

Notes from Workshop on 7/6/21

Topic: Governance of a Cully TIF District

General Notes (Big Group):

Questions asked by participants:

1. In the example of affordable housing, who would own the new buildings?
 2. Would funding be avail for the Leadership Team members? Would they receive formal training for the role?
 3. What is the proposed makeup of the community governance committee?
 4. How many people would be on the committee?
 5. What are the mechanisms for balancing housing and jobs/economic development projects?
 6. How does this differ from the way neighborhood associations develop a neighborhood plan?
 7. In the example of developing affordable housing, who decides which type of developer gets to build the housing?
-

Breakout groups:

Goals of breakout groups:

- Find out who will be on community committee, how it will be decided, how the committee will function, and how it will be accountable to the overall community of Cully folks most vulnerable to displacement

Instructions

- Pick a person from your group to do the report back when we return to the main room
- **In order to foster maximum input and avoid only hearing from the most talkative, please call on folks to speak, giving everyone the opportunity to do so.**
 - **For each prompt, call on at least 3 people to answer before moving on to the next.** [Proactively call on people even if they don't have their hands raised]
 - **Example:** "We are going to do a go-around now, everyone will have a chance to share, so think about what you want to say"

GROUPS 1: Membership and structure of the Community Leadership Committee

Who should be on the Community Leadership Committee, in order to ensure that it is led by people who are vulnerable to displacement?

Example from Dudley Street Neighborhood Initiative (Boston, MA):

- 14 community members from the neighborhood (equal minimum representation of specific groups: Black, Cape Verdean, Latinx, and white members)
- 7 nonprofit agencies
- 4 small businesses
- 2 religious community members
- 2 others (determined by the board using criteria of racial/ethnic/age/gender representation, skills, and/or resources)
- 2 government officials

Ideas to prompt discussion about committee membership:

- Cully residents? Positions designated for people with specific identities? (examples: ethnic groups, language groups, renters and mobile home residents)
- People who work or own a business in Cully?
- Representatives of community-based organizations?

Committee structure:

- How should people be selected?
- How long should the positions last?
- Should there be advisory positions, in addition to the Committee members? For example, government representatives, representatives of nonprofits, outside experts

¿Quién debería estar en el Comité de Liderazgo Comunitario para garantizar que esté dirigido por personas vulnerables al desplazamiento?

Ejemplo de Dudley Street Neighborhood Initiative (Boston, MA):

- 14 miembros de la comunidad del vecindario (representación mínima igual de grupos específicos: miembros Afroamericanos, caboverdianos, latinos y blancos)
- 7 agencias sin fines de lucro
- 4 pequeñas empresas
- 2 miembros de la comunidad religiosa
- Otros 2 (determinados por la junta utilizando criterios de representación, habilidades y / o recursos raciales / étnicos / de edad / género)
- 2 funcionarios del gobierno

Ideas para impulsar la discusión sobre la membresía del comité:

- ¿Residentes de Cully? ¿Posiciones designadas para personas con identidades específicas? (ejemplos: grupos étnicos, grupos lingüísticos, inquilinos y residentes de casas móviles)
- ¿Personas que trabajan o son propietarias de un negocio en Cully?
- ¿Representantes de organizaciones comunitarias?
 - People with a vision of the future

- *By ethnicities, each have one representative to make it diverse and have more ideas come out and how we can live together in Cully with same goal and ideas for the community: different forms of thoughts depending on cultures*
- *Have different groups: business owners, renters and general community members, etc*
- *Form groups of different backgrounds and each group has representation in the committee*
- *Training for the committee members so that they can develop the skills needed to make decisions*

Estructura del comité:

- *¿Cómo se debe seleccionar a las personas?*
 - *The community member or individual is nominated by other community members and it is voted on*
 - *Each group will choose their representative in the committee*
- *¿Cuánto tiempo deben durar las posiciones?*
 - *2 years with an option to stay longer on the committee if the member is doing a good job*
 - *Have a backup representative in case there are sudden changes or as a successor or if the main committee member cannot make it to meetings*
 - *This person would have the possibility to follow into the committee based on votes*
 - *If the person is doing a good job it should be a maximum of 4 years*
- *¿Debería haber puestos consultivos, además de los miembros del Comité? Por ejemplo, representantes gubernamentales, representantes de organizaciones sin fines de lucro, expertos externos*
 - *Yes other orgs and agencies should participate to be able to give their opinions and advice but not have decision power*
 - *Local organizations are already participating and the other government agencies can share their ideas so that it can help with ideas and projects*
 - *Government agencies are only there for support but no decision making power, leave that up to the community*

• **English 1 [Sky, Notetaker: Will]**

Who should be on the Committee?

- We need to ensure there is representation BIPOC folks, people with disabilities, mobile homes, etc.,
- The committee should be representative of the community who lives in Cully
- Ensure broad representation and have a certain number of seats on the committee: businesses, business owners, Cully residents, community organizations, members at-large.

- Need to ensure committee isn't run by one specific category of folks (i.e., needs to be diverse)
- There is a need to figure out displacement before we identify committee members
- There should be additional points for certain categories (as listed above) to ensure there are more community members represent committee rather than others.
- Volunteers in community are unique and should be considered on the committee
- People with lived experience in the region should serve on the committee
- Environmentalists should serve as climate change impacts everyone in our community
- Students in high school/ student government should serve and offer their perspective and input

Committee Structure Discussion

- There should be committee elections
- There should be guidelines on how much can be spent for certain projects
- The duration / commitment on the committee would need to be long enough to get members trained, effective, and avoid burnous
- Folks felt there should be compensation for members on the committee
- There needs to be guidelines regarding conflict of interest for community members and those serving on the committee
- There should be different terms for students vs area experts
- Much like the Dudley street example, we might want to identity the different types of representation making up the full committee
- There should be values attached to the committee

Spanish 1 [Anna, Notetaker: Jessica] (notes above)

GROUPS 2: Support and resources needed for the Committee to be successful

1. What support do community members on the committee need in order to be successful?
Examples/suggestions:

English 2 [Eron, Notetaker: Cameron]

Logistical Support

- Payment/stipends for committee members
 - It has to be a meaningful amount to make it worth people's while, especially if people have to miss work or give up regular income.
 - We are paying people not just for time, but for their expertise as a community member.

- We should look at what the community-based orgs in Cully are currently paying in volunteer/community-member stipends
 - The amount of pay needs to be pegged to the time commitment, with a realistic understanding of how much time is being asked, especially considering the other demands on people's time.
- Child care
- Food
- Interpretation
- Consider the meeting schedule to make it possible for community members to participate
- Transportation for people to get to evening meetings (trimet can be difficult; provide Uber/Lyft credits?)
- Events that are not business-oriented, so that committee members and the full community can gather to have fun and get to know one another. BBQs, potlucks, get people together in more informal settings
- Term limits to force turnover and give opportunities for more people to participate, with staggered terms
- How can we ensure there are opportunities for renters to participate and have ownership of the project?
- People want to see the results of the process and the decisions. There needs to be good reporting and accountability to close the loop.
- **Have trusted community members be ambassadors for the project, to do outreach to their friends and neighbors.**
 - Committee members should represent priority communities, and be able to help with outreach in their networks
- Good turnout for community meetings comes from having the meeting be about something that is important and relevant to diverse community members
- Training for committee members
 - Cultural sensitivity
 - Relationship building among the committee members
 - Technical training about the areas of investments that could be made
 - Trainings need to be in different languages, so that does not become a barrier for people to participate
 - Technical issues would involve architecture, construction processes, legal and financial
 - Training - group process, participatory decision making, technical training on housing and biz dev. + city process
- Admin/Technical Support:
 - Admin support - organizing the agendas, note taking, facilitating the meetings, setting up the meeting technology.

- Committee Membership:
 - Specific groups should nominate/select their own representatives (e.g. mobile home residents, renters, etc.)

Spanish 2 [Oscar, Notetaker: Edy]

- To keep talking with all the other community members. Keep inviting them to come to meetings and letting them know what we are talking about.
 - We need to stay organized with the community to get to know what ideas the community has.
 - Communication is key. We sometimes feel like what don't know what's going on.
 - Maybe a group of volunteers that can also help with. Small committee groups.
 - Agree with volunteers that can help.
 - To know ahead of time what the groups are going to be talking about. And to communicate that to the group/community.
 - For me, I will volunteer if I have to, it doesn't matter if I get paid. But if they want to pay me, then that's great too.
 - There should be incentives for this work/volunteering. Maybe not payments but something. This work can really get people tired after a while. Paying other volunteers that also help out would be good.
 - I understand that this work can't and might not get done without us, so if I'm ask to help I will and not ask for anything.
 - Gift card to a store
 - Computers/laptops/tablets
 - Internet
 - Agree both are important - internet and computers
 - Childcare - very important. I know some people who want to get involved but can't because they have little kids.
 - If we are having a meeting and kids are coming we should feed them snacks and dinner and also provide childcare.
 - Someone who has the experience to help us understand what is going on.
-

GROUPS 3: How will the full community be involved in decision-making for the TIF District?

1. How should the broader community be involved in the process, even if people are not members of the Community Leadership Committee?
 - a. Initial thoughts: host meetings that those who are not on the leadership team can attend

- b. How would people hear about these meetings? → mixture of social media and using physical fliers.
 - c. Keep the roster that we currently have (meeting attendees who are currently interested in TIF project) to ensure that there is an active group built on from these meetings
 - d. Concern over the project being led by professionals who work for orgs but do not live in Cully
 - e. People are not reading the mailers, I talk with many neighbors, and they remember getting a booklet, but did not read it
 - 2. How can the committee get input from the rest of the folks in Cully vulnerable to displacement
 - a. By having surveys going door to door
 - b. By holding meetings and distributing fliers
 - c. Each participant at today's meeting could invite 2 or 3 more people to join future meetings
 - d. Going door to door is a nice idea, but that doesn't mean that you'll reach people who are vulnerable to displacement because there are renters who have rent controlled buildings/units
 - e. Can there be a town hall style meeting?
 - 3. How can the community make sure the committee is doing what they are supposed to?
 - a. What are models currently used by elected officials (email, fliers, town halls, social media)? Is there something to build off of rather than starting from brand new?
 - b. Often times, the people that we want to hear from do not have the time or resources to attend regular meetings, so at the Rigler PTA they have had to make meetings more accessible
 - c. Have reps on the committee from each of the orgs who have been involved in the planning of TIF, as well as reps from the different communities in Cully (e.g. Black/African-American, Indigenous, Asian/Pacific Islanders, businesses, etc.)
-

Reportbacks

-

Spanish 1 group: Ideas for designated positions in committee: Committee members should represent groups in Cully (e.g. Black/African-American, renters, Latinx, business owners, etc.). They should be elected by the community to represent their community. Committee members should also receive ongoing training to ensure that they are able to successfully fulfill their commitments as committee members.

How to select them: Would have 2 year elected terms for a maximum of 4 years. Government committee members would be able to participate in meetings but would not have the ability to approve or decline proposed projects.

Report Back:

- Representatives on the committee must be a part of the Cully region and keeping it diverse but capping the membership at a certain number so it is not too large
- Diverse representation of students and youth (student government)
- Communication is key and really communicating
- Small committee groups and having expertise in order to order to understand the decisions
- Not everyone has access to internet or laptops or computers - making it easier to have access and child care for in person meetings
- Committee members that sit on leadership panel and then smaller set of committees as volunteers
- Importance of providing stipends for time
- VERY clear about how much commitment this will take and transparent about how much they will be able to get paid
- Interpretation: in person and of documents
- Having the meetings at times where folx are able to participate, even those with different schedule jobs
- Providing transportation options to be able to attend in person meetings since public transportation are difficult with families and small children: ride shares
- Have some gatherings that aren't just business oriented
- Community members that are ambassadors to the project and share that out to neighbors and friends in order to be able to bring that back to the committee in order to really highlight the voices of community members
- Don't put burden on community members to build agenda, take notes (provide admin and organizational support) so that they can focus on the question at hand
- Bring investments that support rich "child experiences" rather than just "child care". These youngsters are our future.
- To ensure that the committee is doing what the community wants is to have representatives that are more vulnerable to displacements
- Building relationships between committee members is important
- Types of outreach to get information out, variety of methods
- survey the community to check in to see if committee is doing their job
- Have everyone aligned with their values and goals