

Cully Community-Led Development District

Community Engagement Report: 2022 Meetings #2, February/March

Topic: Guiding Principles

Seven groups convened, 56 total participants

- Black community, **7** participants - Living Cully
- Houseless community, **3** participants - Living Cully
- Latinx community, **8** participants - Verde
- Low-income homeowners, **10** participants - Habitat for Humanity Portland Region
- Mobile home park residents, **11** participants - Living Cully
- Small business community, **12** participants - Our 42nd Avenue and Cully Boulevard Alliance
- Somali community, **4** participants - Hacienda

Participant demographics

Race/Ethnicity:

Black/African American: 9

Black/Somali: 3

Black/African: 1

Hispanic/Latinx: 19

White/Caucasian: 10

Filipino/White: 1

Asian: 1

Middle Eastern: 3

Unknown: 8

Themes and priorities from each group

Black Community

- Guiding Principles 1 - 3: Emphasized need for additional funding for programs and services that will go along with the capital investments. Supported being strategic about the order of investments in order to stabilize current residents before doing projects that could raise rents and property values.
- Guiding Principles 4 - 6: The community wanted to address other barriers to accessing TIF-funded opportunities, in addition to immigration status. This includes ensuring that application fees for housing are not a barrier, and folks with legal issues in their background are not prevented from accessing TIF opportunities. A realtor/developer that is familiar with these situations and the community makeup must be involved.
- Guiding Principles 7 - 10: There should be standards for ensuring that the BIPOC community has access to affordable housing, starting businesses and other TIF qualifying projects, removing barriers that prevent community members from accessing these benefits, and providing access for community members to technical expertise.

Houseless Community

- Guiding Principles 1 - 3: Housing stability is critical, especially for those who are unhoused. They felt like the priorities center people who are already housed.
- Guiding Principles 4 - 6: Community members were generally supportive of principles; one suggested investing in more resistant structures rather than trying to fix up mobile homes.
- Guiding Principles 7 - 10: They recognized the necessity of making accessibility a guiding principle, as people tend to experience more disabilities as they age. Several community members wanted to have TIF funds used on a dog park, because pets/animals bring people together.

Latinx Community

- Guiding Principles 1 - 3: Ideas like a childcare center were supported, with the understanding that there needs to be outside sources of funding. Affordable housing and homeownership for low-income community members were prioritized.
- Guiding Principles 4 - 6: They expressed support for cooperatives, community owned property, and BIPOC-focused contracting and employment opportunities.
- Guiding Principles 7 - 10: Removing barriers, establishing environmental standards, involving BIPOC and low-income community members in arts and culture, and accessibility were all popular.

Low-Income Homeowners

- Guiding Principles 1 - 3: While the ordering of investments was generally supported, several community members suggested putting “Build amenities like recreation centers” above “Build new housing and commercial buildings”.
- Guiding Principles 4 - 6: Community members expressed concern for ‘forced’ improvements pushing small business owners out, as well as the long-term impacts of improvements to businesses and any affordability issues that the business owners could face down the road. There were also concerns about the benefit of improvements not extending stability beyond the sale of a building.
- Guiding Principles 7 - 10: They urged consideration of other barriers, such as coming out of DV shelters, credit history, incarceration and houselessness. They were supportive of accessibility.

Mobile Home Park Residents

- Guiding Principles 1 - 3: MHP residents were especially interested in the order of investments and stabilization being the first priority for the neighborhood. Housing was an overall priority.
- Guiding Principles 4 - 6: A few MHP residents are wanting to start the process of creating cooperative ownership of the parks. They specifically asked how to do this and who to talk to in order to start the process. They had questions about how TIF could help parks become a cooperative and how ownership would work.
- Guiding Principles 7 - 10: Consideration of other barriers such as criminal history, credit score, and previous evictions was urged. They approved of climate and environment

principles, especially energy efficiency and cleanup of contaminated properties. Physical accessibility was highlighted as being important.

Small Business Community

- Guiding Principles 1 - 3: There was a lot of support for commercial leaseholders and community members owning their buildings.
- Guiding Principles 4 - 6: Small business owners had questions about the total funds the TIF district will bring in, and whether there will be a matching fund structure for projects in the early years of its implementation. They approved of the idea of stabilization for the first few years.
- Guiding Principles 7 - 10: Small business owners wanted to know if TIF funds could help with building repairs. They also wanted to know if Prosper Portland had any protections in place to prevent building owners from using TIF funds to improve a building, then reselling it for more money.

Somali Community

- Guiding Principles 1 - 3: Community members agreed with order of investments over time, combining TIF with other funding sources and analysis of investments.
- Guiding Principles 4 - 6: Community members suggested that benefits include TIF funds applied to improving safety.
- Guiding Principles 7 - 10: Community members agreed with addressing barriers based on immigration status, climate and environment, arts and culture and physical accessibility.

Community priorities for guiding principles for TIF District Investments – drawing on input from 7 constituencies

Order of investments over time

Common themes and priorities: While generally agreeing with the order of investments, some community members wanted amenities to be a higher priority.

Combine TIF with other funding

Common themes and priorities: Community members understood that there would be a lot of budgetary moving parts, and thought it would be an important part of funding projects like a childcare center.

Analysis of investments

Common themes and priorities: Focus groups supported community oversight on proposed projects, though there was concern that having that many principles might slow down certain projects or prevent small business owners from accessing TIF funds.

Community benefits from TIF investments

Common themes and priorities: Ensuring that the entire community benefits from TIF was popular.

Support for cooperative ownership

Common themes and priorities: Community members supported the cooperative model, with Mobile Home Community Members especially interested in what support would mean for them.

Contracting and Employment

Common themes and priorities: Community members supported prioritizing BIPOC and low-income folks in the Cully neighborhood for employment opportunities, but wondered what the enforcement mechanisms would look like.

Address barriers based on immigration status

Common themes and priorities: Expanding the definition of barriers to include criminal history, credit score, and previous evictions was proposed repeatedly.

Climate and Environment

Common themes and priorities: Community members supported renewable energy and cleanup efforts.

Physical Accessibility

Common themes and priorities: Community members recognized the importance of making buildings accessible to all community members.