

Rosewood Neighborhood Prosperity Initiative Urban Renewal Plan

April 11, 2012

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I. Introduction

The Neighborhood Economic Development Strategy (the “NED Strategy”) is a citywide initiative to foster economic opportunity and neighborhood vitality throughout Portland neighborhoods. On October 18, 2011, Mayor Adams and County Chair Cogen jointly announced the Neighborhood Prosperity Initiative (the “NPI”), one of the NED Strategy’s key elements that will result in the creation of several small, innovative urban renewal areas, focused on neighborhood commercial areas. The goal of the NPI is to strengthen the economic competitiveness of business districts through community-planned and community-implemented actions. Under the NPI, six neighborhood commercial corridors (each, a “NPI District”) successfully applied to be part of the first round of the NPI. Those areas include:

42nd Avenue	Rosewood
Cully Blvd	Division – Midway
Parkrose	82nd Avenue and Division

The NPI Districts were prioritized based on five criteria: concentrations of blighted properties in the commercial corridor, capacity of business/community organizations, concentrations of locally-owned businesses, concentrations of minority-owned and/or serving businesses, designation of commercial zoning and commercial uses along corridors, and demographic factors of poverty, low household incomes, and declining commercial investment. URAs generate revenue through tax increment financing (“TIF”) which will provide a portion of each NPI District’s funding for capital improvement projects. In order to be fully successful, each NPI District will require additional funding revenues beyond the TIF resources available to each NPI District. The Portland Development Commission (“PDC” or “Commission”) intends to enter into intergovernmental agreements with its city and county partners to secure such additional funding revenues. This Rosewood NPI Urban Renewal Plan (this “Plan”) outlines a strategy to invest TIF in underutilized property in the Rosewood NPI District (the “District”) to meet the goal of the NPI.

Neighborhood support and ownership is critical, and as such, the formation process started with District-oriented organization of a broad cross-section of people representing the District’s business community, residents, property owners, organizations, and community groups. It is the intention that everyone with a stake in the District and its future should be involved in preparing a plan that best meets the economic development needs of the District. Input has been solicited, received and considered in the development of this Plan.

In summary, this Plan will focus on enhancing the vitality of the business district, consistent with the following community-developed vision statement:

We are building a safe, healthy, respectful, vibrant and inclusive community that brings prosperity to everyone in Rosewood. Empowered community members drive meaningful and appropriate change in partnership with agencies across Portland, Gresham and Multnomah County jurisdictions. Residents and businesses are connected to one another and to resources that help achieve shared goals. We utilize strengths in the community to build a positive image and future for Rosewood.

This is a neighborhood where people want to live and local businesses thrive with community support. It is safe to walk at all times of the day and night. The major commercial centers at SE 162nd and Stark and SE 148th and Stark are economically vibrant and convenient by a variety of modes of transportation. There are good connections from these commercial centers to MAX Light Rail on Burnside as well as walking and biking accessibility for local residents. Cohesive design elements tie the district together and create a beautiful environment that people take pride in. Mentorships and apprenticeships focus on empowering vulnerable community members, especially youth, people of color, immigrants, New Portlanders, people with disabilities and people in poverty. Residents and businesses celebrate the rich cultural diversity and history of Rosewood, attracting long-term residents, businesses and visitors alike.

II. Rosewood NPI District Map and Legal Description

The District shown in Figure 1 below contains 135.6 acres, including public right-of-way. There are 264 tax lots within the District, totaling 106.7 acres. The District overlaps portions of the following neighborhood and business associations:

- Wilkes Neighborhood Association
- Hazelwood Neighborhood Association
- Glenfair Neighborhood Association
- Centennial Neighborhood Association
- Gateway Area Business Association

A. Legal Description

The legal description of the District is attached as Exhibit 1, with an associated map as Exhibit 1.A.

B. Proposed Land Uses

The City of Portland's Comprehensive Plan and implementing ordinances govern land use within the District. Any adopted change in the Comprehensive Plan or implementing ordinances shall automatically amend this Section, as applicable, without the necessity of any further formal action. This Section shall thereafter incorporate any relevant amendments, additions or deletions. To the extent this Section conflicts with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern.

Title 33, Portland City Code is incorporated herein to establish the maximum densities and building requirements to be implemented with this Plan.

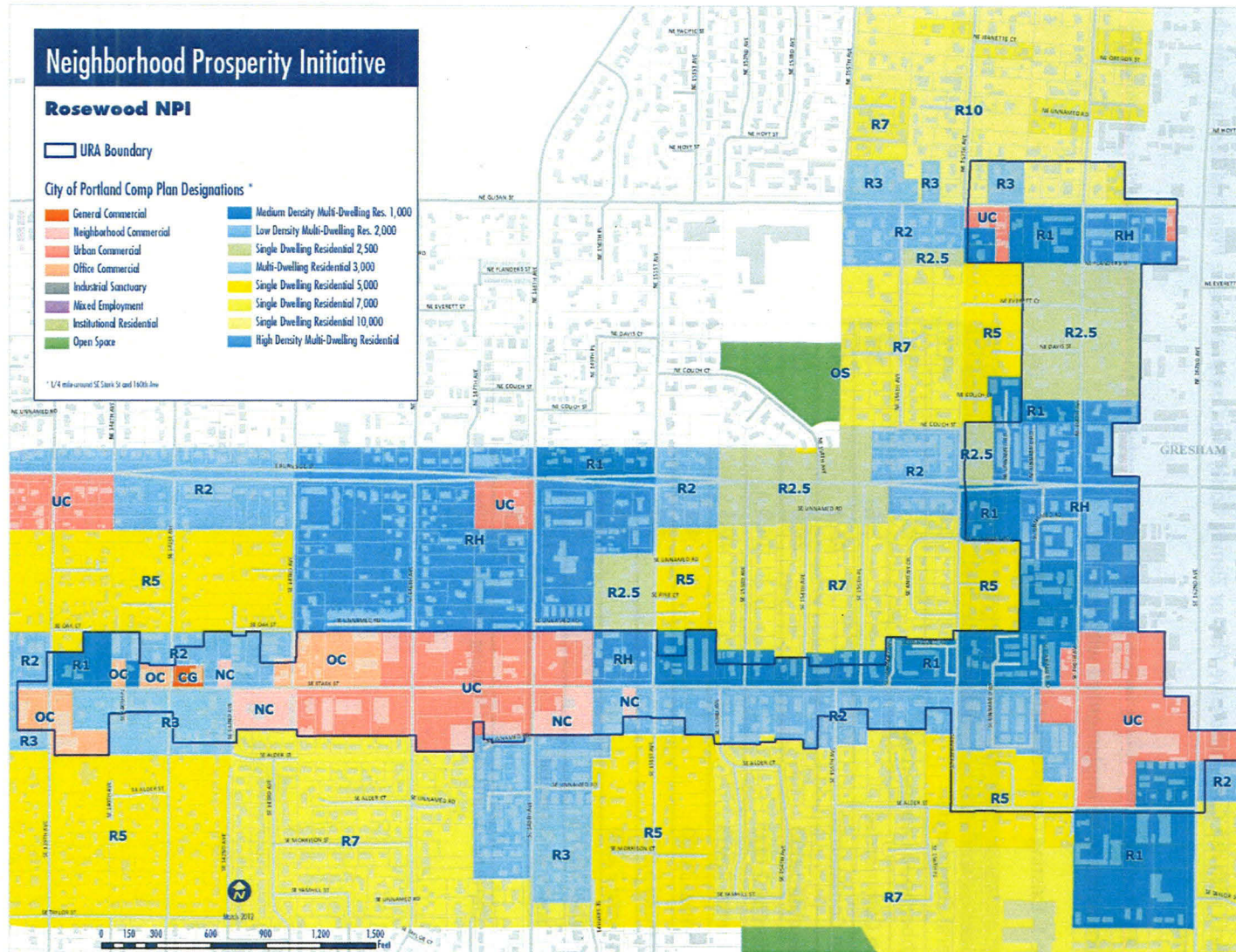
Table 1. Existing Comprehensive Plan Designations of District

Comprehensive Plan Designation	Acreage	% of Total
General Commercial	0.3	<1%
Neighborhood Commercial	3.1	3%
Office Commercial	5.6	5%
Urban Commercial	25.4	24%
Residential 1,000	20.0	19%
Residential 2,000	14.9	14%
Residential 2,500	10.1	9%
Residential 3,000	4.2	4%
Residential 5,000	3.0	3%
Residential 7,000	0.5	1%
Residential 10,000	2.3	2%
High Density Residential	17.3	16%
Total	106.7	100%

*Source: City of Portland Bureau of Planning and Sustainability

Exhibit A

Figure 1. District Boundary and Comprehensive Plan Map



III. Urban Renewal Projects

In order to achieve the goal of the NPI, the following projects will be undertaken in the District by the Commission, in accordance with applicable federal, state, county and city laws, policies and procedures. Such projects may be modified, expanded or eliminated as needed to meet the goal of the NPI as set forth in this Plan, subject to Section VIII, Procedures for Amendments to the Plan.

A. Projects

Commercial corridor revitalization will occur through capital improvement projects, which could be public or private in nature, including, but not limited to, improvements to business exteriors and interiors, street furniture, garbage receptacles, lighting, district signage, gateway markers, and other small-scale, permanent capital improvements and administrative support therefore (collectively, the "Projects").

The Projects shall also include program development and project planning activities necessary to achieve the goal of the NPI as set forth in this Plan. The Commission will also undertake administration of all aspects of this Plan, in a manner consistent with the NPI.

IV. Relationship to Local Plans and Objectives

A. Portland Comprehensive Plan

This Plan is in conformity with the Portland Comprehensive Plan and its supporting neighborhood and area plans, as a whole relative to the Projects of the District, including public improvements.

B. City of Portland Economic Development and Neighborhood Economic Development Strategies

The Five-Year Economic Development Strategy (the "Strategy") was adopted by the Portland City Council ("Council") on July 8, 2009, via Resolution Number 36714. The Strategy sets forth the approach for building the most sustainable economy in the world, with the goal of creating 10,000 new jobs in five years. Building a sustainable economy requires a balanced focus on job growth, innovation in sustainability and equality of economic opportunity through competitiveness, urban innovation and neighborhood business vitality. This Plan meets Strategy Goal 3:

- Goal 3: Neighborhood Business Vitality
 - Achieve equality of opportunity by stimulating economic activity in neighborhoods throughout the city.

This Plan also implements the NED Strategy, adopted by Council on May 25, 2011, via Resolution Number 36864. The NED Strategy articulates how community partners, business leadership and public partners can use focused neighborhood-level actions to collectively foster economic opportunity and neighborhood vitality throughout Portland. The goal of the NED Strategy is to create thriving

commercial areas, successful neighborhood businesses and equitable access to quality jobs. In particular, the Plan will implement NED Strategy Objectives 1 and 2:

- Objective 1: Build Local Capacity to Achieve Economic Development Outcomes
 - A. Strengthen Community Capacity to Develop Neighborhood Economic Development Plans
 - B. Increase Citywide Community and Organizational Capacity
- Objective 2: Drive Neighborhood Business Growth
 - A. Connect Traded Sector and Neighborhood Work
 - B. Seed Investments to Implement Neighborhood Economic Development Plans
 - C. Expand Citywide Financial Tools for Neighborhood Businesses

V. Relocation Policy

All relocation activities will be undertaken in accordance with the requirements of ORS 281.045-281.105, PDC Relocation Policies and Procedures and any other applicable law or regulation.

VI. Property Acquisition and Disposition Policies

No property acquisition or disposition is anticipated in this District.

VII. Plan Financing

A. General Description of the Proposed Financing Methods

The Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the federal government, the state, city, county, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS 457 and Chapter XV of the City Charter. Upon request of the Commission, Council may from time to time issue revenue bonds, certificates, debentures or promissory notes to assist in financing project activities as provided by Section 15-106 of the City Charter.

The funds obtained by the Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS 457 and Chapter XV of the City Charter in connection with the implementation of this Plan.

The total maximum indebtedness which may be incurred under this Plan is \$1,250,000.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by fund allocated to the Commission as provided in section 1c, Article IX of the Oregon Constitution and ORS 457.420 through ORS 457.450.

VIII. Procedures for Amendments to the Plan

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

A. Substantial Amendments

Substantial amendments are solely amendments that:

1. Add land to the District, except for an addition of land that totals not more than one percent of the existing District; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under this Plan.

Substantial amendments shall require the same approval process as required for initial plan adoption including the approval process as provided in ORS 457.095 and the notice requirement set forth in ORS 457.120.

B. Council-Approved Amendments

Council-approved amendments are solely amendments that:

1. Identify a project that includes a public building to the extent such project has not previously been identified in this Plan along with an explanation of how such project would serve or benefit the District.

Council-approved amendments require approval by PDC by resolution and by Council, which may approve the amendment by resolution. Council-approved amendments do not require any of the procedural or notice requirements found in ORS Chapter 457, including but not limited to the procedures set forth in ORS 457.085(4) and (5). To the extent that a Council-approved amendment involves a public building, such amendment shall explain how the project serves or benefits the District.

C. Minor amendments

Minor amendments are amendments that are neither substantial, nor Council-approved amendments. Minor amendments may include changing the goals of the Plan or removing land from the urban renewal area. Minor amendments are effective upon adoption of a resolution by PDC approving the amendment.

IX. Other Provisions

A. Non-Discrimination

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, gender, sexual orientation, marital status, citizenship status, or national origin.

B. Agreements to Implement This Plan

The Commission may implement this Plan through one or more grant agreements with a neighborhood entity that will identify neighborhood needs, disburse and account for the use of Plan funds and carry out implementation of the Plan. It is the intention of the Commission to utilize such agreements to guide and specify public investments and private development to ensure that the Projects are in conformance with this Plan.

C. Duration of Urban Renewal Plan

No indebtedness, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under this Plan (or under any of the Projects undertaken with respect to this Plan) once maximum indebtedness is reached.

D. Validity

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

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ENGINEERING
LANDSCAPE ARCHITECTURE
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



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EXHIBIT 1
LEGAL DESCRIPTION, PAGE 1 OF 7

ROSEWOOD
NEIGHBORHOOD PROSPERITY INITIATIVE
URBAN RENEWAL AREA

PORTLAND, OREGON

Beginning at the northwest corner of Lot 1, Block G of the Plat of "Glendoveer Acres", Assessor Map 1N2E 36AD, at the intersection of the easterly right-of-way line of NE 157th Avenue and the northerly line of said Lot 1, located in the Northeast One-Quarter of Section 36, Township 1 North, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, State of Oregon;

1. Thence easterly 844 feet, more or less, along said north line and the north line of Lots 2, 3, 4, 5, and 6, Block G of said Plat, the north line of Lots 1 and 2, Block H of said Plat to the intersection with the east line of Lot 2, Block H of said Plat, Assessor Map 1N2E 36AD;
2. Thence southerly 200 feet, more or less, along said east line to its intersection with the northerly right-of-way line of NE Glisan Street, Assessor Map 1N2E 36AD;
3. Thence easterly 289 feet, more or less, along said northerly right-of-way line to its intersection with the northerly extension of a line parallel to and 44 feet easterly of the west line of Lot 4, Block 2 of the Plat of "Meyermead", Assessor Map 1N2E 36DA;
4. Thence southerly 356 feet, more or less, along said parallel line to its intersection with the north line of Lot 5, Block 2 of said Plat, Assessor Map 1N2E 36DA;
5. Thence westerly 194 feet, more or less, along said north line to its intersection with the north-south center line of Block 2 of said Plat, Assessor Map 1N2E 36DA;
6. Thence southerly 875 feet, more or less, along said north-south center line to its intersection with the north line of Lot 14, Block 2 of said Plat, Assessor Map 1N2E 36DA;
7. Thence westerly 50 feet, more or less, along said north line to its intersection with the east line of Lot 15, Block 2 of said Plat, Assessor Map 1N2E 36DA;
8. Thence southerly 294 feet, more or less, along said east line to its intersection with the northerly right-of-way line of E Burnside Street, Assessor Map 1N2E 36DA;
9. Thence easterly 150 feet, more or less, along said northerly right-of-way line to its intersection with the east line of Lot 14, Block 2 of said Plat, Assessor Map 1N2E 36DA;
10. Thence southerly 853 feet, more or less, along the north-south center line of Block 3 of said Plat and the northerly extension thereof to its intersection with the north line of Lot 10, Block 3 of said Plat, Assessor Map 1N2E 36DD;

Exhibit A

11. Thence easterly 150 feet, more or less, along said north line to its intersection with the west line of Lot 9, Block 3 of said Plat, Assessor Map 1N2E 36DD;
12. Thence southerly 355 feet, more or less, along said west line and the southerly extension thereof to its intersection with the southerly right-of-way line of SE Stark Street, Assessor Map 1S2E 1AA;
13. Thence easterly 136 feet, more or less, along said southerly right-of-way line to its intersection with the westerly right-of-way line of SE 162nd Avenue, Assessor Map 1S2E 1AA;
14. Thence southerly 188 feet, more or less, along said westerly right-of-way line to its intersection with the westerly extension of a line parallel to and 188 feet southerly of the southerly right-of-way line of SE Stark Street, being the south line of Tax Lot 12300, Assessor Map 1S3E 6BB;
15. Thence easterly 290 feet, more or less, along said parallel line and the westerly extension thereof to its intersection with the east line of Tax Lot 12600, Assessor Map 1S3E 6BB;
16. Thence southerly 167 feet, more or less, along said east line to its intersection with the south line of said Tax Lot, Assessor Map 1S3E 6BB;
17. Thence westerly 200 feet, more or less, along said south line to its intersection with the easterly right-of-way line of SE 162nd Avenue, Assessor Map 1S3E 6BB;
18. Thence southerly 290 feet, more or less, along said easterly right-of-way line to its intersection with the easterly extension of the southerly right-of-way line of SE Alder Street, Assessor Map 1S3E 6BB;
19. Thence westerly 1402 feet, more or less, along said southerly right-of-way line and the easterly extension thereof to its intersection with the southerly extension of the westerly right-of-way line of SE 157th Avenue, Assessor Map 1S2E 1AB;
20. Thence northerly 575 feet, more or less, along said westerly right-of-way line and the southerly extension thereof, to its intersection with the south line of the Plat of "Brinton Tract", Assessor Map 1S2E 1AB;
21. Thence westerly 140 feet, more or less, along said south line to its intersection with the west line of the east one-half of Lot 2, Block B of the Plat of "Ritlow Acres", Assessor Map 1S2E 1AB;
22. Thence southerly 121 feet, more or less, along said west line to its intersection with the north line of the Plat of "Driftwood", Assessor Map 1S2E 1AB;
23. Thence westerly 320 feet, more or less, along said north line to its intersection with the east line of the Plat of "Roses", Assessor Map 1S2E 1AB;
24. Thence northerly 109 feet, more or less, along said east line to its intersection with the north line of Lot 4 of said Plat, Assessor Map 1S2E 1AB;
25. Thence westerly 150 feet, more or less, along said north line to its intersection with the easterly right-of-way line of SE 155th Avenue, Assessor Map 1S2E 1AB;
26. Thence southerly 37 feet, more or less, along said easterly right-of-way line to its intersection with the easterly extension of the north line of Tax Lot 1800, Assessor Map 1S2E 1AB;
27. Thence westerly 126 feet, more or less, along said north line and the easterly extension thereof to its intersection with a line parallel to and 77.50 feet westerly of the east line of Lot 2, Block A of the Plat of "Ritlow Acres", Assessor Map 1S2E 1AB;
28. Thence southerly 183 feet, more or less, along said parallel line to its intersection with the north line of Partition Plat Number 1994-037, Assessor Map 1S2E 1AB;
29. Thence westerly 77 feet, more or less, along said north line to its intersection with the east line of Block 1 of the Plat of "Dartmoor", Assessor Map 1S2E 1AB;

30. Thence northerly 50 feet, more or less, along said east line to its intersection with the northerly line of said Block 1, Assessor Map 1S2E 1AB;
31. Thence westerly 511 feet, more or less, along said northerly line and the westerly extension thereof to its intersection with the westerly right-of-way line of SE 153rd Avenue, Assessor Map 1S2E 1AB;
32. Thence northerly 53 feet, more or less, along said westerly right-of-way line to its intersection with the south line of Lot 40 of the Plat of "Loma Acres", Assessor Map 1S2E 1BA;
33. Thence westerly 165 feet, more or less, along said south line to its intersection with the east line of Lot 39 of said Plat, Assessor Map 1S2E 1BA;
34. Thence northerly 92 feet, more or less, along said east line to its intersection with a line parallel to and 91.60 feet northerly of the south line of said Lot 39, Assessor Map 1S2E 1BA;
35. Thence westerly 185 feet, more or less, along said parallel line and the westerly extension thereof to its intersection with the westerly right-of-way line of SE 151st Avenue, Assessor Map 1S2E 1BA;
36. Thence northerly 8 feet, more or less, along said westerly right-of-way line to its intersection with a line parallel to and 100 feet northerly of the south line of Lot 22 of said Plat, Assessor Map 1S2E 1BA;
37. Thence westerly 153 feet, more or less, along said parallel line to its intersection with the east line of Lot 21 of said Plat, Assessor Map 1S2E 1BA;
38. Thence southerly 100 feet, more or less, along said east line to its intersection with the south line of said Lot 21, Assessor Map 1S2E 1BA;
39. Thence westerly 543 feet, more or less, along said south line and the south line of Lots 20 and 19 of said Plat and the westerly extension thereof to its intersection with the westerly right-of-way line of SE 148th Avenue, Assessor Map 1S2E 1BA;
40. Thence southerly 39 feet, more or less, along said westerly right-of-way line to its intersection with the northerly line of the Plat of "Loma Acres Condominiums", Assessor Map 1S2E 1BA;
41. Thence westerly 390 feet, more or less, along said northerly line to its intersection with the west line of said Plat, Assessor Map 1S2E 1BA;
42. Thence southerly 164 feet, more or less, along said west line to its intersection with the south line of Tax Lot 200, Assessor Map 1S2E 1BB;
43. Thence westerly 311 feet, more or less, along said south line to its intersection with the easterly right-of-way line of SE 146th Avenue, Assessor Map 1S2E 1BB;
44. Thence northerly 90 feet, more or less, along said easterly right-of-way line to its intersection with the easterly extension of the north line of the Plat of "Pender Addition", Assessor Map 1S2E 1BB;
45. Thence westerly 656 feet, more or less, along said north line and the easterly extension thereof and the south line of Partition Plat Number 1996-039 to its intersection with the east line of Lot 2, Block 1 of the Plat of "Robin Wood", Assessor Map 1S2E 1BB;
46. Thence northerly 35 feet, more or less, along said east line to its intersection with the south line of Lot 1, Block 1 of said Plat, Assessor Map 1S2E 1BB;
47. Thence westerly 329 feet, more or less, along said south line to its intersection with the easterly right-of-way line of SE 142nd Avenue, Assessor Map 1S2E 1BB;
48. Thence southerly 70 feet, more or less, along said easterly right-of-way line to its intersection with the easterly extension of the north line of Partition Plat Number 2005-035, Assessor Map 1S2E 2AA;

Exhibit A

49. Thence westerly 351 feet, more or less, along said north line and the easterly extension thereof and the north line of Partition Plat Number 2001-001 to its intersection with the easterly right-of-way line of SE 141st Avenue, Assessor Map 1S2E 2AA;
50. Thence northerly 170 feet, more or less, along said easterly right-of-way line to its intersection with the easterly extension of a line parallel to and 100 feet northerly of the south line of Lot 1, Block 2 of the Plat of "Hood Acres", Assessor Map 1S2E 2AA;
51. Thence westerly 250 feet, more or less, along said parallel line and the easterly extension thereof and along a line parallel to and 100 feet northerly of the south line of Lot 2, Block 2 of said Plat to its intersection with the east line of the Plat of "Pop's Estates", Assessor Map 1S2E 2AA;
52. Thence southwesterly 22 feet, more or less, to the northeast corner of Lot 2 of said Plat, Assessor Map 1S2E 2AA;
53. Thence westerly 80 feet, more or less, along the north line of said Lot 2 to its intersection with the east line of Lot 18, Block 2 of the Plat of "Hood Acres", Assessor Map 1S2E 2AA;
54. Thence southerly 230 feet, more or less, along said east line and the east line of Lot 17, Block 2 of said Plat to its intersection with the north line of Lot 16, Block 2 of said Plat, Assessor Map 1S2E 2AA;
55. Thence westerly 298 feet, more or less, along said north line to its intersection with the easterly right-of-way line of SE 139th Avenue, Assessor Map 1S2E 2AA;
56. Thence northerly 140 feet, more or less, along said easterly right-of-way line to its intersection with the easterly extension of the north line of Lot 3, Block 3 of said Plat, Assessor Map 1S2E 2AA;
57. Thence westerly 206 feet, more or less, along said north line and the easterly extension thereof to its intersection with the east line of Lot 2, Block 3 of said Plat, Assessor Map 1S2E 2AA;
58. Thence northerly 270 feet, more or less, along said east line and the northerly extension thereof to its intersection with the northerly right-of-way line of SE Stark Street, Assessor Map 1N2E 35DD;
59. Thence easterly 159 feet, more or less, along said northerly right-of-way line to its intersection with the westerly right-of-way line of SE 139th Avenue, Assessor Map 1N2E 35DD;
60. Thence northerly 161 feet, more or less, along said westerly right-of-way line to its intersection with the westerly extension of a line parallel to and 110 feet southerly of the north line of Lot 107 of the Plat of "Ascot Acres", Assessor Map 1N2E 35DD;
61. Thence easterly 200 feet, more or less, along said parallel line and the westerly extension thereof to its intersection with the west line of Lot 108 of said Plat, Assessor Map 1N2E 35DD;
62. Thence northerly 110 feet, more or less, along said west line to its intersection with the north line of said Lot 108, Assessor Map 1N2E 35DD;
63. Thence easterly 310 feet, more or less, along said north line and the north line of Lot 109 of said Plat to its intersection with the east line of said Lot 109, Assessor Map 1N2E 35DD;
64. Thence southerly 173 feet, more or less, along said east line to its intersection with a line parallel to and 108 feet northerly of the south line of Lot 110 of said Plat, Assessor Map 1N2E 35DD;
65. Thence easterly 54 feet, more or less, along said parallel line to its intersection with a line parallel to and 54 feet easterly of the west line of said Lot 110, Assessor Map 1N2E 35DD;

Exhibit A

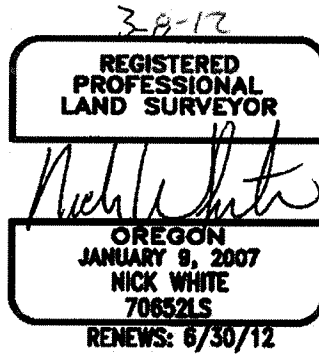
66. Thence southerly 10 feet, more or less, along said parallel line to its intersection with a line parallel to and 97.65 feet northerly of the south line of said Lot 110, Assessor Map 1N2E 35DD;
67. Thence easterly 141 feet, more or less, along said parallel line and the easterly extension thereof to its intersection with the easterly right-of-way line of SE 141st Avenue, Assessor Map 1N2E 35DD;
68. Thence northerly 103 feet, more or less, along said easterly right-of-way line to its intersection with a line parallel to and 80 feet southerly of the north line of Lot 143 of said Plat, Assessor Map 1N2E 35DD;
69. Thence easterly 155 feet, more or less, along said parallel line to its intersection with the east line of Lot 143 of said Plat, Assessor Map 1N2E 35DD;
70. Thence northerly 80 feet, more or less, along said east line to its intersection with the south line of Lot 142 of said Plat, Assessor Map 1N2E 35DD;
71. Thence easterly 155 feet, more or less, along said south line to its intersection with the east line of Lot 144 of said Plat, Assessor Map 1N2E 35DD;
72. Thence southerly 22 feet, more or less, along said east line to its intersection with a line parallel to 22 feet southerly of the north line of Lot 145 of said Plat, Assessor Map 1N2E 36CC;
73. Thence easterly 78 feet, more or less, along said parallel line to its intersection with the west line of the east one-half of said Lot 145, Assessor Map 1N2E 36CC;
74. Thence northerly 22 feet, more or less, along said west line to its intersection with the southerly right-of-way line of SE Oak Street, Assessor Map 1N2E 36CC;
75. Thence easterly 78 feet, more or less, along said southerly right-of-way line to its intersection with the west line of Lot 146 of said Plat, Assessor Map 1N2E 36CC;
76. Thence southerly 172 feet, more or less, along said west line to its intersection with the south line of Parcel 1 of Partition Plat Number 1998-158, Assessor Map 1N2E 36CC;
77. Thence easterly 195 feet, more or less, along said south line and the easterly extension thereof to its intersection with the easterly right-of-way line of SE 143rd Avenue, Assessor Map 1N2E 36CC;
78. Thence northerly 176 feet, more or less, along said easterly right-of-way line to its intersection with the south line of Lot 178 of the Plat of "Ascot Acres", Assessor Map 1N2E 36CC;
79. Thence easterly 1975 feet, more or less, along said south line and the south line of Lots 183, 214, 219, 250, and 255 of said Plat and the easterly extension thereof to its intersection with the easterly right-of-way line of SE 151st Avenue, Assessor Map 1N2E 36CD;
80. Thence southerly 145 feet, more or less, along said easterly right-of-way line to its intersection with the north line of Partition Plat Number 1999-155, Assessor Map 1N2E 36CD;
81. Thence easterly 150 feet, more or less, along said north line to its intersection with the west line of Lot 288 of the Plat of "Ascot Acres", Assessor Map 1N2E 36CD;
82. Thence northerly 140 feet, more or less, along said west line to its intersection with the north line of said Lot 288, Assessor Map 1N2E 36CD;
83. Thence easterly 165 feet, more or less, along said north line to its intersection with the west line of the Plat of "Oremont Homes", Assessor Map 1N2E 36DC;
84. Thence southerly 185 feet, more or less, along said west line to its intersection with the south line of Lot 2 of said Plat, Assessor Map 1N2E 36DC;

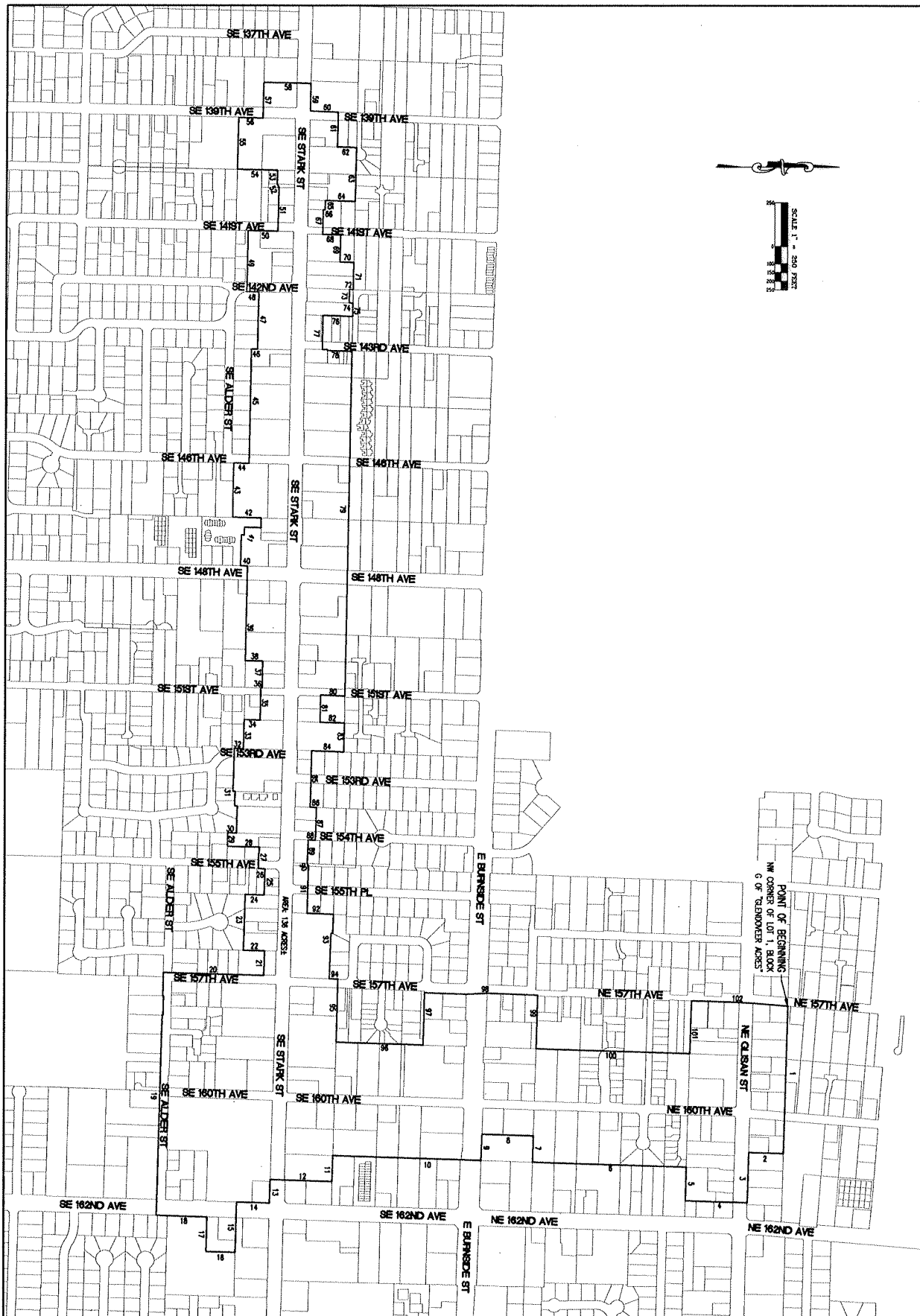
Exhibit A

85. Thence easterly 323 feet, more or less, along said south line and the south line of Lot 25 of said Plat to its intersection with the west line of the Plat of "Panian Subdivision", Assessor Map 1N2E 36DC;
86. Thence northerly 37 feet, more or less, along said west line to its intersection with the south line of Lot 2, Block 1 of said Plat, Assessor Map 1N2E 36DC;
87. Thence easterly 188 feet, more or less, along said south line and the easterly extension thereof to its intersection with the easterly right-of-way line of SE 154th Avenue, Assessor Map 1N2E 36DC;
88. Thence southerly 42 feet, more or less, along said easterly right-of-way line to its intersection with the south line of Lot 2, Block 2 of said Plat, Assessor Map 1N2E 36DC;
89. Thence easterly 134 feet, more or less, along said south line to its intersection with the east line of said Lot 2, Assessor Map 1N2E 36DC;
90. Thence northeasterly 17 feet, more or less, to the intersection of the west line of the Plat of "Eastglade Park" and the south line of Lot 2, Block 1 of said Plat, Assessor Map 1N2E 36DC;
91. Thence easterly 270 feet, more or less, along said south line and the south line of Lot 2, Block 2 of said Plat to its intersection with the east line of said Plat, Assessor Map 1N2E 36DC;
92. Thence northerly 152 feet, more or less, along said east line to its intersection with the southerly line of the Plat of "Crofton", Assessor Map 1N2E 36DC;
93. Thence easterly 380 feet, more or less, along said southerly line to its intersection with the westerly right-of-way line of SE 157th Avenue, Assessor Map 1N2E 36DC;
94. Thence northerly 50 feet, more or less, along said westerly right-of-way line to its intersection with the westerly extension of the north line of Lot 12, Block 4 of the Plat of "Meyermead", Assessor Map 1N2E 36DD;
95. Thence easterly 361 feet, more or less, along said north line and the westerly extension thereof and the north line of Lot 11, Block 4 of said Plat to its intersection with the north-south center line of Block 4 of the Plat of "Meyermead", Assessor Map 1N2E 36DD;
96. Thence northerly 500 feet, more or less, along said north-south center line to its intersection with the south line of Lot 2, Block 4 of said Plat, Assessor Map 1N2E 36DD;
97. Thence westerly 299 feet, more or less, along said south line and the south line of Lot 1, Block 4 of said Plat to its intersection with the easterly right-of-way line of NE 157th Ave, Assessor Map 1N2E 36DD;
98. Thence northerly 650 feet, more or less, along said easterly right-of-way line to its intersection with the south line of Lot 16, Block 1 of said Plat, Assessor Map 1N2E 36DA;
99. Thence easterly 307 feet, more or less, along said south line to its intersection with the north-south center line of Block 1 of said Plat, Assessor Map 1N2E 36DA;
100. Thence northerly 875 feet, more or less, along said north-south center line to its intersection with the south line of Lot 2, Block 1 of said Plat, Assessor Map 1N2E 36DA;
101. Thence westerly 304 feet, more or less, along said south line and the south line of Lot 1, Block 1 of said Plat to its intersection with the easterly right-of-way line of NE 157th Avenue, Assessor Map 1N2E 36DA;

102. Thence northerly 555 feet, more or less, along said easterly right-of-way line to its intersection with the north line of Lot 1, Block G of the Plat of "Glendoveer Acres", and the Point of Beginning.

Said Rosewood NPI District Boundary Line delineates an Area containing 136 acres, more or less, and lying entirely within the City of Portland, County of Multnomah, State of Oregon.





<p>1 OF 1</p> <p>SHEET</p> <p>JOB NUMBER</p> <p>30728</p>	<p>AKS</p> <p>ENGINEERING • PLANNING</p> <p>SURVEYING • FORESTRY</p> <p>13810 SW GALEBREATH DR.</p> <p>SUITE 100</p> <p>SEASIDE, OR 97138</p> <p>PHONE: (503) 255-8799</p> <p>FAX: (503) 255-8999</p>	<p>ROSEWOOD</p> <p>NEIGHBORHOOD PROSPERITY INITIATIVE</p> <p>URBAN RENEWAL AREA</p> <p>PORTLAND OREGON</p>	<p>EXHIBIT 1A,</p> <p>LEGAL DESCRIPTION MAP</p> <p>ROSEWOOD NPI-URA</p> <p>AREA: 136 ACRES±</p>
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Report Accompanying the
Rosewood
Neighborhood Prosperity Initiative
Urban Renewal Plan

April 11, 2012

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I. Introduction

This Technical Report accompanying the Rosewood Neighborhood Prosperity Initiative Urban Renewal Plan (this "Report") contains background information and project details for the Rosewood Neighborhood Prosperity Initiative Urban Renewal Plan (the "Plan"). This Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by the City Council ("Council") as part of its approval of the Plan. The Report provides the information required in ORS 457.085(3).

II. Description of Existing Physical, Social, and Economic Conditions and Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population

A. Physical Conditions

1. Land Use and Zoning

The Rosewood Neighborhood Prosperity Initiative Urban Renewal Area, hereinafter referred to as the "District," shown in Figure 1 below contains 135.6 acres, including public right-of-way. There are 264 tax lots within the District, totaling 106.7 acres. Existing land use and zoning of the District are detailed in Tables 1 and 2.

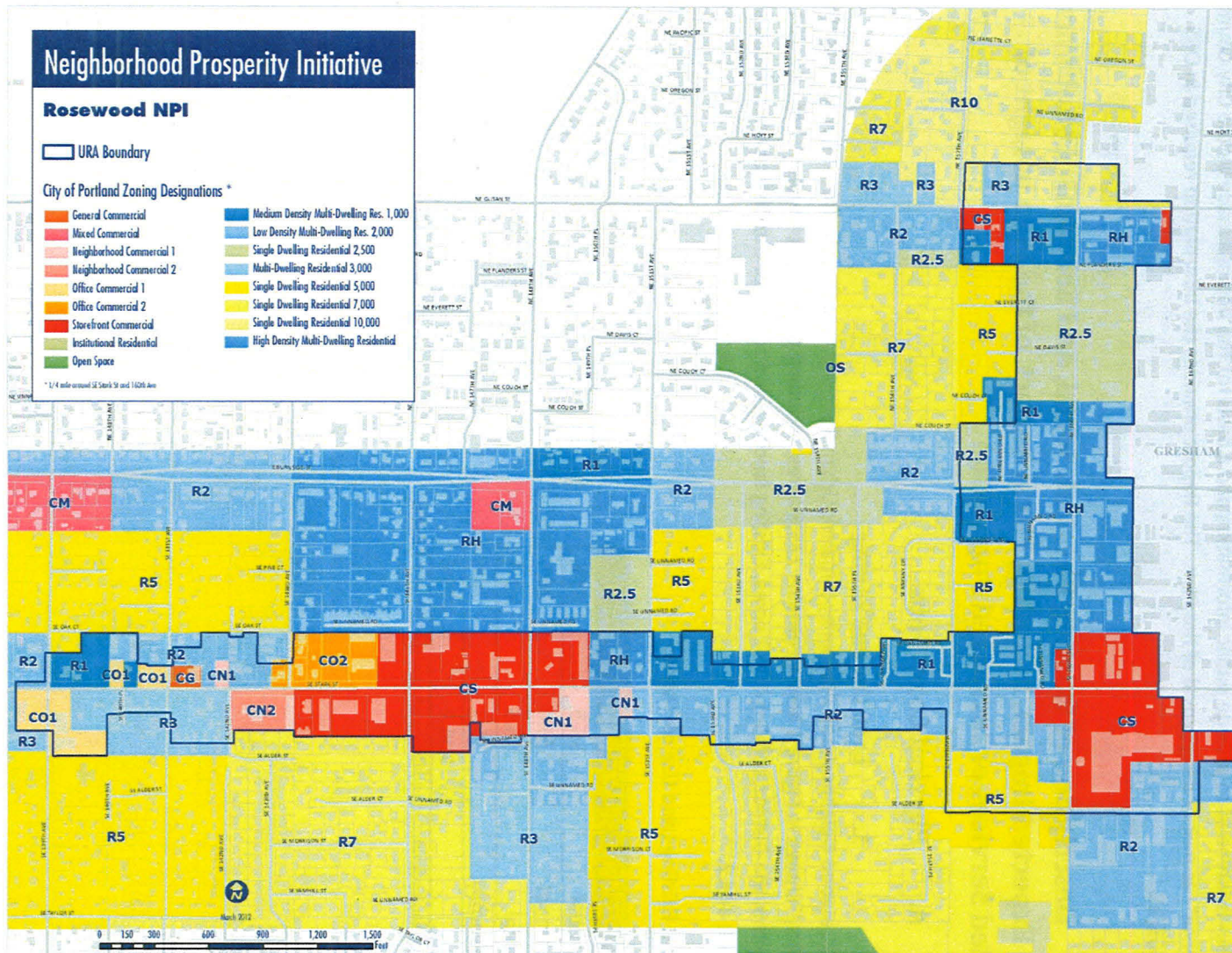
Table 1. Existing Land Use of District

Property Class	Acreage	% of Total
Residential	33.5	31%
Commercial	36.4	34%
Industrial	0.5	<1%
Multi-Family	36.3	34%
Total	106.7	100%

*Source: Multnomah County Office of Assessment and Taxation

Exhibit B

Figure 1. District Boundary and Zoning Map



185261

Table 2. Existing Zoning of District

Zoning Designation	Acreage	% of Total
General Commercial	0.3	<1%
Neighborhood Commercial 1	1.7	2%
Neighborhood Commercial 2	1.4	1%
Office Commercial 1	2.5	2%
Office Commercial 2	3.0	3%
Storefront Commercial	25.4	24%
Residential 1,000	18.5	17%
Residential 2,000	16.4	15%
Residential 2,500	10.1	9%
Residential 3,000	4.2	4%
Residential 5,000	3.0	3%
Residential 7,000	0.5	1%
Residential 10,000	2.3	2%
High Density Residential	17.3	16%
Total	106.7	100%

*Source: City of Portland Bureau of Planning and Sustainability

B. Social Conditions

Based on data provided by the City of Portland Bureau of Planning and Sustainability, the District completely overlaps 2010 Census tracts with higher than citywide average poverty (16%) and/or lower than citywide median household income (\$48,500).

According to the 2010 Business Analyst estimates, the total population within a quarter-mile buffer of the District is 10,221. Race and ethnic background are shown in Table 3.

Table 3. Population Detail

Race	% of Total
White	67%
Black or African American	4%
American Indian and Alaska Native	1%
Asian	7%
Native Hawaiian and Other Pacific Islander	<1%
Other	15%
Two or More Races	6%
Ethnicity	% of Total
Hispanic	24%

*Source: 2010 Business Analyst

C. Economic Conditions

1. Taxable Value

The 2011/2012 taxable value of land, improvements and personal property in the District is \$78,774,383. This does not include utility value which will be determined by the County Assessor upon District approval.

2. Improvement Value to Land Value Ratio

One tool for assessing the economic health of an area is an improvement to land ratio (I:L) analysis. Improvement to land ratio is an assessment of the real market value of the improvements on a parcel compared to the real market value of the land. If the ratio is low, it indicates a prevalence of depreciated values, underutilization and that the property may benefit from redevelopment.

Table 4. Improvement to Land Ratio

Area	Overall I:L Ratio
Rosewood NPI District	1.03:1
Citywide ¹	2.22:1

*Source: Multnomah County Office of Assessment and Taxation

Based on the information in Table 4, the I:L ratio of commercially zoned property within the District is significantly lower than that of similarly zoned areas throughout the City. Therefore, the District can be identified as demonstrating a growing lack of proper utilization of the area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare of the District and therefore constituting blight in accordance with ORS 457.010(1)(h).

D. Expected Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the District is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Commercial corridor revitalization projects and programs in the District are not expected to create an additional demand on municipal services. The projects and programs are expected to add value to properties, thereby potentially adding to the tax base and providing increment during the length of the Plan and tax revenues once the Plan is terminated.

Projects and programs in the District will address a lack of proper utilization that is resulting in stagnant and unproductive land. This assistance will result in a positive benefit to the overall public health, safety, and welfare of the community by addressing factors of blight.

¹ Includes only properties with Commercial or Central Employment zoning. Excludes all properties within the Central City, existing URAs and proposed NPI URAs.

III. Reasons for Selection of each Urban Renewal Area in the Plan

There is one urban renewal area in the Plan. The reason for selection of the District is to reduce the blight described in the existing conditions set forth in Section II.C.2 of this Report.

IV. Relationship between Each Project and Existing Conditions in the Urban Renewal Area

Commercial corridor revitalization will occur through capital improvement projects, which could be public or private in nature, including, but not limited to, improvements to business exteriors and interiors, street furniture, garbage receptacles, lighting, district signage, gateway markers, and other small-scale, permanent capital improvements and administrative support therefore (collectively, the "Projects"). The existing conditions described in Section II of this Report demonstrate that the District is underutilized compared to similarly zoned properties in other parts of the city, as shown in Table 4 above. The Projects will help private, nonprofit and for-profit parties reduce the underutilization of property in the District, described in Section II, while enhancing the vitality of the business district, creating jobs, increasing commerce, strengthening existing businesses, and increasing small business tenancy.

V. Estimated Total Cost of Each Project and the Sources of Moneys to Pay Such Costs

The implementation of the Projects, which are expected to be discrete, small scale improvements to the commercial corridor of the District, will take place over the life of the Plan and as the sources of moneys set forth in Section VII of this Report are available. The estimated total cost of the Projects to be paid with tax increment financing is not anticipated to exceed total revenues identified in Section VII of this Report.

VI. Anticipated Completion Date for Each Project

The Projects will be ongoing throughout the life of the Plan. Scheduling for the Projects will occur during the annual budgeting process for the District. The Projects identified in an annual plan are anticipated to receive allocations, determined through the budgeting process.

Exhibit B

VII. Estimated Amount of Tax Increment Revenues Required and Anticipated Year in which Indebtedness will be Retired

Table 5 shows the yearly tax increment revenues and indebtedness incurred for the Plan. It is anticipated that indebtedness for the Plan will be fully repaid by the end of FY 2021/22.

Table 5. Tax Increment Revenues and Indebtedness Incurred for the Plan

Fiscal Year Ending June 30	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES									
Tax Increment to Raise (before Compression)	\$75,500	\$95,631	\$123,855	\$153,667	\$125,000	\$125,000	\$125,000	\$125,000	\$81,872
Less Compression	(3,775)	(4,782)	(6,193)	(7,683)	(6,250)	(6,250)	(6,250)	(6,250)	(4,094)
Tax Increment Imposed (after Compression)	71,725	90,849	117,662	145,984	118,750	118,750	118,750	118,750	77,778
Less Adjustments for Discounts & Delinquencies	(4,375)	(5,542)	(7,177)	(8,905)	(7,244)	(7,244)	(7,244)	(7,244)	(4,744)
NET TAX INCREMENT REVENUES	\$67,350	\$85,307	\$110,485	\$137,079	\$111,506	\$111,506	\$111,506	\$111,506	\$73,034
Shared Tax Revenues to Raise (before Compression)	\$0	\$9,103	\$13,757	\$18,585	\$51,858	\$72,226	\$93,003	\$112,209	\$0
Less Compression	0	(455)	(688)	(929)	(2,593)	(3,611)	(4,650)	(5,610)	0
Shared Revenues Imposed (after Compression)	0	8,648	13,069	17,656	49,265	68,615	88,353	106,599	0
Less Adjustments for Discounts & Delinquencies	0	(528)	(797)	(1,077)	(3,005)	(4,185)	(5,390)	(6,503)	0
NET SHARED TAX REVENUES	\$0	\$8,121	\$12,272	\$16,579	\$46,260	\$64,429	\$82,963	\$100,096	\$0
TOTAL REVENUES	\$67,350	\$93,428	\$122,757	\$153,658	\$157,766	\$175,935	\$194,470	\$211,603	\$73,034
PAYMENT OF INDEBTEDNESS									
INDEBTEDNESS REPAID	\$67,350	\$93,428	\$122,757	\$153,658	\$157,766	\$175,935	\$194,470	\$211,603	\$73,034
TOTAL INDEBTEDNESS PAID	\$67,350	\$93,428	\$122,757	\$153,658	\$157,766	\$175,935	\$194,470	\$211,603	\$73,034

Exhibit B

VIII. Financial Analysis of the Plan

Table 6 shows the existing assessed value of the District and projected incremental assessed value. It then shows the tax rate applied to these resulting assessed values and the reduction of these values by compression.

Table 6. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues

Fiscal Year Ending June 30	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Projected Assessed Value Growth									
Frozen Base	\$78,774,383	\$78,774,383	\$78,774,383	\$78,774,383	\$78,774,383	\$78,774,383	\$78,774,383	\$78,774,383	\$78,774,383
Incremental Assessed Value	3,987,953	6,057,012	8,177,796	10,351,601	12,579,750	14,863,604	17,204,553	19,604,027	22,063,487
Total Assessed Value	\$82,762,336	\$84,831,395	\$86,952,179	\$89,125,984	\$91,354,133	\$93,637,987	\$95,978,936	\$98,378,410	\$100,837,870
Total AV Growth		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Incremental AV Growth		51.88%	35.01%	26.58%	21.52%	18.15%	15.75%	13.95%	12.55%
Consolidated Tax Rate	18.9320	18.9875	18.6652	18.5855	18.4738	18.4723	18.4402	17.7934	17.5069
Revenues Generated on Incremental Assessed Value									
Amount to Urban Renewal Area	75,500	95,631	123,855	153,667	125,000	125,000	125,000	125,000	81,872
Amount to Taxing Jurisdictions									
City Permanent Rate	-	4,671	7,059	9,536	26,608	37,059	47,719	57,574	79,580
County Permanent Rate	-	4,432	6,698	9,049	25,250	35,167	45,284	54,635	75,518
Other Levies	-	10,274	15,028	20,137	55,538	77,339	99,252	111,613	149,293
Total Revenues	\$75,500	\$115,008	\$152,640	\$192,390	\$232,396	\$274,565	\$317,255	\$348,822	\$386,263
Tax Increment Revenues to Urban Renewal Area									
Tax Increment to Raise (before Compression)	\$75,500	\$95,631	\$123,855	\$153,667	\$125,000	\$125,000	\$125,000	\$125,000	\$81,872
Less Compression	(3,775)	(4,782)	(6,193)	(7,683)	(6,250)	(6,250)	(6,250)	(6,250)	(4,094)
Tax Increment Imposed (after Compression)	\$71,725	\$90,849	\$117,662	\$145,984	\$118,750	\$118,750	\$118,750	\$118,750	\$77,778
Shared Revenues to Urban Renewal Area									
Less Compression	\$0	\$9,103	\$13,757	\$18,585	\$51,858	\$72,226	\$93,003	\$112,209	\$0
Tax Increment Imposed (after Compression)	0	(455)	(688)	(929)	(2,593)	(3,611)	(4,650)	(5,610)	0
Total Revenues to Urban Renewal Area	\$71,725	\$99,497	\$130,731	\$163,640	\$168,015	\$187,365	\$207,103	\$225,349	\$77,778

IX. Impact of Tax Increment Financing, both until and after the Indebtedness is Repaid, upon all Entities Levying Taxes upon Property in the Urban Renewal Area

The impact of tax increment financing on overlapping taxing jurisdictions consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value within the District. Table 7 shows projected taxes foregone to all overlapping taxing jurisdictions.

Table 7. Tax Increment Revenues Foregone

Tax Increment Revenues Foregone 2014-2022	Total	Present Value to 2014
Permanent Rates		
City	\$256,045	\$183,252
County	242,977	173,900
Metro	5,404	3,868
Port	3,922	2,807
E Mult Soil	5,594	4,004
Reynolds	187,234	134,004
Mt. Hood	27,507	19,687
Mult ESD	25,599	23,243
Centennial	66,358	47,493

Table 8 shows projected tax revenues generated on the Incremental Assessed Value of the district that are allocated to overlapping taxing jurisdictions through revenue sharing.

Table 8. Shared Revenues

Shared Revenues 2014-2021	Total	Present Value to 2014
Permanent Rates		
City	\$190,225	\$124,007
County	180,517	125,916
Metro	4,015	2,800
Port	2,913	2,032
E Mult Soil	4,156	\$2,899
Reynolds	139,103	97,028
Mt. Hood	20,436	14,254
Mult ESD	19,018	13,266
Centennial	49,300	34,388

Exhibit B

Table 9 shows the increase in permanent rate levy revenues that would occur after termination of the tax increment financing in FY 2022/23.

Table 9. Tax Increment Revenues Fully Regained

Tax Increment Revenues Fully Regained - 2023	Amount (nominal)	Present Value to 2014
Permanent Rates		
City	\$32,682	\$16,614
County	31,014	15,766
Metro	690	351
Port	501	254
E Mult Soil	714	363
Reynolds	23,899	12,149
Mt. Hood	3,511	1,785
Mult ESD	3,268	1,661
Centennial	8,470	4,306

X. Relocation Report

There are no businesses or residents to be relocated.

XI. Compliance with Statutory Limits on Assessed Value and Acreage in Urban Renewal Areas

ORS 457.420 requires that urban renewal areas not exceed 15% of the total assessed value or 15% of the total land area of the City. Table 10 shows that the Plan is in compliance with ORS 457.420. This District is being planned concurrently with five other NPI districts. This table makes the assumption that all six districts are adopted on or around the same timeframe.

Table 10. Compliance with Statutory Limits on Assessed Value and Acreage

	Frozen Base Assessed Value	Acres
Total City of Portland²	\$ 43,634,351,239	92,768.0
Existing Urban Renewal Areas:		
Airport Way	\$124,710,302	1,841.4
Central Eastside	\$224,626,739	692.3
Downtown Waterfront	\$55,674,313	233.1
Gateway Regional Center	\$307,174,681	658.5
Interstate Corridor ³	\$1,290,430,925	3,990.0
Lents Town Center	\$736,224,033	2,846.3
North Macadam	\$192,609,397	401.9
Oregon Convention Center ⁴	\$248,951,143	410.0
River District	\$461,577,974	351.2
South Park Blocks	\$376,066,574	156.3
Willamette Industrial	\$481,443,135	755.5
Total Existing Urban Renewal Areas	\$4,499,489,216	12,336.5
% City in Existing Urban Renewal Areas	10.3%	13.3%
Proposed Neighborhood Prosperity Initiative Urban Renewal Areas:		
42nd Avenue	\$81,011,867	136.2
Cully Blvd	\$81,000,273	164.6
Parkrose	\$80,493,774	142.6
Rosewood	\$78,774,383	135.6
Division – Midway	\$80,201,117	115.9
82nd Avenue and Division	\$81,523,638	108.8
Total Proposed Urban Renewal Areas	\$483,005,052	803.7
Combined Total - Existing and Proposed	\$4,982,494,268	13,140.2
% City in Existing and Proposed Urban Renewal Areas	11.4%	14.2%

² Total City of Portland AV less incremental AV in Urban Renewal Areas (OMF)

³ Frozen base value represents AV added to ICURA in July 2011 amendment. Actual frozen base will be determined by the County Assessor. Acreage reflects July 2011 amendment.

⁴ Frozen base value represents 11/12 OCC Frozen Base and is overstated for estimation purposes. As a result of the 20th Amendment to OCC (July 2011), the reduced frozen base will be determined by the County Assessor. Acreage reflects 20th Amendment.



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Irma Valdez

March 20, 2012

Mayor Sam Adams and Portland City Council
Portland City Hall
1121 SW 4th Avenue
Portland, OR 97204

Subject: Neighborhood Prosperity Initiative: Urban Renewal Areas

Dear Mayor Adams and City Commissioners,

At a public meeting held on March 13, 2012, the Planning and Sustainability Commission voted unanimously in support of six proposed Urban Renewal Plans as recommended in the following Portland Development Commission Resolutions:

Resolution 6924 - 42nd Avenue Urban Renewal Area
Resolution 6925 - Cully Boulevard Urban Renewal Area
Resolution 6926 - Parkrose Urban Renewal Area
Resolution 6927 - Rosewood Urban Renewal Area
Resolution 6928 - Division-Midway Urban Renewal Area
Resolution 6929 - 82nd Avenue and Division Urban Renewal Area

In reaching our decision, the Planning and Sustainability Commission finds that the proposed URAs conform to the Adopted City of Portland Comprehensive Plan and recommends that the Portland City Council adopt the URAs as presented.

The PSC further finds that the proposed URAs are supportive of the Equity Framework and Integrated Strategies of the Portland Plan and that they work to implement the City's Neighborhood Economic Development Strategy.

In considering the Neighborhood Prosperity Initiative Urban Renewal Areas, the Planning and Sustainability Commission heard testimony from six community members who have participated in the efforts to date to create these districts and the volunteer non-profits that will administer them. The testimony was compelling and an indication that the value of these districts will be derived not only from the tax increment revenues that will accrue but from the energy and imagination of the community members that will lead the efforts to improve their neighborhoods as well.

Thank you for the opportunity to participate in the review of this new use of urban renewal in the City and for considering our recommendations.

Sincerely,

Michelle Rudd

Michelle Rudd, Vice Chair
Portland Planning and Sustainability Commission



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandonline.com/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

Exhibit C

Rosewood NPI URA Comprehensive Plan Findings

3/13/2012

Introduction

The Rosewood NPI Urban Renewal Area (URA) area is one of six such areas created through a partnership between the City of Portland and the Portland Development Commission as an implementation measure of the City's Neighborhood Economic Development (NED) Strategy. These initiative areas build upon the Main Street® model of community driven economic development further identified in the NED strategy. They will build local capacity to achieve economic development outcomes, drive neighborhood business growth and coordinate resources in support of neighborhood economic development. One component of these initiatives is the creation of neighborhood based administrative entities drawn from local area business and residential neighborhood representatives. These local entities will administer the distribution and expenditure of tax increment financing collected within the initiative areas on physical improvements to business properties such as storefront improvements, building rehabilitation and improvements to the public realm such as sidewalk, lighting and landscaping improvements that will improve the appearance and function of neighborhood commercial centers within select neighborhoods.

Neighborhood Prosperity Initiative areas will function as urban renewal areas under state statute. This document is intended to meet the statutory requirements for land use planning consistency under ORS 457.095(3) by demonstrating conformance of the Rosewood URA with the Portland Comprehensive Plan and pertinent supportive neighborhood and area plans.

The following legal findings of fact will document the Rosewood Urban renewal area's conformance with the City of Portland's Comprehensive Plan and all relevant supporting neighborhood and area plans.

**Rosewood NPI Urban Renewal Area (URA)
Findings on Portland's Comprehensive Plan Goals**

The Portland Comprehensive Plan was adopted by the Portland City Council on October 16, 1980, and was acknowledged as being in conformance with the statewide planning goals by the Land Conservation and Development Commission on May 1, 1981. It has been updated and acknowledged for continuing conformance to the statewide planning goals through successive periodic reviews. The first and most recent periodic review was completed in January 2000. The City is currently undergoing its second Comprehensive Plan Periodic Review update which is expected to be completed by the end of 2013.

Comprehensive plans describe a variety of public goals that are to be achieved over the long term. These goals are usually complimentary but there are times when one comprehensive plan provision can only be advanced at the expense of another; or when one provision is funded while others must wait. In determining whether the Rosewood URA conforms with Portland's Comprehensive Plan, the city must sometimes choose between competing public goals. To do this the city will apply the following definition of "conform".

1. On balance, the purposes of the Comprehensive Plan are advanced as a whole; and
2. Future compliance with the Comprehensive Plan is not precluded

The Rosewood URA was prepared in conformity with the Portland Comprehensive Plan and is consistent with the following relevant Comprehensive Plan policies:

Exhibit C

Rosewood NPI URA Comprehensive Plan Findings

3/13/2012

Goal 1, Metropolitan Coordination, calls for the Comprehensive Plan to be coordinated with federal and state law and to support regional goals, objectives and plans. The Rosewood URA supports this goal because:

- These findings demonstrate that the Rosewood URA is consistent with the City of Portland Comprehensive Plan which was acknowledged by the State of Oregon as consistent with statewide planning goals. The Rosewood URA which will provide tax increment revenues for physical improvements to an in-town neighborhood commercial area is supportive of the regional goals contained in Metro's Urban Growth Management Functional Plan which call for developing a compact urban form with a focus on investment in transit oriented communities, main streets and town centers. The Rosewood URA is also specifically supportive of the following Metropolitan Coordination Policy.

Policy 1.4, Intergovernmental Coordination, requires continuous participation in intergovernmental affairs with public agencies to coordinate metropolitan planning and project development and maximize the efficient use of public funds.

- The Rosewood URA is consistent with this policy because all overlapping taxing jurisdictions were notified of the proposal, provided with draft authorizing documents and given an opportunity to comment. These jurisdictions include school districts, Metro and Multnomah County. Any comments received will be addressed during the City Council approval process in April 2012.

Goal 2, Urban Development, calls for maintaining Portland's role as the major regional employment and population center by expanding opportunities for housing and jobs, while retaining the character of established residential neighborhoods and business centers. The Rosewood URA supports this goal because:

- The Rosewood URA will facilitate the redevelopment of the URA with a more robust mixture of commercial uses that will provide more employment opportunities than currently exist as well as a more attractive environment for the surrounding residential neighborhood. Specifically, the amendment is supportive of the following policies:

Policy 2.1 Population Growth calls for allowing for population growth within the existing city boundary by providing land use opportunities that will accommodate the projected increase in city households.

- The Rosewood URA will promote the redevelopment of the Rosewood URA area to better serve the needs of the surrounding Centennial, Glenfair and Wilkes neighborhoods by improving the physical condition of the existing structures and public realm within the URA and encouraging the location of additional neighborhood serving businesses (and jobs) that will meet the needs of the surrounding residents.

Policy 2.2 Urban Diversity calls for promoting a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population.

- The Rosewood URA will promote the expansion of existing businesses and the development of new business within the area. This area is racially and ethnically diverse and includes a broad range of age and income levels. According to 2010 Business Analyst data 33% of the population within ¼ mile of the Cully URA are classified as minority. This is significantly higher than the

25.5% city wide minority population from the same data set. New investment may provide for rehabilitation of existing structures, and increased investment in public amenities that will enhance this area's attractiveness to the surrounding neighborhoods.

Policy 2.12 Transit Corridors calls for providing a mixture of activities along major transit routes, Major Transit Priority Streets, Transit Access Streets, and main streets to support the use of transit

- Within the Rosewood URA, Burnside St. is classified as a *Regional Transitway/Major Transit Priority Street*; Ne Glisan is a *Community Transit Street*; and both Stark St. and NE 148th Ave are classified as *Transit Access Streets* according to the Transportation Element of the City's Comprehensive Plan. This URA is currently served by the Trimet #20, #25 and #77 bus lines as well as the Blue Line Max Light Rail. The Rosewood URA will promote the development of a community based administrative entity and provide resources for physical improvements to the urban renewal area that will increase the attractiveness of this area to a wide variety of activities and transit riders.

Policy 2.13 Auto-Oriented Commercial Development Allow auto-oriented development to locate on streets designated as Major City Traffic Streets by the Transportation Element. Also allow neighborhood level auto-oriented commercial development to locate on District Collector Streets or Neighborhood Collector Streets near neighborhood areas where allowed densities will not support development oriented to transit or pedestrians. Where neighborhood commercial uses are located on designated transit streets, support pedestrian movement and the use of transit by locating buildings and their entrances conveniently to transit users, pedestrians, and bicyclists and providing on-site pedestrian circulation to adjacent streets and development.

- Within the Rosewood URA, Burnside St and 139th Ave are classified as a *Neighborhood Collector Streets*; Ne Glisan is both a *District and Neighborhood Collector Street*; Stark St. is classified as *Major City Traffic Street* and 148th Avenue is considered a *District Collector Street* according to the Transportation Element of the City's Comprehensive Plan. Commercial development within the Rosewood URA area will be subject to the current CG General Commercial, CN2 and CN1 Neighborhood Commercial District Standards, CS Storefront Commercial and the CO1 and CO2 Office Commercial zoning district development standards. The CG General Commercial CN1 and CN2 Neighborhood zoning designations allow for auto-accommodating development. In all of the listed zones, physical development that is supportive of an enhanced pedestrian environment is required. Additional financial resources made available through the Rosewood URA may be applied to pedestrian improvements to enhance the transit, pedestrian and bicycle experience within the urban renewal area and to connections with the adjoining residential neighborhoods.

Policy 2.19 Infill and Redevelopment calls for encouraging infill and redevelopment as a way to implement the Livable City growth principles and accommodate expected increases in population and employment. Encourage infill and redevelopment in the Central City, at transit stations, along main streets, and as neighborhood infill in existing residential, commercial and industrial areas.

Policy 2.20 Utilization of Vacant Land calls for providing for full utilization of existing vacant land except in those areas designated as open space.

- The Rosewood URA supports policy 2.19 and 2.20 by making funds directly available for enhancements to existing commercial and public property. Such investment will make the remainder of this existing commercial area more attractive for private redevelopment efforts including investment in existing vacant or underutilized properties.

Policy 2.22 Mixed Use calls for a mechanism that will allow for the continuation and enhancement of areas of mixed use character where such areas act as buffers and where opportunities exist for creation of nodes or centers of mixed commercial, light industrial and apartment development.

- The Rosewood URA includes commercially zoned property (CN1, CN2 and CG); multi-dwelling residentially zoned property (R1, R2 and R3); and single family neighborhoods zoned R7 and R5. The Rosewood URA supports policy 2.22 by making funds available for commercial enhancements within this mixed use urban renewal area area.

Policy 2.27 Outer Southeast Community Plan calls for promoting the economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland by including the Outer Southeast Community Plan as part of this Comprehensive Plan.

- The Rosewood Urban Renewal Area is located within the Outer Southeast Community Plan Area. Pertinent sections of the Outer Southeast Community Plan include, but are not limited to:
 - Economic Development Policy which calls for improving the vitality of outer southeast business districts and employment centers,
 - Urban Design Policy which seeks to foster a sense of place and identity for the outer southeast community plan area by reinforcing existing character-giving elements and encouraging the emergence of new envisioned character, and
 - Geographically targeted policies of the Suburban Neighborhood and Mixed Era Neighborhood Subareas. These subareas promote the redevelopment of this stretch of Division Street to conveniently serve the daily commercial needs of an increasing density of residential uses mixed within and adjoining this transit served commercial area.

The Rosewood URA is consistent with the Outer Southeast Community Plan because it will: cause the creation of a community based administrative entity to initiate and oversee district improvements; and it will direct capital investment and technical expertise to the improvement of the Rosewood URA so that it will reach its potential as a mixed use commercial corridor as described in the Outer Southeast Community Plan.

Goal 3, Neighborhoods, calls for the preservation and reinforcement of the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality

- The Rosewood URA supports this goal by encouraging reinvestment in two of the public's largest capital assets, the existing building stock and commercial properties served by existing levels of urban infrastructure. The Rosewood URA will contribute to the health and vitality of the Centennial, Glenfair and Wilkes neighborhoods by improving Rosewood as a neighborhood commercial corridor serving the surrounding residential neighborhoods. More specifically the Rosewood URA supports the following Policies:

Policy 3.1 Physical Conditions calls for providing and coordinating programs to prevent the deterioration of existing structures and public facilities.

- By design, the URA supports this policy by making available tax increment revenues within district boundaries. These revenues will be directed to building repairs and upgrades and physical public realm enhancements that will not only prevent the deterioration of existing structures and public facilities but contribute to their improvement over time.

Policy 3.2 Social Conditions calls for providing and coordinating programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.

- In addition to administering tax increment revenues which by law must be spent on physical improvements to the business area, the local administrative entities formed as part of the Urban renewal areas will serve as local forums for the identification and promotion of other programs of local interest. Although these activities will not be eligible for TIF funding such programs may include economic development activities as well as other business recruitment, retention and community building efforts as may be defined by the local administrative entities.

Policy 3.5 Neighborhood Involvement calls for providing for the active involvement of neighborhoods residents and businesses in decisions affecting their neighborhood through the promotion of business and neighborhood associations. Provide information to neighborhood and business associations which allows them to monitor the impact of the Comprehensive Plan and to report their findings annually to the Planning Commission.

- The Rosewood URA will be administered by a neighborhood based administrative entity comprised of business owners and tenants of the URA area as well as residents from the surrounding residential neighborhoods. Deliberations of the administrative entity will be in conformance with all Oregon public meetings laws and City of Portland administrative rules regarding meeting notification and public participation.

Goal 5, Economic Development, calls for the promotion of a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city. The Rosewood URA is consistent with this goal because:

- The Rosewood URA will provide funds for economic development projects including, but not limited to, storefront improvement grants and commercial revitalization projects. The URA is specifically supportive of the following policies:

Policy 5.1 Urban Development and Revitalization calls for encouraging investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

- The Rosewood URA directly supports this policy by providing tax increment revenues that can leverage private investment in the Rosewood URA area.

Policy 5.2 Business Development calls for sustaining and supporting business development activities to retain, expand and recruit businesses.

Policy 5.3 Community-Based Economic Development calls for supporting community based economic development initiatives consistent with the Comprehensive Plan and compatible with neighborhood livability.

- The Rosewood URA supports policies 5.2 and 5.3 through the creation of a Rosewood URA administrative entity comprised of local business and residential interests. This group will evaluate specific requests for tax increment revenues to support physical improvements to business properties and the public realm. Additionally the administrative entity may pursue redevelopment projects and business retention/attraction programs that are consistent with neighborhood priorities that will not use tax increment financing.

Policy 5.6 Area Character and Identity within Designated Commercial Areas calls for promoting and enhancing the special character and identity of Portland's designated commercial areas.

Policy 5.7 Business Environment within Designated Commercial Areas calls for promoting a business environment within designated commercial areas that is conducive to the formation, retention and expansion of commercial businesses.

- The Rosewood URA is directly supportive of Policies 5.6 and 5.7 above in that it will create a local administrative entity empowered to collect and distribute TIF revenues for commercial property rehabilitation and enhancements to the public realm within the Rosewood commercial URA. This group may also develop and use non TIF resources to initiate programs directed at business attraction, retention and growth.

Goal 7, Energy, calls for promotion of a sustainable energy future by increasing energy efficiency in all sectors of the city. The Rosewood URA supports this goal because:

- The Rosewood URA will reinvigorate the Rosewood commercial area as a neighborhood destination providing daily goods and services to the surrounding residential neighborhoods at a scale that promotes active transportation and reduces the need of Portlanders to rely on an automobile for their daily needs. More specifically the Rosewood URA is supportive of the following policies:

Policy 7.4 Energy Efficiency through Land Use Regulations calls for the City to promote residential, commercial, industrial, and transportation energy efficiencies and the use of renewable resources.

- The Rosewood URA supports this policy through its encouragement of reinvestment of an in-town commercial corridor providing goods and services to a surrounding residential neighborhood. Such proximity of goods and services to the surrounding neighborhoods reduces the need for auto trips and encourages the use of transit and active transportation options.

Policy 7.5 Energy Efficiency in Commercial and Industrial Facilities calls for the City to encourage energy efficiency in existing commercial building and institutions by facilitating utility, local, state, and federal financial and technical assistance.

- Funds made available through the Rosewood URA may be used for energy efficiency upgrades to existing commercial structures within the Rosewood URA and leverage additional public or private energy efficiency funding thereby supporting this policy.

Exhibit C

Rosewood NPI URA Comprehensive Plan Findings

3/13/2012

Goal 9, Citizen Involvement, calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process, and in the implementation, review, and amendment of the Comprehensive Plan. This project followed the process and requirements specified in Chapter 33.740, Legislative Procedure. The Rosewood URA is supportive of this goal because:

- Members of the Rosewood URA administrative entity were invited to form their own neighborhood based decision making body with technical and financial support provided by the Portland Development Commission and the City of Portland. The URA project is supportive of the following policy:

Policy 9.1 Citizen Involvement Coordination encourages citizen involvement in land use planning projects by actively coordinating the planning process with relevant community organizations, through the reasonable availability of planning reports to city residents and businesses, and notice of official public hearings to neighborhood associations, business groups, affected individuals and the general public.

- On October 18, 2011, Mayor Sam Adams launched the NPI among nearly 100 community leaders at the Immigrant and Refugee Community Organization (IRCO), inviting six neighborhood commercial corridors in East and Northeast Portland to partner with PDC staff and to evaluate the feasibility and desirability of creating URAs.
- On November 7, 2011, PDC staff assembled the six district community groups back to IRCO to kick-off the community organizing process.
- On November 21, 2011, all of the districts successfully applied for and received a \$10,000 grant to help with facilitation, outreach coordination, translation, printing, and material expenses to help do the work of organizing the community around this Initiative.
- Community leaders formed an initial Steering Committee for the Rosewood URA to provide local direction for the application of tax increment revenues towards community-identified capital improvements.
- The PDC maintained a project website with background documents and meeting summaries available for downloading.
- The Rosewood URA authorizing documentation was posted to the project website as Adobe Acrobat files available for downloading prior to the PDC Board of Commissioners public hearing on March 12, 2012.
- Notice of the March 12, 2012 Portland Develop Commission public hearing to approve the Rosewood URA was published in the Oregonian and online.
- Notice of the March 13, 2012 City of Portland Planning and Sustainability Commission public hearing to consider the Rosewood URA was published in the Oregonian on 3/9/12 and online.
- Notice of the April 4, 2012 Portland City Council public hearing to approve the Cully URA was mailed to all owners of real property within the City of Portland in mid-March 2012.

The Rosewood URA initial steering committee also engaged in extensive public outreach activities. These outreach activities are documented in Exhibit D to the Ordinance.

Goal 12, Urban Design, calls for enhancing Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private

developments and public improvements for future generations. The Rosewood URA supports this goal by:

- Allowing investment of tax increment revenues in existing commercial buildings to preserve and enhance existing positive design elements while supporting improvements that will enhance the URA area's character and function. More specifically the URA will support the following policies:

Policy 12.2 Enhancing Variety calls for promoting the development of areas of special identity and urban character with the City's residential, commercial and industrial areas having attractive identities that enhance the urbanity of the City.

- Investment made possible through the Rosewood URA may be used to improve the appearance and function of both private commercial buildings along the existing Rosewood commercial corridor and public realm improvements that will enhance the pedestrian experience and connections with the surrounding residential neighborhoods.

Policy 12.4 Provide for Pedestrians calls for recognizing that auto, transit and bicycle users are pedestrians at either end of every trip and the Portland's citizens and visitors experience the city as pedestrians. Provide for a pleasant, rich and diverse experience for pedestrians. Ensure that those travelling on foot have comfortable, safe and attractive pathways that connect Portland's neighborhoods, parks, water features, transit facilities, commercial districts employment centers and attractions.

Policy 12.5 Promote the Arts calls for the City to humanize the City through promotion of the arts and excellence in design. Encourage the placement of art at locations that are visible to the public. Expand Portland's collection of Public Art. Punctuate the community with works of art used to emphasize focal points, mark transitional locations, celebrate public buildings and enhance the City's sidewalks, open spaces, plazas and parks.

- The Rosewood URA is supportive of Policy 12.4 and 12.5 because tax increment revenues made available through the Rosewood URA area may be used for functional pedestrian improvements and for other projects that will improve the public realm such as public art, lighting and landscape improvements.

Policy 12.6 Preserve Neighborhoods calls for preserving and supporting the qualities of individual neighborhoods that help to make and to respect and strengthen values in new development projects that implement this comprehensive plan.

- Expenditure of TIF revenues made available through the Rosewood URA area will be overseen by an administrative entity comprised of local business interests and residential neighborhood representatives. Improvement projects identified through this neighborhood based decision making model will reflect the priorities and desires expressed by current neighborhood residents and businesses.

Findings for the Centennial Neighborhood and Wilkes Community / Rockwood Corridor Plans

Centennial Neighborhood Plan

The Centennial Neighborhood Plan was adopted by the City Council on January 31, 1996. The policies and objectives of this plan were adopted as part of Portland's Comprehensive Plan by ordinance 169763. The proposed Rosewood Urban renewal area is supportive of the following Neighborhood Plan Policies:

Policy 1: Business Development seeks to encourage and support businesses which enhance the neighborhoods

- The Rosewood URA is specifically supportive of this policy by providing a funding mechanism through Tax Increment Financing for business improvements within this area. Revenues provided through the URA may be used to leverage additional private investment within the area while other non-TIF resources may be sought and used by the local administrative entity to fund business improvement and marketing programs.

Policy 2: Community Design and Livability seeks to enhance Centennial's livability by protecting, maintaining and improving the quality and suburban character of the physical environment.

- This URA is supportive of this policy by providing funding for functional and aesthetic enhancements to the Rosewood URA, a transit served neighborhood commercial corridor which adjoins the Centennial Neighborhood to its south.

Wilkes Community and Rockwood Corridor Plan

The Wilkes Community and Rockwood Corridor Plan was adopted by the City Council on October 22, 1987. The policies and objectives of this plan were adopted as part of Portland's Comprehensive Plan by ordinance 160174. The proposed Rosewood Urban renewal area is supportive of the Wilkes Community and Rockwood Corridor Plan including, but not limited to, the following policies:

Policy 3 Citizen Involvement asserts the importance of local community input into the land use, transportation and economic planning process.

- The Rosewood URA is directly supportive of this policy through its formation of a local administrative entity, comprised of business and residential interests from the Rosewood community to direct TIF revenues and initiate other non-TIF programs that are identified through a local community deliberation.

Policy 6 Business and Industry seeks to maintain a healthy and viable environment for new and existing businesses.

Policy 7 Community Investments encourages continued investment in the area and new community resources.

Policy 15 Redevelopment seeks to upgrade the appearance of commercial properties.

Policy 18 Alternative Modes of Transportation encourages the development of pedestrian bicycle and transit amenities

- The Rosewood URA is directly supportive of these policies (above) by making TIF revenues available for commercial property renovation and expansion. Additionally, TIF revenues may be used for pedestrian, bicycle and transit related improvements. Such improvements will make this corridor a more attractive area to do business for existing and potential enterprise, and a more useable neighborhood commercial resource.

AFFIDAVIT

STATE OF OREGON)
) ss.
County of Multnomah)


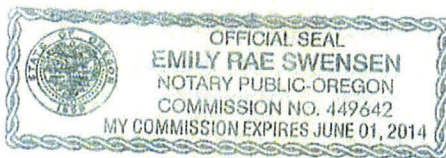
I, Keith Witcosky, being duly sworn do depose and say that:

1. I am the Deputy Director – Government Relations/Public Affairs of the Portland Development Commission; and
2. In conformance with ORS 457.085(5), the Portland Development Commission presented via email copies of the six proposed Neighborhood Prosperity Initiative Urban Renewal Area Plans and accompanying Reports to the governing body of each taxing jurisdiction affected by the Plans.



Keith Witcosky
Deputy Director – Government
Relations/Public Affairs

Signed and sworn to (or affirmed) before me on March 6, 2012.


Notary Public for Oregon

**Community Outreach Summary, Map, and Characteristics
of the Proposed Rosewood NPI District**

Prepared by the Steering Committee:

Thompson Morrison	Milton Lopez
Shea Marshman	Pat Gold
Robert Barzler	Rex Hollingsworth
John Scruggs	Moe Farhoud
James Lockaby	Kelly Pauli
Florella Featherston	Jerome Funchess
Michelle Phillips	Manuel Morales

Area Description

Mayor arterial characterized by small storefronts, predominantly locally-owned, many of these are established businesses that have been in the community even before annexation to the City of Portland. Many businesses are minority-owned and managed and minority-serving. In addition, there is a diverse population of residents in this area. There are two major commercial nodes at Stark/162nd and Stark/148th, with the Stark corridor between being mainly dense multi-family dwellings. MAX transit stations at Burnside/148th and Burnside/162nd are an important element in the community, allowing for easy travel into and out of both Portland and Gresham. Although these stations are not commercially developed, they do contribute to walking traffic to and from commercial nodes on Stark/148th and Stark/162nd.

In response to the public safety of this area, The Rosewood Initiative is working with the community to implement appropriate community and economic development in partnership with agencies in Portland, Gresham and Multnomah County. The Rosewood Initiative has been working to create self help model of community development including economic development.

Please note, the Area Map shown below identifies the urban renewal area boundary, where tax increment revenues will be collected. The investment area boundary, which predominantly includes commercially zoned property, is the area in which investments are targeted.

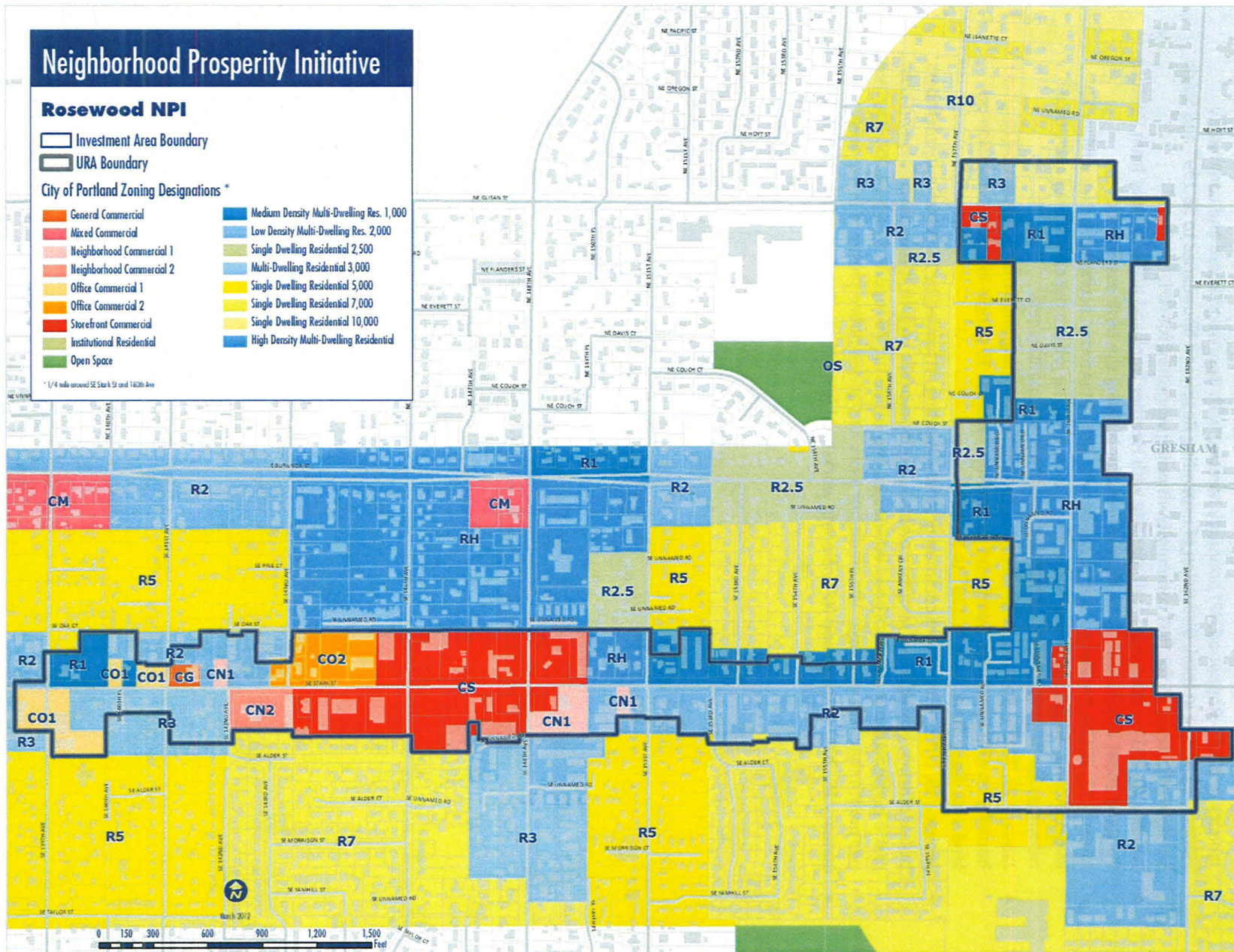
Outreach Activity

Rosewood NPI activities and involvement:

- December 2, 2011 – Rosewood board meeting with community leaders, announced NPI project and timeline. Meeting attended by 4 Rosewood board members, 10 community members, and 6 Portland State restorative justice students.
- December 8, 2011 – Rosewood community visioning presentation of Portland State architecture ideas on physical improvements to Rosewood district. Informal discussion on moving forward with these ideas in NPI. Attended by approximately 50 community members and partners.
- December 16, 2011 – Rosewood board meeting attended by local residents and business owners, discussion of NPI project and involvement in steering committee. Attended by 5 community members, all interested in joining NPI steering committee.
- December 17, 2011 – Rosewood Rummage Sale to raise funds for Rosewood, 7 community volunteers planned and implemented event.
- January 2, 2012 – Meet with Rosewood board treasurer to discuss finances of NPI organizing grant.

- January 6, 2012 – Rosewood NPI boundary meeting with Rosewood board and community leaders, 13 people in total. Discussion of expanding Rosewood boundaries to SE 139th and Stark. Set date of January 25 for first community visioning workshop for NPI.
- January 10, 2012 – Rosewood staff meeting with Heather Hoell and Justin Zeulner from Venture Portland about Rosewood's NPI and resources for building the business district.
- January 12, 2012 – Rosewood staff meeting with Atha Mansoor, economic policy advisor for Mayor Adams, to discuss Rosewood's NPI district, bringing jobs to the community and other resources for helping Rosewood increase economic competitiveness.
- January 13, 2012 – Rosewood NPI steering committee meeting and vote on Rosewood district boundaries with Rosewood board and community leaders, 10 people in total. Discussion on land uses along Stark from SE 139th to SE 162nd.
- January 18, 2012 – Rosewood community safety meeting, attended by 23 community members, police officers, business and property owners, and non-profit organizations. Discussion on how crime is affecting our neighborhood businesses and residents; 76 reports \$3,000-4,000 less theft per month than one year ago. We credit our work and added police presence in the area.
- January 25, 2012 – Rosewood NPI visioning workshop! (expected attendance 15 – 20 people).

Exhibit D



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