

East Portland TIF Exploration  
Steering Committee Meeting #2 – August 24, 2023  
Summary Notes

Attendees: Jessica Arzate, ShaToya Bentley, Kimberly Branam, Bill Bruce, Jonath Colon, Nuhamin Eiden, Matina Kauffman, Arlene Kimura, Mourad Ratbi, Jeff Renfro, Angela Rico, Nick Sauvie, Alando Simpson, Sabrina Wilson

1. New members in attendance and returning members were able to introduce themselves.
2. Staff covered the attached presentation, also available by our EPDX TIF webpage, and covered the following substantive information and questions:
  - a. Operating agreements, charge of the committee
  - b. Per the request of the Steering Committee, staff developed three draft TIF boundary scenarios to create a launching point for discussion and are NOT intended to be final. The three scenarios included:
    - i. Displacement typologies – that is, looking at vulnerability to displacement and market pressures.
    - ii. Equal acreage across each possible district (2,500 acres per).
    - iii. Equal assessed value (AV) with each district receiving \$2B each.
  - c. Members were asked the following prompts to begin discussions/feedback on the scenarios:
    - i. What do you like about each scenario? What would you change about each scenario?
    - ii. Is there any thing missing that you want to make sure we/the Working Groups are thinking about?
  - d. General Questions/Comments:
    - i. A member asked to whom is the Committee making recommendations? *Response: The committee is making recommendations to Commissioner Rubio.*
    - ii. What is the loopback mechanism for technical consultant and working groups? What does that look like? *Response: Information will flow between the Steering Committee and Working Groups with the specific charge for each described in the presentation. Additionally, a community staffer will be hired and onboarded alongside the start of working groups. The community staffer will support the loopback mechanism along with the City and Prosper Portland team.*
    - iii. What information are technical consultants looking at? *Response: detailed information on what are known as “findings” which document conditions and legal descriptions necessary to satisfy ORS 457.*
    - iv. A member requested staff present on the overall vision of 82<sup>nd</sup> Avenue the associated investments planned.

- v. Members requested demographic analyses of each study or exploration area
3. Members utilized printed copies of each scenario and a [Jamboard](#) to provide feedback on each scenario. Feedback on each scenario may also be found below.
4. Members shared the following additional guidance to working groups:
  - a. Balance residential with industrial
  - b. Exclude from consideration areas with high assessed value
  - c. Need to go south (as far south as Holgate – 82nd & E of 205)
5. Committee members requested:
  - a. Overlays of maps with vulnerability and demographic data
  - b. New map that accounts for input and
6. Next Steps:
  - a. Produce updated map with draft exploration areas
  - b. Share data/demographic information within/along maps

#### **Feedback on Scenario 1:**

- i. Should align boundaries with multifamily zoning
- ii. Include existing resources that are currently available to each identified area
- iii. Least inclusive scenario of the transition area between Cully and Parkrose/Sandy
- iv. Scenario to include residential and business stabilization efforts currently available for each area as applicable
- v. For Parkrose – as most of the proposed area is industrial with the residential along Sandy Blvd and south that zoning may need to be tweaked but keep the industrial zoning intact
- vi. The area slightly west of 82<sup>nd</sup> (across the street) should be considered as the issues facing both sides of 82<sup>nd</sup> are similar
- vii. Should include areas south of map around 82<sup>nd</sup>, 122<sup>nd</sup> and Powell
- viii. Parkrose district should exclude Argay (which is all single-family zoned) and include Glenfair, which is more need of revitalization
- ix. Missing out on motels and opportunities for affordable housing north of Fremont. There are currently a lot of folks leaving this neighborhood due to violence
- x. 122<sup>nd</sup> need to go south as far as Holgate
- xi. In order to prevent displacement, land acquisition and housing investments should come first

#### **Feedback on Scenario 2:**

- i. Several shared comments across scenarios
- ii. Focus on investments that building wealth for neighborhood residents and small businesses
- iii. Scenario doesn't stretch east enough where city has more demographic pressure since \$ allocation focused more on west of 82nd

### Feedback on Scenario 3:

- i. Powell is getting rebuilt by ODOT. Focus on anti-displacement actions before transportation improvements.
- ii. Great scenario allowing for more homogeneity when traveling from NE 82<sup>nd</sup> toward Parkrose/Columbia area
- iii. I like that this includes areas north of Fremont. Currently, a lot of neighbors are moving due to violence, prostitution etc. Motels could be affordable housing near the airport
- iv. This scenario decreases east of 205 map, which has more needs
- v. Both the residential of Wilkes and Argay north of Sandy should be excluded from this assessment
- vi. Helps revitalize North of Fremont while also extending 82<sup>nd</sup> corridor both need a lot of care
- vii. I think this map guest should to Powell. Should include both sides of commercial streets
- viii. Consider Brentwood Darlington centered planned around 72<sup>nd</sup> and Flavel
- ix. Need an organization to the NPNs south of East Portland
- x. Equal distribution of dollars could exacerbate economic inequities putting existing resources into consideration to determine the allocation.
- xi. There are very few people living in areas north of Sandy Blvd, but many jobs that the Columbia Corridor businesses provide. How do we balance jobs versus displacement?

- **Most Steering Committee Members wanted a tailored approach starting with Scenario 1 (Displacement Typology Map)**

- will in investment opportunities (redevelopment or stabilization)
- Expansions will need to take a tailored approach
- Taking 82<sup>nd</sup> Avenue as far north as possible
- Connection of community to the airport with expansion
- “Fill the gap” between Cully and Historic Parkrose
- Believe we should go a bit further east and west to E of 205 area
- Remove single family neighborhoods that aren’t going to change
- Support not including the golf course in the URA
- Some areas may not be ready for this type of investment and others may be more ready
- Identify areas that need other kinds of investment ahead of time
- Gaps in knowledge about existing resources already available to shaded areas – do some areas already have access to resources that we need to be aware of?
- Are there businesses currently at risk of closing in certain areas that need support?
- Map with more data would help decide which scenario is preferable?
- Need to extend out east of 205 out to 174<sup>th</sup>
- Bring it below Powell, agree there are underutilized lots with many residents/businesses

- Zoning implications by acreage and lead with jobs potential first
- Have working groups look at impact investment – leverage other outcomes/resources
- For maximizing are there other areas with big areas that don't need to be included and you're losing the opportunity
- Argy & Wilks should be excluded because they have higher assessed value and have access to greater resources already.
- Argay and Wilkes along Sandy and 148<sup>th</sup> (Reynolds/Parkrose) is a strip where there's high student mobility from an East Portland Education District
- South of Powell there are no sidewalks (148<sup>th</sup> to 162<sup>nd</sup>)
- Data to include: homeowner/rental ratio, jobs, and businesses to make a decision on what is area of focus
- What is the overall goal of prioritizing: business support? affordable housing balance? Affordable homeownership support?
- A lot of black and brown folks are moving into homeownership in my area
- Seeing investments in jobs along Powell
- Support moving south to Holgate/Powell
- All the way through from exploration areas to project identification
- Consider major public infrastructure investments in the analysis & acknowledge 82<sup>nd</sup> has a significant amount of investment already committed
- Don't know if those kinds of plans exist for other corridors
- Consider job creation as part of that analysis