



**Building an Equitable Economy**

Lents Town Center Phase II

# Open House Meeting Summary

**Prepared for:**

Prosper Portland

**Prepared by:**

JLA Public Involvement

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## Overview

On February 11, 2019, Prosper Portland and public involvement consultants hosted the Lents Town Center Phase II Open House at the Wattles Boys & Girls Club, 6:00pm – 8:00pm. The meeting was promoted through email invitations, word-of-mouth, social media, and through a postcard mailer. 104 participants attended the event, including key Lents stakeholders and representatives from community-based organizations specifically serving community initiatives in Lents.

The purpose of the meeting was to:

- Share information and answer questions about the site, the 5-year Action Plan, the role of Prosper Portland, and the redevelopment process.
- Share what project staff has heard so far about community values through information gained through bilingual focus groups and the *Community Conversations Meeting 1*.
- Provide an accountability check for Prosper Portland; asking community members to affirm project staff understanding and provide additional thoughts and feedback on unaddressed ideas, concerns, desires.
- Share information about next steps and the decision-making process, including the project timeline.

## Engagement Format

The Open House was an informal, drop-in style format with self-guided informational displays. Community input was gathered through direct conversations with project staff (at each station), writing feedback on display boards, dot voting exercises, and/or through filling out a comment form.

Upon arrival, participants were welcomed by Prosper Portland staff and Community Engagement Liaisons (CELs) and encouraged to walk through each station (project background, housing, commercial space, open space, equitable development) at their own pace. Translation/interpretation for Vietnamese, Chinese, Spanish, and Russian speaking community members was available and provided by the CELs, however, no attendees required interpretation services. Food was catered from a local vendor and on-site child care was provided for the duration of the meeting.

Each station was staffed by a project staff member (i.e. Prosper Portland, Portland Housing Bureau, JLA Public Involvement) to explain the display boards, explain the key questions and how community feedback will be used, and to ask for community feedback. Flip charts were used to capture Project staff used flip charts to capture feedback and to encourage community members to write their own feedback.

Each display board (housing, commercial space, open space, equitable development) reviewed the following key messages:

- Values that project staff heard related to housing/commercial space/open space/equitable development
- Specific ideas (as provided by community input) on how these values could be reflected in future development
- Key questions to community members:
  - What ideas resonate with you the most?
  - Is there anything else you'd like to add?

- What housing/commercial space/open space/equitable development inspire you or are your favorite or are most important to you?

The following overarching themes were synthesized from feedback gathered through community feedback notes from flipcharts and submitted comment forms. Key themes included:

- Supporting small businesses and delivering a mix of affordable housing were two of the top priorities that Lents community members thought Prosper Portland should invest in this development.
- Affordable and culturally-specific food retailers and groceries were frequently suggested as a priority for commercial space.
- Strong interest in creating a public space that could host the farmer’s market and other year-around activities.
- Concerns about displacement and ideas for equitable development
- Parking was frequently mentioned in community feedback; people were concerned that new development should include adequate parking (for new residents, customers, etc.) and that sufficient parking was also an accessibility issue.
- Among those who responded, majority shared that they were comfortable in participating in the Open House; there were just under one-third who said that they were “undecided.” When asked whether they would continue to participate in the development of Lents Town Center, the majority of respondents marked “yes.”

## Outreach and Notification

Stakeholder groups included neighborhood associations, various Lents-serving community organizations, nonprofits, and business associations. Organizations, stakeholders, and community members and residents were notified of the Open House through the following methods:

- **Email invitations.** An invitation was sent to all existing stakeholders and those who had signed up to the project email listserv. The email invitation was made as a ‘shareable’ email invitation that could be circulated by invitees.
- **Project website.** Meeting information was prominently posted on the Prosper Portland website.
- **Social Media.** Meeting information was posted on Prosper Portland social media pages.
- **Word-of-mouth outreach.** Prosper Portland staff worked with participants of the *Community Conversations Meeting #1* to spread the word.
- **Postcard mailer.** 4,500 postcards were sent to residents and businesses via mail carrier routes within approximately 1 mile of the site.

## Key Themes

The following are overall key themes, as gathered from comments written on display boards, comment forms, and conversations project staff had with Open House participants:

- **Commercial:** There was an overlap with ideas generated through previous focus groups and the *Community Conversations Meeting 1*. Some of these ideas included a grocery store with affordable, organic, and healthy foods continued to be a very strong desire for commercial space. Food co-ops were also mentioned frequently. Other food related ideas included a grocery store that provides international and ethnic staple foods as well as other retail amenities include coffee shops, restaurants. Affordable, minority-owned small businesses

that build wealth for low-income communities as well as pharmacies, and other neighborhood services to better meet community needs.

- **Public Space:** Community members expressed a strong desire for farmer's markets and gathering space. Green space such as dog parks, community garden, or natural areas were also common ideas for public space as well as integrating arts and music into public spaces.
- **Housing:** Community members expressed a desire for multiple types of housing. Some of these desires were conflicting, however, the most frequently shared community feedback included the following desired components: a balance of both market rate and affordable housing, only market rate housing or only affordable housing; affordable housing for low to extremely low-income households; affordable housing for low to middle income households; housing for the houseless community; 2-3 bedroom units for larger families.
- **Equitable Development:** Community members expressed concerns about displacement and that development should be affordable for both businesses and working-class Lents community members. Development of shared public space that was safe, accessible, and inviting to all Lents community members, not just white, middle-class members. Including and making considerations for the unhoused population in development was also mentioned. Many community members expressed a desire to develop in a way that cultivates community connections.



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# Appendix A: Comment Form Responses

## Comment Form Responses

Participants were provided a comment form to submit feedback on values, priorities, and ideas related to housing, public space, commercial space, and equitable development. they felt was most important. A total of 57 comment forms were collected. Below are the responses and additional comments:

# of responses	<i>What is your relationship to the Lents neighborhood? Choose all that apply.</i>
43	I live in Lents
10	I work in Lents
11	I visit Lents
28	I shop/eat in Lents
19	I bike/drive through
10	Other

### ***What activities do you, your family, and/or friends like to do in Lents?***

- live, go to parks, restaurants and bars
- community projects and service, going to restaurants, parks and walking around, working on my home
- bike, eat, parks, gym
- Shop, pickles game, Lents park (dog), eat at Flipside, shop at farmer's market
- when it is 'safe' we like to go to the park, ride the MUP, visit friends in the hood, shop and patron the local business
- Eat, outdoors workout, garden
- Walk to the parks, eat at pato feliz and flipside, ride the paths and trails
- I'm not really familiar with this area. I am a master's of architecture student in the University of Oregon. In our project, we focused on this area. So, I don't know many things.
- Take walks, bike rides, eat out, go out
- visit parks, attend community meetings, eat out, walk to local mini-mart
- Live here (on 92nd and SE Ellis), work from home, eat and shop, recreate
- Bike ride, drive
- summer farmers market
- live, walk, hangout at local establishments, exercise in parks, take our dog to the park
- Walk, park, farmers market
- Walk through for exercise. Take grandkids to Lents park in summer. Attend church which feeds the homeless.
- Walk, eating and drinking
- Produce shop, arts, bookshop, graphic novels, community center, theater for performing arts
- Walking. We go on a lot of neighborhood walks with our 2-year old and dogs. Sometimes, we go to the businesses- brewery, new bakery and flipside carts.
- Going to the park (Bloomington, Lents). Miss the goats! Go to local businesses (coffee, restaurant). Walk around the neighborhood.
- Gym, Belmont, goats, Belles

- Walk, eat, shop, go to the park etc.
- Visit Lents Park, walk and garden
- Neighborhood Association member. Belles Italian Bakery, international market. Air quality.
- Lents Park - all year round. Use bike paths; use MAX and buses; eat at small restaurants and carts, usually walk to shop Eastport; frequent library on Holgate; liked to take 'kids' to see goats; auto repair at Honest 1; lots of churches nearby; tool library is awesome!
- Going to the park, eating at poco locos
- Play in the park- children (2 boys) attend Lent Elementary
- The area is nice and park (Lents)
- Bike, live, eat, shop, play in Lent's park, go to Pickles games
- Go to bars, food carts, hang out in the back yard, ride bikes, go to farmers market
- Farmers market, bakery, eating establishments, recreation, spring water trail, wildlife viewing, foster floodplain natural area, things are improving.
- Eat at Bella's, pick up trash, help neighbors
- I have visited and shopped, driven through Lents for 20+ years.
- Eat at Bella's, pick up trash that people throw out of cars, eat at Zoiglahus, help neighbors
- Drink at Eagle Eye. We don't spend much time in Lents- field kind of vacant and maybe unsafe at night.
- We go to parks and local restaurants fairly often
- Not much since there isn't much ...yet. Biking, farmers market in summer.
- Walk, Zoiglahus, Bellas Bakery, Lents Park, Pickles game, farmers market
- Everything- tool library, orchard, Lents park, farmers market, Glenwood park, work with families
- Go to the dog park, go to pickles game, go to movies.
- Sleep, travel, have fun, garden, grown old, learn, travel, breath
- We shop and eat at local restaurants
- Walk my dog at Lents park. Go to pickles games.
- I live in Lents. Walk to Lents park, support the teams and shop in Lents. Eat in Lents.
- Eat at Owens. Active in Scott Church, 103 henderson is very active in the community of Lents.
- café
- My parents live by
- Eat drink, recreate
- Live nearby, eat at olives
- I live across the street from the development and spend most of my time in the neighborhoods.
- I'm mostly there doing tenant organizing
- Lots of volunteer work.. Spend time at Lents Park, eat at restaurants.

**COMMERCIAL: *What kind of businesses are important to you? What kinds of businesses would you like to have added to the neighborhood?***

- grocery store, people's co-op
- organic, healthy grocery stores and restaurants, art, music, health-based and green-based vegetarian
- vintage, boutique, home goods, gift store, pizza, east-coast style deli
- People's co-op,
- healthy grocery, sports, coffee shop, donut shop, healthy restaurant

- Open rentable spaces for arts and culture, an arts center, a center for arts and multi-media
- childcare facility, grocer/market with fresh fruit and veg.
- pizza, bodega, upgrade Lents 1-stop
- grocery store
- A micro-business space similar to the Fubonn Market that can also utilize vertical space for office space or storage for 1st floor business. Healthy minimalist like Green Zebra. Food Co-op
- grocery, coffee shop/meet-up spaces, services, restaurant, pharmacy, home and garden
- Houses (apartments)
- Keto-friendly restaurant, black rock, Dutch bros, spa
- café with lots of healthy options and diets. Blackrock, spa, year-round farmer's market. Any shops that are only located here in Portland.
- food co-op, international marketplace (similar to pikes place or reading terminal)
- Grocery store with healthy options. Restaurant variety.
- Water feature to play in, playground, fenced dog park, libraries
- 1)Healthy grocery store. Green zebra model or higher 2) Bank: credit union 3) Library 4) Little post office 5) food options- pizza, ramen and variety 6) Tap room 7) Local retail 8) Thrift shop
- Coffee shop, café, bookstore
- Food co-op, yoga/wellness center, needle exchange
- Coffee shop. I love the tool library.
- Coffee shops, small. Restaurants: small. Small business only, not huge stores with gigantic parking lots and footprints.
- A grocery store would be convenient, however if there are several small businesses that specialize in a food group or two (e.g. ethnic choices) One could have a variety of food items to choose from. This would be different than Carts, though: they would offer 'staples' for cooking at home.
- Food bank, used clothing store
- A grocery store is top priority. Would like to see it have organic options and a deli/café with space to sit and eat/meeting space would be great. Family options, like a good pizza place. We regularly drive to Woodstock to go to Laughing Planet, something like that would be neat.
- Businesses that are affordable for the current residents. Local small business that are women or minority owned. We do not need another Starbucks or brewpub. We not more businesses that only those able to pay market rent can afford.
- A international market
- Affordable businesses that let residents already living here can afford
- grocery store
- We are an area without adequate grocery stores- the loss of Fred Meyer on Foster Rd. was a bit hit.
- hardware store, coffee shop, satellite police station
- None, businesses should be expropriated and municipalized by the city and then ran as neighborhood controlled co-ops.
- Restaurants, grocery store
- Ethnic foods. Healthy foods. People's Coop blended with a more ethnic leadership?



- Affordable groceries, with Fred Meyer shutting down, it is difficult for low-income people to get groceries. I know more and more that are relying on convenience store food (expensive and unhealthy). We are in a food desert.
- Business that cater to the neighborhood. This is low-income. A discount food store inexpensive healthy eating option and local businesses
- cafes, grocery store
- very small businesses that build wealth in low-income communities at risk of displacement
- Neighborhood coop would be nice to have more year-round healthy grocery stores
- N/A
- grocery store, farmers market
- Family restaurant, grocery store
- Grocery store, freddies and safeway. New restaurants.
- gardens, vertical gardens
- Grocery
- Brewery, coffee shops, grocery store
- grocery store
- small businesses, POC and immigrant owned. Meeting community needs (ex. Grocery store). Affordable

**PUBLIC SPACE: *What kind of open public space do you imagine here? What could it be used for (e.g., Lents International Farmers Market)?***

- farmer's market, community meetings, gathering space, library
- farmer's market, art fairs, covered from the rain
- children's theater, renaissance fair, history info. about Lents
- must be kept clean!
- sports fields, play areas, farmers market
- Pavilion (agreed)
- summertime music and plays
- mall concert and theater
- Multi-level open-air spaces. When needed, the lower levels could be used for parking while still have a place above for things like farmers market. Multi-level tiny-house like structures for children's indoor play.
- Farmer's market- great. Convening space.
- A small park, mini-market
- food carts, library
- Food carts
- Dog park. Community center with free or cheap classes and entertainment. Skills trade, tool library.
- Plaza for LIFM
- Food cart. Farmers market.
- Fenced dog park. More bathrooms, open all year round. Trash cans and recycle. Bridge over 205, painted mural. Art installations.
- Farmers market, park (trees, benches).
- Farmers market,

- Expand the farmers market. Green space! Plants. Quiet. Trees and dog park.
- Farmers Market, garden. Nothing brick and mortar. Community garden, wildlife support: plants, trees, tall grass.
- Public open space can bring people together. Without spending an enormous amount of money, an open space can be available for a wide variety of events and that can lead to more input about its use.
- Farmers market year-round
- Farmers market space- yes! With artistic highlights of international flavor of residences. A space for public music. Maybe use the old Lents Park pavilion bandstand that was taken down for a soccer field. A space with food options, either carts or some restaurants. Space to sit and enjoy.
- The goats were a nice addition to Lents. It is sad to see them moved. Space for the farmers market would be fine, are there vendors that are currently unable to sell b/c of space? Plans for a farmers maker area on non-farmers market days?
- Park with a nice water feature for the kids to play
- I'm not sure
- disc golf
- Community gathering space, indoor and outdoor. Space that supports our ethnic diversity. e.g. What space would support a new year's celebration? Cinco De Mayo?
- open farmers market, play area for children under 5
- Parks to play sports in, areas for kids to play. Keep the goats in Lents! A petting zoo!
- farmers market
- Collaborative space, community garden, art projects, salsa dance, yoga, support tool library, support zinger farms
- Community Center focusing on housing, equity, diversity, education, accessible childcare and services for marginalized and underserved communities.
- Love the idea of a space for farmers market. Covered area, garbage cans, community involved in the care of the space.
- pavilion, abundant light day and night
- A market space with micro-vendors and not just LIFM. Not exclusive but inclusive. Lets get tamale stand and other small business in there!
- I like the idea of the farmers market! Would be fun to have a street fair like on Mississippi and Alberta.
- Garden, noodle store, water feature, adult playground
- 24 hour safety, parking available
- Farmers market, food carts
- Farmers market love the covered pavilion idea, need security so it is not taken over by homeless.
- farmers market
- disc golf, farmers market, dog park
- Clean and open spaces with picnic tables, clean garbage collection available. No public camping.
- I would appreciate a preeminent space for the market.
- Space for low-barrier, culturally diverse community events. Accessible to houseless community. Needle disposal bins in bathrooms.

**AFFORDABLE HOUSING: *What kind of housing do you imagine here? Do you want to see a mix of affordable housing units and market rate units? Do you want to see a mix of units to accommodate families of all sizes?***

- market rate with inclusionary zoning
- equal mix. I'm glad we have many new low-income units, we need balance for a healthy neighborhood
- yes
- I'd like to see the 5-year plan fulfilled. Phase 1 accomplished affordable housing
- I am against low-income and shelters. In favor of middle class homes.
- shareable units, quality housing with housing services available ( resources, councils, life coach)
- mix of affordable and market-rate. Transit oriented development.
- yes
- mix of sizes and affordability
- 3+ bedroom units for familiar less or equal to AMI. In house community resource center, like Leander Court Apartments.
- market-rate units
- Apartments
- apartments
- Affordable housing for college students and young adults
- Affordable housing to accommodate families of all sizes with outdoor space.
- only market-rate
- Yes AND it's not entirely out-of-land to consider sheltering, meeting basic needs, job training and resources for the homeless. This property could address many of those needs improve our neighborhood, city and more. Look how many homeless camp nearby! Don't fear them, HELP them!
- Yes, mixing affordable housing. Tiny home lots for our homeless.
- The more affordable, the better
- all affordable. Mix of units, lower barriers for screening criteria. Coordinated access supportive housing.
- As someone that lives directly across the street from this lot, I want the SMALLEST housing units possible. The open field across the street was a huge selling point to my home. I am upset and annoyed with traffic and construction this will bring.
- Mixed housing is my choice. Families add diversity.
- True family low-income, 50% or less. No more gentrifying
- Mix that can accommodate families. Provide affordable housing- I moved to this neighborhood because it was affordable. I own my house- I will be okay. Others should have a similar opportunity.
- We have a housing crisis. The mix (if any) should be 10% or less market rate and the largest portion available for the most vulnerable to rent costs. DO NOT use an MFI for the entirety of Portland when determining rents. It does not accurately represent the reality in Lents. Otherwise, it is clearly a case of gentrification.
- yes, with low rent
- I don't want to see market-rate units. Affordable housing or the lack thereof, is a crisis, and it's unethical to put in market rate housing in a community so affected by this crisis.

- just bought a house, no longer have a horse in the game
- Need to provide housing that supports that work force. Lents is an exporter of labor- housing needs to support this crucial supply at affordable rate and reasonable commuting time. Mixed cost housing options for range on incomes and family sizes. Live/work space. Facility to support housing for arts community.
- family sized units, market rate
- I imagine tenant owned and controlled housing developments to be created through work to recommodify housing by recognizing shelter as a basic human right.
- We have enough affordable units already built here. It is time for market rate developing in Lentz.
- support homeless
- There is so much need for affordable housing. Any way for us to be able to accommodate needy families/individuals, seniors is what is most important.
- I think all rates. Diversity isn't just how much you make.
- Lents has a lot of affordable housing. It will be very important to have mixed rate units.
- As affordable as possible, 30-50% MFI. And more 3-5 bedrooms. As little market-rate housing as possible.
- I think this area of town has long been affordable, and people worry about that going away. It would be nice to see a mix or neighborhood getting cleaned up without losing too much of its price point.
- yes, but balanced with traffic and space. The earth needs space to breathe.
- the more housing, the more parking is needed or it will not encourage folks to visit Lents
- I would like to see more middle income/class housing.
- Mix of unit and should accommodate families.
- 1/2 affordable, 1/2 market
- mix of affordable an market-rate
- I think 80% is too much. The neighborhood to become a place for poor people. A mix better sustains neighborhoods.
- I am concerned about the idea of locating family housing and especially low-income housing next to I-5. We know Portlanders are concerned with environmental determinants of health, why not in this case?
- Affordability defined as 30-50% AMI. Family sized units.
- yes, a mix, but the affordable needs to be actually affordable to average rents and SE Portland incomes, not just the higher income earners from other neighborhoods. "Luxury" affordable doesn't seem very affordable.

<b># of responses</b>	<b>What are your top priorities for Prosper Portland's investment in this development?</b> <i>Pick your TOP priority</i>
9	Promote arts and culture
21	Support small businesses
5	Deliver market rate housing
19	Deliver affordable housing
12	Add parking

12	Create public open-space
<p><b><i>If one of your priorities was "Other," please describe it:</i></b></p> <ul style="list-style-type: none"> <li>- Parking, not everyone can ride a bike. The fantasy of no cars is not going to happen, some are disabled</li> <li>- Sidewalks by Lent k-8 on 97th. Add pending light on Harold like all other MAX crossings have.</li> <li>- Affordable housing as less or equal to 30% AMI, since that is what our residents make.</li> <li>- Parking is also very important. All that is listed above adds to the overall value.</li> <li>- Support small business that prioritize POC and individuals that have lived in the community long-term.</li> <li>- See 'affordable housing' above</li> <li>- Grocery store, restaurants.</li> <li>- Low income housing</li> <li>- Grocery store with some public space- deli/café</li> <li>- Make the affordable housing the majority of units. Limit market rate to 10% or less. Do the right thing.</li> <li>- Affordable housing for a range of incomes is critical in Lents. If we don't effective get a handle on this we just feed the homeless problem.</li> <li>- Free public housing</li> <li>- Support locals and POC. Don't build things that will hurt us and increase property taxes.</li> <li>- Community gathering area</li> <li>- To ensure politicians and corporations aren't fucking up my hood.</li> <li>- Keep Lents safe and clean</li> <li>- Deliver disability- accessible housing. Create safe space for our houseless neighbors.</li> </ul>	

**What additional equitable development goals are important to you?**

- ADA Access
- Other counseling services, arts projects/programs
- diesel concerns in Lents and elementary nearby
- No tents on MUP
- Ellis St. is uncurbed. It's OK now but if more people park and come and go it could really erode. Us people that live on it will have difficult decisions about expensive paving etc.
- Increasing underused firms goal from 20% utilization to 50%.
- Helping to ensure this project 'fits in' with the rest of the Lents Commons. Inclusive and not forcing out Lents residents.
- Lots of green space, lots of parking
- parking
- Ensuring that Prosper Portland is not just holding open-house conversations but going directly into the community to talk to groups and individuals that might not show up at this type of event.
- COBID
- Already covered above
- Sustainability, eco-friendliness should be priority
- Endorse harm reduction approach to support the homeless and low-income
- Please don't fill ALL of the open space. People need grass, trees and sky!

- Leave some grass when developing, it heart-braking to make every surface paved and remove all signs of nature.
- Opportunities and support for creative small business: especially business that have a broad appeal. The Tool Library is a good example of contributing to our community. SHARED SPACES is a 'pet' option of mine: find groups/business startups/faith-based focus/artisans/musicians= cooperate to take turns using a space.
- Stop gentrifying give us truly low-income housing and places we need like a food bank and used clothing store
- I don't want to see this become a space where only people like me feel welcome (white, middle class). The only way for that to happen is to carefully and genuinely include the voices of the folks who are most at risk of being marginalized in this community.
- Affordable housing, especially for those on the cusp of homelessness. Housing is an essential part of health and public health impacts the livability of a city. We must take care of those who need help. Invest in doing the right thing. Affordable housing keeps people healthy. Who doesn't want people to be healthy? People over profits.
- International market
- Mostly a grocery store
- How well is our input taken and implemented. I see possible ways issues can be addressed that don't address the rest of community input.
- None
- Using TIFF funds for developing a solidarity economy and toward democratizing the development process
- Some larger family size units would be nice if any affordable housing is available, target seniors.
- affordable housing
- Anything that addresses gentrification. Affordable housing or a community center serving our people who are most in need is important to me.
- Making sure retail spaces are affordable for local people. Not having lots of outside retail owners.
- Walkability, access to transit, night time safety and mobility.
- Do an anti-displacement analysis. Culturally specific outreach and home repair programs.
- Less bike paths on the streets
- Maintain neighborhood with more market level income apartments.
- Expanding community control over land through public housing. CDCs and community land trusts.
- Include POC in planning. Use union labor. Provide minimal (at least) help for unhoused folks.

# of responses	Open House experience: Do you feel comfortable participating in this Open House?
20	Yes
2	No
8	Undecided

# of responses	Open House experience: Will you continue to participate in the development of Lents Town Center?
45	Yes
0	No
3	Undecided

### Anything else you'd like to tell us?

- I support sticking to the original agreement for development of H92
- Proper crosswalk lighting/signals at MUP and for Lent K-8. Sidewalk on 97th between Harold and Steele
- I am against building an apartment in the field. We have apartments already. Open space is better.
- Thanks for listening and valuing our input.
- Thank you for asking! :)
- Keep up the good work!
- Having more family-sized units will better utilize the housing space (more people housed) and therefore bring more consumers to there surrounding business and therefore a more prosperous town center.
- The quality of streets are very important. Parking is also very important. Affordable housing is great. The parking issue needs to be greatly addressed.
- Survey to find the 'truly' disadvantaged and address their needs 1st.
- Thank you!
- Concerned about construction and congestion and noise. We just bought a home across from the boy and girls club and did not know this was being built into housing. Plans to minimize input on current residents?
- What are the plans to minimize the impact of long, noisy construction for the surrounding homeowners for Phase 2? I am already dreading this development.
- I understand the need for demographics. It just seems more inclusive to avoid pigeon-holing people. We need to strive for consensus, meeting common needs, solving safety issues, putting out minds together to creatively pull our ideas toward solving the needs of citizens. THANK YOU for putting together this gathering-setting the neighborhoods goals as part of the planning and development.
- I have never received a notice. I've lived here for over 10 years, why are you excluding me?
- Use our tax money to do good...not just make profit for yourselves.
- Please place housing and people over profits and \$.
- Please build a grocery store
- Before building any more units, deal with the homeless issue.
- I do not believe that loading more 'affordable' or subsidized housing is going to be food for Lents. Lents would be better served by attracting new residents moving to Portland. Perhaps then it could begin to share in the affluence of the rest of Portland.
- There are a lot of hostile people in Lents trying to silence other voices. In the future, don't do the demographics on the same page as the survey, it discourages disclosure.
- More activates and special events. Maybe light laser shows.

- Nicely done.
- I hope you will listen to the feedback from the communities most vulnerable to displacement at this time.





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Lents Town Center Phase II

# Appendix B: Display Board and Flip Chart Comments

## Display Board and Flip Chart Comments

The following are transcribed comments submitted by community members at each project station. Comments in blue signify that those comments were made in response to another comment already written on the board.

### Housing

- PP needs to honor the market-rate housing promises made for 92H.
- MFI for Lents is \$44,000. Affordable housing should reflect this.
- Yes, some market rate is needed, but truly affordable for Lents (MFI/AMI or \$40k/yr) are needed, too. Not “Luxury” Affordable Housing that actual Lents residents can’t afford.
- Units 0-30% AMI for families → these residents likely to consume services in immediate area, less likely to have a car
- 0-30% (homeless families) have 26 family spaces at PHFS down the street and that is a path to permanent housing. That’s 100 people with < 30% incomes helped w/in blocks of this site.
- I worked full-time at a non-profit, I make over \$15/hr, and I make less than 60% AMI. 60% AMI is not affordable. 30-50% AMI should be the standard to claim “affordability” ← YES!
- 60% AMI like Lents Common → needed to support biz around area
- MFI/AMI is \$70,000/year for Portland Metro Area; MFI/AMI is \$40,000/year for Lents + East Portland
  - s/b using this number [\$40,000/year], not the one on the line above [\$70,000/year]
- We need market rate to ensure our small, minority owned businesses can thrive.
- If they can afford the business space rent
- Prioritize subsidized housing
- Coordinated access supportive housing → we need this
- Units must be ADA-accessible → outreach to people with disabilities who can’t find accessible housing ← YES!
- Over ½ of Lents households earn > 60% of AMI ← For Lents or Portland Metro Area?
- Lower barrier screening
- Site has great bus and MAX access transit-oriented development ← And very little parking which will fill the streets w/ parked cars so businesses have little parking for customers
- Family sized units 2 + 3 beds, 1.5-2 bath ← YES!
- Market rate units for neighborhood balance
  - This ↑ in order for our neighborhood to prosper, we need a balance of market rate units to affordable units. The first phase gave us the latter. Now we need to commit to the original plan with the correct representation of market-rate housing
    - This is only a memorandum of understanding not legally binding
- Do NOT concentrate poverty
- Please build zero steps, accessible units for people w/disabilities → I second that!
- A healthy neighborhood is a mixed income neighborhood
- [A post-it note placed in response to the “Housing Summary Lents Center Phase I” section of the “What happened in Phase I” poster]: Feels like too many affordable in cone area
- Universal housing ← YES!

- ADA access
- People w/disabilities
- Affordable housing for younger generation
- Larger units, not micro units.
- More free parking like it is now
- Affordable housing ← for low-low income + working class, working poor
- Mental health facilities/housing. Take care of homeless pop in Lents
- More market rate housing to balance the affordable housing
- How about + community center for all \$140 @ Asian Health Center is unaffordable
- More affordable housing (80% affordable, 10% market rate)
- Credit union in store area satellite library also ← YES!
- MFI in Lents is \$44,000 not \$74,900
- We need to be able to support local businesses with households that have disposable income
- Market rate housing, keep original ratio! Do not succumb to pressure from advocate groups that have little history in our neighborhood.
- Temporary tiny homes ← YES!
- Universal housing ← YES! [x2 and underlined] and public spaces
- Use ground lease income to fund rent stabilization for current low income renters of single family homes ← Good idea!
- We need a mixed income project at 92H, with public spaces for families
- Mixed income with some spaces that are truly affordable for Lents residents
- Please stop listening to inner SE residents who come here and call themselves “Lents”
- Individual and community gardens and fire pit gathering spaces [post-it note]
- Targeted outreach and coordination to lents residents about lease availability and application process. Schools , PTA, LNA, I Love Lents, Farmer’s Market [post-it note]
- Dog Park

### Commercial Space

- A good universal grocery store not a mini quick mart or Green Zebra high end store ← YES!
- More affordable version of a Green Zebra
- Grocery store with parking \*\*!!!!!!
  - Even w/o parking
  - With healthy foods
- Retail like home/vintage furniture & goods
- Business incubator ← Good idea!
- Affordable option for new biz owners and communities of color – food carts – individually owned
- Family restaurant
- Thrift store
- ADA parking\*
- Coffee shop/deli
- New and used bookstore!!!
- Places that are safe for the community

- Building Reuse Center
- Integrating connection to MAX line ← Yes!
- Community Center ← We need a truly affordable rental space for community gatherings. AHSC space is not actually affordable for grass roots community groups with tiny budgets. ← This is so true!
- Coffeeshops!
- Affordable cafes so people who work shifts can have dinner when they get home!
- Food co-op \*\*\*
- Affordable yoga or wellness center
- Affordable rental spaces for artists, specifically dance center
- Market space!
- Even if not the top-of-the-line healthy foods at least some place with real food not just convenience store.
- Grocery store
- Healthy food – grocery organic
- Ethnic food
- People’s co-op – we need people with disposable income or NO businesses here will succeed
- Grocery Outlet, Bi-Mart, dry goods store
- Fubonn example – more spaces for affordable spaces
- [In response to the “What we heard: Commercial Space” “Housing Summary Lents Center Phase I” section of the “What happened in Phase I” poster]:
- Childcare Facility ← affordable \*\*
- Small business incubator space
- Connection to Lents Park (Adidas)
- Food carts \*
- Grocery store \*\*\*\*\* ← grocery store AND deli
- Café & deli
- A Sisters of the Road café
- Where did the goats go?
- Utilizing vertical space ← even for business/merch storage
- Electric wheel chair charge areas/plugs ← important! \*\*
- Free community gathering spaces \*\*
- Food co-op \*\*
- Support diverse business owners
- Petting zoo
- Live music/show venues ← with free shows reflecting community’s diversity
- Bring back Lents Park gazebo
- Active uses
- Mercado-like businesses would be great
- Library and book store

## Public Space

- Affordable arts space – quality dance center
- Farmer’s Market **\*\*[underlined]**
- Community gardens partnered with Zenger Farms
- Affordable housing and public space
- Community Square
- Safety – day and night
- Parking \*
- Vertical Gardens
- Two-level structure – multiple spaces for use? + parking and rain ready! [There is a hand drawn sketch of this structure with a person on both levels. The person on the bottom is covered, presumably they are sheltered from the rain.]
- More public restrooms **\*\* [underlined]**
- Trash cans and pickup
- Food trucks (like the happy valley one)
- Activities for children and safety from the roads, etc
- Community garden – more space in neighborhood
- Sacred space and community garden
- Sufficient lighting
- People’s Co-op **\*\*\*** ← YES! ← need to make sure the healthy food is affordable... ← healthy food onsite
- Homeless services\*
- Free!
- Gazebo for Lents Park \*
- Summer concerts in the park
- Vertical space?
- Salsa dancing? ← I prefer casino 😊

## Equitable Development

- Roadway/let on Ellis → increase in parking? Will that be paved? How will that work?
- Intergenerational ART SPACE! Curated and programmed.
- Indoor/covered public space to collaborate, create, exist → w/o having to purchase [heart]
- Parking that helps small businesses ← YES!
- Not so much affordable housing that the community becomes a ghetto [“becomes a ghetto” is underlined with many comments associated with the use of “ghetto”]
  - Maybe too strong a word, but the idea is worth discussing in terms of substantiable neighborhoods [“Maybe too strong a word” is underlined with the comment “ya think?”]
  - Oh, please
  - Naya feels like this ← [hearts] is awesome
  - Affordable housing ≠ ghettos → Check out division to Stark, 122<sup>nd</sup> to 182<sup>nd</sup>

- Bathrooms should be open at night. Should have regular trash pickup. Should have needle disposal bins. ← YES!
  - Just like Jade District and Woodstock!
- Family housing and family spaces
- [Post-it note with drawing showing specific crosswalks to be more clearly marked on intersection.]
- [In response to “How can we make this framework more equitable?”] Want a real equity framework? One word: communism
- Spend taxpayer \$\$\$ on public housing, CDCs and community land trusts...not giveaways to private developers
- Work with Earth Advantage Institute to accomplish environmental goals and possibly certification
- Business and workforce equity policies are a huge step forward, but why are there no requirements around prioritizing union labor? ← Yes! I agree!!! (x2)
- Are POC on the planning committees? They should be.
- Air quality and health through trees and plants ← Yes
  - Along I205 corridor
- Bubblers in Lents ← Yes
- Bring back H2O, it brings people to the plaza
- Community center partnering with local non-profits who work with underserved populations
- Support of communities of color and prioritize healthy air in development\
- International market w/affordable space that supports and focuses on existing community
- Garden
- Housing needs to support workforce needs. This site is one of the few properties [???] to support the workforces that is needed in the more inner parts of the city. To protect broader community interest, there needs to be adequate workforce housing.
- Increase 20% utilization of state of Oregon certified firms to 50%
- Please no more apartment buildings. We have enough now.
- Wheelchair accessible. Like kick plates to open doors.



**Building an Equitable Economy**

Lents Town Center Phase II

# Appendix C: Demographic Questions Result

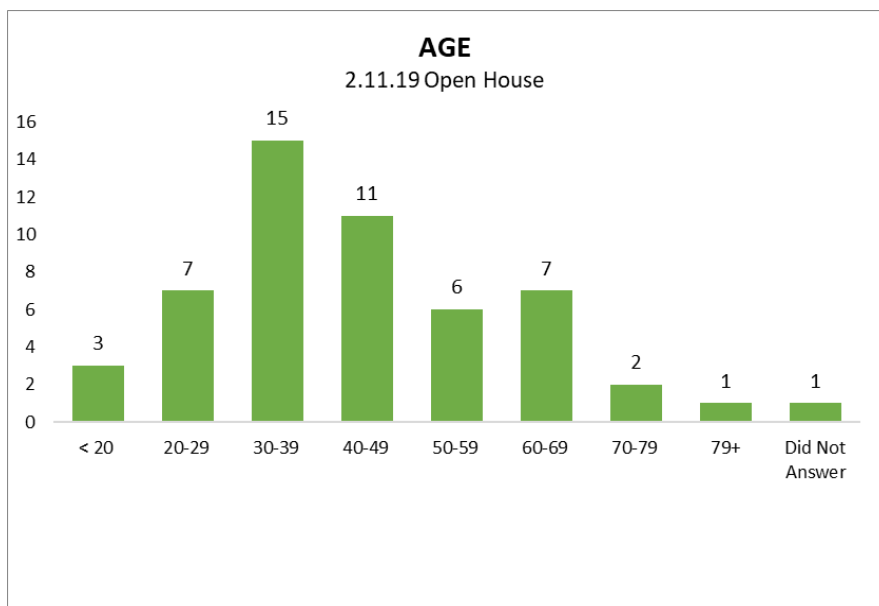
## Demographic Questions Result

Participants were provided comment cards at the end of the meeting that included demographic questions. A total of 57 comment cards were submitted.

Within this small pool of data, the majority identified as white with a little over half identifying as female. Most participants lived in the 97266 zip code area, preferred English as their primary language, and are between 30-49 years old. Income was normally distributed with \$35,00 - \$49,000 as the most frequently reported annual income range among those who responded.

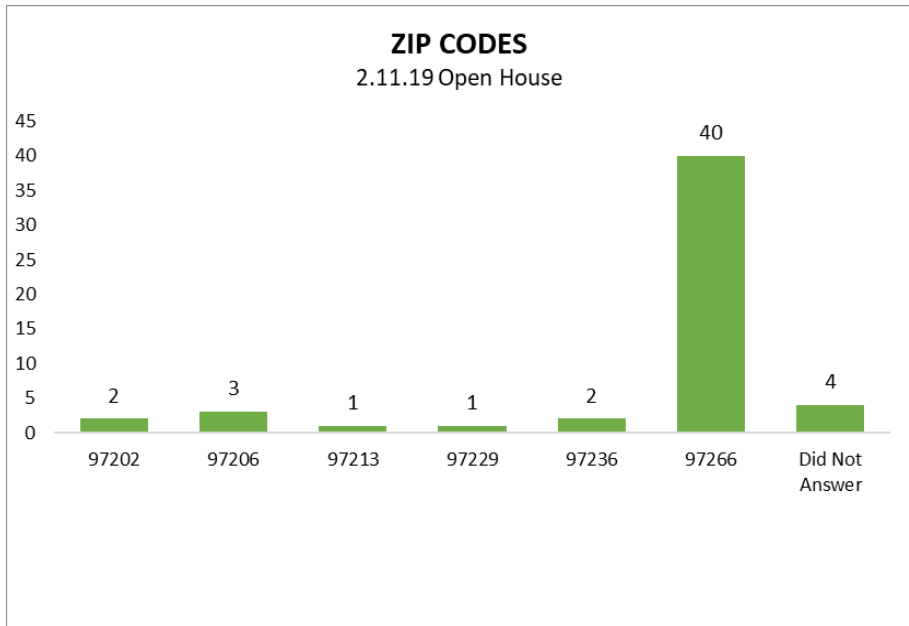
Below are the responses to the following demographic questions:

*What is your age?*

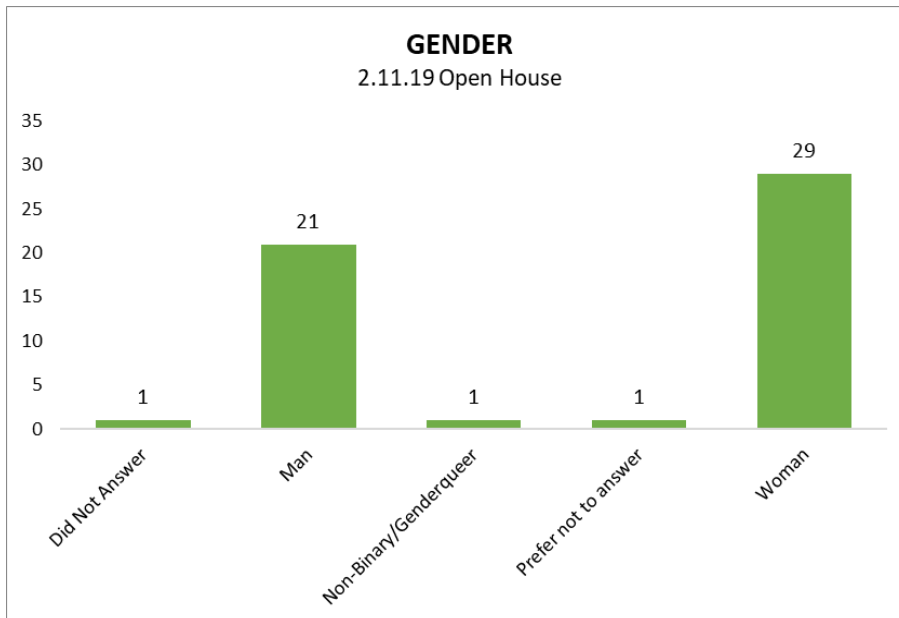




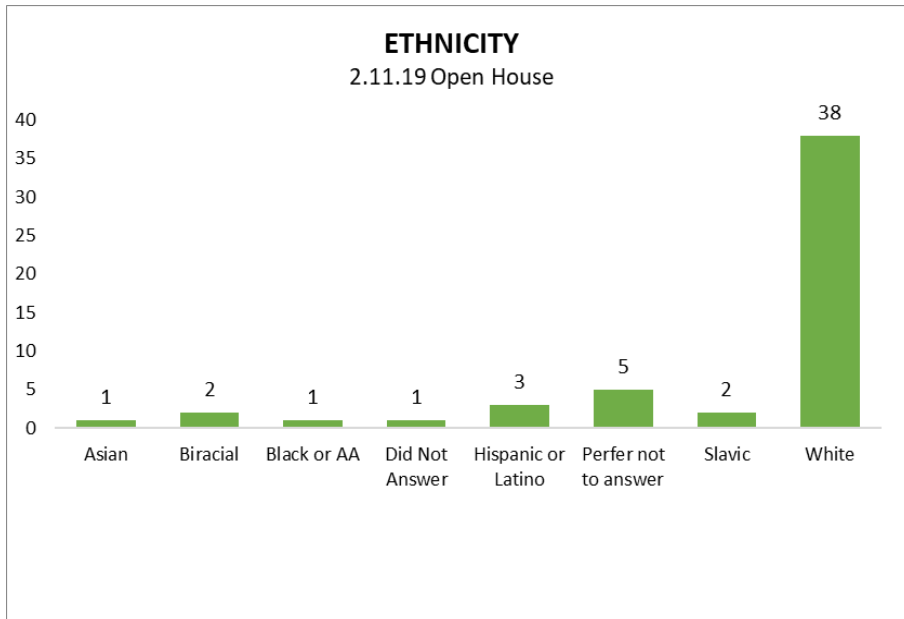
What is your zip code?



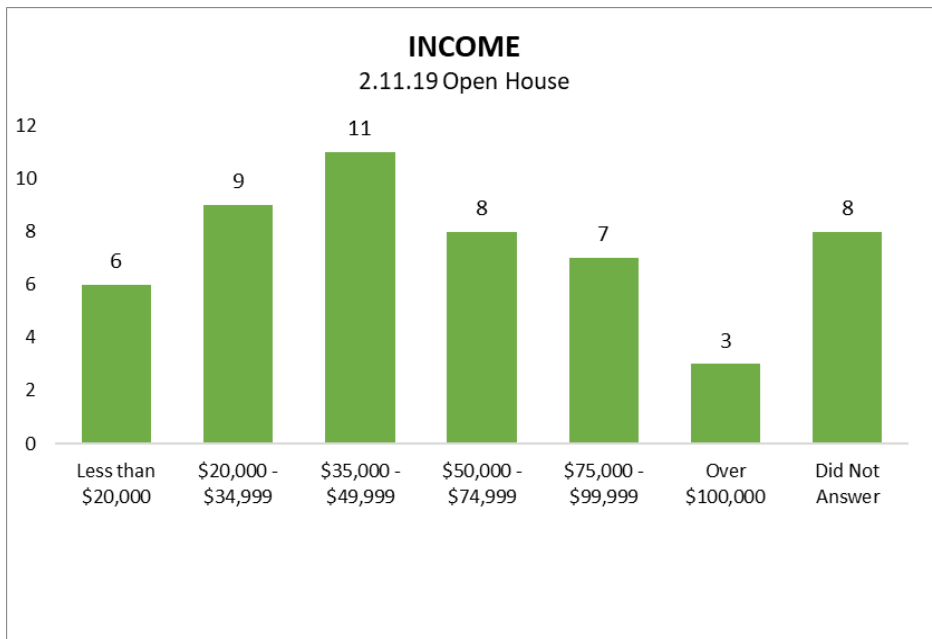
What is your gender?



What is your ethnicity (or race)?



What is your income level?



What is your preferred language?

