

Community Conversations #2

February 25, 2019, 6-8PM



HOUSING

KEY QUESTIONS FOR DISCUSSION:

- » Which added public benefit would meet the needs of the community the most?
- » What do you feel is the most important public benefit to include in the development program?

Community Values

- » Apartments or homes affordable for Lents residents
- » Development that supports a mix of income levels
- » Family-friendly apartments
- » Homes to support the most underserved members of our community

Added Public Benefit: Potential development options in addition to the baseline project

Palindrome Communities provides Inclusionary Housing units per City of Portland Inclusionary Housing Policy

Affordable Units built by Palindrome Communities are family-sized units, 2 bedroom & 3 bedroom units (\$\$\$\$)

Prosper Portland assigns a portion of the property to the Portland Housing Bureau for affording housing development (\$\$\$\$\$)

Key considerations

No additional subsidy would be needed.

Prosper Portland would need to provide additional subsidy through grant or loan funding.

The Portland Housing Bureau would provide additional affordable housing.

COSTS KEY

\$ = less than \$100,000

\$\$ = \$100,000 - \$500,000

\$\$\$ = \$500,000 - \$1,000,000

\$\$\$\$ = \$1,000,000 - \$5,000,000

\$\$\$\$\$ = \$5,000,000 +

What is Portland's Inclusionary Housing Policy?

On-site options:

- » In buildings with 20 or more units, 15% of units must be affordable at 80% MFI
- » or 10% of units must be affordable at 60% MFI
- » or other acceptable configurations

Other options include building affordable units off-site, designating existing units, or paying a Fee-in-Lieu of providing affordable units.

PUBLIC SPACE

KEY QUESTIONS FOR DISCUSSION:

- » Which added public benefit would meet the needs of the community the most?
- » What do you feel is the most important public benefit to include in the development program?

Community Values	Added Public Benefit: Potential development options in addition to the baseline project	Key considerations
» A safe public space.	Pavilion (\$\$)	Eligible for Prosper Portland Community Livability Grant.
» A public space that is active day and night, all year long	Public Bathrooms, (\$\$)	Eligible for Prosper Portland Community Livability Grant.
» A public space that is welcoming to all community members, particularly East Portland communities of color	Hardscaped treatment (\$\$\$)	Prosper Portland would need to provide additional subsidy through grant or loan funding.
» A public space that reflects our community	Plaza construction (\$\$\$\$\$)	Prosper Portland would need to provide additional subsidy through grant or loan funding.
	Permanent public easement (\$\$\$\$\$)	Portland Parks and Recreation would need to purchase the property rights to provide a permanent public space.
	Ongoing Operations & Maintenance (\$\$\$\$\$)	Funding would need to be identified for ongoing plaza operations and maintenance.

COSTS KEY

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- \$\$\$\$ = \$1,000,000 - \$5,000,000
- \$\$\$\$\$ = \$5,000,000 +

COMMERCIAL SPACE

KEY QUESTIONS FOR DISCUSSION:

- » Which added public benefit would meet the needs of the community the most?
- » What do you feel is the most important public benefit to include in the development program?

Community Values	Added Public Benefit: Potential development options in addition to the baseline project	Key considerations
<ul style="list-style-type: none">» Space for business that reflect our community and are owned by communities of color, for example Vietnamese, Chinese, Latinx owned businesses, business owned by the immigrant and refugee community	Renovated commercial space (\$\$\$)	Prosper Portland would need to provide subsidy through grant or loan funding.
<ul style="list-style-type: none">» A space the brings affordable food options into our neighborhood.	Green Lents Tools Library remains, in smaller footprint (\$)	Prosper Portland would need to provide additional subsidy through grant or loan funding.
<ul style="list-style-type: none">» Space that builds community.	Tenant improvements for eligible businesses (\$)	Eligible business could receive Prosper Portland Prosperity Investment Program (PIP) Grant from Prosper Portland (\$)
<ul style="list-style-type: none">» Commercial options that serve the community and bring in people from outside Lents.	COSTS KEY \$ = less than \$100,000 \$\$ = \$100,000 - \$500,000 \$\$\$ = \$500,000 - \$1,000,000 \$\$\$\$ = \$1,000,000 - \$5,000,000 \$\$\$\$\$ = \$5,000,000 +	

EQUITABLE DEVELOPMENT

KEY QUESTIONS FOR DISCUSSION:

- » Which added public benefit would meet the needs of the community the most?
- » What do you feel is the most important public benefit to include in the development program?

Community Values

- » Put Lents residents first
- » Support disadvantaged communities, including communities of color
- » Include wealth creation opportunities for small businesses
- » Maintain healthy air for our community and support environmental justice.

Added Public Benefit: Potential development options in addition to the baseline project

Market units through partnerships with Lents-based organizations.

Low-diesel construction practices .

Flexible affordable housing programming.

Tenancing and programming that support communities of color.

Prosper Portland Policies

Prosper Portland Business Equity Policy: 20% utilization of State of Oregon Certified firms (Minority-Owned, Women-Owned, Disadvantaged and Emerging Small Businesses

Prosper Portland Workforce Training and Equity Policy: registered apprentices performed 20% of labor hours, and specific workforce diversity goals for female and people of color participation

Prosper Portland Green Building Policy: project will be required to achieve LEED Gold or Earth Advantage Gold based on the public investment and the project use.