

Eight groups convened, 65 total participants

- American Indian/Alaska Native community, 4 participants - NAYA
- Black community, 12 participants - Living Cully
- Houseless community, 2 participants - Living Cully
- Latinx community, 8 participants - Verde
- Low-income homeowners, 11 participants - Habitat for Humanity Portland Region
- Mobile home park residents, 12 participants - Living Cully
- Small business community, 10 participants - Our 42nd Avenue and Cully Boulevard Alliance
- Somali community, 6 participants - Hacienda

Participant demographics

Race/Ethnicity:

Black/African American: 14

Black/Somali: 6

Black/African: 2

Hispanic/Latinx: 18

White/Caucasian: 12

American Indian/Alaska Native: 2

Multiracial: 1

Filipino/White: 2

Asian: 1

Middle Eastern: 3

Unknown: 4

Themes and priorities from each group

American Indian/Alaska Native Community

- Top priority is responding to the housing crisis through affordable rental homes, affordable homeownership, and housing for people currently experiencing homelessness.
- After housing, the group also supported investments in businesses, job creation, arts and culture, recreation facilities, mixed-use development and mental health services.

Black Community

- Property acquisition should include purchasing single-family homes (including foreclosed and abandoned homes) in order to keep them affordable for future homebuyers. Also, projects to stabilize low-income and elderly homeowners (e.g. home repairs, relief from rising property taxes).
- Cooperative/collective ownership models for housing, businesses and commercial property. This builds wealth and responds to the group's concern that TIF-funded projects will attract/benefit outside investors and newcomers, rather than existing residents, Black people, and low-income people.
- Proactive, intentional programs needed to make sure Black-owned businesses/contractors and Black workers can benefit from the construction and small business opportunities created by the TIF district.

Houseless Community

- Facilities that provide basic services (e.g. laundry, garbage disposal, warming center).
- Low-barrier housing that provides some autonomy, such as tiny house villages.
- Property acquisition

Latinx Community

- Affordable housing was the top priority, including homeownership that is accessible for people who don't have a Social Security Number or need to build credit; rental housing for larger families; ADUs and other configurations with outdoor space for gardens and kids
- Food carts and other lower-barrier business opportunities
- Recreation and community education facilities, with activities and play space for kids and classes for adults, including classes on computer skills
- Property acquisition to keep housing permanently affordable (e.g what was successful at Oak Leaf, and could have been done at Normandy Apartments if funds were available)

Low-Income Homeowners

- Priority on affordable housing, including rental and homeownership; homeowners wanted others in the community to have access to housing as well
- ADA accessible affordable housing
- Recreational facilities for children and investments in commercial properties to support local small businesses
- Land banking as a way to assure space to build future affordable housing and small business

Mobile Home Park Residents

- Affordable homes are top priority, including rentals, homeownership (needs to be accessible to ITIN borrowers), and buying privately-owned mobile home parks
- Housing and facilities for people experiencing houselessness
- Resident-owned cooperatives for mobile home parks and apartments
- Home repairs, including for manufactured homes
- Property acquisition to make all of the other projects possible
- Facilities that provide access to services (resources for people, rental assistance, energy assistance)
- Recreation facilities and commercial properties are supported, but a lower priority than homes

Small Business Community

- Strong alignment between stable housing and successful businesses and commercial corridors: "More people living in the area means more businesses, and more businesses means more people."
- Support for mixed-use development that incorporates commercial, affordable homes, recreational facilities, and gardens/green space.
- Importance of continuing the existing NPI programs for small businesses

Somali Community

- Affordable homeownership
- Tiny homes for people experiencing homelessness
- Recreation options for youth
- Spaces for adult education opportunities
- Support for small businesses and mixed-use development

Community priorities for the eligible investments list – drawing on input from all 8 constituencies

1) Property acquisition

Common themes and priorities: Purchasing land before prices rise further was a popular idea. It was considered to be a keystone of maintaining affordability and stalling displacement.

Additional ideas: Purchasing abandoned properties and making them habitable for houseless community members. Purchasing single-family homes to create affordable homeownership opportunities.

2) Commercial buildings

Common themes and priorities: Participants across all groups support investments to benefit local businesses. Popular support for mixed-use development that could combine commercial, affordable homes, recreation facilities.

Additional ideas: Affordable groceries; food carts; establishing a community bank; ensuring that commercial property investments have a long-lasting community benefit, in addition to benefiting the business owner; a revolving loan fund so that money gets cycled through multiple projects

3) Housing

Common themes and priorities: Affordable housing was the top priority of most groups. Affordable rentals and homeownership were supported. Participants also prioritized investments that support people experiencing homelessness.

Additional ideas: Home repairs (including for manufactured homes), ability to purchase a home using an ITIN, ADA accessible housing, resident-owned cooperatives, affordable housing for college students

4) Recreational facilities

Common themes and priorities: Strong support for community spaces for recreation, education and connection, for youth and adults.

Additional ideas: Job and technical training at recreational facilities

5) Arts & Culture

Common themes and priorities: Community members supported public art paired with housing and/or businesses, but considered the housing and commercial investments to be a higher priority.

Additional ideas: Setting up community spaces where art could be sold

6) Infrastructure

Common themes and priorities: While many supported infrastructure improvements, it proved to be less pressing than preventing displacement. The implementation of investments in infrastructure (and all the other TIF-funded projects) should create equitable economic opportunities.

Additional ideas: Repaying TIF loans back into a pool that could be used for other projects