DATE: June 28, 2017
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 17-28
Update on Fiscal Year 2016-17 Community Livability Grant Awards in the Interstate Corridor Urban Renewal Area and Approving a Grant to St. Andrew and All Souls Episcopal Church in Support of the Portland Abbey

BOARD ACTION REQUESTED
Adopt Resolution No. 7243

ACTION DESCRIPTION
At the June 28, 2017 Prosper Portland Board of Commissioners (Board) meeting, staff will provide an update on the fiscal year (FY) 2016-17 Community Livability Grant (CLG) award recipients in the Interstate Corridor Urban Renewal Area (URA) (see a list of recipients in Attachment A). While all of the CLG grants awards are within the executive director’s signature authority, staff will request that that the Prosper Portland Board approve a CLG grant award to St. Andrew and All Souls Episcopal Church in support the Portland Abbey, a community facility serving the entire North Portland community.

BACKGROUND AND CONTEXT
The CLG program supports community-based organizations whose projects foster vibrant and healthy neighborhoods and improve the prosperity of residents and businesses. At the March 8, 2017 Prosper Portland Board meeting, staff provided an update on the FY 2016-17 CLG award recipients in the Lents Town Center, Gateway Regional Center, and Central Eastside URAs, and in the Old/Town Chinatown neighborhoods.

The CLG process for applicants within the Interstate Corridor URA has been on a different schedule, as it was launched to align with the goals of the North/Northeast (N/NE) Community Development Initiative, which was endorsed by both the Prosper Portland Board and City Council in January 2017.

On May 16, 2017 an evaluation team comprised of Prosper Portland staff and four members of the N/NE Community Development Initiative Oversight Committee reviewed the eleven proposals and recommended funding for eight projects totaling $300,000.

One of the evaluation team recommendations is a $40,000 award to St. Andrew and All Souls Episcopal Church in support of the Portland Abbey Arts project, which serves all north Portland residents, regardless of religious affiliation, with quality intercultural arts, culture, educational, civic, and community building programs for all ages. The proposed Prosper Portland funding will be used to improve accessibility add an Americans with Disabilities Act-compliant restroom at the Portland Abbey.
building (7600 N. Hereford Avenue) to support Portland Abbey Arts’ community services in North Portland.

This matter would normally not need to come to the Prosper Portland Board for approval, as it is within the Executive Director’s delegated authority. However, after the N/NE Community Development Initiative Oversight Committee recommended approval of the grant awards, the Executive Director’s father, a retired minister, was asked by Episcopal Bishop Michael Hanley of the Diocese of Oregon to serve as a Sunday supply priest and to provide pastoral services to members of the congregation for the next several months beginning on June 25, 2017. To avoid any appearance of conflict, the Executive Director has asked to be removed from the decision-making process on this grant award, and has asked the Prosper Portland Board to decide whether to approve the grant award.

For details on all eight organizations’ projects, see Attachment A.

COMMUNITY AND PUBLIC BENEFIT

The CLG program funds organizations whose projects improve access to jobs and workforce development services, support wealth creation opportunities for small business owners, honor and enhance the neighborhood’s cultural diversity and history, and deliver an asset to the community tailored to its priorities and opportunities.

The FY 2016-17 Interstate Corridor URA CLG award recipients will invest in projects that honor the area’s culture and history, provide greater accessibility to community centers, improve business and marketing services for local micro-enterprises, and increase community space to accommodate Portland’s first African-American museum. Portland Abbey Arts’ programs serve North Portland residents who are low-income, people of color, LGBTQ youth, physically disabled, and those who face food insecurity. Portland’s Abbey Oregon Food Bank serves over 900 North Portland residents with critical food assistance. Neighbors utilize Portland Abbey facilities for community and family events and children from New Columbia and Caesar Chavez School take part in Portland Abbey Arts’ youth arts, culture, and empowerment programs.

The eight grants will leverage more than $1.1 million in private investment and other funds along with hundreds of hours of volunteer labor.

PUBLIC PARTICIPATION AND FEEDBACK

The evaluation team was comprised of a subcommittee of the N/NE Community Development Initiative Oversight Committee. Their participation ensured that the proposals that were recommended to receive funding reflect the priorities of the N/NE Community Development Initiative Action Plan.

BUDGET AND FINANCIAL INFORMATION

There are sufficient resources in the Interstate Corridor URA fiscal year (FY) 2016-17 budget for the CLG award recipients (see Attachment B).

RISK ASSESSMENT

Staff is not aware of any risks associated with approval of this grant award.

ALTERNATIVE ACTIONS

The Prosper Portland Board could choose not to authorize the CLG award St. Andrew and All Souls Episcopal Church.
ATTACHMENTS

A. Interstate Corridor URA FY2016-17 Recommended CLG Awards
B. Interstate Corridor URA Fund Budget
## Interstate Corridor URA FY2016-17 Recommended CLG Awards

<table>
<thead>
<tr>
<th>Applicant Organization</th>
<th>Project Name and Description</th>
<th>Grant Request</th>
<th>Committee Recommended Award</th>
<th>Total Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro Enterprise Services of Oregon (MESO)</td>
<td>MESO Business Campus. Funding to optimize MESO owned properties to support a Business, Marketing and Sales Training Center, the Child Care Improvement Project, and staff offices.</td>
<td>$216,645</td>
<td>$75,000</td>
<td>$290,645</td>
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<tr>
<td>Vancouver Avenue First Baptist Church</td>
<td>Building Expansion. Expand building square footage from 6,000 to 10,000 square feet to expand non-religious programming including space for Portland’s first permanent African American Museum</td>
<td>$150,000</td>
<td>$62,500</td>
<td>$262,200</td>
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<tr>
<td>Billy Webb Elks Lodge</td>
<td>Kitchen Upgrade and Signage. Support for major kitchen upgrade to accommodate events and for external signage.</td>
<td>$145,000</td>
<td>$62,500</td>
<td>$155,000</td>
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<tr>
<td>St. Andrew and All Souls Episcopal Church</td>
<td>Portland Abbey Accessibility. Improve accessibility to the lower level hall and the addition an ADA compliant restroom on the main floor.</td>
<td>$223,487</td>
<td>$40,000</td>
<td>$223,487</td>
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<tr>
<td>Friends of the Children - Portland</td>
<td>ADA Lift. Installation of a wheelchair life to the basement level to optimize both office and youth-dedicated programming spaces.</td>
<td>$50,000</td>
<td>$25,000</td>
<td>$101,500</td>
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<tr>
<td>Alberta Main Street</td>
<td>Historical Markers. Support the design, creation, fabrication and installation of permanent, cultural/historical markers on Alberta Street to honor the area’s African American history and community.</td>
<td>$25,000</td>
<td>$20,000</td>
<td>$53,235</td>
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<tr>
<td>Oregon Community Warehouse</td>
<td>Furniture Bank Improvements. Improvements to Estate Store flooring and parking lot area.</td>
<td>$15,000</td>
<td>$10,000</td>
<td>$60,000</td>
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<tr>
<td>Polish Library Building Association</td>
<td>Exterior Painting. Funding to paint the exterior walls of the Polish Library Building.</td>
<td>$8,800</td>
<td>$5,000</td>
<td>$17,600</td>
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<tr>
<td><strong>Total:</strong></td>
<td><strong>$833,932</strong></td>
<td><strong>$300,000</strong></td>
<td><strong>$1,163,667</strong></td>
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</table>
## URA Financial Summary

### Five-Year Forecast

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<tr>
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<tbody>
<tr>
<td><strong>Resources</strong></td>
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<tr>
<td>Beginning Fund Balance</td>
<td>26,170,511</td>
<td>29,209,467</td>
<td>8,744,043</td>
<td>12,746,399</td>
<td>7,943,222</td>
<td>30,963,696</td>
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<tr>
<td>Revenue</td>
<td></td>
<td></td>
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<tr>
<td>Fees and Charges</td>
<td>4,591</td>
<td>1,854</td>
<td>1,510</td>
<td>2,128</td>
<td>534</td>
<td>236</td>
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<td>Interest on Investments</td>
<td>164,501</td>
<td>88,331</td>
<td>27,454</td>
<td>5,269</td>
<td>25,456</td>
<td>94,772</td>
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<td>Loan Collections</td>
<td>647,961</td>
<td>231,639</td>
<td>188,870</td>
<td>265,989</td>
<td>63,762</td>
<td>20,517</td>
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<td>TIF - Short Term Debt</td>
<td>18,981,000</td>
<td>18,981,000</td>
<td>18,981,000</td>
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<tr>
<td>TIF - Long Term Debt</td>
<td>0</td>
<td>9,000,000</td>
<td>5,253,240</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Property Sales</td>
<td>502,160</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Rent and Property Income</td>
<td>265,246</td>
<td>265,731</td>
<td>334,457</td>
<td>362,893</td>
<td>391,977</td>
<td>396,544</td>
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<td>Property Taxes</td>
<td>71,526</td>
<td>100,530</td>
<td>101,100</td>
<td>111,767</td>
<td>123,957</td>
<td>133,609</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td>20,637,785</td>
<td>28,860,744</td>
<td>24,887,631</td>
<td>19,720,646</td>
<td>45,076,815</td>
<td>60,678</td>
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<td><strong>Total Resources</strong></td>
<td>46,814,296</td>
<td>57,896,211</td>
<td>33,031,674</td>
<td>21,003,685</td>
<td>53,920,037</td>
<td>31,568,376</td>
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</tbody>
</table>

### Requirements

**Administration**

- A00030-Debt Management-ISC: 23,532
- Administration Total: 23,532

**Economic Development**

- Trade Sector:
  - A00114-Business Development-ISC: 5,000
- Community Economic Development:
  - A00122-Community Development-ISC: 0
- A00105-NP & Main St Network-ISC: 60,000
- Business Lending:
  - A00206EL-General-ISC: 195,000
  - Economic Development Total: 260,000

**Housing**

- A00171-Affordable Housing-ISC: 9,625,615
- A00152-NINE Mobile Inc Hsg-ISC: 400,000
- Housing Total: 10,025,515

**Infrastructure**

- Transportation:
  - A00245-Killingsworth Stcorps-ISC: 200,000
  - A00250-Lombard Investment-ISC: 0
  - Infrastructure Total: 200,000

**Property Redevelopment**

- Real Estate:
  - A00335-Nelson Bldg-Indust-ISC: 700,663
  - A00335-Spar-Tek Building-ISC: 73,263
  - A00337-Arcus Lot-ISC: 6,700
  - A00338-300 NE MLK Pkplc-ISC: 12,666
  - A00340-Reiss House-ISC: 8,652
  - A00342-Real Estate Mgmt-ISC: 15,500
  - Commercial Property Lending:
    - A00355-CPL-General-ISC: 1,879,172
    - A00527-CPL-PIP Match-ISC: 0
  - Redevelopment Strategy:
    - A00353-MLK Alberta-ISC: 311,180
    - A00341-Project Development-ISC: 20,000
    - A00351-MLK Heritage Markers-ISC: 0
  - Redevelopment Grants:
    - A00131-CLG-General-ISC: 700,000
    - A00136-GDS-General-ISC: 24,000
    - A00145-SP-General-ISC: 350,000
    - A00152-Property Investment Program (PIP) Grant-ISC: 700,000
  - Property Redevelopment Total: 4,861,290

**Total Program Expenditures**

- 15,370,337

**Total Fund Expenditures**

- 15,863,881

**Interfund Transfers - Indirect Charges**

- 2,075,948

**Contingency**

- 28,674,467

**Total Fund Requirements**

- 46,814,296