

## **N/NE Community Development Initiative (CDI)**

**Oversight Committee Meeting – November 13, 2019, 6:00 p.m.-8:00 p.m.**

New Song Community Church, 2511 NE MLK Jr.

**Members present:** Jennifer Huang, Dorcie Johnson, Chonitia Smith, Karen Ward, Quinton Blanton, Gwen Thompson, Maurice Rahming, Leesha Posey, Karis Stoudamire-Phillips

**Members not present:** Michael Harper, Oscar Arana

**Facilitator:** Dr. Steven Holt

### **Summary of Action Items:**

- Meeting began at 6:20PM
- Co-Chair Gwen Thompson introduced the previous meeting's minutes from September 24, 2019 for review
  - Jennifer asked a question about an update on the Accessory Dwelling Unit (ADU) Program and where funding ended up and Portland Housing Bureau's (PHB) inclusion of single-family homes in Interstate Corridor Tax Increment Financing (TIF)
  - Gwen responded that Maurice will be providing update on the ADU program
  - Quinton followed up on a comment from the previous meeting about taking steps to deepen the connection between the black community and the N/NE Community Development Initiative (CDI)
  - Gwen responded that Fawn Aberson with the Soul District Business Association (SDBA) can follow up and will make a note to re-address and set a time for further discussion
  - Jennifer made motion to approve the meeting minutes
  - Dorcie seconded the motion
  - Gwen approved the minutes
- Prosper Portland Update by Kim Moreland, Project Manager
  - 3<sup>rd</sup> Quarter Progress Report
    - The Oversight Committee was provided new brochures that provide information about the N/NE CDI programs and services to share with the community.
    - Kim shared an updated chart with current figures of recipients and the amount they received from the Prosperity Investment Program (PIP)
    - Over last 2 years awarded \$8 million to small business owners property owners, non-profits
    - Dorcie asked about why in previous documents, the amount each person received was identified. Kim stated that she would provide an update to the individual amount each person received, which was typically around \$40,000 to \$50,000. PIP is usually \$75,000 maximum but people don't always choose maximum
    - The Oversight Committee asked about whether the African American population can be prioritized in receiving PIP funding, to which Kim referred to

the language in the Action Plan, which has been vetted by the Prosper Portland legal team

- Chonitia asked if the progress report reflects racial data
  - Kim referenced the PIP grant data list which includes a graphic detailing the recipients' demographic information
- Gwen asked about having a centralized location for all documents. Kim said that not everyone had access to the Google Drive that was created in the past, and a new platform for this will be explored.
- Maurice commented that it would be helpful to have the percentage utilization by race, grant amount, and whether the recipient has previously received funds, as well as the amount being utilized on each project
  - Kim will send follow up documents that contain that data
- Quinton expressed concerns about the PIP program, and the program not reaching its targeted audience of the African American population in Portland
  - Kim indicated that this could be brought up in the upcoming work session, where they can talk about the history of the community and the limitations that were faced
- Maurice expressed concern that the Committee may be creating unintentional barriers.
- Chonitia asked about boundary inclusion of sites into the Interstate Corridor Tax Increment Financing District to qualify for money. Kim responded that the PHB Housing Strategy Oversight Committee is making that decision in November through an amendment, and that they have to be careful and transparent about how to complete the mapping process
- Quinton asked about home repair funds
  - The program has been expanded to include middle income [80-120% Area Median Income (AMI)]
- Elections Update:
  - Two committee members will be leaving at the end of this term in December 2019: Leesha Posey and Oscar Arana, which makes November their last meetings. Leesha was one of the first co-chairs, and sends her gratitude and recognizes everyone's dedication.
  - The CDI will be looking for new co-chairs, with the past co-chairs only serving one year. The elections will be held in January 2020 .
- Maurice asked for a timeline for when they needed to make decisions for both recommendations (amending the Interstate TIF district boundary and increasing maximum indebtedness)
  - The Oversight Committee is an advisory body, and not a decision-making body
  - The Oversight Committee makes a preliminary recommendation to Kimberly Branam, the Executive Director of Prosper Portland, and then makes a recommendation to the Board of Commissioners.

- The next Prosper Portland Board meeting is January 15, and they will need to make decisions around maximum indebtedness (MI) and adding the Williams and Russell Property to the Interstate TIF district.
- Work Session Update led by Gwen Thompson, Co-Chair
  - Feedback on what success looks like as Oversight Committee members
  - Upcoming Work Session in December- important to attend
- Subcommittee Report Outs
  - Property Ownership & Redevelopment- Dorcie Johnson
    - There have been four PIP grants awarded, including two renovations and two owner-occupied multi-family properties.
    - Chonitia asked how people are expected to know they have access to funds, whether there are available funds, and how Prosper Portland is getting the message out
      - Kim indicated that the CDI is using community navigators, and that they need to start tracking how people are finding out about available funds
      - Update about the Interstate Corridor TIF Boundary
      - Prosper Portland is working on criteria for how to bring properties into the Interstate Corridor TIF district
      - Prosper Portland will work with PHB to look at their criteria for amending the Interstate Corridor TIF boundary.
  - The December work session will also be opportunity for Prosper Portland to provide resources for expanding the Interstate Corridor TIF district.
  - Boundary discussion will be over boundary and small property amendments, and how to make decisions in an equitable way
  - Maurice indicated a need for focus: How many African Americans can we serve? How do we ensure we have inclusion?
  - Mapping exercise: how many homeowners are within 25, 50, 100 feet of the Interstate Corridor TIF district to provide an idea of land area that is needed to bring in additional homes
  - Business Ownership & Growth- Gwen Thompson
    - Sue Lewis from Prosper Portland shared that there were two grants awarded to Hail Snail and Misty Morning Coffee.
      - Hail Snail Café is a safe community space for LGBTQ folks, and was a project that was funded
      - Misty Morning Coffee has not yet been funded and is currently looking for bids. The business is owned by a Pacific islander from Hawaii
      - PIP awards max \$75,000 for physical improvements; the grant provides 75% and client provides 25%.
      - Gwen expressed concern about 26 of the 40 clients currently served shows there is not a high representation of African American businesses. There is a desire to work with the navigators to identify African American owners in this community.

- Sue provided a breakdown: 95% of grants are for POC-owned businesses, which includes breakdown of African American, African Immigrant, and other POC.
  - Quinton commented on a Portland Business Journal article recently published that said Umpqua Bank and Wells Fargo are not awarding Small Business Association (SBA) loans to African Americans, and asked if Prosper Portland is looking into what businesses in the community are needing
  - Lisa Abuaf offered to collect a list of business sector type and demographics for the next Oversight Committee
- Homeownership Subcommittee Report Out - Maurice
  - The N/NE CDI Oversight Committee voted for Prosper Portland to retain the ADU funds from PHB
  - There is data referencing 1,000 homeowners in the Interstate TIF district, with the rest of the 2,400 in the community as renters; there are over 1,000 African American homeowners.
  - Equity -First Affordable Small Homes (EFASH) presented on engaged communities building affordable rental homes and households assets in neighborhoods impacted by displacement.
  - EFASH is a contract consultant for four community-based organizations: Portland Community Reinvestment Initiatives (PCRI), Hacienda Community Development Corporation (CDC), Verde, Rose CDC.
    - The four culturally specific organizations came together a year ago, responding to displacement in communities
  - Exploring the question: What is an ADU model that could work for communities?
    - Modest income homeowners, working with the organizations to create a revenue stream, an asset building opportunity, as well as increasing affordable rentals in their neighborhoods.
    - In 2020 EFASH will build 10 units working with homeowners and organizations in three neighborhoods served: Northeast, Lents, Cully
    - This model is creating economic benefits for homeowners who are asset building
    - The homeowner would own the unit outright at end.
    - The plan is to roll out the model fall 2019.
    - The first homeowner focus group will be at Hacienda, working with PCRI to schedule through their contacts.
  - The goal is to create a model and subsidy stream which doesn't currently exist.
  - Resources currently available through PHB don't have clear funding stream; it's a hybrid, benefitting the homeowner and providing affordable housing for the renter.
- Quinton asked how poor people with limited means can benefit from this

- This is an opportunity for cash flow from an ADU on a property to go back to the homeowner, which is an entrepreneurial opportunity for a homeowner to get into the rental business.
    - The homeowner could receive \$200/month and increase their property values
  - Leesha asked about the requirements for affordability, and who designed them
    - Partners of the program designed affordability guidelines.
  - Leesha asked when the educational component of program will take place so homeowners can understand the pros and cons and risks are, and can wraparound services cover the risk of being a landlord
    - Purpose of program is to remove barriers that allow people to do this.
    - Need rigorous on ramping of education that comes with this commitment
    - With the Interstate Corridor TIF district funds there could be 2-4 demonstration projects here in NE
    - The goal is to test and see if we want to scale up to do more and that others could replicate but would first have to prove it can be done.
    - Start with 10 units, then any one organization could take it on from there once it is tested
- Community Livability Grant (CLG) Report Out- Karis Stoudamire-Phillips
  - There is a flyer available, and the committee will continue to get the word out about CLG applications, which are due by January 10<sup>th</sup>.
  - The committee asked for a community interest workshop, and would still like Prosper Portland staff to host.
  - One will be held on a Saturday in December at site that has benefitted from this program.
  - The Committee is looking to schedule a time to have an info session and answer questions about the process.
  - There are 10-12 interest forms, no applications for CLG.
  - The Committee would like to get a list of who's applied.
- Cultural Business Hub (CBH) Report Out - Jennifer Huang
  - The Oversight Committee tabled at My People's Market, and will add results of the survey to the community outreach. Still distributing survey for business as well.
  - The Subcommittee will turn the CBH bus tour into a workshop and the subcommittee members will receive an invitation in December
- Public Comment
  - Dian Mike, a business and property owner in the Interstate Corridor TIF district provided public comment
    - She cannot create generational wealth and came to the meeting to find out about resources.
    - She has been facing many barriers, is running a business out of her home
  - Maurice expressed a need to create a fund to offer access to capital faster, with more accuracy, and should be a focus of the Oversight Committee to help people in Dian's situation

**8:36 meeting adjourned**