



*Mission: To collaborate with the SE Portland community to build informed, inclusive, and participatory neighborhoods that support our social and ecological well-being.*

## BOARD MEETING MINUTES

**January 4, 2022 at 7:00 pm – 9:00 pm**

**Via Zoom Conference Call**

### ATTENDANCE

#### **Board Members present:**

Brooklyn AC – Stuart Zeltzer  
Buckman CA – Maren Boehmer  
Creston-Kenilworth NA – Rachel Davies  
Eastmoreland NA – Dianne Levinson  
Foster Powell NA – Lotus Romey-Yu  
Hosford Abernathy Neighborhood District (HAND) – Bruce Bikle  
Kerns NA – Dave Weaver (Vice Chair)  
Laurelhurst NA – Jan McManus  
Mt. Scott Arleta NA – Daniel Portis-Cathers  
Mt. Tabor NA – Jim Pierce  
Richmond NA- Allen Field, *Alternate*  
South Tabor NA – Tina Kimmey (Co-Chair)  
Sunnyside NA – Ash Hester (Co-Chair)  
Woodstock NA – Anna Weichsel (Treasurer)  
82nd Ave of Roses BA – Nancy Chapin (Secretary)  
Inner SE Action – Kat West  
At Large – Jessie Maran  
At Large – Kimberléa Ruffu

#### **Board Members absent:**

Brentwood Darlington NA – Kimberly DiLeo  
Reed NA – Anne Tillinghast  
At Large – Shazia Abdulla  
At Large – Cat Davila

#### **Board Members who sent regrets:**

Portland Community College – Amy Bader  
Sellwood-Moreland Improvement League (SMILE) – Ayomide Nikzi

#### **Staff present:**

Nanci Champlin (Executive Director)  
Lindsey Johnson (Administrative and Operations Specialist)

#### **Guests:**

Sharon Wynde (Board Administrator)  
Jacob Loeb, Montavilla NA  
Kim Bandy, North Tabor NA  
Brian Hochhalter, RNA

Stef Konder, Speaker – 74<sup>th</sup> & Glisan Affordable Housing  
Quincy Brown, Speaker – We All Rise

## BOARD DISCUSSION MEETING

**7:00 The board discussion meeting was called to order.**

### **Introductions + Announcements (Ash)**

- SE Uplift’s mission statement and community agreements pertaining to behavior during board meetings were shared.
- Introductions and announcements were posted by board members in the chat.

### **Guest Presentation: 74<sup>th</sup> + Glisan Affordable Housing (Quincy Brown & Stef Konder)**

The two buildings will have 137 Units with a completion date of Winter, 2024.

**Power Point Presentation attached.**

### **Executive Director Report: Nanci Champlin**

- **The job opening for a Grants + Partnerships Manager** will be advertised by the end of this week. Watch for an email and share the announcement within our networks.
- **Financials:** Next month we will dive into financials during a mid-year financial report.

### **Program Updates**

- **Land Use + Transportation Program:** (Staff lead: Matchu) We’re excited that Matchu is stepping into this role formerly held by Leah. In December, we concluded the training sessions for the participants in our Land Use Leadership Academy that we piloted this year. The cohort is now developing capstone projects and we look forward to sharing their work with you in the future as guests at board meetings and through our e-news. Matchu will evaluate the training aspects of the program to determine if and how we might iterate the program for next year. The monthly LU/T meetings will resume in February.
- **Liaison Program:** (Staff lead: Matchu) This program oversees the resources, education and support that we provide to each of you as our core stakeholders. We are assessing our accomplishments to date and are having staff conversations about the kinds of trainings we see a need for in the next fiscal year that will begin in July. We look forward to inviting your input on that this spring so we can best support your organizations.
- **Two exciting developments about the liaison program:**
  - A new training opportunity for boards developed out of a pilot (in-person) workshop developed for the Sellwood-Moreland Improvement League (SMILE) for their in-person board strategic planning retreat. Paola introduced our Diversity, Equity, Inclusion and Access tools (Code of Ethics, Equity Lens). Then through a series of breakout and full-group sessions Nanci helped them identify their core values, create “We believe” statements around them, and set specific goals for

operationalizing their values and beliefs. It got very high marks from SMILE and Nanci offers this to any of our organizations that are seeking board alignment. If interested, please reach out to Nanci to discuss.

- **Sometime in this quarter**, SEUL will begin producing a special e-news specifically designed for the liaison program stakeholders (you) to make it easier to share news and updates and for NAs to submit your board meeting minutes and connect with the rep for your group. Stay tuned for ways to provide early feedback on that.
- **Small Grants Program**: Applications for projects in our district are due January 10 . The volunteer Grants Review Committee will meet later this month to begin evaluating proposals using our grants matrix. We look forward to sharing the results with you.
- **Fiscal Sponsorship Program**: The executive committee voted unanimously to renew the annual contract with Portland United Against Hate. They are doing important work, have been in good standing, and are blooming under Umi's leadership, and attracting support from big regional funders like Meyer Memorial Trust.
- **Operations Updates**: We will see increased rental revenue from tenants for the latter half of our fiscal year thanks to State Rep. Rob Nosse moving into a larger office and the United Congolese Community Org. renting an additional office space.
- **Building**: The Energy Trust will replace all our outdated fluorescent lights.
- **Nanci asked the Board to consider sending a Letter of Support to the Civic Life bureau, its Budget Advisory Committee, and City Commissioners requesting a modest increase to SEUL's FY22-23 grant** to support efforts to retain and reward our hardworking staff and to deal with increasing costs of doing business after learning that the City expects our budget to be the same for 22-23 fiscal year as it is this year. The request would advocate for the increase so we may:
  - Address higher building upkeep costs for services, repairs etc.
  - Provide 3% COLA (cost of living adjustments) and up to 2% merit raises for staff for a total of up to 5% salary increase at annual staff reviews as part of a staff retention strategy, and
  - Increase to 100% SEUL covering the cost of one dependent's health care coverage for staff that need it. (After recently consulting with the finance committee and running numbers with Kris, the bookkeeper, SEUL will pay 50% of one dependent's coverage for staff that need it through 2022.

Nanci will get feedback from the Exec. Comm. later this month.

#### **Board Member Visioning Exercise + Networking (Nanci, Sharon)**

- Results will be shared at the Feb. 7<sup>th</sup> meeting.

### **Committee Updates (Committee Chairs)**

- **Executive Committee** – Ash Hester, Co-Chair. The Minutes were included in the emailed packet. There will be further discussion about technology Best Practices.
- **Finance Committee** - Anna Weichsel, Treasurer There will be better numbers next month as the 6 months' review will be complete by then. Anna suggests Board approval of the additional funds request letter. Another concern is timely building maintenance budgeting and completion.
- **Bylaws Committee** - Kat West Research is continuing for bylaws technical assistance hiring.
- **Houselessness Action Committee (HAC)** - Stuart Zeltzer. First year's work. Project initiatives: Learning and increasing presence, new web page; meeting January 24<sup>th</sup> and in February will hear from the Rehab Sisters.
- **Board Development Committee** - Tina Kimmey, Co-Chair There are two applications for the one At-Large Board Member opening.
- **Land Use + Transportation Committee (LUTC)** - Matchu Williams – No Report

**8:38 The board discussion meeting adjourned.**

### **BOARD BUSINESS MEETING**

**8:39 The board business meeting was called to order. Quorum established.**

#### **1. Board Meeting Minutes**

Ash Hester moved to approve the December minutes. The motion was seconded by Daniel Portis-Cathers and passed.

#### **2. Elect New At-large Board Member**

Nancy Chapin moved to approve Lindy Walsh for the open At-Large position. Kat West seconded. Discussion followed regarding Lindy's extensive experience in financial matters. The second applicant will be encouraged to stay involved.  
The motion passed.

#### **3. Support the Board Letter to the City Advocating for FY22-23 Grant Increase to Support Staff Retention.**

Kat moved to support the board letter to the City of Portland, which advocates for a FY22-23 grant increase to support staff retention. Jan McManus seconded and the motion passed.

**The meeting was adjourned at 8:50pm.**

**Next Board meeting: Monday, February 7, 2022, 7 pm – 9pm, via Zoom.**

**Minutes Approved (Date)** \_\_\_\_\_

**Secretary Signature** \_\_\_\_\_

# 74th and Glisan Affordable Housing





# Agenda

1. Introduction to Community Engagement (short presentation from We All Rise)  
Introduction to the Project(short presentation from Related Northwest)
2. Questions from Participants-5 minutes



# Introduction to We All Rise and Community Engagement

- We All Rise is a Portland based, social equity development firm
- We All Rise works on transit oriented development projects and community-based development projects
- We All Rise leads with Social Equity
- Metro's Community Value Statement
  - Outdoor Space
  - Ground Floor Uses
  - Services and Programming
  - Continued Engagement to be Done by Developer



# Introduction to Related Northwest

## National Company -Related

- 40 years of affordable housing development
- Reputation of established, excellence and engagement
- West coast presence: 17,000 units

## Northwest Team -Related Northwest

- Nearly 700 Units in development
- Local roots
- Private/public partnerships
- Partnering with strong local services



**RELATED**  
NORTHWEST



# Introduction to the Project

- Estimated Completion: Winter 2024
- Developer – Related Northwest
- Services Providers: IRCO and Catholic Charities
- Community Based Initiatives
  - Sustainability (green building)
  - Arts and Culture
  - Community Ownership
  - Greenspace
  - Daycare
- Other Partners:
  - PDX Urban Gardens
  - Mercy Corps Northwest
  - Humble Pie
  - Children's Book Bank (SMART)





# Community Partners



## AERIAL VIEW

VIEW FROM  
SOUTHWEST CORNER



- NEW CONSTRUCTION
- TWO BUILDINGS
- 4-STORY (EACH)
- ELEVATOR SERVED
- WOOD/PODIUM
- PROPOSED FAR – 1.72:1
- 45-50' HEIGHT

### 137 TOTAL UNITS:

- 41 PSH Studios
- 9 Studios
- 24 One-bedrooms
- 45 Two-bedrooms
- 15 Three-bedrooms
- 3 Four-bedrooms

### 63 FAMILY-SIZED UNITS

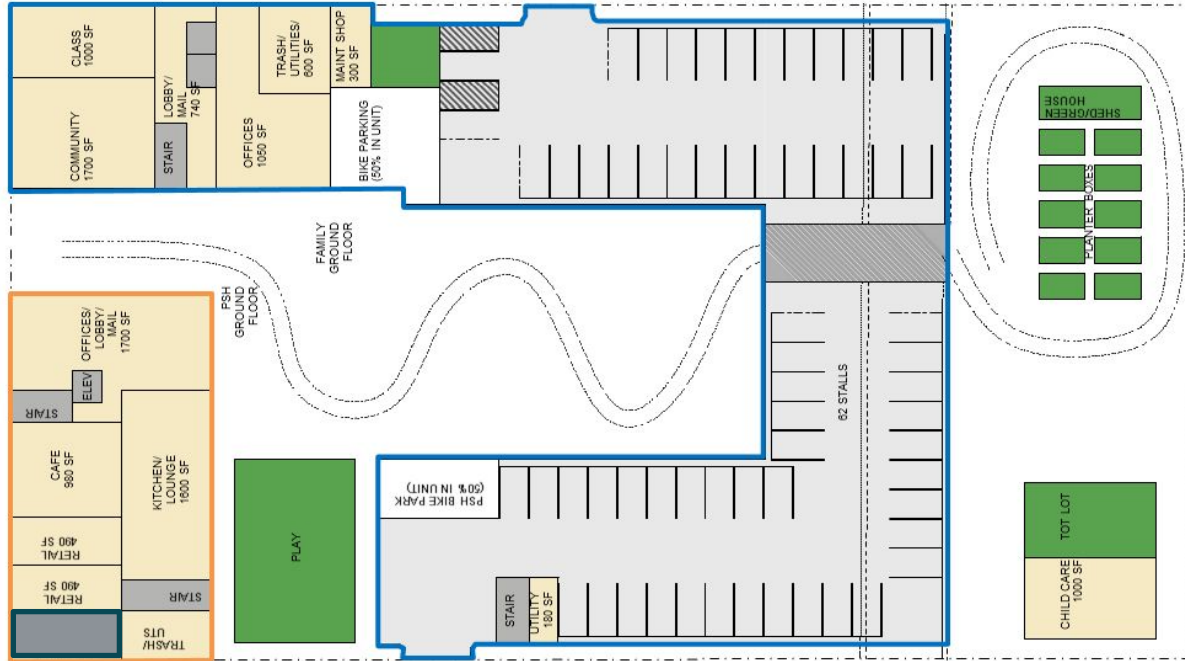
~66% OF FAMILY BUILDING

### UNIT AMI

- 56 units (41%) at 30% AMI\*
- 81 units at 60% AMI

*\* 30% AMI units proportionally distributed among unit sizes*

## Site Layout – Ground Floor



### RESIDENT AMENITIES

- COMMUNITY ROOM
- COMPUTER LAB
- CLASSROOM/FIBERS ART RM
- TEEN ROOM
- FITNESS ROOM
- RESIDENT LOUNGE
- SERVICE OFFICES
- COMMERCIAL KITCHEN W/ TRAINING PROGRAM
- RETAIL INCUBATOR SPACE
- MULTICULTURAL READING ROOM

### OUTDOOR AMENITIES

- PLAYGROUND
- CURCUIT WALK
- COMMUNITY GARDEN
- BBQ AREA AND SEATING
- BIKE PARKING
- ON-SITE PARKING



AERIAL VIEW

VIEW FROM  
NORTHWEST CORNER



# RENDERING

VIEW FROM SE  
74TH AVENUE





# RENDERING

VIEW FROM SE  
GLISAN STREET





# Community Based Initiatives, Open to the Public

- Sustainability
  - Energy Efficiency, Green Building Design, and Sustainable Transportation
- Arts and Culture
  - A Community Mural Competition
- Greenspace
  - A Walking Circuit + Community Garden

**Focus Group:** A focus group(s) will help inform decisions around these concepts. This focus group will be open to the public.

**Public Meeting:** A public meeting will be held to inform decisions around these concepts



# Questions from Participants

Do you have any questions? Please unmute or post in the chat!