

IMPACT STATEMENT

Legislation title: Create a local improvement district to construct street, sidewalk, and stormwater improvements in the NE 97th Ave Phase II Local Improvement District (Hearing; Ordinance; C-10067)

Contact name: Andrew Aebi
503-823-5648

Presenter names: Andrew Aebi

Purpose of proposed legislation and background information:

- Forms the local improvement district as a prerequisite to beginning survey and design of the project.

Financial and budgetary impacts:

- Individual assessments for commercial and industrial properties range from \$11,320 to \$2,298,152.
- The level of confidence is Low.
- No change to staffing levels.
- 10% of the LID revenue (\$531,635) is to be added to the FY18-19 fiscal year budget; 20% of the LID revenue (\$1,063,270) is to be added to the FY19-20 fiscal year budget; and 70% of the LID revenue (\$3,721,444) is to be added to the FY20-21 fiscal year budget for total LID revenue of \$5,316,349.
- The valuation to assessment ratio is 0.8 to 1 including Tri-Met's property and 1.4 to 1 excluding Tri-Met's property. Although this is lower than the recommended minimum 2.0 to 1 valuation to assessment ratio, the LID Administrator recommends that Council accept this risk given the reward of 1,500 to 2,000 housing units anticipated with a second, subsequent and adjacent LID, the extent to which this first LID supports our transit partner, Tri-Met, and the LID funding safety improvements in support of PBOT's Vision Zero initiative and Transportation System Plan goals.
- \$2.3 million or 43.2% of the LID obligation rests with Tri-Met, which recently received a AAA bond rating. Tri-Met General Manager signed an LID petition in favor of the LID and Tri-Met is considered to be a creditworthy property owner.
- The project is not currently in the 5-year CIP.

Community impacts and community involvement:

- Property owner outreach has been ongoing since completion of the NE 97th Avenue Green Street LID in 2014 and has intensified since last year.
- A property owner meeting was held in July 2018.
- The LID was initiated by majority petition support.
- Property owner(s) financially participating in the LID have previously briefed the following stakeholders:
 - 1) Hazelwood Neighborhood Association
 - 2) Gateway Green Board
 - 3) Metro District #6 Councilor Bob Stacey and Metro staff
 - 4) Tri-Met General Manager Doug Kelsey
 - 5) Gateway Area Business Association
 - 6) Prosper Portland (formerly PDC) staff
 - 7) David Douglas School District Board
 - 8) East Portland Action Plan Housing Subcommittee
 - 9) Habitat for Humanity
 - 10) Human Solutions
 - 11) Portland Housing Bureau staff
 - 12) Multnomah County District #2 Commissioner Susheela Jayapal
- There is no known opposition to the project. Of the two property owners who have not signed a petition in favor of the LID, the one with the smaller assessment may do so after the filing of this Resolution, and legal counsel for the other property owner with the larger assessment (41.6% of the LID) has indicated that her client intends to remain neutral provided that the LID formation process does not interfere with her client's obligations to tenants or easement holders.
- Property owner(s) financially participating in the LID have scheduled briefings independent of PBOT staff with:
 - 1) Mayor Ted Wheeler
 - 2) Multnomah County Chair Deborah Kafoury
 - 3) Multnomah County District #3 Commissioner Jessica Vega Pederson
 - 4) Columbia Corridor Association Board
- All housing built in conjunction with this LID will meet inclusionary housing requirements of City Code, but this LID does not assume additional City or Prosper Portland resources to exceed inclusionary housing requirements. However, property owners financially participating in this LID have stated their intent to craft an anti-displacement policy above requirements of City Code.

Budgetary Impact Worksheet**Does this action change appropriations?**☐ **YES:** Please complete the information below.☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

KK 3-22-19