

East Portland TIF Exploration – E205  
Summary Notes – May 15<sup>th</sup>, 2024

Committee Members: Annette Mattson, Giovanni Bautista, Blanca Jimenez, Krishna Anand, Sabrina Wilson, Lisha Shrestha

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

Summary Meeting Notes

1. Dana DeKlyen welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared this presentation.
3. Dana discussed the City of Portland housing set aside policy and the minimum percentage for commercial and economic development that was set in the Cully plan. This is something to consider for this group.
4. Dana reviewed affordable housing themes for the project list.
  - a. *Question:* Does it make sense to replace the term “near transit” with “near amenities”? Transit is important but there are a lot of other amenities that are important for livability as well. *Response:* Support. There is not have a robust transportation system as it stands now. Could be stated as near amenities such as transit, grocery stores, parks, etc.
  - b. *Comment:* For family sized units, look at proximity and walkability to schools. For affordable housing, looking at the balance for the need for people to stay in their community and the concern around concentrated poverty.
  - c. *Question:* Is there a space to add the acquisition of vacant land for affordable housing development? *Response:* Yes.
  - d. *Question:* Looking at houseless neighbors’ section, why do smaller homes qualify? They are not quite permanent; how does that work logistically? There is affordable housing that is made to accommodate people exiting homelessness. It seems a bit confusing. *Response:* This is something to discuss, is this a type of support that the community wants? The implementation piece does have to go through legal assessment and would be related to opportunistic land acquisition. This is a specific call out to address people’s concerns around supporting houseless neighbors with affordable housing dollars.
  - e. *Comment:* Agree that houseless neighbors need to be called out explicitly. Appreciate that this is being brought up because it needs more research and assessment to ensure that this is something that is beneficial for the community or is there a better way to support houseless folks.
  - f. *Comment:* This was set up in the Cully plan, they stated that the main focus is to get people into permanent housing, and it is a priority to move people out of homelessness.
  - g. *Comment:* Any housing that doesn’t fit in the regulated affordable housing bucket can be funded with funds outside of the PHB housing set aside funds. Mixed income/market rate housing can be funded with economic development funds.
5. Dana reviewed commercial development themes for the project list.
  - a. *Question:* What about controlling rent prices for businesses? *Comment:* TIF funds cannot be used for rent, but there are ways to negotiate master leases to ensure affordability for tenants.
  - b. *Question:* Is there any guidance from other districts on what the appropriate percentage for this would be? *Comment:* Noting that the percentage is for everything that is not

regulated affordable housing. There will be space for this conversation in a couple slides as well.

6. Dana reviewed arts, culture, and signage themes for the project list.
7. Dana reviewed recreational improvement themes for the project list.
8. Dana reviewed infrastructure priority themes for the project list.
  - a. *Comment:* Flagging green infrastructure as an opportunity for investment to create healthier communities. Looking to build intentionally. There are so many barriers that this neighborhood faces, the investments need to connect with what is already here and existing needs.
  - b. *Comment:* Permeable sidewalk services, bio swales, walkable/bike-able transportation, re-cycling of gray water within built structures, solar powered lit signage.
  - c. *Comment:* Where TIF funds are contributing to a project, this can be leverage to ensure that projects help achieve the goals and needs of the community.
9. Dana moved the committee into a conversation around priorities and allocation for funding.
  - a. *Comment:* Hard to know what percentage to give to infrastructure without knowing how much it costs.
  - b. *Comment:* Stick with 45% for affordable housing, there could be an amendment in the future to shift the percentage but there is a need for other programs.
  - c. *Comment:* Also ensuring that infrastructure is not front loaded in the life of the district, ensuring that there is a stabilization focus with infrastructure investments.
  - d. *Comment:* The percentages also don't have to be achieved every year; it is managed over time. The plan could also explicitly outline what type of infrastructure project can be funded.
  - e. *Question:* Is there a way to do a cost projection analysis? How many affordable housing units does each district need? How many affordable housing units can be developed with 45%? What are the types? Without a cost projection analysis, it's hard to determine a percentage.
  - f. *Comment:* It does feel philosophical, but even if all of the TIF funds went toward affordable housing developments, it still would not meet the total need for affordable housing. It is very expensive to build, but since TIF is a gap financing tool it does spread further. Getting people into better jobs and creating livable neighborhoods is a piece of the puzzle as well.
  - g. *Comment:* There is a process and strategy for the Portland Housing Bureau's investments. They look at data to calculate need and capacity, but it does also get political.
  - h. *Comment:* Leaning toward more rather than less for economic development. What is unique to this process? Small business support, workforce centers, etc to remove barriers for economic development. There are entities dedicated to parks, transportation, and infrastructure.
  - i. *Question:* How about if we say 10% for streets and sidewalks and street lighting, that is NOT directly connected to a TIF project?
  - j. *Question:* Isn't there a need to generate tax revenue producing projects, for additional investments dollars?
10. Dana reviewed the definition of priority communities that is currently in the plan and prompted the committee to discuss potential changes to the definition.
  - a. *Comment:* Please include youth as well.
  - b. *Question:* Do we want to include veterans?
  - c. *Question:* What about including families?

d. *Comment:* Include Latinx as a group.

11. Dana flagged one potential change to the district boundary based on community feedback, looking to extend 122<sup>nd</sup> up to Halsey and West on Halsey to connect to where the Gateway district ends. This is the only thing the community has flagged on the map since the community engagement efforts began. This does mean there will be a piece that needs to be removed somewhere else to include that piece. The David Douglas High School property would need to be removed from the boundary in order to include the additional property on Halsey.
12. Dana thanked the committee members for their time, reviewed the next steps, and closed the meeting.