

Williams & Russell Project Working Group (PWG) Meeting Minutes

Wednesday February 5, 2020, 5:30 – 8:00pm

New Song Community Church, 2511 NE MLK Blvd.

Meeting desired outcomes:

- Review and Debrief Community Engagement Event
- Review and discuss additional community engagement going forward

Meeting Minutes: On February 2, 2020, **Dr. Steven Holt** opened the Project Working Group (PWG) public meeting at 5:40 p.m. at the New Song Community Church.

- 1. Co-Chair Updates: Lakeitha Elliott and Bryson Davis** shared the last co-chair report out was December 4, 2019 at the regular Project Working Group (PWG) meeting because the January PWG meeting was replaced with the Open House community engagement event. Since December, there have been meetings with City of Portland representatives, Prosper Portland, and Legacy regarding ongoing conversations for the Williams and Russell site. There have also been meetings between the co-chairs and Dr. Holt about how this project is going to move forward and what changes will be made in September when the initial approval time for this project ends.

The CoChairs shared there is a hearing for the zoning change for this site on Wednesday February 12 at 3:00pm. Testimony begins around 3:00pm and the co-chairs will be testifying in support of the zone change. The location will be sent out to all of the PWG members if they would like to attend the testimony.

Lakeitha offered to take a look at the survey results and summarize what the community would like to see and to report back out to the PWG.

- 2. Review and Discuss Community Engagement Event (January 9, 2019). Thalia Martinez** shared the Williams and Russell Project Working Group held its first Open House on Thursday, January 9, 2020 at New Song Community Center in North Portland. The event focused on highlighting the milestones of the project to date and setting the project in context among other significant efforts within the North-Northeast area. Thalia shared three documents with the PWG members to provide a summary of the community engagement efforts thus far. The first document shared a mini report that highlights themes from the Open House event and the top three priorities determined from over 600 surveys collected since fall 2019. The survey closed at the end of January. Prosper staff is currently in the process of analyzing comments made on the surveys and ensuring they are reflected in the final report out, which is the next step of this process. Top priorities have remained the same since the last report out in December: housing and affordable rental and homeownership, education and workforce training, and community space.

The demographic breakdown of the survey results are as follows: 51% identify as Black, 46% identify as African American, 25% identify as White, 6% identify as Native American, 5% identify as Latinx.

The Committee asked for clarification about the difference between “community space” versus “gathering space” because both are listed as separate categories on survey graph results. Thalia responded that the community space refers to programming on site. Thalia will review past documents and conversations from when the survey questions were created to confirm the difference between the two categories.

The second document provides a transcription of the report out for the community discussions each member of the committee facilitated with attendees at the Open House. The third document was written and provided to the PWG via email by Justice Rajee in which he provided comments on the Open House events, questions for reflection by the PWG, and recommended actions for moving forward with this project.

The PWG discussed how the Open House event went and what they would like to see in the final community engagement report. **Walter Robinson II** shared that the community table discussions could have been better prepared for if the PWG members could have reviewed the questions before the day of the event and understood the event run of show. Members shared it would have been helpful to focus on capturing information from the community that was different from the survey questions or asked the questions in a different format. PWG members reflected on the fact that conversations that occurred at the community tables have been heard before in the past and aren't new topics of concern.

Lakeitha suggested there need to be more clear opportunities for how community members can stay engaged with the process of developing the site. She suggested linking the Prosper Portland website to the video recording of the Open House event to ensure that viewers of the video can find information about the next meeting and stay involved. The video footage of the Open House event can be found on the [Prosper Portland YouTube channel](#)

Stephen Green expressed the need for more condensed, easily accessible information, for example info regarding the project budget and how that will frame what is developed.

Sharon Maxwell requested updating the PWG's reverse phase schedule that outlines the development planning process. **Michael Alexander** shared ideas of how to make information accessible for community members to engage at any point of the process. He shared the importance of creating a space for people to address the historical trauma in the community that is separate from this project. Currently this is the only outlet for people to share their voice and the gap from the lack of trust-building with Prosper Portland continues to come up in community conversations.

Lakeitha requested information from Prosper regarding initiatives underway in the community to address historical trauma and healing in the N/NE and Black community, including potential partnership opportunities. She shared examples like [Vanport Mosaic](#), [Urban League](#), and the [Gordly-Burch Family House](#).

The PWG discussed the vacant seat of the representative from the Emmanuel Displaced Persons Association 2 who previously held a seat at the PWG meetings and expressed concern to fill the vacant seat. They also discussed the current Charter process which does not allow for that seat to be replaced unless the Charter is modified.

PWG members requested a mapping of community-assets to identify key community players who's work aligns with the priorities identified from community engagement. Prosper Portland has mapped some of these resources and can reshare that mapping. Thalia supported the need to engage online and in person events to continue these conversations and share the narrative and referenced implementing/updating the Community Engagement and Communications Plan for the project.

Thalia offered tools that could support PWG outreach efforts including sharing the raw data from community engagement comments, an online engagement strategy, an online hub for documents and communication between PWG members, and a list of relevant community organizations. The committee discussed the need to assign support roles from the PWG to assist in guiding these efforts. Bryson shared the Williams and Russell project is a first step in a series of projects that are moving towards the same goal to address systematic issues and can set an example of how community and government can work together.

3. Review and Discuss “Community Engagement Thoughts” Document

Justice shared via email to the PWG a document titled “Community Engagement Thoughts” which included a series of reflective questions about the Open House event and recommended actions moving forward which the PWG discussed, including:

- It would have been good to have Mayor Ted Wheeler and Prosper Portland Executive Director Kimberly Branam speak at the Open House event to frame the context of the project and reinforce the commitment to this project's mission because this was the first time many attendees had heard of this project. **Mustafa Washington** from the Mayor's office shared that the Mayor did not speak because he wanted to support the PWG members as the focus and lead on this effort. PWG members agreed that there is a need for the Mayor's Office, Legacy Health leadership, and Prosper Portland to be present at community events and make brief statements that reaffirms their commitment to supporting the Williams and Russell project
- PWG members identified that the next phase of community outreach is to provide information to the community and create structure for feedback. The community engagement process is now being turned outward to report out the status of the process and identify upcoming steps. There is a lack of clarity around who's job/responsibility is to accomplish these tasks. PWG members requested update of the reverse phase plan items recap for each meeting to summarize what's been done, what's currently being worked on, and what the next steps are.

The committee discussed the need to engage the community in conversation around ownership of the land and the Community Benefits Agreement for the development. They also highlighted posting meeting notice for the regular PWG meetings in the Skanner and Observer news sources so the community is aware of PWG discussions.

A subgroup of PWG members (Walter Robinson II, Jillian Saurage, Lakeitha Elliott, and Bryson Davis) self-elected to set up a meeting to discuss defining next steps for the RFP and community benefit platform in greater detail.

4. Future Meeting & Agenda Planning

Lisa Abuaf provided information on an upcoming discussion at the Prosper Portland Board of amending the Interstate Corridor TIF district to include the Williams and Russell site. The statement and action taken by the PWG was shared with the N/NE Community Development Initiative (CDI) Oversight Committee and N/NE Housing Committee. There is a meeting next Wednesday, February 12 during which the N/NE CDI Oversight Committee will take a vote. The Prosper Portland Board of Commissioners will discuss the action on Wednesday, March 11 during the regular Commissioners meeting. Prosper offered to share the N/NE CDI Oversight Committee's recommendation with the PWG.

The committee discussed that the PWG was originally scheduled to wrap up in September 2020. They highlighted that future agenda items will need to be based on what actions need to be completed by subcommittees and the PWG as a whole and with Prosper support, including:

- Language around ownership goals for developers
- Type of partner the PWG is seeking
- Community benefit goals that incorporates community outreach and informs the site plan and programming on site.
- Identify immediate and longer term tasks to move towards completing a Request for Proposals (RFP)

Additional items the PWG discussed for future agendas:

- Regular updates from check-in discussions happening between Prosper, Legacy, and PWG Co-Chairs
- Specify action items/responsibilities for PWG members and Prosper staff that is in alignment with the updated reverse phase schedule
- Presentation by Dr. Lisa Bates titled "Growth Without Displacement" to hear about the impact of the housing preference policy on the sense of community for a neighborhood
- An overview of financing for housing including using Tax Increment Financing dollars, comparison of homeownership versus rentals, and how subsidies work
- PBOT efforts around use of right of way space, Irene Equity Manager from PBOT has expressed interest in coming to talk and discuss

Dr. Holt opened the meeting for public comment at 7:40PM. Community member, **Mr. Jackson** provided public comment and expressed gratitude to the PWG members for their hard work and dedication on this project. **John Washington**, Soul Business District Association, provided public comment and shared his experience of developing properties in the past and confirmed that it can be a long, slow process at first but encouraged the group to stay the course. The meeting was adjourned at 7:50 PM.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, CoChair	Soul District Business Association (SBDA)	bdavis@sussmanshank.com
✓	Lakeitha Elliott, CoChair	Community at large	lakeithaelliott@gmail.com
	Cupid Alexander	City of Portland, Mayor's Office	cupid.alexander@portlandoregon.gov
✓	Michael Alexander	Black United Fund & Portland Opportunities Industrialization Center (POIC)	mcalexhog@aol.com
✓	Joy Alise Davis	Portland African-American Leadership Forum (PAALF)	joy@paalf.org
✓	Anthony Deloney	Self Enhancement Inc (SEI)	anthonyd@selfenhancement.org
✓	James Faison	Professional Business Development Group (PBDG)	info@faisonconstruction.com
✓	Leslie Goodlow	City of Portland, Portland Housing Bureau	Leslie.Goodlow@portlandoregon.gov
✓	Stephen Green	Black Investment Consortium for Economic Progress (BICEP)	greenerpasturesnw@gmail.com
	Tony Hopson	Self Enhancement Inc (SEI)	tonyh@selfenhancement.org
✓	Sharon Maxwell	Community at large	smaxbratton@gmail.com
	E.D. Mondainé	Portland National Association for the Advancement of Colored People (NAACP)	edmondaine@ctoregon.org
	Denetta Monk	Urban League	DMonk@ulpdx.org
	Dr. Alisha Moreland-Capuia	Prosper Portland	a.moreland@stanfordalumni.org
	Justice Rajee	Portland Opportunities Industrialization Center (POIC)	jrajee@portlandoic.org
✓	Walter Robinson	Portland African-American Leadership Forum (PAALF) & Urban League	wlrii45@gmail.com
✓	Jillian Saurage	North/Northeast Housing Strategy Committee	jily99@gmail.com
	Karis Stoudamire Phillips	North/Northeast Community Development Initiative Oversight Committee	karis.stoudamirephillips@modahealth.com
	Chabre Vickers	Wells Fargo	Chabre.L.vickers@wellsfargo.com
✓	Charles Wilhoite	Legacy Health, Board of Directors	cawilhoite@willamette.com

Additional Attendees:

✓	Vicki Guinn	Legacy Health	vguinn@lhs.org
✓	Thalia Martinez	Prosper Portland	MartinezT@prosperportland.us
✓	MinNefer Mernahkem	Prosper Portland	mernahkem@prosperportland.us
✓	Lisa Abuaf	Prosper Portland	abuaf@prosperportland.us
✓	Mustafa Washington	City of Portland, Office of the Mayor	mustafa.washington@portlandoregon.gov

Action Item Log	
1.	Share info about what Legacy, City and Prosper are doing to address trauma and relationship building in the Black community
2.	Re-address the possibility of interim space activation on-site (signage)
3.	Create online hub for documents and use website to provide information for how community members can stay engaged; include a link to the Open House video link on Prosper YouTube Channel

4.	Asset mapping that identifies key community players whose work aligns with the priorities identified from community engagement
5.	Update the reverse phase schedule, benchmarks and due dates together with roles/responsibilities
6.	Follow up with the community members who attended the Open House event