



PROSPER
PORTLAND
Building an Equitable Economy

DATE: June 28, 2017
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 17-28

Update on Fiscal Year 2016-17 Community Livability Grant Awards in the Interstate Corridor Urban Renewal Area and Approving a Grant to St. Andrew and All Souls Episcopal Church in Support of the Portland Abbey

BOARD ACTION REQUESTED

Adopt Resolution No. 7243

ACTION DESCRIPTION

At the June 28, 2017 Prosper Portland Board of Commissioners (Board) meeting, staff will provide an update on the fiscal year (FY) 2016-17 Community Livability Grant (CLG) award recipients in the Interstate Corridor Urban Renewal Area (URA) (see a list of recipients in Attachment A). While all of the CLG grants awards are within the executive director's signature authority, staff will request that that the Prosper Portland Board approve a CLG grant award to St. Andrew and All Souls Episcopal Church in support the Portland Abbey, a community facility serving the entire North Portland community.

BACKGROUND AND CONTEXT

The CLG program supports community-based organizations whose projects foster vibrant and healthy neighborhoods and improve the prosperity of residents and businesses. At the March 8, 2017 Prosper Portland Board meeting, staff provided an update on the FY 2016-17 CLG award recipients in the Lents Town Center, Gateway Regional Center, and Central Eastside URAs, and in the Old/Town Chinatown neighborhoods.

The CLG process for applicants within the Interstate Corridor URA has been on a different schedule, as it was launched to align with the goals of the North/Northeast (N/NE) Community Development Initiative, which was endorsed by both the Prosper Portland Board and City Council in January 2017.

On May 16, 2017 an evaluation team comprised of Prosper Portland staff and four members of the N/NE Community Development Initiative Oversight Committee reviewed the eleven proposals and recommended funding for eight projects totaling \$300,000.

One of the evaluation team recommendations is a \$40,000 award to St. Andrew and All Souls Episcopal Church in support of the Portland Abbey Arts project, which serves all north Portland residents, regardless of religious affiliation, with quality intercultural arts, culture, educational, civic, and community building programs for all ages. The proposed Prosper Portland funding will be used to improve accessibility add an Americans with Disabilities Act-compliant restroom at the Portland Abbey

building (7600 N. Hereford Avenue) to support Portland Abbey Arts' community services in North Portland.

This matter would normally not need to come to the Prosper Portland Board for approval, as it is within the Executive Director's delegated authority. However, after the N/NE Community Development Initiative Oversight Committee recommended approval of the grant awards, the Executive Director's father, a retired minister, was asked by Episcopal Bishop Michael Hanley of the Diocese of Oregon to serve as a Sunday supply priest and to provide pastoral services to members of the congregation for the next several months beginning on June 25, 2017. To avoid any appearance of conflict, the Executive Director has asked to be removed from the decision-making process on this grant award, and has asked the Prosper Portland Board to decide whether to approve the grant award.

For details on all eight organizations' projects, see Attachment A.

COMMUNITY AND PUBLIC BENEFIT

The CLG program funds organizations whose projects improve access to jobs and workforce development services, support wealth creation opportunities for small business owners, honor and enhance the neighborhood's cultural diversity and history, and deliver an asset to the community tailored to its priorities and opportunities.

The FY 2016-17 Interstate Corridor URA CLG award recipients will invest in projects that honor the area's culture and history, provide greater accessibility to community centers, improve business and marketing services for local micro-enterprises, and increase community space to accommodate Portland's first African-American museum. Portland Abbey Arts' programs serve North Portland residents who are low-income, people of color, LGBTQ youth, physically disabled, and those who face food insecurity. Portland's Abbey Oregon Food Bank serves over 900 North Portland residents with critical food assistance. Neighbors utilize Portland Abbey facilities for community and family events and children from New Columbia and Caesar Chavez School take part in Portland Abbey Arts' youth arts, culture, and empowerment programs.

The eight grants will leverage more than \$1.1 million in private investment and other funds along with hundreds of hours of volunteer labor.

PUBLIC PARTICIPATION AND FEEDBACK

The evaluation team was comprised of a subcommittee of the N/NE Community Development Initiative Oversight Committee. Their participation ensured that the proposals that were recommended to receive funding reflect the priorities of the N/NE Community Development Initiative Action Plan.

BUDGET AND FINANCIAL INFORMATION

There are sufficient resources in the Interstate Corridor URA fiscal year (FY) 2016-17 budget for the CLG award recipients (see Attachment B).

RISK ASSESSMENT

Staff is not aware of any risks associated with approval of this grant award.

ALTERNATIVE ACTIONS

The Prosper Portland Board could choose not to authorize the CLG award St. Andrew and All Souls Episcopal Church.

ATTACHMENTS

- A. Interstate Corridor URA FY2016-17 Recommended CLG Awards
- B. Interstate Corridor URA Fund Budget

Interstate Corridor URA FY2016-17 Recommended CLG Awards

Applicant Organization	Project Name and Description	Grant Request	Committee Recommended Award	Total Project Budget
Micro Enterprise Services of Oregon (MESO)	MESO Business Campus. Funding to optimize MESO owned properties to support a Business, Marketing and Sales Training Center, the Child Care Improvement Project, and staff offices.	\$216,645	\$75,000	\$290,645
Vancouver Avenue First Baptist Church	Building Expansion. Expand building square footage from 6,000 to 10,000 square feet to expand non-religious programming including space for Portland’s first permanent African American Museum	\$150,000	\$62,500	\$262,200
Billy Webb Elks Lodge	Kitchen Upgrade and Signage. Support for major kitchen upgrade to accommodate events and for external signage.	\$145,000	\$62,500	\$155,000
St. Andrew and All Souls Episcopal Church	Portland Abbey Accessibility. Improve accessibility to the lower level hall and the addition an ADA compliant restroom on the main floor.	\$223,487	\$40,000	\$223,487
Friends of the Children - Portland	ADA Lift. Installation of a wheelchair lift to the basement level to optimize both office and youth-dedicated programming spaces.	\$50,000	\$25,000	\$101,500
Alberta Main Street	Historical Markers. Support the design, creation, fabrication and installation of permanent, cultural/historical markers on Alberta Street to honor the area’s African American history and community.	\$25,000	\$20,000	\$53,235
Oregon Community Warehouse	Furniture Bank Improvements. Improvements to Estate Store flooring and parking lot area.	\$15,000	\$10,000	\$60,000
Polish Library Building Association	Exterior Painting. Funding to paint the exterior walls of the Polish Library Building.	\$8,800	\$5,000	\$17,600
Total:		\$833,932	\$300,000	\$1,163,667

URA Financial Summary

**Financial Summary
 Five-Year Forecast**

Interstate URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	26,176,511	29,209,467	8,744,043	1,274,639	7,943,222	30,963,698
Revenue						
Fees and Charges	4,991	1,854	1,510	2,128	534	236
Interest on Investments	164,901	88,931	27,454	5,269	25,495	94,772
Loan Collections	647,961	231,698	188,870	265,989	66,762	29,517
TIF - Short Term Debt	18,981,000	18,981,000	18,981,000	18,981,000	18,981,000	-
TIF - Long Term Debt	0	9,000,000	5,253,240	-	26,387,990	-
Property Sales	502,160	-	-	-	-	-
Rent and Property Income	265,246	285,731	334,457	362,893	391,977	366,544
Reimbursements	71,526	100,530	101,100	111,767	123,057	113,609
Total Revenue	20,637,785	28,689,744	24,887,631	19,729,046	45,976,815	604,678
Total Resources	46,814,296	57,899,211	33,631,674	21,003,685	53,920,037	31,568,376
Requirements						
Administration						
A00030-Debt Management-ISC	23,532	22,532	22,532	22,532	22,532	22,532
Administration Total	23,532	22,532	22,532	22,532	22,532	22,532
Economic Development						
Traded Sector						
A00114-Business Development-ISC	5,000	-	-	-	-	-
Community Economic Development						
A00122-Community Development-ISC	0	200,000	200,000	200,000	200,000	200,000
A00106-NPI & Main St Network-ISC	60,000	50,000	50,000	50,000	50,000	50,000
Business Lending						
A00209-BL -General-ISC	195,000	-	-	-	-	-
Economic Development Total	260,000	250,000	250,000	250,000	250,000	250,000
Housing						
A00171-Affordable Housing-ISC	9,625,515	35,312,024	21,815,413	3,858,688	11,553,965	8,950,000
A00516-N/NE Middle Inc Hsg-ISC	400,000	2,400,000	1,800,000	400,000	-	-
Housing Total	10,025,515	37,712,024	23,615,413	4,258,688	11,553,965	8,950,000
Infrastructure						
Transportation						
A00249-Killingsworth Stscape-ISC	200,000	60,000	-	-	-	-
A00250-Lombard Investment-ISC	0	1,226,985	-	-	1,000,000	-
Infrastructure Total	200,000	1,286,985	-	-	1,000,000	-
Property Redevelopment						
Real Estate						
A00335-Nelson Bldg-Indust-ISC	700,693	73,029	73,029	73,029	73,029	73,029
A00336-Spar-Tek Building-ISC	73,287	25,400	25,400	25,400	25,400	25,400
A00337-Argyle Lot-ISC	6,700	6,700	6,700	6,700	6,700	6,700
A00338-3620 NE MLK Prkng-ISC	12,066	11,566	11,566	11,566	11,566	11,566
A00340-Reiss House-ISC	8,692	-	-	-	-	-
A00342-Real Estate Mgmt-ISC	15,500	17,500	17,500	17,500	17,500	17,500
Commercial Property Lending						
A00366-CPRL-General-ISC	1,879,172	2,492,657	1,942,657	1,950,000	3,500,000	1,300,000
A00527-CPRL-PIP Match-ISC	0	1,350,000	1,350,000	1,350,000	1,350,000	550,000
Redevelopment Strategy						
A00333-MLK Alberta-ISC	311,180	996,520	230,138	200,858	210,005	227,575
A00341-Project Development-ISC	20,000	-	-	-	-	-
A00515-MLK Heritage Markers-ISC	0	250,000	-	-	-	-
Redevelopment Grants						
A00131-CLG-General-ISC	760,000	500,000	500,000	500,000	500,000	500,000
A00138-DOS-General-ISC	24,000	-	-	-	-	-
A00146-SIP-General-ISC	350,000	-	-	-	-	-
A00502-Prosperity Investment Program (PIP) Grant-ISC	700,000	1,200,000	1,200,000	1,200,000	1,200,000	500,000
Property Redevelopment Total	4,861,290	6,923,372	5,356,990	5,335,053	6,894,200	3,211,770
Total Program Expenditures	15,370,337	46,194,913	29,244,935	9,866,273	19,720,697	12,434,302
Personnel Services	493,544	574,719	677,936	700,445	710,864	721,040
Total Fund Expenditures	15,863,881	46,769,632	29,922,871	10,566,718	20,431,561	13,155,342
Interfund Transfers - Indirect Charges	2,075,948	2,385,536	2,434,164	2,493,745	2,524,778	2,569,611
Contingency	28,874,467	8,744,043	1,274,639	7,943,222	30,963,698	15,843,422
Total Fund Requirements	46,814,296	57,899,211	33,631,674	21,003,685	53,920,037	31,568,376