

East Portland TIF Exploration: E-205 Working Group

Meeting #2 Notes – January 17th, 2024

Attendees: Annette Mattson, Blanca Jiminez, Giovanni Bautista, Amanda Pham Haines, Sabrina Wilson

Staff: Paula Byrd, Dana DeKlyen, Kathryn Hartinger, David Koch, Jessica Conner, Kiana Ballo

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.
 - a. Note – anti-displacement action plan appendix A has a list of tools and programs that the City put together that relates to this work. When we talk about whether TIF is the right tool or not, this document has info about the other tools that are available. There is also a master list and summary of about a dozen East Portland plans, the plans that were reviewed are also available in that folder.
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 are helping to inform the broad & focused engagement. 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.
6. The committee took 20 minutes to work on the Engagement Brainstorm & Discussion mural board.
 - a. What is missing/need to know more about:

- i. Household incomes increased due to better income due to better employment opportunities
 - ii. Vacant Lots to help determine where infill growth could happen
 - iii. Identify other working groups that have had to redistrict, research news articles from those projects and identify concerns/negative impacts. Adapt.
 - iv. Draw on community's collective knowledge on external funding sources/plans to leverage and to make best use of limited TIF funds.
 - v. How do we create long-term workforce programs
 - vi. Tif is used in 40 states, but each state has different rules. In Oregon it is dictated by ORS 457. Rules for TIF funds in Oregon have to be used for "sticks and bricks" so really for physical improvements and development.
 - vii. We know what TIF can fund, and it is limited but people in these groups care about other things as well. Is there any binding mechanism to ensure that TIF funds are used to specifically uphold the values that this group discusses? For example, does the community have the power to guarantee that TIF funds are used to support BIPOC folks.
 - 1. The major controls for TIF dollars are in the project list and in the governance charter. The project list rules what the dollars can be spent on, this is the initial control. It can be broad or specific. For example, in Cully they restricted dollars from going toward public infrastructure. One of the hurdles in the governance charter is that City council is required to be the final decision maker, but the project list is binding for City council as well. Look at the Cully plan for reference, it is base camp.
 - viii. Another piece is accountability, when we get into action planning there will be an oversight committee that helps get into specific details and provide direct feedback.
 - ix. In partnerships, can we partner with other programs with TIF dollars? Yes.
 - x. The idea that if there is no TIF district, the City may or may not do stuff with their budget with the new council next year. This way, we have a 30-year commitment. That is important and people want to see their tax dollars reinvested here.
 - xi. Is there support for people to apply to RFP's?
 - 1. If a TIF district is created, there can be funding for community-based staff as long as it is related to the pipeline of TIF investments.
 - 2. This also relates to the deep community engagement throughout the life of the district. The historical first-come, first-served is a failed assumption and lean into building relationships with community partners when investing TIF funds.
 - 3. Information about enforceable protections/checks to mitigate negative impacts/risks of TIF as an equity tool.
- b. Which voices do we want to elevate?
- i. Refugee/immigrant families
 - ii. Small business owners
 - iii. Black Portlanders displaced from N/NE PDX

- iv. Youth, young people, and young families who want to stay in East Portland
- v. PTA & organizations that advocate for better conditions for students and teachers; they may have more insight into districts.
- vi. People with disabilities
- vii. Advocates for people with disability
- viii. CBO's that work with people with disabilities
- ix. Renters & houseless folks most vulnerable to systemic displacement; intersectional approach
- x. Working class, refugees and immigrants, houseless community, affinity/demographic specific community-based organizations, unions
- xi. Engage with people who work in East Portland, many people also live in East Portland and have a unique perspective.
- xii. People who are advocating for East Portland
- xiii. Service providers in East Portland
- c. Who is best situated to work with those communities?
 - i. Schools, ethnic/culturally based organizations
 - ii. CBO's, Faith based, schools
 - iii. Division Midway Alliance
 - iv. IRCO
 - v. Greater than, SEI, HOLLA
 - vi. Unions (e. g. PTA, jobs with justice coalition), PHCC, Imagine Black, Unite Oregon, APANO
 - vii. Out Just Future
 - viii. Rosewood Initiative
 - ix. Faith-based groups in Oregon are doing a lot of amazing anti-displacement work.
 - x. Neighborhood associations
 - xi. Frank So at Ecumenical Ministries of Oregon was the person to introduce me to a diverse group of faith organizations & what projects they are working on.
 - xii. Cultivate Initiatives
 - xiii. Homes for elderly
 - xiv. Albertina Care
 - xv. Do Good Multnomah – orgs that serve veterans/houseless veterans
 - xvi. Resilience hubs, Thrive East PDX
 - xvii. Neighborhood coalitions
 - xviii. Already working with Leaders become Legends,
- d. Questions to ask community:
 - i. How do you want to build wealth for your family?
 - ii. What resources are lacking for that are prohibiting the community from being successful?
 - iii. What does stability look like?
 - iv. What are the barriers that exist for you to feel like your family is thriving?
 - v. What do you want in your community?
 - vi. What should this community have to make you want to stay here?

- vii. To CBO's, what resources do you need to be a more stable organization?
- viii. What were the biggest drawbacks/areas of concern in Cully & how are we approaching this differently for E205?
 - 1. In Cully, we shifted to a co-creation model. In prior processes, there was engagement but not at the same level. This was the first district with a separate governance charter that spells out the expectations of an ongoing committee
- ix. Why does districting matter? Are there potential negative effects on people right outside of the district?
- x. What is the long-term taxable property impact of TIF? The cost burden for schools falls on residents because of the lack of taxable properties. We need properties that generate taxes, not just non-profits, churches, hospitals, and affordable housing that don't contribute.
 - 1. Taxing jurisdiction partners are being engaged in the conversation to discuss these impacts. Generally, schools support the TIF districts because they want their students to be stabilized and families stabilized. We do need to work together to think through impacts to schools especially.
- e. How do we build relationships, long-term partnerships?
 - i. Be specific to different groups
 - ii. Be transparent about what is working and what is not. Address what the harm was in the first place.
 - 1. With the Cully plan, there is a yearly review embedded in the plan to ensure that the work meets what is in the plan and maintain accountability.
 - iii. What is the role of community role (governance) in ensuring community focused goals are met for the life of this project?
 - iv. Meaningfully repair relationships between CBO's and the communities they serve and the City and Prosper
 - v. Keeping promises. By doing what is said. PP's word needs to be good.
 - vi. Partner with CBO's to resource civic engagement educational workshops with specific references to TIF policies and alternatives
 - vii. Surveying community
- 7. Discussed next steps. Project team will compare discussion outcomes, look for overlap, contact named orgs and potentially initiate contracts. Reminder, Draft vision Values and goals language is on basecamp for your review and update.
 - a. Question: Is there another meeting before contracts are initiated? What are the expectations of community groups doing outreach? Is there another opportunity for folks to be involved in what that looks like?
 - i. We want to get engagement going but we want to make sure it is right. It is highly unlikely that we would have contracts within two weeks so we can carve sometime out of the next meeting to discuss.

- b. Question: When we reach out to these organizations that are already spread thin, they won't be as effective as if we were able to provide them the resources that we have on basecamp.
 - i. We will put something together for you all to review to lay out what this will look like.