



## **N/NE Community Development Initiative ICURA Subcommittee Meeting #1 – September 12, 2017**

Billy Webb Elks Lodge ~ 6 N Tillamook St. ~ 6:00 p.m.

**Members present:** Vicki Guinn, Jennifer Huang, Dorcie Johnson, Leesha Posey, Chonitia Smith, Karis Stoudamire-Phillips

**Members not present:** Shannon Olive

**Prosper Portland Staff Present:** Bobby Lee, Tory Campbell, Kimberly Moreland, Lisa Abuaf, Justin Douglas, Yvonne Lu

### **Summary of Action Items:**

- Tory Campbell facilitated the ICURA Subcommittee meeting, and shared a PowerPoint presentation covering the URA amendment process, and lead a discussion on the proposed amendment to include the Hill Block property into the ICURA, which is connected to the Collaborative Project with Legacy Health, City of Portland, and Prosper Portland
  - Emphasis was placed on this first meeting as being mostly informational, detailing the subcommittee's responsibilities, and that there would be no vote, but a summarization of the decisions that will need to be made in future meetings
  - The PowerPoint that was presented will be shared with the subcommittee, as well as on the Prosper Portland website
- Kim Moreland requested that a member of the ICURA Subcommittee volunteer to report out a summary, as well as key considerations, to the Oversight Committee (OSC) at the next larger OSC meeting
  - Jennifer Huang volunteered to report out at the next OSC meeting
- Justin Douglas, Policy, Research & Compliance Manager at Prosper Portland, gave a brief overview of the URA amendment process, as well as opportunities for the expansion of the URA. Justin clarified what constitutes a major or minor amendment and their relationships to the inclusion of land for the development of public buildings.
  - Major takeaways from the overview:
    - Inclusion of the amendment does not guarantee funding
    - Properties do not necessarily have to be adjacent in order to be considered
    - Inclusion should be evaluated by consistency with the goals set forward by the original plan
  - A document to be provided in a separate document, which will include an excerpt regarding changes or amendments in the plan, taken directly from: <http://prosperportland.us/wp-content/uploads/2016/07/Interstate-Corridor-Expansion-Exhibit-B-Amended-and-Restated-Interstate-Corridor-Plan.pdf>
  - The original ICURA adopted in 2000 can be found here: <http://prosperportland.us/wp-content/uploads/2016/07/Interstate-URA-plan.pdf>
- Kim Moreland discussed the second phase of the ICURA amendments to include additional properties and areas such as the N. Fessenden commercial corridor, single family homes adjacent to the boundary and new affordable and mixed-income homeownership opportunities.
- A concern for some of the subcommittee members was one of transparency, specifically regarding the Hill Block collaborative project having been decided upon from the top down, versus the bottom up. There is an emotional and historical component to the discussion when addressing the Hill Block property.
- There was a discussion into the idea of "who is the community?" One of the concerns being that the opinions of members of the community are starting to differ, and with the community being so expansive, it is becoming difficult to manage the groups at large.
- Members of the subcommittee received clarification around the TIF dollars that PHB receives versus the TIF dollars that Prosper Portland receives, and the importance of the inclusion of the Hill Block property into the URA in order for affordable housing to be built at the site.

- Some overall questions and comments posed by members of the subcommittee were:
  - What will Legacy health do with the space, and what are their intentions for the site? How much acreage will they utilize?
  - If the Hill Block property is included, what percentage of the remaining ICURA funds will go towards housing?
  - If the Hill Block property is not added, then how will housing get their affordable housing built?
  - Could the ICURA subcommittee get more clarity on what role the members would play in the ICURA expansion proposal process?
  - A suggestion was made to talk to community partners, then have them talk to their communities and come back with their input.
  - The community should not be the last to hear about major changes to the ICURA or be surprised by what is happening in their own neighborhood or on their behalf.
  - How did the partnership between Legacy Health, Prosper Portland and City of Portland come to be?
  - It would be beneficial for representatives from the Mayor's office, Prosper Portland and Legacy Health to present their intentions in an open forum to all members of the community. The community could then help inform the process and become partners in providing valuable information.
- Some overall questions and comments posed by members of the community were:
  - When deciding whether to include any particular property into the ICURA, we should consider carefully the goals that were previously established in the original ICURA plans. Many of those goals included creating affordable housing, places for affordable community-based businesses to grow, and encouraging wealth creation through homeownership. From what we have heard so far, the Hillblock property could potentially include those values.
- The next ICURA Expansion Subcommittee is planned for Monday, October 2<sup>nd</sup> from 6-7:30pm at the North Portland Library, 512 N Killingsworth St, 97217.

**Meeting adjourned at 7:45pm.**