



PROSPER
PORTLAND

Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Francesca Gambetti
Commissioner

Alisha Moreland-Capua, M.D.
Commissioner

William Myers
Commissioner

Peter Platt
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the March 13, 2019, Prosper Portland Board of Commissioners (Board) meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=ownrnmaBjKQ>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 3:05 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the Prosper Portland Board roll:

Chair Gustavo Cruz	PRESENT
Commissioner Francesca Gambetti	PRESENT
Commissioner Alisha Moreland-Capua	PRESENT
Commissioner William Myers	ABSENT
Commissioner Peter Platt	PRESENT

2. Commissioner Reports

Commissioner Platt

- Chaired the Hacienda Community Development Corporation Board meeting on March 1
- Participated in personnel interviews at Prosper Portland on March 8

Commissioner Gambetti

- Attended the Capua Foundation event on February 27
- Attended the Transition Project Gala on March 9
- Attended the Broadway Corridor Executive Committee meeting on March 12

Commissioner Moreland-Capua

- Participated in the Capua Foundation event on February 27

Chair Cruz

- Attended the Oregon Hispanic Bar Association dinner on February 15
- Attended the meeting of the Mayor's Council of Economic Advisors February 21
- Attended the Campaign for Equal Justice annual luncheon on February 21
- Attended the annual membership meeting of the Northwest Neighborhood Cultural Center February 21
- Attended the monthly meeting with Mayor Wheeler's office March 1

3. Executive Director Report

- Prosper Portland staff joined Andrea Valderrama from Mayor Wheeler's office, representatives from the Portland Bureau of Transportation, and community stakeholders to celebrate the start of the Halsey-Weidler Streetscape Project on February 21
- Attended the Transition Projects Inc. Gala on March 9

222 NW Fifth Avenue
Portland, OR
97209-3859

503-823-3200 Main
503-823-3368 Fax
503-823-3366 TTY

- Noted the 2019 recipients of the Community Livability Grants have been awarded
- Noted Prosper Portland's partner in the Inclusive Business Resource Network, the Portland Incubator Experiment (PIE), will bring a selection of founders from the 20 companies currently participating in its program to the stage of the Aladdin Theater on March 14
- Will be joining Multnomah County Chair Deborah Kafoury at the opening of the Gladys McCoy Health Department Headquarters on March 20

4. Meeting Minutes

Chair Cruz called for a motion to approve the February 13, 2019 Prosper Portland Board meeting minutes. Commissioner Platt moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt
NAYS: None

5. Public Comment for Items Not on Agenda

Nick Sauvie, Executive Director, Rose Community Development, submitted a letter to encourage the Board to act to preserve affordability and prevent more displacement of people of color and low-income families in Lents. (See Attachment A.)

Adam Brunelle, Green Lents, delivered a petition in support of the Lents Strong Housing Team's request of Prosper Portland for more affordable, family-sized housing at the 92nd and Harold site in the Lents Town Center. (See Attachment B.)

Joanne Rees Luchin, member of Lents Strong Housing Team, read from a letter she penned. (See Attachment C.)

CONSENT AGENDA

6. Action Item: Resolution 7302 – Requesting City Council to Issue Bonds to Refund Bonds Previously Issued for the South Park Blocks Urban Renewal Area, and Providing for Related Matters

With this action, the Board requested the Portland City Council (City Council) issue refunding bonds for the South Park Blocks Urban Renewal Area. In addition, the Board authorized the Executive Director and the City of Portland (City), on behalf of Prosper Portland, to execute such agreements and take such additional actions as may be required to issue, sell and deliver the bonds on terms favorable to Prosper Portland and the City.

It is anticipated that City Council will consider an ordinance on this matter at its March 20, 2019 meeting. If approved by City Council, the City plans to issue the bonds in the spring of 2019.

Chair Cruz called for a motion to approve Resolution 7302; Commissioner Gambetti moved and Commissioner Moreland-Capua seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt
NAYS: None

REGULAR AGENDA

7. Action Item: Resolution 7303 - Authorizing an Increase in Community Livability Grant Funding to Allen Temple C.M.E. Church in an Amount of \$420,000

Prosper Portland Staff presenting this item:
Kim Moreland, Project Manager I

With this action the Board authorized an increase in Community Livability Grant (CLG) award funding to Allen Temple C.M.E. Church (Allen Temple) from \$280,000 to \$700,000. Prosper Portland funding will provide resources to allow Allen Temple, located at 4236 NE 8th Avenue in the Interstate Corridor Tax Increment Finance (TIF) district, to fund improvements to the community center located inside a historic church with deep roots in the African-American community.

Ms. Moreland noted the increase in funding will allow Allen Temple to complete restoration from fire damage inflicted on the historic church/community space on two different occasions in the year 2015. The CLG awarded in 2017, is no longer sufficient to provide a complete restoration due to delays in part to funding challenges and change in scope. Increasing the award will not impact other recipients.

Chair Cruz called forward guests to testify.

Dr. LeRoy Haynes, CEO, Allen Temple, shared the role Allen Temple plays in the community and noted its programs have received national recognition.

Mark Mathews, Contractor, Pacificmark Construction Corporation, noted the opportunity to save a piece of history and allow for restoration to be completed in five to six months.

Michelle Harper, Volunteer Project Manager, Allen Temple stated that Allen Temple is a refuge for the community and noted the Mayor of Portland and Portland City Council have been very supportive.

Chair Cruz called for a motion to approve Resolution 7303; Commissioner Moreland-Capuia moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capuia, Platt
NAYS: None

8. Action Item: Resolution 7304 - Requesting City Council Reauthorize the Portland Enterprise Zone for Ten Years and Directing Staff to Submit a Reauthorization Application to the State of Oregon

Prosper Portland Staff presenting this item:
Troels Adrian, Business & Industry Manager
Andy Reed, Project Manager I

With this action, the Board will request the Portland City Council (City) reauthorize the Portland Enterprise Zone (E-Zone) for ten years and direct staff to submit a reauthorization application to the State of Oregon, with amendments to the current Portland E-Zone boundary. This action will allow Prosper Portland to continue to administer an economic development program that since 1986 has

encouraged commercial investment, created and retained quality jobs, and created a resource stream to Prosper Portland to invest in critical community economic development objectives across the city.

Mr. Adrian provided a brief overview of the E-Zone program as it relates to State Statute and how it has been adopted to Prosper Portland's 2015-2020 Strategic Plan. The program is intended to encourage middle wage job creation in Portland, particularly for historically disadvantaged communities through supporting small businesses. In 2017, Prosper Portland updated its E-Zone policy to require a Public Benefit Agreement (PBA) from companies in exchange for receiving tax abatements. Since this time, ten PBA's have been executed with several more pending.

Mr. Reed noted there is an interest from companies to do business that resonates in their communities. Businesses are calling to find out how we have successfully implemented the program expressing they too want to be good corporate citizens. Businesses are being asked to design procurement plans that focus on buying goods and services from communities of color and from East Portland thus creating an infrastructure for future growth. Mr. Reed also noted contracts have been shortened in length to be more accessible for small businesses.

Commissioner Platt requested a demographic breakdown of new employees being hired. Mr. Reed noted that staff are looking into how to do that while adhering to human resource issues of privacy.

Chair Cruz called for a motion to approve Resolution 7304; Commissioner Platt moved and Commissioner Moreland-Capua seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt

NAYS: None

9. Action Item: Resolution 7305 – Approving a Contract with Safeguard Security, Inc. for Properties within Broadway Corridor

Prosper Portland Staff presenting this item:

Amy Edwards, Asset & Investment Manager

Ember Breckenridge, Project Manager II

With this action the Board authorized a three-year contract with Safeguard Security in an amount up to \$2,600,000 for security patrols on Prosper Portland-owned properties within Broadway Corridor. Ms. Breckenridge noted that more robust security was required at the United States Postal Service (USPS) site and Block Y to keep it clean and safe. Safeguard Security was identified as the best fit due to their extensive experience working with at-risk communities, for having deep relationships in the community and being a locally and family owned a Minority, Women owned Emerging Small Business (MWESB).

Hassan Artharee, Safeguard Security, noted his grandfather started the company over sixty years ago and the company has been guarding Portland buildings since 1970.

Baruti Artharee, Safeguard Security, noted Safeguard Security has worked closely with campers and been able to stay on top of issues with debris and maintained a strong presence. As a company, they have become known and trusted.

Commissioner Moreland-Capuia noted her concern about the lack of health insurance for employees of Safeguard Security and stated that as a Board, they should require contractors to provide health insurance in the future.

Ms. Edwards provided an update on the USPS holding and relocation costs as well as a map of potential sites for relocation.

Chair Cruz called for a motion to approve Resolution 7304; Commissioner Moreland-Capuia moved and Commissioner Platt seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capuia, Platt

NAYS: None

10. Information Item: Update on the 100 Multnomah Office Building Project

Prosper Portland Staff presenting this item:

Eric Jacobson, Project Manager I

Mr. Jacobson introduced the following individuals, Bruce Wood, Development Advisor, Jeff Falconer, Broker, Capacity Commercial, Wyatt Naegle, Project Manager, Mortenson, Mike Clifford, Executive, Mortenson, and Kathy Berg, Architect/Partner, ZGF. Mr. Jacobson provided an update on the progress in the past months and set the stage for a request to come in May.

Ms. Abuaf provided background on the level of investment and benefits of locating in the area surrounding the Oregon Convention Center.

Mr. Jacobson reviewed the process leading up to the decision to design the Convention Center Hotel garage to support an office tower. The decision whether to invest in the office tower design and permits is being expedited by the upcoming changes to the State of Oregon - Oregon Structural Specialty Code (Code) in October 2019.

Ms. Berg reviewed the schematic design for the proposed office tower.

Mr. Clifford noted that they have regular design meetings to help manage the cost of the budget.

Mr. Jacobson offered to supply a detailed slide presentation created by ZGF to the board electronically due to time constraints.

Mr. Jacobson reviewed the 2012 Code to which the garage was built and to which the office tower has been designed. If permits are submitted to the City of Portland by December 31, 2019 the City will lock in the permit review and subsequent permit according to the 2012 Code. If permits are requested after December 31, 2019 it is likely that changes to design will need to be made to comply with the new Code.

Mr. Falconer reviewed the marketing and tenanting process thus far.

Mr. Wood discussed the cost benefits of owning the office tower vs selling the rights.

Mr. Jacobson asked the Board to consider what information they would like in order to make a decision at the May 8, 2019 Board meeting to authorize \$1.5 million in funding in the permit stage.

Chair Cruz suggested conducting an Executive Session at the April 10, 2019 Board meeting for further discussion.

11. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:52 p.m.

Approved by the Prosper Portland Commission on

April 10, 2019



Pam Feigenbutz, Recording Secretary



March 13, 2019

To: Prosper Portland Commission
 From: Nick Sauvie *Nick Sauvie*
 RE: Lents Town Center Urban Renewal

I am the Executive Director of ROSE Community Development, which has been working to revitalize outer southeast Portland neighborhoods since 1992. I have served with community-based organizations in Lents for more than 30 years. Today, I join with Lents Strong Housing Team to encourage you to act to preserve affordability and prevent more displacement of people of color and low-income families in Lents.

Prosper Portland has apologized for displacing tens of thousands of people of color and says that it has learned its lesson. What we see in Lents is new anti-racist rhetoric and the same old actions that threaten the homes and businesses of thousands.

The Portland Housing Bureau's "State of Housing in Portland" report documents the effect of 20 years of urban renewal in Lents. The median home price in the Lents-Foster district increased by 113% in six years from 2011-2017. This is almost twice the rate for the city as a whole. Rents in Lents-Foster are now comparable to those in Hillsdale, Raleigh Hills, and Sellwood. From 2000-2016, median incomes of Black Lents households declined from \$55,000 to \$32,000. The poverty rate sharply increased for Asian, Latinx, and Native American households. The poverty rate for Hawaiian/Pacific Islanders in Lents is 64%.

The experience in Lents closely parallels the better-known damage from urban renewal in Albina. These are direct quotes from Prosper Portland's own January 2018 "North/Northeast Community Development Initiative Action Plan."

Many statistics reinforce the case that these communities have not benefitted equally from the economic prosperity and growth within the URA... Between 2000 and 2013 three demographic groups saw a dramatic decrease in their population within the Interstate Corridor URA: African-Americans (-33%/3,544), Hawaiian/Pacific Islanders (-36%/208), and Native Americans (-25%/339)...

Over the same 13-year period median income for African Americans fell sharply (by 31%), bringing the median household income for African Americans in the Interstate Corridor to \$24,322, 13% lower than African American median income in Portland.

In the next few months your commission will be considering the approval of development plans for the 92nd and Harold site in the Lents Town Center. Portland is four years into a declared affordable housing state of emergency. The 92H site is one of the biggest publicly owned properties in the city. Lents Strong urges you to maximize the amount of long-term affordability at that site, as well as the number of three- and four-bedroom units to prevent the displacement of more Lents families.

Finally, I hope that Prosper Portland begins to listen to and act on behalf of Lents residents who have been excluded from decision-making tables. Prosper Portland advisory committees that are stacked with white, home-owning gentrification deniers are exhibit A for the structural racism that continues to haunt Portland. You can do something about this, and I urge you to do it.

Help stabilize families in Lents. Support building truly affordable housing!

211 supporters

Petition details ▾

Help stabilize families in Lents. Support building truly affordable housing!



Green Lents started this petition to Lents URA Relationship Manager,

Prosper Portland Alison Wicks and 9 others

Please support the **Lents Strong Housing Team's** request of Prosper Portland for more affordable, family-sized housing at the 92nd & Harold site in the Lents Town Center. You can help us stabilize the diverse families of Lents!

211 have signed. Let's get to 500!



Prosper Portland: Help...

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pg 236

TO: Mayor Ted Wheeler, City Commissioners, Director Kimberly Branam, and Prosper Portland Board of Commissioners

CC: Robert Gibson of Palindrome Communities

FROM: Lents Strong Housing Team

DATE: October 29, 2018

SUBJECT: Lents Town Center Urban Renewal Phase 2 Development, 92nd & Harold site (92H)

We are writing to share our community vision for the future of the Lents Town Center, and urge you to support it. Lents is being gentrified rapidly, and little has been done through urban renewal to stabilize existing residents. From 2011-2017, housing prices in the Lents-Foster area have increased 100%. This means massive loss of affordable rentals and continued displacement of Lents residents. Lents is one of Portland's most diverse neighborhoods, changing dramatically from 2000 to today. Now, these trends have begun to reverse as Lents residents have been increasingly displaced from the neighborhood. Lent and Kelly Elementary Schools rank among the very highest of Portland Public Schools for displaced students. To develop community-based solutions to these challenges, Green Lents and community partners released the Lents Strong community action plan in 2016. The plan prioritizes actions that achieve three primary goals: 1) preserving affordability, 2) improving livability, and 3) fostering community control.

To stabilize our diverse community, we need to take extraordinary action.⁹ We lost a tremendous opportunity in the recent wave of redevelopment projects in the Lents Town Center, which received more than \$50 million in public subsidy, but included no community benefits agreement (CBA). As the urban renewal area comes to a close over the next few years, Prosper is repeating a pattern of gentrification and displacement that had disastrous effects in North/Northeast Portland. Prosper Portland is entering Phase 2 of its recent development efforts in Lents, and the **community members most negatively impacted by urban renewal and gentrification have been left out of the process.**² We are determined to change that.

It's not too late to take meaningful action to stabilize existing residents and preserve our diverse, working class neighborhood.³ We have a vision, sourced from thousands of community conversations over the last five years (and five weeks), for phase 2 development including the 92nd & Harold (92H) site. We have engaged people through online surveys, door-to-door canvassing, focus groups in six different languages, and robust outreach at public events. Our team considered the following elements essential for the next wave of development in Lents. Together, we can ensure a diverse and thriving Lents that is affordable for working class people into the future. **We understand that these demands will cost money to implement, and believe urban renewal dollars should be invested in community benefits that the market is not providing.**^{1, 10}

- 1. Development proposals should be evaluated through a robust anti-displacement analysis with an equity lens.**^{1, 4, 5, 6} Given the massive loss of affordability in Lents since the property was offered for proposals in 2014, the Lents Strong Housing Team believes that Prosper Portland should uplift our priorities. If Palindrome Communities—the developer with first right of refusal on the 92H property—cannot meet these needs, Prosper Portland should reissue a request for proposals in a transparent and timely manner.
- 2. Require a legally binding community-benefits agreement (CBA).**^{1, 4, 5, 6, 7, 8} Prosper Portland has agreed that they will ensure a CBA is completed on the Broadway Corridor project, and we believe that Prosper must utilize its first (and only) CBA in the Lents Town Center as part of new development. This CBA should be developed and agreed upon prior to the design and land use review process for any proposed development(s). The CBA should utilize local hiring provisions for East Portlanders, including preference for businesses owned by women and people of color.

3. **Ensure that at least 60% of units in new developments are affordable at 50% area MFI or below, including at least half of affordable units at 30% or below.**^{7, 8, 9} While Lents has added substantial affordable housing the last few years, gentrification and rising housing costs have more than erased those gains. The vast majority of recent affordable housing is at 60% area MFI, far higher than many residents can afford. We need to take extraordinary action to ensure stable homes for residents before they are pushed out. Ensure that the vast majority are ADA accessible. 50% AMI for a single person in Portland is \$28,500, a working class salary common in Lents. 30% AMI for a single person is \$17,100 and is accessible for people on fixed incomes and with low-wage or part-time jobs.
4. **Prioritize the development of family-size apartments, especially 3 or more bedrooms.** There is essentially a 0% vacancy rate for rentals with 3 or more bedrooms, both in Lents and Portland overall. This creates significant challenges for low-income families who call Lents home, and makes it even harder to find housing when displaced. It is vitally important for the health of families to have adequately-sized housing which ideally exceeds Oregon Housing & Community Services standards.
5. **Require that existing Lents residents are well-informed about the availability and leasing of new units before they become available**^{1, 7, 8, 10}. Green Lents and Lents Strong partners have worked to ensure that existing residents have access to new affordable units in the Town Center, but these efforts have been dismissed or unsupported. Prosper should work closely with potential developers to ensure that they prioritize outreach to communities who are vulnerable to displacement, while also supporting community partners financially to assist with engagement.
6. **Work to protect residents from harmful diesel pollution during construction.**^{1, 2, 7, 8} Prioritize developers whose contractors use construction equipment that filters out harmful diesel pollution. Construction is the largest source of diesel pollution in Multnomah County, and Lents is already significantly impacted by diesel emissions coming from I-205, Foster Rd, Powell Blvd, 82nd Ave, and 92nd Ave. Ongoing construction in the Lents Town Center and the Foster Streetscape project have exacerbated this problem in recent years. The Boys & Girls Club will be in close proximity to construction, and Foster Streetscape projects and other construction activities mean that diesel is harming people in these areas.
7. **Require the inclusion of outdoor community space that allows people to gather and garden**². Access to community space is a critical component of healthy housing, and the size of the 92H development creates exciting opportunities to provide much-needed community space in the Town Center. Any investments in public art and design should prioritize artists of color.

We look forward to an in-person dialogue about our priorities in mid-November. In the meantime, we request a formal written response to our letter by November 14th to ensure transparency and accountability toward timely action.

More on the Lents Strong Housing Team...

The Lents Strong Housing Team is unique in that it is composed of members of the Lents community who are impacted by housing instability and are being formally trained in advocacy & organizing skills. Of 20 frequent participants, our team is made up of more than 70% people of color and is composed nearly entirely of renters. We provide Spanish interpretation, childcare, and food at our meetings, and we have participation from people from teenage to senior age. We have team members who have experienced displacement, those who fear their own displacement, and those who grew up here and are concerned about how Lents is changing. This project is self-determined by our team members. Green Lents and ROSE Community Development are acting as facilitators as our team has developed and pursued our advocacy priorities.

Linda

Linda

Ameera

Ameera

Madree

Madree

Yadira

Yadira

Ivon

Ivon

Felecia

Felecia

Patrick

Patrick

Christopher

Christopher

Joanne

Joanne

Marib Ayn-Claire

Marib

Maria ELENA-C

Maria

Supporting Organizations and Individuals As of 10/30/18



Adam Brunelle
Executive Director
Green Lents



Huy Ong
Executive Director
OPAL Environmental
Justice Oregon



Organizing Committee
Portland Tenants
United



Nick Sauvie
Executive Director
ROSE Community
Development



Foster-Powell/Lents
Neighborhood Action
Council



Text
Verde



Inna Levin
Interim Executive Director
Oregon Walks



Jason Skipton
Executive Director
Growing Gardens

Tenant Leadership Council
Community Alliance of Tenants

JOIN US BY SIGNING BELOW!

SIGNATURE _____

NAME _____

SIGNATURE _____

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SIGNATURE _____

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NAME _____

RELEVANT ANTI-DISPLACEMENT CITATIONS FROM COMPREHENSIVE PLAN

1. **Comp Plan Policy 6.32:** Encourage urban renewal plans to primarily benefit existing residents and businesses within the urban renewal area through: • Revitalization of neighborhoods. • Expansion of housing choices. • Creation of business and job opportunities. • Provision of transportation linkages. • Protection of residents and businesses from the threats posed by gentrification and displacement. • The creation and enhancement of those features which improve the quality of life within the urban renewal area.
2. **Comp Plan Policy 2.3:** Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.
3. **Comp Plan Policy 3.3.b:** Make needed investments in areas that are deficient in public facilities to reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.
4. **Comp Plan Policy 3.9:** Evaluate the potential impacts of planning and investment decisions, significant new infrastructure, and significant new development on the physical characteristics of neighborhoods and their residents, particularly under-served and under-represented communities, with particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts.
5. **Comp Plan Policy 5.12:** Evaluate plans and investments, significant new infrastructure, and significant new development to identify potential disparate impacts on housing choice, access, and affordability for protected classes and low income households. Identify and implement strategies to mitigate the anticipated impacts.
6. **Comp Plan Policy 5.15:** Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
7. **Comp Plan Policy 3.3.c:** Encourage use of plans, agreements, incentives, and other tools to promote equitable outcomes from development projects that benefit from public financial assistance.
8. **Comp Plan Policy 3.3.g:** Encourage developers to engage directly with a broad range of impacted communities to identify potential impacts of private development projects, develop mitigation measures, and provide community benefits to address adverse impacts.
9. **Comp Plan Policy 5.16:** When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
10. **Comp Plan Goal 2.E:** Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.

Attachment C.

My name is Joanne Rees Luchini. I am a member of the Lents Strong Housing Team. Our family lives in Lents.

“Lents Town Center Development – 22 years in the making, yet seemed to have happened overnight,” boasted an official at the Prosper January 14 Community Conversation. Herein resides the problem. Only certain people had a seat at the table in planning Lents' future, and, if you're not invited to the table, it's probably because you're on the menu. 22+ years of historic disinvestment, of City-sanctioned blight, of deliberate depreciation of the livability of a community. Then the promise of urban renewal comes to save the day and disappointingly – but not surprisingly – doesn't.

Lents pays proportionately significantly higher property taxes yet we lack essential services. I don't know many neighbors who are “prospering,” but my neighbors aren't developers and speculators looking for cheap land and a community ripe for exploitation. My poor, working poor and working class neighbors are barely surviving in the midst of stagnant wages and steadily increasing costs of housing, food, health care and transportation. Portland Housing Bureau admitted that many of the renters of the so-called affordable units in Lents are still paying more than 1/3 – and up to 1/2 – their monthly income on housing.

Displacement endangers work and educational opportunities and mental and physical health for already struggling communities. Most of our neighbors are already extremely vulnerable: people of color, immigrants and refugees, low-income, young families; seniors; people with disabilities; people suffering from mental illness and drug addiction; transit-dependent people. If asked, our community benefits would probably have included opportunities for mutual aid to our neighbors and ourselves, but we weren't asked or, when we were asked, we were ignored or told that we needed to use our tax dollars to attract richer people to our neighborhood because, when richer people move into the neighborhood, then we'll get services.

Our engagement was tokenized, held at times that posed significant barriers to participation and/or at community meetings that were known to not attract a diverse

audience. It remains difficult to ascertain who the decision-makers were in this process.

Restorative justice for Lents may be too late, just like it was for neighbors in North and Northeast Portland, where urban renewal meant urban removal rather than urban revival. However, just like Lents tried to learn from the history of displacement in North Portland, other historically disinvested, blighted neighborhoods slated for urban renewal will now be more vigilant in asking “prosper” for whom, “opportunity” for whom. The community is watching and the community will be watchdogging. Let's commit to accountability and transparency and to not stealing from those who already have so very little in order to enrich those who already have so much at the expense of those with so very little.

Thank you.