



**PROSPER**  
PORTLAND

**Building an Equitable Economy**

**Hill Block – Project Working Group Orientation**  
**January 31, 2018**

# AGENDA

## Welcome

*Cupid Alexander, Senior Policy Advisor, City of Portland Mayor's Office*  
*Dr. Moreland-Capuia, Board of Commissioners, Prosper Portland*

## Introductions and Process Background

*Antoinette Edwards, City of Portland*

## Project Background

*Kimberly Branam, Executive Director, Prosper Portland*

## Project Working Group: Charter/Conflict of Interest/Public Meetings

*Project staff and Wayne Shammel, Assistant General Counsel, Prosper Portland*

## February Community Listening Session

## Closing Comments

*Charles Wilhoite, Board of Directors, Legacy Health*

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# PROCESS TO DATE

- N/NE Housing Strategy and N/NE Community Development Initiative Committee discussions Sept. - Oct. 2017
- Additional community discussions
  - *Portland African American Leadership Forum*
  - *Legacy Emanuel Community Partnership Committee**September 2017*  
*Oct. 2017 & Jan. 2018*
- Outreach to N/NE community organizations seeking nominations for the Nominating Committee and Project Working Group Oct. - Nov. 2017
  - *Contacted: Albina Ministerial Alliance; Albina Visions Group; Black Investment Consortium for Economic Progress; Black United Fund of Oregon; Emanuel Displaced Persons Association 2; Legacy Community Partners; Metropolitan Contractor Improvement Partnership/ National Association of Minority Contractors; Micro Enterprise Services of Oregon; North NorthEast Business Association; North/Northeast Community Development Initiative Oversight Committee; North/Northeast Housing Strategy Committee; Oregon Association of Minority Entrepreneurs; Portland African-American Leadership Forum; Jefferson High School; Kairos; Portland Community College; Portland Community Reinvestment Initiatives; Portland National Association for the Advancement of Colored People; Portland Opportunities Industrialization Center; Self Enhancement Inc; Urban League*
- Nominating Committee discussions & Project Working Group selection December 2017

# NOMINATING COMMITTEE

## FEEDBACK

- ✓ The land is not the whole story
- ✓ Don't just give the organizations and the community a seat at the table, give them a voice as well
- ✓ This is an economic opportunity that will bring generational impact and benefit
- ✓ Support the elders who were displaced – have an aim toward restorative justice
- ✓ Attempt to bridge the gap between the young and old, and help young people to engage

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# HILL BLOCK



Redevelopment of 1.7 acre vacant property located at North Russell Street and North Williams Avenue to:

- Benefit and honor Portland's African-American community
- Support community housing and economic needs
- Further Legacy Health's mission of promoting health and wellness for children and families

# BACKGROUND

- Legacy Emanuel properties identified by numerous committees and community discussions as an important N/NE site for a community based and benefitting project
- 2016 – January 2017: Prosper Portland develops the N/NE Community Development Initiative (N/NE CDI) Action Plan with significant community input:
  - Action Plan identifies priorities to guide investment of \$32 million in non-housing set aside Tax Increment Financing
  - During outreach, community members identify various properties adjacent to the Interstate Corridor URA (ICURA) for potential inclusion in the ICURA, including the Legacy Emanuel property
- Spring – Summer 2017: Following the adoption of the N/NE CDI and related community input, Prosper Portland, Legacy Health and City of Portland engage in conversations regarding site and opportunities
- August 2017: Prosper Portland, City of Portland, and Legacy Health announce a collaborative process to develop a long-vacant parcel of Legacy Health land with development to be defined through a community led process



# FAQs & CLARIFICATIONS

- The Hill Block site (N. Russell and Williams) is owned by Legacy Health
- As part of the collaboration, Legacy Health will participate in the community led process; directly fund any medical facilities to be included as part of redevelopment; and contribute the Hill Block site to the project.
- The site is not currently within the Interstate Corridor Urban Renewal Area (ICURA)
- Earlier discussions to amend the ICURA are on hold until the Project Working Group is convened and initiates discussions & a broader community process

# COMMUNITY FEEDBACK

## PROCESS

- Ensure robust community engagement and full transparency
- Involve multiple generations and types of experience/expertise
- Define and expand decision making beyond institutional partners

## PROJECT OBJECTIVES

- Deliver on community identified values and priorities
- Ownership by and ongoing financial return to African-American community
- Secure community benefits, including an economic driver/hub for the community and a holistic project
- Ensure project aligns with original Interstate Corridor URA goals

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# PROJECT WORKING GROUP: MEMBERSHIP

- **Membership**
  - Approximately 20 members from organizations and community groups from within or with a strong connection to the North/Northeast African-American community and seats for community wide representatives
  - 4 representatives from Legacy Health, Prosper Portland, Portland Housing Bureau, and the Mayor's Office
  - Generational diversity
  - Broad set of perspectives and skills:
    - Affordable housing
    - Arts and humanities
    - Community engagement
    - Community-centered design
    - Construction/general contractor
    - Culturally specific education
    - Interested community members
    - Mixed-use development
    - Real estate development finance
    - Public health/health care
    - Retail/commercial tenanting
    - Wealth creation through asset management, development, and small business ownership

# PROJECT WORKING GROUP

Name	Nominated By
Cupid Alexander	City of Portland, Mayor's Office
Michael Alexander	Black United Fund & Portland Opportunities Industrialization Center (POIC)
Byrd Cruz	Emanuel Displaced Persons Association 2
Bryson Davis	North/NorthEast Business Association (NNEBA)
Joy Alise Davis	Portland African-American Leadership Forum (PAALF)
Anthony Deloney	Self Enhancement Inc (SEI)
Lakeitha Elliott	Community at large
James Faison	Professional Business Development Group
Leslie Goodlow	City of Portland, Portland Housing Bureau
Stephen Green	Black Investment Corporation for Economic Progress (BICEP)
Chris Guinn	KairosPDX
Tony Hopson	Self Enhancement Inc
Sharon Maxwell	Community at large
Charles McGee	Black Investment Consortium for Economic Progress (BICEP)
E.D. Mondainé	Portland National Association for the Advancement of Colored People (NAACP)
Dr. Moreland-Capuia	Prosper Portland, Board of Commissioners
Denetta Monk	Urban League
Bill Prows	Oregon Association of Minority Entrepreneurs (OAME)
Justice Rajee	Portland Opportunities Industrialization Center (POIC)
Walter Robinson II	Portland African-American Leadership Forum (PAALF) & Urban League
Jillian Saurage	North/Northeast Housing Strategy Committee
Symone Sparrow	Black United Fund
Karis Stoudamire-Phillips	North/Northeast Community Development Initiative Oversight Committee
Chabre Vickers	Portland Community College/Legacy Community Partners
Debra Woodhull	Portland Community College/Legacy Community Partners

# PROJECT WORKING GROUP: ROLE

- Define and drive a transparent, community-centered process
- Oversee a visioning process and the selection of the development team
- Communicate between Project Working Group and individual organizations or stakeholder groups you represent as well as to the community at large

# WHAT WILL BE DEFINED THROUGH THE PROJECT WORKING GROUP PROCESS?

- Development process & program
  - Land use zoning allows for 222,000+ developable square feet and a wide range of uses.
  - Examples of ideas that have previously been suggested include:
    - Affordable and workforce housing for seniors and families
    - Community gathering spaces
    - Cultural business hub
    - Open space
    - Community health center
    - Retail spaces and other community-desired amenities
- Community benefits and priorities
  - Including tools to address the potential ripple effect of displacement & gentrification that could arise from the project

# ROLES & RESPONSIBILITIES

**X** Lead role  
**x** Support role

Activity	Project Working Group	City/Prosper/ Legacy staff & leadership	Prosper Portland Board	City Council	Legacy Board	N/NE CDI Oversight Committee	N/NE Housing Strategy
<b>COMMUNITY OUTREACH</b>							
Define & lead process	<b>X</b>	x					
Community discussions	<b>X</b>	x					
Communicate with rep. orgs	<b>X</b>	x					
<b>VISION</b>							
Vision & Guiding Principles	<b>X</b>	x			x		
Project Goals	<b>X</b>	x			x		
Success Metrics	<b>X</b>	x			x		
<b>DEVELOPMENT PROCESS</b>							
Developer solicitation	<b>X</b>	x	x		x		
Public investment (NoFA/ICURA TIF)	x	x	<b>X</b>	<b>X</b>		x	x
Review/select proposal	<b>X</b>	x	<b>X</b>		<b>X</b>		



# GOVERNANCE

- **Sample Charters**
  - N/NE Community Development Initiative Oversight Committee
  - N/NE Housing Strategy Committee
  - Broadway Corridor Steering Committee
- **Facilitator**
  - Solicitation closed; Nominating Committee members and staff are reviewing proposals
  - The facilitator will be under contract in time for the Community Listening Session and future Project Working Group meetings
- **Project website**
  - <https://prosperportland.us/portfolio-items/the-hill-block-n-russell-and-williams-collaboration/>
- **Frequency of meetings: good times and dates to meet?**
- **Volunteers to help draft the Project Working Group Charter?**

# CONFLICTS OF INTEREST

- Project Working Group members are “public officials” in their role and owe a duty of loyalty to the citizens of Portland.
- Members and their families are not to receive, *or appear to receive*, financial benefit, directly or indirectly, related to the work of the Project Working Group or its recommendations
- Must disclose any actual or potential conflict of interest on an ongoing basis
- May not accept gifts or meals or event tickets or other items of value from any person or entity which may have a financial interest related to the work of the Project Working Group
- Consider the *appearance of a conflict of interest*, and consult Prosper Portland staff if you have any questions *before* proceeding with Project Working Group business, even if you think there is only a possibility of the appearance of a conflict of interest

# PUBLIC RECORDS

- Any written record of Project Working Group actions, deliberations or communications (including emails and text messages), are discoverable public records, even if they are in or on your personal notes or devices.
- Public records are subject to storage and retention requirements.
- Prosper Portland staff will retain and store public records for the Project Working Group, but Group members are responsible for providing copies of any applicable document or communication to the Prosper Portland staff.
- Consult Prosper Portland staff if you have any question whether or not a particular document or communication is a public record.

# PUBLIC MEETINGS

- All meetings of the Project Working Group are open to the public, but the public does not have a right to participate in the meeting other than by permission of the presiding officer.
- All Project Working Group meetings must be recorded to give a true reflection of the matters discussed at the meeting and the views of the participants. Minimum requirements for the minutes of public meetings include who was present, the substance of discussions and the results of any vote.
- All official actions of the Project Working Group, including final recommendations, must be by open public vote (no proxies or absentee voting).
- Subcommittee meetings of the Project Working Group are not considered public meetings provided that less than a majority of the Project Working Group is present and any recommendations that come out of a subcommittee meeting are made by the Subcommittee members as individual recommendations, not as a group decision.
- Consult Prosper Portland staff if you have any question regarding public meetings requirements.

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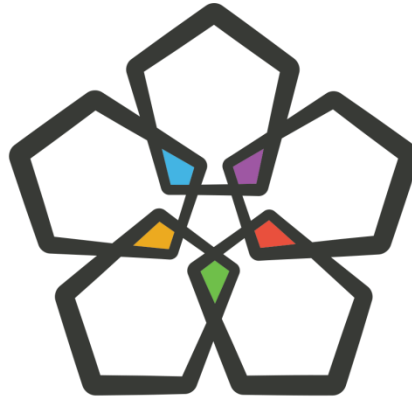
# COMMUNITY LISTENING EVENT

- **Goals & Outcomes**

- Transition project sponsorship from institutional partners to Project Working Group
- Introduce the Project Working Group to the community
- Host smaller break out sessions to collect individual feedback from community members regarding their hopes, concerns, & aspirations for the project

- **Logistics**

- **Date:** Tuesday, February 20, 2018
- **Location:** New Song Community Church  
2511 NE M L King Boulevard



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