

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

### Meeting #6 Notes – March 20th, 2024

Attendees: Jacob Loeb, Zonnyo Riger, Zachary Lauritzen, Barbara Geyer, Joshua Pangelinan, Sara Fischer, Alisa Kajikawa, Jamal Dar, Nancy Chapin, Valeria Vidal

Staff: Kathryn Hartinger, Camille Trummer, Jessica Conner, Raul Preciado Mendez, Kiana Ballo, Brian Moore, Dana DeKlyen, Robert Smith, Barry Manning

#### Notes:

1. Camille Trummer welcomed committee members and reviewed the meeting agenda.
2. Staff shared [this presentation](#).
3. Kathryn Hartinger reviewed the main elements of a TIF plan and where the working group discussions are in the process of developing the TIF plan. There will be more time spent writing, reviewing, and editing in the next couple months.
4. Kathryn provided an update on meeting sequencing, highlighting the upcoming joint steering committee and working group meeting next month.
5. Kathryn presented the draft district boundary based with updates based on feedback from the last working group meeting. This is not the final map, but this is the starting point for the conversation with community members and will be used for upcoming community engagement.
  - a. Community members were given an opportunity to comment.
  - b. *Question:* Is there anything that staff sees in this map that is missing? *Answer:* We would flag that if there were. One question that is coming up to flag for this group is that BPS has a neighborhood corridor designation which brings up a question about whether that should be split into two districts or should it be in one.
  - c. *Comment:* From a staff perspective, the boundaries are looking pretty good.
  - d. *Comment:* Thinking about this and talking with NPN managers about single family homes. Throwing it out there that this group doesn't know what folks are going through in the single-family areas that have been cut out of the map. This is changing the personal perspective about including single family areas.
  - e. *Comment:* That is a great flag. There are still single-family zones in the district, whether it is the right stuff, that is what we need to hear from community.

Community engagement will help answer this question, but it is always important to include some single family. This conversation will continue for the next two months so there is time and space for making changes.

- f. *Comment:* There is still confusion around single family zoning. Throwing this out there, there are neighborhoods of single family that appear that people are struggling that are not included in TIF.
  - g. *Question:* Are there areas specifically you are thinking about? This is a great question.
  - h. *Comment:* West of 82<sup>nd</sup>, even West of 60<sup>th</sup> but there is deferred maintenance. Some people don't mind that but on the other hand there are probably people who are struggling in those areas. If someone were to ask why certain areas are included or not, it would be hard to answer.
  - i. *Comment:* Thinking about this how to do the most good for the most people, especially those who have been left out of resources before. 82<sup>nd</sup> has been largely ignored since annexation and this is an opportunity to bring in funding for this area. There are numerous areas that need investment but when looking at 82<sup>nd</sup> Ave TIF the goal is to reinvest in this corridor and this neighborhood that has been ignored. It would be great to help everyone in need ideally.
  - j. *Comment:* As a reminder, the state only allows 15% of the city's acreage or assessed value in TIF districts. This is why it is important to prioritize certain areas in need of these resources because they cannot go everywhere. The three TIF districts being explored in East Portland came out of conversations for what areas make the most sense right now with the limited acreage. 82<sup>nd</sup> was included with recognition of the planned transportation investments coming to this neighborhood could cause de-stabilization. There are other areas asking for this type of support too and this is a hard conversation. This is not the only source of housing money; the Portland Housing Bureau has additional resources outside of TIF districts.
  - k. *Comment:* The Housing Bureau has a whole team working on downpayment assistance, home repair, and other programs for low-income homeowners.
6. Kathryn moved into a conversation focused on implementation principles and reviewed high level draft implementation principles based on the Cully TIF Plan. Detailed draft implementation principles are in basecamp for committee member review. These are essentially the best practices for equitable development.
- a. *Comment:* It feels like D could be wielded as a tool, it feels a bit squishy and could be coopted.

- b. *Comment:* You are highlighting why the words matter. Let's dig into the language and see how to make it clearer. This will be revisited in the next meeting as well; this is just an introduction for this conversation.
7. Kathryn reviewed highlights from the governance structure conversations from the previous working group meeting and from the steering committee meeting.
8. Camille prompted committee members to discuss key questions related to governance structure.
  - a. *Question:* Within 82<sup>nd</sup>, how does this district govern itself? Is the governance structure for the district zoned out with representatives from each zone within the district? There are many different needs and communities. How does investment and development happen in a diverse district like this? *Answer:* This is the next part of the conversation.
  - b. *Comment:* The way TIF dollars are deployed is part of this conversation. The governance question as it relates to specific decisions on what gets funded. It is a complex conversation because TIF dollars are usually used as leverage as a part of a bigger package of funding for any project. For example, if TIF dollars are used to develop an affordable commercial building, it is only a small percentage of the total project investment. It can be helpful to remember that the decision around how TIF dollars are spent are not made in a vacuum, the projects come into being to get TIF dollars.
  - c. *Comment:* Another way that TIF funds are spent is through identifying priorities in 5-year action plans and the Housing Bureau uses RFP's to put out an opportunity and folks come back with their ideas. The intention would be to craft the details for the funding opportunities with the oversight community. There may be someone from the committee sitting on the RFP selection committee as well.
  - d. *Comment:* There is value in the idea of having people from outside the district to listen and share information across the geographies. This sort of position could be mutually beneficial and could be useful to build into the structure.
  - e. *Comment:* Thinking about community voice and uplifting voices that are not heard. Service providers are largely connected and known by people. If there is a limit or size constraint to make sure that they don't take up all the space and create room for community voices that are less heard.
  - f. *Comment:* Service providers and CBOs can play a meaningful role in helping to recruit community voices that are less heard and ensure that people are engaged in strategic convenings so that the organization is not taking up space but it is contributing to serving folks.
  - g. *Comment:* There is also value in having services providers and CBO's present because they are connected.

- h. *Comment:* Continuing with the thought about being a part of committees, individual voices should be involved, and people's personal agendas should be looked at. Nonprofits have agendas. Look at the racial component of a neighborhood and keep an eye on that would be appropriate for the governance and membership structure.
  - i. *Comment:* The conflict-of-interest piece is a real concern. There is language in the Cully charter that members are not representing themselves and not representing their organization, they are representing the community. It sounds like there is interest in having services providers in the space but having voting and decision-making members being community folks.
  - j. *Comment:* One thing is that there is value in transparency in individual agendas that are brought into the space. Versus, pulling random individuals that you don't know their stake and perspective. There is a decision about what is desired to be included in the community leadership space.
  - k. *Comment:* Noting that this would be a formal advisory body and there are disclosure laws that come into play.
  - l. *Question:* Ultimately the decision making about investment is guided by community and decided by council, how much does it matter? *Answer:* Council supports items that they feel are supported by community. There is power within the community to have political power when there is agreement. There are still a lot of unknowns with the government restructuring as well.
  - m. *Comment:* Thinking a service provider not on 82nd may have answers to or interest in assisting with or applying for a project being discussed on 82nd.
9. Kathryn reviewed the Cully TIF plan scope of work for community leadership committee members including roles and responsibilities for action planning, action plan amendments, and TIF plan amendments. This is where a strategic convening piece could be added to the scope of work for the new potential TIF districts.
- a. *Question:* For the strategic convening, what does that mean? *Answer:* Where this came out of is the conversation around a broader East Portland perspective and for the East Portland TIF districts to collaborate, network, share, and strategize.
10. Kathryn reviewed the membership requirements for the community leadership committee from the Cully TIF plan.
- a. *Question:* Are there stipends for community members, translation, childcare? *Answer:* Yes
  - b. *Question:* Not having dedicated seats or at least having broadly dedicated seats is good but that leaves a lot of questions around decision making because it is subjective. Who is determining vulnerable community members? *Answer:* In Cully, they defined priority communities in the plan. The other thing is that in

terms of the selection committee who determines the leadership committee was made of four community representatives and three city staff.

- c. *Question:* What is the funding to support City staff for all these committees?

*Answer:* On the City side, TIF funds can fund staff helping with the pipeline of funds for TIF districts and for community-based staff doing engagement related to TIF funded projects. There is typically a district manager for each district plus there is an option for the community-based staffer for each district.

11. Camille facilitated a committee conversation around membership structure.

- a. *Question:* What legal/administrative resources does the committee have access to? It would be great to have people familiar with housing policy, economic development, etc. *Answer:* Yes, there will be a dedicated staff person to work with each district and additional staff will be available as a resource that are not counted as committee members.

- b. *Question:* This language seems to lean toward residents over vulnerable businesses. Is there a way to bring in business representation especially for long standing community businesses and minority/immigrant owned businesses?

*Answer:* There are a lot of nuances and intersecting identities that come into this conversation.

- c. *Comment:* It's important to have consistency in the makeup and number of members for different TIF committees across the city

- d. *Question:* Has meeting a quorum been an issue in the TIF Cully Committee? That could be a reason why to have a bigger committee if there isn't consistency with participation. *Answer:* Right now, there has only been one meeting that had great participation but in hindsight it would be great to build in more flexibility to allow the committee to continue to operate through ups and downs over time. It came out of a concern of giving too much power to a small number of people.

- e. *Comment:* There were 25 applications for the 13 members in Cully. Within that, people applied in their preferred language and there is now a non-English speaking person on the committee. On the selection committee, there was an announcement made about the selection committee members and the community felt like it was not representative so there was an adjustment that was made to address this concern.

- f. *Comment:* internal operations of the potential committee: the committee could chose temporary or long standing sub-committees to address specific topics (this could be to include the geographic lens you mentioned), this group can also include some general operating procedures in the charter (how to vote or make decisions, what to do with majority and minority positions, etc.), staff will bring technical information, data, presentations, etc. to the group.

- g. *Comment:* Someone representing the Aging -over 80 - hoping to continue aging in place.
  - h. *Comment:* It would be helpful to call out that youth should be involved in the committee, whether it is required or encouraged but there should be intentional youth and senior representation.
  - i. *Comment:* There can be specific identities outlined but that does not mean that the person in that group represents the whole perspective. There needs to be diversity in opinion and perspective.
  - j. *Comment:* Demographics are not monoliths.
  - k. *Comment:* Peoples identities don't tell you what their perspective is or what their intentions are. It would be great to see more community members that are interested in providing input and sharing in the committee space.
  - l. *Comment:* An idea to revisit – the vision and values could guide the selection process. Who are folks that can show up and bring expertise whether lived or professional.
  - m. *Comment:* Part of this is the application process, how the questions are asked, and how the criteria are defined.
  - n. *Comment:* There is opportunity for an equity matrix to help guide the process.
  - o. *Question:* What is an equity matrix? *Answer:* It is a framework for evaluating equity goals. It forces you to answer sharp and hard questions about the selection process, context, and how to mitigate harm along the way. An example will be posted on basecamp.
12. Camille reviewed the next steps and closed the meeting.