

East Portland TIF Exploration

82nd Avenue Working Group
Meeting 1 - January, 2024



**Portland
Housing
Bureau**

Agenda

1. Introductions
2. Meeting Logistics
3. Working Group Role, Tasks, Timeline
4. Tools for Informing Decisions
5. 82nd Avenue Kick-off Information

---Break---

DISCUSSION: Values, Vision & Goals

Introduce Yourself!

1. NAME, PRONOUNS
2. CONNECTION/AFFILIATION to 82nd Avenue
3. As growth and change come to 82nd, what is something you hope is MAINTAINED or EXPANDED?



Logistics

Meetings

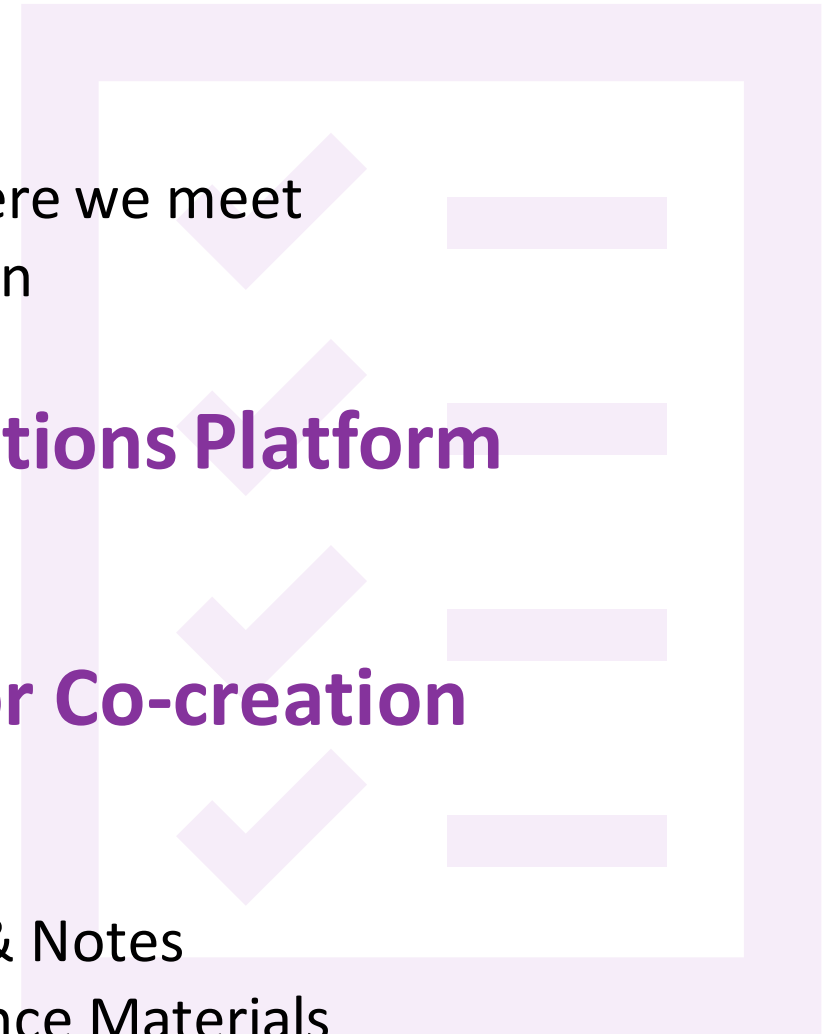
- How we meet, where we meet
- Legal team question

Shared Communications Platform

- Basecamp

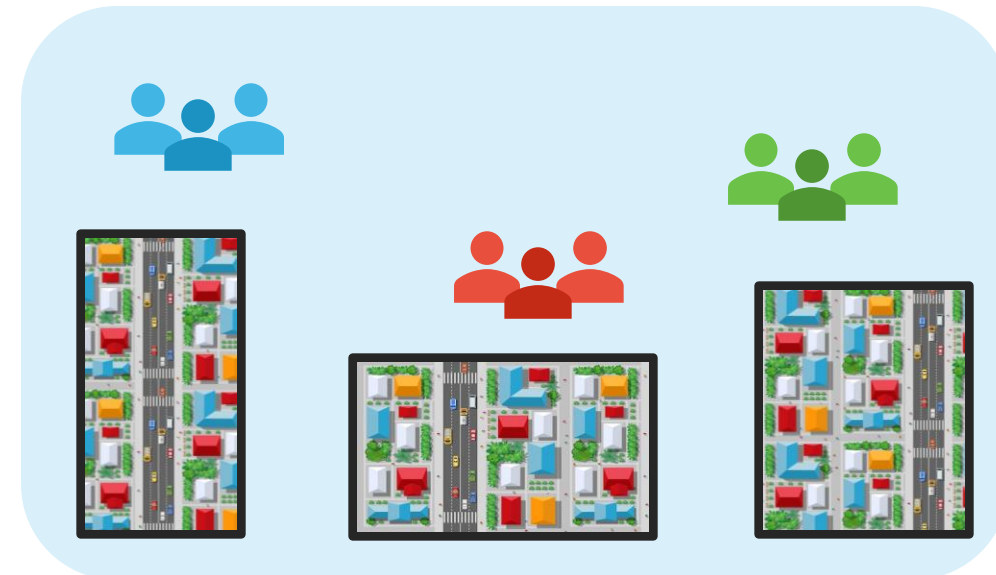
Shared Materials for Co-creation

- Contact lists
- Calendar
- Meeting Materials & Notes
- Background/Reference Materials
- Working Drafts
- Other?

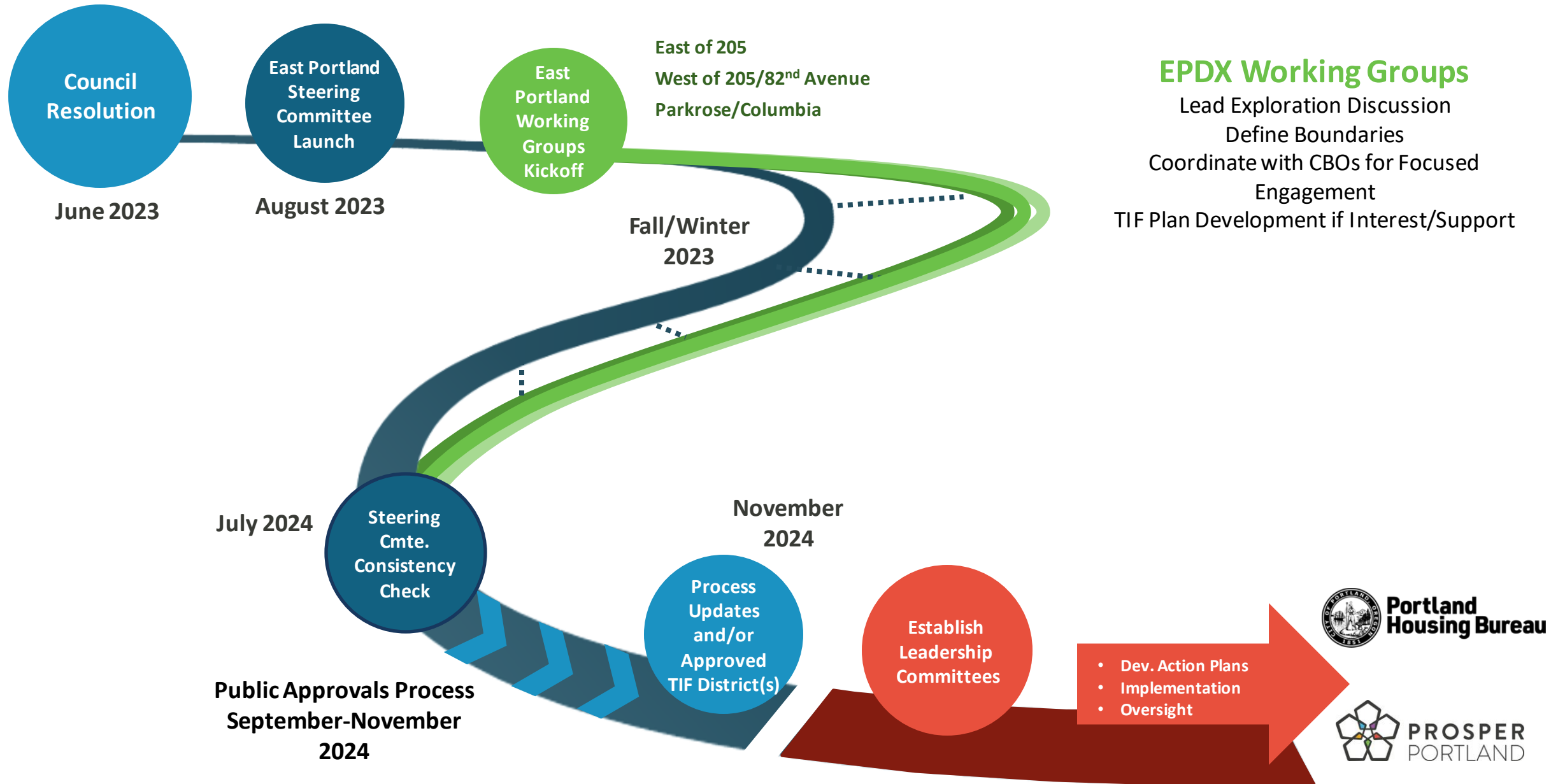


Working Group(s) Role

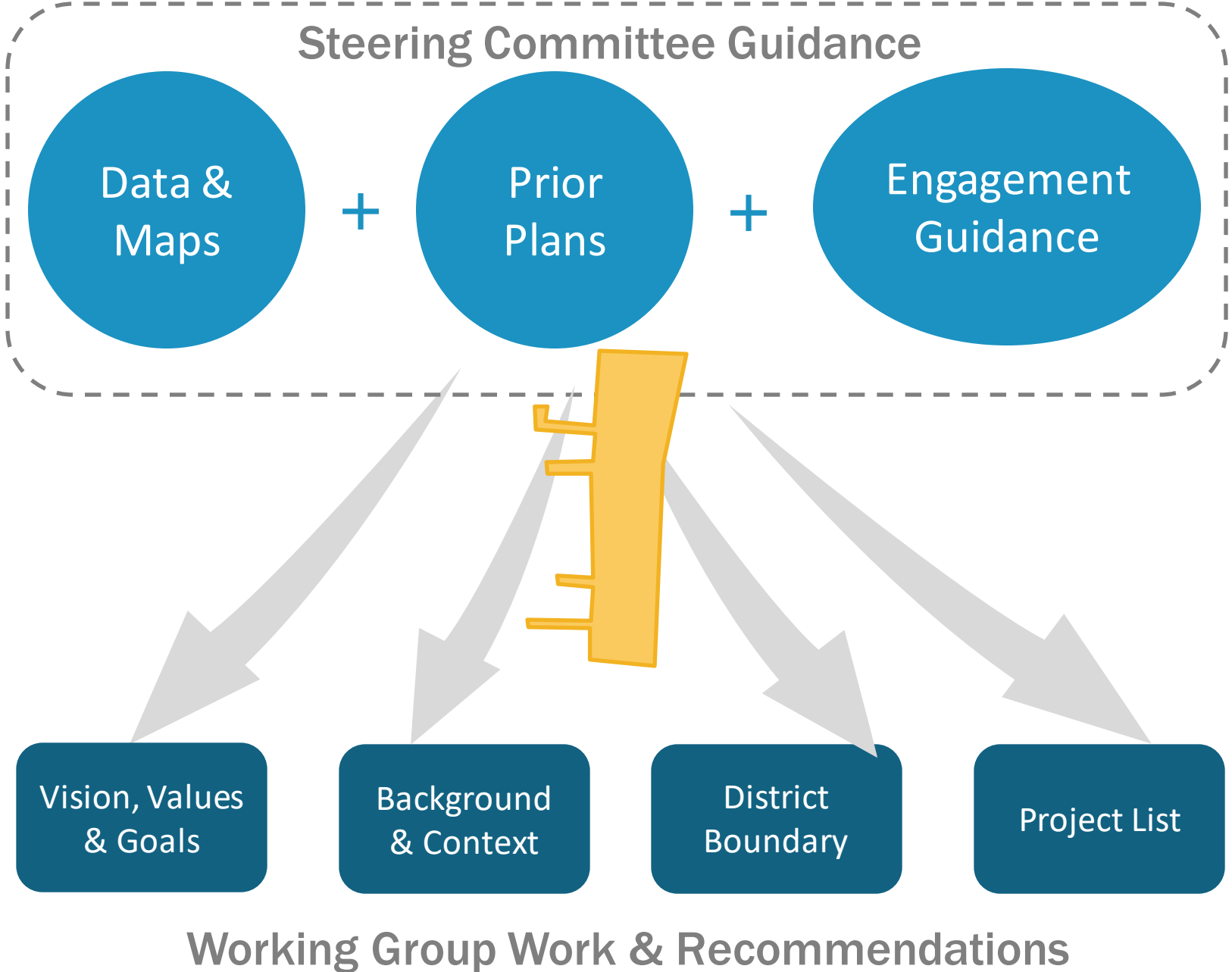
- Lead **deep dive community district exploration** conversations
- **Understand TIF District creation process**
- **Coordinate district-focused community engagement**, advise on contracts with community-based organizations, support public events
- **Determine whether to move forward** and, if supported, **co-create Plan Documents** with Prosper Portland and City staff for consideration by City Council.
- As needed, **elevate challenges or opportunities to Steering Committee** for additional guidance



East Portland TIF Exploration Timeline



Steering Committee Work to Date



2024 Tentative Meeting Topics

Steering Committee

Working Groups

Meeting 1

Meeting 2

Jan

Implementation Principles & Governance Introduction

Background & Context; Vision, Values, Goals

Engagement

Feb

Governance Structure, Part 1

Boundaries

Boundaries

Mar

Implementation Principles

Project List

Project List

Apr*

Joint Meeting: Engagement to date; SC/WG Updates (Governance/Bound.)

Governance (feedback on SC structure)

Governance (refinement)

May

Governance Structure, Incorporation of WG input

Review Draft Documents

Review Draft Documents

June*

Joint Meeting: SC/WG Updates (Governance/Project List), Questions

Review/Refine

Review/Refine

July

Review WG Drafts for Consistency

Engagement w/ Proposed Draft

Incorporate engagement / public consideration

Tools & Resources



Basecamp Resources

Cully TIF Report & Plan

Reports, Data & Maps

Existing Plan Inventory & Summary

Report & Plan Template

Public Engagement

Broad Public Engagement

Focused Public Engagement

Other Resources

East Portland TIF Steering Committee

Project Team, including Community-based Staff

82nd Avenue Overview

**Exploration Area
Orientation**
Boundary

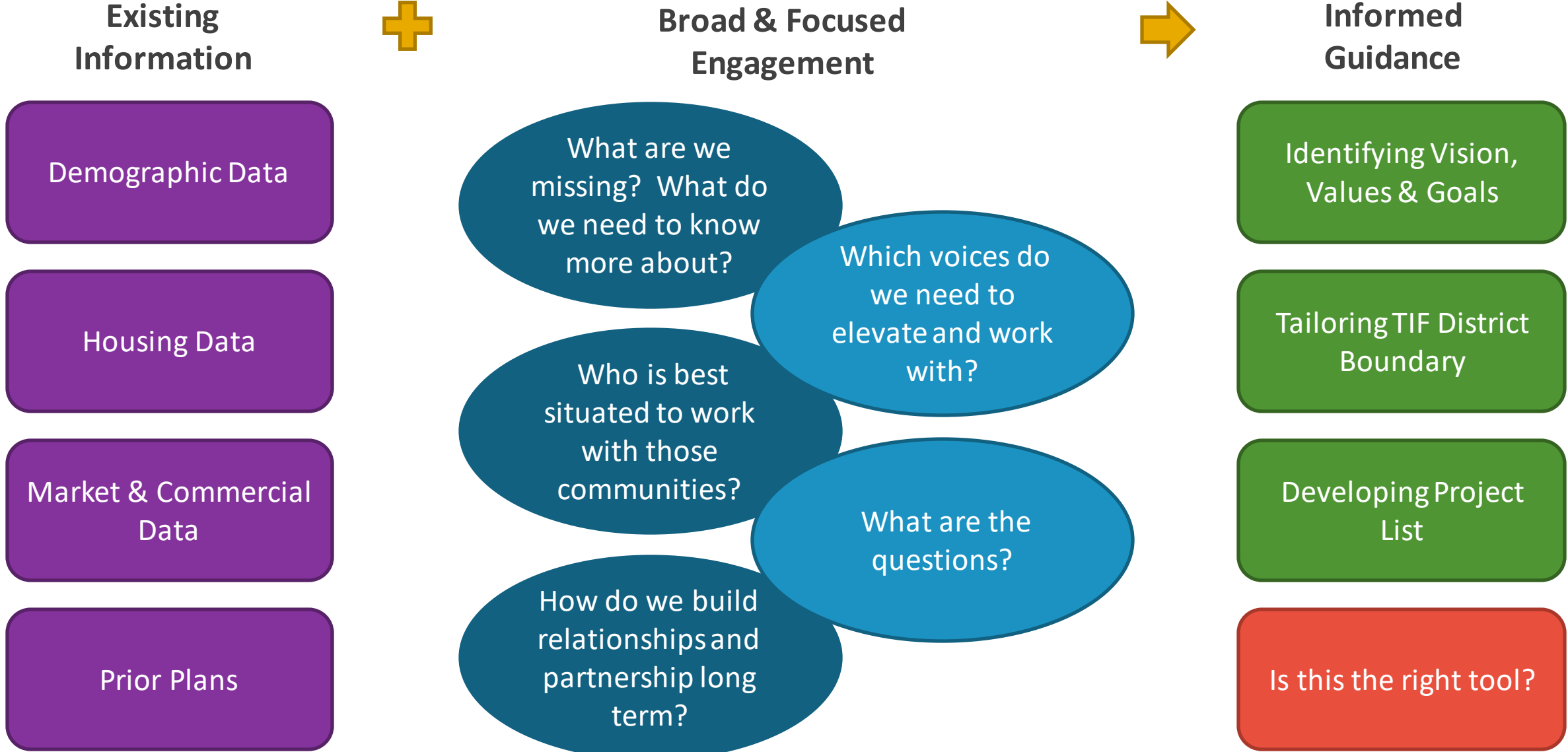
**Who are our
neighbors?**
Demographics

**Where are our
(housed)
neighbors living?**
Housing Data

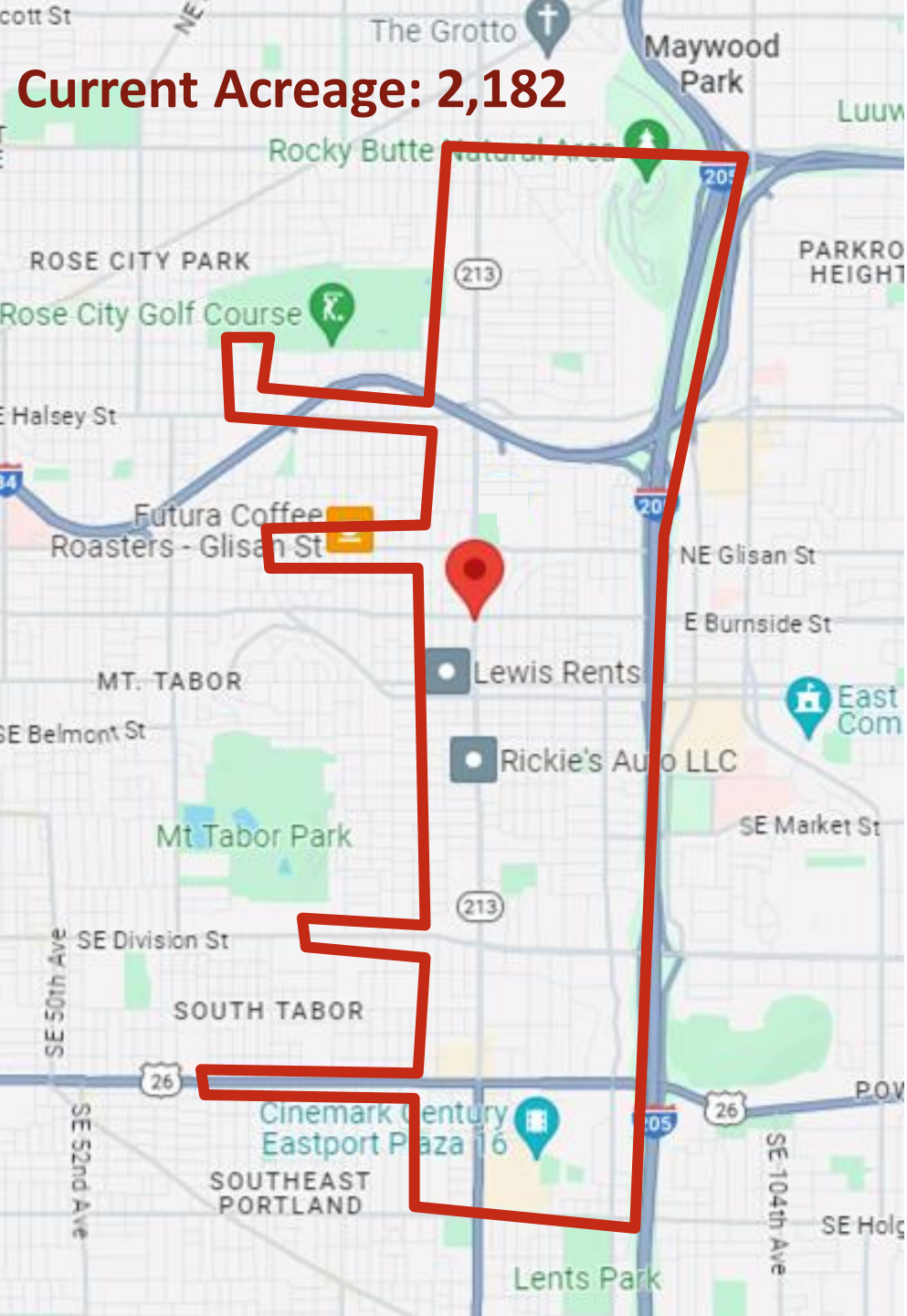
**What's happening
in the market?**
Market & Commercial Data



What are we doing with all of this information?



Current Acreage: 2,182



Exploration Area Orientation

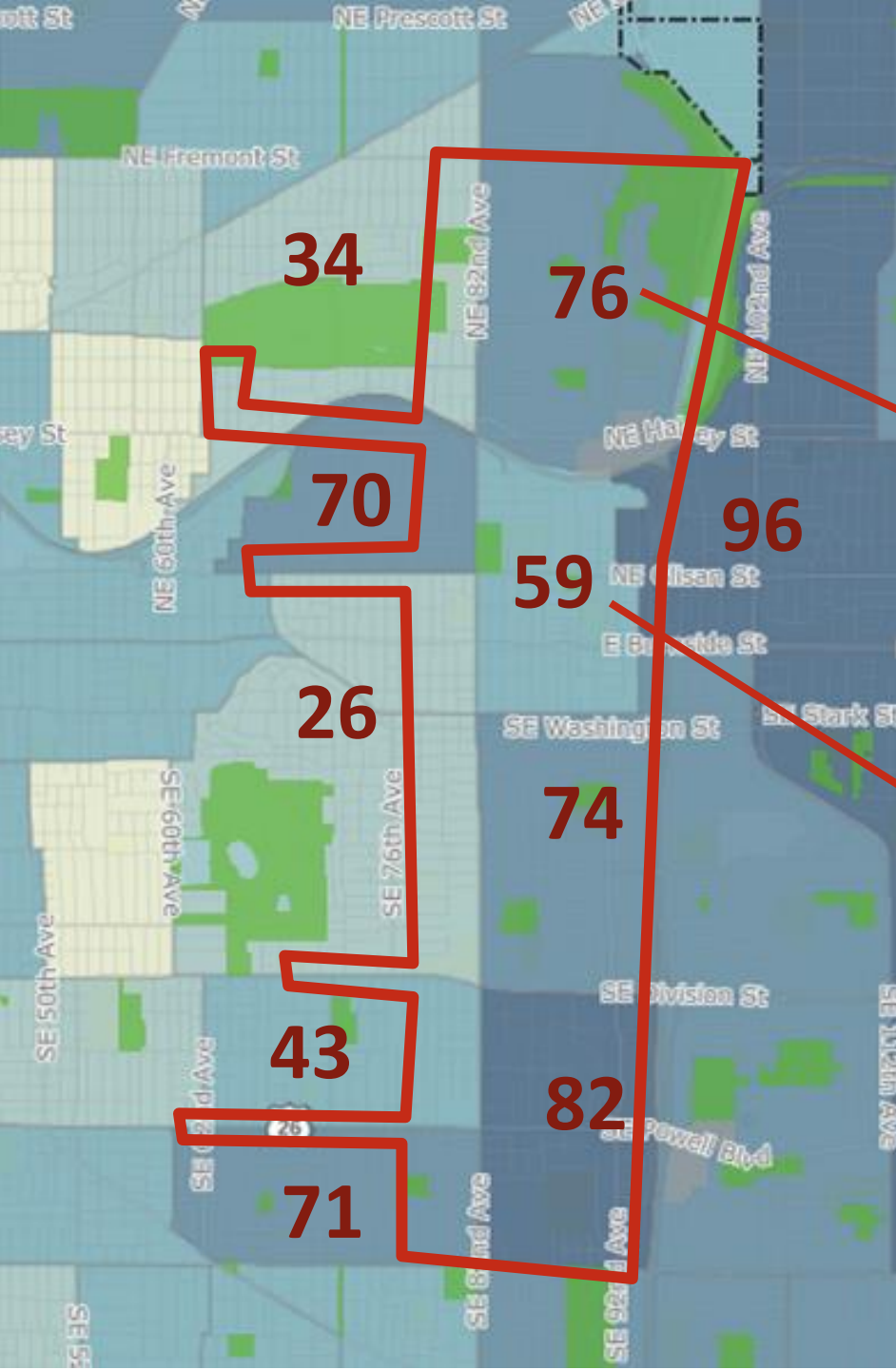
Starting point for discussions

Boundaries

- **North: Fremont**
- **South: Holgate**
- **East: I-205**
- **West: A few blocks west of 82nd, plus commercial corridor “fingers”**

Requirements
Acreage \leq 1,875
AV \leq \$1.5B

Vulnerability Index Scores



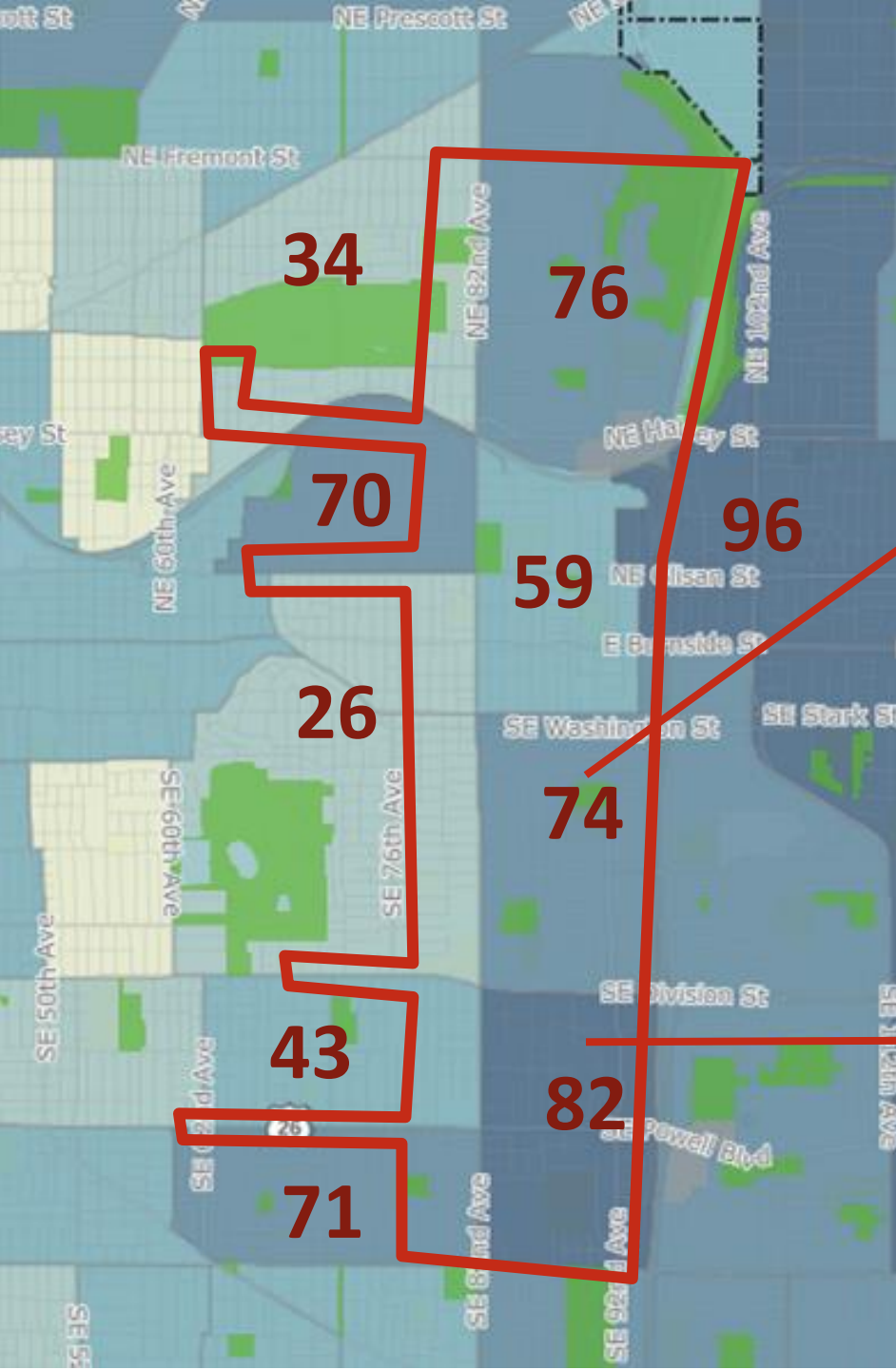
Vulnerability Score: 76; Vulnerable: Yes

% People of Color:	30% 31%
% Black & Indigenous:	8% 7%
% Less than 4-year degree	71% 49%
% Housing Cost Burdened:	39% 36%
% Older Adults (65+):	16% 13%
% Youth:	23% 21%
% Limited English Prof.	5% 7%
% Persons with Disabilities	11% 12%

Vulnerability Score: 59; Vulnerable: No

% People of Color:	29% 31%
% Black & Indigenous:	3% 7%
% Less than 4-year degree	58% 49%
% Housing Cost Burdened:	33% 36%
% Older Adults (65+):	12% 13%
% Youth:	22% 21%
% Limited English Prof.	3% 7%
Persons with Disabilities	10% 12%

Vulnerability Index Scores



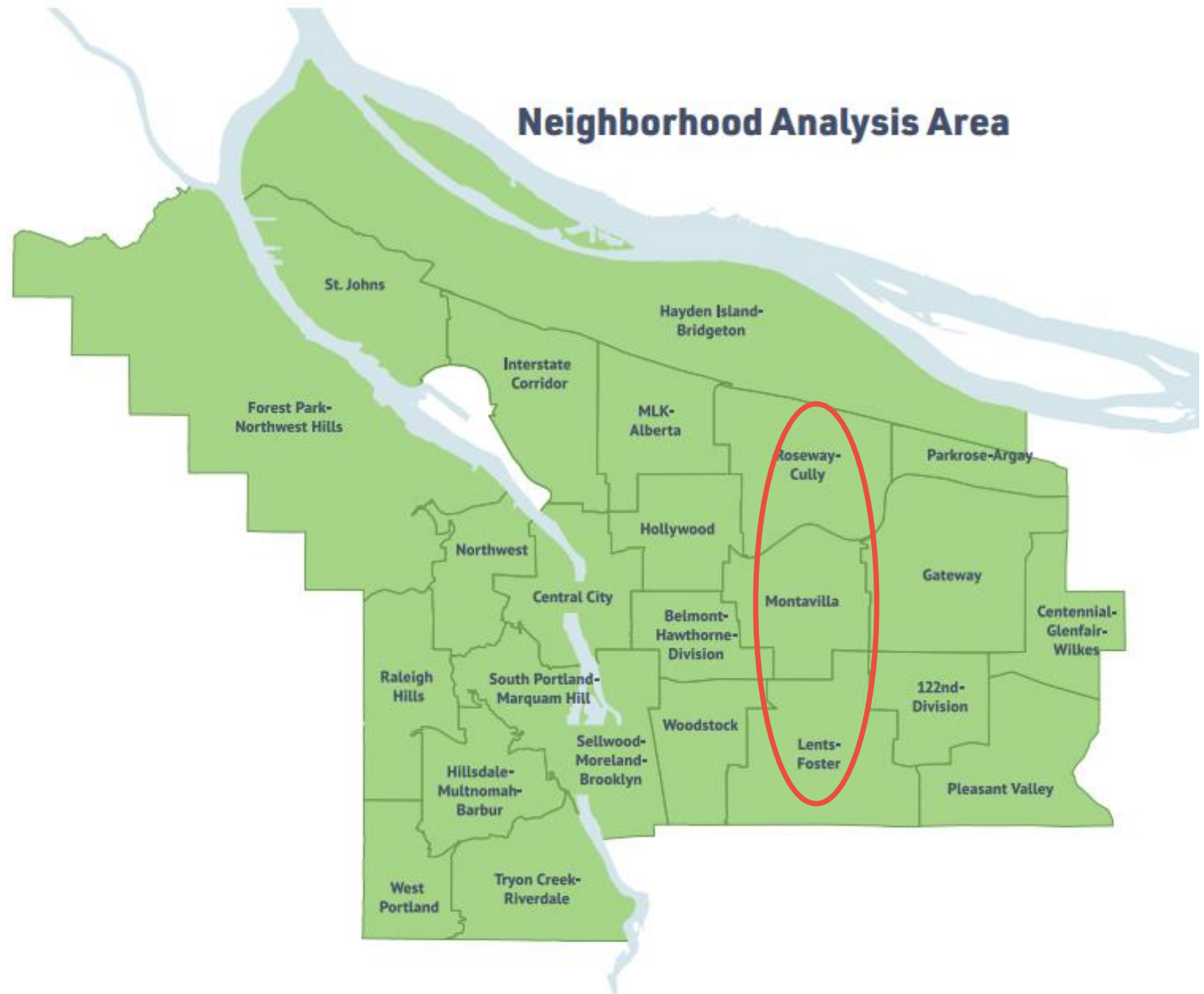
Vulnerability Score: 74; Vulnerable: Yes

% People of Color:	46%		31%
% Black & Indigenous:	5%		7%
% Less than 4-year degree	56%		49%
% Housing Cost Burdened:	43%		36%
% Older Adults (65+):	11%		13%
% Youth:	19%		21%
% Limited English Prof.	14%		7%
% Persons with Disabilities	11%		12%

Vulnerability Score: 82; Vulnerable: Yes

% People of Color:	48%		31%
% Black & Indigenous:	4%		7%
% Less than 4-year degree	74%		49%
% Housing Cost Burdened:	41%		36%
% Older Adults (65+):	16%		13%
% Youth:	15%		21%
% Limited English Prof.	26%		7%
Persons with Disabilities	19%		12%

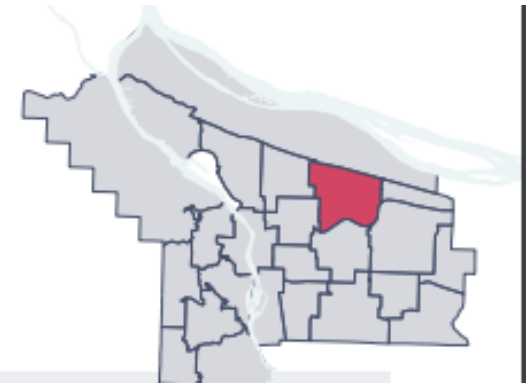
State of Housing in Portland Report, 2022



<https://www.portland.gov/phb/documents/2022-state-housing-introduction-and-executive-summary/download>

NEIGHBORHOOD PROFILE

Roseway-Cully



Housing Units by Type (2021)

Single-Family:	11,300
Multi-Family:	4,350

Regulated Housing Units (2021)

Total:	1,253
City-Funded:	1,253

Median Home Sale Price (2020\$)

<u>Year</u>	<u>Price</u>
2012	\$290K
2016	\$428K
2021	\$487K

Homeownership by Race/Ethnicity

<u>Race</u>	<u>2000</u>	<u>2020</u>
TOTAL	67%	64%
White	73%	66%
Black	38%	40%
Asian	58%	77%
Hispanic-Latino	29%	37%
Hawaiian/PI	no data	0%
Native American	no data	54%

Long-Term Rental Market by Unit Type

Poverty Rate
2000: 13%
2020: 11%

Studio
\$1,231

1BR
\$1,060

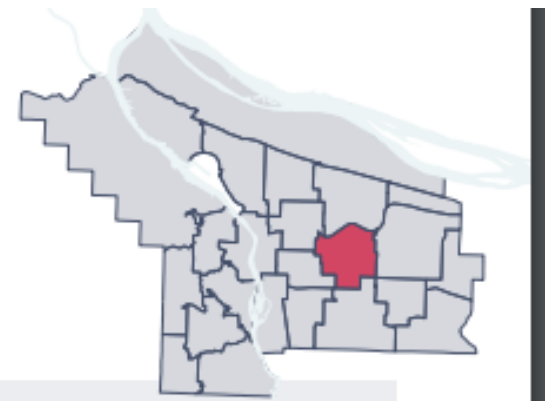
2BR
\$1,397

3-BR
\$1,566



NEIGHBORHOOD PROFILE

Montavilla



Housing Units by Type (2021)

Single-Family:	11,000
Multi-Family:	5,400

Regulated Housing Units (2021)

Total:	687
City-Funded:	332

Median Home Sale Price (2020\$)

Year	Price
2012	\$296K
2016	\$450K
2021	\$521K

Homeownership by Race/Ethnicity

Race	2000	2020
TOTAL	59%	60%
White	61%	61%
Black	no data	22%
Asian	62%	70%
Hispanic-Latino	34%	55%
Hawaiian/PI	no data	0%
Native American	no data	33%

Long-Term Rental Market by Unit Type

Poverty Rate
2000: 9%
2020: 10%

Studio
\$1,402

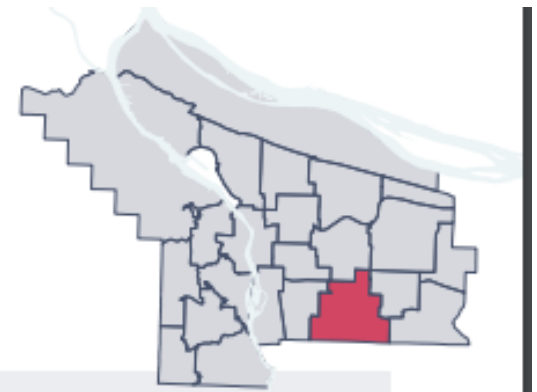
1BR
\$1,184

2BR
\$1,328

3-BR
\$1,547

NEIGHBORHOOD PROFILE

Lents-Foster



Housing Units by Type (2021)

Single-Family:	14,900
Multi-Family:	5,100

Regulated Housing Units (2021)

Total:	1,328
City-Funded:	681

Median Home Sale Price (2020\$)

<u>Year</u>	<u>Price</u>
2012	\$194K
2016	\$351K
2021	\$425K

Homeownership by Race/Ethnicity

<u>Race</u>	<u>2000</u>	<u>2020</u>
TOTAL	61%	63%
White	62%	63%
Black	no data	33%
Asian	74%	69%
Hispanic-Latino	46%	52%
Hawaiian/PI	no data	52%
Native American	no data	34%

Long-Term Rental Market by Unit Type

Poverty Rate
2000: 14%
2020: 15%

Studio
\$1,127

1BR
\$1,182

2BR
\$1,353

3-BR
\$1,791



ECONOMIC & MARKET CONDITIONS NEIGHBORHOOD CORRIDORS



Exhibit 66. Expansions Permitted, 2010–2021
Data source: PortlandMaps, City of Portland permit records.



Exhibit 67. Improvements Permitted, 2010–2021
Data source: PortlandMaps, City of Portland permit records.

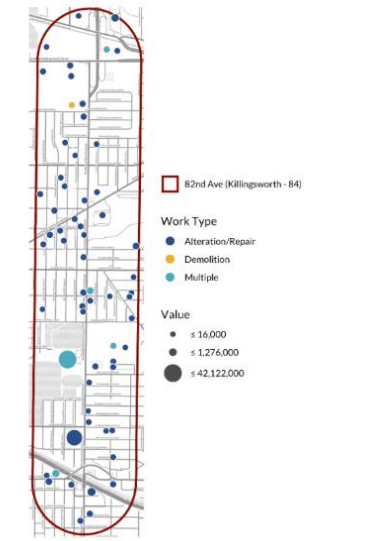


Exhibit 48. Expansions Permitted, 2010–2021
Data source: PortlandMaps, City of Portland permit records.

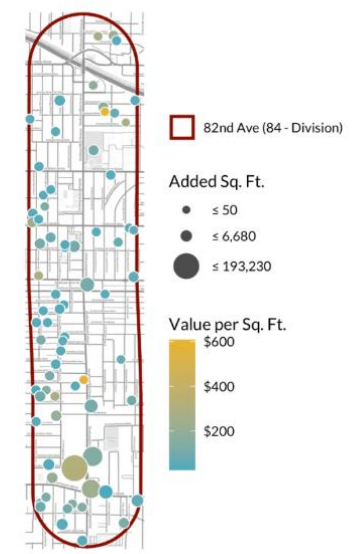
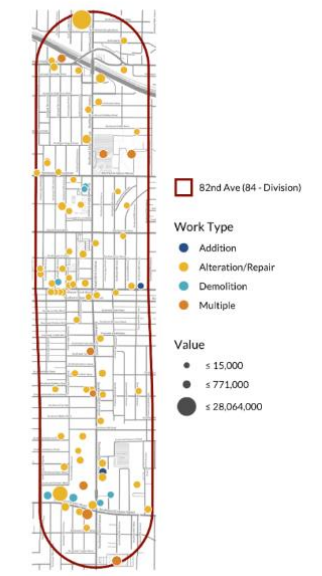


Exhibit 49. Improvements Permitted, 2010–2021
Data source: PortlandMaps, City of Portland permit records.



https://www.dropbox.com/s/at2t59dhse5i1h2/Supplemental%20Appendix%20-%20Economic%20%26%20Market%20Conditions_%20Corridor%20Profiles.pdf?dl=0



Corridor Overview: NE 82nd (Killingsworth to I-84)

How to support this corridor:



Change in BIPOC share



Market Recovery

(change in small business employment)



Market Strength

(median commercial property RLV per SF)



Grow business district capacity

Activate commercial buildings and attract new commercial dev't

Stabilize existing businesses

Grow home businesses and create commercial space opportunities

Demographics

(2010-2020)

- ➡ 30% of residents are BIPOC
- ➡ 21% population increase (6,381 residents in 2020)
- ➡ 36% of HHs rent
- ➡ 62% of HHs with incomes < 100% AMI in 2019

Market Recovery

(2008-2022)

- ➡ Small business employment decreased
- ➡ Employment increased 26%
- ➡ Number of businesses increased by 39%

Market Strength

(2008-2022)

- ➡ Residential and commercial development has been sparse
- ➡ Home sales prices track City trends; homes sell for ~\$50K less

Address housing production and affordability

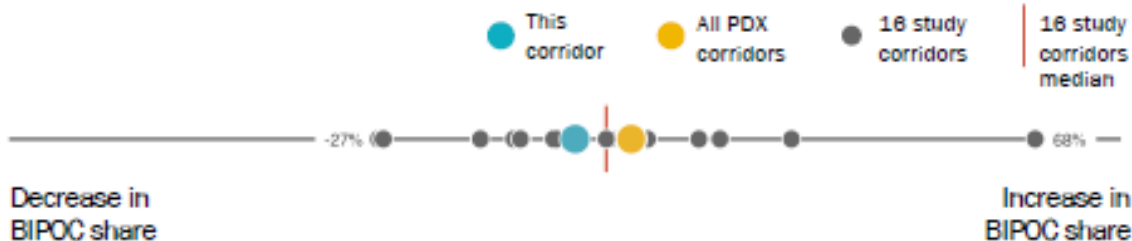
Improve transportation safety and connectivity

Corridor Overview: 82nd (I-84 to Division)

How to support this corridor:



Change in BIPOC share



Market Recovery

(change in small business employment)



Market Strength

(median commercial property RLV per SF)



Grow business district capacity

Activate commercial buildings and attract new commercial dev't

Stabilize existing businesses

Grow home businesses and create commercial space opportunities

Address housing production and affordability

Improve transportation safety and connectivity

Demographics

(2010-2020)

- ➔ Modest increase in share of BIPOC population
- ➔ 5% population increase (7,742 residents in 2020)
- ➔ 6% decrease in share of renters
- ➔ 58% of HHs < 100% AMI in 2019

Market Recovery

(2008-2022)

- ➔ Employment increased 10%
- ➔ Total businesses increased by 41% between 2008-2011
- ➔ Small business employment has not recovered from pandemic losses

Market Strength

(2008-2022)

- ➔ Retail has seen rent growth with low vacancies
- ➔ Commercial alterations/permits have increased

BREAK!



*When we come back –
Values, Vision & Goals
Discussions*



Discussion 1: Values

The compass that keeps us headed in a desired direction.

Values are beliefs about what's important, what is a priority.

Fundamental beliefs that motivate or guide action.

Values

*From Existing East
Portland Plans
& Cully*



*Which of these
stands out to you?*

What's missing?



**Portland
Housing Bureau**



**PROSPER
PORTLAND**

Discussion 2: Visions

The ideal state of what the future could be like.

The ability to imagine and think of the future with insight.

The purpose that a person visualizes without knowing how to achieve it.

Using TIF as a tool for inclusive growth and equitable prosperity, what is your VISION for East Portland?

Increase walkability and connection across the TIF district

Pilot with pop ups and human centered design

Increased livability, more economic and housing opportunities, and shared prosperity

I wanted to see TIF work started and sustain our community development and safety.

knowing that we engaged with the right stakeholders

Increase both affordable housing-- and working housing

Bridge the "been here forever" mentality with the new comers to the neighborhood

Creation of clear multicultural hubs/districts

For the TIF dollars to be matched with other funds that will support economic growth for families. Funds that will support financial literacy, access to capital, credit repair, community building, job training, etc.

A fundamental success would be improvement in family wage jobs, not low wage jobs. This connects directly to improvement in affordable housing and quality of life.

Everyone is counted and no one is left behind.

Add walkability and green spaces

VISION: What kind of long-term impact would you like to see on/ around 82nd Avenue?

Our community feels safe to walk on the street

I would like see our community safety and success if achieved

We all feel safe and can thrive

Select Visions from Existing Plans

Economic & Community Development

- International Marketplace Concept
- Culinary Corridor Concept
- Multi-cultural, multi-lingual community
- Safe and accessible corridor for all
- Corridor is a job center
- Small businesses are stable and thriving
- Equitable access to capital

Physical Development

- Jade and Montavilla are important and distinct places within the city.
- Well-lit and safe corridor
- A greened 82nd Avenue

Housing Continuum

- No residents are vulnerable to displacement
- Homeownership opportunities available for low/middle income, households historically excluded from wealth-building opportunities

Discussion 3: Goals

The specific aim or desired result; milestones to achieve your vision.

Goals are the specific ways we execute our values, in order to achieve our vision

GOALS: City

Incorporate
lessons of the past



Center disadvantaged and low-income communities in engagement, goals and governance



Further **Community Stabilization** and **Equitable Development**



Advance inclusive
economic growth and
wealth creation



Support
entrepreneurship
and **job growth**



Advance **Housing production** for a full range of income levels

GOALS: When thinking about the process and outcomes of this project, what does success look like?

largest projects and investments benefit and are driven by the needs, wants, hopes + dreams of those with least access to private wealth

Economic growth for marginalized populations

the project meaningfully contributes to reducing unsheltered homeless and increased rates of Black + Brown ownership of housing and businesses

Beautiful green spaces, community spaces, and meeting daily needs within community

Welcoming places

redefine ownership use; public investments increase community ownership on behalf of those who have least access

BIPOC residents experience a sense of ownership and control over their neighborhood

Identifying new people, leaders, residents to continue momentum and ensure the work continues

the most economically vulnerable residents of EPDX experience the feelings of economic + housing security and the ability to enjoy the benefits of a thriving neighborhood

Selected Goals from Existing Plans

Economic & Community Development

- Update our understanding of 82nd Avenue as a “Civic Corridor.”
- Stabilize and build on strengths of existing businesses
- Ensure culturally-specific services and support are in the corridor
- Improve corridor safety
- Better connect 82nd to other light industrial centers and clusters
- Wealth building opportunities!

Physical Development

- More event and gathering spaces
- Find creative ways to integrate parking into commercial and retail uses
- Better street lighting for safety
- More trees and green features, climate-friendly

Housing Continuum

- Stabilize residents vulnerable to displacement
- Increase homeownership along the corridor for low/middle, Black/Brown households
- Support development of multi-dwelling housing, which the market may not yet support
- Support houseless neighbors

Next Steps

- 1. Project Team will synthesize what we heard today and bring it back to the group for discussion/revision at our next meeting.**
- 2. We will aim to post language for review the Friday before our next meeting.**
- 3. If there are folks who want to be more deeply involved in the actual drafting (aka, the “sausage making”), we are open to that – just let us know.**

Housekeeping



Check your email

- We may occasionally send materials to review in advance of meetings, or ask for feedback



Reach out with questions

- Confused? Have concerns or questions? Please reach out to project staff.



RSVP to meetings

- Let us know how you'll be attending meetings so we can prepare and order food.

Project Website:

<https://prosperportland.us/portfolio-items/east-portland-tif-exploration/>

Project Email Address:

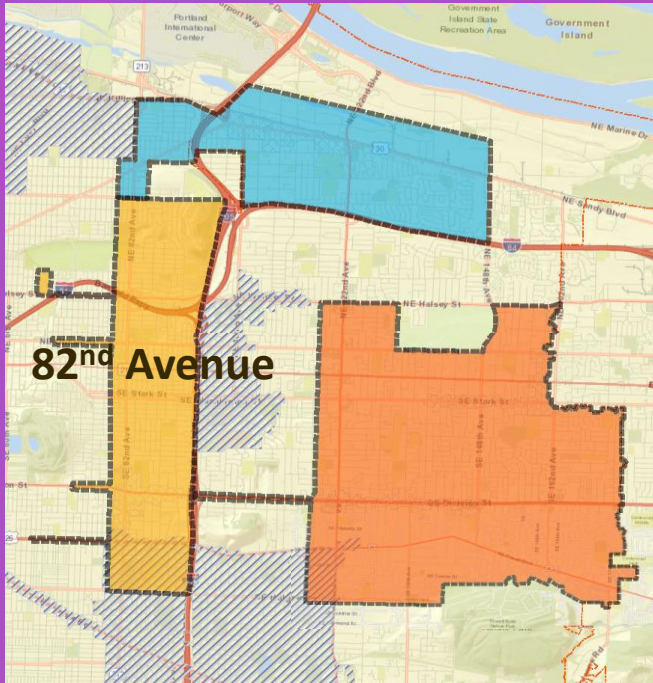
EastPortlandTIF@prosperportland.us

Staff Office Hours:

1st and 3rd Thursdays, 9-10 am, drop-in

Request honoraria &
stipends from Camille!!

82nd Avenue Working Group



Duncan Hwang

APANO

Nick Sauvie

Rose CDC



TBD

Portland Public School District



Zonnyo Riger

Dharma Rain, Madison South



Jacob Loeb

METBA; 82nd Ave BA, Montavilla News



Alisa Kajikawa

Jade District



Zachary Lauritzen

Oregon Walks; 82nd Ave Coalition

Nancy Chapin

82nd Avenue Business Association

Jamal Dar

African Youth & Community Org (AYCO)

Sara Fischer

METBA, Saint Peter & Paul

Barbara Geyer

Real estate/Affordable housing

Valeria McWilliams

Planning, Land Use

Joshua Pangelinan

Small business owner