



Proposed Amendments to the North Macadam and Central Eastside Urban Renewal Areas Hearing and Recommendation

Planning and Sustainability Commission
December 9, 2014

Context: URA Amendment Direction & Summary

City Council Direction

Reduce impact of urban renewal on taxing jurisdictions

Preserve affordable housing investments and help the city better meet its redevelopment and economic development objectives

Support Portland State University (PSU)

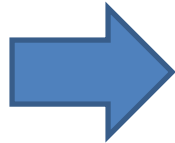
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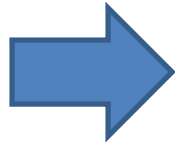
Proposed Amendments

Additional ~\$5.5 M to taxing jurisdictions in FY 2014-15; ~\$354M to taxing jurisdictions over 30 years

Context: URA Amendment Direction & Summary

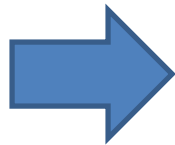
City Council Direction

Reduce impact of urban renewal on taxing jurisdictions



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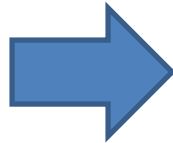
Maintains investment in affordable housing; increases resources for strategic redevelopment in S. Waterfront, Central Eastside Industrial District, Old Town/Chinatown

Support Portland State University (PSU)

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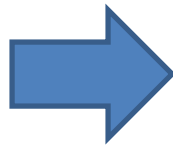
City Council Direction

Reduce impact of urban renewal on taxing jurisdictions



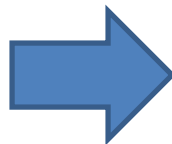
Additional ~\$5.5 M to taxing jurisdictions in FY 2014-15; ~\$354M to taxing jurisdictions over 30 years

Preserve affordable housing investments and help the city better meet its redevelopment and economic development objectives



Maintains investment in affordable housing; increases resources for strategic redevelopment in S. Waterfront, Central Eastside Industrial District, Old Town/Chinatown

Support Portland State University (PSU)



Development Agreement with PSU provides certainty, near-term investment in University District

Schedule

	Nov				Dec				Jan			
	1	2	3	4	1	2	3	4	1	2	3	4
Planning & Sust Commission						Hearing 12/9 12:30 pm						
PDC Board						12/11 3PM						
City Council							1 st Reading 12/17 2pm		2 nd Reading Appeal Period to 2/6 1/7			
PSU DA						PDC Board						
ZRZ DA						PDC Board Council 12/12 2pm						
Supernotice			30 days notice mailed									

We are here

Public Outreach

- Urban Renewal Area Amendment Advisory Committee
 - Meetings June through October
 - Housing Sub-Group

- URA Amendments Open House: September 11
 - SE Quad Open House

- Neighborhood & Business Association Outreach
 - Brooklyn Action Corps
 - Buckman Community Association
 - East Portland Action Plan Economic Development Sub-Committee
 - Hosford Abernathy Neighborhood District Association
 - Kerns Neighborhood Association
 - Old Town/Chinatown Community Association
 - Portland Downtown Neighborhood Association
 - South Portland Neighborhood Association
 - SE Uplift and SW Neighborhood, Inc.
 - Portland Business Alliance
 - Central Eastside Industrial Council

Context: URA Amendment Package

Reduce or eliminate the following four districts:

1. Airport Way

- Reduce acreage equal to 40% AV
- Last date to issue debt has passed; no impact to maximum indebtedness

2. River District

- Reduce AV by 26% of amended plan value; release tax revenue to taxing jurisdictions
- No impact to maximum indebtedness or last date to issue debt

3. Willamette Industrial

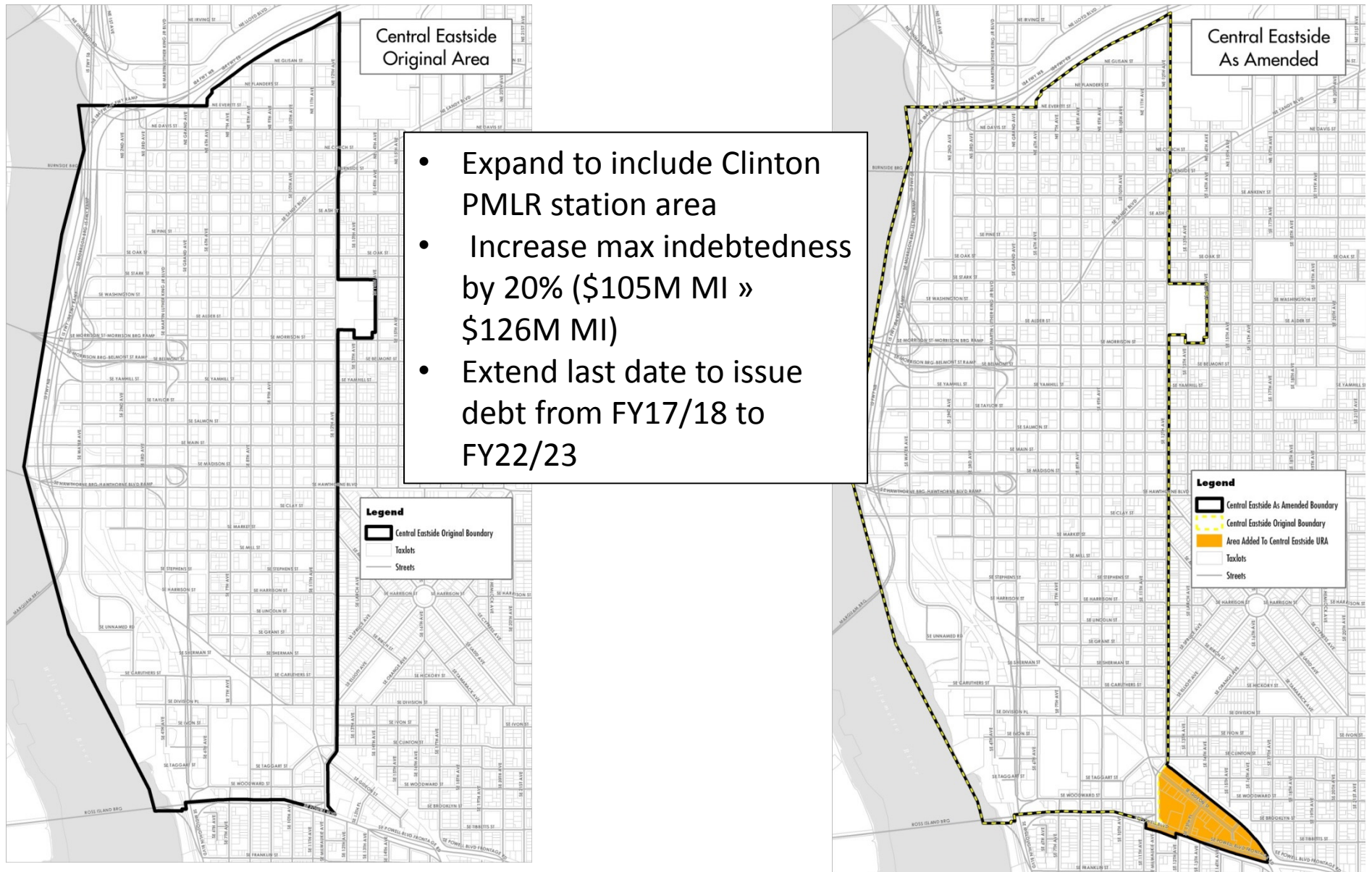
- Amend Plan to terminate collection of tax increment revenues, release acreage; support manufacturing companies with remaining bond proceeds
- Last date to issue debt to FY15/16 from FY24/25

4. Education

- Add 35 acres to N. Macadam to support PSU priorities and release other 109 acres
- Last date to issue debt to FY15/16 from FY40/41

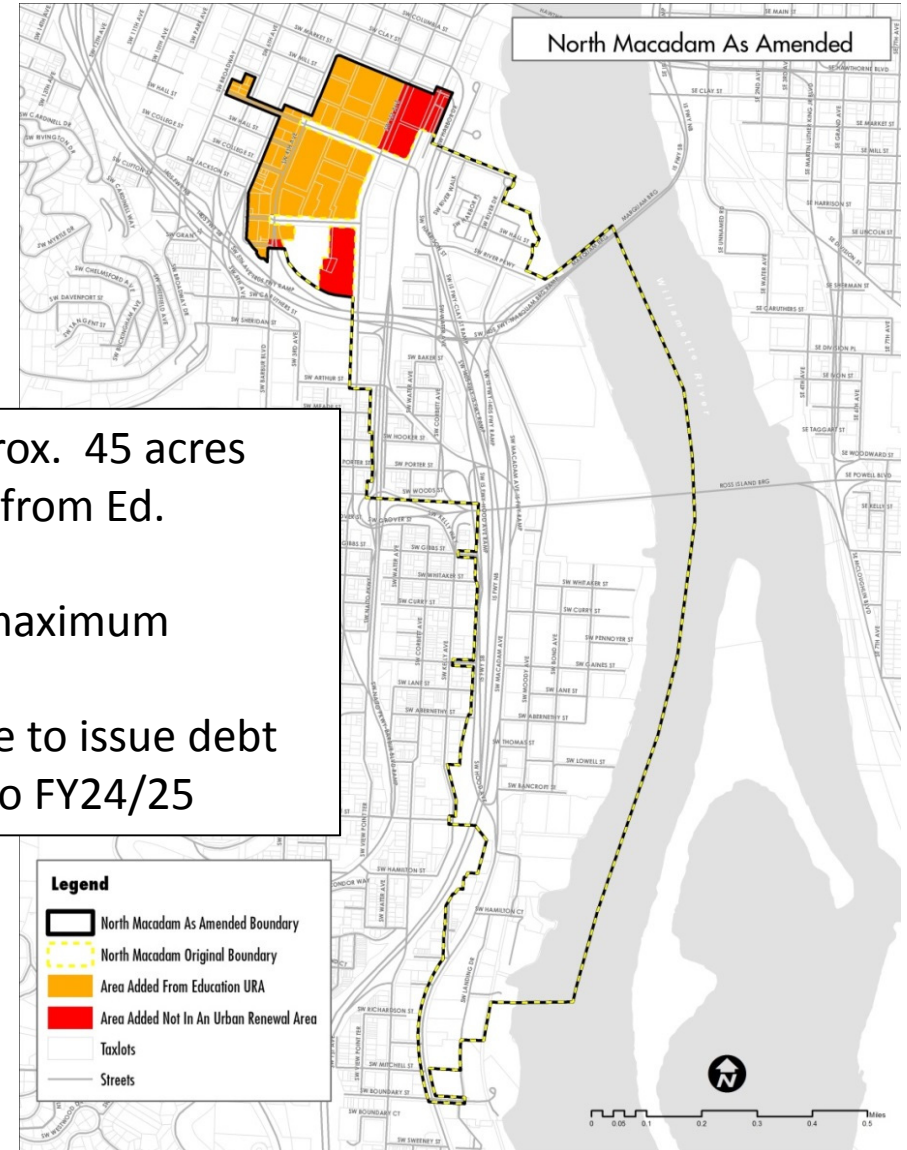
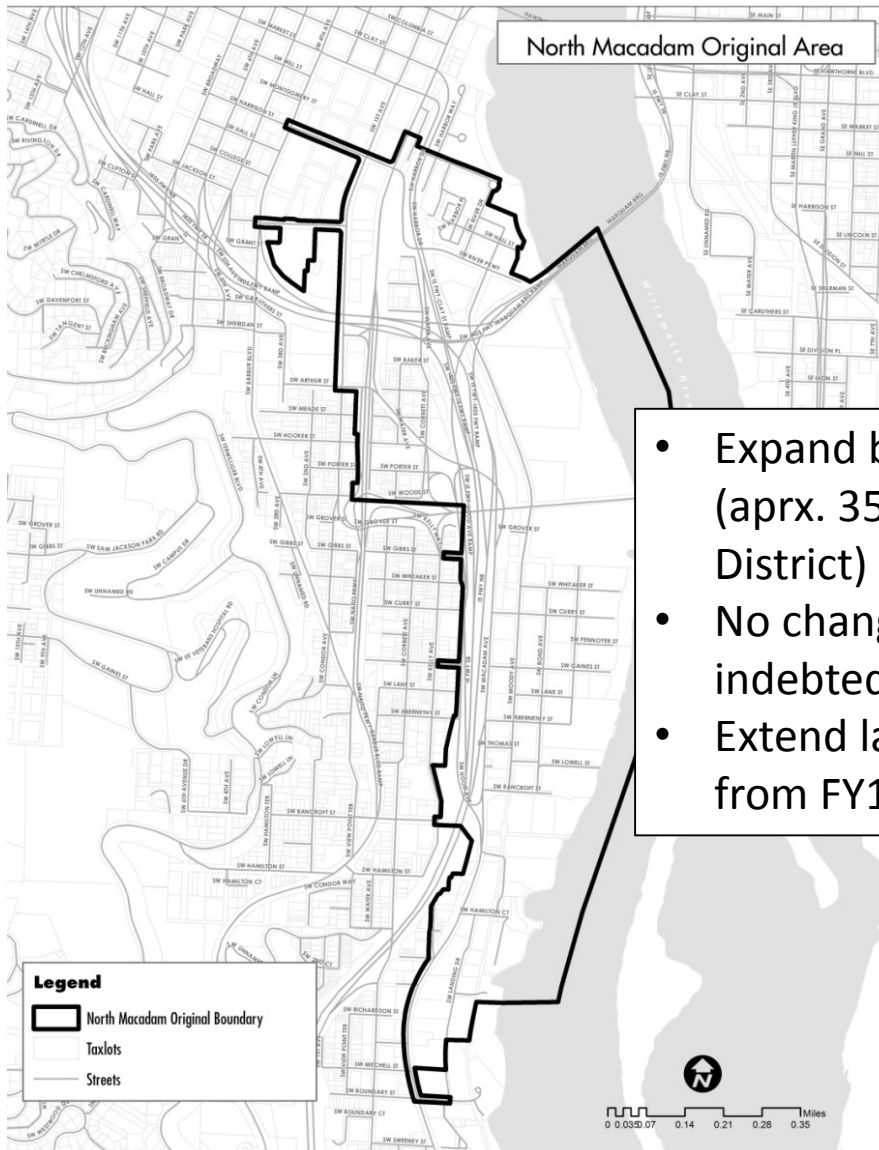
Central Eastside URA Amendment

Propose extending and expanding the following two districts:



North Macadam URA Amendment

Propose extending and expanding the following two districts:



- Expand by approx. 45 acres (aprx. 35 acres from Ed. District)
- No change to maximum indebtedness
- Extend last date to issue debt from FY19/20 to FY24/25

Alignment with Equity Goals of Portland Plan

The proposed amendments:

1. Increase funds available for schools and County services

	Benefit/ (Impact) to Each Jurisdiction					
Fiscal Year	City	County	State School Fund	PPS Gap Levy**	Library	Total Fiscal Impact
2014-15	\$1.8	\$1.7	\$1.9	\$0.2	\$0.5	\$6.0
2016-2020	\$14.0	\$13.3	\$14.6	\$0.9	\$3.6	\$46.4
2021-2025	\$3.2	\$3.0	\$3.4	\$0.2	\$0.8	\$10.7
2026-2030	(\$12.4)	(\$11.7)	(\$12.9)	(\$2.8)	(\$3.2)	(\$42.9)
2031-2035	\$29.1	\$27.7	\$30.4	\$1.4	\$7.5	\$96.2
2036-2040	\$36.0	\$34.2	\$37.6	\$1.8	\$9.3	\$118.8
2041-2045	\$36.1	\$34.3	\$37.7	\$2.1	\$9.3	\$119.5
TOTAL	\$108.0	\$102.5	\$112.6	\$3.7	\$27.8	\$354.7
<i>Present Value</i>	\$41.3	\$ 39.2	\$43.1	\$1.3	\$10.6	\$135.4

DRAFT numbers – ongoing refinement by PDC

- *Estimated fiscal impact subject to change based on actual assessed value. Does not include loss due to Measure 5 compression.*
- *Nominal beneficial impact increase from original figure of \$158M to \$300M is primarily related to new growth assumptions tied to development projections in NMAC development agreements, including full ZRZ build out, and CES*

Alignment with Equity Goals of Portland Plan

The proposed amendments:

1. Increase funds available for schools and County services
2. **Increase ability for future use of urban renewal in other parts of the city**

	Before Amendments		After Amendments	
	Frozen Base AV	Acres	Frozen Base AV	Acres
Total	\$5,518,368,425	13,225.9	\$4,818,044,016	11,380.8
Percent of Portland AV or Area in URAs	11.96%	14.26%	10.44%	12.27%

Alignment with Equity Goals of Portland Plan

The proposed amendments:

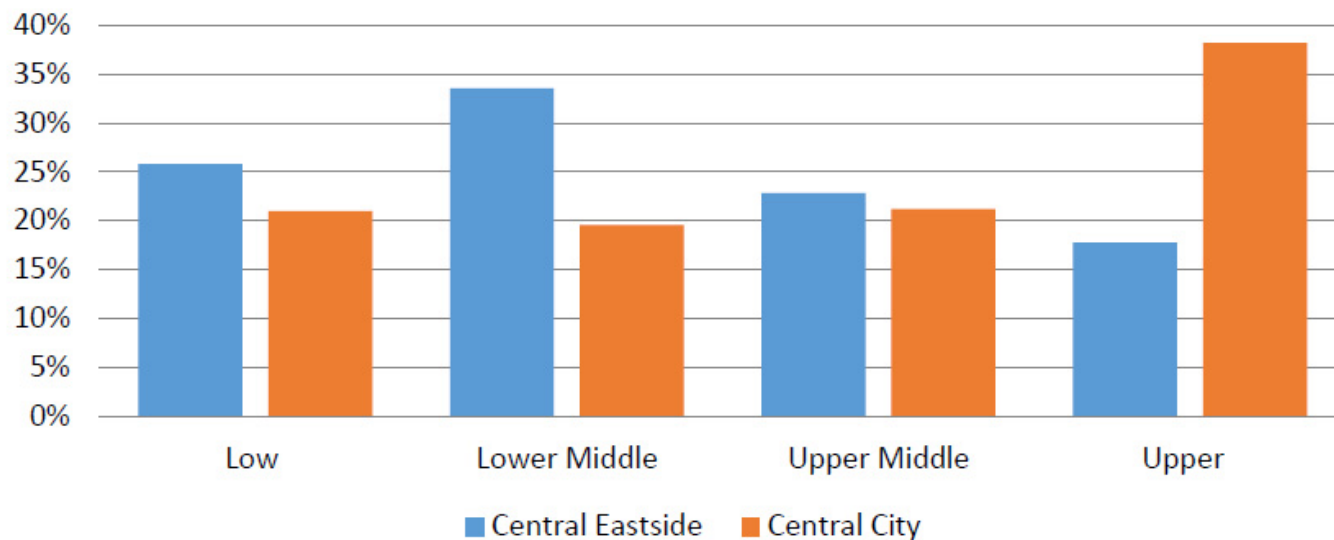
1. Increase funds available for schools and County services
2. Increase ability for future use of urban renewal in other parts of the city
3. **Include investments channeled through PDC equity programs**
 - **PDC's Business Equity Program** – ensuring projects provide professional, supplier, and construction contracting opportunities to small businesses that have been historically underutilized, including minority-owned, women-owned, and emerging small businesses.
 - **PDC's Workforce Equity Program** – maximizing apprenticeship opportunities in the construction trades, promote employment opportunities for Communities of Color and women, and encouraging the employment of people with disabilities and veterans.
 - **Community Benefits Agreement** – on a project-by-project basis, investments are evaluated to assess the opportunity for additional community benefits, such as access for local residents to long-term employment opportunities, supply-chain opportunities for local businesses, publicly-accessible amenities, etc.

Alignment with Equity Goals of Portland Plan

The proposed amendments:

1. Increase funds available for schools and County services
2. Increase ability for future use of urban renewal in other parts of the city
3. Include investments channeled through PDC equity programs
4. **Support business growth and opportunities for household prosperity**

Wage Quartile Comparison - Central Eastside and Central City



Alignment with Equity Goals of Portland Plan

The proposed amendments:

1. Increase funds available for schools and County services
2. Increase ability for future use of urban renewal in other parts of the city
3. Include investments channeled through PDC equity programs
4. Support business growth and opportunities for household prosperity
5. **Support growth and success of educational institutions**

Alignment with Equity Goals of Portland Plan

The proposed amendments:

1. Increase funds available for schools and County services
2. Increase ability for future use of urban renewal in other parts of the city
3. Include investments channeled through PDC equity programs
4. Support business growth and opportunities for household prosperity
5. Support growth and success of educational institutions
6. **Support affordable housing within proximity to centrally located services**

PHB Impact - Amendment Compared to Status-Quo (with growth assumptions)

Fiscal Year	Impact by URA						Changes due to Amendments
	RD	WIURA	CES	NMAC	ED	SPB	
2014-15	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
2016-2020	-	-	3.2	(1.7)	(6.1)	5.0	\$ 0.5
2021-2025	-	-	3.1	33.3	(9.1)	-	\$ 27.3
2026-2030	-	-	-	-	(8.4)	-	\$ (8.4)
2031-2035	-	-	-	-	(10.0)	-	\$ (10.0)
2036-2040	-	-	-	-	(10.2)	-	\$ (10.2)
2041-2045	-	-	-	-	(2.3)	-	\$ (2.3)
Total	\$ -	\$ -	\$ 6.3	\$ 31.7	\$ (46.1)	\$ 5.0	\$ (3.1)
Present Value	\$ -	\$ -	\$ 4.9	\$ 21.4	\$ (23.8)	\$ 4.8	\$ 7.1

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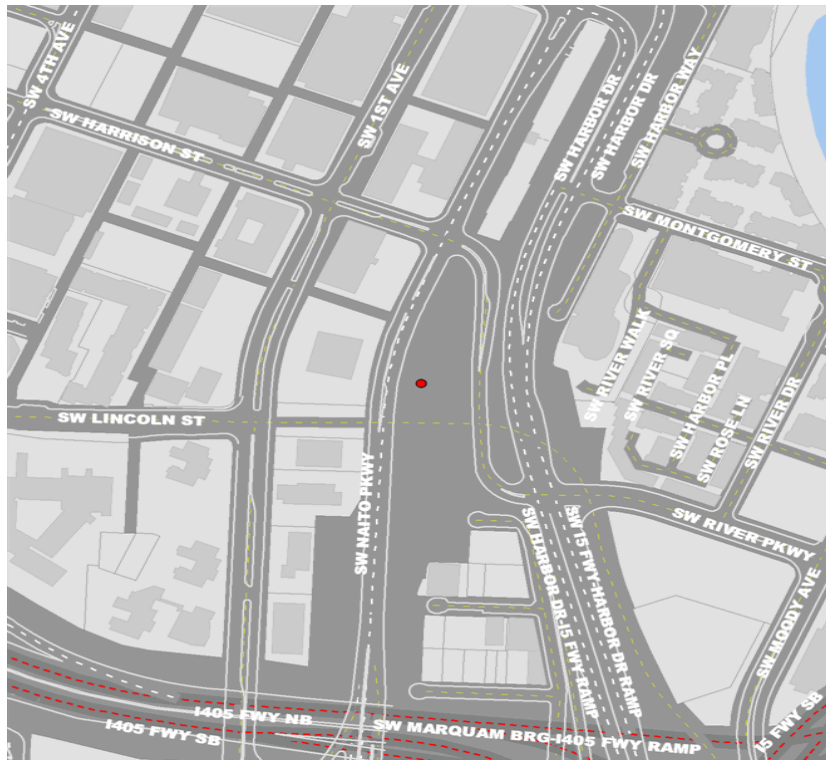
Strategies

- Funding development
- Incentive Zoning through density bonus
- Market development leverage
- Clinton Triangle

Impacts to Housing – NMAC URA

ZRZ and PSU Development Agreements

Harbor Naito



Parcel 3



Upcoming Meetings

Multnomah County Board of Commissioners Meeting

December 11, 2014 10:55 a.m. @ 501 SE Hawthorne

PDC Board Meeting

December 11, 2014 3-5 p.m. @ 222 NW 5th Avenue

City Council Hearing

December 17, 2014 2-3:30 p.m. @ 1221 SW 4th Ave

URA Amendment Package

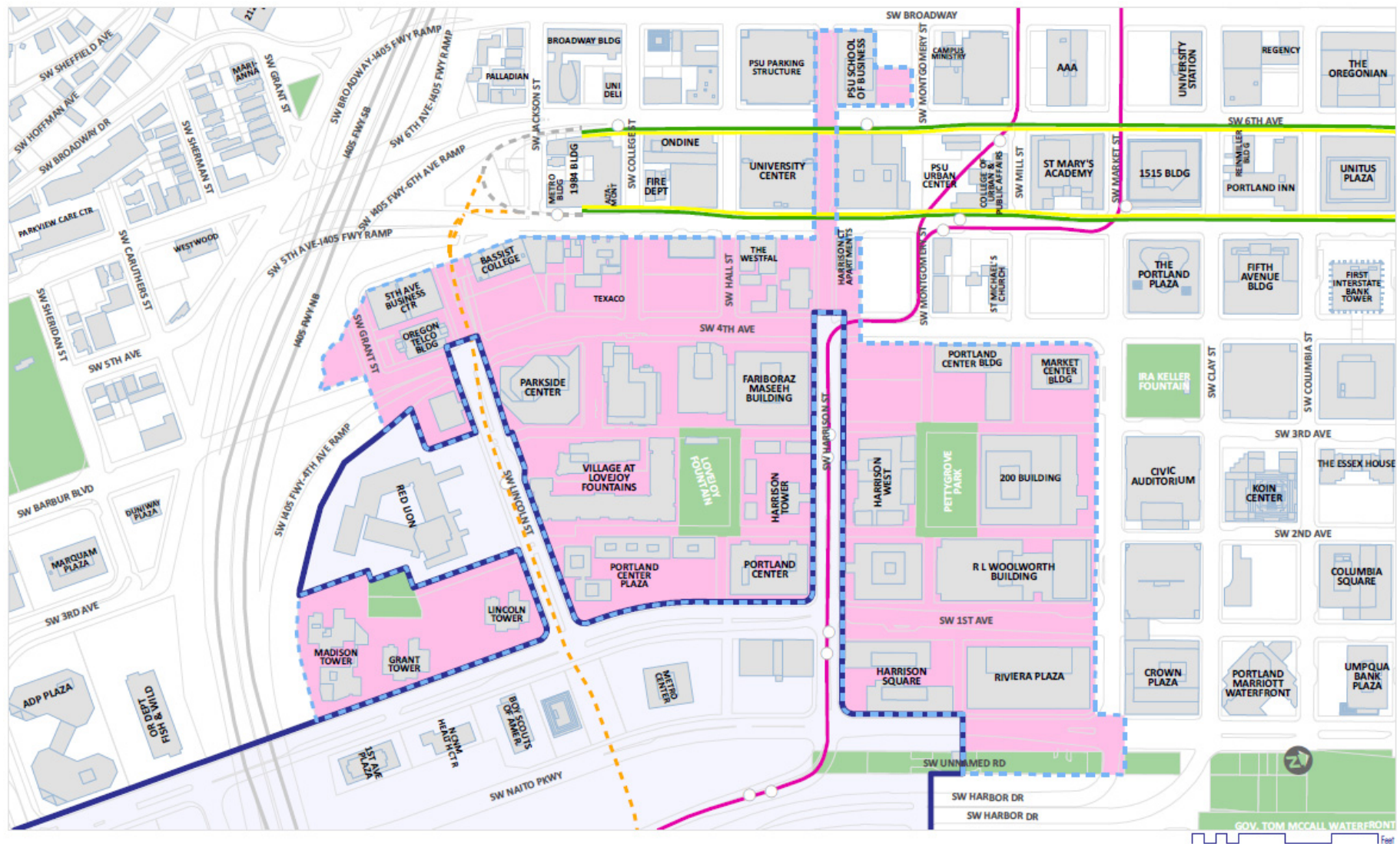
Fiscal Benefit/(Impact) by Urban Renewal Area

Fiscal Year	Benefit/ (Impact) by URA					Total Fiscal Impact
	RD	WIURA	CES	NMAC	ED	
2014-15	\$4.9	\$1.1	\$0.0	\$0.0	\$0.0	\$6.0
2016-2020	\$29.0	\$6.2	\$1.3	(\$2.8)	\$12.7	\$46.4
2021-2025	\$14.1	\$5.3	(\$21.6)	(\$8.4)	\$21.2	\$10.7
2026-2030	\$0.0	(\$1.6)	\$13.7	(\$84.0)	\$28.9	(\$42.9)
2031-2035	\$0.0	(\$1.6)	\$16.8	\$43.4	\$37.6	\$96.2
2036-2040	\$0.0	(\$1.7)	\$19.0	\$54.2	\$47.4	\$118.8
2041-2045	\$0.0	(\$1.7)	\$21.7	\$62.8	\$36.6	\$119.5
TOTAL	\$48.0	\$6.0	\$50.9	\$65.2	\$184.4	\$354.7
<i>Present Value</i>	\$38.2	\$7.3	\$12.5	\$0.1	\$77.3	\$135.4

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Committee Recommendation (cont.)



URA Amendment Package

URA Amendment Advisory Committee Roster

Debbie Aiona	League of Women Voters
Scott Andrews	Melvin Mark Properties
Jillian Detweiler	Committee Chair, Policy Director, Office of the Mayor
Peter Finley Fry	Central Eastside Industrial District
Greg Goodman	Downtown Development Group
Marion Haynes	Portland Business Alliance
Brent Hieggelke	Urban Airship
Damien Hall	Ball Janik
Sean Hubert	Central City Concern
Pat LaCrosse	OMSI Board Member Emeritus, Former PDC Executive Director
Wade Lange	American Assets Trust
Nolan Lienhart	ZGF Architects
Jonathan Malsin	Beam Development
Brian Newman	OHSU
Rick Saito	Insite Development
Kat Schultz	GBD Architects & CC 2035 W Quadrant SAC Co-Chair
John Tydlaska	Multnomah County
David Wynde	Portland Public Schools
Helen Ying	Chinese American Citizens Alliance Portland Lodge
Dan Zalkow	PSU