

East Portland TIF Exploration: 82nd Ave

Meeting #3 Notes – February 7th, 2024

Attendees: Zachary Lauritzen, Zonnyo Riger, Jacob Loeb, Nick Sauvie, Alisa Kajikawa, Joshue Pangelinan, Jamal Dar, Barbara Geier, Duncan Hwang, Valeria

Staff: Camille Trummer, Paula Byrd, Roger Gonzalez, Kathryn Hartinger, Dana DeKlyen, Kiana Ballo, Robert Smith, Lisa Abuaf, Barry Manning

Notes:

1. Camille Trummer welcomed participants to the meeting and reviewed the meeting agenda and goals.
2. Staff shared this [presentation](#).
3. Camille checked in with meeting participants on how they feel the process is going and how basecamp is working for folks.
4. Kathryn recapped the division of labor between the working groups and steering committee. The working groups focus on more granular level details for exploration and plan development while the steering committee will cover higher level themes for guidance and implementation. Information gathered from the working groups and steering committee will inform the work of each other and come together collectively at a few key points throughout the process, and ultimately both will inform the draft TIF district plans.
5. Camille reviewed the meeting schedule and future meeting topics for both the working groups and steering committee.
6. Kathryn discussed the community engagement process, highlighting a few of the communities that were recommended to be outreached through this process and the community-based organizations identified to assist with outreach and engagement. Community engagement opportunities include CBO open houses, public open houses, and attending community meetings/events. This is a work in progress, more on this to come.
7. Camille initiated the working group conversation around potential TIF district boundaries. The context is around what are the opportunities and investments that could be included in a TIF district and TIF plan, keeping in mind existing district zoning in addition to thinking through potential zoning changes that could help facilitate the desired investments. Do we need to supplement/revise the steering committee's philosophy on inclusion/exclusion?
8. Kathryn added background information including the rationale that shaped the current boundaries. About 300 acres from the needs to be removed from the original district area under consideration. At a high level, higher density assessed value areas are along the commercial corridors. Also at a high level, what is the guiding philosophy on what needs to be included in the district?
9. Kathryn transitioned to the [mural board](#) to start the interactive exercise to gather community input. The committee was given ten minutes to add notes on what is missing from the proposed boundary.

- a. *Comment:* eliminate single family residential that is not affordable to the average person in the district.
 - b. *Question:* Is there eligibility to use TIF funds for middle income housing development?
Answer: This is something that could be included in the project list. In this conversation today, we can dive into this idea.
 - c. *Question:* Is there a reason why big chunks of land are included in the district? *Answer:* That is exactly what this conversation is about. There are opportunities to cut out specific sites that would not be receiving funds and whether there is value in keeping them in or out. The purpose of today is to tease out what we want to include and what to exclude so that staff can develop scenarios to present to you that align with what we hear from you today.
 - d. *Question:* How many acres we save simply by removing parks and schools? This would provide a better sense of how much needs to be cut and/or potentially add to the south. This seems like it isn't a controversial philosophy to adopt.
10. Camille prompted community members to report on points they added to the mural board.
- a. Ellington affordable housing run by Home Forward, should it be a part of this district? This area was an ask by the Portland Housing Bureau because the affordable housing there is reaching the end of it's timeline and they want to continue investments there. Since the district must be contiguous, this area was considered because of the opportunity for affordable housing investments.
 - i. Does this fit into the mission of the 82nd Ave corridor TIF district? Should it be prioritized over other areas that also need investment? Feeling like it should not be a priority.
 - ii. How many acres does it cost? Could it be cut down to include the important sites?
 - iii. The shape you are seeing in mural is not precise, we can explore what this could look like in some of the scenarios we present to you in the next meeting. The Ellington itself is a large site, the finger is drawn narrowly, it captures just the first lot off the street. You could just map it as the road, that could lend itself to some interesting conversations. What makes for the tightest parameters that allows for logic and transparency?
 - b. Focusing on areas that need improvement is essential and not single homes who are already established.
 - c. Not sure if Rocky Butte needs to be included – looking at maps it looks like mostly single-family homes and a nature area, what would be able to be done there?
 - d. It would be great to see scenarios that extend to the county line otherwise the district is ignoring an underserved portion of 82nd.
 - e. Exploring a scenario that extends to foster, there is a real conglomeration coming together. A philosophy that includes businesses and employers to provide equal access to the district.
 - f. Another criterion to consider for the boundary is the PBOT 82nd Avenue corridor work. Displacement around the transportation improvements.

- g. In the Rocky Butte area, how much can we gerrymander this area? There is gun violence and poverty in certain areas that need support but some of the other areas feel like it would be a waste of acreage to include.
 - i. We can draw the line how we need to draw the line. The boundary cannot include disconnected islands but there can be fingers and holes. We can gerrymander a bit and we can try to accommodate this as much as possible.
 - h. Lents had a TIF district established years ago and the SF market on Foster and 82nd was included in that area, can that area still be included?
 - i. The Lents TIF district still encompasses that area but if the resources that are remaining in the Lents TIF district are spent down then the area could possibly be included. TIF districts cannot overlap so the old TIF district must end or amend the boundaries.
 - i. It would be reasonable for this group to consider the entire 82nd area.
 - j. Suggestion to focus on troubled areas, the north is more established, but the east side is the area that needs to be focused on. Community safety is the highest priority and there is no funding to support families and businesses. The more developed areas don't need as much support.
 - k. Glisan serves many diverse folks with unique cultural goods and services, need to keep this finger. All the way to Fred Meyer seems like a lot but this area is important and assessed value will continue to go up in this area.
 - i. Where does it make sense to chop it off?
 - 1. Anything more than 10 blocks away from 82nd seems like a lot for the 82nd Ave TIF district.
 - l. Advocate for fingers, when trying to bolster 82nd Ave, having strong commercial corridors included will help make this district successful. We need to focus on core areas that can have the most impact. Let some of the smaller communities naturally take from the fact that they are adjacent to the valuable corridors. This creates a strong network.
 - m. It will be important to know what the acreage looks like without the schools and other nontaxable areas and that would help us understand the scope of this task.
 - i. If we were not considering adding stuff below Holgate, we could probably reach the acreage cap with what you are talking about.
11. Kathryn discussed high level TIF investment opportunities, looking at examples from the Cully TIF District Plan. Thinking about the project list ideas and opportunities to implement those projects, then look at the map and see where those projects land in relation to the boundary.
- a. *Question:* Is there anything that Cully implemented with their project list that they wish they would have done differently? *Answer:* Not yet - action planning is starting this month for Cully so there may be things that come up over time. There was so much thought that went into every word of the Cully plan and people feel positive about it so far.
 - b. *Comment:* Mapping boundaries is very important please consider areas in East side of 82nd that need more help and development than others.
 - c. *Question:* What TIF eligible expenses are there for general employment zoning? *Answer:* It allows a broad array of commercial uses with an orientation toward employment uses. The employment zone does not allow for housing or mixed-use development, but there

could be mixed use with non-residential uses. Small business support, commercial development, physical improvements are some examples of things that can be done.

- d. *Comment:* Employment zoning is unnecessary, and housing should be included throughout the district.
 - e. *Comment:* It is concerning that you cannot have mixed use in these areas. *Response:* Ave zoning mostly allows the full range of commercial residential uses, but the purple area between Division and Stark, that short stretch is a zone that does not allow housing. The other zones generally do.
 - f. *Comment:* There are other areas that want commercial without housing, some districts want housing without commercial. We can get more information about the zoning rationale for this area.
 - g. *Comment:* The General Employment strip between Division and Stark - I've heard from the city that the rationale was it could create an intentional corridor/space for job creation activities (think small/medium industrial) along the 82nd corridor so that folks wouldn't have to travel as far to jobs, ie live near where you work. There's lots of evidence about the cost of transportation in both time and transportation mode that harms lower income folks disproportionately. It is also a congestion mitigation strategy because people aren't traveling large distances every day for work. That may or may not resonate with folks, but that was the rationale I was given.
12. Camille moved into the second activity, prompting the committee to discuss and plot on the map where the assets and opportunities for investment are. Also thinking about TIF-eligible and non-TIF eligible opportunities.
- a. Investment opportunities for community and childcare centers. The whole corridor is lacking public gathering spaces for people of all ages. More childcare fits in line with a lot of the orgs that are part of this conversation and priorities in this area.
 - b. Opportunity – large blocks undeveloped near 76th and for sale.
 - c. Asset: PCC community meeting hub with accessible and open space. PCC tech and maker space.
 - d. Opportunity for more services near transit. There is not a lot of development, room for housing/commercial and amenities for those waiting for transit.
 - e. Missing parks, opportunity in southern area for more parks – funded by parks.
 - f. Existing parks don't need to be part of the district but new parks that fill gaps for green spaces can be a part of TIF.
 - g. Lacking multigenerational housing – opportunities to incorporate
 - h. Opportunity for crime prevention through environmental design as a way of could be eligible for TIF dollars.
 - i. There are safe block grants from the office of violence prevention. Prosper has been partnering with that office to do this work and Old Town TIF district has partnered with them on projects.
 - i. Opportunity for community centers.
 - j. Assets: Natural hubs - McDaniel, Montavilla, Jade, Lents. Opportunity to have micro city centers if people and transit are prioritized in those areas.
 - k. Assets: Many large/medium/small locally owned businesses.
 - l. Adding a stark finger came up, is this something of interest?

- m. Area south of Holgate, what are the priorities in that area?
 - i. A finger would be better than nothing. Start there.
 - ii. We will try to come back with scenarios with acreage broken down.
 - n. Regarding single family homes and ADU's, if there is an opportunity to carve out well off homes in Rocky Butte area and the area just south of Glisan that could help free up acreage to extend south.
 - o. Is there information about renter and homeownership density throughout the district?
That could show who is most vulnerable to change.
13. Camille reviewed the next steps and closed the meeting.