

East Portland TIF Exploration – E205
Summary Notes – May 1st, 2024

Committee Members: Annette Mattson, Giovanni Bautista, Blanca Jimenez, Karen Wolfgang, Krishna Anand, Michael Lopes-Serrao, Lisha Shrestha, Sabrina Wilson

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. Dana DeKlyen reviewed the identified needs list and the eligible project list.
4. Jessi Conner discussed potential affordable housing TIF eligible projects.
 - a. *Question:* Are all of these programs restricted to low-income people? *Answer:* Correct, most are restricted to individuals with 0-60% Average Median Income (AMI), but some programs go up to 80-100% AMI.
5. Dana reviewed potential commercial & small business development and renovation TIF eligible projects.
6. Camille prompted the committee to move to the mural board to discuss TIF project priorities.
 - a. *Comment:* Build affordable housing near transit
 - b. *Comment:* Get people in ownership opportunities
 - c. *Comment:* Consider new models such as shared kitchen space /dining room, dorm style
 - d. *Comment:* ADUs and infill middle housing (back home ADU)
 - e. *Comment:* SROs or other highly accessible single-person units
 - f. *Comment:* Geographic equity
 - g. *Comment:* Centennial land trust
 - h. *Comment:* Equitable siting and distribution of affordable housing. Affordable housing placed in high opportunity areas and not located all in one area.
 - i. *Comment:* BIPOC maker space
 - j. *Comment:* locally owned developers/owners
 - k. *Comment:* local developers come first – balanced with the need for investment
 - l. *Comment:* Work force training center
 - m. *Comment:* Acquisition of land to support future affordable housing needs
 - n. *Comment:* Cultural center with clear identity across the neighborhood (~162 and Division)
 - o. *Comment:* Connectivity around the neighborhood – marked path around the whole area?
 - p. *Comment:* Support mixed-income developments where feasible
 - q. *Comment:* Community gathering space/hub
 - r. *Comment:* Culturally specific signage and artwork and murals
 - s. *Comment:* resilience hub, a space to gather, community center equipped for emergency preparedness and to respond to disasters and disruptions. There is state funding to help with developing those permanent investments.
 - t. *Comment:* Supporting the CBOs and owning and renovating the existing buildings
 - u. *Comment:* Community Soccer/turf field
 - v. *Comment:* Walkable commercial businesses for daily needs
 - w. *Comment:* Multifamily housing/duplex

- x. *Comment:* Remove asphalt strategically and reuse it close by
 - y. *Comment:* Animals – horses, goats, and places to meet dogs and cats that need homes
 - z. *Comment:* There is land designated for parks and owned by parks and rec that has yet to be developed by the city, please develop it
 - aa. *Comment:* Community Center
 - bb. *Comment:* Youth activities, gathering space
 - cc. *Comment:* Culturally specific grocery stores
 - dd. *Comment:* Make sure there are amenities for folks accessing these opportunities
 - ee. *Comment:* Houseless services
 - ff. *Comment:* Development on underutilized lots, complementary of neighborhood and built environment.
 - gg. *Comment:* Community pavilion for cultural events, summer events, movie nights, etc
 - hh. *Comment:* Supportive services for people who are housing insecure including youth exiting the foster care system
 - ii. *Comment:* Affordable housing needs to be thriving spaces
 - jj. *Comment:* Family sized affordable housing units. 3+ bedroom units.
 - kk. *Comment:* elder – youth housing programs
 - ll. *Comment:* Wide range of affordable housing to meet different people’s needs
 - mm. *Comment:* Additional support systems in the community and people need community. People don’t want to be isolated. What are the services available and how can everybody be equipped to be successful?
 - nn. *Comment:* We have an increased newcomer population in the area that are mentioning the lack of family size units. These families range from 4-8+ people.
 - oo. *Comment:* Housing that can change shape as needs change
 - pp. *Comment:* Grocery stores
 - qq. *Comment:* Sports court/recreational areas
 - rr. *Comment:* Ideally, all housing options should be available in all neighborhoods. Ideally, everyone should be able to choose their neighborhood.
 - ss. *Comment:* Green space, community gardens
 - tt. *Comment:* Culturally specific community hubs
 - uu. *Comment:* Business incubation space / shared commercial kitchen for new food-based entrepreneurs
 - vv. *Comment:* Workforce training connections – housed at/integrated into resilience hubs
 - ww. *Comment:* Highlighting business incubation space. Especially immigrant entrepreneurs are having a hard time renting commercial spaces. For those who have experience and skills, they need an affordable place to go until they are able to get their feet under them.
 - xx. *Comment:* One of the main concerns people have voiced is sidewalks.
 - yy. *Comment:* There should be a deeper conversation about sidewalks. It would be great and safer to have sidewalks, but they can also cause people to be displaced if it happens first or if it is the only thing that happens. This is a need, and it has to be realistic about the impact on the community.
 - zz. *Comment:* Sidewalks are a safety issue, and an issue for those who have disabilities.
7. Dana moved the committee into a conversation around infrastructure TIF eligible projects.
- a. *Question:* Are these priorities for E205 broadly? Or is this specifically what TIF should fund? PBOT should be funding these improvements. *Answer:* That is part of this discussion. If it goes in the plan, it can be funded with TIF.

- b. *Comment:* There is a need to involve PBOT in this discussion to understand their plans for East Portland and what the funding mechanisms they have for this work.
- c. *Comment:* The limitation on infrastructure is a governance piece. City council adopts plans, and they will adopt future action plans. The city council is always looking for infrastructure funding. If there is an allowance for infrastructure, this is giving future councils a blank check. This is not that infrastructure isn't critical, but to give the community more control over investment money there needs to be specific about infrastructure dollars.
- d. *Question:* The way this area is laid out there are many private roads, if that is the case, can TIF funding be used for improving those roads? Could it be a grant to homeowners on a private road? *Answer:* This question needs some research on staff end to see how this could work. We can put it in there for now. Could potentially fall in community livability grants for community/neighborhood associations.
 - i. Priority for TIF funding:
 1. *Comment:* Culturally specific landmarks
 2. *Comment:* Develop underdeveloped parks
 3. *Comment:* Stormwater drainage improvements
 4. *Comment:* Accessibility improvements in parks
 5. *Comment:* Pedestrian and high crash intersection lighting & improvements
 6. *Comment:* parking garage with electric vehicle charging infrastructure
 7. *Comment:* Lighting
 - ii. Not a priority for TIF funding:
 1. *Comment:* Wetland, natural area restoration
 2. *Comment:* Traffic islands on wide streets
 3. *Comment:* Large transit projects (light rail or BRT)
 4. *Comment:* Keep existing tree canopy and keep in maintained
 - iii. For discussion:
 1. *Comment:* Install street trees
 2. *Comment:* Trails from park to park and garden to garden
 3. *Comment:* Test new alternatives to sidewalks
 4. *Comment:* Community gardens
 5. *Comment:* upgraded sheltered bus stops
 6. *Comment:* Sidewalk & curb cuts for small businesses and CBOs that are buying property for the first time
 7. *Comment:* Install curb cuts
 8. *Comment:* Trails and benches in undeveloped parks property
 9. *Comment:* Community has asked for sidewalks and consistent road resurfacing and sweeping
 10. *Comment:* Aid with sidewalk and street infrastructure for an approved TIF supported project like new multicultural grocery store, food cart pod, new business
 11. *Comment:* Improved access to transit for those with disabilities and for job access
 12. *Comment:* Bus connectivity – for Trimet and Metro to work on
 13. *Comment:* Cully's model of tying sidewalk improvements with development projects seems good. It is hard to let PBOT off the hook for

providing sidewalks after these decades. The need for sidewalks and the desire for fairness.

14. *Comment:* City of Portland needs to collaborate and deliver on promises.
 15. *Comment:* For clarity, typically when choosing to fund infrastructure with TIF, it is not the sole funding mechanism, it is used to fill a funding gap. When getting into action planning, the other bureaus are at the table and participate in the plan to complete the outlined projects.
8. Camille closed the meeting and reviewed the next steps. This conversation will continue in the next working group meeting.