

# School Is In: How Planning and Education Advocates Can Team Up for Resiliency



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March 2025

# School is In:

How Planning and  
Education Advocates can  
Team up for Resiliency



# Intro: Why Schools?

## Even before the LA fires, Californians fled for 'climate havens'

23 January 2025

Madeline Halpert  
BBC News



By WW Staff

February 12, 2025 at 5:30 am PST

**PPS SUPERINTENDENT FLOATS SCHOOL CLOSURE TALKS:** At a virtual Portland Public Schools community budget forum Feb. 5, Superintendent Dr. Kimberlee Armstrong said the school district would be considering closing schools. "Later this spring, we will be prepared to engage in optimizing our schools so that we are utilizing our resources," Armstrong said. "While this

### International School of Beaverton

Beaverton, OR | Beaverton School District 48J

🏆 #1 in Portland  
#40 in National

International School  
brings in interna

Graduation Rate  
**99%**

College Readiness

### Gresham High School

Gresham, OR | Gresham-Barlow School District 10J

🏆 #81-98 in Portland, OR Metro Area Rankings  
#13,242-17,655 in National Rankings

Gresham High School is ranked 186-253rd within Oregon. Students have the opportunity to take International Baccalaureate coursework and exams. The IB participation rate at Gresham High School is... [Read More »](#)

Graduation Rate  
**76%**  
College Readiness  
**6.2**

Enrollment 9-12  
**1,666**



- Impact on housing development:
  - Drives home values up or down: ..."the consensus find that potential homebuyers are willing to pay 3-4% more for a one standard deviation increase in school quality."
  - Influences development feasibility and proposed types/density
  - Create resistance to new multifamily housing; concerns with new, dense development: traffic around school drop off/school capacity
- Advocacy Intersections
  - Oregon has the highest rate of child homelessness in the US
  - Portland teachers who are homeowners spend about 44% of their income on housing costs
- Lack of Consideration in Planning

# Let's Talk About it!

- 1) Influence: An affordable developer's perspective
- 2) Impact: School disparity and coordination implications as seen through provision of services
- 3) Action! A story of teamwork in two parts
- 4) Potential solutions proposed



**Our Mission: To create opportunity through housing**

- 501(c)3 nonprofit organization, volunteer board, any profits directly support the mission within the community
- Locally founded and headquartered in Milwaukie, Oregon since 1982, started as a Homeless Shelter
- We provide high quality homes and services for seniors, families, Veterans, and people living with disabilities.
- Over 3,000 residents have safe, stable homes on a given night.
- We now own and operate 2,300 total apartment homes in 105 properties in 16 Oregon counties.

# NHA Equity Lens

## Initial questions:

- Where is this decision/proposal/idea coming from?
  - Is there implicit bias?
  - Identify it; shine a bright light on it
- Is there a need for this decision right now? What is the priority? Can the timeline for decision-making accommodate gathering more information if needed?
- Is this the best time/place for this decision? Can parts of this decision be made at another time?
- Is it in line with our mission?
- Who are the stakeholders? How will you engage them?
- Do we have the resources or the capacity (budget, time, energy, skills, etc.) to carry out this decision?
- What do we hope the outcome will be?

- Developed in 2019
- Connected to NHAs Strategic Plan
- Practiced in small and large group settings
- Fishbowl exercises
- Updated in 2024

Strategic Plan Category	Power Sharing and Inclusivity	Racial Equity and Anti-Racism	Environmental Justice & Sustainability
People	<ul style="list-style-type: none"> <li>• How does this empower marginalized communities?</li> <li>• Are people able to maintain their own personal autonomy?</li> <li>• What are biases/privileges are we bringing to this decision?</li> <li>• How are people who are impacted included in the decision-making?</li> </ul>	<ul style="list-style-type: none"> <li>• How does this impact people of color?</li> <li>• Are people of color at the table giving input and part of the decision-making?</li> <li>• Who benefits and who is being burdened?</li> <li>• Is there a disparate impact?</li> </ul>	<ul style="list-style-type: none"> <li>• Is it easy for people to participate in environmental activities?</li> <li>• How does this impact people in terms of environmental safety and sustainability?</li> </ul>
Place	<ul style="list-style-type: none"> <li>• What is the history of the place?</li> <li>• What's the impact on the place?</li> <li>• Are we furthering historical disparities?</li> <li>• Are we adding value?</li> </ul>	<ul style="list-style-type: none"> <li>• What geographic areas are impacted?</li> <li>• Whose land are we on?</li> <li>• Are we supporting people in their communities?</li> </ul>	<ul style="list-style-type: none"> <li>• What geographic areas are impacted?</li> <li>• What is the degree of sustainability for each property?</li> </ul>
Partners	<ul style="list-style-type: none"> <li>• How does this empower marginalized communities?</li> <li>• Is there an alignment of values/mission/equity goals?</li> </ul>	<ul style="list-style-type: none"> <li>• Who benefits?</li> <li>• Are companies and firms owned by people of color?</li> <li>• Who's not at the table?</li> <li>• Are they adding a new perspective?</li> </ul>	<ul style="list-style-type: none"> <li>• Do they align with our values/mission/sustainability goals?</li> <li>• Do they add value to environmental sustainability?</li> <li>• Can they make accommodations?</li> </ul>
Process	<ul style="list-style-type: none"> <li>• Who holds the ultimate decision-making authority?</li> <li>• How is the decision being made?</li> <li>• Is it transparent?</li> <li>• Who is being heard? Who is being left behind?</li> </ul>	<ul style="list-style-type: none"> <li>• How are people of color involved in the process?</li> <li>• Where's the proposal coming from?</li> <li>• Who is most impacted by this issue? Are we asking the right questions?</li> <li>• Are the right people at the table?</li> <li>• How do our biases/privileges impact this process?</li> </ul>	<ul style="list-style-type: none"> <li>• What is the impact assessment?</li> <li>• What is our carbon footprint?</li> </ul>

# Affordable Housing Development in 2024

- Received funding awards for 190 homes totaling \$50.4M in total development costs (2 projects)
- Started, continued, or completed construction on 157 homes in 2 counties totaling \$69.7M in total development costs (4 projects)
- Transitioned 379 homes in 5 projects across 4 counties from construction into operations, representing \$148.8M in total development costs

# Equity Lens Applied to Site Selection

- **PEOPLE**

- Input from NHA Resident Advisory Council – what's important to them
- Input from annual resident survey
- Empathetic property review, walk the site and neighborhood

- **PLACES**

- Environmental – noise, safety, air quality... different from EA

- **PARTNERSHIPS**

- Local partner?
- Local culturally-specific organization?
- Invitation from local officials?
- Service providers?

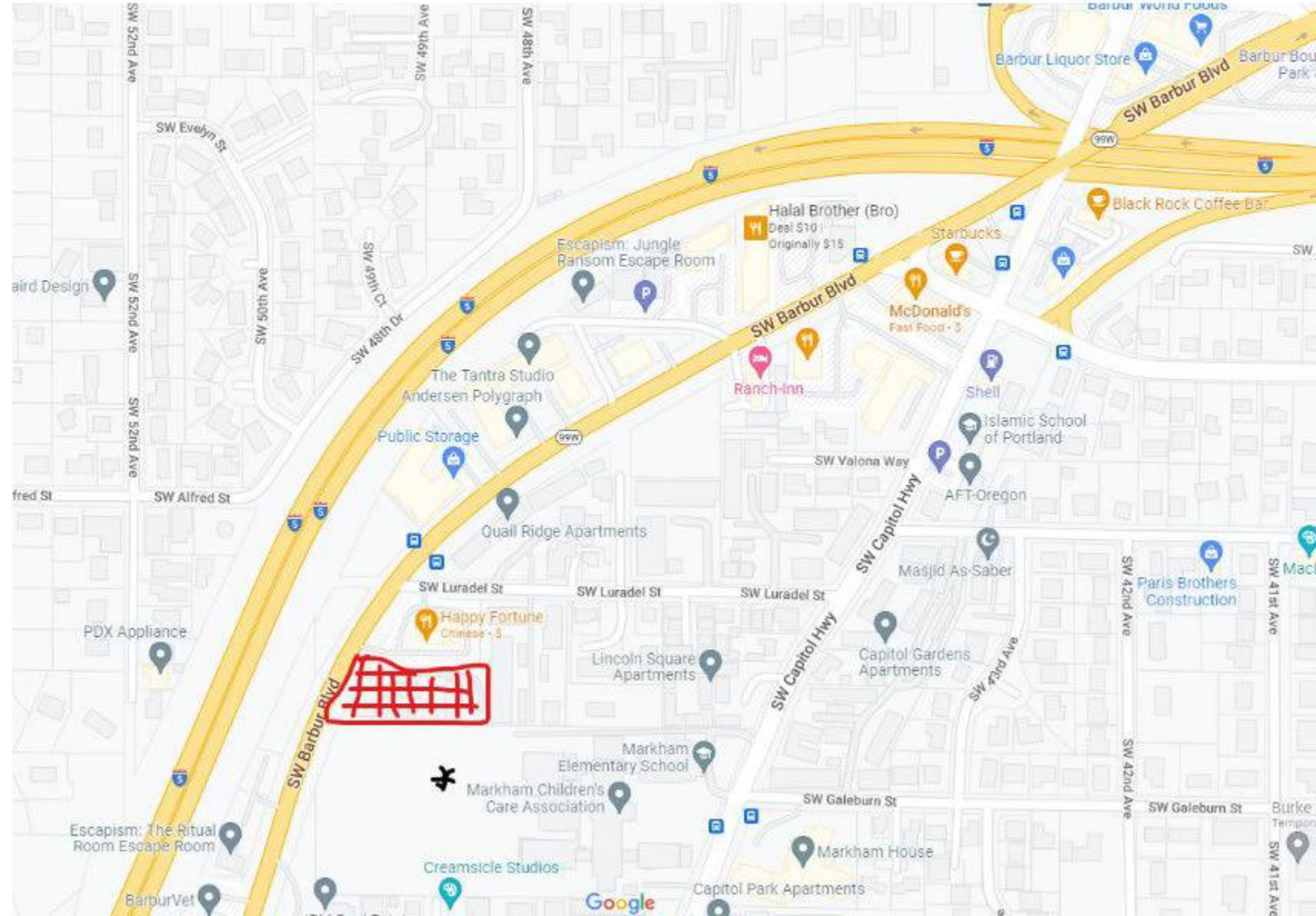
- **PROCESS**

- Consider harmful impact trends we would be perpetuating
- Consider who engaged with
- Assess environmental sustainability

# Metro/Portland Housing Bureau site at SW Barbur Blvd

## NHA Analysis:

- Safety for kids: no sidewalks along Barbur
- No other access
- TOD criteria: limited parking
- Isolation of families and kids

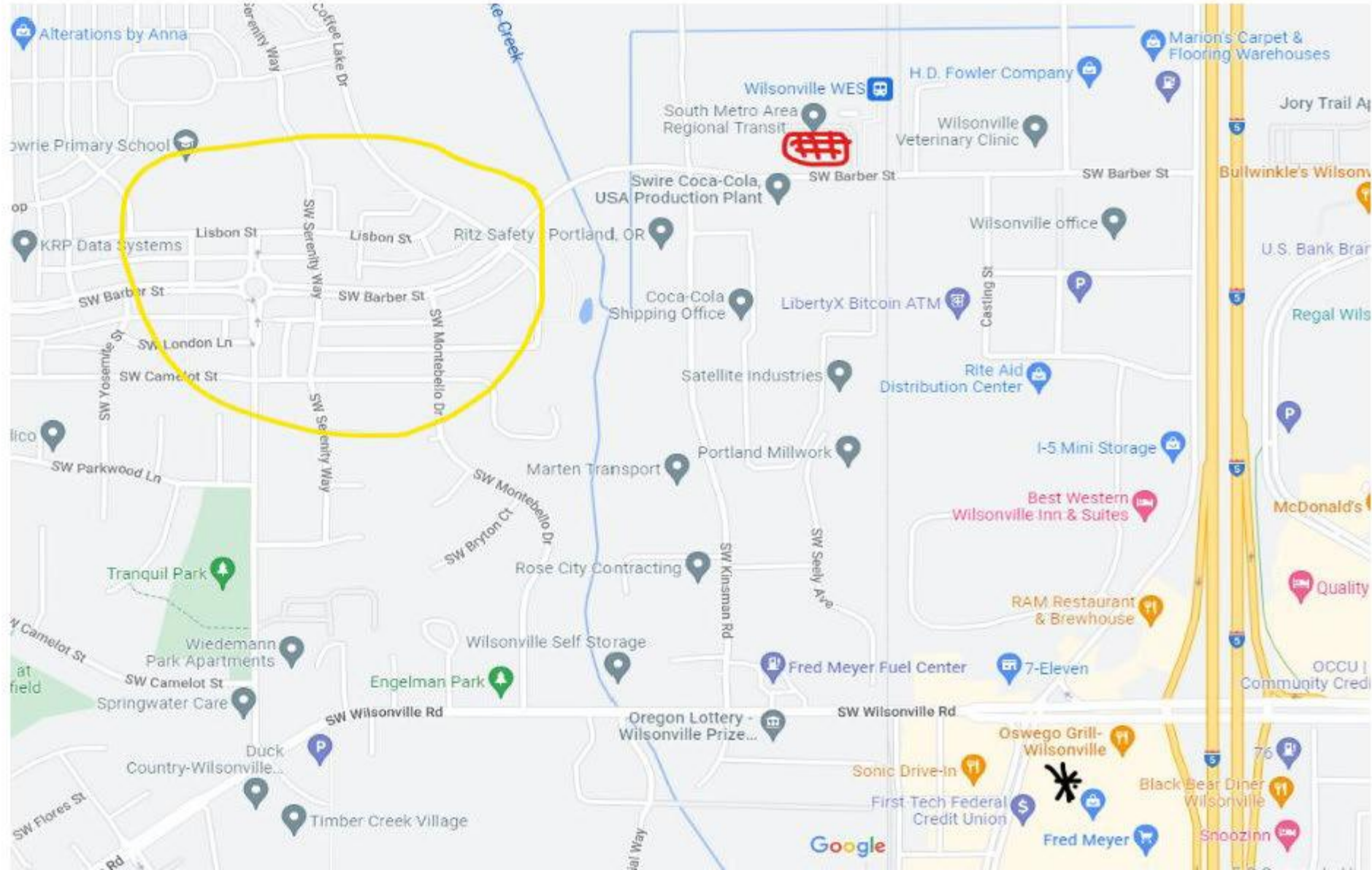


# Wilsonville Transit Center

## NHA

### Analysis:

- Safety for kids
- Noise
- Pollution
- Isolation
- TOD criteria:
  - limited parking
- Isolation of families and kids



## Context:

# Resident Services

- 2,828 service requests completed by Resident Service Coordinators including food assistance, healthcare navigation, and eviction prevention
- 840 food boxes delivered directly to the doors of residents in NHA properties
- 93% of potential evictions were avoided through Resident Services interventions
- Resident Advisory Council provides programmatic input
- Annual resident assessment for housing stability
- Annual resident survey for programming input

## Resident Services Initiatives

### Climate Resiliency

*Works to educate residents about disaster preparedness and prepare for increasingly frequent weather-related emergencies*

- 42 A/C units installed in the homes of vulnerable residents to protect from heat waves
- Emergency preparedness events held at properties across Oregon
- Collaborated with organizations to create disaster plans for NHA properties

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### Supporting Educational Success

*Provides educational supports for students living in 5 of NHA's Portland-area properties*

- Weekly homework clubs offered to nearly 500 students
- 99% of students graduated or moved on to the next grade level
- Expanded program by 50% during the 2024-25 school year

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### Seniors, Health, and Housing

*Keeps seniors stable in their housing through healthcare navigation assistance, community building, and health & wellness education*

- 36 free transit passes distributed to seniors
- 277 community building and wellness events held at properties across Oregon
- 92% of seniors maintained or improved their housing stability

# Components: Supporting Education Success



- ❖ School engagement w/ teachers, counselors, advisors
- ❖ The whole family engages when the student engages – able to work on housing stabilization as well
- ❖ Create a culture of education success through celebrations
- ❖ Host homework clubs and afterschool learning activities
- ❖ Track each student in their advancement year by year
- ❖ Started at 4 properties in Clackamas County during COVID with simple engagement activities
- ❖ Expanded to 4 more properties (8 properties and nearly 500 students) by 2024
- ❖ Goal of success is set to the graduation rate of the corresponding high school
- ❖ Statewide HS graduation rate is 81.8% in 2024; Wilsonville HS at 94.9%
- ❖ The HS graduation rate of students from Autumn Park in Wilsonville and across all programs is 99%!

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# Housing and Education in Ashland

- Increasing Enrollment Committee
- Examples from other school districts and best practices
- Forming a nonprofit to fill a gap
- School District Collaboration

# Sunstone Housing Collaborative

- Community Partnerships
- Community Engagement
- Navigating challenges



# ASHLAND ATTAINABLE HOUSING

ASHLAND SCHOOL DISTRICT | FEBRUARY  
2025



# ASHLAND ATTAINABLE HOUSING PROJECT | FOCUS AREAS



**AFFORDABILITY** | Generate housing attainability to a wide range of area median incomes (“AMI”), including >80% AMI and 80%-120% AMI.

**FAMILIES** | The Project program will encourage homes that support new families in the Ashland Community.

**ACCESSIBILITY** | Leverage best-in-class accessibility practices throughout project programming.

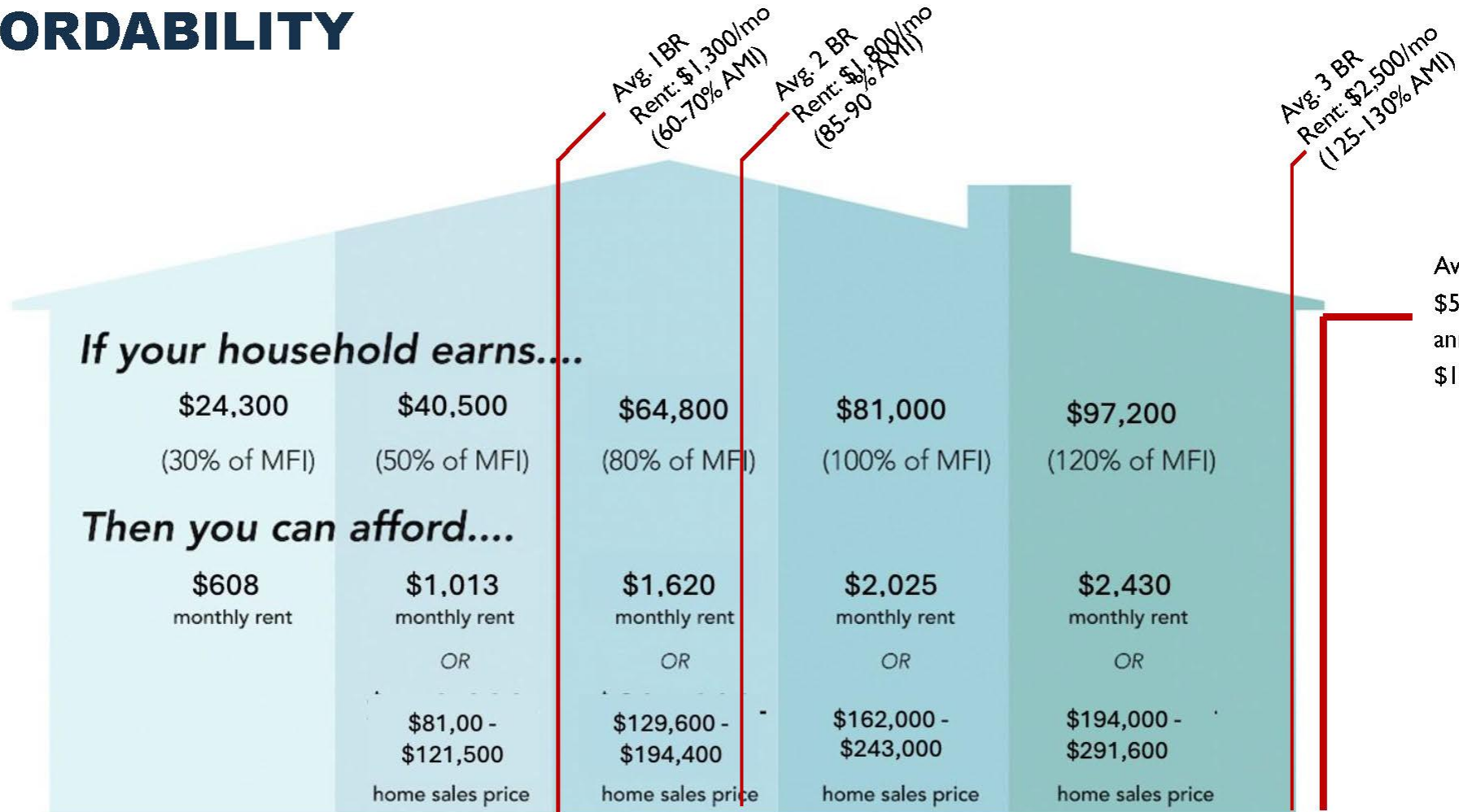
**RESILIENCY/SUSTAINABILITY** | The Project will seek to reflect the best-in-class of environmental design through design practices, materials, and construction methodologies. Furthermore, the project aims to be a resilient development model by addressing the needs of a changing climate.

# ASHLAND ATTAINABLE HOUSING PROJECT | GOALS



- Develop critically needed housing focused on affordability, emphasizing middle-income families, teachers, and other service providers in Ashland.
- Design a project that respects the neighborhood fabric while providing the density required for substantive housing production.
- Create a diverse mix of housing units and types to accommodate a range of residents, from individuals to small families.
- Provide economically attainable housing for a broad mix of low- to middle-income wage earners.

# ASHLAND ATTAINABLE HOUSING PROJECT GOAL | AFFORDABILITY



# ASHLAND ATTAINABLE HOUSING PROJECT GOAL | AFFORDABILITY



## If your household earns....

**\$24,300**

(30% of MFI)

Part-Time Employment (hospitality, food service, retail), Teachers Aid, After Care, Tourism, Recreation, Not-for-profit



**\$40,500**

(50% of MFI)

Educational Admin, Medical Assistants, Community Health Workers, Hotel Management, Store Supervisors, Library Technicians, Theater Staff, IT Support, Skilled Trades Helper



**\$64,800**

(80% of MFI)

Professor, Registered Nurse, Physical Therapist, City Management, Systems Admin, Tourism Management, Financial Advisor, Branch Manager



**\$81,000**

(100% of MFI)

Higher Ed Administration, Nurse Practitioners, Senior Government Positions, Tech Professionals, Business Managers, Sales, Real Estate Professionals



**\$97,200**

(120% of MFI)

Specialist Physicians, Medical Directors, Senior Collegiate Professors, Executives/C-Suite Professionals, Lawyers, Finance



- The average household income of a young family in Southern Oregon is approximately \$50,000-\$65,000/year (approximately 65-80% AMI).
- The average salary for teachers in the Ashland School District is approximately \$40,000 - \$70,000/year (approximately 50%-90% AMI).
- The project will need to serve 50-90% AMI or rent \$1,000-\$1,800/month.



# ASHLAND ATTAINABLE HOUSING PROJECT GOAL 1 | AFFORDABILITY

- Low-Income Housing Tax Credits (LIHTC): Serve those earning an average of 60% AMI. Affordability requirements range from 30 years to more.
- Middle-Income Housing: Bond-financed through the Northwest Community Housing Trust. Affordability held in perpetuity.
- Housing Land Trust: A homeownership model that offsets the cost of housing by placing the land into a long-term trust thereby removing a significant amount of the total housing cost.

# ASHLAND ATTAINABLE HOUSING PROJECT | PRO



# How can Housing Providers and Educators Collaborate?



Thinking beyond traditionally held ideas about roles of community institutions, school districts and developers may come together by:

- Converting underutilized school district land to housing that is attainable for educators and families with children.
- Consulting or partnering with other community organizations to create intentional site-based programming.
- Advocate for legislation that allows explicit resident preferences for school-based housing projects

# How can Housing Providers and Educators Collaborate?



Thinking beyond traditionally held ideas about separation of housers and educators:

- Strengthen advocacy through strategic partnerships
- Schools as a taxpayer resource that should be utilized: Don't just think commercial corridors, think education corridors.
- Safe routes to schools by dense, pedestrian friendly zoning
- Development targeting by OHCS and other agencies to include school performance and attendance considerations
- State as a housing/comprehensive plan goal to have accessible and affordable housing in walking distance to every school