

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

**Oversight Committee Meeting – February 12 2020, 6:00 p.m.-8:00 p.m.**

Billy Webb Elks Lodge, 6 N Tillamook St.

**Members present:** Jennifer Huang, Dorcie Johnson, Chonitia Smith, Gwen Thompson, Ebony Amato, Maurice Rahming, Quinton Blanton, Michael Harper(via phone), Karis Stoudamire-Phillips

**Members not present:** Joe Calderon, Karen Ward

**Facilitator:** Dr. Steven Holt

- Meeting began at 6:15PM
- Co-Chair Gwen Thompson introduced the previous meeting's minutes from November 13, 2019 for review
  - Jennifer made a motion to approve the meeting minutes.
  - Chonitia seconded the motion.
  - Gwen approved the minutes.
- **Prosper Portland Update**
  - N/NE Community Development Initiative (CDI) Project Manager Position is being temporarily filled by Joana Filgueiras, Project Manager II at Prosper Portland
  - The next Oversight Committee meeting dates were confirmed for Wednesday March 11 and Wednesday May 13.
  - The two recommendations from the N/NE CDI Oversight Committee will be presented to the Prosper Portland Board of Commissioners on March 11.
  - Committee members have been invited to the N/NE CDI's group on Microsoft Teams, where all relevant documents will be uploaded for review and meeting dates will be tracked on the calendar.
- **Reporting on Community Livability Grant- Karis Stoudamire-Phillips, Gwen Thompson, Jennifer Huang (CLG Subcommittee Members)**
  - On Thursday February 6th Gwen, Karis and Jennifer met along with three non-voting prosper Portland staff to vote on the applications submitted for the Community Livability Grant (CLG).
  - There were 14 applications submitted. The CLG subcommittee is recommending 11 applications move forward to Prosper Portland Executive Director Kimberly Branam for funding.
  - The amount the CLG subcommittee is recommending is over the \$300,000 budget, however this is a regular practice and it is typically approved. The amount over the budget will be subtracted from next year's allocation for the CLG program.
  - The CLG subcommittee intentionally made decisions to fund as many projects as possible and would like to see more applications submitted next year.
  - Karis provided details about the awarded applications which included churches, childcare and other nonprofits looking to enhance their spaces. The awarded projects either have to own their property or be in a lease for at least 20 years.

- The CLG subcommittee is open for additional members to join, about two hours before day of to go through applications, two hours day of to go through.
- A committee member requested information that details what the qualifiers were for applications to be approved and how the proposals were rated/voted on.
- There was a request for information about how community outreach was done by Prosper Portland to publicize the available funding through the CLG program.
- **Co-Chair Elections- Dr. Holt**
  - Dr. Holt provided clarification on the charter bylaws and the election process
  - Co-chair positions can be renewed annually. The current co-chairs can be re-elected.
  - Current co-chairs Gwen and Maurice shared their experience filling the role including the required responsibilities and the ongoing need to continue collaboration efforts with each other and Prosper Portland to benefit the community.
  - Nominees for co-chair positions included Ebony Amato and Quinton Blanton. Ebony and Quinton volunteered for the two co-chair positions and committee members followed protocol of collecting ballots with nominees.
  - There was a request to clarify the term lengths for committee members whose terms end within the next three months. The committee will need to request new members in May once the terms of current committee members end.
- **Debrief from the Work Session held on December 19, 2019**
  - During the Oversight Committee Work Session held on December 19, 2019, members discussed the geographic amendment priorities, maximum indebtedness and the Interstate Corridor amendment recommendation process.
  - A committee member requested an update on the process of the zoning change and how it impacts the project for the Williams and Russell project, led by the Williams and Russell Project Working Group (PWG).
  - Lisa Abuaf with Prosper Portland shared that the Williams and Russell site is currently zoned as institutional which ties it to the rest of the Legacy campus. By changing the zoning to CM3 it separates the property from the rest of the Legacy campus, and it would better support housing, workforce, and community space.
  - The co-chair of the PWG, Bryson Davis, testified in support of the zone change with a representative from Legacy on February 11 at the Planning and Sustainability Commission which convenes the Bureau of Planning and Sustainability.
  - There was a question regarding Legacy's plan to release ownership of the property.
    - The property Legacy has offered to the community for the PWG to determine is the 1.7 acres that is the site on the corner of Williams & Russell.
    - The new ownership of the site has not been determined yet and is in the process of being discussed.
    - The PWG is currently in the phase of planning the development for the site based on the community priorities that were identified from gathering community input.
  - There was a question about the community outreach and communication to increase awareness of the Williams and Russell project.
    - The Williams and Russell PWG has been meeting for two years. Over 600 responses have been collected from community surveys regarding feedback on

- the site. The members of the PWG include leaders from community groups including Self Enhancement Inc., Soul Business District Association, Urban League, and more.
- Co-chairs from both the PWG and the N/NE CDI have met and updates have been provided during N/NE CDI meetings.
  - Committee members commented that they do not have enough information about the Williams and Russell project and the PWG process to determine whether it is in alignment with the N/NE CDI Action Plan.
    - Concerns included property ownership, where the boundary line is, community benefits, and a development impact study.
  - There was a question about who would get oversight of the additional \$20 million that would be available for investment in the Interstate Corridor if Maximum Indebtedness (MI) were to be increased.
    - Oversight Committee members were under the impression from past conversations and meetings that the \$20 million from MI would go towards the same five goals identified in the N/NE CDI Action Plan.
    - Lisa Abuaf, Director of Development and Investment at Prosper Portland, stated that there has not been a decision made about who will be responsible for allocating the \$20 million.
    - Lisa stated that increasing Maximum Indebtedness is a year-long process. The recommendation from the N/NE CDI Oversight Committee will be presented to the Prosper Portland Board and then presented to City Council for approval. Decisions regarding this process will be made incrementally rather than from the start of the process.
  - Co-Chair Gwen Thompson identified two changes stated by Lisa in comparison to previous information the committee was provided.
    - The first change was described that on multiple occasions it was stated that the \$20 million from increasing MI would come under the authority of the N/NE CDI Oversight Committee. Leslie Goodlow (PHB) clarified that that was her assumption and not a prosper Portland commitment.
    - The second change was in reference to the understanding that the PWG scope of responsibility is to lead the development of what will be built on the site, and that the PWG had not been committed any money from the N/NE CDI at this point.
    - Leslie Goodlow from the Portland Housing Bureau (PHB) clarified that the goal of the PWG is to get to a development, which includes a Request for Proposals (RFP) and selecting a development team to build the project, which includes funding and community benefits.
    - Leslie stated that the goals of the Housing Oversight Committee, the Williams and Russell PWG and the N/NE CDI Oversight Committee are in alignment to benefit the Black and African American community.
    - The facilitator Dr. Holt is supporting the coordination of the efforts between these three committees.

- Committee members requested regular updates from the Housing Oversight Committee and the PWG so they feel prepared and informed in their decision making power.
- There was concern from committee members about community awareness of the projects and the resources available.
  - The current status of the Williams and Russell plan has not yet met the criteria identified in the N/NE CDI Action Plan.
  - There was a confirmation that the Williams and Russell site has not yet requested funding from the N/NE CDI, and the project would have to go through a process to apply for funding as any other project.
  - There was confirmation that if the Oversight Committee votes to include the Williams and Russell property into the Interstate Corridor TIF district, it does not guarantee funding for the site.
- Dr. Holt provided the update that the development vision for the site is not complete yet because it is waiting on the community engagement report that is currently in the draft process. The Request for Proposals will be based off of the data collected from community engagement efforts. Affordable housing is the number one priority identified for that site.
- There was a question asked about clarifying what assurances there are for this project if the current owner of the land, Legacy Health, was to change.
  - Lisa Abuaf stated Prosper staff will share the current MOU for the project with the Oversight Committee
  - Prosper staff will communicate with their lawyers to determine whether there would be the same commitment of the land if there was a change in ownership.
  - The group that created the N/NE Action Plan for the Interstate Corridor is similar to the role that the PWG is providing for the development of the Williams and Russell site.
  - Co-chair Gwen clarified the voting process for the committee. Following the vote taken by committee members, the co-chairs will make a summary recommendation in the form of a letter which can include line items listing concerns on specific issues. The recommendations are then presented to the Prosper Portland Board to make a determination.
  - For the recommendation on Maximum indebtedness, the recommendation from the Prosper Board will go before City Council.
  - City Council recommendation will include the attachments from the N/NE CDI Oversight Committee listing their concerns.
- Co-chair Gwen stated the Oversight Committee members will receive a draft of the letter to review and comment on before it is sent to the Prosper Board.
- **Oversight Committee Recommendations**
  - The Oversight Committee members took an anonymous vote on the following recommendations:
    - For the recommendation to increasing maximum indebtedness:
      - Five members voted yes
      - Two members abstained from voting
      - Two members voted no

- For the recommendation to amend the Interstate TIF district to include the Williams and Russell site:
    - Four members voted yes
    - Two members abstained from voting
    - Three members voted no
  - The two recommendations passed with majority votes.
- **Public Comment**
  - Leslie Goodlow (PHB) provided an update on \$1.8 million originally allocated from the N/NE CDI for an Accessory Dwelling Unit program (ADU). There is a request to clarify whether the Oversight Committee would like those funds to come back to the Oversight Committee or work with the Portland Housing Bureau to designate the funds for another related program.
  - The recommendation will need to be sent to Leslie by the Oversight Committee by the end of the week.
  - Prosper staff will review past meeting minutes to confirm this vote was made in the fall and assist with drafting a letter requesting the funds are returned to the Oversight Committee.
- There was a question about the subcommittee meeting schedule and how new members can get involved.
  - Co-chair Gwen will make sure the new members are invited to the next meetings.
  - The Cultural Business Hub committee is recruiting.
  - The newly elected co-chairs Ebony and Quinton are able to review the structure of the past subcommittees and determine if they would like to restructure the subcommittees under their leadership.
  - Joana from Prosper Portland will email the committee members with the next steps for subcommittee discussion along with Dr. Holt.

**Meeting Adjourned at 8:10pm.**

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### **Summary of Action Items**

#### Requests of Prosper Portland Staff by the N/NE CDI Oversight Committee:

1. Additional information on how community outreach was done by Prosper Portland to publicize the available funding through the CLG program.
  - **Lead: Sue Lewis, CLG Program Manager**
2. Clarify the term lengths for committee members whose terms end within the next three months. The committee will need to request new members in May once the terms of current committee members end.
  - **Lead: Joana Filgueiras, Interim Project Manager for N/NE CDI**
3. Clarify what assurances there are for the Williams and Russell project if the current owner of the land, Legacy Health, was to change.
  - **Lisa stated Prosper will confirm whether there would be the same commitment of the land if there was a change in ownership.**