

## East Portland TIF Exploration: 82<sup>nd</sup> Ave Working Group

Meeting #2 Notes – January 17<sup>th</sup>, 2024

Attendees: Zonnyo Riger, Nick Sauvie, Jacob Loeb, Alisa Kajikawa, Nancy Chapin, Zachary Lauritzen, Sara Fischer, Josh Pangelinan, Barbara Gier, Valeria Vidal,

Staff: Cammile Trummer, David Koch, Jessica Conner, Paul Byrd, Robert Smith, Kathryn Hartinger, Dana DeKlyen, Kiana Ballo, Barry Manning,

1. Prosper staff welcomed the committee and reviewed the meeting agenda. Committee members did a round of introductions.
2. Prosper Portland and City of Portland staff shared [this presentation](#).
3. Staff discussed the project management platform, Basecamp, and how it will be used throughout this process to communicate with and gather feedback from the working groups. Members should have received an invite to join basecamp. This is a project hub that houses a message board, to-do's, docs & files, and schedule. The docs & files tab contains working documents, resource materials, meeting materials, notes, data, reports, maps, etc. Also, in the Docs & Files tab, there is a draft TIF district report that staff is populating and updating. Members have editing abilities in this document, please feel free to make changes, updates, and edits. Staff will upload a new version of this every two weeks so that folks can see the progress and evolution of this document over time. The honoraria program is also linked in Docs & Files. You have access to the other working group's files as well so please don't make changes to other group's live documents but feel free to look at what other groups are working on. Base camp is intuitive, you can't break it so feel free to poke around and get familiar with it. If you have any difficulties using it, please let staff know and we will help you figure it out. A tutorial for how to use basecamp will be uploaded later this week.
4. Staff reviewed the values, vision, and goals that the committee discussed in the previous meeting and are reflected in the values, vision, and goals in the draft TIF district report. If you see anything that you want to add/remove/update, feel free to jump in that draft and makes changes.
5. Existing information including demographic data, housing data, market & commercial data, and prior plans combined with the broad & focused engagement will inform the TIF plan.
6. The committee took 10 minutes to work on the Engagement Brainstorm & Discussion Mural Board.
  - a. How are you all and how the committee is thinking about approaching this complex decision?
    - i. This is coming up in every working group. Leveraging all the strengths and information available to us and calling on experts when we need answers. There is an economist on staff that we can pull on to provide information. It is a super complex process with some inherent unknowns, but staff is gathering as much information as possible and as questions come up, staff will pull people in to

help get answers. Look at the Cully plan to see how governance structure and community engagement worked for them.

- b. How do we clearly define who the we is?
  - i. That is a great question, and we have space to dive into that when we get into the brainstorming exercise. It is important to note who holds power and who is engaged. Also acknowledging the reciprocity of engagement.
7. Broad, place-based engagement will be led by Prosper and the Portland housing Bureau. The deep community-based engagement will be led by the ELC subcommittee. Part of this conversation today is to look at who we need to engage with and who is best to do that engagement.
8. The committee took 20 minutes to work on the Engagement Brainstorm & Discussion mural board.
  - a. What is missing/need to know more about?
    - i. What are the values/goals of current residents? Small Business owners?
    - ii. What historical/infrastructural barriers exist that have hampered 82<sup>nd</sup> Ave development in the past? There is so much red tape.
      1. When the Avenue of Roses was put on the sign poles, that was trying to get the community to acknowledge that 82<sup>nd</sup> Ave existed. Trying to get businesspeople involved in taking care of the street and return the street to the community. Prostitution had gone rampant on 82<sup>nd</sup> and that is why they created the business association. It has been a constant battle to create a community that works together.
    - iii. When we talk about safety, how can we ensure we are thinking about all stakeholders? We have to be careful with how we use the word safety. It is used all of the time especially during an election year. Safety for one community is not the same as for another community.
    - iv. Can we articulate history of displacement in order to avoid repeating the past? It is always helpful to spend a little bit of time saying how we got to where we are and how to we avoid creating the same problems over again when trying to fix things.
    - v. Need to revisit how other districts have addressed this – one of those areas where specific expertise is useful. Vulnerability scores were useful to see for different areas.
    - vi. What would be alternatives to get the same level of investments to specific geographies? With the historical legacies of TIF districts what are the other tools available.
      1. One potential downside with using the general fund, you cannot constrain future city councils so you cannot commit long term funding where a TIF district creates a commitment for 30 years. The revenues generated by TIF comes from more than just the city, it comes from all of the taxing jurisdictions, so it creates a larger pot of money than just what city council has available.
  - b. Which voices do we want to elevate?
    - i. Community members with concerns and complaints; their feedback can help pre-empt future harm & necessary accountability

- ii. Non English-speaking folks
  - iii. Current stakeholders – residents, small business
  - iv. Sex workers
  - v. Unhoused people
  - vi. People who don't have access to computers or phones
  - vii. Transit users
  - viii. Folks with disabilities
  - ix. Elderly communities
  - x. Youth
  - xi. High school
  - xii. Diverse Asian communities
- c. Who is best situated to work with those communities?
- i. Neighborhood associations: Montavilla, Lents, Madison - South
  - ii. Business associations: 82<sup>nd</sup> Ave Business Association, META (Montavilla East Tabor Association), Lents
  - iii. Montavilla Collective
  - iv. AYCO, African Youth Community Org
  - v. APANO,
  - vi. Hacienda
  - vii. Verde
  - viii. Oregon Walks
  - ix. Rose CDC
  - x. PDX Saints Love – contacts and context to engage unhoused people
  - xi. PBOT & Metro
  - xii. 82<sup>nd</sup> Avenue Coalition
  - xiii. Indigenous organizations
  - xiv. Black led organizations
  - xv. Imagine Black
  - xvi. Urban League
  - xvii. Brown Hope
  - xviii. Taking Ownership PDX
  - xix. Albina Vision/1803 Fund
  - xx. NAYA
  - xxi. NARA
  - xxii. NW Native American Chamber
  - xxiii. 82 Roses Community Enrichment Coalition
  - xxiv. Religious institutional partners
  - xxv. Highland Christian Center
  - xxvi. Dharma Rain Zen Center
  - xxvii. Ascension Catholic Church, outreach with people living in extreme poverty
  - xxviii. Community based affordable housing organizations
  - xxix. Habitat for humanity
  - xxx. Community Land Trust

- xxx. N-Hood Associations near/adjacent (need to check) - Roseway, South Tabor, a portion of Powellhurst-Gilbert, Foster Powell, Brentwood Darlington, Mt Scott-Arleta, Sumner & Cully
- d. Questions to ask community?
  - i. In what ways are people in the community struggling?
  - ii. Struggling with transportation, financially struggling?
  - iii. For business owners what is most likely to make them move?
  - iv. How could this intersect with work in Clackamas County that may not see investment but is also part of the 82<sup>nd</sup> Ave fabric?
  - v. How do we trust that city will honor our plan and governance?
  - vi. What other resources, monetary and other, can we get? TIF can only do so much?
  - vii. How do we support businesses that we don't allow parking for?
  - viii. What kind of direct services do you and your community need right now?
  - ix. What kind of tradeoffs would you consider when thinking about economic development?
  - x. What kind of housing do you need right now?
- e. How do we build relationships, long-term partnerships?
  - i. Reduce barriers that keep stakeholders from attending. Childcare, hospitality services, transportation credits, translation services, food/beverages
  - ii. Having consistent interactions with the same people
  - iii. Show results for community members
  - iv. How will we measure the success of the district?
  - v. Leverage existing projects that have overlap with TIF
- f. Discussed next steps. Project team will compare discussion outcomes, look for overlap, contact named orgs and potentially initiate contracts.