

Williams & Russell Project Working Group Meeting Minutes Wednesday October 7, 2020, 5:30 – 7:30 pm

Meeting desired outcome:

To provide updates on the Williams and Russell project, share information with other African American groups within the community and create a better understanding of the community led development of the property.

- Update on Maximum Indebtedness
- Discussion on Housing Decisions for RFP
- Discussion of New Non-Profit

Meeting Minutes: On October 7, 2020 **Dr. Steven Holt** opened the Project Working Group (PWG) public meeting via Zoom and the following is a brief outline of what was discussed.

- 1. Co-Chair Updates: Bryson Davis** invited **Nancy Wilson** to share Prosper Portland staffing changes with the committee. Nancy indicated that she is bringing additional Prosper team members to participate to provide additional resources, expertise, support, and manpower. She introduced **Amy Nagy**, a senior project manager who leads Prosper Portland's work with the Albina Vision Trust amongst other responsibilities, and **Christine Velasquez**, a project manager who leads the agency's work related to affordable commercial pilots.

Lakeitha Elliott shared a summary of her discussion with Albina Vision Trust as part of the project outreach. The focus of this meeting was to hear about the PWG's community engagement efforts and lessons learned from the committee work.

- 2. Maximum Indebtedness: Justin Douglas** provided an update on the current amendment activities to increase maximum indebtedness in the Interstate Corridor urban renewal area – this would increase the amount of debt the City can issue for N/NE activities. He presented a PowerPoint and provided an overview of the steps moving forward and introduced **Elaine Howard**, the consultant undertaking this work, to answer any additional questions.

If City Council approves an increase to maximum indebtedness, an additional \$67 million of resources will be available starting the next fiscal year (July 2021). The Portland Housing Bureau is helping to lead this request based on the need for affordable housing funding in N/NE. Projects for these funds include: a home ownership project at the Kerry Blvd property; affordable rental housing at N. Williams and Alberta; and affordable housing on the Williams and Russell property if the PWG recommends that as part of the priorities for the site.

Upcoming milestones include presenting to the Prosper Portland Board of Commissioners on October 15 to seek their approval to initiate the amendment process and then starting the public process. In November there will be meetings with the Planning and Sustainability Commission. Ultimately the decision will go before City Council in December 2020. Justin discussed potential risks and pitfall scenarios to the approval process and opened the discussion for questions.

3. **MOU Extension: Brian Terrett** shared that while the Memorandum of Understanding (MOU) has expired at the end of August, Legacy Health remains committed and willing to move forward. He recommended extending the MOU until December or tied to the RFP process. He opened the floor for discussion. The PWG discussed whether new content needs to be added to the MOU and agreed that the group needs to take an action regarding changes to the MOU.
4. **Discussion on Housing Preference/Request for Proposals (RFP): Leslie Goodlow** shared two decisions regarding what type of housing the PWG plans to offer in the RFP: market rate vs. affordable housing. She described that Interstate Tax Increment Financing (TIF) funding is only available for affordable housing. The affordable housing can be rented/leased or sold, and there is a subsidy of approximately \$150,000 per unit that TIF funds. She indicated this is necessary information and a necessary decision for the RFP to move forward.

The PWG expressed questions about only offering affordable housing. The group referred to the Community Engagement Report and community survey and priorities identified through that process for use of the land. Leslie indicated that the first community desire was for affordable housing. Various affordable housing scenarios were discussed, including considering housing stipulations for seniors and if/how ownership and affordable housing will bring wealth to the Black community. The PWG decided not to vote on their housing preference requested additional information regarding the programming and financing options related to affordable housing at a future meeting.

Lisa also introduced the subject of how Prosper Portland funding is used for the other types of uses the community prioritized, such as support for entrepreneurs. Nancy gave an update of the status of the RFP and told the PWG there is a draft ready to help move forward the RFP discussion. **Jillian Saurage** asked to have a second look at the community survey results. The PWG agreed that the next meeting agenda would focus on programming and funding options related to the top 4 priorities identified through the community engagement process and requested PHB and Prosper to present that analysis.

5. **Discussion on new Non-Profit structure:** Bryson asked the PWG how they should go about moving forward in determining the parameters of the nonprofit. He inquired if the PWG wanted to undertake that work via a subcommittee or to do the work as the full PWG. The PWG decision was to use a subcommittee with the final recommendation and vote brought back to the full PWG group for a decision. PWG members were invited to volunteer if they wanted to participate in the subcommittee.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, CoChair	Soul District Business Association (SBDA)	bryson.davis@harrang.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
✓	E.D. Mondainé	Portland National Association for the Advancement of Colored People (NAACP)	edmondaine@ctoregon.org
✓	Justice Rajee	Portland Opportunities Industrialization Center (POIC)	irajee@portlandoic.org
✓	Walter Robinson	Portland African-American Leadership Forum (PAALF) & Urban League	wlrri45@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:

✓	Brian Terrett	Legacy Health	bterrett@lhs.org
✓	Vicki Guinn	Legacy Health	vguinn@lhs.org
✓	Nancy Wilson	Prosper Portland	wilsonn@prosperportland.us
✓	Lisa Abuaf	Prosper Portland	abuaf@prosperportland.us
✓	MinNefer Mernahkem	Prosper Portland	mernahkemm@prosperportland.us
✓	Amy Nagy	Prosper Portland	nagya@prosperportland.us
✓	Christine Velasquez	Prosper Portland	Velasquezc@prosperportland.us
✓	Justin Douglas	Prosper Portland	DouglasJ@prosperportland.us
✓	Elaine Howard	Elaine Howard Consulting	elainehowardconsulting@gmail.com

Action Item Log

1.	Programming and funding analysis and memo from PHB and Prosper Portland
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2.	MOU Amendment discussion
3.	Launch PWG subcommittee regarding non-profit formation
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