

## Moore-Love, Karla

---

**From:** Mark White [markpdx@spiritone.com]  
**Sent:** Tuesday, February 05, 2013 11:37 AM  
**To:** Moore-Love, Karla  
**Cc:** Mark White  
**Subject:** Re: Public Testimony Opening

Karla,

Let's go with the same as last time, Community Development in Powellhurst-Gilbert.

If you have any cancellations, please let me know. I'll be happy to fill in.

Thanks.

Mark White  
President, Powellhurst-Gilbert Neighborhood Association [www.pgpride.org](http://www.pgpride.org)  
503-761-0222

On Feb 5, 2013, at 11:24 AM, Moore-Love, Karla wrote:

> I just need what it is you will be speaking about and then I will put you on the Wednesday, March 6th  
Portland City Council Agenda.

>

> Thank you,

> Karla

>

>

> -----Original Message-----

> From: Mark White [mailto:markpdx@spiritone.com]

> Sent: Tuesday, February 05, 2013 11:19 AM

> To: Moore-Love, Karla

> Cc: Mark White

> Subject: Re: Public Testimony Opening

>

> Karla,

>

> It will just be one of us this time. I'll take the next open slot.

>

> Thanks.

>

> Mark White

> President, Powellhurst-Gilbert Neighborhood Association

> [www.pgpride.org](http://www.pgpride.org)

> 503-761-0222

>

>

>

>  
> On Feb 5, 2013, at 8:38 AM, Moore-Love, Karla wrote:  
>  
>> Hi Mark,  
>>  
>> Currently, the next available date is March 6th (4 spots are available) then all other Wednesdays in March  
all 5 spots are open.  
>>  
>> At this time, the Mayor has no scheduled absences in March.  
>>  
>> Regards,  
>> Karla  
>>  
>> Karla Moore-Love |Council Clerk  
>> Office of the City Auditor  
>> 503.823.4086  
>>  
>>  
>> -----Original Message-----  
>> From: Mark White [mailto:markpdx@spiritone.com]  
>> Sent: Monday, February 04, 2013 10:25 PM  
>> To: Moore-Love, Karla  
>> Cc: Mark White  
>> Subject: Public Testimony Opening  
>>  
>> Karla,  
>>  
>> Could you tell me what the next opening is for public testimony, preferably one the Mayor is currently  
scheduled to be in attendance?  
>>  
>> Thanks.  
>>  
>> Mark White  
>> President, Powellhurst-Gilbert Neighborhood Association  
>> www.pgpride.org  
>> 503-761-0222  
>>  
>>  
>>  
>>  
>>  
>>  
>  
>  
>

The Powellhurst-Gilbert Neighborhood Association has been working on a multi-use development for our neighborhood targeted for the southern end of SE 122nd Avenue called Gilbert Place for several years. Three Board members testified in January and requested support from Council to strongly encourage the Portland Development Commission to change their position on purchasing the property identified for Gilbert Place and secure it for future development.

The naming of the project Gilbert Place has a unique historical connection. The Gilbert family was the first family to settle in this part of our neighborhood arriving in 1888. The site identified for Gilbert Place is just one property away from SE Harold, which was originally Gilbert Road and was built by the Gilbert family. It seems a perfect circle as this catalytic development will be the first effort to bring economic viability to this part of our neighborhood just as the Gilbert family were the first to settle and create prosperity for the area.

Gilbert Place will bring much needed retail and commercial development along with housing for veterans to the southern end of SE 122nd Avenue. The project also includes a community kitchen, a community gathering space, and an international marketplace especially targeted to engage the numerous cultural newcomers in our neighborhood. The project is designed to be both a jumping off entrepreneurial opportunity for local residents as well as an attempt to prevent displacement through gentrification as the area finally begins to improve.

There are many reasons why Gilbert Place is so needed, but two stand out. One addresses the needs of long term residents and the other addresses the needs of the numerous low income families that have moved into the neighborhood in the past few years.

A good example of the benefit to long term residents can be illustrated by what has taken place on the street on which I live. I live on SE Raymond Street just off SE 122nd Avenue down the block from the proposed site for Gilbert Place.

Attached is a summary of the real market value loss of property owners on my street. The document shows a total dollar loss of \$2,296,280 and an average percentage loss of about 40% for the 25 properties on the street. A search on [www.portlandmaps.com](http://www.portlandmaps.com) of properties throughout Powellhurst-Gilbert will show that hundreds, if not thousands of other homeowners have experienced a similar level of property devaluation.

These are significant losses for anyone, but are particularly stinging on my street and many like it. Despite the massive influx of new residents, Powellhurst-Gilbert still has a significant number of residents who have lived in the neighborhood for many years. Most of my neighbors have lived on the street for well over a decade, some for a number of decades.

This significant loss in value means that plans for retirement must be changed dramatically and that aging in place is likely not an option, but mandatory due to financial constraints.

The location of retail and other services within walking distance will be of tremendous value in maintaining the health and vitality for those of us forced to age in place.

However, the main benefit of this project will be targeting jumping off entrepreneurial opportunities for the numerous low income families that now live in the area. This will significantly boost the overall economic viability of the entire neighborhood.

For example, Leander Court is an affordable housing complex with 37 units located on SE 122nd Avenue not too far from the proposed site. There are 190 residents residing at the complex — 120 children and 70 adults. The unemployment/underemployment rate is 65%. It should be noted that the unemployment/underemployment rate is up 5% from a few years ago. Attached is a document from Leander Court confirming the number of residents and unemployment/underemployment rate.

I have also attached the results of a survey that was conducted with about 1/3 of the households at Leander Court in the Fall of 2009. The survey shows a number of skills that would translate well to a small business as well as a very strong desire of survey participants that would like to start their own small business.

I believe many Portlanders feel as I do that affordable housing is an incredible benefit to our friends and neighbors. Many see affordable housing as a lifeboat of sorts for the families and individuals who reside in them.

But as noted earlier, the unemployment/underemployment rate at Leander Court has actually gone up in the last few years. And considering that the turnover at the facility is extremely low, it is quite likely that most, if not all of the households who completed the survey in 2009 are still there. The only difference is that their lives have likely not improved or changed, and for some, possibly may have gotten worse.

The question we need to ask ourselves as a city is, does affordable housing really qualify as a lifeboat if there are no oars or sail and no way for residents to move forward in a positive motion?

To fill this critical need, Gilbert Place is specifically designed to help local residents help themselves. The planned community IPO will ensure the project is community-driven and reflects the needs and desires of those who live in the area. In addition, the community IPO will help to reduce or eliminate displacement through gentrification.

As for funding, it should be noted that no money from the General Fund or from any City Bureau or Office budget will be used to purchase the property. The property will be purchased with TIF money from the URA the property resides within.

Currently, the total indebtedness remaining in the URA is \$144,075,105. The amount requested for this project is less than 2/10 of 1% of that total. This is an insignificant amount considering that 30% of the URA falls within the boundaries of the Powellhurst-Gilbert Neighborhood Association and the overwhelming need and potentially profound benefits from the project.

We have no illusions about the enormous challenges inherent with such a project. Most efforts with overwhelming challenges typically have equally high risks, including that of failure. However, considering the dire need of the area, the only real failure would be not to try.

We are ready to try and hope that City Council will support our efforts to revitalize our community.

We hope you will join us in our efforts and advocate on our behalf with the Portland Development Commission and strongly encourage them to change their position and recommend they purchase this property and secure it for future development.

Sincerely,



Mark White  
President, Powellhurst-Gilbert Neighborhood Association

## SE Raymond Street Real Market Value Percentage and Actual Dollar Loss

Address	RMV % Loss	RMV \$ Loss
12215	44%	\$212,670
12305	38%	66,940
12315	39%	74,120
12327	35%	77,820
12341	44%	116,220
12407	40%	79,440
12427	40%	89,400
12435	44%	115,020
12531	44%	116,110
12603	42%	95,700
12641	35%	54,110

**TOTAL RMV \$ Loss — \$1,097,550**

Does not include properties converted to adult care facilities that no longer pay taxes or have an assessed value listed.

12226	34%	\$47,930
12242	38%	73,410
12312	38%	71,020
12328	38%	101,790
12346	41%	95,300
12406	40%	88,820
12426	46%	142,250
12444	44%	126,340
12510	38%	69,830
12526	42%	102,300
12540	38%	73,660
12608	38%	58,570
12620	38%	71,760
12642	40%	75,750

**TOTAL RMV \$ Loss — \$1,198,730**

**TOTAL RMV \$ Loss for both sides of street — \$2,296,280**

**From:** "Leander Court" <leandercourt@cascade-management.com>  
**Subject:** RE: Demographics Update  
**Date:** January 22, 2013 11:15:30 AM PST  
**To:** "Mark White" <markpdx@spiritone.com>  
**Reply-To:** <leandercourt@cascade-management.com>

Hi Mark,

I apologize it's taken me so long to get back with you. So it looks like 120 kids, 70 adults and 65% underemployed/unemployed.

Hope that helps. Enjoy your week!

**Heather Verdi**  
Resident Manager  
Leander Court Apartments  
4620 SE 122nd Ave  
Portland, Oregon 97236  
Tel: (503) 761-0016  
Fax: (503) 761-7793

---

**From:** Mark White [mailto:markpdx@spiritone.com]  
**Sent:** Monday, December 31, 2012 5:07 PM  
**To:** leandercourt@cascade-management.com  
**Cc:** Mark White  
**Subject:** Demographics Update

Heather,

I hope you had a wonderful New Years.

When I was in the other day with Anna Griffin from the *Oregonian*, it sounded as if the demographics of Leander Court may have changed dramatically since the last numbers I was given. I often use Leander Court as an example of our larger-sized families and economic situation, so it would be helpful to have current information.

The data I received and continue to use is:

Total residents: 174  
Total children: 126  
Underemployed/Unemployed: 60%

If these numbers have changed, I would really appreciate having the most current numbers.

Thanks.

Mark White

## The Capacity Inventory Highlights

The Capacity Inventory used was adapted from John P. Kretzmann and John L. McKnight's *Building Communities from the Inside Out: A Path Toward Finding and Mobilizing a Community's Assets*. Eleven out of 36 households completed the survey in the Fall of 2009. Below are some of the survey highlights illustrating the most prominent skills and desires of Leander Court residents.

### **Food**

**One hundred percent of participants had experience with the following skills:**

Serving Food to Large Numbers of People (over 10)  
Preparing Meals for Large Numbers of People (over 10)  
Clearing/Setting Tables for Large Numbers of People (over 10)  
Washing Dishes for Large Numbers of People (over 10)

### **Child Care**

**One hundred percent of participants had experience with the following skills:**

Caring for Babies (under 1 year)  
Caring for Children (1 to 6)  
Caring for Children (7 to 13)  
Taking Children on Field Trips

Sixty percent said that they are interested in learning more about child development.

### **Sales**

Ninety percent of participants have experience with retail sales.

### **Office**

Ninety percent of participants have experience with keeping track of supplies in an office.

### **Maintenance**

One hundred percent of participants have experience with window washing and 80% have experience with general household cleaning.

### **Transportation**

Eighty percent of participants drive a car.

### **Enterprising Interests and Experience Business Interest**

Eighty percent of participants are interested in starting their own business.

Some of the top business ideas include:

Restaurant/Catering  
Salon (beauty service)  
Flower shop  
Nutrition

### **Community Skills**

Fifty percent of participants were interested in community gardens.

Sixty percent stated that they are willing to telephone a list of people to invite them to participate in something and to organize a party or special event.

Request of Mark White to address Council regarding Community Development in  
Powellhurst-Gilbert (Communication)

MAR 06 2013

PLACED ON FILE

Filed MAR 01 2013

**LaVonne Griffin-Valade**  
Auditor of the City of Portland

By 

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		