

IMPACT STATEMENT

Legislation title: Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements to NE Couch St from NE 97th Ave to NE 99th Ave and to NE Davis St from NE 97th Ave to NE 100th Ave in the NE Couch - Davis St Local Improvement District (Resolution; C-10068)

Contact name: Andrew Aebi
Contact phone: 503-823-5648
Presenter name: Andrew Aebi

Purpose of proposed legislation and background information:

- Initiates local improvement district formation proceedings and schedules an LID Formation Hearing as a prerequisite to beginning survey and design of the project.

Financial and budgetary impacts:

- Costs for this project will be posted to PBOT Capital Project T00903, which is pending inclusion in PBOT's FY 19-20 budget and five-year CIP forecast.
- Match funding is being provided in a fixed amount of \$2 million each from Prosper Portland tax increment financing (TIF) funds and PBOT Transportation System Development Charge (TSDC) funds.
- Work will be within the scope of the grant agreement authorized by Ordinance No. 189669 on August 28, 2019.
- Individual assessments for residential properties range from \$17,289 to \$416,896.
- The level of confidence is Low.
- No change to staffing levels.
- 10% of the LID revenue (\$445,406) is to be added to the FY19-20 fiscal year budget; 20% of the LID revenue (\$890,812) is to be added to the FY20-21 fiscal year budget; and 70% of the LID revenue (\$3,117,841) is to be added to the FY21-22 fiscal year budget for total LID revenue of \$4,454,059.
- 100% of the Prosper Portland TIF revenue of \$2 million is to be added to the FY22 budget.
- 100% of the PBOT TSDC revenue of \$2 million is to be added to the FY22 budget.
- The valuation to assessment ratio is 2.6 to 1 which is above the minimum 2.0 to 1 ratio referenced in Code Chapter 17.08. The LID Administrator recommends that

Council accept this risk given the reward of 1,500 to 2,000 housing units anticipated with this LID, which will support our transit partner, Tri-Met with transit-oriented development.

- 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.
- Property owner meetings were held in July 2018 and in September 2019.
- The LID is being initiated by majority petition support.
- Property owner(s) financially participating in this LID and the adjacent previously-formed NE 97th Avenue Phase II LID have previously briefed:
 - 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 currently no known opposition to the project.
- Property owner(s) financially participating in the LID held 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

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 9-13-19



PORTLAND BUREAU OF TRANSPORTATION

1120 SW Fifth Ave., Suite 800 Portland, OR 97204 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Chloe Eudaly Commissioner Chris Warner Director

37454

October 16, 2019

PROPOSED AMENDMENTS TO NE COUCH – DAVIS STREET LOCAL IMPROVEMENT DISTRICT (LID) RESOLUTION

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements to NE Couch St from NE 97th Ave to NE 99th Ave and to NE Davis St from NE 97th Ave to NE 100th Ave in the NE Couch - Davis St Local Improvement District (Resolution; C-10068)

I. PROPOSED AMENDMENT TO RESOLUTION.

Prosper Portland confirmed Tax Increment Financing (TIF) funding on September 11, 2019 and the Portland Bureau of Transportation confirmed Transportation System Development Funding (TSDC) for this project on October 8, 2019. Therefore, it is requested that Council approve the second to last paragraph on Page 3 of the Resolution to the following:

BE IT FURTHER RESOLVED, that Prosper Portland will provide \$2,000,000 in Tax Increment Financing (TIF) Funding from the Gateway Regional Center Urban Renewal Area which was approved by the Prosper Portland Commission on September 11, 2019 and PBOT will provide \$2,000,000 in Transportation System Development Charge (TSDC) funding which was administratively approved on October 8, 2019 and will also provide overhead funding of \$454,058.88 for total PBOT funding of \$2,454,058.88.



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

II. PROPOSED AMENDMENT TO EXHIBIT A.

The first attachment to this memorandum is a petition signed by the new owner of Tax Lot 7501 on October 14, 2019. Therefore, it is requested that Council approve the appendment of the first attachment to this memorandum to Exhibit A of the Resolution.

III. PROPOSED AMENDMENT TO EXHIBIT B.

Total petition support has increased to 70.8% with the additional petition of support received on October 14, 2019. Therefore, it is requested that Council approve the replacement of Exhibit B with the second attachment to this memorandum.

IV. EXHIBIT C AND IMPACT STATEMENT

No changes are proposed to Exhibit C – LID Map nor to the Impact Statement.

Respectfully submitted,



Andrew H. Aebi
Local Improvement District Administrator