

DRAFT STATEMENT OF INTENT

Background/Agreement

Legacy Health, Prosper Portland and City of Portland have jointly agreed to support a collaborative effort that will lead to a community-desired project on the 1.7-acre block bordered by North Russell, North Williams, North Vancouver and Knott Streets (the Hill Block).

Legacy Health, Prosper Portland, and the City of Portland agree that the development will benefit, support and honor Portland's African-American community and further Legacy Health's mission of promoting health and wellness for children and families.

A Project Working Group (PWG) will be established through this collaboration with the objective of creating a transparent process and community-driven outcomes.

This Statement of Intent outlines elements of the collaboration so that the parties can work productively toward due diligence, documentation, and implementing the collaboration. This Statement of Intent is non-binding and none of the parties will have any legally binding obligations to any other unless and until the applicable parties enter into Definitive Agreements regarding the collaboration.

Roles/Responsibilities

The PWG will:

- Define and drive a transparent, community-centered process;
- Direct the visioning and community engagement processes;
- Select the developer/development team and programming of the project;
- Coordinate efforts with the N/NE CDI Oversight Committee and the N/NE Housing Strategy Committee; and
- Operate according to its signed Charter as attached.

Legacy Health will:

- Participate in the community-led process with ex-officio voting representation on the PWG in order to ensure the Legacy Health Board is involved in assessing and determining the PWG priorities;
- Assist the PWG in making funding requests;
- Solicit input from PWG on Legacy owned medical facilities of up to 35,000 square feet to be included as part of development project;
- Directly fund construction of any Legacy Health-owned medical facility on the site; and
- Convey the Hill Block for no consideration to the body selected by the Project Working Group to implement a project that supports and honors Portland's African-American community, a priority of the Legacy Health Board.

The **Office of the Mayor** will:

- Convene the PWG ;
- Secure initial General Fund resources to support its creation;

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- Act as sponsor and supporter of PWG recommendations to the Portland City Council;
- Facilitate interaction with City agencies and processes related to permitting and development; and
- Participate in the community-led process to ensure the Mayor is apprised of the PWG priorities and that Portland Housing Bureau and Prosper Portland have and are providing sufficient support as defined by PWG.

The Portland Housing Bureau will:

- Participate in the community-led process as technical support on matters of community engagement and affordable housing;
- Coordinate efforts between the N/NE Housing Strategy Committee and the PWG;
- Provide technical information or act as a resource for PWG regarding other financial resources for affordable housing development; and
- Facilitate consideration/investment of affordable housing set-aside Tax Increment Finance resources and other affordable housing financial tools if the Hill Block is included in the Interstate Corridor Urban Renewal Area.

Prosper Portland will:

- Participate in the community-led process in order to ensure that the community is driving the process and creates desired outcomes;
- Act as the steward of public funds dedicated to the support of the PWG;
- Provide staffing to coordinate the PWG at least through development of the Charter – and then as the PWG determines;
- Support the community-led process to support and honor Portland's African-American community as technical support on matters of project management, commercial and mixed-use development;
- Coordinate efforts between the N/NE CDI Oversight Committee and the Project Working Group;
- Provide technical information or act as a resource for PWG regarding other financial resources for commercial development; and
- Facilitate consideration/investment of non-set aside Tax Increment Finance resources if the Hill Block is included in the Interstate Corridor Urban Renewal Area.

The Project Working Group Facilitator will:

- Facilitate PWG meetings;
- Support PWG as defined in the Charter (to be defined & attached).

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PWG Chair

PWG Facilitator

Legacy Health

Office of Mayor Wheeler

Portland Housing Bureau

Prosper Portland