

East Portland TIF Exploration – 82nd Ave
Summary Notes – July 10, 2024

Committee Members: Zonnyo Riger, Jacob Loeb, Nick Sauvie, Barb Geyer, Valeria McWilliams, Alisa Kajikawa, Nancy Chapin, Zachary Lauritzen, Sara Fischer, Joshua Pangelinan

Staff: Roger Gonzalez, Kathryn Hartinger, Kiana Ballo, Paula Byrd, Raul Preciado Mendez, Dana DeKlyen, Brian Moore, Barry Manning

Summary Meeting Notes

1. Kathryn Hartinger welcomed committee members and reviewed the meeting goals and agenda.
2. Kathryn presented the draft TIF plan and prompted the committee to discuss their comments, questions, concerns, and feedback.
 - a. *Comment:* In favor of keeping definitions in the plan.
 - b. *Comment:* Important to define certain terms to reflect the working group's intention and should leave room for future discussions.
 - c. *Comment:* Suggestion to take out paragraph about Cully in background and context. Add paragraph about Lents TIF district.
 - d. *Question:* Section about Cully is part of the narrative of this TIF district exploration, is there something that feels inaccurate with what is outlined?
 - e. *Comment:* Important to recognize how Cully shaped the current documents in TIF exploration. Not saying that Cully is something to be emulated but language around the foundational work it provided to this TIF plan.
 - f. *Comment:* Make clear East Portland has lower incomes, worse housing conditions, and physical needs for reinvestment.
 - g. *Comment:* Not specific to 82nd or TIF or how TIF is used, the thing that is different about Cully is the process of how it was created and that is important to show how that has influenced this TIF exploration process.
 - h. *Comment:* Value in adding a sentence to clarify that goals are not numbered in terms of priority.
 - i. *Comment:* Goals aren't written in a measurable way, these are written more as values than goals.
 - j. *Comment:* Traditionally the way the goals are written in the plan are more aspirational and the action plans get more into the details about outcomes.
 - k. *Comment:* In the housing area it could be more specific like reduce housing burden, increase BIPOC homeownership, etc.
 - l. *Comment:* Add something about a partnership among the community with private sector and all levels of government toward shared goals.
 - m. *Comment:* A goal that is measurable is that all students in the TIF district have a safe, walkable route to school.
 - n. *Comment:* To be transparent, there is always hesitancy to put goals like that in a plan like this since there is so much that TIF cannot control. Since this is a gap funding tool, there is a challenge around being that specific in the goals. There could be metrics to look at in this plan and then drill down into the specifics in the action plan.

- o. *Comment:* Looking through the plan implementation, that is where the language gets more tactical. That could be clearer in the goals to refer to the concrete steps that are taken in the rest of the document.
- p. *Comment:* Agree that measurable goals are good but also this is a big challenge for this 30-year plan document. This document could have language that specifies that the larger goals will be dialed into action items and measurable goals.
- q. *Comment:* There will also be a couple priorities that each action plan focuses on, not all goals will be addressed equally in each phase.
- r. *Comment:* It feels like operating from a place of fear of failure.
- s. *Comment:* Doesn't feel like that, rather that realistically it is a challenge to imagine numbers for 30 years.
- t. *Comment:* A lot of the goals are broader goals, there are many things in here that there is no control over.
- u. *Comment:* One approach to consider regarding the goals is the idea of "how constrained do you want future community to be" with regard to use of these TIF Funds. For example, the Lents TIF district was created 8 years before there was a housing set-aside policy. The Lents TIF Plan was flexible enough to accommodate the new policy to a great degree.
- v. *Comment:* Add involuntary before displacement.
- w. *Question:* Some of these investments and analysis could be in conflict. How does the future leadership committee make recommendations for this when those things are in tension? *Response:* This is why there is always a leadership committee, it would have to go back to the goals and values to make a decision about the tension.
- x. *Comment:* If this group wanted to prioritize the values, even if there are just two or three that are higher priorities, that is possible.
- y. *Comment:* There are ranked priorities/goals or some plans leave it up to the leadership committee to decide the priority at the time.
- z. *Comment:* Maybe adding something to the effect of mitigating harmful effects and looking at impacts holistically.
- aa. *Comment:* Add language about giving priority to folks/businesses that have been displaced from the area.
- bb. *Comment:* Possibly broaden to include interim land use giving priority to vulnerable and displaced populations. Instead of vacant lots for food carts or public storage, rather tiny homes that can be quickly and inexpensively where TIF can fund infrastructure to support those in partnership with the County.
- cc. *Comment:* Supportive of environmental greening of the space but it does take more money to build with more sustainability measures and it should be a balance of getting the best value for your buck. It can cost a lot more for some of the measures that don't make a huge difference environmentally. The need for housing should be a priority.
- dd. *Comment:* Fleshing out the existing climate resiliency-based goal to be clearer about how it should be prioritized.
- ee. *Comment:* Are there any sustainability experts that could speak to the costs both in the short-term and long-term? There can be cost savings over time as well.

- ff. *Comment:* Require majority ownership of projects by community based/culturally specific organizations.
 - gg. *Comment:* Critiques of this kind of program really highlight that having a lot of idealistic requirements around investments makes it impossible to actually build the thing that is needed and make it much more expensive.
 - hh. *Comment:* There are definitely some of those critiques that are valid, and some are red herrings.
 - ii. *Comment:* Look more about how to influence, innovate, incentivize and procure the preferred type of developers on the procurement side. Smaller local businesses also have less resources to address many requirements that make them less competitive compared to large scale developers.
 - jj. *Comment:* East Portland Action Plan is looking to maintain 45% for each district and not be in aggregate across all of the districts.
 - kk. *Comment:* Need flexibility to future action plans for more infrastructure and less economic development.
 - ll. *Comment:* There needs to be protections around infrastructure spending and no more than 15%.
 - mm. *Comment:* There is a commitment from the city to fund promised infrastructure and many people express that concern.
 - nn. *Comment:* If the main infrastructure that is needed is sidewalks the plan could outline that requirement.
 - oo. *Question:* Where could revenue share be worked into this? *Response:* This is a conversation that needs to be had with leadership.
3. Kathryn wrapped the committee conversation and reviewed the next steps.