

From: [AlCarm123](#)
To: [Council Clerk – Testimony](#)
Subject: Cully-TIF
Date: Thursday, September 29, 2022 11:49:07 AM

Dear City Council,

Please consider the current state of the economy before you levy another tax on homeowners like me. I have lived and paid property taxes in Multnomah County for over 30 years and it seems property owners are the first people you think of when your discussing raising taxes. This is not the right time to consider adding to the tax burden of Multnomah County homeowners. While I'm sympathetic to needs of the underserved communities, there has to be another way to raise funds for projects like Cully. Please consider other and more creative ways to raise revenue other than adding an additional burden on homeowners.

Thank you for your consideration,

Alan Dennison
503-939-3598

From: [Jynx Houston](#)
To: [Council Clerk – Testimony](#)
Subject: RE CULLY TIF PLAN
Date: Friday, September 30, 2022 5:26:55 PM

I fully support the adoption of the Cully TIF Plan. Ordinances that support affordable housing are desperately needed in Portland as everybody knows only too well.

Thank you,
Jynx Houston
7605 SE Lincoln St.
Portland 97215
503 477 9268

From: [Esme Hennessy](#)
To: [Council Clerk – Testimony](#)
Subject: Opposition to Cully Tax Increment Plan
Date: Friday, September 30, 2022 6:09:05 PM

Dear Portland City Council Members,

I am writing to express my opposition to the proposed Cully Tax Increment Plan. I do not think a new tax is needed to fund the Portland Housing Bureau or Prosper Portland.

Please include my opposition in the public testimony for this proposal.

Yours faithfully,

Esme Hennessy
9617 NW Silver Ridge Loop
Portland, OR 97229

From: [Achali Hall](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony regarding Cully TIF Plan
Date: Saturday, October 1, 2022 2:13:52 PM

Though I would like to support the Cully TIF Plan, my husband, who manages our finances, said that the tax would mean we would have to move. We live in the Hayhurst neighborhood of southwest Portland and pay over \$5000 yearly tax. We are retired and live on a fixed income.

If the Cully TIF Plan made an exception for those on fixed incomes, that would solve my problem. I fully support this tax. I believe we owe African and Native Americans reparations for slavery and colonialism. And we need to re-balance the economic inequality that undermines society.

I would support the tax because I believe in it; but my husband would not.

At the hearing please read this request for an exception to the tax for seniors on fixed incomes.

Thank you.

Sincerely,

Susan Rankin

From: [Jeff Wyatt](#)
To: [Council Clerk – Testimony](#)
Subject: Cully TIF Plan
Date: Sunday, October 16, 2022 9:10:23 PM

I am writing to comment on the proposed Cully TIF Plan. As a relatively new resident of Portland I understand the need for affordable housing. However I am opposed to the city undertaking a piecemeal approach that raises our property taxes. If this proposal were part of a comprehensive plan for metro Portland, it perhaps would have merit. Today though, we are paying very high taxes and seeing serious problems with crime, drugs and sidewalk camping that is making Portland a national travesty. First things first (like more and more visible policing) and Cully TIF is not one of them.

Thanks you,

Jeff Wyatt
1240 SE 56th Ave, Portland, OR 97215

From: [Jennings, Gayla](mailto:Jennings.Gayla)
To: [Council Clerk – Testimony](#)
Subject: FW: Oppose Cully TIF Plan/November 9th Hearing
Date: Friday, October 28, 2022 10:17:08 AM

Forwarding testimony from auditorhullcaballero@portlandoregon.gov relating to Cully Tax Increment Finance District Plan on November 9th at 2:00 p.m.

From: Raymond Saul <rsaul@att.net>
Date: Thursday, October 27, 2022 at 10:41 AM
To: "City Auditor, Mary Hull Caballero" <AuditorHullCaballero@portlandoregon.gov>
Subject: Oppose Cully TIF Plan/November 9th Hearing

Dear Auditor Caballero:

I ask you to speak out in opposition to the proposed Cully Tax Increment Plan to capitalize an economic development bank. *Cully and other annexed portions of the City need TIF Districts to fund street infrastructure improvements, not to finance a bank.* A City Council hearing regarding this proposal is scheduled for November 9, 2022.

As you know these annexed portions of the City were developed under lenient Multnomah County development code standards which did not require full improvement of streets as a condition of development. Consequently, these annexed portions of the City lack fully improved rights-of-way – lacking full-width pavements, curbs and sidewalks.

These unfinished streets pose a hazard to pedestrians, bicyclists and automobiles, and stunt the development of these portions of the City. These portions of the City will remain second-class step-children unless and until the streets are fully improved.

For at least the last hundred years, the City of Portland development code standards have required full improvement of adjoining rights-of-way as a condition of development. However, to retroactively require property owners in these annexed sections to upgrade their adjoining rights-of-way would be an unfair burden, especially since these are generally low-income neighborhoods. TIF funding is the only viable way to retrofit the street infrastructure in these neighborhoods.

Consequently, I ask you to speak out in opposition to the proposed Cully Tax Increment Plan. Instead, I urge you to advocate for Tax Increment Financing to repair and improve the street infrastructure in Cully and other annexed portions of the City.

Sincerely,

Raymond Saul
2324 NE 56th Avenue
Portland, OR 97213

503-780-1153

From: [paul_barthol](#)
To: [Council Clerk – Testimony](#)
Subject: Cully Tax Increment Plan testimony
Date: Friday, October 28, 2022 1:53:37 PM

To the Portland City Council, Portland Taxpayers,
and Residents of Portland,

I wish to voice my objections to the Cully Tax
Increment Plan. Below are seven reasons for my
objections:

1. The Cully Neighborhood traditionally has
lower income residents than more affluent
areas such as NW Portland, West Hills and
Multnomah Village. Singling out residents of
the Cully Neighborhood to carry an additional
tax burden might push some home owners
and renters to become homeless themselves.
This project might well increase the homeless
population rather than reduce it.

2. Governments have poor track records for
managing the financing of low-income
housing. One only needs to look to the
Tukwila Springs project in Gladstone. As
reported by KGW8 News, Tukwila Springs is a
remodeling project (not even adding more
housing to the community) which penciled out
to over \$404,000 per unit. These are rental
units. Even in the Portland metropolitan area,
\$400,000 per unit could have positioned
people as new home owners.

3. Publicly owned housing adds nothing to the
existing tax base. Instead of publicly owned

housing, the private sector should be encouraged, through tax abatement incentives, to construct and operate the rental properties. These properties would eventually add tax revenue to the city's coffers once the abatements expire.

4. City management of a low-income housing project is a no-win scenario. If the city manages the real-estate themselves, it will be burdened with the cost of PERS benefits for the management staff. If the City opts for a private firm to manage the property, that firm may eventually absorb all of the profits as their operating costs.

5. A publicly owned housing project will leave the City and its elected officials responsible for any future legal actions, civil or criminal, involving the property.

6. Once built, rental income from a city owned project will not benefit the home owners and renters who financed the project. Most likely any income from the project would be diverted into the general fund; potentially benefiting areas of Portland that sidestepped the original tax burden.

7. I am inherently leery of publicly funded projects guided, led, or managed by entities (such as Prosper Portland) that are not directly accountable to the tax payers.

I truly hope that the Portland City government will abandon the idea of a special taxing district for the Cully Neighborhood.

Sincerely,

Paul Barthol

Cully Neighborhood resident

From: [Nancy Le](#)
To: [Council Clerk – Testimony](#)
Cc: [Eron Riddle](#)
Subject: Cully Community Led Economic Development
Date: Monday, November 7, 2022 3:38:59 PM
Attachments: [Support letter Nancy Le.pdf](#)

Attn: Portland City Council
RE: Cully Community Led Economic Development

November 4, 2022

Hello:

As an active Cully Small Women Minority Business owner of Professional Auto Body & Paint Inc. I am writing to express my full support for the proposed community led development district.

Our family business is second generation. We have been open since 1997. For over 25 years and believe the proposed TIF district will best support a community in which one could live, work, and thrive.

I believe this proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors.

As someone who has interacted with Cully Blvd Alliance I have been able to benefit what small scale community led economic development can do for this community and hope to build on this success moving forward.

Sincerely,

[Nancy Le](#)
[Professional Auto Body & Paint Inc.](#)
6380 NE Alberta St.
Portland, OR 97218
P: 503.281.1103 | F: 503.281.9903

[Yelp](#) | [Google](#) | [Facebook](#) | [Instagram](#) | [Nextdoor](#) | [Carwise](#)
[Thank you for supporting local businesses](#)

In light of the current disruptions from COVID-19 and its rapidly evolving changes across the country. Our counterparts such as insurance companies, part vendors, freight, etc., may have unforeseen delays which are out of our control. We are doing our very best to continue serving you as promptly as possible. We appreciate your understanding as we navigate through the claim process together.

Nancy Le
Professional Auto Body & Paint Inc.
6380 NE Alberta St.
Portland, OR 97218

Attn: Portland City Council
RE: Cully Community Led Economic Development

November 4, 2022

Hello:

As an active Cully Small Women Minority Business owner of Professional Auto Body & Paint Inc. I am writing to express my full support for the proposed community led development district

Our family business is second generation. We have been opened since 1997. For over 25 years and believe the proposed TIF district will best support a community in which one could live, work, and thrive. I believe this proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors.

As someone who has interacted with Cully Blvd Alliance I have been able to benefit what small scale community led economic development can do for this community and hope to build on this success moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'N Le', written in a cursive style.

Nancy Le
Owner
Professional Auto Body & Paint Inc.
6380 NE Alberta St.
Portland, OR 97218
503-281-1103
info@propdx.net

From: [Lisa Rohleder](#)
To: [Council Clerk – Testimony](#)
Subject: please accept Cully TIF Testimonial
Date: Monday, November 7, 2022 4:10:03 PM
Attachments: [ATT00001.txt](#)
[TIF Testimonial.doc](#)

Thank you for your consideration! Please see attached.

Lisa Rohleder, L.Ac. she/her
lisar@pocatech.org

—
This email is confidential and may be legally protected. It is intended solely for the addressee. Access to this email by anyone else, unless expressly approved by the sender or an authorized addressee, is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action omitted or taken in reliance on it, is prohibited and may be unlawful. If you believe that you have received this email in error, please contact the sender and delete this e-mail and destroy all copies.

Lisa Rohleder
Working Class Acupuncture
3526 NE 57th Ave.
Portland OR 97213

Attn: Portland City Council
RE: Cully Community Led Economic Development

November 3, 2022

Dear City Council,

As someone who has started and scaled up a business in the Cully neighborhood, I am writing to express my full support for the proposed community led development district.

I have lived in Cully and worked in the business I started in Cully for over 21 years and I believe the proposed TIF district will best support a community in which more people could live, work, and thrive as I have. Cully was the perfect place for me to start a business to serve my own community, but there have been many challenges and I recognize the need for community led economic development.

I believe this proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors. As someone who benefited from being able to buy a home I could afford, and rent commercial space that I could afford, I recognize the many assets the Cully neighborhood offers that need to be protected -- and they can best be protected by centering the community.

As someone who has served on the advisory board for the Cully Blvd Alliance I have been able to see what small scale community led economic development can do for this community and I hope to build on this success moving forward.

Sincerely,

Lisa Rohleder, L.Ac.
Working Class Acupuncture/Cully Blvd Alliance/POCA Technical Institute
503-281-9394
lisar@pocatech.org

From: [Conner, Jessica](#)
To: [Council Clerk – Testimony](#)
Cc: [Felicia Tripp Folsom](#); [Sarah J. Stevenson](#)
Subject: Testimony - Agenda item 948
Date: Monday, November 7, 2022 4:29:21 PM
Attachments: [PHAC Letter to Council on Cully TIF District.pdf](#)

Good afternoon Council Clerk,

I am submitting testimony on behalf of a City advisory body that I staff for the Housing Bureau.

The Portland Housing Advisory Commission submits the attached letter related to agenda item 948, Approve the Cully Tax Increment Finance District Plan (Ordinance) scheduled to be heard the Wednesday, November 9 during the afternoon session. The PHAC Co-chairs are cc'd here should you have any questions.

Regards

Jessi

Jessica Conner (*she/her/Jessi*)
Senior Policy and Planning Coordinator
Portland Housing Bureau
1900 SW 4th Ave, Suite 7007
Portland, OR 97201
office. 503.823.4100
cell. 503.865.6284

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact Housing Bureau (503-823-2375) or 311 (503-823-4000), for Relay Service & TTY: 711.

[503-823-2375](#) Traducción e Interpretación | Biên Dịch và Thông Dịch | 口笔译服务 | Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या



PORTLAND HOUSING ADVISORY COMMISSION

Felicia Tripp Folsom

Co-chair

Sarah Stevenson

Co-chair

Diane Linn

Ernesto Fonseca

Heather Lyons

Julia Delgado

Kenechi Onyeagusi

Kymerly Homer

Nate McCoy

Peg Malloy

Stefanie Kondor

Taylor Smiley Wolfe

Date: November 7, 2022

To: Mayor Ted Wheeler
Commissioner Hardesty
Commissioner Mapps
Commissioner Rubio
Commissioner Ryan

Re: Cully Neighborhood Tax Increment Finance District

Dear Mayor Wheeler and Members of the Portland City Council,

The Portland Housing Advisory Commission (PHAC) encourages Council to adopt the Cully Tax Increment Finance (TIF) District Plan and Report. We support this proposal because of the Plan's emphasis on housing stabilization throughout the life of the District, but most critically focusing on stabilization at the outset. This is a strategy that no other TIF district has taken.

The Cully Exploration Leadership Committee (ELC) reached out to Prosper Portland and the Portland Housing Bureau to explore the idea around taking a tool that has been used to bring prosperity to some through the displacement of other communities could be used instead to stabilize existing residents and established businesses and build prosperity from there.

The Cully neighborhood is an area that has done a lot of internal community work. The Cully TIF Plan reflects that work. The four-year, community-initiated process was thoughtful, intentional, and centered Priority Communities (see definition in Plan) throughout.

The co-creation process used in the development of the Plan, Report, and governance model create an opportunity for government and community to work together differently.

To support the housing stabilization goals of the TIF District Plan, PHAC also recommends that Council increase the affordable housing set-aside identified in the Plan. Similarly, Council should regularly examine housing stability in the Cully neighborhood at the TIF District is implemented to ensure that additional resources aren't required to prevent displacement and promote housing stability.

We urge the adoption of the Cully TIF District Plan and Report.

Sincerely,

Portland Housing Advisory Commission

From: [Edy Martinez](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony for Cully TIF
Date: Tuesday, November 8, 2022 8:25:18 AM
Attachments: [Portland City Council TIF Support Letter - Makers Row, LLC.pdf](#)

This is on behalf of Nick Leritz/Markers Row LLC - Commercial Property Owner in Cully

Edy Martinez (he/him/his)
District Manager
Our 42nd Ave
C: (971)803-2687

Nicholas Leritz
Makers Row, LLC
3444 NE 35th Ave
Portland, Or 97212

Attn: Portland City Council
RE: Cully Community Led Economic Development

Date: 9/7/2022

Hello:

As an active Cully business owner, I am writing to express my full support for the proposed community led development district.

I have owned a business for over 8 years and believe the proposed TIF district will best support a community in which one could live, work, and thrive. I believe this proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors.

As someone who has interacted with Our42nd Avenue I have been able to benefit from what small-scale community led economic development can do for this community and hope to build on this success moving forward.

Sincerely,



Nicholas Leritz
Makers Row Apartments
4526 NE 42nd Ave
Portland, Or 97218
503-806-0126
njleritz@gmail.com

From: [Makers Row](#)
To: [Council Clerk – Testimony](#)
Subject: Cully TIF District Support
Date: Tuesday, November 8, 2022 9:36:06 AM
Attachments: [Portland City Council TIF Support Letter - Makers Row, LLC.pdf](#)

Hello,

Please find attached my letter of support for the Cully TIF. Please reach out with any questions.

Thanks,
Nick Leritz

MAKERS ROW
INFO@MAKERSROWPDX.COM
www.makersrowpdx.com

Nicholas Leritz
Makers Row, LLC
3444 NE 35th Ave
Portland, Or 97212

Attn: Portland City Council
RE: Cully Community Led Economic Development

Date: 9/7/2022

Hello:

As an active Cully business owner, I am writing to express my full support for the proposed community led development district.

I have owned a business for over 8 years and believe the proposed TIF district will best support a community in which one could live, work, and thrive. I believe this proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors.

As someone who has interacted with Our42nd Avenue I have been able to benefit from what small-scale community led economic development can do for this community and hope to build on this success moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicholas Leritz", with a long horizontal flourish extending to the right.

Nicholas Leritz
Makers Row Apartments
4526 NE 42nd Ave
Portland, Or 97218
503-806-0126
njleritz@gmail.com

From: [William Miller](#)
To: [Council Clerk – Testimony](#)
Cc: chwpirtle@gmail.com
Subject: Cully TIF Testimony - November 9, 2022
Date: Tuesday, November 8, 2022 10:12:25 AM
Attachments: [Cully TIF - Support_JenniferPirtle.pdf](#)

Hello,

Please see the attached written testimony on behalf of Jennifer Pirtle (cc'd) for the Cully TIF District, agenda item 948 on tomorrow's 2pm agenda.

Thank you,

Will

--

William Miller
Government Affairs Manager | Community Development
NAYA Family Center | nayapdx.org
Direct: 503.928.5590 | Main: 503.288.8177 ext., 306
WilliamM@nayapdx.org

Schedule a meeting with me: <https://calendly.com/millerw28>.

November 9, 2022

Portland City Hall
1221 SW 4th Ave
Portland, OR 97204

Re: Cully TIF District – Support

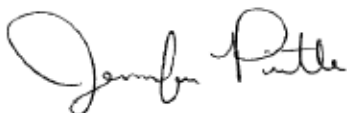
Dear Mayor Wheeler and members of the Portland City Council:

My name is Jennifer Pirtle (Siletz) and I've been a resident of the Cully Neighborhood for over 6+ years. I write expressing my strong support for the passage and implementation of the proposed Cully Tax Increment Financing (TIF) District. The proposed TIF plan was constructed in partnership with organizations, coalitions, and community members in the region.

I believe this proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors. It is my hope that the TIF will boost economic prosperity and housing development in the region.

As a long-time Cully resident, I have been able to witness what small scale community led economic development can do for this community and hope to build on this success moving forward. I encourage you to support the proposal and help improve the lives of Cully residents, community, and businesses.

Thank you,

A handwritten signature in black ink that reads "Jennifer Pirtle". The signature is written in a cursive, flowing style.

Jennifer Pirtle
Cully Resident

From: [Mad Hanna](#)
To: [Council Clerk – Testimony](#)
Subject: Cully TIF Testimonial
Date: Tuesday, November 8, 2022 10:38:50 AM
Attachments: [Letter to City Council.docx](#)

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MAD HANNA * HANNEX GENERAL STORE & CAFE
~we got your back~ * ~coffee is life~
6129 NE Fremont St. * 6127 NE Fremont St.
Portland, OR 97213 * Portland, OR 97213
p:503-288-2944 * p:503-477-6295
@madhannapdx * @hannexgeneralstore
 <https://www.madhanna.com/>



Elizabeth Hanna
Hanna Maddix LLC & Hannex General Store LLC
6129 & 6127 NE Fremont St.
Portland, OR 97213

Attn: Portland City Council
RE: Cully Community Led Economic Development
Date: 11/6/2022

Thank you for taking the time to read this letter, I hope it finds you well. I am writing to you today to express my full support for the proposed community led development district for the Cully neighborhood.

My name is Elizabeth Hanna, I own two businesses in the Cully neighborhood; Mad Hanna will be celebrating its 10th year in January and Hannex Café and General Store will be celebrating it's second anniversary in March 2023. I am an active member of the Cully Blvd Alliance (CBA) steering committee and I look forward to buying my first home in Cully next year. I whole heartedly believe that the proposed TIF district for the Cully neighborhood will best support a community in which one could live, work, and thrive.

I deeply believe this proposed community led TIF district will be so successful that it will be the leading example of how a community can support itself in current times and future generations. I believe that this TIF will pave a path towards generational wealth for marginalized community members and BIPOC business owners. This proposal will be different from the traditional "Urban Renewal Areas" the city has supported in the past as it was created by the community in co-creation with the city bureaus, it has a strong equity focus and is designed to put the residents first instead of large commercial investors.

I was inspired to join the CBA steering committee in winter 2020 because I experienced firsthand the ease and accessibility small scale, community led, economic support is, and I want to support my community the way it supported me. I believe that small scale community led economic development is the future of urban renewal. My experience is an example of exactly how "community led" works; my community invested in me, the CBA saved my businesses, and now, as I look for my future home in Cully, I invest my time in my community and hope to continue building success for myself and others moving forward.

Thank you,

Elizabeth Hanna
Owner, Mad Hanna & Hannex General Store
Madhanna13@gmail.com (503) 975-8408

From: [Edy Martinez](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony for Cully TIF
Date: Wednesday, November 9, 2022 8:48:42 AM
Attachments: [Letter to Portland City Council Cully Community Led Economic Development.docx](#)

This is on behalf of Carolyn Mistell - Commercial Property Owner in Cully

Edy Martinez (he/him/his)
District Manager
Our 42nd Ave
C: (971)803-2687

Carolyn Mistell Westerfield, Jane Dough Properties LLC
4636 NE 42nd Avenue
Portland, OR 97218

November 9, 2022

Attn: Portland City Council
Re: Cully Community Economic Development

Dear Portland City Council:

As an active Cully community member, landlord, and small local business supporter, I am in full support of the proposed community-led economic development district.

I have worked, owned a business and a commercial building, and been involved with the business association and Our 42nd Avenue and various other economic community efforts for the past 23 years. I have personally benefited from City of Portland support when my business as Delphina's Bakery struggled to survive. Now as a small property owner, I've been able to provide space for small local business owners to do the same. After 10 years of active participation in the 42nd Avenue NPI, I've seen our small businesses develop and grow largely due to the support of the City. Despite recessions, pandemics, and countless other obstacles, our businesses are active, surviving and beginning to thrive.

You just have to walk and drive through this community to see the difference that financial support from the City has made - the growing vitality of businesses serving the Cully neighborhood and greater Portland is a visible result.

There's still more work to do. The community-driven organization that has evolved out of the NPI's is in place and poised to continue beyond the work that has been done. To keep moving forward the momentum of economic growth and stabilization in this community, the resources from a larger TIF district will be invaluable.

And I believe the proposed TIF district will be different from the traditional urban renewal areas the city has supported in the past in that it has been created by the community in co-creation with the city bureaus with a strong equity focus and is designed to put the residents first instead of large commercial investors. And I believe we are gaining a sense of trust from the community that our government can help in meaningful ways.

The benefits I've seen from the work of Our 42nd Avenue show what small-scale community-led economic development can do for a community, and I hope to see the success of this work continue to move forward.

Carolyn Mistell Westerfield
Our 42nd Avenue NPI/Cully Blvd Alliance
(503)539-0273; carolynmistell@yahoo.com

From: [Jadelis Muñoz Nieves](#)
To: [Council Clerk – Testimony](#)
Subject: Submission of written testimony
Date: Wednesday, November 9, 2022 12:47:37 PM
Attachments: [Cully URA Written Testimony.pdf](#)

To whom it may concern,

The Anti-Displacement PDX Coalition will like to submit written testimony for agenda item #948. Please find the written testimony attached to this email.

Thank you,

Jadelis Muñoz Nieves
Equitable Development Organizer



[Unite Oregon Annual Report 2021](#)

Email: jadelis@uniteoregon.org

Pronouns: They/them

Languages: English, Spanish

To Whom it May Concern:

This letter is in response to the new Cully Urban Renewal District under proposal today. Anti-displacement Portland (ADPDX) exists to advocate for and organize against the continued displacement of BIPOC communities in Portland. As such, this Coalition stands in solidarity with poor BIPOC community members that continue to call this City their home.

Urban renewal has historically been one of the most heavy handed tools that has torn apart Black communities throughout the nation. Portland Development Commission (renamed Prosper Portland) has decimated the Black community and has continuously violated the public trust.

While we applaud Living Cully's proactiveness and tenaciousness in trying to refashion this tool to serve BIPOC communities, we believe this tool will only continue to cause harm in the community. Two of the main components that Living Cully has tried to build this proposal around are missing. The current proposal has not reached the original goal of allocating 75% of the tax increment financing district to affordable housing. Additionally, there is presently no guarantee that the Living Cully community will be able to shape future decisions of this URA. Rather, the community will have to rely on the City's good will to enact Living Cully goals. The co-creation model that the PDC has crafted is rooted in a fallacy that the community has any real decision-making power.

The element missing from this plan that causes us the most concern is no plan and no funding to preserve current market rate affordable housing. This seems very short sighted and should be a foundational feature. Displacement of Black community members, Indigenous community members, and more recently Latinx community members has been underway for some time and it is not clear to us how this plan addresses ongoing displacement. The City once again arrives too late with a plan designed to rip poor communities apart, rather than hold them in place.

The amount of money that Living Cully and other advocates will need to leverage for affordable housing is daunting. The \$8 million for affordable housing that the TIF will generate in the first four years breaks down into \$2 million each of the first four years. At a cost of about \$380,000 to develop each unit, these funds alone will result in 5 affordable units each year.

This current proposal gives PDC permission to continue business as usual, as we see happening in the Gateway and Lents Urban Renewal Districts. If the PDC and the City of Portland want to do business differently, as they've stated for this and subsequent URA's, then this is where they must enact policy demonstrating that things will be different.

Sincerely,
Anti-Displacement PDX Coalition

From: [Sharon Maxwell](#)
To: [Council Clerk – Testimony](#)
Subject: Cully TIFF testimony -11/09/22 Community Member - Resident of Cully
Date: Friday, November 11, 2022 10:04:14 AM

Hello Mayor and Commissioners:

Thank you to Living Cully, Partners and Prosper Portland for bringing to the Cully neighborhood this amazing opportunity to stabilize one of the last frontiers that has not been totally gentrified and taken over by newbees.

I've lived in Cully since 2006 when I purchased my own at 4254 NE Alberta St. As a divorced mother of four middle school children it was one of the last places where I could afford to live and make a purchase that was in my annual income. To perform some upgrades to my home I accepted predatory lenders terms with a promise to refinance in 18mths. This was during the time of the housing bust of 2008. Upon trying to refinance, ask for modification and get accepted for the ARRA home request plan the bank and attorney pulled a fast move after accepting the offer for one year of payments and up to \$10K arrears they took from me and my children and grandchildren. This was over a 3 year period of fighting to keep my home that I worked so hard for.

A few things, I would like to suggest and recommendations:

1. The \$10million that was mention should be sourced for mental health for existing residents, existing homeowners, historically underpriveleged property owners and others that were not given the rights to purchase land in the State of Oregon due to Slave Code laws. The mental health should be over the 30 years to be granted to Living Cully and specifically African Americans that have suffered the most in this community through targeted attacks. (Month listening sessions with a meal prepared hearing from people who have lived in the area over the last 100 years, that have been pushed around and completely almost out.

2. Funds should be designated for technical assistance for planning, architectural, feasibility studies, used for matching dollars for application of other grant funds, soil testing, Pre-design, design, pre-construction, and construction services.

3. Stability of existing homeowners for repairs loans at 1%-3%, grants for fire life and safety, maintenance of sewer, infrastructure, roof, mortgage assistance up to 3months emergency help.

4. SENIORS are imperative in this because they have been the ones to experience the brute forces of the intential discrimination since Jim Crow but have gotten little benefits of most of the changes that have come since the 1965 Civil Rights movement. So with an emphasis for seniors, those with disabilities and mental health issues.

4. WE can't use conventional means and methods to repair intentional targeted oppressions, lockedout access to capital, Historical Redlining from banks and others, discriminatory practices not to sell or rent to Black people and keep us in one area of the city and then cancel our ability to even live in the area by raising rents and leases.

This TIFF has to be unconventional and Very Intentional!

Thank you,

Sharon Maxwell

Sincerely,

Sharon Maxwell | CEO BRATTON CONSTRUCTION, LLC

DBE, WBE, MBE, WOSB

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City Council Meeting - Wednesday November 9, 2022 2:00 p.m.

Agenda No.	First Name	Last Name
948.01	William	Francis
948.02	David	Sweet
948.03	Clarence	Larkins
948.04	Christopher	Browne
948.05	Robert	Butler
948.06	Quete	Capuia
948.07	Chach	Heart