



PROSPER
PORTLAND

Building an Equitable Economy

**N/NE Community Development Initiative URA Amendment Subcommittee –
September 12, 2017**

AGENDA

Welcome & Role of Subcommittee

Tory Campbell, Prosper Portland

Urban Renewal Area Amendment Process

Justin Douglas, Prosper Portland

Interstate URA Amendments Q&A

Kim Moreland, Prosper Portland

Hill Block Q&A

Pamela Weatherspoon, Legacy Health

Tory Campbell, Prosper Portland

SUBCOMMITTEE ROLE

- Choose a subcommittee member to report back to the larger N/NE CDI Oversight Committee group
- Dig deeper into opportunities for expansion of the URA
- Provide feedback to the N/NE CDI Oversight Committee on key considerations regarding Interstate URA expansion

WHAT WE HEARD

- Don't rush – what is the most impactful decision that can be made for the Hill Block site?
- What happens if the site isn't included in the URA?
- Why should this amendment take priority over other URA amendments?
- How will we address the potential ripple effects that could arise from the Hill Block project?
- How does the Oversight Committee engage with the community process and the Project Working Group?

DON'T RUSH – GATHER INPUT

- N/NE CDI URA Amendment Subcommittee Sept. 12
- N/NE Housing Strategy Oversight Committee Sept. 14
- URA Amendment Subcommittee follow up
(TBD) *late September
or early Oct.*
- N/NE CDI Oversight Committee meeting October 5 or 12
- Prosper Portland Board meetings October 25
November 8
- Discussions with individual community members Ongoing

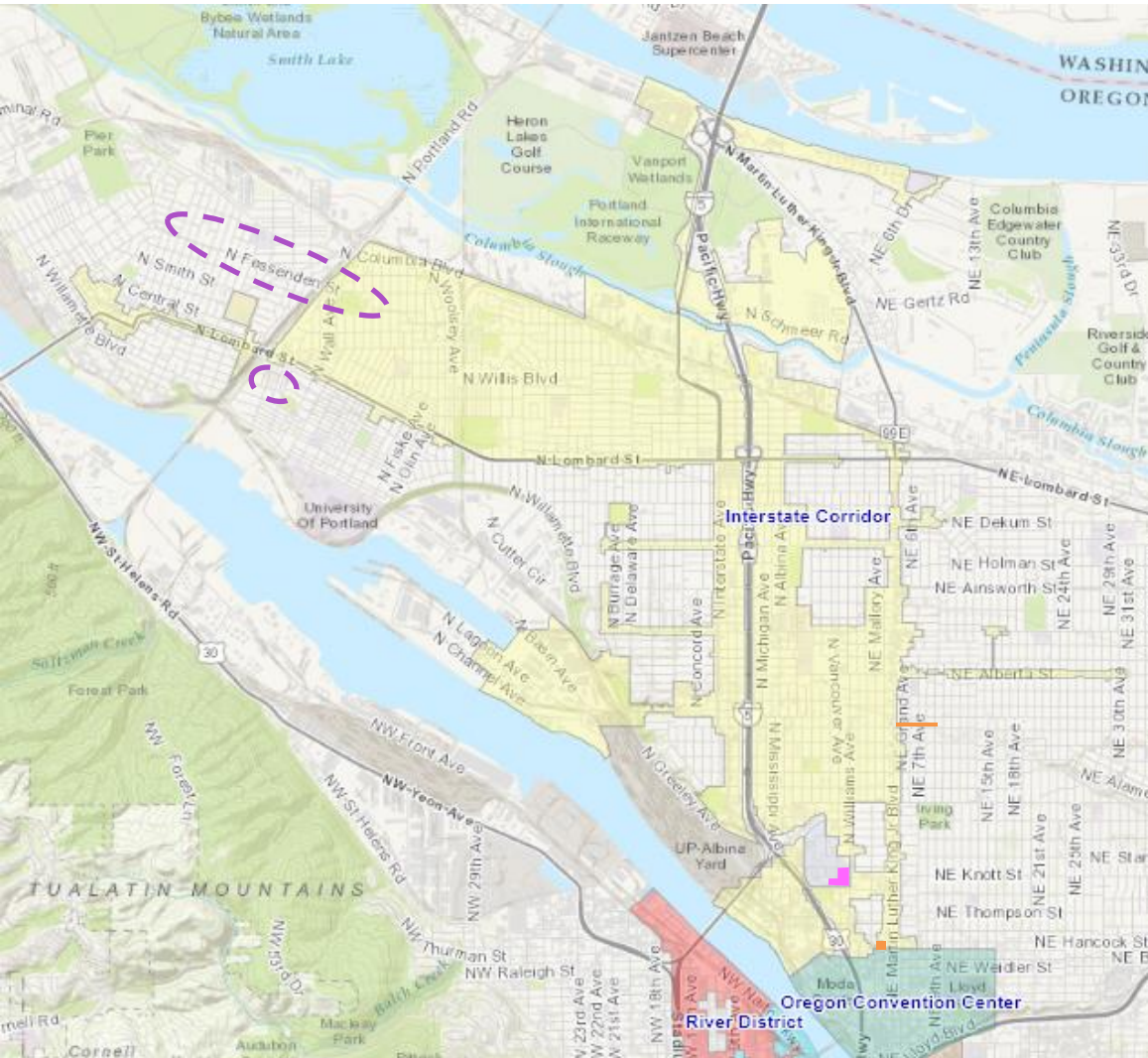
URA AMENDMENT PROCESS

- Urban Renewal Area plans define how to amend the URA boundaries.
- The Interstate URA Plan defines two kinds of amendment processes.
 - Minor changes (e.g. adding <1% of the existing URA area) can be approved by the Prosper Portland Commission.
 - Major changes (e.g. adding land >1% of the existing URA) require significant public notice and approval by the Portland City Council.

WHAT HAPPENS IF THE SITE IS OR IS NOT AMENDED INTO THE URA?

- The Hill Block site (N. Russell and Williams) is not currently within the URA
- Amending the URA does not commit any Interstate URA TIF to the project
- If the URA is amended to include the site, any TIF would have to be supported by the respective Oversight Committees and align with existing plans:
 - N/NE Housing Strategy
 - N/NE Community Development Initiative Action Plan
- If the URA is not amended, no TIF funds are available to support the community outreach & process, project staffing by the City, or community programming desired as part of development
- Any development on the site would be strongly influenced by market forces

WHY IS THIS AMENDMENT TAKING PRIORITY OVER OTHER AMENDMENTS?



■ Timms and Allen Temple CME properties. Recommended for amendment by Oversight Subcommittee and approved by Prosper Portland Board

■ Hill Block property. Under discussion by Oversight Subcommittee for Prosper Portland Board consideration

⋮ Additional properties/areas under discussion:

- N Fessenden Corridor
- Affordable and mixed income new home ownership opportunities
- Multiple single family homes occupied since before 2000 & adjacent to URA boundary

HILL BLOCK



WHAT DO WE KNOW TODAY?

- Prosper Portland, City of Portland and Legacy Health have agreed to work together and with the community to redevelop 1.7 acres site currently owned by Legacy Health.
- Shared values – the development will:
 - Benefit, support and honor Portland’s African American community
 - Further Legacy Health’s mission of promoting health and wellness
- Legacy Health will contribute property to the development project and will pay for any portion of the development that supports their facility needs

PROPOSED PROCESS

- Implement a transparent and community-centered process with significant community engagement.
- Establish a Project Working Group to oversee entire community engagement and development process
 - Membership (*~15 people*)
 - Community leaders
 - Prosper Portland's N/NE Community Development Initiative Oversight Committee representation
 - Portland Housing Bureau's N/NE Housing Strategy Oversight Committee representation
 - Legacy Emanuel Community Partnership Committee representation
 - Mayor, Prosper Portland, and Legacy to jointly nominate PWG with input from community partners
 - Identify vision and process for development
 - Lead community discussions & forums

WHAT WILL BE DEFINED THROUGH THE PROCESS?

- Development process & program
 - Land use zoning allows for 222,000+ developable square feet and a wide range of uses.
 - Examples of ideas that have previously been suggested include:
 - Affordable and workforce housing for seniors and families
 - Community gathering spaces
 - Cultural business hub
 - Open space
 - Community health center
 - Retail spaces and other community-desired amenities
- Community benefits and priorities
 - Including tools to address the potential ripple effect of displacement & gentrification that could arise from the project

PROPOSED NEXT STEPS – thru WINTER 2017

- Prosper Portland Board to hear recommendation from N/NE CDI Oversight Committee to include site in the URA or not
- Establish Project Working Group (PWG) to start to define community process
- Compile & summarize previous community input and analysis
- PWG hosts initial community forum

SUBCOMMITTEE NEXT STEPS

- Subcommittee member to report back to the larger N/NE CDI Oversight Committee group?
- Summarize key questions/issues regarding Hill Project and expansion of the URA
 - Additional information, analysis, or outreach to identify key questions/issues?
 - Need/desire for follow up Subcommittee meeting or discussion?
- Prepare for N/NE CDI Oversight Committee report out in October

BUILD ON INPUT TO DATE

Legacy Emanuel Community Partnership Committee

Committee formed since Emanuel Reconciliation Project in 2012. Made following recommendations:

- A commitment for Legacy Emanuel to engage and strengthen communication with the surrounding NE community, specially the African American community.
- Solicit information from the African American community *before* development of the vacant land.
- Any development of the land should include creating wealth – should involve African American businesses (minority contractors, local businesses, etc.)
- Focus on building affordable housing on the land
- Honor the history in a way that provides permanent acknowledgement of the events and is accessible to the entire community.