



N/NE Community Development Initiative (CDI) Oversight Committee Meeting – June 21, 2018

Billy Webb Elks Lodge ~ 6 N Tillamook St. ~ 6:00 p.m.

Members present: Co-Chair Leesha Posey, Co-Chair Haben Woldu, Oscar Arana, Jennifer Huang, Dorcie Johnson, Maurice Rahming, Chonitia Smith, Gwen Thompson

Members not present: Khanh Le, Karis Stoudamire-Phillips, Karen Ward

Prosper Portland Staff Present: Kimberly Moreland, Yvonne Smoker, Tory Campbell, Mayra Arreola, June Reyes, Lisa Abuaf

Summary of action items:

- Haben Woldu began and facilitated the meeting
- Meeting minutes from the previous meeting, Thursday, May 17th were presented and approved
- Gwen Thompson provided a report out from the Community Outreach Subcommittee meeting that took place on June 21, 2018
- Since Karis Stoudamire-Phillips, the Oversight Committee's representative from the Project Working Group was absent from the evening's meeting, Yvonne Smoker provided a report out of the Project Working Group
- Mayra Arreola and June Reyes from Prosper Portland delivered a summary on the current status of the Broadway Corridor project:
 - June explained the importance of the project and gave an overview of the Broadway Corridor property
 - The land use is anticipated to accommodate 4,000 jobs and support 2,400 households, as well as include affordable housing options
 - The project is currently in the development planning stage with the master plan and community benefits
 - Taking lessons from the redevelopment processes of the past; acknowledging the past and the history of the property having been a part of the African American community
 - Mayra discussed the racial equity impact assessment that was conducted prior to the development process, which was shared with their Steering Committee, who then helped shape the second round of the racial equity assessment
 - Starting with the racial impact findings, the Broadway Corridor project managers are hoping to have different outcomes with this project
 - The Steering Committee of the Broadway Corridor project has been working with Prosper Portland since April 2015, and will continue to work until the end of the project, which will eventually lead to a Community Benefit Agreement (CBA)
 - Leesha Posey asked who the developer is for the Broadway Corridor project
 - Prosper Portland Development Manager, Lisa Abuaf, responded and offered that Continuum out of Denver, Colorado is the advisory developer, and not the main developer, and will have rights to the post office site only
 - Chonitia Smith asked why a local developer was not selected
 - Lisa Abuaf stated that the scale of investment for the Broadway Corridor project is not one that local developers can access, so they went out for a development partner who had the access to capital to build at the density and scale of the development, with an expected 20-30 stories
 - There will be an open house for the Broadway Corridor project on July 25 at New Song Community Center, which Mayra and June invited the Oversight Committee members to attend
- Leslie Goodlow, Business Operations Manager for the Portland Housing Bureau (PHB) provided an overview of PHB's

request to increase the Interstate Corridor Urban Renewal Area (ICURA)'s maximum indebtedness.

- PHB has made a request to Prosper Portland to increase the maximum indebtedness to about \$67 million, with about \$47 million to PHB, and \$20 million to Prosper Portland (70/30 split)
- PHB plans to build between 198-248 additional rental units, and to increase to 70 home ownership units, to be completed by 2023 or 2024
- Tory Campbell offered that the additional dollars that Prosper Portland would receive could be rolled in the current action plan, or could be used in another way to disburse the funds
- Leslie Goodlow indicated that PHB was hoping that the N/NE CDI Oversight Committee will have the opportunity to learn more about how Tax Increment Financing (TIF) can help the community, and that the goal was to agree with the Housing Strategy's recommendation to increase the maximum indebtedness
- Maurice Rahming stated that he would like to see a plan from Prosper Portland on how to spend the remaining dollars that are currently left to spend, since adding \$20 million dollars seems like odd ask if there is still money remaining from the current budget
- Kimberly Moreland discussed the upcoming joint meeting taking place on Thursday, July 19, 2018 with the PHB Housing Strategy Oversight Committee and the N/NE CDI Oversight Committee, which is meant as an overview of TIF, URAs and increasing maximum indebtedness
 - There was a vote of the Oversight Committee as to whether to move forward with the joint meeting in July with PHB's Oversight Committee, with all eight present members agreeing to have the joint meeting on July 19, 2018
 - There was also a vote of the Oversight Committee members as to whether they wanted to cancel the meeting for August, with five in favor of canceling the August meeting, and three against canceling the August meeting
- Tory Campbell provided an overview of the Facilitator Contract for Fiscal Year 2018-2019
 - Dr. Steven Holt was hired as a facilitator in September of 2017, whose contract expired in June 2018
 - During the month of August, Prosper Portland plans to draft an RFP to offer an opportunity for other community facilitators to apply to facilitate the Oversight Committee meetings, and consider changing the scope to be on an on-call basis
 - Haben Woldu agreed that having a facilitator on an on-call basis would be a good idea, and that perhaps different committee members could have the opportunity to take turns facilitating meetings
 - Jennifer Huang and Chonitia Smith indicated their interest in being a part of the RFP selection process for an on-call facilitator
- Yvonne Smoker asked for volunteers among the Oversight Committee members for upcoming tabling events out in the community, and discussed needing volunteers for Good in the Hood and My People's Market
- There were no public comments provided.

Meeting adjourned at 8:10pm.