



PROSPER
PORTLAND

Building an Equitable Economy

**N/NE Community Development Initiative URA Amendment Subcommittee –
October 2, 2017**

AGENDA

Welcome

Tory Campbell, Prosper Portland

Check in/Follow Up

Dr. Steven Holt

Hill Block Discussion

Tory Campbell, Prosper Portland

Vicki Guinn, Legacy Health

Next Steps

Dr. Steven Holt

ROLES & RESPONSIBILITIES

- Recommendation
 - Summary of URA amendment key considerations from Subcommittee to N/NE CDI Oversight Committee
 - Volunteer URA Amendment Subcommittee spokesperson, Jennifer Huang
 - N/NE CDI Oversight Committee recommends to the Prosper Portland Board
 - Prosper Portland Board decides on minor amendments to the Interstate Corridor URA Plan
 - Per Charter, N/NE CDI Oversight Committee recommendations should represent a broad base of collective wisdom about what will best serve our City.
 - The Committee will work by consensus in making decisions or in developing recommendations. If consensus is not possible, the committee will allow for a simple majority vote by verbal assent to provide the basis for a decision.
- Input
 - Community process and next steps on Hill Block project

MEETING OUTCOMES

- Summarize ICURA amendment discussion
 - Additional information, analysis, or outreach to identify key questions/issues?
 - Additional Subcommittee meeting or discussion?
 - Report out for N/NE CDI Oversight Committee on Thursday, October 5
- Input on proposed Hill Block project process
 - What would make the Project Working Group and related community outreach successful?

HILL BLOCK



BACKGROUND

- Legacy Emanuel properties identified by numerous committees and community discussions as an important N/NE site for a community based and benefitting project
- 2016 – January 2017: Prosper Portland develops the N/NE Community Development Initiative (N/NE CDI) Action Plan with significant community input:
 - Action Plan identifies priorities to guide investment of \$32 million in non-housing set aside Tax Increment Financing
 - During outreach, community members identify various properties adjacent to the Interstate Corridor URA (ICURA) for potential inclusion in the ICURA, including the Legacy Emanuel property
- May 2017: The N/NE CDI Oversight Committee convenes to review, advise and monitor TIF investments according to the N/NE CDI priorities
- Spring – Summer 2017: Following the adoption of the N/NE CDI and related community input, PDC (now Prosper Portland) obtains the original conveyance deed of the Legacy Emanuel property to better understand the history of the site
- August 2017: Prosper Portland, City of Portland, and Legacy Health announce a collaborative project to develop a long-vacant parcel of Legacy Health land with development to be defined through a community led process

FAQs & CLARIFICATIONS

- The Hill Block site (N. Russell and Williams) is owned by Legacy Health and is not currently within the ICURA
- As part of a collaborative project, Legacy Health will participate in the community led process; directly fund any medical facilities to be included as part of redevelopment; and contribute the Hill Block site to the project.
- Amending the URA does not commit any Interstate URA TIF to the project
- 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.
- 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

PROCESS TO DATE

- N/NE CDI URA Amendment Subcommittee Sept. 12
- N/NE Housing Strategy Oversight Committee Sept. 14
- N/NE CDI URA Amendment Subcommittee Oct. 2
- N/NE CDI Oversight Committee meeting Oct. 5
- Prosper Portland Board meetings Oct. 25, Nov. 8
- Discussions with community members
 - *Individual discussions* Ongoing
 - *Portland African American Leadership Forum* Sept. 25
 - *Legacy Emanuel Community Partnership Committee* Oct. 5

WHAT WE'VE HEARD – PRIORITY OUTCOMES

- Robust community engagement
 - African American community feels like voices have been heard
 - Fully transparent process
 - The next generation plays an integral part
- Development is directed by community identified values and priorities
- Ownership and ongoing investment goes back into the African American community
 - Restorative justice
- The community benefits
 - An economic driver/hub for the community
 - A holistic project (inc. art & cultural space integrated into project not just as an afterthought)

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

	Site is within the ICURA	Site is not within the ICURA
Community process	Project Working Group led community outreach Process can be funded with TIF	Developer(s)* led & funded community outreach
Predevelopment activities <i>(design, programming)</i>	Project Working Group led Activities can be funded with TIF	Developer(s)* led & funded
Affordable housing	ICURA set aside TIF resources available with support of N/NE Housing Strategy Oversight Committee	Limited or no resources available <i>(Low Income Housing Tax Credits; bond allocation or Construction Excise Tax with support of PHB and PHB's Bond Oversight Committee)</i>
Economic development	ICURA non set aside TIF resources available with support of N/NE CDI Oversight Committee	Limited or no resources available <i>(foundation grants; competitive General Funds with support of City)</i>
Land transfer	From Legacy Health to developer(s)* within a community benefit agreement framework	From Legacy Health to developer(s)*

* Developer(s) could include community based development entities and/or Community Development Corporations.

WHAT WILL BE DEFINED THROUGH THE PROCESS?

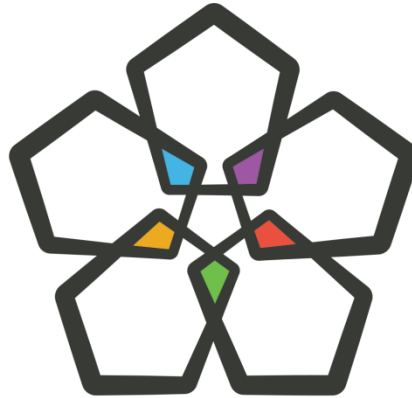
- Development process & program
 - Land use zoning allows for 222,000+ developable square feet and a wide range of uses.
 - Examples of ideas that have previously been suggested include:
 - Affordable and workforce housing for seniors and families
 - Community gathering spaces
 - Cultural business hub
 - 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 PROCESS

- Implement a transparent and community-centered process.
- Establish a Project Working Group to oversee entire community engagement and development process
 - Expertise
 - Community engagement
 - Construction
 - Mixed use development
 - Affordable housing
 - Retail/commercial tenancing
 - Small business ownership
 - Displaced community member(s)
 - Public health
 - Arts & humanities
 - Education
 - Membership (*~15 members*)
 - 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

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