

Portland City Council:  
**Proposed Amendment to Interstate  
Corridor Urban Renewal Plan**

December 16, 2020



**Portland  
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan

# Summary of Proposed Action

Per recommendation from N/NE Neighborhood Housing Strategy Oversight Committee, increase Interstate Corridor Tax Increment Finance district Maximum Indebtedness by 20%

Make \$67M available for investment in affordable housing and community development for N/NE strategies and projects

*No additional land added to district*

*Extends status quo for property taxes*

# **N/NE Neighborhood Housing Strategy**

*To address the legacy of displacement in North and Northeast Portland through investments in new affordable rental housing, opportunities for first-time homebuyers, and home retention programs for longtime residents*

# N/NE Neighborhood Housing Strategy – 2014

**7** month community engagement process

**13** member community Oversight Committee

**4** strategies:

1. Preventing Displacement
  - Home repair grants
  - Home repair loans
2. Creating New Homeowners
  - Down Payment Assistance
  - Homeownership development
3. Creating New Rental Homes
4. Land Banking

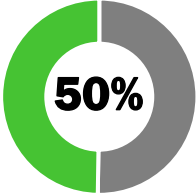
Preference Policy

**Priority access** to applicants who were displaced, are at risk of displacement, or who are descendants of households that were displaced

**Priority status** to households who owned property that was taken through eminent domain.

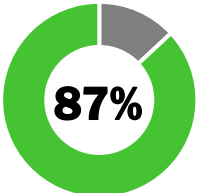
# N/NE Neighborhood Housing Strategy Accomplishments (2022 Goals)

## Preventing Displacement - Loans



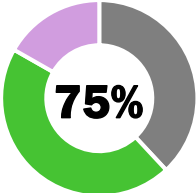
**100 / 201** goal

## Preventing Displacement - Grants



**791 / 910** goal

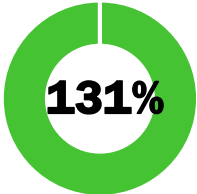
## Creating New Homeowners



**57 / 110** goal

**\*26** reserved

## Creating New Rental Units



**501 / 380** goal

## Land Banking:

**3** properties purchased

# Preference Policy Goals & Findings

1. The preference policy is serving the intended population.

**43**

Average age,  
age range 19-71

**32**

Average # years lived in neighborhood;  
65% lived entire life in neighborhood

**84%**

of participants are Black

**68%**

of participants are women

**54%**

have 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

**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

Convenience to work or school was NOT a primary motivation

# 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

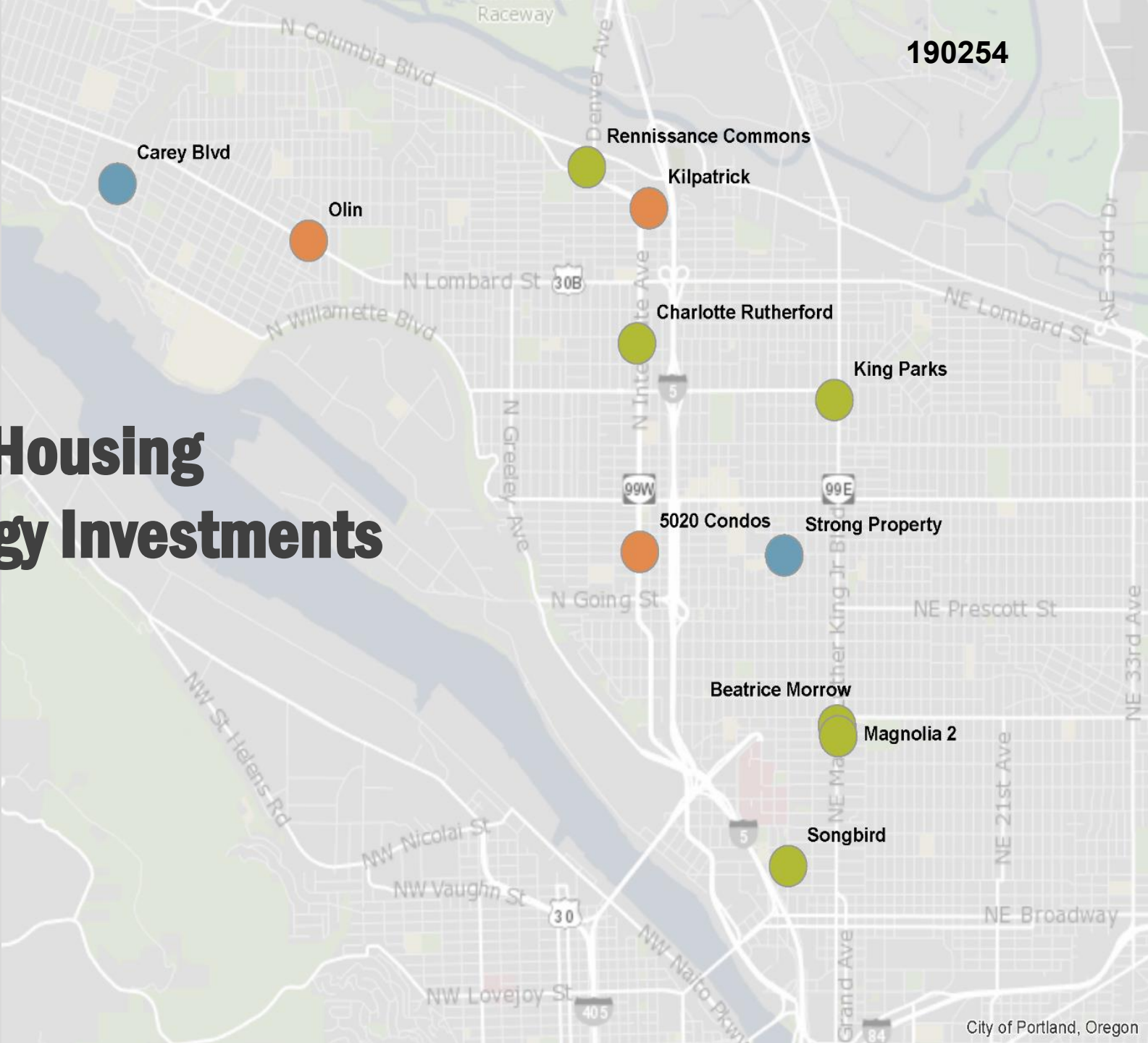
**24%** report increased civic engagement since moving in.

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



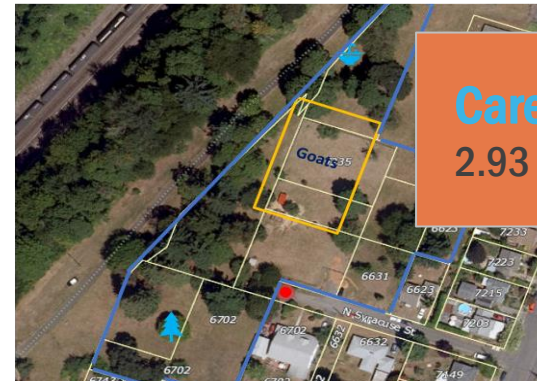
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# N/NE Housing Strategy Investments



# N/NE Neighborhood Housing Strategy

- Utilize PHB landbanked sites
- Create 350 new affordable housing opportunities
- Mix of Rental and Homeownership
- Prioritizing households displaced, at risk of displacement, or descendants of displaced families



**Carey Blvd**

2.93 acres or 127,631 SF



**Strong**

.97 acres or 42,133 SF



**Williams & Russell**

1.7 acres

# 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 Community Development Initiative**

*To foster economic prosperity among communities and individuals that have not fully participated in, or benefited from, economic opportunities in the Interstate Tax Increment Finance district, especially Black Portlanders.*

# N/NE Community Development Initiative

**12** month community engagement process

**11** member community Oversight Committee

**1** 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.

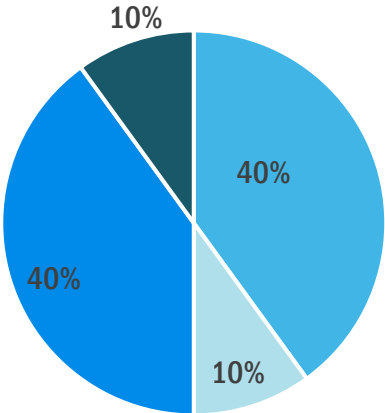
**5** strategies:

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)

# Equitable Wealth Creation Accomplishments

**56 / 44** goal

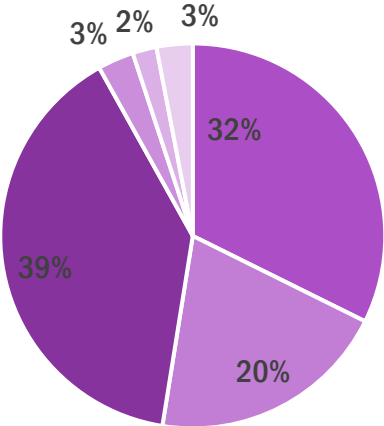
Property owners served through grants and loans



- African American/Black
- African
- Asian/Pacific Islander
- White

**30 / 55** goal

Tenants served through grants and loans



- African American/Black
- African
- Asian/Pacific Islander
- Latino
- Native American
- White

# Cultural & Community Asset Accomplishments

**27 / 60** goal

Homeowners with 80 -120%  
Median Family Income

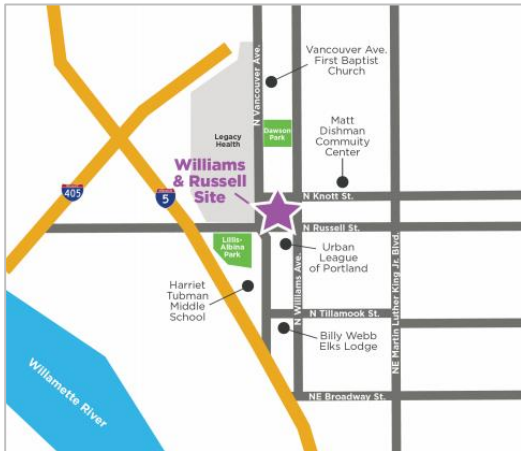
**35 / 20** goal

Grants to non-profit community  
serving organizations

**0 / 1-2** goal

Projects via competitive bid  
opportunity guided by Oversight  
subcommittee





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, emails, 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
- 2 Housing/Affordable Rental
- 3 Home Ownership & Community Space
- 4 Support for Entrepreneurs

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



# **N/NE Community Development Initiative**

## **Near Term Priorities**

- Increase awareness and utilization of grants and loans for small businesses
- Support long-term property owners with new loan products
- Create new affordable commercial space
- Release requests for proposal for cultural business hub(s)
- Support Williams & Russell Project Working Group with RFP and development
- Prioritize BIPOC-owned small businesses, property owners and community organizations with long ties to the district and/or at risk of displacement

# Proposed Amendment

# Interstate Corridor Plan Amendment Overview

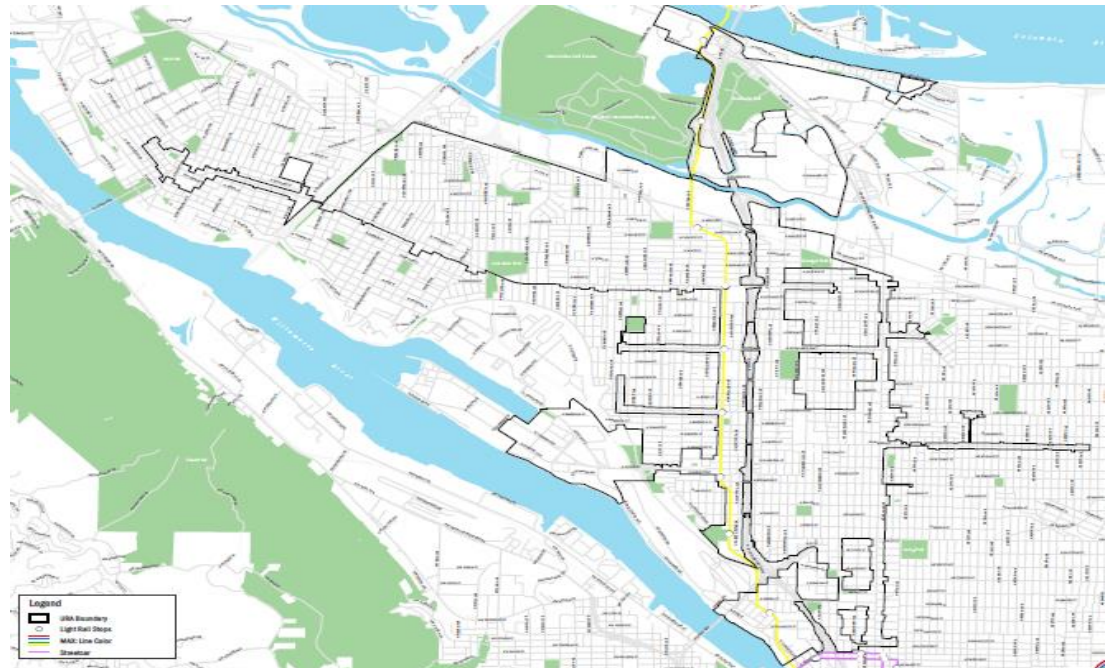
Increase Maximum Indebtedness by \$67 million

From \$335M >> \$402M

**70%** of increase to Portland Housing Bureau: ~\$45 million

**30%** allocated to Prosper Portland investments: ~\$19 million

No change to district  
boundaries



# **Interstate Corridor Plan Amendment Impact**

**With amendment, overlapping taxing jurisdiction would begin receiving incremental assessed value in FY2024-25**

- Without amendment, incremental assessed value would return to the overlapping taxing jurisdictions in FY 2022-23
- Represents approximately \$8M less in City General Fund revenue forecast for two years

**With amendment, property taxes levee for households citywide will be reduced as Fire and Police Disability and Retirement Fund rate decreases approximately 3% in FY2024-25**

- Without amendment, FPDR rate will decrease approximately 3% in in FY2022-23
- Represents approximately \$16 per year for the median household

# Process, Outreach, & Next Steps



Sept 2019

N/NE Housing Oversight Committee  
vote to amend plan

## September 2020

- Draft Interstate Plan & Report
- N/NE Housing Oversight Committee

## October 2020

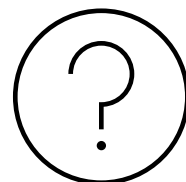
- N/NE CDI Oversight Committee
- Portland Housing Advisory Commission
- Williams & Russell PWG
- Prosper Portland Board
- Noticed taxing districts

## November & December 2020

- Planning & Sustainability Commission hearing (11/24)
  - Multnomah County Commission (12/1)
- City Council public hearing – city-wide notice (12/16)

## January 2021

- City Council vote on ordinance



# Questions?



**Portland  
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan



**PROSPER  
PORTLAND**

Building an Equitable Economy