

East Portland TIF Exploration – Parkrose-Columbia Corridor Working Group
Summary Notes – April 16, 2024

Committee Members: Dave Ganslein, Bill Kent, Bill Cunningham, Corky Collier, Lin Felton, Annette Stanhope, Alando Simpson

Staff: Roger Gonzalez, Paula Byrd, Raul Preciado Mendez, David Sheern, Camille Trummer, Kathryn Hartinger, Dana DeKlyen, Kiana Ballo, Shea Flaherty-Betin

Guests: Alexis Elias, Columbia Corridor Association

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:* Interesting to see quantitative data. One takeaway was frustration for Parkrose because data was all aggregated, so it was challenging to find information about economic health east of 82nd. Curious to know if there is qualitative information that could be compared to quantitative data.
 - b. *Comment:* It did provide an opportunity to myth bust beliefs around housing and analyze past mistakes to avoid in the future. There are still many questions.
 - c. *Comment:* Good conversation about past mistakes, it has done damage and looking at how things have changed to avoid repeating mistakes.
 - d. *Comment:* One thing to note, cost burden folks appeared to decrease in TIF districts, but it is hard to know what actually caused that. The complexity of what led to folks leaving is more than just looking at numbers.
 - e. *Comment:* Impressed by the amount of private dollars invested with TIF districts. This points out that people are going to invest in areas whether there is TIF is there or not because they have money to spend. This is an important effort to stabilize folks.
 - f. *Comment:* Hard to believe action plans only started 7 years ago. This is an important change in how TIF districts operate and how the City/City Council/Community work together.
 - g. *Comment:* It raised as many questions as it answered. Interpretation of information is interesting, and the data was missing context. One takeaway is that housing development of any type is critical for East Portland to stabilize folks.
 - h. *Comment:* The small business data for example is a conundrum since most of the small business districts are located within the TIF boundaries, there was not so much room for growth relative to areas outside of TIF, so it is challenging to compare the growth rates.
4. Roger reviewed highlights from the governance membership conversation on basecamp. Is there anything missing from this?
 - a. No comments from committee members.
5. Roger moved to a discussion around TIF eligible projects and what should be included in the TIF plan project list.
 - a. *Comment:* In the project list, there is an opportunity to list existing programs, and to list programs that do not yet exist, but the community would like to request.
 - b. *Comment:* Investments in commercial renovation is often paired with a benefits agreement to ensure that folks are not displaced when improvements occur.

- c. *Comment:* Be sure to include industrial, with industrial jobs paying more than retail, that is one pathway to getting more people into housing and generating wealth. This distinction is important. Industrial businesses will need different incentives and programs. And don't get rid of the food trucks.
- d. *Question:* In terms of land banking feasibility along Sandy Blvd, is ODOT aware of TIF and what would they be able to contribute? There are vacant lots but without additional road improvements it would be difficult to imagine people wanting to develop those areas. *Answer:* This is something to explore and will raise this internally. ODOT has not been contacted specifically about opportunities along Sandy.
- e. *Question:* Does the City of Portland own the right of way and sidewalks or is that ODOT? *Answer:* PBOT owns sidewalks and right of way, but what gets tricky is that ODOT has specific requirements around driveways and egress along the roadway because they control the traffic flow.
- f. *Question:* Where is the break of ODOT/PBOT owning Sandy? *Answer:* I-205.
- g. *Comment:* Concerns around the push to create a regional park for people to drive to versus parks that people can walk to.
- h. *Comment:* Portland Parks and Recreation thinks that now that there is Luuwit that they've done their part investing in parks for this area but it's uncomfortable to walk over there from the Parkrose side because of how busy 122nd is.
- i. *Question:* Are condominiums eligible for improvements? *Answer:* Yes, market rate and workforce housing are eligible for economic development funds outside of the 45% set aside for affordable housing. There are not a lot of affordable condominium developments so it is unclear if and how affordable housing set aside dollars could be used. This is where the action plan and district plans come into play.
- j. *Question:* Parkrose Chateau is an elder care community that is privately owned, that would be considered a business like any other business, right? *Answer:* They could certainly be eligible for funds if that is something this group wants to include in the project list. There could be a community benefits agreement with them to ensure affordability if they receive funding.
- k. *Question:* The greenway project to connect to the 40-mile loop, would safe transport for pedestrians and cyclists over Sandy Blvd to connect to the loop be eligible project? *Answer:* Yes.
- l. *Comment:* In previous TIF districts, there was a lot of investment in infrastructure projects. In Cully, there was a restriction on infrastructure because of a concern around the City diverting funds to infrastructure that could cause displacement. When looking at how the Cully plan is different from other plans, this is a big piece. Be specific around infrastructure projects/types of projects that the community would like to support in the plan. The City should be funding infrastructure investments.
- m. *Comment:* The one difference that the Parkrose area has is that there is industrial real estate tied to it. Infrastructure should be looked at differently in this context. To get capital and jobs, there should be infrastructure dollars to help this development. The Columbia Corridor lacks modern infrastructure all around and this is a completely different landscape than in Cully. The more public and private dollars can be utilized, the more the community will benefit. This is important to think about the future of this area.
- n. *Comment:* Agree, it is important to acknowledge the different zones and land uses in the area.

- o. *Question:* It might be good to look at things like infill. For example, there is a new apartment complex (16 units) on 108th that has built a sidewalk as part of their requirements. Probably funded with system development charges. But what about building out the rest of the sidewalk to connect the commercial area to the residential?
Response: The question at hand is how much or to what extent you want to fund - is that limited just to that specific development or in general?
 - p. *Question:* Are there specific projects for climate resilience? Thinking about climate resiliency for infrastructure and sustainability/decarbonization/renewable energy over time there are many benefits to those types of investments for the entire community.
Answer: That is up for discussion, and it is all on the table, this is something to continue to tease out and build into the project list.
 - q. *Question:* Climate resiliency--how long will PCEF be around and will some of these be addressed by matching funds from those grants? *Answer:* That can certainly be referenced as part of the possible funds to look at or the community leadership committee should track and chase along with Prosper Portland + PHB.
 - r. *Question:* Are there any other TIF districts with a state highway running through them to see what has been done there? *Answer:* Interstate is one example of that.
 - s. *Question:* Is the Parkrose transit area included in the district? *Answer:* It is included in the current proposed boundary. Any project there would be in partnership with TriMet.
 - t. *Question:* Is there a way to create more workforce development programs, job creation, and business incubation opportunities for the people of East Portland? How can TIF support this effort?
6. Kathryn Hartinger encouraged committee members to review the East Portland Plan Summary document on basecamp to get an idea of what has already been identified as needs in the community.
7. Camille thanked the committee for their participation, reviewed next steps, and closed the meeting.