



# 13<sup>th</sup> Amendment to the Interstate Corridor Urban Renewal Plan

Planning and Sustainability Commission Briefing  
November 10, 2020



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Briefing Overview

- Intro and Requested PSC Action
- Prosper Portland and PHB:
  - TIF and Interstate Corridor URA
  - N/NE Neighborhood Housing Strategy
  - N/NE Community Development Initiative
- PSC Questions and Discussion

# PSC and Urban Renewal Plans

## ORS 457:

“An urban renewal agency shall forward an urban renewal plan and the accompanying report to the planning commission of the municipality for recommendations before presenting the plan to the governing body of the municipality for approval ...

The ordinance shall include determinations and findings by the governing body of the municipality that ... the urban renewal plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole ...”

# Proposed Interstate Corridor Plan Amendment

**Increase maximum indebtedness by \$67,000,000 to a total of \$402,000,000:**

- 70% (~\$45 million) to PHB for affordable housing that implements the N/NE Neighborhood Housing Strategy
- 30% (~\$19 million) for Prosper Portland programs and projects that implement the goals and objectives of the N/NE Community Development Initiative Action Plan

# Requested PSC Action & Next Steps

**Staff recommends that the PSC take the following actions:**

1. Recommend that the Portland City Council adopt the 13th Amendment to the Interstate Corridor Urban Renewal Plan, and
2. Send a letter to the City Council finding that the 13th Amendment to the Interstate Corridor Plan conforms to the City of Portland Comprehensive Plan.

**PSC Hearing: November 24**

**City Council: December 16 and 23**

# Planning and Sustainability Commission Briefing: Proposed Amendment to Interstate Corridor Urban Renewal Plan

November 10, 2020



**Portland  
Housing Bureau**

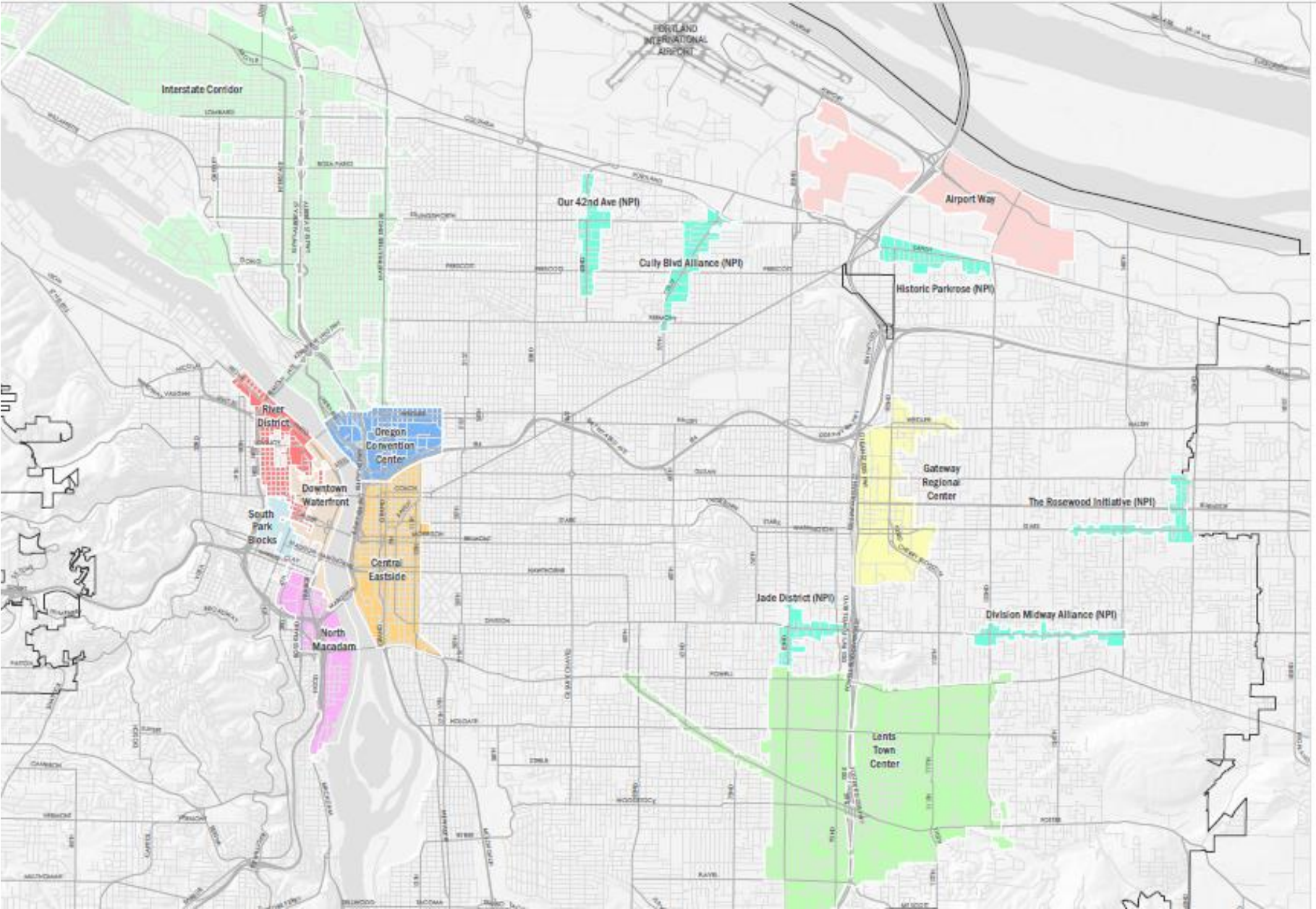
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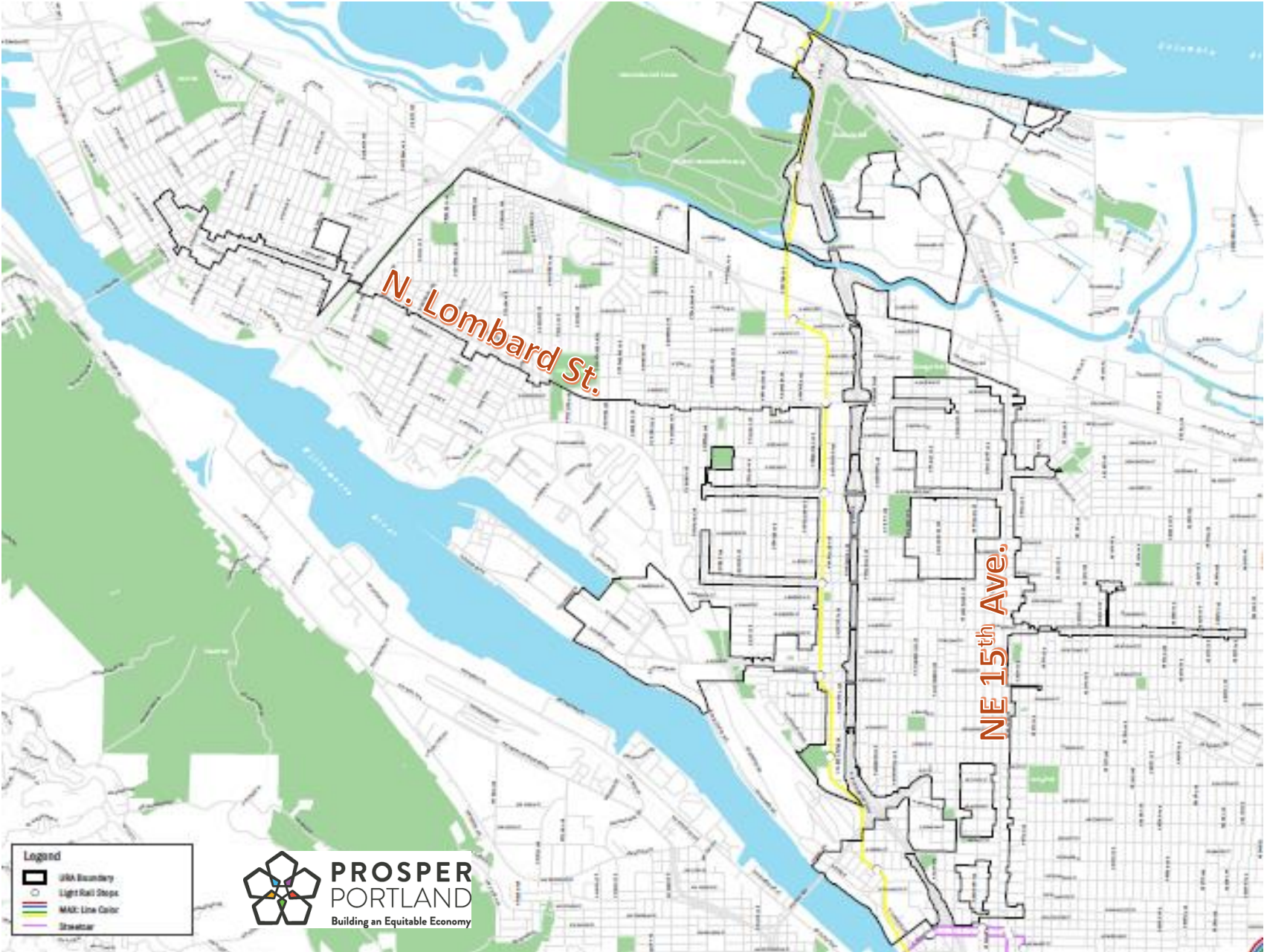
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Building an Equitable Economy

# Portland's Tax Increment Finance Districts

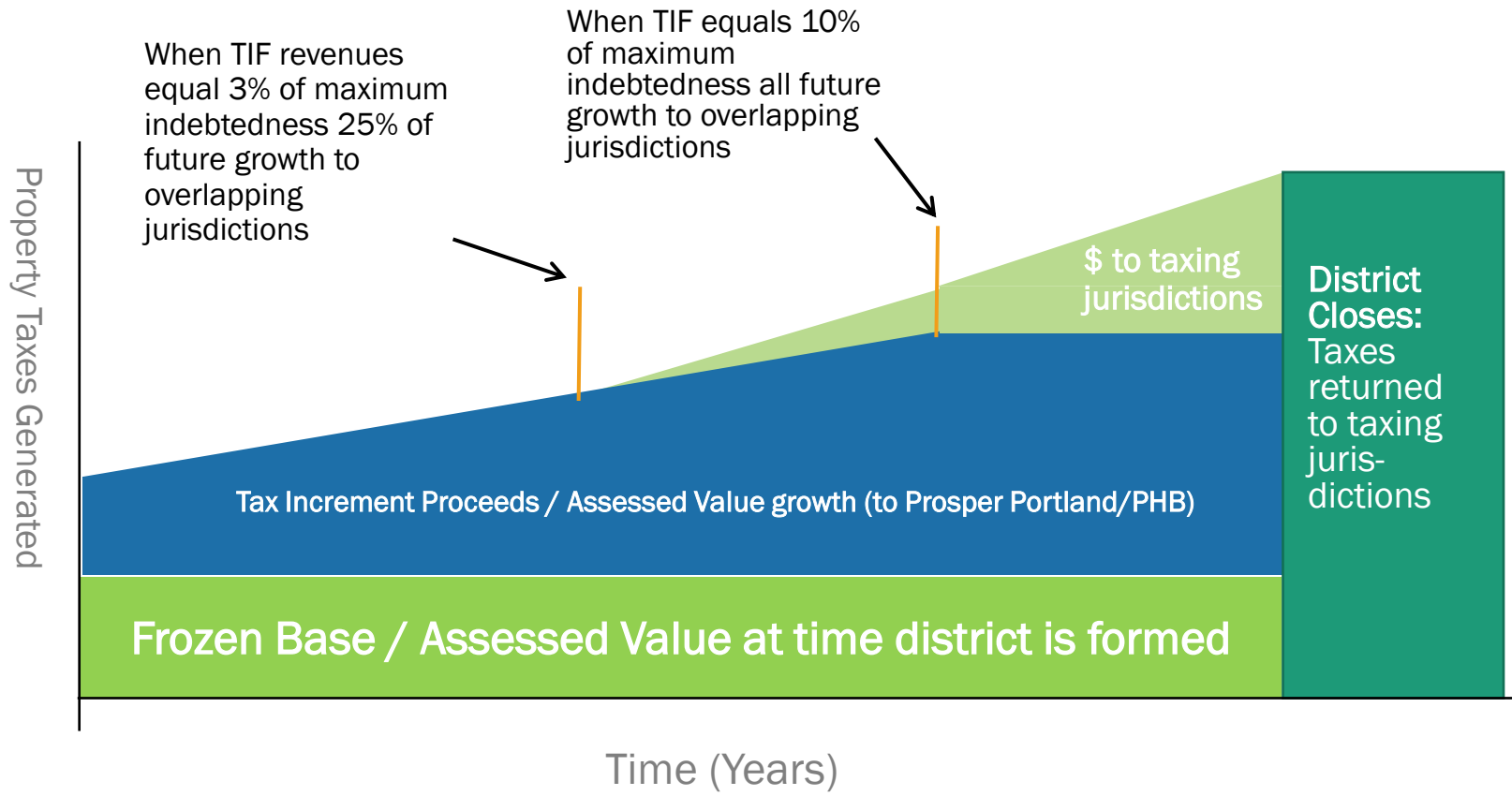


# Interstate Corridor Plan Area





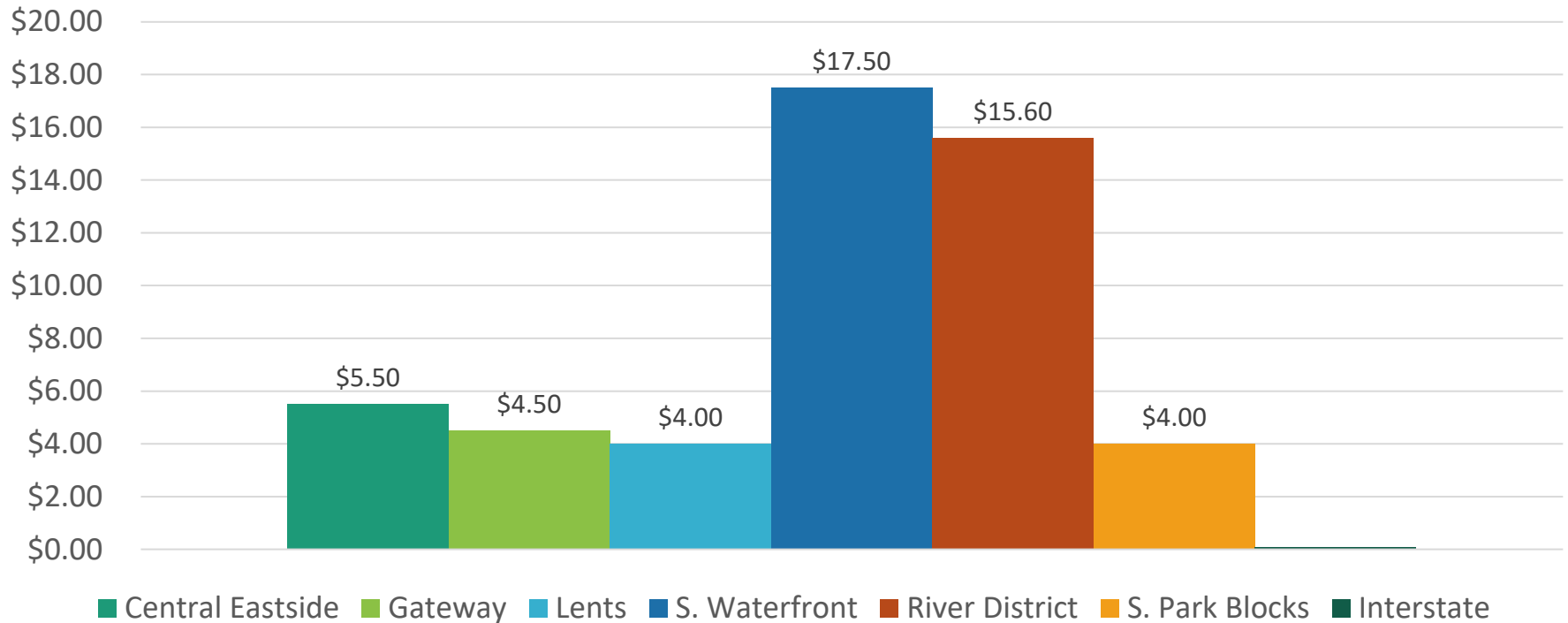
# How Tax Increment Finance Works



# Affordable Housing Set Aside by District

<b>Housing Set Aside Expenditures Since 2015 Policy Update (includes current year budget)</b>				
<b>Housing Set Aside Summary</b>	<b>Status: FY 2015-16</b>		<b>FY 2015-16 through</b>	
	<b>through FY 2019-20</b>	<b>Percent</b>	<b>FY 2024-25</b>	<b>Percent</b>
<b>Downtown Waterfront</b>	\$1,971,910	NA	\$1,971,910	NA
<b>South Park Blocks</b>	5,794,591	NA	5,794,591	NA
<b>Oregon Convention Center</b>	11,876,714	NA	11,876,714	NA
<b>Subtotal Closeout Districts</b>	19,643,215		19,643,215	
<b>Central Eastside</b>	3,480,215	15%	9,767,463	<b>32%</b>
<b>Lents</b>	35,116,727	61%	49,350,134	<b>42%</b>
<b>Interstate</b>	71,452,799	82%	108,409,472	<b>70%</b>
<b>Gateway</b>	8,130,059	42%	14,227,651	<b>28%</b>
<b>North Macadam</b>	22,502,957	50%	67,886,739	<b>46%</b>
<b>River District</b>	31,528,663	24%	49,405,871	<b>32%</b>
<b>Subtotal Active Districts</b>	<b>172,211,421</b>	<b>47%</b>	<b>299,047,331</b>	<b>45%</b>
<b>Total Housing Set Aside</b>	<b>\$191,854,635</b>		<b>\$318,690,545</b>	
<b>Cumulative Set Aside Base</b>	<b>\$365,158,804</b>		<b>\$658,069,868</b>	

# Remaining Affordable Housing TIF by District (in \$millions)



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# N/NE Neighborhood Housing Strategies

In March 2014, recognizing the difficult history that led us to this moment, the Portland Housing Bureau determined that any plan would need to be guided by the community itself. The result of the seven-month community engagement process was the N/NE Neighborhood Housing Strategy.

## Strategy

### Strategy 1 – Preventing Displacement

- ❖ Home repair grants
- ❖ Home repair loans

### Strategy 2 – Creating New Homeowners

- ❖ Down Payment Assistance
- ❖ Homeownership development

### Strategy 3 – Creating New Rental Homes

### Strategy 4 – Land Banking

**Preference Policy:** The Preference Policy is an effort to address the harmful impacts of urban renewal by giving priority placement to applicants who were displaced, are at risk of displacement, or who are descendants of households that were displaced due to urban renewal in North and Northeast Portland. Priority status is given to households who owned property that was taken by Portland City government through eminent domain.

**Oversight Committee:** The N/NE Housing Strategy Oversight Committee is comprised of up to 13 members from the community, Chaired by Dr. Steven Holt. The Committee is charged with the responsibility of reviewing and monitoring the development and implementation of policies and programming associated with the North/Northeast Neighborhood Housing Strategy. The committee working with the Portland Housing Bureau as well as it's contractors.



# N/NE Neighborhood Housing Strategy Accomplishments

Accomplishments	Goal 2022	Progress	% Goal met
Preventing Displacement – Loans	201	100	50%
Preventing Displacement – grants	910	791	87%
Creating New Homeowners	110	51	46%
Creating New Rental Units	380	501	131%
Land Banking		3 properties purchased	



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# N/NE Neighborhood Housing Strategy Accomplishments

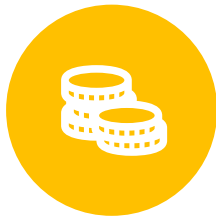
## Strategy 3: Creating Rental Homes



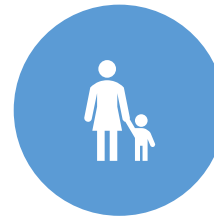
PHB has exceeded the goal of 380 rental units, with a total of 501 units between 6 buildings.



52% of the units are family sized with 2+ bedrooms



We will be able to serve very low income families through a combination of Project Based Section 8 vouchers and PSH.



Approximately 1254 people will be housed in these units



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PORTLAND HOUSING BUREAU  
NORTH / NORTHEAST NEIGHBORHOOD  
HOUSING STRATEGY

# Next Steps in Commitment

“We are convinced that the additional funds are necessary for continued reduction of housing disparity in NE Portland for low income families, and more specifically, African American families. To that end, the NINE Neighborhood Housing Oversight Committee unanimously voted to support maximizing indebtedness of the Interstate TIF District on September 19, 2019.”

*Letter from N/NE Neighborhood Housing Strategy Oversight Committee Chair, Dr. Steven Holt to Prosper Portland Board of Commissioners.*

## N/NE Neighborhood Housing Strategies

PORTLAND HOUSING BUREAU  
NORTH / NORTHEAST NEIGHBORHOOD  
HOUSING STRATEGY



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# N/NE Housing Strategy Investments



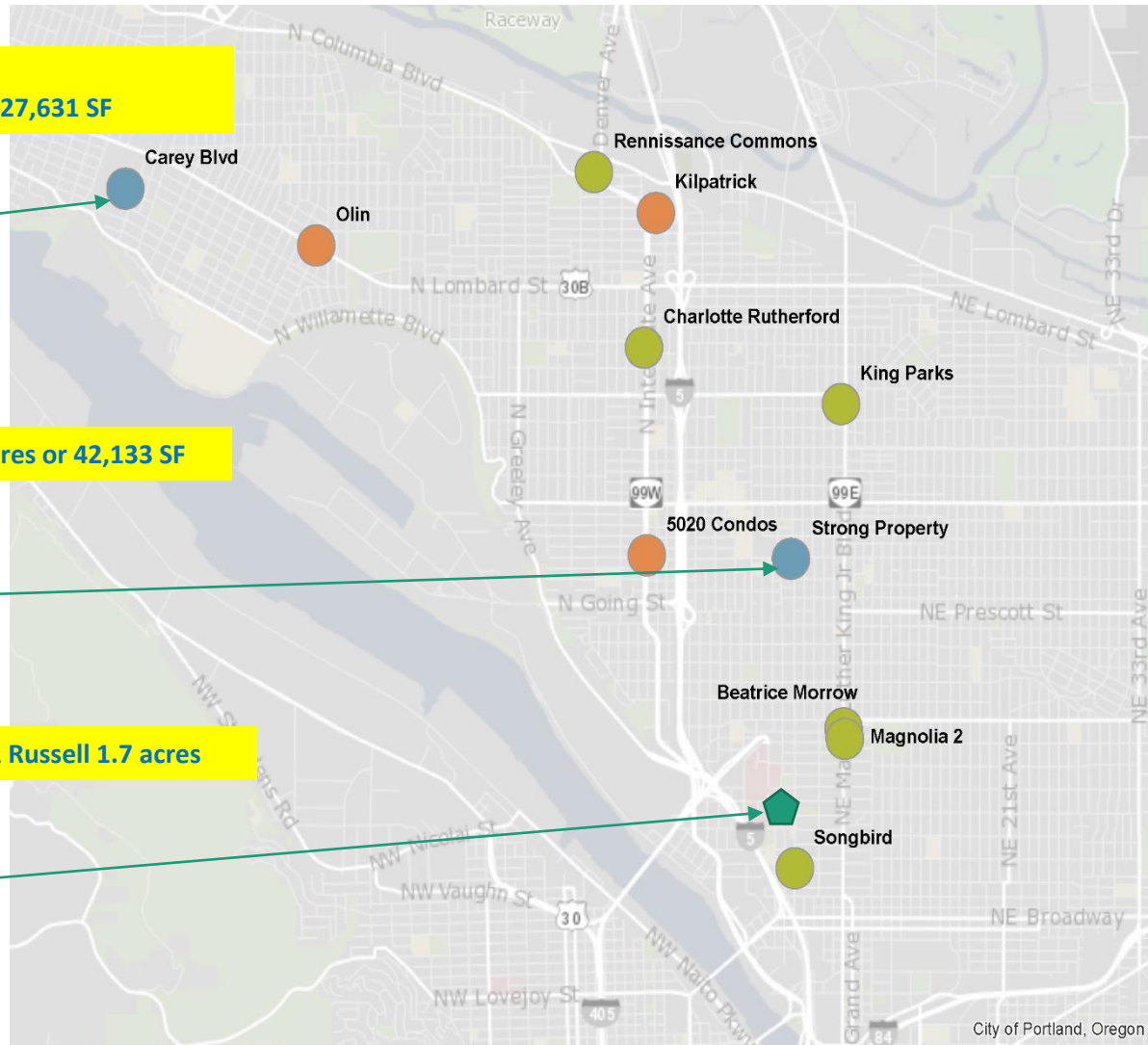
**Carey Blvd**  
2.93 acres or 127,631 SF



**Strong .97 acres or 42,133 SF**



**Williams & Russell 1.7 acres**





# Preference Policy Goals & Findings

1. The preference policy is serving the intended population.



Age range 19-71 average 43



Lived in the neighborhood an average of 32 years: on average, lived 72% of life in the neighborhood; 65% lived entire life in the neighborhood.



84% Black



68% Women



54% had no children living in the home

# Preference Policy Goals & Findings

2. One of the central underlying themes of the policy is that “place matters”



80% reported their connection to the neighborhood was their primary motivation for applying



80% believed this was best chance to move from waitlist into housing



Convenience to work or school was NOT a primary motivation



91% agree that the history of this neighborhood matters to me



87% feel I belong in this neighborhood



83% have friends and family in neighborhood

# Preference Policy Goals & Findings

3. Residents are generally experiencing improvements in their well-being



78% participate in arts and cultural events

53% indicate increased participation since moving in



56% spend time volunteering

24% report increased civic engagement since moving in.



50% report getting to work and/or school is more convenient

# N/NE Community Development Initiative

The Action Plan was developed in 2016 with guidance and advice of the N/NE Community Development Advisory Committee, stakeholders who participated in interviews, and public input from community members who attended Community Forums.

The Action Plan is designed to use TIF resources to foster economic prosperity among communities and individuals that have not fully participated in, or benefited from, economic opportunities in the Interstate TIF District with special emphasis on supporting Black Portlanders.

## **Goal: Foster Multi-Generational Wealth Creation and Community Assets**

- Increasing employment and wealth creation opportunities for long-term and returning residents, business and property owners
- Strengthening community capacity to produce economic opportunities, and
- Supporting cultural and community assets.

## **Strategic Investment Priorities**

1. Promote Property Ownership and Redevelopment
2. Support Business Ownership and Growth
3. Invest in New and Existing Homeowners
4. Advance Community Livability Projects
5. Catalyze Cultural-Business Hub(s)

**Oversight Committee:** The N/NE Community Development Initiative Oversight Committee is comprised of eleven members from the community, with 2 Co-Chairs, currently Ebony Amato and Quinton Blanton. The Committee is charged with reviewing, advising and monitoring proposals and projects according to the timelines, metrics, and allocation amounts outlined in the Action Plan, as a living document.

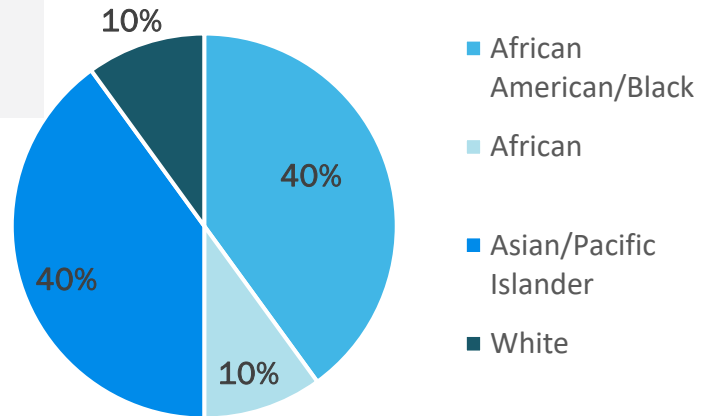
# Overview: N/NE CDI Action Plan Objectives

ACTION PLAN OBJECTIVE	PROPOSED 5-YR ALLOCATION
<b>1</b> Promote Property Ownership & Redevelopment	\$10,750,000
<b>2</b> Support Business Ownership and Growth	\$9,250,000
<b>3</b> Invest In New and Existing Homeowners	\$5,000,000
<b>4</b> Advance Community Livability Grants	\$2,500,000
<b>5</b> Catalyze Cultural Business Hub(s)	\$4,500,000
	<b>TOTAL \$32,000,000</b>

# Asset Development/Equitable Wealth Creation Accomplishments

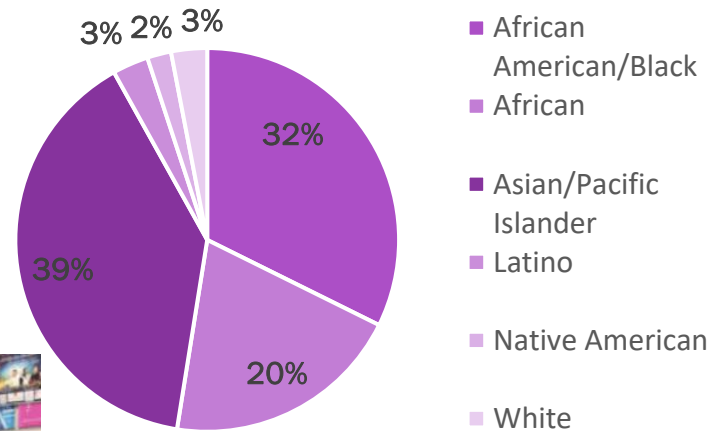
## 1 Promote Property Ownership & Redevelopment

**56** Property owners served through grants and loans



## 2 Support Business Ownership and Growth

**30** Tenants served through grants and loans



# Cultural & Community Asset Accomplishments

## 3 Invest In New and Existing Homeowners

**27** Homeowners with 80 -120% Median Family Income

## 4 Advance Community Livability Grants

**84** Non-profit community serving organizations served through grants

## 5 Catalyze Cultural Business Hub(s)

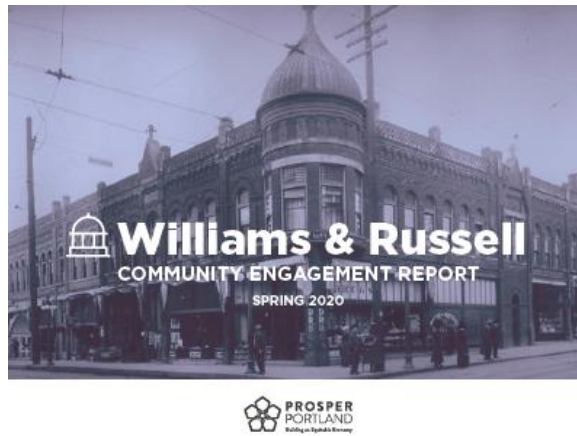
**1-2** Projects via competitive bid opportunity guided by Oversight subcommittee



# Williams and Russell



August 2018: Partnership MOU / Project Working Group Charter



Spring 2020: Community Engagement Report

## Engagement Outcomes

In all, more than 600 people have shared their perspectives and ideas throughout the outreach mechanisms of open houses, social mixers, email advertisements, posters and social media. From the original nine (9) priorities identified by the PWG, the community narrowed the selection to the four (4) top priorities for the site. They are:

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1  Education/Workforce Training | 3  Home Ownership & Community Space |
| 2  Housing/Affordable Rental    | 4  Support for Entrepreneurs        |



Fall 2020 – 2021: Request for Interest & Request for Proposals



# N/NE Community Development Initiative Near Term Priorities

Goal / Activity	Description	Timeline
Goal 1. Financing and Support for Property Improvements and Redevelopment:	Launch new loan products to assist property owners to improve and develop their underutilized and underdeveloped commercial and residential properties; build on lessons learned working with long term property owners.	2021 – ongoing
Goal 2. Creating Affordable Commercial Space	Assist emerging or displaced small business owners by creating affordable commercial space.	Mid 2021 – 2023
Goal 5. Cultural Business Hub Request for Proposals	Foster multigenerational wealth creation by investing in 1-2 larger-scale projects that will provide commercial space for small businesses owned by African Americans and other people of color.	Fall 2020 – Mid 2021
Williams & Russell Request for Proposals	The project involves Legacy Health returning to the community a 1.7-acre vacant block at North Russell Street and North Williams Avenue. Project is to honor Portland’s African-American community, support community housing and economic needs.	Early 2021

# Process, Outreach, & Next Steps

## September

- Draft Interstate Plan & Report
- Coordination with BPS staff
- N/NE Housing Oversight Committee

## October

- N/NE CDI Oversight Committee
- Portland Housing Advisory Commission
- Williams & Russell PWG
- Prosper Portland Board initiated amendment
- Consult and Confer with taxing districts commences

## November

- **Planning & Sustainability Commission briefing (11/10)**
- **Planning & Sustainability Commission hearing (11/24)**

## December

- Multnomah County Commission (12/1)
- City Council public hearing – city-wide notice (12/16)
- City Council vote on non-emergency ordinance (12/23)



# Questions?



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