

East Portland TIF Exploration: 82nd Ave

Meeting #7 Notes – April 3rd, 2024

Attendees: Alisa Kajikawa, Nick Sauvie, Joshua Pangelinan, Barbara Geyer, Zachary Lauritzen, Jacob Loeb, Duncan Hwang, Nancy Chapin

Staff: Camille Trummer, Roger Gonzalez, Kathryn Hartinger, Dana DeKlyen, Paula Byrd, Kiana Ballo, Raul Preciado Mendez, Brian Moore, Robert Smith, Barry Manning

Notes:

1. Camille Trummer welcomed committee members and reviewed the meeting agenda and goals.
2. Staff shared this presentation.
3. Camille reviewed the upcoming meeting sequence, highlighting the joint steering committee/working group meeting coming up later this month.
4. Kathryn initiated a discussion on Community Leadership Committee membership and reviewed the membership structure from the Cully TIF district.
5. Camille presented a list of skills, education, and professional considerations for Community Leadership Committee members.
 - a. *Comment:* If the approach is listing out categories, proposal to add representation for a transportation advocate person.
 - b. *Comment:* Appreciate adding an explicit climate and sustainability person. Every time this gets more specific it gets harder to fill those positions.
 - c. *Comment:* If this is viewed as a range, this could be easier to fill, rather than explicitly naming reserved seats. For example, this working group had reserved seats and at large seats. When talking about reserved seats it can look like specific like a transportation person or it can be broader like a third of folks should represent small businesses, etc.
 - d. *Comment:* Recognizing that individuals are not necessarily representative of entire communities. Identifying categories with some universalism. There are going to be categories that are luck of the draw and there are some categories that are more universal.
 - e. *Comment:* Generally, ensuring that individuals are speaking from their own experience not on behalf of others.
 - f. *Comment:* Listing expertise can be exclusionary for people. Rather be intentional about recruiting demographics and cultural groups that have been excluded, and people that have deep relationships with people in the community. Add renters.
6. Camille moved to a discussion around lived experience, leadership, and connection for Community Leadership Committee members.
 - a. *Question:* In Cully, how did they address potential conflicts of interest? *Answer:* This is a formal advisory committee so if there is a perceived conflict of interest then the committee will discuss. There are many critical partners that is a balance of having them in the space and addressing potential conflict/benefactor. They may have to abstain from voting. There is potential to include some specific language if desired.

- b. *Comment:* Support for a range of seats so there is more opportunity for people to see themselves in the committee. Disaggregate as much as possible. Include youth, seniors, etc.
 - c. *Comment:* Sounds like there is consensus around a range and being explicit in naming the communities and opportunity for folks to be involved.
 - d. *Question:* Are there pieces that feel like a lower barrier and more universal that people can more easily see themselves in?
 - e. *Comment:* This will help create a draft for you all to review so there will be time for more feedback.
7. Camille presented a few key questions to consider for committee membership structure.
- a. *Comment:* Regarding the size of the committee, a larger group is better because every group eventually shrinks. Aim for ample representation of different viewpoints and ensuring people are dedicated to the community.
 - b. *Comment:* There can be a range for committee size for example 12-17 because membership waxes and wanes over time. There are advantages to giving a range to accommodate change over time.
 - c. *Comment:* Having a larger number allows for a diversity of perspectives and life experience. Endorsing a range for committee size. Acknowledging with a bigger committee it gets increasingly difficult to schedule and accommodate people's schedules over time. Bigger committees are more difficult to keep functioning.
 - d. *Comment:* Having some flexibility is helpful. If there is a point where the committee is not functional, the City has the authority to move forward without the advice of the committee. There are tradeoffs for each structure.
 - e. *Comment:* The call for working group members for this committee was what encouraged me to apply; the way it was worded was encouraging and showed that my participation was valued.
 - f. *Comment:* Guarding against tokenization in the committee and ensure ample representation.
 - g. *Comment:* There are some city advisory bodies that guide everything in a vacuum. What is unique about potential new TIF districts is that there is a community-based staff person, city staff, and a parallel engagement process over the long term so that burden does not exist only for the committee.
8. Camille transitioned into a conversation around implementation principles.
9. Kathryn reviewed the draft implementation principles.
- a. *Question:* Are there any lessons from Cully's implementation? *Answer:* Cully is not far enough in the process yet to know. This is very specific which may pose challenges over time but the Cully group highly prioritized being able to hold the City accountable. One thing to note is that this is not a state requirement but how you implement projects is just as important as the projects being implemented.
 - b. *Question:* What would it look like to amend the implementation principles? *Answer:* This is adopted by city council, so it is binding in that sense. The governance charter is also adopted as a part of the plan intentionally. It is more difficult to change because the community did not want the City to have the ability change it. There would have to be a council process to make a minor amendment and it would have an approval process.

- c. *Comment:* Identifying potential impacts and mitigating displacement. Speaking to any TIF area in general, there cannot be a TIF district without securing other funding for anti-displacement work.
- d. *Comment:* There is a question around putting things on the project list that are not going to send the same market signals to developers that previous TIF districts had. The project list is very focused on stabilizing investments. The theory is that these implementation principles facilitate phasing for investments to create stabilization.
- e. *Question:* How important is it for the TIF district to create the revenue to invest in the community without creating displacement? *Answer:* The maximum indebtedness is modeled on a 3% increase over time which is what is currently happening in the market. In some of the historic TIF district planning was to drive property values up to create revenue to invest which created a mess. Part of this is slowing things down to stabilize the existing community as market values naturally increase. It builds slowly. Under City policy, the TIF district cannot bond until year five. For the first five years, is slow growth and it goes up from there. The stabilizing investments for homeownership assistance, weatherization, etc are actually smaller investments spread out over more people so in some ways it syncs up. The City policy states that once bonding begins, the money must be paid back so the five-year mark is a big step up.
- f. *Question:* Is the bond also done at the 3%? *Answer:* It is still fairly conservative, especially early on.
- g. *Question:* Is there a definition for priority communities? *Answer:* Cully has a definition to use as a starting point and how it is defined in the 82nd Ave TIF plan is open for discussion.
- h. *Question:* Where will that be outlined and when will the definition be finalized? *Answer:* It will show up throughout the document, there is a definition page in the beginning of the plan.
- i. *Question:* If one of the proposed TIF designated groups decides not to take part, can the eligible acreage be added to the other two groups? *Answer:* That is an interesting question that will need some research to confirm. Initial guess is that there would be some flexibility but there are other areas looking for a TIF district so they would probably allow the acreage to other neighborhoods.
- j. *Comment:* The people of color should be more explicit to outline the specific communities in the 82nd area.
- k. *Question:* What are the TIF eligible projects for homeowners? Can independent homeowners use TIF to make their home more environmentally friendly? *Answer:* Yes. Any physical improvements are possible including repair, weatherization, accessibility/mobility improvements, lead abatement, foundation work, and these can be coordinated with other agencies if there is utility work to do. Something that Cully did that this group can consider is including a suite of existing projects and outline other types of investments that the committee would like to see to potentially create new programs.
- l. *Comment:* Suggestion to call out investments that create 10-15 minutes communities as a climate intervention. There is a desire to build thriving community corridors. There is also a component of climate mitigation to reduce future greenhouse gas emissions with walkable communities.

- m. *Comment:* Resistant to a time-based approach for livability since people move at different paces, flagging for an equity perspective.
 - n. *Comment:* Echoing a crucial aspect for 82nd Ave which is dependent on transportation improvements.
 - o. *Comment:* Thinking about the neighborhoods that sustain popularity due to accessible resources and amenities. Creating sustainable, local communities.
 - p. *Comment:* Something around supporting community self determination and implementation of existing community visions. There was a lot of work put into developing those which drained the community and created expectations. Honoring and respecting the work that has been created is important.
 - q. *Comment:* Language about repair for previous actions in the community and when mistakes are made over the life of the district. Even with the best intentions, there will be mistakes. Prioritize addressing mistakes when they are made.
 - i. *General support from committee.*
10. Kathryn reviewed next steps and closed the meeting.