

East Portland TIF Exploration – Parkrose-Columbia Corridor  
Summary Notes – May 7th, 2024

Committee Members: Dave Ganslein, Lin Felton, Corky Collier, Annette Stanhope, Danell Norby, Bill Cunningham

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

Summary Meeting Notes

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared [this presentation](#).
3. Roger Gonzalez 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:* Family sized units
  - b. *Comment:* Build affordable housing near transit
  - c. *Comment:* Support micro communities at major nodes
  - d. *Comment:* Get people in ownership opportunities
  - e. *Comment:* Support mixed use projects that include higher density affordable housing and/or workforce housing along commercial corridors
  - f. *Comment:* Rossi Farms development
  - g. *Comment:* Support home-based businesses
  - h. *Comment:* Residential/mixed use over light industrial – food focused
  - i. *Comment:* Affordable daycare
  - j. *Comment:* Health services
  - k. *Comment:* Culturally specific grocery and other stores
  - l. *Comment:* BIPOC makers market space
  - m. *Comment:* Support industrial businesses
  - n. *Comment:* Workforce training center @ Parkrose transit station
  - o. *Comment:* Murals
  - p. *Comment:* Rain gardens
  - q. *Comment:* Arts & entertainment facility
  - r. *Comment:* Public exercise equipment
  - s. *Comment:* Community center
  - t. *Comment:* Access to slough, especially at 112<sup>th</sup>
  - u. *Comment:* Rehabilitation of existing housing (home repairs and multifamily preservation)
  - v. *Comment:* Land banking larger sites for future multifamily development
  - w. *Comment:* Connection to native history along slough
  - x. *Comment:* Assistance with developing ADU on existing SFH property
  - y. *Comment:* Mixed income housing
  - z. *Comment:* Improvement opportunities and possible joint ownership for mobile home parks
  - aa. *Comment:* Support industrial businesses
  - bb. *Comment:* Support for organizations to develop housing (no CDCs/housing providers currently focused on this area)
  - cc. *Comment:* Home ownership assistance

- dd. *Comment:* For home-based business, a hub for business resources, printing, shipping, bookkeeping etc
  - ee. *Comment:* Workforce connection between residential and middle wage industrial jobs
  - ff. *Comment:* Create a flow of employees to businesses by encouraging home ownership nearby, shorter commutes, stronger community
  - gg. *Comment:* Rehabilitation of already existing multifamily units and naturally occurring below market rate multifamily housing
  - hh. *Comment:* Loans for building climate resilience into businesses in industrial zone and business district
  - ii. *Comment:* Learn from Cully, resist gentrification by increasing homeownership
  - jj. *Comment:* Middle wage jobs + more affordable housing
  - kk. *Comment:* Affordable commercial space
  - ll. *Comment:* Construction on a human scale
  - mm. *Comment:* Add more native landscaping to municipally owned property
  - nn. *Comment:* Loans for businesses in commercial area to improve storefront
  - oo. *Comment:* Community center with support for community resilience/emergency preparedness
  - pp. *Comment:* Money spent on anything that will slow traffic through Parkrose corridor
  - qq. *Comment:* Safer routes to school for Parkrose students
  - rr. *Comment:* Improve Wygant St as a safe ped/bike access paralleling Sandy Blvd
  - ss. *Comment:* Family friendly spaces
  - tt. *Comment:* Master lease in large spaces to sublet to emerging businesses
  - uu. *Comment:* Explore more park space in Parkrose area
  - vv. *Comment:* Safer walk/roll options for accessing Parkrose commercial area, industrial area for access to jobs
  - ww. *Comment:* Explore community solar
  - xx. *Comment:* Find space for a library
  - yy. *Comment:* affordable “one-stop-shop” type business (kmart type stores)
  - zz. *Comment:* More food options for students around the school
  - aaa. *Comment:* More things for young people to do at the park
5. Roger moved the committee into a conversation around infrastructure TIF eligible projects.
- a. Priority for TIF funding:
    - i. *Comment:* Building village of Parkrose – explore building plaza behind businesses, sidewalk and roads built between Wygant and Sandy Blvd more beacon crossing
    - ii. *Comment:* Related to previous board, improving the workforce connection between residential and business areas
    - iii. *Comment:* Pedestrian lighting
    - iv. *Comment:* Change development orientation away from Sandy Blvd so it feels safe and welcoming
    - v. *Comment:* Look at Tillamook rerouting the highway as an example
    - vi. *Comment:* Improve access to commercial corridor
  - b. For discussion:
    - i. *Comment:* Purchase land for parks – TIF funds used to set aside land but PPR funds development of land
    - ii. *Comment:* Neighborhood parks, not parks that kids have to drive to
    - iii. *Comment:* Safety improvements for NW 122<sup>nd</sup> where students cross streets

- iv. *Comment:* Build walk and roll interconnectivity between the industrial and residential areas (or is this done through federal connecting communities grants?)
  - v. *Comment:* Matching funds to enhance safe route funding for sidewalks
  - vi. *Comment:* Sidewalks are needed but there are opportunities to use other funding sources matched with TIF
  - vii. *Comment:* Slough access
  - viii. *Comment:* Anything that brings people together and makes it easier for people to get around the neighborhood
  - c. Not a priority for TIF funding:
    - i. *Comment:* Stormwater drainage improvements
    - ii. *Comment:* Improvements to current park facilities
6. Camille closed the meeting and reviewed the next steps. This conversation will continue in the next working group meeting.