

## East Portland TIF Exploration: Parkrose-Columbia Corridor

### Meeting #5 Notes – March 5<sup>th</sup>, 2024

Attendees: Dave Ganslein, Bill Kent, Annette Stanhope, Lin Felton, Danell Norby, JR Lilly

Staff: Camille Trummer, Roger Gonzalez, Kathryn Hartinger, Paula Byrd, Kiana Ballo, Shea Flaherty Betin, David Sheern, Brian Moore

#### Notes:

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared [this presentation](#).
3. Camille provided a reminder for roles and responsibilities for Working Group members and Steering Committee members, and how the two groups coordinate and support each other's work throughout this process.
4. Camille reviewed the timeline and next steps.
5. Staff presented the most recent draft district map for committee members to review.
6. Roger Gonzalez discussed the updates to the map based on feedback from the previous meeting.
  - a. *Question:* Along Sandy Blvd out to 161<sup>st</sup> there is naturally occurring below market rate multifamily housing. If the goal of the district is to stabilize people, why are those multifamily units that could use help not included in this? Not advocating either way, this question could be raised when this goes public. *Answer:* The steering committee set anchor points for the district for the working group to refine. It is possible to move into those spaces, but this is an opportunity to dig a little deeper into the philosophy of what is included or excluded in the district. The acreage cap limits how much can be included so if there are areas to include, there will need to be areas that are removed. This could be a consideration to explore further with community engagement.
  - b. *Comment:* If the boundary is extended out there, that's Wilkes and they should be involved in the conversation.
  - c. *Question:* What is the deeper trade off beyond what you see on the map? *Answer:* There are two things. The mathematics of the assessed value and the generation of resources long term to do investments. The other thing is maintaining the initial conversation from the steering committee.
  - d. *Comment:* If you remove some single-family housing areas, then that limits opportunities for ADU projects, duplexes, etc. to be on the project list.
  - e. *Comment:* There is a balance between the acreage and the value, every change that is made changes the calculation for both of those. What is included is what will be eligible for investment and what will generate value.
  - f. *Question:* Are we capturing assessed value to reinvest? How will assessed value grow over time? Do we bank on increment being higher for single-family homes and being

able to invest that in other areas or is it a longer-term approach to include areas with higher potential for growth?

- g. *Question:* Would it be possible to have someone from Eco NW or commercial real estate to explain the granular details so this committee can better understand what the situation is and what the key areas that need to be addressed to have an economically viable and stable neighborhood? *Answer:* Some of this information is already available. Research has been done for this called a Corridor Study, Parkrose was named in this study. Portland maps also has information for individual lots. Part of this is that the process for financial forecasting has not started for the potential district boundaries.
- h. *Comment:* There was an AV density map shared with this group early on, but it does not extend into the area being discussed.
- i. *Question:* The success of the district will depend on the entrepreneurs that will be able to take advantage of the funds that are created. What would be most successful for entrepreneurs? *Answer:* This gets to action planning, project lists, and investment types; commercial corridors must be captured in the district. This can change over 30 years and that is the beauty of action planning to be responsive over time. What is the kind of expertise and experience that you want to see on the leadership committee?
- j. *Comment:* One thing to avoid is overly limiting the TIF plan, the TIF plan is setting the stage for action planning for the next 30 years. The one thing that will always be a constant for entrepreneurs is access to capital.
- k. *Comment:* What happens when it is included versus not included? Maybe this is a conversation for office hours if others are not interested in this conversation.
- l. *Comment:* Advocated for the slough levee trail.
- m. *Comment:* The schedule can be adapted; it is important to work through this and these decisions need to be taken seriously. These are big questions that need to be out in the open.
- n. *Question:* The future is unpredictable. Looking back at existing and closed TIF districts, are there best practices for the balance between single family and other types of areas? What are the lessons to take into consideration when forming this district? *Answer:* Many of those lessons are reflected in this map. Including a diverse range of zones and uses with flexibility in the project list is important. Almost all TIF districts get amended at some point. There is an Eco NW report coming out in the spring about TIF district performance.
- o. *Comment:* I feel comfortable for this map to move forward for community engagement with the opportunity to continue to tweak the boundaries.
- p. *Comment:* From an engagement perspective, it may be better to stay with this map and initiate conversations with communities that could be engaged around the potential to expand into their neighborhoods, so they don't feel steam rolled in the conversation.
- q. *Comment:* From a background and context perspective, when community engagement around this map is occurring, that information needs to be provided in concert with the map, so folks understand how this was formed and why.
- r. *Comment:* I feel good with this going forward for community engagement with the questions up for further conversation.

- s. *Comment:* Linfield, Eastern corridor along Sandy to 161st, Columbia Slough are the three areas to highlight as potential expansion areas.
7. Camille transitioned to a discussion around governance structure.
8. Roger reviewed the decision-making model for TIF district governance and major questions that came up in the Cully TIF District Exploration process. This is important context when considering what the governance charter could look like for potential new TIF districts.
  - a. *Comment:* There are accountability measures that are not spelled out. What levers does the community have? *Answer:* Council is approving the TIF district plan and the action plans, but individual actions are discussed and approved with the leadership committee. The Prosper Portland board also must have public meetings for these decisions. City Council has connection with the Prosper Portland Board because City Council appoints board members.
  - b. *Comment:* The baseline question is how to stay connected to community on all the decision-making levels to ensure that needs are being met.
  - c. *Comment:* Community-based staff and ongoing engagement that feeds into the new committee can help with connections. That's the Cully model.
  - d. *Comment:* It is good to know there are levels and check points for conversations on what gets funded.
9. Roger reviewed highlights from the Cully Governance Charter. This is not a legally required document for a TIF plan, but it is an addition to the plan to provide clarity and assurance that the community's needs are met.
10. Roger reviewed highlights from the Steering Committee's recent conversation around governance structure and prompted the committee to discuss governance considerations.
  - a. *Comment:* It seems like it makes sense to have separate, independent entities for each district that interact with each other versus having an overarching advisory body with subcommittees for each area.
  - b. *Comment:* The specific areas have specific needs that will get less attention if they are lumped together.
  - c. *Question:* How will this relate to the new form of government? *Answer:* There is a slight portion of the 82<sup>nd</sup> area that will be in district 3, but the rest is in district 1.
  - d. *Question:* What is the relationship between these districts and East Portland Action Plan and other organizations? Are there expectations there?
  - e. *Comment:* In other TIF districts, there are folks with ties to other organizations represented in the leadership committee roster.
  - f. *Comment:* Agreement with the idea of three entities for each area instead of an oversight body with three subcommittees.
  - g. *Comment:* It appears that Cully has healthy non-profits and a healthy eco system for that. 82<sup>nd</sup> seems to have that as well. Parkrose area does not seem to have that same eco system.
  - h. *Comment:* Most of the nonprofit action out here appears to be through the Parkrose SD.
  - i. *Comment:* With experience with various committees with open call seats for folks with certain experience which seems to work well to bring a diverse group of people together. That could work better than reserving seats for specific organizations. The School Board here has high school student representatives which is a cool model.

- j. *Comment:* In Cully, they described the types of expertise they wanted and the balance with a selection committee with the City and Community to determine the leadership committee.
- k. *Comment:* Long term, TIF does have a product which is a Community Livability Grant to support nonprofits. Going into TIF planning and action planning, building community fabric could be a goal for this district.

11. Camille reviewed the next steps and closed the meeting.