

Argyle Village Proposal

In partnership with the City of Portland, Catholic Charities, and the Joint Office of Homeless Services

Program Description

The residency model consists of 14 female residents residing on a transitional basis in a village-style community that includes self-governance by the residents as well as oversight and ongoing support from a contracted non-profit. The residents will sleep in micro-housing sleeping pods, designed by local architecture firms, and have access to sanitation and cooking facilities, as well as continued social service and permanent housing placement support. The model will be similar to OpportUNITY Village in Eugene. The strong leadership and organizational capacity of a managing partner such as Catholic Charities fills a gap in the existing village model in our community and creates the opportunity to ensure a quality living environment in the Village, access to necessary transition services for the residents, and effective ongoing partnership with the community, the City of Portland, and the Joint Office of Homeless Services.

Catholic Charities will provide support for this initiative in three important ways:

- 1) From its Housing Transitions program, offer housing placement, case management; linkages to services; and job preparedness to residents of the village.
- 2) Dedicate staff to support the organization of self-governance of the village, and provide a daily on-site presence.
- 3) Contract with the City/County to provide site-specific infrastructure such as sanitation, lighting, fencing, etc.

Core Principles

- Housing first – a focus on moving residents into permanent housing as quickly as possible while providing voluntary support services to the residents
- Transition into permanent housing – the village provides a temporary and transitional housing opportunity for women finding permanent housing solutions
- Support services – connecting the residents to the appropriate services that they want and need
- Self-governance – the village residents will participate in mutual support and community development that is governed internally with the support of Catholic Charities
- Safety and Security – ensure the village residents have a safe place to sleep and create community, and a secure place for their personal belonging
- Health – ensure property sanitation, fresh water and cooking environment for the village; and link resident to appropriate health providers
- Community participation and healing – bringing together individuals without other housing options provides a new opportunity for reintegration and community building among residents and the neighborhood
- Good Neighbors – the community of women and the participating organizations will be good neighbors and intend to participate and support the continued neighborhood development

Goals

- Create a sense of community between residents and the neighborhood
- Provide temporary transitional housing to 14 women
- Support and develop the infrastructure for successful replication within other areas of Portland

Location and Timeline

- Location: 2221 N Argyle St – The fenced empty lot
- Proposed timeline for 1-year Pilot:
 - Programmatic and site planning: December 2016 – February 2017
 - Initial program check-in: January 2017
 - Proposed move-in: February 2017
 - Second check-in with Kenton Neighborhood: February 2017

Site Map – 2221 N Argyle St



Example Pod

S.A.F.E. POD (SANCTUARY AND ACCEPTANCE FOR EVERYONE)

PARTNERS ON DWELLING INITIATIVE



DESIGN TEAM

SCOTT MOONEY, BETHANY GELBRICH, JOSH ORONA, WHITNEY RANSON, ZOE SADORF, (SRG) DAVID FOSADA (PSU)

BUILD TEAM

DESIGN TEAM + KORY RAY (HSW) AND HOWARD S. WRIGHT CREW

POD DIMENSIONS

8'x12' FOOTPRINT; 9'-11" MAX. OUTER DIMENSION

PROJECT DESCRIPTION

This POD uses shallow, triangular wood-framed trusses and standard sized 4x8 insulated sheathing panels to create a modular "kit of parts" that can be assembled in a variety of configurations. The wood trusses are flipped on their end to create wall panels that project outward with an additional "elbow room" for built-in shelves and furniture. The gable roof maximizes headroom within the height limit and exposes the structural framing.

The 8'x12' platform management provides an 8'x8' living area and a 4'x8' semi-enclosed, covered porch for a "mudroom." A window in the end wall and a sliding glass door at the entry porch provide daylight and a connection to the outdoors. The porch provides shelves for storage or room to hang a bike. Alternatively, the sliding door could be located at the end wall of the porch for a completely enclosed 8'x12' volume - the wall, roof, and floor panels are all insulated to accommodate either arrangement. The roof is completed with a self-adhering TPO membrane that simplifies installation and maximizes performance.

PROJECT NOTABLE FEATURES

The wall panels use Huber Zipwall R-panels that combine sheathing, shear wall, air barrier, water barrier and R-12 insulation all in one product. This simplifies construction and provides a high-performing wall assembly with minimal cost.

A clerestory window band along the top of the sidewalls brings in additional light. The fluted polycarbonate greenhouse panels used here also provide a lightweight cladding material assembled with an air and drainage gap to provide the added durability of a rain screen. The exterior could also be clad in a variety of siding materials.

CONSTRUCTION PROCESS

The roof trusses and panels are standardized to streamline production, minimize cutting, and provide multiple design options with the same kit of parts. Trusses and panels can be cut and partially pre-assembled to provide quick assembly once needed. The POD is intentionally lightweight to allow mobility with a forklift. The POD foundation of precast pier and wood posts can be customized to a site's unique slope.



POD ORGANIZATION + COMMUNITY

SITE CONFIGURATIONS



TRUSS WALL MODULES



KIT OF PARTS

- 1 WALL PANELS: HUBER ZIP SYSTEM R-SHEATHING, 4'X8'X2.5" PANELS (R-12 MIN)
- 2 MISC FRAMING: CEDAR 2"x4" FRAMING AT WALLS, PRESSURE TREATED 2"x6" AT FOUNDATION
- 3 FLOOR AND ROOF DECKING: 4'x8'3/4" MARINE GRADE PLYWOOD
- 4 RAINGREEN: 4'x8' 10MM DURALIGHT POLYCARBONATE PANELS
- 5 CLERESTORY: 4'x8' 10MM DURALIGHT POLYCARBONATE PANELS
- 6 WALL FRAMING: CEDAR 2"x4" GABLE TRUSSES
- 7 CEDAR 2"x4" GABLE TRUSSES
- 8 1X FURRING STRIPS
- 9 VINYL DOOR AND SLIDING WINDOW
- 10 ROOF ASSEMBLY: SELF-ADHERED TPO MEMBRANE W/ RIGID FOAM INSULATION (R-21 MIN) BETWEEN 3/4" MARINE GRADE PLYWOOD W/ INTEGRAL GUTTER
- 11 FOUNDATION PIERS: CONCRETE PIER W/ METAL BRACKET
- 12 4X6 FLOOR BEAMS

POD CONSTRUCTION

