

## IMPACT STATEMENT

**Legislation title:** \*Accept a grant in the maximum amount of \$2,000,000 from Prosper Portland to construct street, sidewalk and stormwater improvements to NE Couch Street from NE 97th Ave to NE 99th Ave and to NE Davis St from NE 97th Ave to NE 100th Ave and authorize the Director of the Portland Bureau of Transportation to execute an intergovernmental agreement (Ordinance)

**Contact name:** Andrew Aebi  
503-823-5648

**Presenter names:** Andrew Aebi

### Purpose of proposed legislation and background information:

- Provides tax increment financing to defray the cost of the new NE Couch / Davis Street Local Improvement District (LID) as a prerequisite to petitioning and forming the LID through subsequent Council action, and also as a prerequisite to beginning survey and design of the project.

### Financial and budgetary impacts:

- The cost of the NE Couch / Davis LID is currently estimated at \$7,825,669 excluding additional costs of the previously-formed NE 97th Avenue Phase II LID and anticipated additional costs of widening street widths beyond the planned 32'-width to support development to maximum density allowed by current zoning code, plus the costs of installing new water mains and undergrounding utilities.
- Costs for this project will be accumulated on PBOT project number T00903.
- The level of confidence is Low.
- No change to staffing levels.
- 100% of the grant revenue is to be added to the FY19-20 fiscal year budget.
- Formation of the NE Couch / Davis LID will be by a separate and subsequent Council Ordinance. Prosper Portland funding of this LID will make possible the development of 1,000 to 2,000 housing units anticipated with this LID, which supports our transit partner, TriMet.
- The project is not currently in the 5-year CIP.
- The FY 2019/2020 budget is hereby amended as follows:  
GRANTS FUND

Fund 217  
Business Area – TR00  
Bureau Program Expenses - \$2,000,000

**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 will be initiated by majority petition support following approval of TIF funding.
- 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 and property owners are supportive of the TIF funding to make transit-oriented development financially viable.
- 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
217	TRED000009	521000	TPCIHL00000000GT	T00903	TR000291	T00903	\$2,000,000
217	TRED000009	441000	TPCIHL00000000GT	T00903	TR000291	T00903	\$2,000,000

KK 7-31-19