



## **N/NE Community Development Initiative (CDI) Oversight Committee Meeting – January 17, 2019**

New Song Community Church ~ 2511 NE MLK Jr. Blvd. ~ 6:00 p.m.

**Members present:** Co-Chair Leesha Posey, Co- Chair Haben Woldu, Oscar Arana, Jennifer Huang, Dorcie Johnson, Maurice Rahming, Karis Stoudamire- Phillips, Gwen Thompson, Karen Ward

**Members not present:** Khanh Le, Chonitia Smith

**Prosper Portland Staff Present:** Kimberly Moreland, Tory Campbell, Yvonne Smoker, Court Morse, Mayra Arreola, Brook Mentire

**Facilitator:** Dr. Steven Holt

### **Summary of action items:**

- Dr. Holt began and facilitated the meeting
- Meeting minutes from the previous meeting on October 18, 2018 were presented by Leesha Posey and approved, with one adjustment to include Oscar Arana as being present for the meeting on October 18, 2018
- Bryson Davis, one of the Co-Chairs of the Hill Block Project Working Group (PWG), was present to provide an update on the PWG
  - Bryson Davis provided a brief overview of the Hill Block PWG
    - The goal of the PWG is to reverse the effects of gentrification caused by the demolition of the Hill Block property, with the PWG selecting a developer and acquiring funding for the project
    - The PWG have received funding from the City of Portland and Meyer Memorial Trust to begin its work
    - The PWG Community Outreach Subcommittee will receive input from the community on what is required, and what they would like to see on the property prior to building on the Hill Block property
    - Since Lakeitha Elliott was not in attendance at this point of the meeting, additional information on the PWG update was postponed until later in the agenda
- Gwen Thompson provided a report out on the Community Outreach Subcommittee
  - The Community Outreach Subcommittee had met several times since the last Oversight Committee meeting, and discussed the three options in considering the selection of a Community Outreach Navigator:
    1. Enter a Request for Proposals/Information/Qualifications (RFX) process, which could take several months to announce the RFX and to select a vendor
    2. Utilize Prosper Portland's Flexible Services provider list, which did not include organizations that had an intimate knowledge of working with the African American population in the North/Northeast area
    3. Move forward with an organization that has an established relationship with the African American population in the N/NE Portland area
  - After weighing the three options, the Community Outreach Subcommittee submitted a recommendation to the Oversight Committee to award a contract to the Soul District Business Association (SDBA) to provide services as its Community Outreach Navigator
  - Kim Moreland provided context on how the organizations on the Prosper Portland Flexible Services list were selected and what services the vendors provided
  - Jennifer Huang, who also serves on the Community Outreach Subcommittee, provided background context as to the process of how the SDBA was selected to provide this service
  - Oscar Arana asked for clarification around the three-year contract term versus utilizing a one-year contract to start
    - Kim Moreland clarified that the scope of work does address the one-year contract term with annual renewal as an option for up to a total of three years

- Leesha Posey asked for the Community Outreach Plan crafted by the Community Outreach Subcommittee to be shared with the Oversight Committee, as well as clarification around what costs the \$100,000 contract total would cover
  - Kim Moreland clarified that only 10% of the total contract amount could be used for administrative costs
  - John Washington was in attendance at the meeting and offered some clarification
  - John Washington indicated that he was excited about being a liaison in talking with the community about the mission of Prosper Portland and the City of Portland, and that the \$100,000 would also afford SBDA the ability to hire Community Ambassadors who could help with community outreach, and clarified that four part-time community ambassadors would be the maximum number hired
- The Oversight Committee took a silent vote via the newly presented recommendation form to determine whether the group would concur with the Community Outreach Subcommittee's recommendation to select SDBA as the Community Outreach Navigator
  - The tallied votes indicated that it was a unanimous decision to move forward with the SDBA as the Community Outreach Navigator
- Dr. Holt shifted the agenda back to the PWG update with the arrival of PWG Co-Chair, Lakeitha Elliott
  - Lakeitha Elliott provided a background of her family's history in Portland, which includes many generations who were impacted by the displacement of African American families in North/Northeast Portland
  - Bryson Davis described the breakdown of the two subcommittees within the PWG
    - 1. Finance and Development – Working on educating the PWG and gathering the information that is needed for the PWG members to understand the developer selection process
    - 2. Community Outreach – Goal is to engage the community through community events such as Good in the Hood and Juneteenth, as well as gather all the relevant details before fully engaging with the community
  - Lakeitha Elliott expressed interest in meeting with the Oversight Committee after this initial introduction, and for the PWG to engage with the N/NE Community Development Initiative (CDI) Oversight Committee since their work overlaps in many ways
  - Dorcie Johnson asked whether Legacy Health was donating the land, and whether Legacy wanted to utilize part of the land
    - Lakeitha Elliott clarified that Legacy Health had not completely donated the land, and that the PWG was currently working on the issue of land ownership; currently the language in the PWG Charter is such that the possibility of a Legacy utilizing some space exists, but that it was not a given
- Haben Woldu provided a report out on the Investment Allocation Subcommittee
  - The Investment Allocation Subcommittee met a few times, and reviewed the quarterly and annual reports, which included a memo detailing the findings
  - The Subcommittee was planning to make a recommendation to remove the temporary freeze on the Prosperity Investment Program (PIP), but the Subcommittee was not able to make that recommendation, and needed some more narrative around the PIP grant recipients
  - The Subcommittee asked for documents to be made available to the community to inform them of the allocation of funds, such as where the funds for the Portland Housing Bureau's (PHB) Accessory Dwelling Unit (ADU) program would be reallocated since the ADU program was not approved by the City of Portland to move forward
  - Leslie Goodlow asked to make a point of clarification around the ADU program
    - The ADU funds have not been utilized; PHB does not need the money for the ADU program, but they would like to increase the money that gets allocated to homeowners, thus increasing the potential for the Prosper Portland-funded medium-income down payment assistance program to increase from 16 homeowners to 32 homeowners
    - Maurice Rahming asked a follow-up question regarding whether the money provided for homeowners could be reduced from \$100,000 to \$50,000 if the homeowner did not need the entire amount
    - Leslie Goodlow responded that most of the applicants have needed the entire \$100,000 considering the state of the housing market, with the homeowners all falling into the 80-120% of Median Family

#### Income (MFI) bracket

- Kim Moreland clarified that the final decision on the continued pausing of the PIP program would be made by Prosper Portland Executive Director, Kimberly Branam, and that there are currently 9-10 people who are waiting to access the PIP funds
  - Leesha Posey asked for clarification on the demographic breakdown of the people who were waiting for the PIP funds, to which Kim Moreland explained 6 out of the 10 inquiries are African or African American
  - Tory Campbell explained further that those who were waiting on funds from Prosper Portland would most likely not be moving forward with their respective projects without the funding from the PIP program, and that it is a popular program because the process is so quick (4-week turnaround between application and approval because the PIP review team meets on a weekly basis) and the money is also disbursed quickly
- The Oversight Committee took a silent vote on the Subcommittee's recommendation to continue the spending freeze for another 30 days via the recommendation forms
  - The final count was 7 votes to accept the subcommittee's recommendation of continuing the freeze and 2 votes to not accept the Subcommittee's recommendation
- Maurice Rahming provided an update on the Redevelopment Impact Analysis
  - The Subcommittee participated in a deeper dive into the data that the Bureau of Planning and Sustainability (BPS) had provided to the Subcommittee
    - The main takeaways being: there was a sharp decline in African American homeownership since the 1960s, and that the incomes of African Americans have lowered while the rest of the population has increased
  - Dorcie Johnson asked who was in the Subcommittee, to which Maurice responded himself, Leesha Posey, with Gwen Thompson having previously expressed interest
    - Karis Stoudamire-Phillips indicated that she was also interested in participating in that Subcommittee
- Dr. Holt lead the discussion and voting process for two new Co-Chairs for the Oversight Committee
  - Haben Woldu expressed her gratitude for the opportunity to serve as a Co-Chair alongside Leesha Posey, but indicated that she would not be running for the position again to allow for new Co-Chairs to serve, but that she and Leesha would help support the new Co-Chairs, as well as continue to participate in the Subcommittee work
  - Tory Campbell thanked the Co-Chairs for their service to the Oversight Committee and for showing up as strong women of color in leadership
  - Leesha Posey asked if the group could provide a written document offering feedback on what Haben and Leesha have done, where they were successful and what could be improved, perhaps in a month or two, and to allow a report back from the former Co-Chairs
  - Dr. Holt verified with the members of the Oversight Committee that they had read over the roles and responsibilities of the Co-Chairs, and asked if any member of the Oversight Committee was not willing to serve in this capacity, to which no one indicated they would not be willing to serve
  - Two new Co-Chairs were voted in by popular vote among the nine Oversight Committee members who were present, with Gwen Thompson and Maurice Rahming receiving the greatest number of votes
- During public comments, Court Morse, Equity Manager at Prosper Portland, introduced herself to the Oversight Committee, and made herself available to Oversight Committee members for coffee and conversations
- During public comments, Leslie Goodlow, Business Operations Manager at Portland Housing Bureau, stated that the N/NE Housing Strategy Oversight Committee had approved to recommend including the Water Bureau site into the Urban Renewal Area (URA), which would mean going to the Prosper Portland Board in February
  - Leslie Goodlow added that there would be no houses or businesses that will be impacted because the URA boundary will go down the middle of the street, and that they would be building 50-70 ownership units (townhomes) at just under 4 acres

**Meeting adjourned at 8:12pm.**