

East Portland TIF Exploration: E-205

Meeting #3 Notes – February 7th, 2024

Attendees: Annette Mattson, Karen Wolfgang, Ken Richardson, Amanda Pham Haines, Lisha Shrestha, Giovanni Bautista, Ali Ibrahim, Josee Kangabe, Sabrina Wilson

Staff: Camille Trummer, Paula Byrd, Roger Gonzalez, Kathryn Hartinger, Dana DeKlyen, Kiana Ballo, Lisa Abuaf, Jessica Conner

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. Dana DeKlyen 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 the steering committee.
6. Camille 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.
 - a. *Question:* Is there any planned outreach to elected officials that live in the area so they can be engaged with this process? *Answer:* That is a great idea, if you have any specific contacts we should reach out to, please share. We will add this to the engagement opportunities list.
 - b. *Comment:* On the 25th of February there is a Black History month festival, please feel free to participate and have a table at the event.
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. What are some of the opportunities/investments TIF can fund to support our goals? Do we need to supplement/revise the steering committee's philosophy on inclusion/exclusion?

8. Dana reminded the committee that there are restrictions on the acreage for the TIF district and the current boundaries exceed the requirements. The current area will need to be reduced by 1,500 acres. The guidance we received was that it would be nice to go North to Halsey, South to Holgate, East to the City Boundary, 122nd to the West was important and including commercial fingers, all while considering commercial and mix of housing types in the district.
 - a. *Question:* Why wasn't Burnside included? Is there a transit development funding source or plan? All of Centennial is included, and then it's extra to the north and west. *Answer:* That area is in the Gateway TIF district.
 - b. *Comment:* It might be necessary/appropriate for the PBEM and TriMet property on Powell.
 - c. *Question:* The assessed value per student in David Douglas was the second lowest in the state for several reasons. How much of the property in this district is not appropriate for TIF? *Answer:* Many non-tax properties are still important pieces for this district.
 - d. *Question:* If you took Glisan all the way out East, does that get us within the boundaries? *Answer:* That is something to consider. The short answer is that this gets part of the way there but not all the way. There is a question about the fingers of Powell and Division, do those make sense to include? Do we still want to get all the way up to Holgate?
 - e. *Question:* Can zoning be changed? *Answer:* Yes. The planning bureau can change zoning through several processes. In 30 years certainly zoning will change but it will be a slow process. Anywhere you see blue, oranges, pinks, and reds on the zoning map is where you have the most opportunity for development. The higher the number the bigger you can go. Think about potential zoning changes as a part of the action planning.
 - f. *Question:* The colors for the AV seem random, can you explain? *Answer:* This is an assessed value density map; the lower AV is partially because of zoning. This is about who is paying taxes essentially. This is assessed value, not real market value.
 - g. *Question:* How do you determine assessed value? *Answer:* The assessed value is the tax assessor's value; this is not projection but how much do these properties pay in taxes currently.
 - h. *Question:* Including Powell, does that mean the entities included in that area would have access to TIF funds? *Answer:* The vision, values, goals, and project list can help limit how the TIF funds are accessed and utilized.
 - i. *Question:* If we take Powell all the way to 205, can those government agencies utilize TIF funds or are they exempt the same way the school district is? *Answer:* If there are concerns about where TIF funds go, you can write into the project list a very narrow ability for public entities to use the funds.
 - j. *Question:* There is a lot of commercial zoning on 122nd, the concern was about residential development in commercial corridors. We don't want to lose services, retail, and employment opportunities. Does zoning still allow this? *Answer:* There seems to be a zoning code issue that runs parallel to the action planning process, maybe zoning for key commercial corridors needs to be reconsidered. The community is not seeing the desired development with the current zoning code so that needs to be called out. This could be a part of the work that a committee does as a part of action planning.

- k. *Question:* What are the fingers on Division and Powell for? *Answer:* We were trying to include the commercial corridors there while working with limited boundaries. Also, there is a significant area that is included with the Gateway TIF district.
 - l. *Question:* As this group is tasked with cutting back the existing boundary, the current boundary was established at a very high level of detail. Now that we must cut back and we are seeing more details, this could be a good opportunity to look at what are valuing and prioritizing. Do we need to include big government spaces in this district? What is the intent of what we are doing? I am thinking about families, businesses, non-profits. How do we maximize the acreage to serve those communities and create opportunities for growth that allows for more of those?
 - m. *Comment:* The super NE corner to the east of the golf course is just residential, I think — that would be a potential removal.
 - n. *Comment:* We need to look at Gresham amenities too and tie in planning to what's going on east of here.
 - o. *Comment:* The focus when this boundary was established was the middle area and the areas around it were added on. What is the need to have, what are the nice to have, and what is the philosophy of what needs to be included? The philosophy of what is included/excluded and why needs to be defined.
9. Camille transitioned to the [mural board](#) to start the interactive exercise to gather community input. The committee was given five minutes to add notes on what is missing from the proposed boundary.
- a. SW corner is an opportunity area – cultural business, childcare facility, not fully utilized as well as corridor for commuters.
 - b. Prioritize vacant spaces that have remained unused for years. This can be used as a space for community hubs.
 - c. Retail SE 122nd as mapped for commercial opportunities.
 - d. South of 122nd and division corridor surrounding areas have significant amount of small business, childcare facilities, etc. Expanding up to Powell is crucial.
 - e. Some affordable housing is important to include.
 - f. Vacant sites on the North and south side of Halsey St just west of 162nd Ave. Both are zoned commercial employment. Not necessarily a reason to include that area but something to note.
 - g. DDS pool
 - h. SE 122nd is a main north and south corridor and appropriate for investment.
 - i. Most of Powell finger can be removed. The amount of government property already there and amount of zero assessed value. It would be great to see that place improved but it seems like a PBOT issue not a TIF issue.
 - j. Parklane Park is going to be a hotspot, put something special around it?
 - k. The area around East Burnside is in the East Corridor Plan District.
 - l. Area north of Glisan could be removed. All residential, doesn't seem like a compelling rationale to include it.
 - m. Division area has a lot of immigrant/refugee owned small businesses.
 - n. The center of Centennial neighborhood needs to be built out as a community center.
 - o. Entrance to Powell Butte should be built out.

- p. Entrance to Kelly Butte should be built out.
 - q. Lots of potential around the division corridor.
 - r. *Question:* In thinking about the rationale for the top portion north of Glisan, does that apply to both sides of the golf course?
 - i. The top left is different, it has more businesses and more autocentric strip malls. Top right is more residential. I would want to continue to have the top left. It is also along 122nd.
 - ii. There are also a lot of auto dealers which are employers and tax contributors. There is a lack of connectivity. A lot of big employers. It could come out because the opportunity may not be there in that area?
 - iii. Could you stay along 122nd and cut out the area further out?
 - iv. Keeping in the higher density zoning areas will be important.
 - v. Could the TIF area be cut off at Glisan - but perhaps continue the corridor with a finger north of 122nd to Halsey, instead of the entire area.
10. Camille encouraged members to continue thinking about this conversation and adding points to the map.
11. Dana discussed high level TIF investment opportunities, looking at examples from the Cully TIF District Plan.
- a. *Question:* Could you elaborate more on how TIF funds could go towards single-family repairs? The last 2 weeks at community events I have been hearing tear wrenching stories about being in uninhabitable conditions (especially during/after the ice storm). *Answer:* TIF can go toward sticks and bricks, including home repair loans and home repair grants. There are a lot of lead abatements especially in old homes with young children. There is a fair amount of home repair for folks needing to age in place or with changing mobility needs.
 - b. *Question:* East Portland has a higher percentage of people with disabilities. Also, about 40% of the city's children live east of 82nd. Should we consider this as we talk about sidewalks and unpaved roads? Or just nag PBOT? *Answer:* That is a good conversation to have. This is why it is important when we look the Cully TIF plan, the hopes for this district may be very different.
 - c. *Comment:* I am curious if there is a way for renters to access/apply for TIF repair funds if they have negligent or reluctant landlords/property managers. I know unlikely but it is an issue I'm hearing in increased frequency. Also - MOLD REMEDIATION *Response:* Portland Housing Bureau does not currently have an existing program for that, but this is something that could be included in the project list and continue to talk about.
 - d. *Comment:* In Rosewood, we hear the opposite with the small business grants. Businesses don't want to do improvements for the landlord when businesses don't own their space. It is more about how to get landlords to pay for tenant improvements. We need to make sure that spaces are safe and legal. Maybe the question is how do renters know how to hold their landlords accountable? How can we empower people to hold landlords accountable? Not to say the property owner should get money to improve the space and jack up rents but there must be other mechanisms that could be implemented. If renters can't be guaranteed to stay in a space, then why would they want to improve the space themselves.

- e. *Comment:* Tenant Councils are a term floating around - I think TC models could be a great way for this accountability process. I could then refine my question to be more specific to residents needing quick repairs for habitability that don't require them to take people to court/get constructively evicted.
 - f. *Comment:* When you hear people talk about housing in East Portland, it is important to be mindful that naturally occurring affordable housing is not regulated and not guaranteed. We need regulated affordable housing because it may not be naturally affordable tomorrow. It is important to also bring in a mix of incomes.
 - g. *Comment:* On a principal level, landlords should not benefit from being negligent property owners but there could be emergency repair funds set aside. It is good to flag to of ways TIF funds could be utilized but not incentivized for landlords to do the wrong thing. Also, a lot of people have mold sickness in Portland, maybe there could be a mold exploration task force and for mold remediation.
 - h. *Question:* Between Burnside and Glendoveer, looking at south of Powell, and how far west on division do we need to go? Are these areas necessary? The SE corner below Powell is important but what about the west side?
 - i. *Response:* The area north of burnside is the East Corridor Plan District which means no commercial parking, no storage units, etc so there is some planning already happening in that area. Plan districts basically supersede the base zone. It is related to the light rail station and pedestrian districts, focusing on density and housing in that area.
 - ii. *Response:* The area in the SE corner, these curvy roads are new residential development. That could be carved out. Finer tuning in that area makes sense and there are certain areas that have room for development that should be retained. The gun club area for example.
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. **County owned opportunity site (?)** - has seen uses that have taken it off the tax roll over time. As we think about TIF it would be great to have wider community use. Thinking about livability and safety. Avoid over concentrating any one use.
 - b. 122nd Max stop – police calls are the highest at this stop. There is a sanctioned camping spot, affordable housing complex, auto dealer, convenience store and multifamily. The office of violence prevention is working to address this site and there is opportunity there. There are no amenities there to help people or address the issues there.
13. Camille reviewed the next steps and closed the meeting.