

MMC Neighborhood Advisory Committee (NAC)

Agenda

Wednesday, May 13, 2026

Noon-1:00pm

AGENDA

1. Approve minutes

2. Update from COO Matthew Wolden, or VP of Operations Ricky Meinking

- Hospital statistics
- Plans for 222 St. John St.

3. Portland Housing Development Corporation

- Formal vote on the Healthy Neighborhoods Grant Subcommittee decision to reject all applicants from this round and repost an amended application as soon as possible

4. 2026 Caring Community Grants approved by the grant subcommittee (emailed separately, Steven Scharf)

5. Summary of Union Square Plaza discussion

6. Adjourn

1. MINUTES

Minutes approved from previous meeting

2. UPDATES (MATT WOLDEN)

MMC Portland

This week is Care Team Member Appreciation week & Nurse's week – events are being held across the campuses.

The new shuttles are expected to be delivered and in use by end of summer at the latest.

Mention was made that graffiti continues to be an issue – facilities staff remain diligent about addressing as soon as possible.

222 St. John Street

No definitive news since the previous meeting – no current sense of when updates are expected

Q: Will the NAC be told of updates prior to the board as was previously discussed?

A: Matt will check into that to confirm

3. PORTLAND HOUSING DEVELOPMENT CORPORATION

Rowan summarized the current issue for the group: Portland Housing Development Corporation reached out earlier in the Spring to let the group know they can no longer meet the work force housing requirement that 70% of the units in their project be affordable at 80-120% of Area

Median Income (AMI) due to the need to secure other affordable housing subsidies which require deeper levels of affordability. The Healthy Neighborhoods Grant Subcommittee decided that the best course of action would be to reject all applicants from this round and repost an amended application as soon as possible. The goal with the amended application will be to lower the requirements (from 70% to 35%) that seem to be making it difficult for projects and thereby broaden the pool. The requirements are being amended to align with the new proposal from PHA, but any entity able to meet the modified requirements is eligible for this grant, even an entirely new applicant. In accordance with the framework agreed upon by the NAC, the NAC will need to approve the proposed approach and the amended application.

Q. Why 35% and not, for example, 50%?

A. The subcommittee discussed restrictions of other funding sources – it is very difficult to meet 70% - the 35% opens the door and opens the barrier whether it for PHA or another applicant in the effort to save the project – better a compromise than nothing.

A motion was made and seconded to extend the deadline from 15 to 30 days from when it is posted online should the group approve the changes to the RFP as outlined

Q. How will changing the threshold play into inclusionary zoning requirements?

A. It is now 25% at 80% AMI. If they exceed through other means, they are not technically subject to the requirements.

Q. What is the timeline for the IOZ being amended? What is the timeline for the council on IZ?

A. A study just published looking at impact of development – as of now, they're not looking officially at any changes but there is a meeting on 5/19 that may inform that.

VOTE: 5 of 6 in the affirmative (Parkside refrained)

4. 2026 CARING COMMUNITY GRANTS

A memo was previously sent out to the group summarizing the grant breakdown. \$35,000 in proposals was narrowed down to \$30,000 for 10 projects.

Concern was mentioned regarding the traffic calming project on Park Ave as Parkside doesn't yet have city approval – the group was informed that preliminary approval has not been given to it should no longer be an issue.

A formal motion to adopt the funding as outlined in memo was agreed by consensus

Q. For traffic calming, is there requirement or threshold or can anyone promote?

A. The city is figuring out through DPW what it should look like

Steve will follow up on past projects, which are required to report on completion.

5. SUMMARY OF UNION SQUARE PLAZA DISCUSSION

The group expressed frustration that neither meeting culminated in any plans for action for improvements or growth for the plaza including the broken clock, parking lot state or repair and cracks in the clock support bollard. The group decided to write a letter to MMC to share their concerns. Tim will draft the letter and send it out to the group for review.

REQUEST: The group would like meeting minutes sent out within week of meetings.