs by hosting poetry slams, art shows, music & entertainment nights, and writing & art classes. AntFarm also has an on-site cultural arts center where these events are held. Additionally, AntFarm offers educational assistance through free tutoring sessions, horticulture programs where youth are embedded in their learning garden, and an outdoor adventure program. All services are free to anyone who wants to join their programs. The CPID had the chance to meet with Nunpa or Two Foxes Singing, who is the Founder and Executive Director, to discuss potential partnerships. Nunpa currently does not have mobile programming, but could see the potential of coming to the community center at Maple Lane. AntFarm does currently partner with the Individuals Education Program in Oregon City, where free shuttle services are offered for youth to get out to Sandy and participate in AntFarm. The CPID recommends connecting with Nunpa to further these discussions of potentially bringing AntFarm services on-site at Maple Lane.

Space Needs and Recommendations:

- Community Garden
- Integration of elders and youth
- **On-site childcare**
- Integrated green spaces


“Access to community building and access to connections with their neighbors will be most helpful to anyone in their programs seeking to make a positive change in their lives.”

Julia Doty, Director of Programs – Northwest Housing Alternatives



Equity Resources and Partners

Northwest Housing Alternatives

Northwest Housing Alternatives works to provide affordable housing options for families, seniors and people with special needs, across Oregon. They operate a family shelter in Oregon City, provide intensive case management for those with severe and persistent mental illness, and provide case management for households who are experiencing homelessness, or at risk for it. Northwest Housing Alternatives is a partner for the Maple Lane project and has an established MOU with the project, for their clients who will be transitioning out of their shelter. The CPID was able to connect with Julia Doty who is the Director of Programs, who was able to provide feedback for the site.

Space Needs and Recommendations:

- Communal outdoor spaces
- Multipurpose room
- Computer lab
- **Free Wifi**
- Laundry rooms throughout the site
- **Free laundry**
- Reduce noise as much as possible between units
- ADA accessible units and spaces in the site

Unite Oregon

Unite Oregon Clackamas County Chapter was recently established in the summer of 2020 to work to build an inter-cultural movement for justice in the area. Currently, they are working on Clackamas County Supportive Housing Services, which is a collaboration between Unite Oregon and the Housing Authority of Clackamas County. The CPID was able to connect with Jairaj Singh at Unite Oregon, who highlighted the need for culturally-specific organizations and programming in Oregon City and Clackamas County. Jairaj was able to provide a number of recommendations to make Maple Lane a place where all walks of life are represented and respected.

Space and Equity Recommendations:

- Community kitchen
- Community Center where residents feel represented and can see themselves in; this can be done via murals throughout the space, that represent communities of color
- **Honor the history and context of the land**
- Access to parks and green spaces
- **Signage and information in multiple languages – not just English**
- A space where inter-cultural organizations can gather in one place
- Compensation for those involved in outreach and engagement efforts

Bridging Cultures

Bridging Cultures is a grassroots organization operating in Clackamas County, with the goal of creating a cohesive community across all cultural and economic backgrounds.

They provide services in resources ranging from an adult

English language program in partnership with Clackamas Community College;

technology literacy and STEM camps; legal aid for immigrants and migrants;

potlucks, BBQs, and an annual multicultural thanksgiving event. The CPID was able to connect with Bridging Cultures

President Patti Zavala, who envisions a partnership with Maple Lane in the form of bringing their services and events on-site. In addition, Patti also provided equity recommendations to help make Maple Lane more welcoming to all. We recommend connecting with Patti to begin the relationship-building process between Maple Lane and Bridging Cultures.

President Patti Zavala, who envisions a partnership with Maple Lane in the form of bringing their services and events on-site. In addition, Patti also provided equity recommendations to help make Maple Lane more welcoming to all. We recommend connecting with Patti to begin the relationship-building process between Maple Lane and Bridging Cultures.

Space and Equity Recommendations:

- Honesty and transparency is crucial for Latinx communities; don't over promise
- A lot of fear and lack of trust for migrant families, applying to assistance because of how it might affect their immigration status

- **Make signage and information in multiple languages**
- **Food is important and effective for early relationship-building**
 - Go where the people are; make the engagement personable



“A personal touch is going to always go above and beyond”

Patti Zavala, President –
Bridging Cultures

Homeless Solutions Coalition of Clackamas County

The Homeless Solutions Coalition of Clackamas County (HSCCC) is a coalition made up of 350+ community members, government agencies, churches, businesses and service providers, working collaboratively

to reduce homelessness. Currently, the coalition is looking to grow into a non-profit organization. The CPID was able to connect with the coalition and meet with several of its members to discuss gaps in services in the county. They highlighted the lack of behavioral health services and inaccessibility of childcare, in addition to the general lack of affordable housing stock.

Space and Equity Recommendations:

- **On-site behavioral health services (mental health and addiction services)**
- Childcare on-site
- Specific number of units set aside or prioritized

for houseless folks

- Health is more than doctors, it's about exercise and nutrition

Latino Network

The Latino Network is a Latinx-led education organization specializing in culturally-specific programs for youth and their families. They work across all age groups and offer a wide range of programs and services including educational support, advocacy work, and health and wellness resources. More specifically, some examples of their programs include parent workshops, rent and energy assistance, career and financial coaching, youth after-school programming, and homeownership programs. The CPID was able to meet with Veronica Leonard, David DiMatteo, and Ximena Ospina-Todd to discuss their work and possible partnerships. They expressed interest in using the site to bring their programming to residents of Maple Lane and surrounding areas. The CPID recommends connecting with Veronica, David, and Ximena to further discuss the potential partnerships at Maple Lane.

Space and Equity Recommendations:

- Office space/private meeting spaces to meet with people one-on-one
- Large community gathering space
- Parking spaces
- **Childcare space adjacent to large**

gathering space

- Access to office equipment - printer/scanner
- **Free WiFi**
- Community kitchen
- **Access to public transit**
- Youth-specific spaces (basketball court, soccer, futsal)
- Not just 1 & 2 bedroom units - need to accommodate multi-generational families

Hispanic Inter-agency Networking Team (HINT)

The Hispanic Inter-agency Networking Team (HINT), is a group made up of professionals who work to provide culturally-relevant services and resources to the Latinx population in Clackamas County. They work with and between public and private agencies to help coordinate and integrate social and educational services. HINT provides research and development services, advocacy work, liaison between the Latinx community and agencies and the greater community to create an open dialogue, and serve to inform policymakers. The CPID was able to connect with HINT member Mike Foley and attend a HINT meeting to discuss gaps in services for the Latinx community in Clackamas County, and possible partnership opportunities. They envision bringing some of their programs, presentations and events, and classes on-site to Maple Lane. HINT also highlighted the transportation and language barriers in the county

as obstacles for many Latinx families. The CPID recommends connecting with Mike and HINT to further discuss future partnerships at Maple Lane.

Space and Equity Recommendations:

- Access to presentation materials (project, screen and AV plug-ins)
- Flexible furniture
- Flexible Spaces
- Access to community kitchen and counter space
- Central hub for information on-site (information board for fliers, place for books)
- Access to private room/office space to have more sensitive discussions
- **Space for childcare on-site**
- **Information and signage in Spanish**

Coalition of Communities of Color

Formed in 2001, the Coalition of Communities of Color (CCC) is an alliance of culturally-specific community based organizations with representation from the following communities of color: African, African American, Asian, Latino, Middle Eastern and North African, Native American, Pacific Islander, and Slavic. The CCC supports a collective



“Churches play a big role in providing support and connection for a lot of immigrant populations and BIPOC communities”

Coalition of Communities of Color

racial justice effort to improve outcomes for communities of color through policy analysis and advocacy, environmental justice, culturally-appropriate data and research, and leadership development in communities of color. The CCC provides services and resources addressing environmental justice, research justice, leadership and development training, and advocacy work. The CPID was able to connect with CCC to discuss equity recommendations for Maple Lane.

Space and Equity Recommendations:

- **Provide culturally-specific services**
 - Lots of outreach to youth, especially for immigrant families
- Talk with BIPOC community members to help with trust-building

Senior Citizens Council of Clackamas County

The Senior Citizens Council of Clackamas County works to provide services to low-income seniors and those with disabilities. They work with those referred to them by social services, police departments, and the courts, and provide financial aid,

oversight of bill payments, help find safe places for them to live, and act as guardians for those who need it. The council serves about 750 individuals annually, 75% of which are women, and 70% fall below 150% of the poverty line. The CPID was able to connect with Cindy Crowell who is the Executive Director, and Christi Bird who is the former ED of almost 30 years. Both provided lots of recommendations to help make Timber Ridge more inclusive for seniors living on-site, as well as interested in placing some of their clients at Timber Ridge. The CPID recommends staying connected with Cindy Crowell to see if it is a possibility to have units set aside for her clients.

Space and Equity Recommendations:

- Safety and sense of security is very important to vulnerable seniors
- Well-lit areas and lots of light
- **24/7 on-site support and case management**
- Shared office space for multiple organizations to use
- Doorways large enough to accommodate wheelchairs and walkers



“Need more people in the communities to know how to spot and report suspected abuse and neglect [of seniors]”

Christi Bird, Former Executive Director – Senior Citizens Council of Clackamas County

- Walk-in showers with a built-in bath bench
- Seniors all in one building rather than spread out throughout the site

Clackamas County Community College – Transportation

The Clackamas County Community College (CCC) Transportation department specializes in coordinating, advocating, and providing alternative transportation options for CCC students. Given the proximity of the CCC campus to Maple Lane, and the lack of transit stops currently on Beaver Creek Rd, the

CPID thought it would be beneficial to connect with the transportation department. The CPID was able to speak with Ray Atkinson who is the Transportation Systems Analyst for CCC, who provided lots of information on transportation in Oregon City, and the future plans for transit stops and options. Unfortunately, while TriMet is extending the number 32 route down Beaver Creek Road to connect Oregon City High School to CCC, they do not currently plan to include bus stops at the intersection of Beaver Creek and Maple Lane. The reasoning provided is due to perceived lack

of demand for ridership in the area. The closest bus stops to the housing complex are across Highway 213. However, Ray highlighted that CCC has potential plans to add back a stop on their Xpress Shuttle that could be used by residents to reduce walking distance to transit, but is also looking for proof of resident need and ridership numbers before doing so. The Oregon City Last Shuttle Mile service will be a free service for anyone, and the bus does not have to stick to the predetermined routes, if residents request to be picked up somewhere specific, as long as it is within city boundaries. Ray also informed us that there is an expansion plan for Beaver Creek Road, despite his efforts to advocate against it; where the road will be increased to 5 lanes of traffic. This will make Beaver Creek Rd more dangerous for pedestrians and bicyclists. Access to transit will be crucial to the success of many future residents of Maple Lane, especially in a community for all ages intended for residents to be able to age-in-place. The CPID recommends connecting with Ray at CCC and Dayna Webb, the City Engineer for Oregon City, to coordinate advocacy for bus stops closer to the site and for pedestrian and bicyclist protections to be prioritized in the expansion plans for Beaver Creek Road.

Equity Recommendations:

- **Advocate for TriMet access and expansion on Beaver Creek Rd**
- Advocate for CCC shuttle service expansion to Maple Lane site

The Living Room

The Living Room is an organization in Clackamas County that serves GLBTQQ youth. They provide safe spaces for GLBTQQ youth in the county through hosting alternative prom, youth-adult mentor programs, care packages, advocacy, and leadership development. The CPID was able to connect with Chelsea Varnum the Executive Director, who envisions a partnership with Maple Lane in the form of hosting community events, potlucks, and peer mentoring. Ultimately, it will depend on how proactively engaged Maple Lane management wants to be with the GLBTQQ community. The CPID recommends connecting with Chelsea to continue this conversation.

Space Needs and Recommendations:

- Open, large meeting space (~30+ people)
- Private space for more sensitive conversations
- Access to lockable storage
- Access to community kitchen
- AV equipment (project, screen, plug-ins)
- Lots of chairs

Unite Oregon City

Unite Oregon City is an active non-partisan, volunteer group working to create an inclusive community where all voices are heard and respected. Our mission is to promote equity and acceptance within the community of Oregon City

and surrounding areas. Unite Oregon City was initially founded by parents due to race-related incidents at the high school, and began to provide input to the school district’s Equity plans. Now, they have expanded into the community, local government and Oregon City Police Department. The CPID was able to meet with Unite Oregon City, who expressed high interest in the Maple Lane project. We recommend that residents be made aware of the Unite Oregon City group and promote involvement in making their community safe for everyone.

Residents Organizing for Change - Oregon Housing Alliance

Residents Organizing for Change (ROC) is a statewide network of residents of affordable housing, those in need of, and front-line staff of affordable housing providers that are committed to advocating for safe, stable, and affordable housing for all Oregonians. The CPID was able to connect with ROC who informed us of their work. ROC typically engages with residents of affordable housing sites by coming on-site and hosting lunches and/or informational meetings. They envision a partnership with Maple Lane in this format. We recommend that Maple Lane connect with ROC further to help get residents connected and advocate for their housing needs.

Space Needs and Recommendations:

- **Free wifi access**
- Covered outdoor spaces
- **Easy access to transit**
- Energy efficient spaces
- Free meal programs

Here Together

HereTogether began as a coalition of service providers, business leaders, elected officials, leaders from communities of color and faith, and community advocates who all believe homelessness in the Portland metro area is not an unsolvable problem. They organized a region-wide community who voted to pass a region-wide measure to effectively solve homelessness; a response that targets the roots of the problem, and that, for the first time, matches the scale and scope of the response to the crisis. Here Together is a grass-roots organization who works to advocate for homelessness and housing access for all, by tackling policy-issues and changes. The CPID was able to speak to Here Together who shared information about the homelessness issue in Clackamas County. They also shared that they are working to streamline all the houseless services and advocates. The CPID recommends staying up to date on what Here Together is doing and how Maple Lane can be better advocates for their residents.

Community Engagement Summaries

Listening Sessions

In addition to the traditional ABCD outreach process consisting of semi-structured interviews, the Salazar and CPID teams were able to host listening sessions with current residents of affordable housing communities in Clackamas County. The listening sessions consisted of seniors living in a senior-only affordable housing community, and we asked more specific and far reaching questions around design and programming, specific to affordable housing residents. Ultimately, residents want to feel safe and secure in their own homes, and engaged with a trusted community.

Space & Programming Recommendations:

- Access to nature and green space
- Safety & security
- Ample number of parking spaces
- Responsive management and maintenance teams
- Plenty of built-in storage
- ADA accessible units
- Minimize noise between units
- Pet-free washer and dryer to accommodate those with allergies
- Anti Slip flooring (especially in kitchens and bathrooms)
- Public Speakers
- Birthday parties
- Field Trips

Focus Group & Design Charrette

With help from Jaclyn at Hacienda, the CPID and Salazar teams were able to host a virtual design workshop and focus group with residents of a migrant-focused housing complex in Clackamas County. While almost all of the participants were Spanish-speakers, Hacienda CDC provided translation services over zoom to bridge the language barrier, and allow for full participation. Using the platform Miro, participants were able to direct Salazar and CPID team members to 'co-design' certain spaces, as well as prioritize certain amenities in a given space, and ultimately providing a deeper insight into the kinds of spaces that should be prioritized, including outdoor play areas.

Space & Programming Recommendations:

- Open spaces with privacy/areas of respite
- Access to outdoor spaces
- Walking paths and exercise equipment
- Play areas for children
- Craft room
- Built-in storage
- Access to computers
- Access to community kitchen
- Childcare space
- Personalized entryway
- Plenty of parking spaces and guest parking spaces
- In-unit laundry
- Storage units available on-site

Lessons from the Community Engagement Process

A community engagement process for the Maple Lane project was required under the terms of accessing the Metro Housing Bond funds, approved by voters in 2018. The Salazar team indicated a desire to connect with populations representative of the future residents of Maple Lane, especially BIPOC communities, in a series of design-based focus group sessions and a survey. Since the CPID team would be reaching out to community-based organizations as a part of the ABCD process, we offered to connect the Salazar team with relevant organizations and to elicit their help to identify participants for the engagement process. Efforts were made to accommodate language barriers and to compensate participants for their time. A survey was developed in Spanish and English, and focus groups were designed and scheduled with the ability for translation services.

From the CPID team's early contact with community-based organizations, especially those primarily serving BIPOC communities, it was clear that there was hesitation about inviting clients to participate in the engagement process. Organizations expressed that most clients were burnt out by the compounding crises of the previous year, including the Covid-19 pandemic. They supported the inclusion of compensation to incentivize participation, but did not seem optimistic that it would be enough to get folks to the table. Many community-based organizations themselves also expressed that they were over-extended from the tumultuous year. The Clackamas County

chapter of Unite Oregon indicated that they did not have the resources to help with this process without an MOU for their services. Ultimately, the only organizations that were able to identify and facilitate participation from clients to the community engagement process were organizations that had some formal relationship to the Maple Lane project. Hacienda CDC brought Latinx residents from their Clackamas County housing projects to the table for a focus group. Northwest Housing Alternatives, who has an MOU for housing units on the project, was able to identify residents of their Clackamas County senior affordable housing projects to participate in listening sessions. The results of these efforts led to great feedback from the community and were worthwhile to enrich the project. But this process left many groups and voices out of the mix by not reaching a more diverse group of Clackamas County residents.

In future community engagement efforts, the CPID recommends establishing more formal partnerships with key grassroots organizations - i.e. establishing an MOU and compensation - for aiding in the community engagement process. A lot of time and effort goes into distributing project information, finding participants, and helping them navigate the process. Recognizing and compensating community-based organizations for this labor could not only help widen the net for a more intentional and equitable engagement process, but also help lay the groundwork for future partnerships with important community assets.

Recommend- ations

UNIT MIX

BUILDING	1-BDRM	2-BDRM	3-BDRM	4-BDRM	TOTAL
A	0	0	12	0	12
B	0	0	0	0	0
C	10	10	10	0	30
D	0	12	0	0	12
E	0	0	12	0	12
F	0	0	0	0	0
G	0	0	0	12	12
TOTAL	10	12	34	0	56

PARKING COUNT

STANDARD	ON-SITE	OFF-SITE	TOTAL
STANDARD	30	100	130
ADA	0	0	0
BIKE	0	0	0
TOTAL	30	100	130

BIKE PARKING AT COMMUNITY BUILDING: 40

VEHICLE PARKING MIN: 1/50 = 171
 VEHICLE PARKING MAX: 2/500 = 407
 15% TRANSIT REDUCTION = 154

BIKE PARKING MIN: 1/10/02 = 17
 MIN COMBINED: 30 = 9



- A** Transportation Advocacy
- B** Shared Community Spaces
- C** On-site Childcare
- D** Unit Recommendations
- E** Food Pantry
- F** Community Garden
- G** Equitable Leasing
- H** Resident Engagement

Site Plan courtesy of Salazar Architect

A. Transportation Advocacy

Transportation has been identified as the biggest barrier in Clackamas County, given the vast coverage of the county, and the diverse landscapes - rural farmland to dense urban neighborhoods to Mt. Hood. Accessing services and support in the county is increasingly challenging due to distance, lack of public transit options, and the future plans for development in the area. Nearly every potential community partner organization identified transportation as one of the primary barriers to services and support. While Maple Lane is located in the heart of the county, in Oregon City, unfortunately, public transit options are limited, and pedestrian and bike infrastructure is lacking.

Through conversations with the Clackamas Community College Transit department, the CPID learned that while TriMet plans to expand service into the area via Bus line 32, they have no plans to add a stop on Beavercreek Rd near the intersection with S Maplelane Rd. There is a planned expansion of Beavercreek road to add more lanes, which will make pedestrian and bike access that much more dangerous. This will be a barrier for Maple Lane residents as accessing a transit stop will require walking to a stop, with limited safe, pedestrian infrastructure.

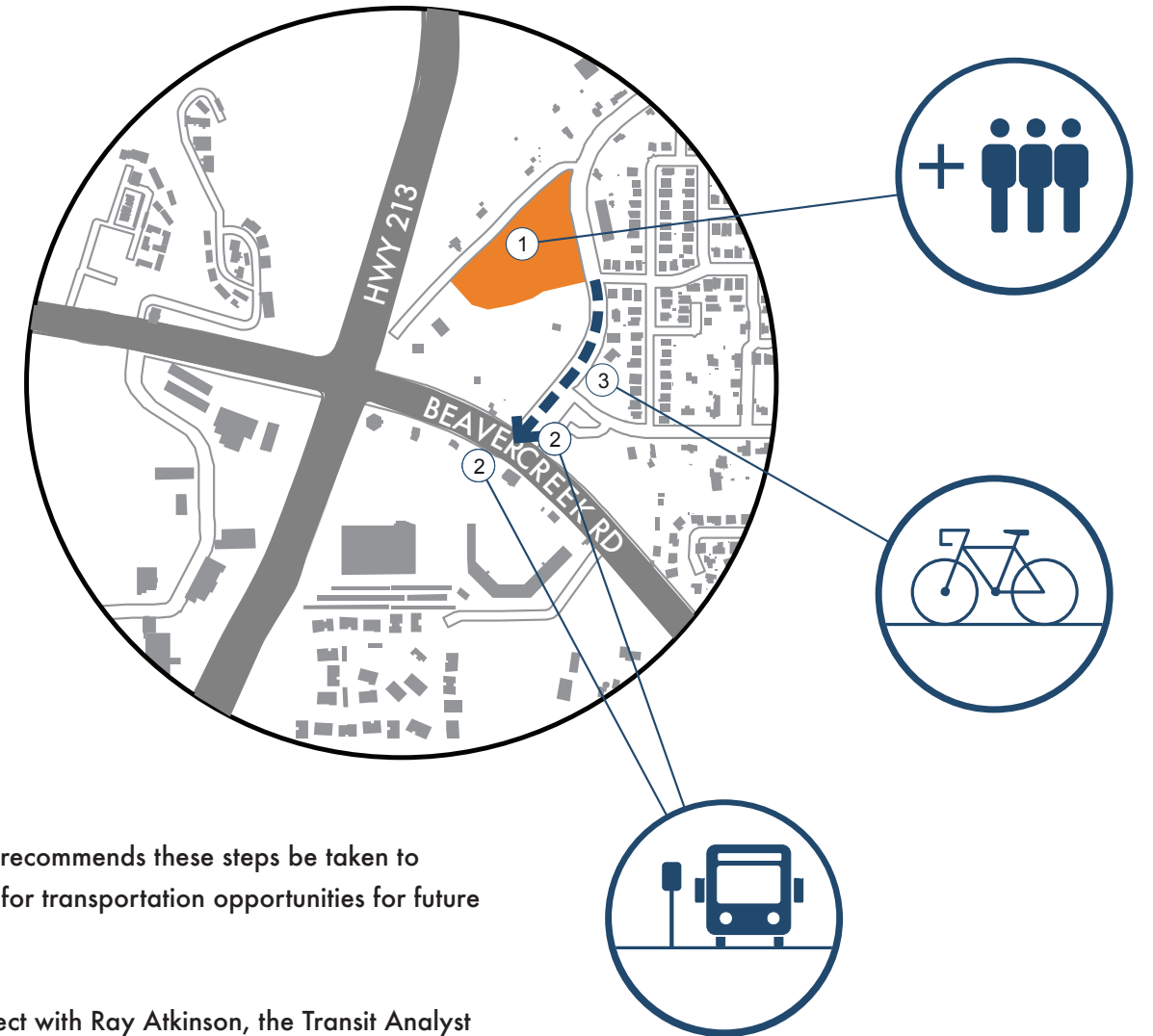
Additionally, conversations with Clackamas County Public Health, yielded information about future plans to toll I-205. This will create a financial barrier for personal car use, for Maple Lane residents, and thus creating an additional

financial burden for driving to employment and potentially creating more demand for public transportation. The CPID recommends advocating for the implementation of a TriMet bus stop at the intersection of Maplelane and Beavercreek Rd, and improving safe bike and pedestrian access to and from the site, in collaboration with Ray Atkinson and the Clackamas County Community College Transit team.

Where public transit and reasonable biking and walking access falls short, many residents may need additional transportation support to be successful. The implementation of a car-share program or organized rides for residents to resources, like the Oregon City Farmers Market or medical appointments could help eliminate transportation barriers.

Potential Partners:

- Clackamas Community College Transit
- City of Oregon City
- Clackamas County Public Health



The CPID recommends these steps be taken to advocate for transportation opportunities for future residents:

1. Connect with Ray Atkinson, the Transit Analyst at Clackamas Community College to strategize about how to advocate that the addition of 171 affordable housing units in the area will increase transit ridership.
2. Advocate to TriMet and the city of Oregon City that the addition of a bus stop at the intersection of Maplelane and Beavercreek is necessary for the residents of the Maple Lane affordable housing complex..
3. Advocate with the city and county for improved pedestrian safety and bike infrastructure along S Maplelane Road and with the Beavercreek Road expansion.

B. Shared Community Spaces

Throughout the engagement process, CPID identified spatial needs in the community building, in order to create a more cohesive space that is truly inclusive of all ages and needs. Many local organizations and service providers are interested in bringing programming on-site if the right types of spaces are available for their use. Recommendations for types of spaces and design details in the community building were made with the input of these potential program partners and current Clackamas County residents. The CPID team worked closely with Salazar, CDP, and Hacienda, to incorporate community feedback into the design of the community building in the early design phases, so much of the feedback provided has already been implemented.

Community Room/Multipurpose Room

The community room, or multipurpose room, is meant to accommodate larger social gatherings and events. This main gathering space has been identified as a place that could allow for community interaction for all ages, and is therefore a crucial space for intergenerational community-building. In order for this space to be functional

for a variety of uses, it should include access to a sink, a storage area, and easily moveable furniture to allow for rearrangement of the space. Feedback from community partners indicated a preference for hard floors that allow for easy clean-up and activities like exercise and dancing.

Feedback also emphasized the need for an adjoining room with a door, that could be used as a childcare space during workshops and classes for parents.

Potential Partners:

- Oregon City Public Library
- Love INC
- Bridging Cultures
- Gleaners of CC
- Clackamas Service Center
- Latino Network
- The Living Room
- LifeWorks NW
- Clackamas Workforce Partnership
- Northwest Family Services
- Parrot Creek
- DevNW
- OSU Extension
- Unite Oregon – Clackamas County
- Residents Organizing for Change



“A space that can be just transformed in an afternoon from a yoga class to a computer class”

Joan Jones - Executive Director,
Love INC

Community Kitchen

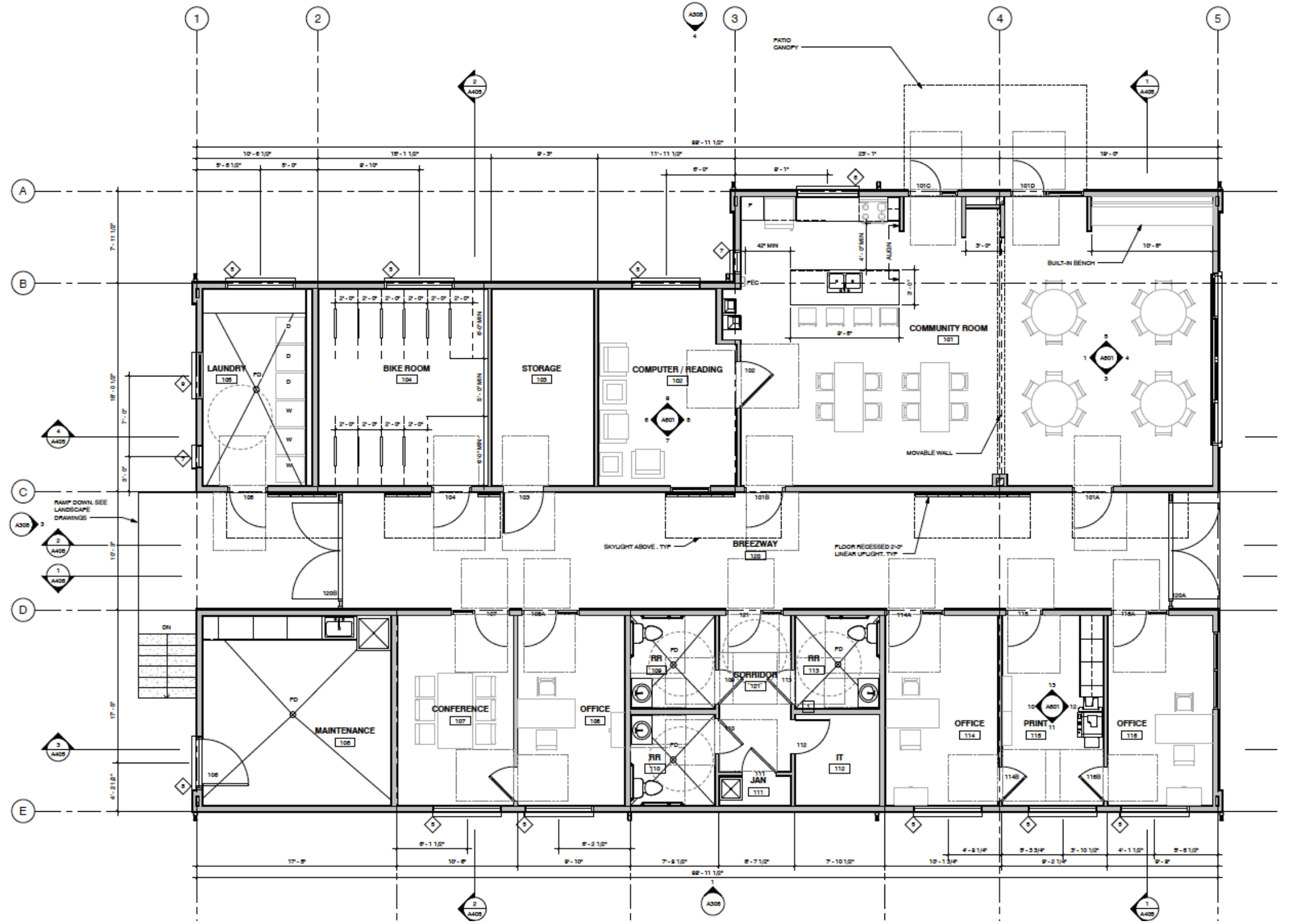
The provision of a community kitchen on-site, adjacent to the large gathering space, will be important for hosting large family gatherings and community-wide events in the space. A community kitchen can also allow partner organizations to provide cooking classes on-site for residents of all ages. OSU Extension Service delivers multiple programs centered around cooking and food including SNAP Ed, food preservation and safety courses, and Kids in the Kitchen. OSU Extensions also has culturally specific food programming for the Latinx and Micronesian communities in the Portland area. The Oregon Food Bank holds the license for Seed to Supper and Cooking Matters courses in Clackamas County but OSU Extension Service might be able to help connect the management team to those programs at the food bank. Love INC is another organization that has expressed interest in providing cooking and nutrition classes on-site.

The CPID team facilitated a kitchen design coordination meeting with the project team and Buffy Rhoades and Kelly Streit to discuss the specific design considerations for a community kitchen that is also utilized by community partners. Their recommendations ranged from the need for flexibility, adequate power access, multiple sinks, refrigeration access, to acoustics. Full notes from the kitchen design meeting can be found in the appendix to this document.

In addition to kitchen use specifically for cooking classes and food-related instruction, access to a kitchen space for serving and storing food was mentioned as a critical amenity by many potential community partners that hope to use the multi-purpose room for gatherings, meetings, and events.

Potential Partners:

- OSU Extension Service
- Oregon Food Bank
- Love INC
- Gleaners of Clackamas County
- Clackamas Service Center



Community Building Floor Plan courtesy of Salazar Architect

Classroom and Conference Spaces

Inclusion of classrooms and art-friendly spaces in the community building will be vital for various programming, including after-school programs, art classes, workshops, and peer support groups. Considering the sensitivity of some conversations in certain services, such as mental health support, more private, smaller spaces are crucial to the incorporation of these critical support services. Additionally, the recommendation of having one of these classroom spaces act as a computer lab, or having a mobile laptop cart, came up often, as many partners are interested in hosting technology workshops, after school tutoring, and other services involving the use of a computer. Potential community partners interested in using the classroom-type spaces gave the CPID team design recommendations to make these spaces more successful. Access to counter and sinks, storage areas, and easily cleanable floors and surfaces in the classroom(s) are crucial for art programming. Flexibly, easily moveable furniture will also be important for flexible programming offerings. Projection and AV equipment, access to reliable WiFi will also enable community partners to operate successfully on-site. Additionally, multiple organizations expressed the need to have a classroom space adjacent to the large multi-purpose room, as it can act as a childcare space during parent workshops and classes, and during the day, act as an area of respite where residents can be separate but together.

Potential Partners:

- Oregon City Library
- Love INC
- Clackamas Service Center
- Latino Network
- The Living Room
- LifeWorks NW
- Northwest Family Services
- DevNW
- Oregon City School District - Office of Special Programs
- OSU Extension
- Residents Organizing for Change
- Unite Oregon – Clackamas County
- Clackamas Workforce Partnership

Offices

The availability of a drop-in office space for community partner organizations on-site will be important to connecting residents with a variety of services. Many potential community partner organizations expressed interest in hosting office hours if such spaces could be reserved for certain time periods during the week. Clackamas County Public Health is interested in using the private office space to help residents sign up for SNAP benefits, and enroll in Oregon Health Plans (OHP), and/or other services. Other groups like LifeWorks NW and The Living Room are interested in using offices for one-on-one meetings related to counseling, medical support, and organizing efforts with residents. Community partners expressed a desire

for easily cleanable surfaces and fabrics, access to WiFi and printers, and accessibility for people of all abilities and body types. Additionally, many partner organizations highlighted the ability for residents to be able to reserve these office spaces for their own independent uses, such as a quiet study or workspace as an important amenity on-site.

Potential Partners:

- Love INC
- Latino Network
- The Living Room
- LifeWorks NW
- Clackamas Workforce Partnership
- Northwest Family Services
- Clackamas County Public Health

Storage

The amount of storage space on site will be contingent on what community programming is planned for the community building. Access to storage space adjacent to the main, large multipurpose room, will allow for furniture rearrangement and flexibility for a variety of events held in that space. The Oregon City Public Library expressed interest in offering arts-related programming on-site, and if this programming happened on a regular basis, access to lockable storage for arts and craft supplies would be useful. The library also mentioned the potential for book deliveries and returns to happen on-site

for residents if library lockers, similar to parcel delivery lockers, were accommodated on-site. OSU Extension Service mentioned the need for safe storage of personal items for participants and instructors during cooking classes and other trainings that they desire to host on-site.

Potential Partners:

- Oregon City Library
- OSU Extension Service

C. On Site Childcare

Accessing affordable childcare in Clackamas County is a huge barrier for most families, and something that was emphasized by multiple community partners during the outreach process. Enabling families to access childcare on-site at Maple Lane will help break down these barriers, and foster a sense of peace-of-mind for parents. Many partners highlighted the fact that most parents won't attend workshops and classes due to the lack of childcare while these events are going on. Multiple partners suggested an adjoining room to the large communal space in the community center, to host childcare during workshops and events targeted to parents and families. Ideally, childcare would be provided all the time, not just during workshops and events, but the CPID recognizes the budget constraints of the project currently. However, permanent childcare services should be integrated into the site as funds become available down the road.

The adjoining space will allow parents to be close enough if they need to tend to their children, but far enough away for them to give full attention and participation to the workshops, classes, and events on-site. Including a door to the adjoining space will also aid in minimizing noise from the

childcare space, as to not disturb the workshops and classes going on in the large communal space. Additionally, some of the service providers and organizations would provide the free childcare

services during their workshops and classes, to make their programming accessible to anyone who desires to attend. The CPID recommends the following in order to implement an important programming element to Maple Lane:



“Parents have a much better experience if they don't have to worry about their kids while in a class”

Kelly Streit - Senior Instructor,
OSU Extension

1. Design and integrate an adjoining classroom space to the large multipurpose room in the community building.
2. Connect with community partners interested in providing childcare during their workshops and classes during the construction phase.
3. Distribute information/childcare schedule to residents after they have moved in.

Potential Partners:

- Northwest Family Services
- Clackamas Women's Services
- Clackamas Coordinated Housing Access (CHA)
- Oregon City School District - Office of Special Programs
- OSU Extension

D. Unit Recommendations

Given the diversity of residents Maple Lane hopes to bring together, providing units that can accommodate each and every individual is important. While Maple Lane won't be able to customize each unit to meet everyone's specific needs, there are some general recommendations gathered during the outreach process that should be integrated into the design of the units themselves. Many partners emphasized the need for a trauma-informed design approach to the units. Many families and individuals who will be living at Maple Lane, are dealing with lived trauma experiences, and the trauma-informed design principles can help facilitate a healing process. Additionally, ensuring that a majority of units are ADA accessible or ADA adaptable is important for an all ages and abilities community. ADA accessible units are important for seniors and people with disabilities, but can also be important in larger units for intergenerational families to be able to live together. Conversations with partners and current affordable housing residents emphasized the need for walk-in showers, doorways large enough to accommodate

wheelchairs and walkers, anti-slip flooring, and soft transitions between floors to prevent tripping and falling.



“how can we create spaces that provides privacy while also providing intergenerational families what they need in terms of safety and comfort”

Jairaj Singh, CC Community Organizer &
Senior Environmental Justice Manager
- Unite Oregon

Space Recommendations:

- Trauma-Informed Design Approach
 - Lots of light
 - Large door knobs that don't require you to twist them
 - ADA Accessible
 - Walk-in showers with benches in senior units
 - Senior units all in the same building rather than spread out across the site
 - Minimize noise between units as much as possible
 - Sense of safety and security
 - Doorways large enough to accommodate walkers, wheelchairs, and strollers
 - Plenty of built-in storage
 - Anti-slip floors
 - Clear transition in flooring to help prevent slipping and falling
 - In-unit laundry facilities
 - Lots of natural light
 - Soft colors throughout the units and site

E. Food Pantry

Food insecurity is a huge issue for those living in affordable housing, as many families are strapped for cash. Several community partners interviewed during the outreach process, expressed a need for a food pantry on-site, and the desire to help supply & support this pantry. Hacienda CDC has a strong on-site food distribution system at the other housing sites they operate. The possibility of building a pantry on-site could help build on the program already in place by allowing for undistributed food from these events to be stored and accessed by residents at a later time. Some residents may not be able to access food at a regularly scheduled event due to work or school conflicts, or a feeling of stigma or shame around receiving food support in such a public way. Additionally, many community partners the CPID interviewed, highlighted the need for residents to access culturally-specific food items that are often not sold in nearby stores. Gleaners of CC specifically mentioned their high volume of culturally-specific food items, and their willingness to help provide food for a pantry at the Maple Lane affordable housing complex.

Ideally, a pantry and fridge to support this effort would be located inside of the community building at the heart of the site and accessible to anyone living in the complex. A pantry inside the community building would likely require some management or staffing and set hours of operation, which could still deter some residents from accessing food, due to time conflicts or the feeling of being judged or monitored about their food

choices and needs.

If a pantry within the community building is not feasible due to space or staffing concerns, implementing a food support system based on the 'Free Little Pantry' and 'Free Fridge' movements could provide a less expensive, easier to maintain option. The community pantry concept, a central space to collect food and supplies for others in need, could foster community care in the new neighborhood being created at the Maple Lane housing complex. The Free Pantry concept also eliminates the need for open hours or regular staffing to distribute food and places control over when food is accessed in the hands of the community themselves.

A model like this also encourages sharing amongst neighbors who have extra, building mutual aid opportunities into the fabric of the community. An mutual aid model can also begin to involve the community beyond residents of the complex by tapping into the support of the wider 'Free Fridge' movement in the Portland area. The Free Fridge and Pantry could also support the community garden, by hosting a seed library or exchange amongst residents and allowing those with surplus produce to share with residents that do not have a garden plot or access to the garden.

Barriers such as lack of transportation, shame, and fear can prevent people from accessing formal food pantries. Food in general is a great way to

bring community members together, so while the food pantry satisfies the need for better access to food, it also acts as a vehicle for community-building among residents. The CPID recommends the following steps to building a community-supported pantry:

1. Designate a space in or near the community building to act as a potential food pantry - a space accessible to all residents.
2. Work with a resident leadership, like a resident advisory group, to understand the food needs of the community and build leadership opportunities around maintaining and supporting the fridge.
3. Connect with community partners to help set up and supply the food pantry.
4. Distribute information about the pantry and community guidelines around its use to residents.

Potential Partners:

- Clackamas Service Center
- Gleaners of CC
- OSU Extension
- Oregon Food Bank - Fresh Alliance



Free Little Pantry and Seed Exchange - Bremerton, WA



PDX Free Fridge - Portland, Oregon



Beaverton Food Project - Beaverton, Oregon

F. Community Garden

A community garden at Maple Lane can provide opportunities for community-building, education, and allow for people to grow their own food, together. Oregon City has many resources to support home gardeners through the OSU Extension Service and their Seed to Supper classes and Master Gardener program. OSU Extension has expressed interest in bringing some of this programming to the site, to better support the education and food security aspect of the Maple Lane housing community. Seed to Supper classes can teach people how to grow their garden and ultimately how to cook the items they have produced. The Master Gardener program utilizes gardeners in the area to pass on their wealth of knowledge for the community. Master Gardeners are required to volunteer in the community, and there is potential to create gardener office hours or assistance in getting started with a new plot.

Space Requirements:

The CPID recommends that there be fences around the garden beds, in order to deter wildlife and protect gardens from trampling by children and pets. Other recommendations include a mixture of raised beds and in-the-ground beds, providing tools and soil to residents to eliminate any financial barriers to involvement in the garden. The availability of a tool or storage shed nearby will also be important for storing garden equipment and allow for quick access. Additionally, the OSU Extension Service provided specific recommendations which include, placing the



Fencing at the St. Helens Senior Center community garden



Produce at OSU Extension Service - Clackamas County garden



OSU Extension Service Master Gardener Greenhouse - Madras, Oregon



Oregon Food Bank - Eastside Learning Garden

garden away from the middle of the site to avoid heavy foot traffic and pets. A small greenhouse or seed bank on-site will be important, especially for culturally-specific produce that is hard to find in the U.S.

OSU Extension Service is interested in working with residents to increase garden efficiency and to include residents outside the bounds of a garden plot lottery system. Provision of blank-slate space for them to help program garden space along with residents as part of the new diversity, equity, and inclusion lens of the Master Gardener program at OSU Extension. The CPID recommends connecting with Rodrigo Ruiz Corona at OSU Extension during prior to site construction to begin relationship-building and planning for garden spaces.

The Seed to Supper program is a joint initiative of OSU Extension and the Oregon Food Bank (OFB), and the license to administer the class in Clackamas County is held by OFB. The course teaches participants how to grow their own food from seed with the aim of providing affordable produce for cooking into healthy meals. CPID recommends connecting to this program via OSU Extension Service and OFB.

Potential Partners:

- OSU Extension Service
- AntFarm
- Oregon Food Bank

G. Equitable Leasing Strategy

Affirmative Outreach & Lease-up

During the Lease-up period, marginalized communities should be prioritized in terms of getting information and awareness about the new housing option.

Oftentimes, screening questions act as a hindrance or barrier to folks applying to housing, specifically for BIPOC groups. Deposit and ID requirements are examples of the types of requirements that deter prospective residents from applying, especially those without legal documentation. These things should be kept in mind, in order to make the application process more accessible and equitable to everyone in La Grande and Union County.

Leasing Partnerships

Currently, Maple Lane has established partnerships and an MOU with Northwest Housing Alternatives, to have specific units set aside for families transitioning out of their Annie Ross shelter. Hacienda CDC also already has units set aside for migrant workers and their families.

During the outreach process, the CPID team was able to connect with Clackamas County and their Youth Homeless Diversion Program, who has just been awarded 1.7 million dollars annually for the next 3 years to address youth homelessness (14-24 years old) in the county. The county has expressed interest in collaborating with Maple Lane to

establish an MOU to have some units set aside for their clients. Additionally, DevNW, who is an organization working with the county and will help use the new funds, will also be a part of the MOU. The CPID was able to connect both the county and DevNW to CDP and Hacienda CDC to make this MOU a reality.

The CPID also met with Do Good Multnomah, who works with homeless veterans in both Multnomah and Clackamas County, who also expressed interest in establishing an MOU with Maple Lane. Additionally, the CPID met with the Clackamas Coordinated Housing Access (CHA) team, who work to find housing for those experiencing homelessness in the county. The CPID recommends connecting with CHA to be on their radar, when they are looking to place clients in housing, as Maple Lane could be another option for folks in the county.

Potential Partners:

- Clackamas County – Youth Homelessness Diversion Program
- DevNW
- Do Good Multnomah
- Clackamas County Coordinated Housing Access (CHA)
- Senior Citizen Council

H. Resident Engagement

Resident Engagement

While the CPID has identified multiple program opportunities for future residents, an outreach and engagement process in both English and Spanish, with residents once they have moved in, should be conducted, to identify the specific needs and wants for programming. We recommend the following steps be taken in order to develop and integrate community-based programs successfully, after residents move in.

1. Site operations staff should connect with community organizations identified by CPID during the construction phase to start the relationship-building process and strengthen potential partnership opportunities.
2. Once residents have moved in, host a number of community-building activities such as open houses and block parties to facilitate relationship-building and a sense of community. (Information and signage for these events should be offered in both English and Spanish).
3. Employ a public engagement strategy with residents such as resident surveys, interviews, and the development of a resident-advisory committee to help guide the activities and

programming that will be offered to residents. It is recommended that if a community advisory board is assembled, that participants are compensated for their time via stipends or gift



“Knocking on doors and talking to people face-to-face is probably the best way to let people know what you’re doing”

Kelly Streit - Senior Instructor,
OSU Extension

- cards to reduce potential barriers to participation and to encourage an equitable representation of residents.
4. Invite potential community partners for on-site programming to participate in the engagement process where relevant.
 5. Use feedback from residents to collaborate and develop the programming priorities for the site.
 6. Collaborate with and bring-in the various community organizations and partners to provide or support the desired programming.

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TRANSPORTATION ADVOCACY (PG. 90-91)

Connect with Ray Atkinson at CCC Transportation to strategize on public transit advocacy in the area (pg. 81-82)
Reach out to the City of Oregon City transportation planning dept. (pg. 82)
Connect with Abraham Moland, Health and Transportation Impact Planner at CC Public Health (pg. 68)

COMMUNITY GARDEN PLANNING (PG. 102-103)

Connect with Rodrigo Ruiz Corona at OSU Extension Master Gardener Program about garden design and programming (pg. 59)
Connect with Nunpa at AntFarm about potential garden-related program partnerships (pg. 59)



ENGAGE RESIDENTS FOR GARDEN PROGRAMMING (PG. 105)

FOOD PANTRY (PG. 100-101)

Connect with Gleaners of CC about pantry system support (pg. 62-63)
Connect with Clackamas Service Center about grocery delivery program (pg. 72)



ENGAGE RESIDENTS FOR PANTRY PROGRAM (PG. 105)

COMMUNITY PROGRAM PARTNER RELATIONSHIP BUILDING

Lisa Helzer - Gleaners of CC (pg. 62-63)
Rodrigo Ruiz Corona - OSU Extension Masters Gardener Program (pg. 63)
Denise Butcher, Greg Williams - Oregon City Public Library (pg. 64-65)
Mary Ellen Winterhalter - OCSD Office of Special Programs (pg. 65)
Brent Balog, Amy Black, Bryan Fuentes - Clackamas Workforce Partnership (pg. 66)
Buffy Rhoades, Kelly Streit - OSU Extension Family & Comm. Health (pg. 67-68)
Apryl Herron, Abraham Moland - CC Public Health (pg. 68)
Corina Daugherty Calhoun, Erin Sewell - LifeWorks NW (pg. 68-69)
Becky Wilkinson - Providence Behavioral Health (pg. 69)
Joan Jones - Love INC. (pg. 70)
Brandi Johnson - LoveONE (pg. 71)
Michael Boldt - Clackamas Service Center (pg. 72)
Corrie Etheridge, Rose Fuller - NW Family Services (pg. 73)
Simon Fulford - Parrot Creek Child & Family Svcs. (pg. 73-74)
Chris Pence - DevNW (pg. 74-75)
Nunpa - AntFarm (pg. 75)
Jairaj Singh - Unite Oregon Clackamas County Chapter (pg. 77)
Patti Zavala - Bridging Cultures (pg. 78)
David DiMatteo, Veronica Leonard, Ximena Ospina-Todd - Latino Network (pg. 79)
Mike Foley - HINT (pg. 79-80)
Chelsea Varnum - The Living Room (pg. 82)
Reyna Gillet - Residents Organizing for Change - OHA (pg. 83)



RESIDENT INPUT FOR ONSITE PROGRAMMING (PG. 105)

EQUITABLE LEASING STRATEGY (PG. 104)

Raina Smith-Roller - CC Youth Homeless Diversion (pg. 74)
Chris Pence - DevNW (pg. 74-75)
Chris Aiosa - Do Good Multnomah (pg. 72-73)
Lauren Adamski, Abby Ahern - CC Coordinated Housing Access (pg. 71-72)
Cindy Crowell - Senior Citizen Council (pg. 80-81)