

Williams & Russell Project Working Group Meeting Minutes **Wednesday November 4, 2020, 5:30 – 7:30 pm**

MEETING PURPOSE

- Discussion of PHB and Prosper program and funding memo and related decisions
- Focus of the RFP on soliciting (a) development partner(s) vs a specific project
- Membership & approach for the new nonprofit.
- Decision on affordable housing

Meeting desired outcome:

- Program & Funding memo discussion
- Decision of approval for affordable housing

Meeting Minutes: On November 4, 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: Lakeitha Elliott invited **Justice Rajee** to summarize the Community Engagement subcommittee discussions about community engagement and future communication work. Justice gave an update on Communication Subcommittee discussions regarding future website updates and development of an FAQs regarding ownership decision information. He described convening PWG members to undertake communications work, coordinating with Bryson Davis regarding the FAQ on the PWG ownership discussions & decision and sharing that information with the community.

Justice also shared PWG members on the Guiding Principles/Community Benefit Agreement (CBA) subcommittee (Justice and Joy Alise Davis) also met to set dates for a CBA meeting with the Jahmese Myres, a CBA consultant who has worked on projects like Broadway Corridor, as part of preparing language for the RFP.

Bryson Davis followed up with the information Justice offered to also include FAQ's for the ownership structure so that people can have a clear document that they can reference to answer people's questions about the project. He announced an Ownership subcommittee meeting is scheduled to continue the discussion of governance. The RFP subcommittee is also meeting weekly to make progress on the document which will be further discussed later on the agenda. Bryson reflected on the Mayor's reelection and his ongoing support.

- 2. Portland Housing Bureau and Prosper Program & Funding Memo Discussion: Lisa Abuaf and Leslie Goodlow** followed up on the memo shared with the PWG at their last meeting and reaffirmed clarity needed regarding the type of housing desired and how TIF funding will be used and prioritized to help guide the RFP. Leslie told the group that a decision needs to be made whether there will be affordable housing for the project and, if so, what kind of housing – rental or ownership.

Jillian Saurage asked Leslie to confirm that funds are set aside by Portland Housing Bureau (PHB) to assist with funding the project. Leslie shared that PHB has committed to subsidize up to \$150k per unit for 50 units towards the project and needs confirmation if the PWG supports using affordable housing funds on the site. If the group decides not to utilize affordable housing in the project, then PHB would use the funds for another project.

Joy Alise Davis asked the group if the PWG decides to incorporate a percentage of affordable housing into the project will they miss out on the opportunity to give funds or investment stock to some of the displaced community members. Lisa shared the property is large and can be separated into different tax lots for different types of uses and partners. Bryson said that within the ownership subcommittee many in the group liked the idea of the community investment trust model, acknowledging there are limitations on the amount of funding you can raise for this type of structure.

Walter Robinson asked if the use decision will be made by the PWG or the nonprofit governance structure. The PWG discussed how a Community Benefit Agreement and ownership structure could work together with the development team. Bryson said that most likely the nonprofit will make the decision.

Lisa shared that the meeting minutes capture some of that information and reshared the specific decisions PHB and Prosper had shared at the end of the last PWG meeting and discussion regarding decisions and direction needed. She acknowledged the important role the meeting minutes play in providing transparency and making sure the communication subcommittee supports can put them online for the community.

- 3. Affordable Housing Discussion & Decision: Michael Alexander** shared thoughts about how to decide on affordable housing depending on the development partners(s) the PWG selects to oversee the project. Leslie clarified that the PWG can select a team or a project – in either instance, the PWG will still need to clarify whether affordable is anticipated to be a part of the project. She further expressed PHB is looking for the PWG to clarify and decide if they want affordable rental, home ownership, etc. as this will be a determining factor as the RFP is issued and team is developed.

Dr. Holt then called on each member of the PWG about their decision to have housing in general on the project.

All PWG members voted yes in supporting housing in the project (J Rajee, M Alexander, W Robinson, J Faison, B Davis, A Deloney, J Saurage, J Davis, L Elliott, K Stoudamire-Phillips).

The PWG then discussed the pros and cons of including market, affordable or mixed income residential options on the site. Leslie shared further information about the types of homeownership products (townhomes) that have had demand under the preference policy relative to other housing product types that haven't seen significant demand. Jillian provided some high level parameters for the amount of land needed to develop different kinds of housing types and some of the challenges and opportunities to mixed income projects. Following the group discussion, Dr. Holt invited the PWG to take a vote on the type of housing - market, affordable or mixed-income that they'd like to see on site.

Five (5) PWG members voted to support affordable housing only (B Davis, J Rajee, J Saurage, J Faison - affordable/condos, M Alexander - affordable/condos).

Five (5) PWG members voted to support mixed income housing (A Deloney, K Stoudamire-Phillips, W Robinson, J Davis, L Elliot).

Finally, the group discussed whether they would prioritize ownership housing opportunities relative to rental housing opportunities. Dr. Holt invited the pWG to take a vote on the type of housing product they'd like to see on site.

Three (3) PWG members voted to support ownership opportunities only (B Davis, J Rajee, J Faison).

Seven (7) PWG members votes to support both rental and ownership opportunities on site (M Alexander, K Stoudamire-Phillips, A Deloney, J Saurage, L Elliott, J Davis, W Robinson)

4. **Request for Proposals (RFP) Update:** Bryson provided an update on the status of the RFP. The subcommittee has focused their discussion on what they are looking for in a potential developer – making sure they have experience working on community engaged projects; team members that are connected to the community; types of past projects they have worked on and how this experience connects to the PWG community values.

The subcommittee has also talked about the process of evaluating the RFP responses. The evaluation process recommends the PWG subcommittee and Prosper staff will

evaluate each proposal to make sure it's complete and meets the RFP's specific criteria and then present to the PWG group the top 3 responses for interview by the PWG. The subcommittee is continuing to work through this section of the document.

Dr. Holt shared with the PWG sentiments from Richard Hunter, a community member, and his appreciation of the PWG. Justice asked if the PWG could receive a summary of the RFI responses for reference. Leslie shared this was given to the group in June and could be resent. **Charles Wilhoite** shared his appreciations to the PWG as did Brian Terrett for allowing him to participate as well.

Dr. Holt announced the next meeting will be on November 18th in the evening.

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
✓	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
✓	Brian Terrett	Legacy Health	bterrett@lhs.org
✓	Lisa Abuaf	Prosper Portland	abuaf@prosperportland.us
✓	MinNefer Mernahkem	Prosper Portland	mernahkem@prosperportland.us
✓	Nancy Wilson	Prosper Portland	wilsonn@prosperportland.us
✓	Richard Hunt		

Action Item Log

1.	Key discussion items/decisions for PWG meetings: confirmation RFP is selecting a team or a project. What language regarding economic development related TIF resources should be included and if there are particular benefits or uses proposed for those resources.
2.	Work with communications subcommittee on FAQs and getting information up online. Resend RFI list of respondents.
3.	Continue RFP drafting.