

## 9/9/21 Cully TIF District Community Meeting Notes Summary & Community Input

### TIF District Overview

- Purpose: to explicitly benefit Black people, Indigenous & tribal people, POC, renters, mobile home residents, & low-income people; community-led effort meant to prevent gentrification & displacement of most vulnerable members of community
- TIF = Tax Increment Financing: every year a small percentage of property taxes set aside for fund, used to buy property & build structures in Cully - begins small, but builds over time
- Community-Led TIF District: Investments would be made to benefit existing residents by centering residents in decision-making and focusing on affordable housing development
- Community input on TIF District Overview
  - Q: Are there any organizations involved that represent the AA community specifically?
    - A: There are no Black organizations who operate out of Cully, but as time goes on, we hope to engage more with Black organizations
  - Q: What other organizations are involved in the TIF project?
    - A: Verde, Hacienda CDC, Cully Blvd Alliance, 42nd Ave, Living Cully, Habitat for Humanity, CAN
  - Feedback for future meetings: figure out how participants can give feedback on all topics - breakout rooms create linguistic barrier due to lack of interpretation technology

### TIF District Timeline/Process

- Legal Process: No longer planning to get City Council approval by the end of 2021; we will now be seeking Council adoption in 2022. Plan will be presented to City of Portland City Council in 2022; would go into effect in 2023
- We will be creating a new work plan and schedule for the overall project, including community engagement, in October
- Community Input on TIF District Timeline/Process
  - Q: What % of money is going to go to affordable housing vs. infrastructure? When will this be made clear?
    - A: This portion will be defined clearly in the plan - timeline unknown until further along community engagement process; working on the project piece-by-piece as the community provides input; this will be determined at a later date
  - Q: What investment will be pushed forward first?
    - A: Will be ultimately determined through community input

### Eligible Investments for Cully TIF District

- Jobs & Businesses: 1) Buy land & develop new commercial buildings; 2) Renovate & upgrade existing buildings to support businesses and create jobs

- Housing: 1) Land acquisition for affordable housing development; 2) Preserve & build housing that is affordable to those who cannot afford market rates (home building/repair & infrastructure for those without housing)
- Other Projects: 1) Recreational facilities; 2) Arts & Culture; 3) Infrastructure (only for implementation of plan; will not cover general infrastructure improvements that should be expected from existing public agencies)
- Community Input on Eligible Cully TIF District Investments
  - Q: How will “affordable housing” be defined in the plan?
    - A: We are continuing to define that through feedback from the community
  - Send out survey after meeting so that people can share their thoughts that way

### **Breakout Group: Jobs & Businesses (Spanish)**

- Important to support businesses that are starting up and those that already exist.
- Need to have a deal with business owners so that they will hire people who live here.
- Who will manage the land or buildings that this TIF district can buy?
- How will all of this stay affordable?
- Will someone else come in after 5/10/15/20 years and take all of this over?
- Comment: Something like this is just a way for the city to take the money and do what they want. (not trusting the process). I believe if it can be done right, the community can benefit from it.

### **Breakout Group: Housing (Bilingual)**

- Q: Is there land already selected for building homes for those experiencing houselessness?
  - A: No; at this point, we’re not choosing locations, but instead, the list of options to invest in through the TIF District
- Suggestion: prioritizing projects with lower costs to begin with - buying land & building is more expensive - what does Cully need first?
- Q: What role does citizenship/residence status play in purchasing/renting homes? -What is the income eligibility for benefiting from the housing?
  - A: Need for low-barrier housing to people who are undocumented; need to determine the realistic amount that people can pay for housing
- Q: If a community member wants to purchase land, what would be required for developing the land into affordable housing development?
  - A: There will be certain stipulations for affordable housing development laid out in the plan
- How can the community maintain ownership of affordable housing that is developed?
- Q: How can we support people in getting opportunities to buy homes without citizenship status?
  - A: By using an ITIN Number
- Q: What about people with a criminal record living in the community?
  - A: We need to ensure that housing developed through the TIF district will have low barriers for people with criminal records

- Suggestion: For all of these projects, prioritizing Cully residents to work on the building projects and hiring Cully residents to develop Cully would be a nice addition to the goals
  - Look at example from Albina local hiring preference from some past city projects.
- Suggestion: To add housing plans for disabled. Too many houses are built with bedrooms all upstairs and not spaces for disabled or plans for aging in place. Not sure if a percentage should be implemented or how we go about it but new housing or monies for remodeling in order to allow aging in place and for those with accessibility requirements
- Q: There are a lot of apartment facilities in Cully - how are you looking to work in agreement with the apartment landlords to encourage them to make/keep them affordable? Would you look into buying from landlords interested in selling?
  - A: Plan can incorporate existing buildings/owners by providing building improvements as an incentive for maintaining/implementing affordability of housing; other use of funds could be community-owned cooperatives
- Suggestion: Livability in units matters - outside areas, green spaces - condensed housing can impact livability
- Could we have all large housing complexes have the ground floor developed for commercial use?

#### **Breakout Group: Other Projects (Community Center, Gardens, Arts) (English)**

- Q: What about paving the other side of the street?
  - A: Could be used as leverage with the city if TIF can part for a portion of it?
- Q: Does that include potholes?
  - A: Not necessarily use TIF funds for - could be covered using City/County funds
- Q: What kind of improvements would we do that the city couldn't do?
  - A: If housing dev built, part of that could be used to make sure development is accessible to sidewalk and street; ex: home repairs, the sidewalk is messed up, leverage some money to the home, but also use some for the home
  - Little stuff in small amounts vs major overhauls
- Comment: Top 3 things that come up for improvements: 1) street & sidewalks, 2) parks, 3) community center; didn't see community center on main goals page
  - A (From LC): community center in general aligned with goals, worry that could make displacement worse rather than better
  - Comment: Pair community center with other smaller things, businesses, library, spa, etc. (things that pull people together)
  - Nearby Community Centers/Spaces
    - Nearest place is Dishman, more than: library school, library, performance center
    - PO Black Family Village, based on people who were moved from one high school to another
    - Lewitt park, Charles Jordan Community Center, Jewish Community Center
- Doesn't the City pay for community centers?

- Could we add that all large housing projects need to have street level commercial?

### **Boundaries Discussion & Closing**

- Cully TIF District Boundaries
  - Started with map of Cully; added NPN districts
  - Boundary areas along primary business corridors (Prescott, 42nd Ave, 82nd Ave)
    - areas where property values & rents are expected to continue to increase due to development
  - Zone along Killingsworth includes mixed land use zoning which allows for development of small businesses alongside affordable housing
  - Mix of different kinds of land uses
    - Cap by City of Portland on acreage of TIF District - money must be used within boundaries
- African Americans have a strong historical connection to the old HS/area near the Killingsworth zone; including the area in the district is a way to reach out to/support the Black community in Cully
  - Link to Straight Path organization: <https://straightpathinc.org/>
  - Link to PO Black Family Village: <https://straightpathinc.org/po-black-family-village>
- Comment: Recommendation for a 6th goal: to communicate with & gain support of people in neighborhood who are not subject to displacement
- Q: Area extending west of 42nd - feels a bit more tied to Alberta area - how will this area be used in TIF District?
  - A: City's official neighborhood boundaries less important in determining boundaries of district - see comments about Killingsworth Zone (PO Black Family Village, Straight Path) in response to this question
- How can we ensure that local residents are hired for the projects?
  - Include local hiring in project principles
  - Importance of reporting & transparency in housing & businesses to support inclusion
- What was the legal mechanism that allowed jobs to change hands from existing African American residents of the neighborhood to the people who displaced these residents in Albina following the Convention Center development?
- Q: Hacienda is doing a large project on Killingsworth - will this be affordable units? What is the price point of this housing? How does it relate to TIF?
  - A: It will be 142 multi-family affordable housing; some of the units will be dedicated to clients with Cascade Mental Health & there will be supportive services on-site
  - Fully non-profit; run by Hacienda; because it is non-profit, this development will not provide funds to the TIF
  - Hacienda's webpage about the Las Adelitas development: <https://haciendacdc.org/las-adelitas/>
- Q: What areas are considered "industrial" in the map?

- Link to map:  
[https://www.google.com/maps/d/edit?mid=1mK5K9OK8F0mhxg-kPDnb0qi2qJFlr\\_w3&usp=sharing](https://www.google.com/maps/d/edit?mid=1mK5K9OK8F0mhxg-kPDnb0qi2qJFlr_w3&usp=sharing)

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## 9/9 Meeting Notes

**Community Review of TIF Plan: 9/9/2021 at 5:30pm-8pm**

**Attendees: Will Miller (NAYA), Tracee Wells-Bryant (PCC), William Francis (CCC), Nancy Hiss (Cully resident), Mulu Terefe (Worksource Navigator), Cameron Herrington (LC), Brian Garcia (LC), Kristen Albertson (LC), Bill Boyd (Cully resident), Maria Grzanka (CAN/Cully resident), Shamsa Abdulhayy (Simpson resident), Carl Braginsky (Portland resident), Quandrae Gentle, Maddie Norman (LC), Patricia Heard-Hopson (retired school librarian), Robert Smith (Prosper Portland), Rogelia Martinez (Killingsworth resident), Liz Hanna (Mad Hanna), Angelique (Cully resident), Clarence Larkins, Dana DeKlyen (Prosper Portland), Sallie Stevens, Edy Martinez (Our 42nd Ave., [edy@42ave.org](mailto:edy@42ave.org)), Jessica Lam, Angelique Nossa, Isha Leinow, Chris Browne (Cully resident), Elaine Howard, Janelle Bickford, Judy Heumann, Lizzy Molina, Lou Chain, Malin Jimenez (Verde), Michael Morrissey (Cully resident), Lucretia Onick (Cully resident), Marcia Brown, Maureen O'Hagan, Rebecca Wells-Albers, Robbi Halsworld, Ricky Jackson, Chantal N (Albina Headstart), Flor ortega (LV) Hilda Ieya (LV) Elizabeth Lopez (LV) Alma Mora (LV) Wendy yah , Olga Tunay, Karen Arenas ( LV) Teresa Raigozav (Cully resident), Marlene Canche, Zarai Dolores (LV) Lizet Molina (LV) Gloria contreras (LV) Leticia Gamino (LV), Andres Maldonado ( LV) Maria Gabriela Tovar**

### **General notes/questions during ice breaker, TIF overview, timeline update and intro to breakout groups**

- What are existing places with investments in Cully?
  - Habitat for Humanity housing on Killingsworth
  - Nesika Illahee apartments 42nd Ave & Holman - affordable housing open to the public - half of units designated for tribal affiliated members only, other half for general public
  - Go 42! Building, 42nd Ave. & Sumner St. - houses four small businesses - offers technical support & space to businesses in community
  - Cully Park Community Garden, NE 72nd Ave.
  - Oak Leaf Mobile Home Park, Killingsworth & 45th
  
- How does this investment prevent displacement and create stability for those who are at risk of being displaced out of Cully?
  - Prevents vulnerability to rent increases by providing permanently affordable housing
  - Provides a space for community and connection
  - Provides a space for business development and community outreach

- Protects businesses vulnerable to high rents for business spaces and high overhead costs
- Community gardens provide fresh food to residents (reducing grocery costs) & a healthy activity/hobby to connect community members
- Community-oriented mobile home parks (nonprofit, cooperatives) provide more affordable housing to prevent displacement (& support community networks)
- Cully TIF District Overview
  - Purpose: to explicitly benefit Black people, Indigenous & tribal people, POC, renters, mobile home residents, & low-income people; community-led effort meant to prevent gentrification & displacement of most vulnerable members of community
  - TIF = Tax Increment Financing - every year a small percentage of property taxes set aside for fund, which can be used to buy property & build structures in Cully - the fund begins small, but builds over time
  - Community-Led TIF District: Investments would be made to benefit existing residents by centering residents in decision-making and focusing on affordable housing development
  - Sallie Stevens: Are there any organizations involved that represent the AA community specifically?
    - No Cully-based organizations that specifically represent the Black community who are involved - but open to including them
    - Alagia Felix: There are no Black organizations who operate out of Cully, but as time goes on, we hope to engage more with Black organizations
  - Carl Braginsky: What are the legal hurdles to go through in order to establish a TIF District? - legal process shown in next slide
  - Kathy: What other organizations are involved in the TIF project?
    - Verde, Hacienda CDC, Cully Blvd Alliance, 42nd Ave, Living Cully, Habitat for Humanity, CAN
- Cully TIF District Process
  - Legal Process: Plan will be presented to City of Portland City Council in 2022; would go into effect in 2023
  - Elizabeth Lopez: Would be good to have more signage to show the businesses in On 42nd Ave
  - Chris Browne: What % of money is going to go to affordable housing vs. infrastructure? When will this be made clear?
    - Edy Martinez: This portion will be defined clearly in the plan - timeline unknown until further along community engagement process
    - Cameron Herrington: Working on project piece-by-piece as the community provides input; will be determined at a later date
  - Tracee Wells-Bryant: What investment will be pushed forward first?
    - Edy Martinez: Will be ultimately determined through community input
  - Clarence Larkins: Offered to help with planning efforts (PO Black Family Village / Straight Path, Inc.)
- Eligible Investments for Cully TIF Project

- Jobs & Businesses: 1) Buy land & develop new commercial buildings; 2) Renovate & upgrade existing buildings to support businesses and create jobs
- Housing: 1) Land acquisition for affordable housing development; 2) Preserve & build housing that is affordable to those who cannot afford market rates (home building/repair & infrastructure for those without housing)
- Other Projects: 1) Recreational facilities; 2) Arts & Culture; 3) Infrastructure (only for implementation of plan; will not cover general infrastructure improvements that should be expected from existing public agencies)
- Tracee Wells-Bryant: How will “affordable housing” be defined in the plan?
  - Cameron: We are continuing to define that through feedback from the community
  - Send out survey after meeting so that people can share their thoughts that way

**Breakout group notes:**

**Spanish: Jobs & Businesses / Trabajos y Negocios**

**Facilitator: Jessica; Notetaker: Edy**

- [Hilda, Lizzy Molina, Andres and Marlene]
- Important to have support to businesses that are starting up and those that already exist.
- Important need to have a deal with business owners so that they will hire people who live here.
- Who will manage the land or buildings that this TIF district can buy?
- How will all of this stay affordable?
- Will someone else come in after 5/10/15/20 years and take all of this over?
- Andres: from my perspective, something like this is just a way for the city to take the money and do what they want. (not trusting the process). I believe if it can be done right, the community can benefit from it.

**Bilingual: Housing / Viviendas**

**Facilitator: Cameron; Notetaker: Malin/Kristen; Interpreter: Courtney**

- [Sallie, Alma Mora, Bill Boyd, Chantal, Elizabeth, Flor, Gloria, Janelle, Leticia, Liz Hanna, Lou Chain, Lucretia, Maria Murrieta, Michael, Nancy Hiss, Patricia, Ricky Jackson, Rogelia Martinez, Sarah Crawford, Seile Tekle, Shamsa Abdulhayy, Teresa Raigoza, Trisa, Wendy, Wil Miller]
- Lou: Is there land already selected for building homes for those experiencing houselessness?
  - Cameron: No; at this point, we’re not choosing locations, but instead, the list of options to invest in through the TIF District
- Nancy Hiss: Suggestion for prioritizing projects with lower costs to begin with - buying land & building is more expensive - what does Cully need?

- Elizabeth: What role does citizenship/residence status play in purchasing/renting homes? -What is the income eligibility for benefiting from the housing?
  - Cameron: -Need for low-barrier housing to people who are undocumented; -Need to determine the realistic amount that people can pay for housing
- Liz Hanna: Property near Mad Hanna for sale - if she wanted to purchase the land, what would be required for developing the land into affordable housing development?
  - There will be certain stipulations for affordable housing development laid out in the plan
- Trisa: It would be good to give preference to Cully residents who want to develop land in our neighborhood
- Gloria: How can the community maintain ownership of affordable housing that is developed? How can we support people in getting opportunities to buy homes without citizenship status?
  - By using a ITIN Number
- Janelle Bickford: What about people with a criminal record living in the community?
  - Cameron: we need to ensure that housing developed through the TIF district will have low barriers for people with criminal records
- Lou Chain: For all of these projects, prioritizing Cully residents to work on the building projects and hiring Cully residents to develop Cully would be a nice addition to the goals.
- Sallie: There are a lot of apartment facilities in Cully - how are you looking to work in agreement with the apartment landlords to encourage them to make/keep them affordable? Would you look into buying from landlords interested in selling?
  - Livability in units matters - outside areas, green spaces - condensed housing can impact livability
  - Cameron: Plan can incorporate existing buildings/owners by providing building improvements as an incentive for maintaining/implementing affordability of housing
  - Cameron: Other use of funds could be community-owned cooperatives
- Lou Chain: It would be wonderful to see an effort to get more Cully residents involved in the improvements. A community outreach arm of this funding so that more people know what changes are happening and ways they can get involved.
- Trisa: I suggest we add housing plans for disabled. Too many houses are built with bedrooms all upstairs and not spaces for disabled or plans for aging in place. Not sure if a percentage should be implemented or how we go about it but new housing or monies for remodeling in order to allow aging in place and for those with accessibility requirements

- Chris: Could we have all large housing complexes have ground floor commercial ?
- Angelique: I like that idea Trisa - my father in law had to turn down an affordable apartment because he couldn't use the stairs to get to it
- Jean: Good example, the 2 Magnolia apartments on MLK...right on the street, small units, lots of kids but nowhere for them to breathe.

**English: Other Projects (e.g. community center, gardens) / Otros proyectos (por ejemplo: centro comunitario, jardines)**

**Facilitator: Maddie; Notetaker: Maria**

- Chris: What about paving the other side of the street?
  - Maddie: Could be used as leverage with city if TIF can part for a portion of it?
  - Marcia: does that include the potholes?
    - Maddie: not necessarily use TIF funds for
- Marcia: If not that, what kind of improvements would we do that the city couldn't do
  - Maddie: ex: if housing dev built, part of that could be used to make sure development is accessible to sidewalk and street; ex: home repairs, the sidewalk is messed up, leverage some money to the home, but also use some for the home,
    - little stuff in small amounts vs major overhauls
- Kathy: top 3 things that come up for improvements: street & sidewalks, parks, community center; didn't see community center on main goals page
  - Maddie: community center in general aligned with goals, worry that could make displacement worse rather than better
  - Kathy: pair community center with other smaller things, businesses, library, spa, etc. (things that pull people together)
  - Angelique: sees goals like objectives
  - Clarence: nearest place is Dishman, more than: library school, library, performance center, PO Black Family Village, based on people who were moved from one high school to another (Adams?), had a website
  - Angelique: Lewitt park, Charles Jordan Community Center
  - Jean (from chat): THE JEWISH COMMUNITY CENTER
  - Chris (from chat):
    - Doent the city pay for commutiy centers?
    - Could we add that all large housing projects need to have street level commercial?

**General notes/questions during boundaries discussion and closing**

- Cully TIF District Boundaries
  - Primary business corridors (Prescott, 42nd Ave, 82nd Ave) - areas where property values & rents are expected to continue to increase due to development
    - Buffer in all directions from main business corridor
    - Zone along Killingsworth includes mixed land use zoning which allows for development of small businesses alongside affordable housing
    - Mix of different kinds of land uses
    - Cap by City of Portland on acreage of TIF District - money must be used within boundaries
  - Clarence Larkins: African Americans have a strong historical connection to the old HS/area near the Killingsworth zone; including the area in the district is a way to reach out to/support the Black community in Cully
    - Link to Clarence's organization: <https://straightpathinc.org/>
    - Link to PO Black Family Village: <https://straightpathinc.org/po-black-family-village>
    - Clarence's contact info: [clarence@straightpathinc.org](mailto:clarence@straightpathinc.org) / 503-309-0663
  - Michael: Recommendation for a 6th goal: to communicate with & gain support of people in neighborhood who are not subject to displacement
  - Angelique: area extending west of 42nd - feels a bit more tied to Alberta area - how will this area be used in TIF District?
    - Cameron: City's official neighborhood boundaries less important in determining boundaries of district - see Clarence Larkins' comments in response to this question
  - Sallie: How can we ensure that local residents are hired for the projects?
    - Cameron: Include local hiring in project principles
    - What was the legal mechanism that allowed displacement in Albina following Convention Center development?
    - Importance of reporting & transparency in housing & businesses to support inclusion
  - Kathy: Hacienda is doing a large project on Killingsworth - will this be affordable units? What is the price point of this housing? How does it relate to TIF?
    - Jessica Lam: It will be 142 multi-family affordable housing; some of the units will be dedicated to clients with Cascade Mental Health & there will be supportive services on-site
    - Fully non-profit; run by Hacienda; because it is non-profit, this development will not provide funds to the TIF
    - Hacienda's webpage about the Las Adelitas development: <https://haciendacdc.org/las-adelitas/>
  - Jean: What areas are considered "industrial" in the map?  
Map: [https://www.google.com/maps/d/edit?mid=1mK5K9OK8F0mhxg-kPDnb0qi2qJFIr\\_w3&usp=sharing](https://www.google.com/maps/d/edit?mid=1mK5K9OK8F0mhxg-kPDnb0qi2qJFIr_w3&usp=sharing)