

## **Williams & Russell Project Working Group Meeting Minutes Wednesday October 21, 2020, 12:00 - 1:15 pm**

### **Meeting desired outcome:**

- Update on the Request for Proposals (RFP)
- Discuss program & funding options with the Portland Housing Bureau and Prosper Portland to identify language to include in the RFP for affordable housing, community space and support for entrepreneurs
- Membership & approach for the new nonprofit

**Meeting Minutes:** On October 21, 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:** Dr. Holt discussed the PWG transitioning to every other meeting occurring in the afternoon and the evening. He also notified the PWG that E.D. Mondainé has resigned as a member of the PWG effective 10/20/2020. **Bryson Davis** shared that the Ownership Subcommittee is meeting to discuss some of the governance and other considerations related to a new nonprofit to recommend to the PWG. He also conveyed the RFP Subcommittee met 10/20/20 and discussed whether the focus of the RFP was for a specific project or what sort of development partners the PWG would like to work with. He announced the RFP Subcommittee will meet again next Tuesday.
- 2. Portland Housing Bureau / Prosper Portland Programming & Funding**  
PHB and Prosper Portland shared a detailed memo that was emailed to the PWG earlier in the week, and **Leslie Goodlow** and **Lisa Abuaf** presented a PowerPoint summarizing the memo's information. They introduced the memo and presentation as a response to the PWG's request from previous meetings to have an overview of different program and funding options, including the use of tax increment financing (TIF), tied to priority uses the community identified through the community engagement process: housing, education and workforce training space, community space, and support for entrepreneurs.

PHB presented the affordable housing portions and Prosper presented on the education, training, and entrepreneurship related uses and funding approaches. Lisa shared examples of public and nonprofit education projects as well as workforce training programs that Prosper has partnered on. She shared the legal restrictions regarding use of TIF on public educational facilities. **Jillian Saurage** inquired about what restrictions are involved and clarified TIF funds can be used for nonprofit educational organizations but not for public educational uses which Lisa affirmed. She

shared information on particular uses, example projects and programs like the Community Livability Grant programs and E-Zone program.

Leslie shared information on both affordable rental and affordable home ownership programs, requirements, related funding approaches, and examples. Regarding market rate housing, she provided an overview of Inclusionary Housing requirements. She described funding required for affordable rental housing projects – including public and state, Low Income Housing Tax Credits, tax exemption and SDC waivers, as well as capital campaigns – as well as related affordability requirements for both low income and permanent supportive housing projects. Affordable housing projects have a 99-year affordability requirements and regulatory agreement that goes along with the funding as well as having to align with the N/NE Housing Strategy and other PHB policy requirements. She provided information regarding the King + Parks project as an example.

Bryson inquired how much of the development cost changes based on affordability target for units. Leslie responded that the MFI (median family income) target has more to do with lease rates than construction costs. Jillian shared that the lower the MFI rent restrictions, the less debt you can take on and the more subsidy you need and it also requires more operating costs – to serve resident needs. Under affordable home ownership, PHB funds projects under 80% MFI and at 3-bedroom units can go to people who make up to 100% MFI or below. HUD approved education and homebuyer assistance is also required. Leslie described the kinds of community and retail space that has been included in other N/NE projects.

Lisa shared information on community space example projects, like the Orchards of 82<sup>nd</sup> and June Key Delta and shared different ways that resources came together for these projects – such as capital campaigns and grants. She also discussed various programs, funding options, and examples of projects that support entrepreneurship space – like the Asian Health & Service Center or the Mercado – as well as various approaches Prosper is undertaking to support small businesses around affordable commercial space using funds from TIF to New Markets Tax Credits, capital campaigns and debt. **Michael Alexander** asked about how the Mercado funded their project - as affordable commercial space or as incubator space. Lisa shared that Hacienda CDC has the ability to provide both affordable lease rates as well as some shared space and technical assistance to tenants. **Chabre Vickers** also shared that Wells Fargo provides technical and financial assistance and Hacienda continues to fundraise to provide those programs.

**Anthony Deloney** and Jillian asked for the Community Engagement Report and the survey results to review those at the same time as reviewing the memo and PowerPoint information. Chabre asked about what the space looks like in the context of what Legacy Health is also interested in having at the site and if it's separate or integrated. **Vicki Guinn** shared Legacy Health is holding a conversation internally about that and will follow up with the PWG; their broad thinking is focused on the health needs of the African American community. Michael agreed and stated the opportunity is here to address the disparities and gaps in public health programs and strategies that have been shown over the past 6 months.

Jillian asked what information or decisions the PWG needs to do in order to release the RFP? Leslie indicated three decisions needed: 1) determination if RFP is selecting a team or a project; 2) if there's going to be affordable housing; 3) if so, what does that affordable housing look like – documentation and subsidy for affordable rental is very different than ownership). Lisa indicated that Prosper will need to know the language regarding economic development related TIF resources if there are particular benefits or uses proposed for those resources.

- 3. Public Comment:** Dr. Holt opened the agenda for public comment. **Ed Johnson** with the Oregon Law Center introduced himself and Rebecca Morgan at the beginning of the meeting. He is representing the Emanuel Displaced Persons Association 2 made up of about 25 descendants of families displaced from this site. Ed acknowledged the PWG's work of the past 3 years. He shared a very specific perspective on behalf of their clients who owned homes and businesses and what the appropriate reparations and financial restitution looks like - which is to have a return of ownership within this community as more important than affordable rental housing.

Dr. Holt announced the next meeting will be on November 6th in the evening.

## PWG - Meeting Attendance Record

	Name	Representing	Email
✓	<b>Bryson Davis, CoChair</b>	Soul District Business Association (SBDA)	<a href="mailto:bryson.davis@harrang.com">bryson.davis@harrang.com</a>
✓	<b>Lakeitha Elliott, CoChair</b>	Community at large	<a href="mailto:lakeithaelliott@gmail.com">lakeithaelliott@gmail.com</a>
	<b>Cupid Alexander</b>	City of Portland, Mayor's Office	<a href="mailto:cupid.alexander@portlandoregon.gov">cupid.alexander@portlandoregon.gov</a>
✓	<b>Michael Alexander</b>	Black United Fund & Portland Opportunities Industrialization Center (POIC)	<a href="mailto:mcalexhog@aol.com">mcalexhog@aol.com</a>
	<b>Joy Alise Davis</b>	Portland African-American Leadership Forum (PAALF)	<a href="mailto:joy@paalf.org">joy@paalf.org</a>
✓	<b>Anthony Deloney</b>	Self Enhancement Inc (SEI)	<a href="mailto:anthonyd@selfenhancement.org">anthonyd@selfenhancement.org</a>
✓	<b>James Faison</b>	Professional Business Development Group (PBDG)	<a href="mailto:info@faisonconstruction.com">info@faisonconstruction.com</a>
✓	<b>Leslie Goodlow</b>	City of Portland, Portland Housing Bureau	<a href="mailto:Leslie.Goodlow@portlandoregon.gov">Leslie.Goodlow@portlandoregon.gov</a>
	<b>Stephen Green</b>	Black Investment Consortium for Economic Progress (BICEP)	<a href="mailto:greenerpasturesnw@gmail.com">greenerpasturesnw@gmail.com</a>
	<b>Tony Hopson</b>	Self Enhancement Inc (SEI)	<a href="mailto:tonyh@selfenhancement.org">tonyh@selfenhancement.org</a>
✓	<b>Justice Rajee</b>	Portland Opportunities Industrialization Center (POIC)	<a href="mailto:jrajee@portlandoic.org">jrajee@portlandoic.org</a>
✓	<b>Walter Robinson</b>	Portland African-American Leadership Forum (PAALF) & Urban League	<a href="mailto:wlrii45@gmail.com">wlrii45@gmail.com</a>
✓	<b>Jillian Saurage</b>	North/Northeast Housing Strategy Committee	<a href="mailto:jily99@gmail.com">jily99@gmail.com</a>
✓	<b>Karis Stoudamire Phillips</b>	North/Northeast Community Development Initiative Oversight Committee	<a href="mailto:karis.stoudamirephillips@modahealth.com">karis.stoudamirephillips@modahealth.com</a>
✓	<b>Chabre Vickers</b>	Wells Fargo	<a href="mailto:Chabre.L.vickers@wellsfargo.com">Chabre.L.vickers@wellsfargo.com</a>
	<b>Charles Wilhoite</b>	Legacy Health, Board of Directors	<a href="mailto:cawilhoite@willamette.com">cawilhoite@willamette.com</a>

### Additional Attendees:

✓	<b>Vicki Guinn</b>	Legacy Health	<a href="mailto:vguinn@lhs.org">vguinn@lhs.org</a>
✓	<b>Com. Serena Stoudamire-Wesley</b>	Prosper Portland	<a href="mailto:serena.stoudamire@oregon.gov">serena.stoudamire@oregon.gov</a>
✓	<b>Lisa Abuaf</b>	Prosper Portland	<a href="mailto:abuaf@prosperportland.us">abuaf@prosperportland.us</a>
✓	<b>MinNefer Mernahkem</b>	Prosper Portland	<a href="mailto:mernahkem@prosperportland.us">mernahkem@prosperportland.us</a>
✓	<b>Amy Nagy</b>	Prosper Portland	<a href="mailto:nagya@prosperportland.us">nagya@prosperportland.us</a>
✓	<b>Mustafa Washington</b>	Office of the Mayor	<a href="mailto:mustafa.washington@portlandoregon.gov">mustafa.washington@portlandoregon.gov</a>
✓	<b>Ed Johnson</b>	Oregon Law Center	<a href="mailto:ejohnson@oregonlawcenter.org">ejohnson@oregonlawcenter.org</a>
✓	<b>Rebecca Morgan</b>	Oregon Law Center	<a href="mailto:rebecca.morgan@lasoregon.org">rebecca.morgan@lasoregon.org</a>

### Action Item Log

1.	Key discussion items/decisions for PWG 11/6 meeting: 1) determination if RFP is selecting a team or a project; 2) if there's going to be affordable housing; 3) if so, what does that affordable housing look like – documentation and subsidy for
----	--

---

	affordable rental is very different than ownership). Lisa indicated that Prosper will need to know the language regarding economic development related TIF resources if there are particular benefits or uses proposed for those resources.
2.	Send Community Engagement Report and related summary; programming and funding analysis and memo from PHB and Prosper Portland
3.	Continue RFP drafting, including program/funding as well as community benefits components