



HISTORIC ALBINA ADVISORY BOARD (HAAB)

MEETING #26 SUMMARY

Date: June 27, 2023

Time: 4 PM – 6 PM

Location: In-person and online Zoom meeting

This document is a summary of the I-5 Rose Quarter Improvement Project Historic Albina Advisory Board meeting. The meeting [presentation](#) and [recording](#) provide additional documentation.

Historic Albina Advisory Board Members in Attendance

- Dr. Ebony Amato-Blackmon
- Sprinavasa Brown
- Andrew Campbell
- Cleo Davis
- Keith Edwards
- Leslie Goodlow
- Estelle Love-Lavespere
- Kevin Modica
- James Posey
- Dr. Carlos Richard
- John Washington

Historic Albina Advisory Board Members Not in Attendance

- Andrew Clarke
- Bryson Davis
- Tamara Kennedy

Staff and Presenters

- Ericka Warren, Historic Albina Advisory Board Facilitator
- Dr. Steven Holt, I-5 Rose Quarter Improvement Project Strategic Advisor
- Megan Channell, I-5 Rose Quarter Improvement Project Director
- Brendan Finn, ODOT, Urban Mobility Office Director
- Shawnea Posey, City of Portland, Bureau of Transportation, Project Manager
- Michael Alexander, Albina Vision Trust, Board Chair
- JT Flowers, Albina Vision Trust, Representative
- Kayin Talton-Davis, Albina Vision Trust, Communications Manager
- Winta Yohannes, Albina Vision Trust Executive Director
- Brea DuBose, Teresa Dunham and Natalie Warner, Technical Support
- Kassie McKnight, Notetaker

Agenda

- Welcome, Introductions, Agenda Review
- Welcome New Board Members
- Albina Vision Trust Presentation
- Public Comment
- Project Updates
- HAAB Revised Charter
- Next Steps, Adjourn

Welcome, Introductions, Agenda Review

Ericka Warren, Historic Albina Advisory Board Facilitator, welcomed the board and participants to the meeting and provided an overview of the agenda and the phone numbers for public comment and technical assistance.

Ericka reminded committee members of the 7 Principles of Agreement to guide their participation in the meeting.

Welcome New Board Members

Ericka formally introduced three new board members to the committee:

- Cleo Davis (Albina Vision Trust) and James Posey (NAACP Portland) both introduced themselves.
- Ericka introduced Tamara Kennedy (Port of Portland) who was not in attendance.

Albina Vision Trust Presentation

Ericka welcomed the team members from Albina Vision Trust (AVT) and turned it over to Michael Alexander, Board Chair for AVT.

Michael started by saying they're excited to share the path AVT envisions with the HAAB but recognized it's not the only path and that they look forward to more collaboration.

Winta Yohannes, Executive Director with AVT, added that this is a starting point and presentation of the work they've created over the past several years. Winta then introduced Kayin Talton-Davis, Communications Manager with AVT.

Kayin began the presentation with a map of the project area and reviewed a series of historical photos of the community and infrastructure projects that impacted Albina.

Kayin continued the presentation, discussing:

- Estimates of lost wealth in the neighborhood and how they anticipate different density levels to impact wealth generation.
- AVT's phased approach to establishing community connections and using Black voices to guide their design. They've prioritized housing, public spaces, commercial/entrepreneurial spaces and community hubs, such as a garden and educational hub.

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- A series of renderings from the plan that address needs they heard from the community, such as access to the outside and nature and access to resources.

Kayin asked for questions.

Discussion:

Keith Edwards thanked Kayin for the presentation and asked if any community health resources are included in the plan, noting that Black people are disproportionately impacted by health issues.

- Kayin confirmed they are considering a Wellness Hub, and that other aspects of the design will help with health.

Leslie Goodlow asked about AVT's approach to housing.

- Kayin said they're currently in Phase 2 of the plan and are looking more closely at partners and funding sources.
- Winta added that there will be a lot of work going into how much affordable housing will exist in conjunction with owner housing, and that building a close-knit neighborhood will be focused in the area north of Broadway.

James Posey asked who the economists are on the project and expressed some concerns about not seeing actual data and numbers.

- Kayin responded that Marc Norman of Ideas and Action and EcoNorthwest both are involved with the project.

James asked about the personal scenarios that were used in the presentation – it was difficult to tell if they represented real people. Also, how AVT plans to prevent the same historical issues from being repeated.

- Winta explained that the people scenarios are simply representative of real stories they've heard in the community, adding that what makes this plan unique is that it's guided by existing needs instead of developing something and then seeking out what needs it can serve. Development will happen over the next 30-40 years.
- Kayin talked about addressing future problems by building for them. The plan and scenarios connect with real people's thoughts, concerns and future planning.
- Cleo added that these are baseline scenarios, and the next stage is to implement with actual business owners, residents, etc.

Estelle Love-Lavespere asked about whether the plan includes a component for accommodating displaced landowners living in E and NE Portland.

- Kayin mentioned there are two pathways, including options for entry-level investing in Albina and staying in E Portland or moving back to Albina. They're also looking at partnering with organizations in E Portland to facilitate both options.

Estelle then asked about what work is being done to maintain the current community.

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- Winta commented that there aren't many properties owned outright by the current community within the project area.
 - JT Flowers reflected on James' and Estelle's questions, saying this project should be viewed as a vessel for how life can change and fix long-term problems.

Sprinavasa Brown asked how AVT is defining low, medium and high-density economic impacts in terms of wealth generation potential.

- Kayin explained that low-density development overall presents fewer wealth generating opportunities for a larger number of Black people and families to invest in the area, whether that's through housing or business development, or through access to possible resources that could be in the area. Kayin added that the impacts for each density level depend on the category, such as financial potential realized, amount of shared greenspace, etc.

Sprinavasa then asked how local organizations can get involved in the community hubs, explaining that organizations with capital investment experience would be better equipped to take on the proposed RFP [Request for Proposal] process and we need to be mindful of those who don't have that experience.

- Kayin said they are compiling a list of potentially interested organizations, and then they'll look at introducing RFPs directly.

Keith returned to the topic of healthcare, emphasizing its importance.

Dr. Carlos Richard talked about needing a written commitment to do no harm, understanding who defines terminology and taking into account culture loss.

Leslie Goodlow commented in the chat about fair housing laws not being restricted to Black and brown people and asked how AVT will ensure the area doesn't gentrify.

- Ericka responded, saying concerns about gentrification are a priority for all projects in the area.

Michael offered closing thoughts, and Kevin Modica thanked the AVT team.

John Washington talked about earning trust and holding ourselves accountable.

James finished by emphasizing the need for prioritizing acquisition now, not in 10 years.

Public Comment

No public comments were provided during this meeting.

Project Updates

Brendan Finn, Director of ODOT's Urban Mobility Office (UMO), shared an update about the postponement of tolling, as directed by Governor Kotek, and the impacts that postponement will have on all UMO projects, including the I-5 Rose Quarter Improvement

Project. Brendan explained that Governor Kotek requested a financial plan from ODOT based only on the money they currently have and that they were presenting the UMO's recommended proposal to the Oregon Transportation Commission (OTC) the following morning.

To date, ODOT has spent \$115 million on the Rose Quarter project and will be asking for an additional \$44 million to complete the design of Early Work Packages A, B and C and bring the project to 30% design completion of the Main Construction Package.

John asked for clarification on how that money will be distributed.

- Megan explained that the \$44 million would be used to complete project design work but none of that funding is allocated for construction.

James asked whether the years of investment of the COAC [Community Oversight Advisory Committee] and the projects commitment to the DBE [Disadvantaged Business Enterprise] firms and Mini CM/GCs [Construction Manager/General Contractors] would cease to exist; he also asked why this is the first time the community is hearing about this.

- Megan responded that construction will be pushed back, but the relationships remain important.
- Brendan added that this information is very recent and the project is reliant on toll funding for construction.

Kevin expressed disappointment in the slow-down order from the governor's office, knowing the impacts it would have on this project, adding that it causes even more mistrust in the community.

Dr. Richard and others expressed concern over the politics involved in this decision as well as wanting the decision makers to be in the room explaining these shifts to the HAAB directly.

Brendan reiterated his focus is to build trust and continue to show up for this project.

John asked what to expect from the meeting with the OTC.

- Brendan responded there are several layers of influence and that there are strategies they can take to maintain the path we're on.

There was a shared experience amongst HAAB members of repeated trauma and discouragement due to lack of commitment to equity in this process. Several in the room expressed real feelings of disappointment and wanted direct access to the governor's office, ODOT and City leadership to have conversations about this decision.

Next Steps / Adjourn

Ericka transitioned, recognizing this latest announcement will require more time and in-depth conversation, and noted action items around mobilizing and voicing the HAAB's concerns to state decision-makers. Ericka expressed gratitude for AVT's presentation and

collaboration, adding that there would not be enough time to cover the HAAB Charter and Design Refinements in today's meeting.

Kevin Modica asked if Brendan felt ready and empowered to voice the feelings of the HAAB members and support of the project at the OTC and other venues. Brendan responded yes.

Megan committed to reporting back to the HAAB with updates from the OTC meeting. Ericka thanked everyone and offered a few closing comments before signing off.