

East Portland TIF Exploration – E 205  
Summary Notes – July 10, 2024

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

Staff: Camille Trummer, Roger Gonzalez, Kathryn Hartinger, Kiana Ballo, Paula Byrd, Raul Preciado Mendez, Dana DeKlyen, Hector Rodriguez Ruiz

Summary Meeting Notes

1. Dana DeKlyen welcomed committee members and reviewed the meeting goals and agenda.
2. Dana presented the draft TIF plan and prompted the committee to discuss their comments, questions, concerns, and feedback.
  - a. *Comment:* Preference to keep definitions to ensure accessibility to community.
  - b. *Comment:* Urban Renewal versus TIF is helpful for understanding what this means.
  - c. *Comment:* Understanding of a word's meaning can change over time so definitions will help keep intentions clear.
  - d. *Comment:* Highlighting importance of stating employment in the background and context.
  - e. *Comment:* Highlighting importance of stating residents in the background and context.
  - f. *Comment:* Talking about priority communities and including veterans in that definition.
  - g. *Comment:* Suggestion to change "equity" to "equity of process and outcomes" in values section.
  - h. *Comment:* Authenticity as a value seem vague.
  - i. *Comment:* The term neighborhoods is used a lot in this document, but a lot of people don't identify with a neighborhood. Broaden that term to be more inclusive, maybe add cultures, communities.
  - j. *Comment:* Grassroots organizing capacity and good relationship with the City, specifying that TIF is a City of Portland mechanism and historically the relationship between these neighborhoods and the City has been fraught. The City and its bureaus show up as trustworthy actors with respect to the community leadership committee, the work cannot solely exist on the grassroots level. Honesty, trust, accountability.
  - k. *Comment:* This feels like it should be outlined in the governance charter to add weight to that. Agree with the sentiment but also when it comes to good relationships it depends on the community and it is bigger than just one thing. There is no guarantee that people will feel good about their government. People's decisions should be heard, people should be involved in decision making, and people should utilize their collective power.
  - l. *Comment:* Accountability measures for a formal partnership between City and community with shared power and decision making. Feels like this should show up in the governance charter.
  - m. *Comment:* This is a document for a particular tool in the City, this is not a tool to fix all problems with the City. This document is really related to Prosper Portland and the Portland Housing Bureau.

- n. *Comment:* Around employment - there has been a high rise in newcomers to the area who still do not have their work visas or for whatever legal purposes cannot obtain a job. How are they included in this section to ensure they also have equal opportunity to employment options? One of our priority populations are immigrants and refugees so wanted to make sure it is included.
- o. *Comment:* Highlighting importance of outlining support for immigrant communities.
- p. *Comment:* First time homeownership is a challenge, calling that out in the homeownership opportunities point.
- q. *Comment:* Appreciate this comment. The opportunities are not the same for immigrants and it is bigger than any one person. This is beyond access to living wage employment, there are other barriers for immigrants as well.
- r. *Comment:* Suggestions from Bill are to align with the comprehensive plan.
- s. *Comment:* Ensuring that all the neighborhood centers are included in this list.
- t. *Comment:* Linking governance charter with plan implementation section. Community leadership committee being involved to a certain level but what happens once a project goes to a bureau and what is the accountability when a project goes to a bureau. Concern around this document solely in the hands of bureaus, where is the reporting back. Add something about reporting back to the community leadership group so that the community is involved in the details of the project.
- u. *Comment:* Ongoing discussions between the committee, Prosper, and housing. Is this around investing in transportation/infrastructure or is it around every bureau's relationship with the committee? There could be language added to require a certain level of interaction with the committee. There are also intergovernmental agreements that can outline this requirement.
- v. *Comment:* When community organizations get money from the city, they must report in detail back to the city on how the funds are being used, this should be the same for the city. This requirement needs to live in multiple places and there needs to be checks and balances.
- w. *Comment:* If it is related to where the money is going, the governance charter outlines an annual accounting and report on how money was spent, outcomes, and how things went for the committee.
- x. *Comment:* Suggestion is that if any entity (bureaus/developers) gets allocated dollars that they are reporting back to the community leadership committee about the progress of the project with some regularity for a strong partnership.
- y. *Comment:* There should be a webpage portal with updates, project info, and contact information.
- z. *Comment:* Balance transparency with driving up administrative costs. More reporting, data entry, and staff time means less money for investing in the community.
- aa. *Comment:* Are project developers going to flinch on sharing some of this information with the public? They are private entities.
- bb. *Comment:* When there are expectations about the type of reporting and engagement, there will need to be guidelines for developers. They do not have the expertise to meet some of these requests. You need to offer guidelines for what you are seeking and be realistic about what they will be able to provide.

- cc. *Comment:* There are ways to do this efficiently and not waste time and money on it.
  - dd. *Comment:* Undeveloped properties in the districts – less asphalt and more permeability and self sufficiency efforts.
  - ee. *Comment:* A development use is required to acquire properties with TIF funds.
  - ff. *Comment:* Throughout the document there are mention of TIF funds being paired with programmatic/operational funds. This is something that should be included in the reporting to the community leadership committee.
  - gg. *Comment:* Explicitly state that funds are for regulated affordable housing.
  - hh. *Comment:* Include land acquisition for affordable housing.
  - ii. *Question:* When talking about community, where does permitting and compliance come into this? Does this fit in this document? *Response:* That should land under development costs but there could be some specific language added.
  - jj. *Comment:* Green infrastructure should be prominent in the language.
  - kk. *Comment:* Add language about hiring consultants/staff from within the community.
  - ll. *Comment:* Shared equity model to ensure long term affordability under homeownership support.
  - mm. *Comment:* Remove “minimum of 45%” and replace with 45% affordable housing. Every district should do their share of affordable housing and economic development.
3. Camille wrapped the conversation and suggested working group members review the governance charter prior to the next meeting.