

East Portland TIF Exploration – 82nd Ave
Summary Notes – May 1, 2024

Committee Members: Zonnyo Riger, Jacob Loeb, Nick Sauvie, Alisa Kajikawa, Barbara Geier, Zachary Lauritzen, Nancy Chapin, Jamal Dar, Duncan Hwang, Sara Fischer, Joshua Pangelinan

Staff: Kathryn Hartinger, Dana DeKlyen, Roger Gonzalez, Camille Trummer, Paula Byrd, Jessica Conner, Robert Smith, Raul Preciado Mendez, Brian Moore

Summary Meeting Notes

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared [this presentation](#).
3. Kathryn Hartinger reviewed the identified needs list and the eligible project list.
4. Camille prompted the committee to move to the mural board to discuss TIF project priorities.
 - a. *Comment:* Clarification of boundary. Flavel and a finger at Woodstock are included.
 - b. *Comment:* Deeply affordable housing... meeting below 50% and specifically 30%.
 - c. *Comment:* Challenges of Muslim community. For home ownership, the interest rates/ financial structure is a problem. SAFE is a non-profit finance organization, for purchases but does not currently offer home ownership. Jamal is providing a document with more detail.
 - d. *Comment:* Point West Credit Union has programs that can do 0% interest loans (they do an application fee instead). They don't have that program on the website, but they are willing to talk to community and work with folks on trying programs that work best for the community members
 - e. *Comment:* Housing and Ground floor retail.
 - f. *Comment:* It's a function of the retail market.
 - g. *Comment:* The best outcome is an activated vibrant corridor.
 - h. *Comment:* Are there triggers to build into the menu. Maybe regarding market conditions?
 - i. *Question:* What about TIF closing the gap for market rate housing? *Response:* TIF can include help with housing pressures with building new housing.
 - j. *Question:* What does mega projects mean? *Response:* Example, redevelopment of Copper Penny in Lents. New full-scale developments.
 - k. *Comment:* Transition between energy and having access to more options for cleaner vehicle options. EV charging stations.
 - l. *Comment:* Mental Health issues and access to services. Central hub, culturally specific center to access services.
 - m. *Comment:* Bank and credit union. Point West is actively working with organizations and individuals that match the community they are servicing. And willing to take risks to be creative. Relationship with banks that can help build programming and resources.
 - n. *Comment:* 82nd Avenue Placemaking?
 - o. *Comment:* Affordable Housing clarification.... Congregate shelters are not desired. People on the streets want to be in TINY homes. Can we purchase underutilized lots and use TIF for infrastructure, so other funding can be used for Tiny homes. Tiny cottage clusters could be funded because they would be determined permanent. It may be a good use of permanent funding. But could be a good use for transitional use of the site while waiting for more permanent housing.

- p. *Comment:* Alternate funding - TIF should not be used for the investments that the bureaus should be making.
 - q. *Comment:* Safe Space for youth without a cost associated.... Could be like a Boys and girls club or SEI...
1. Kathryn moved the committee into a conversation around infrastructure TIF eligible projects.
 - a. Priority for TIF funding:
 - i. *Comment:* Specific on project vs restrictions on the costs.
 - ii. *Comment:* Flag the PBOT project will be doing some of this work. There may be a \$500K going into this work.
 - iii. *Comment:* Infrastructure that makes small scale projects feasible
 - iv. *Comment:* Community led/community centered projects
 - v. *Comment:* Improve side street connections to commercial areas, schools, parks
 - vi. *Comment:* Handicapped accessibility
 - vii. *Comment:* Lighting on both sides of the avenue
 - viii. *Comment:* Connective infrastructure that brings people to business districts outside of vehicles
 - ix. *Comment:* Pedestrian scale lighting especially in the nodes. PBOT has largely ruled this out of their investment plan and folks along 82nd ave deserve beautiful things too!
 - x. *Comment:* Cut through pathways that let people navigate large blocks on foot without always walking to street intersections
 - xi. *Comment:* There are some amazing greenspaces near/on 82nd where investing in ped/bike infrastructure to connect folks to them would be amazing. Thinking of the future Rose City Park golf course trail + Dharma Rain + Rocky Butte + Gateway green. There will be a few gaps to connect them and TIF dollars could close those gaps so folks have access to recreation/greenspace.
 - b. Let's discuss
 - xii. *Comment:* Leverage PBOT and SDCs and PCEF... Combining with those funds TIF dollars go further.
 - xiii. *Comment:* The potential Bus Rapid Transit.... Regarding the Community Benefits agreement to train and hire local workers. We need to lean into this work sooner than later.
 - xiv. *Question:* Green Corridor... great to provide access to nature, and access to schools. Pro use of TIF.
 - xv. *Comment:* CBA.... May be useful to flag, creating flexibility of project types when done in a way in line with ways of community.
 - xvi. *Comment:* Delivering a better bus rapid transit project than Division.
 - xvii. *Comment:* which components of the Vision Project? Delivering a better bus rapid project. The visuals look cheap. Not safe. No street trees. Rich neighborhoods get light rail and poor neighborhoods get cheap bus stops. More detail.... Lots of bare concrete, no trees, chop off access to Mt Hood Community College. a lot of that is going to have to go to TriMet. APANO, was involve in the project. But that project affected the small businesses. Division was not just Tri-Met it was also the City. To clarify, I am not anti-bus rapid transit. If TIF was going to cover the gaps, we would have to talk with Tri-met soon.
 - xviii. *Comment:* Have a vision of a Street Car. How can TIF mitigate to bus rapid transit. Adding local stops as a separate line.

- xix. *Comment:* The stops have been selected. The design of the stations are happening now.
 - xx. *Question:* Green corridor... what would TIF pay for? Land purchase?
 - xxi. *Comment:* Green corridor is great. We need that kind of consciousness, but it set off alarm bells as signals of gentrification. *Staff flagged:* not much of the Rocky Butte is in the boundary.
 - xxii. *Comment:* should TIF be used for safe routes to school and access to nature? Poor people need access too. Going back to comment about projects that do these things.
 - xxiii. *Comment:* stormwater/drainage improvements even if city has obligation from annexation times. This creates health risks with standing water etc.
 - xxiv. *Comment:* Secure bike storage lockers that let people commute without a car.
 - xxv. *Comment:* Really interested in what TIF will actually pay for. My concerns are about micro-small businesses. Incubator space because it is important for people to get started. Not a lot of rental space available on 82nd.
 - r. Not a Priority for TIF Funding
 - i. *Comment:* Sidewalk/road improvements that are not attached to projects where city has obligation to fix/improve
 - ii. *Comment:* like adding sidewalks and improving unimproved roads that were part of annexation
 - iii. *Comment:* parks expansion and improvements
 - iv. *Comment:* Bike safety infrastructure
5. Camille thanked the committee for their participation, reviewed next steps, and closed the meeting.