

Cully TIF District Exploration – Open House #1

Thursday, March 31st, 5:30-7:30 PM

Participants: 22 attendees participated in this open house, in addition to Prosper Portland staff, City bureau staff, and Exploration Leadership Committee members

High Level Summary

- 1) Meeting Logistics
 - a. Prosper Portland staff provided information on using zoom and the availability of simultaneous Spanish interpretation
- 2) Welcome
 - a. Project partners provided a welcome to Open House attendees
 - i. Kimberly Branam, Executive Director, Prosper Portland
 - ii. Shannon Callahan, Executive Director, Portland Housing Bureau
 - iii. Maria Grzanka, Exploration Leadership Committee (ELC) Member, Cully Association of Neighbors Board Member
 - iv. Edy Martinez, ELC Member, Our 42nd Ave District Manager
- 3) Prosper Portland staff presented on the following topics (please refer to the PPT presentation):
 - a. Background on Tax Increment Financing
 - b. Cully TIF Exploration
 - c. What is the process? Who is involved? How might TIF be used?
- 4) Q&A
 - a. Questions raised included:
 - i. What is the difference between a TIF loan and a TIF grant?
 1. Loans must be repaid while grants are not.
 - ii. Why is there no minimum amount of spending designated for physical improvements (e.g., infrastructure) except for the 45% set aside for affordable housing?
 1. TIF funding must be spent on physical improvements, or “sticks and bricks,” and cannot fund things like ongoing service provision or programming.
 - iii. In what important ways has this Cully TIF district exploration changed since the preliminary report was issued?
 1. We encourage you to review the presentation from Cully TIF Open House #1 to understand what is similar to previous districts and how this work has changed.
 - iv. Is the public going to be able to vote on how TIF funds are spent?
 1. The public will have engagement opportunities including a survey to receive input on the draft Cully TIF District Plan, an additional open house in May, and the public approval process (Prosper

Portland Board hearing, Planning and Sustainability Commission hearing, and City Council hearing).

- v. How will funds be distributed?
 - 1. Prosper Portland administers the TIF districts and distributes funding.
- vi. Will recreational opportunities include natural areas and parks?
 - 1. These are eligible investments currently being contemplated in the draft Cully TIF District Plan.
- vii. How are you defining "community" and what role has that community played in decision-making? What role will they play in overseeing outcomes and accountability? How have you or will you measure the depth of input you have received from all facets of impacted communities? Have you tracked demographics, such as income, housing status, etc., as part of the community engagement?
 - 1. The structure of the oversight/leadership committee is to be determined. Project partners anticipate drafting an accountability model to include as part of the Cully TIF District proposal for review by the Prosper Portland Board and Portland City Council.
- viii. How will this investment truly be used to assist Black residents to prevent the gentrification seen in other TIF districts?
 - 1. We are leading with a racial equity and anti-displacement lens to utilize TIF in a method that directly combats displacement and gentrification.
- ix. How will the allocation of funds be communicated and stay accessible, as well as transparent along the way? Will there be opportunities for the community to help inform the direction of this development after the TIF district is formed if we are not part of a committee?
 - 1. The City will have transparent accountability processes including annual reporting to Council and regular reporting on investments/projects.
- x. Is it a priority to spread improvements across the whole district or will it be concentrated in a few areas like along the business corridors or in a couple of affordable housing developments?
 - 1. Funding would be available for any eligible investments within the proposed boundary of the district.
- xi. Has a process been created on how TIF project committee members will be selected (appointed, elected and term limits) and how projects will be selected?
 - 1. See above – this work remains to be completed and will be available for public review and comment.
- xii. What is the definition of "affordable"?

1. Need to find answer here. Please see the following resources for examples of definitions of affordable:
 - a. [2021-ami-rents-phb.pdf \(portland.gov\)](#)
 - b. [Affordable Commercial Tenanting Program – Prosper Portland](#)
- xiii. Where can we share comments on the TIF plan?
 1. We will have a draft TIF Plan and survey available in late April/early March. Please check back on our website for more details.
- 5) Break
- 6) Breakout Groups & Report Out
 - a. Questions:
 - i. What types of investments would you prioritize and support?
 - ii. Is there anything missing or that gives you pause?
 - b. See summary below
- 7) Closeout & Next Steps
 - a. Tentatively planning for Open House #2 on Wednesday, May 11, 2022

Breakout Room Notes

Investments and Priorities:

- Better transportation connections – streets, sidewalks, parks, natural areas
- Safety-related transportation improvements (deep potholes, crossings), not necessarily tied to a project; afraid the City won't invest in those things and not being able to use TIF funds for infrastructure investments
- Community solar, co-located community space and small business support
- Funds should be spread out geographically in the district rather than concentrated – to benefit the whole community
- Community gardens and spaces
- Infrastructure
- Business area support – affordable market; grocery outlet; postal annex
- Housing that is actually affordable – referring to housing on the open market

Missing Areas & Additional Comments:

- This has been going on for a few years, and you say we're at the beginning, but it doesn't feel like the beginning – we're kind of at the end
- Some community members feel left out, including many white homeowners. Do those five priority areas reflect the community as Prosper says? Who is the community? It's always good to be a little skeptical of what you hear

- Can we ensure that funding decisions are accessible and transparent? Communicate graphically and in simple terms. Is there a way to track progress easily for the life of district?
- There needs to be greater community engagement. People are not sure how to get more engaged. Think that City is not communicating very well that there is an opportunity to engage here.
- Lots of process questions: when are certain activities and decisions being made, who is making them, can members of the public weigh in?
- Committee/governance structure questions: who gets to be on the committee, how are people appointed, who gets to decide who is on the committee, how will the committee make decisions, will the community members get to have a say in the decisions the committee makes, how can the community engage with the committee, etc.
- The conversation left me with the impression that there are some community members with the perspective that the City is doing something to the community – making decisions for them without them. Decisions feel baked.
- A concern is, from those plans how many BIPOC community members are really in that plan? using the same regulations and polices at the city level when we have more people living here?
- Bringing in low-income housing is not being balanced with bringing in any businesses. Don't want folks leaving this community to find work. We really need to be bringing in businesses. I think we should be looking at Mix used building.
- Without a TIF district there will be an increase of population. I have noticed in the past that there is not a lot of support for parks. House and other kinds of things are great and needed – but at the end there should be a vision for the whole neighborhood.
- In terms of “natural” spaces, I don't think it was brought up in any of the meetings that were held. I do think they are important. May be an opportunity to partner with organizations that bring more trees to the community. Money should be used to buy land and have community gardens.
- The services should include the needs of BIPOC community. Affordable, safe adequate housing, transportation, utilities, food, childcare, adequate high wage employment, including green spaces, BIPOC centers businesses, affordable grocers and other services, cultural foods, ethnic services and businesses, sidewalks, safe walking and driving.