

East Portland TIF Exploration: Parkrose-Columbia Corridor

Meeting #7 Notes – April 2nd, 2024

Attendees: Bill Cunningham, Danell Norby, JR Lilly, Dave Ganslein, Lin Felton, Corky Collier, Bill Kent

Staff: Roger Gonzalez, Kathryn Hartinger, Dana DeKlyen, Paula Byrd, Kiana Ballo, David Sheern, Shea Flaherty Betin

Notes:

1. Roger Gonzalez welcomed committee members and reviewed the meeting agenda and goals.
2. Staff shared this presentation.
3. Roger reviewed the draft implementation principles section headlines based on what was developed in the Cully TIF plan and highlighted the two new implementation principles included in this round of TIF exploration.
4. Roger presented the full draft implementation principles document for the committee to review and discuss.
 - a. Kathryn Hartinger noted that any public governing body is beholden to the rules for public meetings, procurement, etc.
 - b. David Sheern added that the community can set the principles for investment beyond the minimum of 45% of TIF funds set aside for affordable housing.
 - c. Kathryn mentioned that the implementation principles are not a state required part of the TIF plan, this is an additional section is important for stabilization and helps hold future decision makers accountable.
 - i. *Question:* Implementation principles are aspirational and not binding? *Answer:* They are part of the plan that must be followed but they are not a requirement by the state.
 - d. *Question:* How is 45% of housing funds distributed? Is it up to the committee or are there existing requirements for how that money is spent? *Answer:* The only requirement within the 45% of affordable housing funds is that the affordable housing developments must serve populations below 60% AMI. However, with the inclusionary housing policy there is an additional tool for workforce level housing. Housing will work with the community for affordable housing development. Projects helping stabilize low-income homeowners that make 100% of AMI are considered affordable housing investments as well. The TIF plan project list will outline what projects are eligible for investment, the 5-year action plans will get into more detail about what is invested, and the specific projects that will receive investment will be decided by the Community Leadership Committee once the TIF district is established.
 - e. *Question:* Would this group be interested in calling out climate impacts in this section? *Answer:* That can be incorporated.

- f. *Comment:* Support for sequencing for stabilization but it should not be too restrictive for development opportunities like a workforce training center that should not conflict with stabilization.
- g. *Comment:* To prevent lopsided investments and keep us focused on benefitting the whole TIF district, a potential addition to either section A or B: Investments that benefit a land use type should be relatively proportional to the TIF income from that land use type.
- h. *Question:* How does this balance between stabilization and growth? *Answer:* This is a tool utilized to incentivize investment, the implementation principles are meant to help control the investment and development to ensure that they are intentional and appropriate. This differs from neighborhood to neighborhood.
- i. *Comment:* There are two major pieces here for phasing: focus on current residents first so as investments come, people can stay, and be intentional with investments that create market pressure especially for investments that bring in more people from outside the community. The intent is not to avoid providing those desirable amenities that drive displacement, but to structure investment to support the existing population as those amenities are developed.
- j. *Comment:* What we hear in Parkrose often is people want those amenities. Those places are not in the neighborhood because income levels here don't support those types of places. Private money needs to be interested in coming in to create those amenities but then that starts to become a displacement conversation.
- k. *Comment:* There is an immense risk of displacement. This is what the implementation principles are aiming to do is to incentivize investment and provide stabilization. The goal is to build wealth in the existing population over time, slowly in a sustainable way. There are opportunities to work with those investments and incentivize private development to support small, local businesses with community benefits agreements for example.
- l. *Comment:* It's about "how" you do investment as much as "what" the investment is.
- m. *Comment:* The goal is for you to have the things you want to see in your community and for you and your neighbors to stay in your community. This is a great opportunity years in the making.
- n. *Comment:* As one of the industrial businesses in the neighborhood, there are a lot of interesting stories from people who lived here and worked here or moved here for work. It is life changing for people to be able to buy a house in the neighborhood. Opportunities for job creation and wealth creation are key.
- o. *Comment:* As this group digs into these principles, this is mainly to do with the concept of landownership and physical built form. What is not strongly represented is how economic prosperity can be created with stabilization. What is stabilization, what is economic prosperity, and how they can work together.
- p. *Comment:* Elevate the vision, while also keeping the protections that the Cully work so thoughtfully developed.
- q. *Question:* Who searches for additional funds? *Answer:* Depends on the project. Could be the developer. Prosper Portland is almost never the exclusive funder for any project. TIF

funds are about leveraging outside investment with all parties, developers, Prosper Portland, Portland Housing Bureau.

- r. *Comment:* The Nick Fish is an example of a project that utilized TIF funds with affordable housing and commercial space.
 - s. *Comment:* In the desire to get things under community control, what is lost is the other community benefits that could be negotiated like commitment to living wage jobs. It would be important to think of other ways the community can benefit from investment.
5. Roger prompted the committee to continue reviewing and commenting on the implementation principles. This will be important to ensure that the implementation principles make sense in the context of the Parkrose community.
 6. Roger transitioned to a conversation around Community Leadership Committee membership structure. This discussion will continue on Basecamp to get your feedback since there is not a lot of time left in the meeting.
 7. Kathryn added that the next meeting will be a joint meeting with the Steering Committee and other working groups. This meeting will review a TIF district impact study and get into implications for governance, implementation principles, etc. Today covered a lot of relevant information for the next meeting to have a collective conversation.
 8. Roger reviewed the next steps and closed the meeting.