

East Portland TIF Exploration – E205  
Summary Notes – April 17, 2024

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Staff: Dana DeKlyen, Roger Gonzalez, Kathryn Hartinger, Camille Trummer, Paula Byrd, Kiana Ballo, Raul Preciado Mendez, Jessica Conner, Hector Rodriguez Ruis

Summary Meeting Notes

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared [this presentation](#).
3. Camille prompted the committee to discuss yesterday's joint steering committee/working group meeting focused on the recent TIF report presentation from EcoNorthwest.
  - a. *Comment:* Looking forward to looking at the full report after hearing the debrief. Curious to see how much the history of East Portland was taken into account in the report. Thinking about what happens if new TIF districts are not established, what happens? What happens if new TIF districts are created? There is good and bad to pull from the data. The lessons learned are the most critical part of the report.
  - b. *Comment:* As a tool, TIF largely responds by how you tell it to function. You need intentional policies to tell it what to create, otherwise it will respond to the market.
  - c. *Comment:* Thinking about the challenges in Gateway in particular, the codes in place there were an obstacle to development. The history of the last few decades is important to understand how things happened.
  - d. *Comment:* Frustration around not disaggregating the data as it related to East Portland, it is important to know the specifics. Looking at specific data that separates BIPOC into more specific groups tells a larger story. They talked about affordable housing, but they didn't talk about single family housing. There needs to be more information about that. About the small businesses, it was not resonating. The culture of community is so important, and data will not show you that. There are specific areas, businesses, nonprofits, that are specific to their cultures and if they leave that uproots the anchors in the community.
  - e. *Comment:* New construction offsets rent, when thinking about investments for a potential new TIF district, it is important to think about ensuring a healthy mix of incomes and incenting new market rate housing. New units mean there are less people competing for housing. There is a risk with unregulated affordable housing, the strategy could be acquiring naturally occurring housing stock to ensure that there is a healthy mix of housing types. Also flagging that East Portland is unique and this is an incredible nuanced conversation.
  - f. *Comment:* The large percentage of affordable housing created by TIF was surprising and it shows that this is a tool that can be impactful in that way.
  - g. *Comment:* While the numbers are important to understand the impact of TIF, but the qualitative piece is missing.
  - h. *Comment:* The intention for the creation of this TIF district is different than in past TIF districts. The leadership, goals, and course of TIF districts have changed over time, this approach is different and informed by history. It is critical to keep a forward focus. There are as many people in poverty in East of 205 as there are in the rest of the state. What can be done to change that?

4. Dana DeKlyen moved to a discussion around TIF eligible projects and what should be included in the TIF plan project list.
  - a. *Question:* When leveraging outside resources to make TIF resources go further, there are adjacent funding sources like PCEF funds, correct? *Answer:* Correct, PCEF is a great example of additional funding sources to leverage. Community partners in Cully are applying to PCEF grants right now. TIF is almost never the all-in funding source for any project, there is almost always a match of some sort.
  - b. *Question:* On the point around shelters and sanitation facilities, can TIF be used for emergency shelters? Keeping in this theme of making best use of limited TIF funds, can TIF be used for non-permanent shelters? *Answer:* One piece is that the Cully plan was years in the making before the volume of SHS had been brought to bear. There is also an intentional effort amongst community orgs that showed up to show support for houseless neighbors. This is one avenue in addition to other avenues that need to be responsive to unhoused people's needs.
  - c. *Question:* Is it possible to access Safe Routes to Schools funding? Not all schools in east Portland have sidewalks for kids who walk there. Lack of code enforcement around developers being required to build sidewalks has contributed to this issue.
  - d. *Comment:* The Alder-our parent group pushed for improved sidewalks for schools, and they just started the work (PBOT and Safe routes to schools are involved in the project).
  - e. *Comment:* In Cully there was a question around what infrastructure should be funded with the general fund and restricting TIF investments to benefit people. This district is not Cully, but this is the category that can get sideways moving forward. If you want allowances for infrastructure, be specific in what you want. City council is the ultimate decision maker, so this is an important element to ensuring the community has control over the projects that are funded with TIF.
  - f. *Question:* This area is already so behind in infrastructure. The code enforcement is necessary. PBOT and other Bureaus are not investing as much as they should. It is not being done and it cannot wait any longer. Infrastructure needs to be developed somehow.
  - g. *Question:* All of the TIF dollars could be spent on sidewalks but wouldn't personally want to see that happen. Less concrete and asphalt, not more. But increase accessibility at the same time. Does anyone else think that's possible?
  - h. *Question:* Wondering about ADA for sidewalks and if that is something to consider with TIF dollars? Or how to spur PBOT's actions? *Answer:* It is a tradeoff, it comes down to what to prioritize for funding. It sounds like sidewalks and streets with ADA accessibility, safe crossing routes, should be included but not major infrastructure like light rail or streetcar. This is an important piece to distinguish and discuss for the plan.
5. Camille thanked the committee for their participation, reviewed next steps, and closed the meeting.