



**Portland
Housing Bureau**



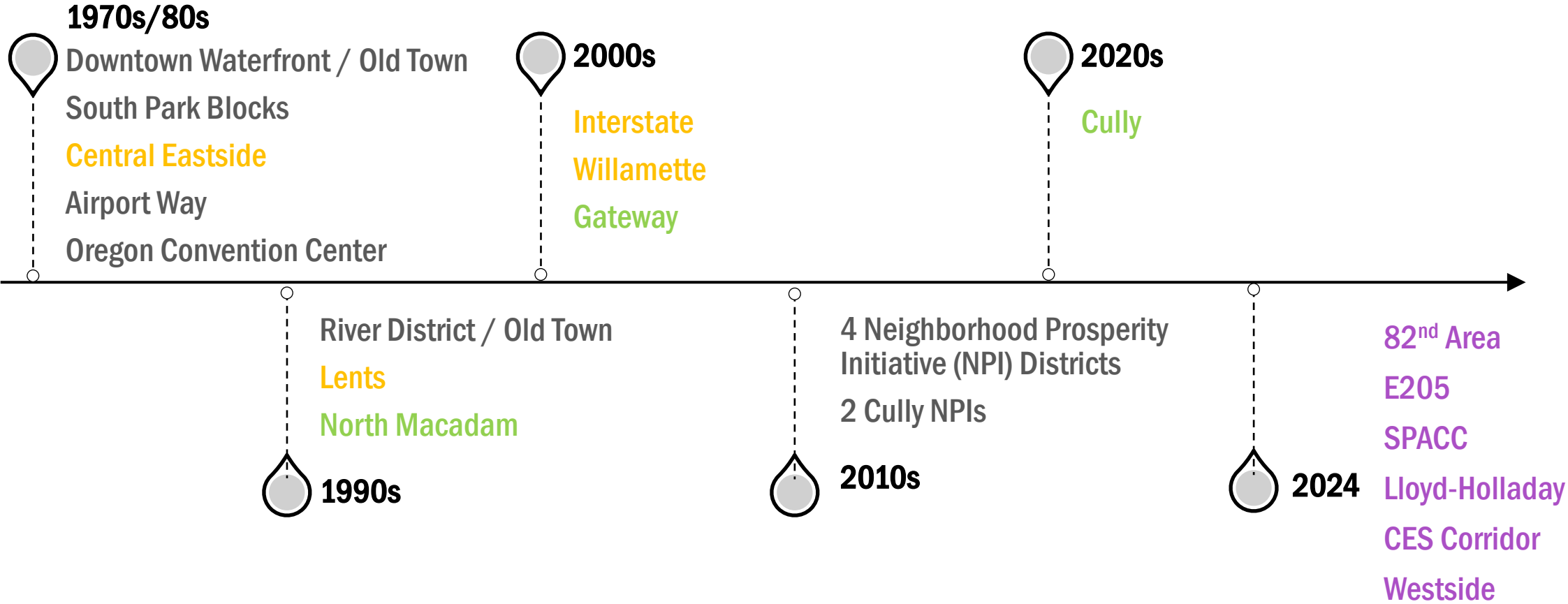
**PROSPER
PORTLAND**

Proposed East Portland & Central City TIF Districts

Planning Commission

October 8, 2024

TIF Districts: Status



 Active - TIF proceeds remain and district is active

 Sunseting - TIF proceeds remain and district is winding down

 Terminated - District is complete

 Proposed

East Portland TIF Exploration

Public & Educational Partners

Annette Mattson, Mt. Hood Community College
Jessica Arzate, Mult. Educational Services District 
Jeff Renfro, Multnomah County

Organizational & Community Partners


Duncan Hwang, APANO
Jonath Colon, Centro Cultural
JR Lilly, Fmr. East Portland Action Plan Advocate
Lee Po Cha, IRCO
Mourad Ratbi, Fmr. East Portland Community Office
Sabrina Wilson, Rosewood Initiative


Resident & Affordable Housing Partners


Andy Miller, Our Just Future
Kevin Martin
Matina Kauffman
Nick Sauvie, Rose CDC

Business & Development Partners

Alando Simpson, City of Roses Disposal & Recycling
Bill Bruce, Raimore Construction
Moe Farhoud, Property Owner
Qing Tan, Pure Spice Restaurant
ShaToya Bentley, The Ebony Collective
Tye Gabriel, East Portland Chamber of Commerce

82nd Ave Jamal Dar
Nancy Chapin
Sara Fischer
Barbara Geyer
Duncan Hwang*
Alisa Kajakawa
Zachary Lauritzen
Jacob Loeb
Joshua Pangelinan
Valeria McWilliams
Zonnyo Riger
Nick Sauvie*
Dana White 

E205 Giovanni Bautista
Mike Devlin
Amanda Pham Haines
Ali Omar Ibrahim
Blanca Jimenez
Marie Josee Kangabe
Annette Mattson*
Ana Meza
Ken Richardson 
Kristin Romaine
Lisha Shrestha
Jennifer Parrish Taylor
Sabrina Wilson*
Karen Wolfgang

Parkrose/ Columbia
Corridor (SPACC) Corky Collier
Lin Felton
Dave Ganslein
Colleen Johnson
JR Lilly*
Michael Lopes Serrao 
Donell Morgan
Danell Norby
Alando Simpson* / Bill Kent
Annette Stanhope

Steering Committee

Working Groups

East Portland Proposed Districts

*City Council
Resolution:*

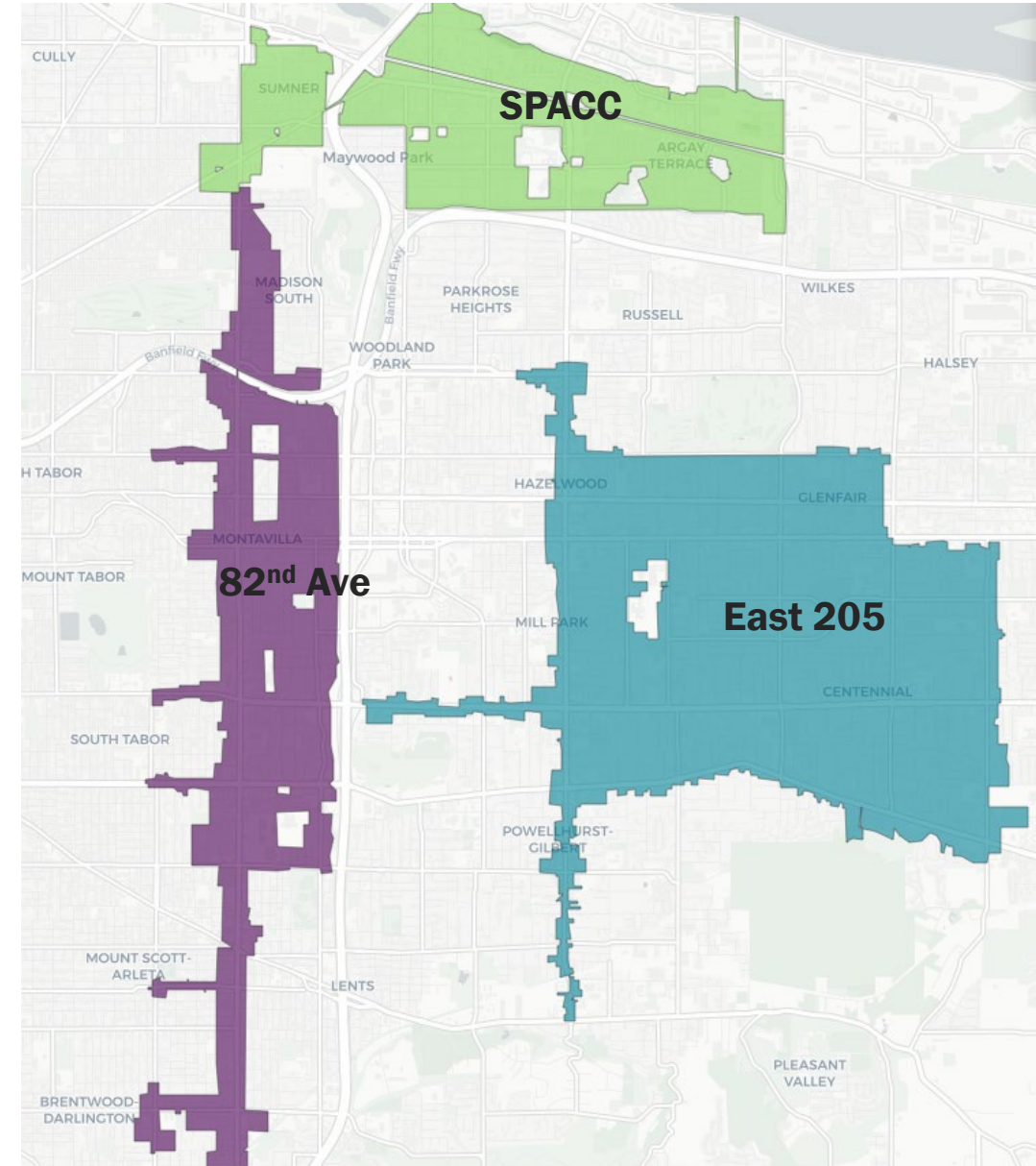
\$6B

Max East
Portland AV

7,500

Max East
Portland Acreage

District	AV	Acreage
SPACC	\$1.12B	1,578
82 nd Ave Area	\$1.72B	1,868
East 205	\$2.85B	3,730
Total	\$5.69B	7,176
<i>Below/(above) target</i>	\$4M	324



East Portland District Investment Priorities

	82 nd Avenue	E205	SPACC
Economic & Urban Development			
<ul style="list-style-type: none"> Commercial Property Acquisition, Development & Renovation (includes land banking, small business support and workforce housing) Arts, Culture and Signage Recreational Improvements 	\$170M (40%)	\$323M (45%)	\$129M (45%)
Infrastructure			
<ul style="list-style-type: none"> Street and utilities improvements Connectivity and accessibility Public parks & open spaces Public recreation investments 	\$64M (15%)	\$72M (10%)	\$29M (10%)
Affordable Housing			
<ul style="list-style-type: none"> Single family home repair & homeownership Multifamily rental, inc. rehab and preservation Land acquisition Houselessness related capital expenditures Affordable infill/middle density housing Manufactured dwelling parks 	\$191M (45%)	\$323M (45%)	\$129M (45%)
SUBTOTAL*	\$425M	\$718M	\$287M



* Total resources for capital investments net of admin and financing costs.

Central City TIF Exploration Committee

Public & Educational Partners

Andrea Pastor, Metro
Dana White, Portland Public Schools
Jeff Renfro, Multnomah County
Jason Franklin, Portland State University

Organizational & Community Partners

Brian Ferriso, Portland Art Museum / Travel Portland
Carolyn Holcomb, Central Eastside Industrial Council
Dr. Carlos Richard, Historic Albina Advisory Board
Erin Graham, OMSI
James Parker, Oregon Native American Chamber
Monique Claiborne, Greater Portland Inc.
Nicole Davison Leon, Hispanic Metro. Chamber
Sydney Mead, Portland Metro Chamber
JT Flowers, Albina Vision Trust

Affordable Housing Partners

Damien Hall, Home Forward Board Chair
Mary-Rain O'Meara, Central Concern
Sarah Stevenson, Innovative Housing
6 Stef Kondor, Related Northwest

Employers & Development Partners

Angel Medina, Republica
Brad Cloepfil, Allied Works
Eric Paine, Community Development Partners
Gus Baum, Security Properties
Ian Roll, Gensler
Jason Chupp, Swinerton
Jessica Curtis, Brookfield Properties/Pioneer Place
Jessie Burke, Society Hotel + Old Town Cmty. Assn.
Jill Sherman, Edlen & Co
Justin Hobson, Miller Nash
Lauren Peng, CBRE
Marc Brune, PAE Engineers
Matt Goodman, Downtown Development Group
Natalie King, Trail Blazers
Peter Andrews, Melvin Mark
Sam Rodriguez, Mill Creek Residential
Tom Kilbane, Urban Renaissance Group



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Central City Proposed TIF Districts

*City Council
Resolution:*

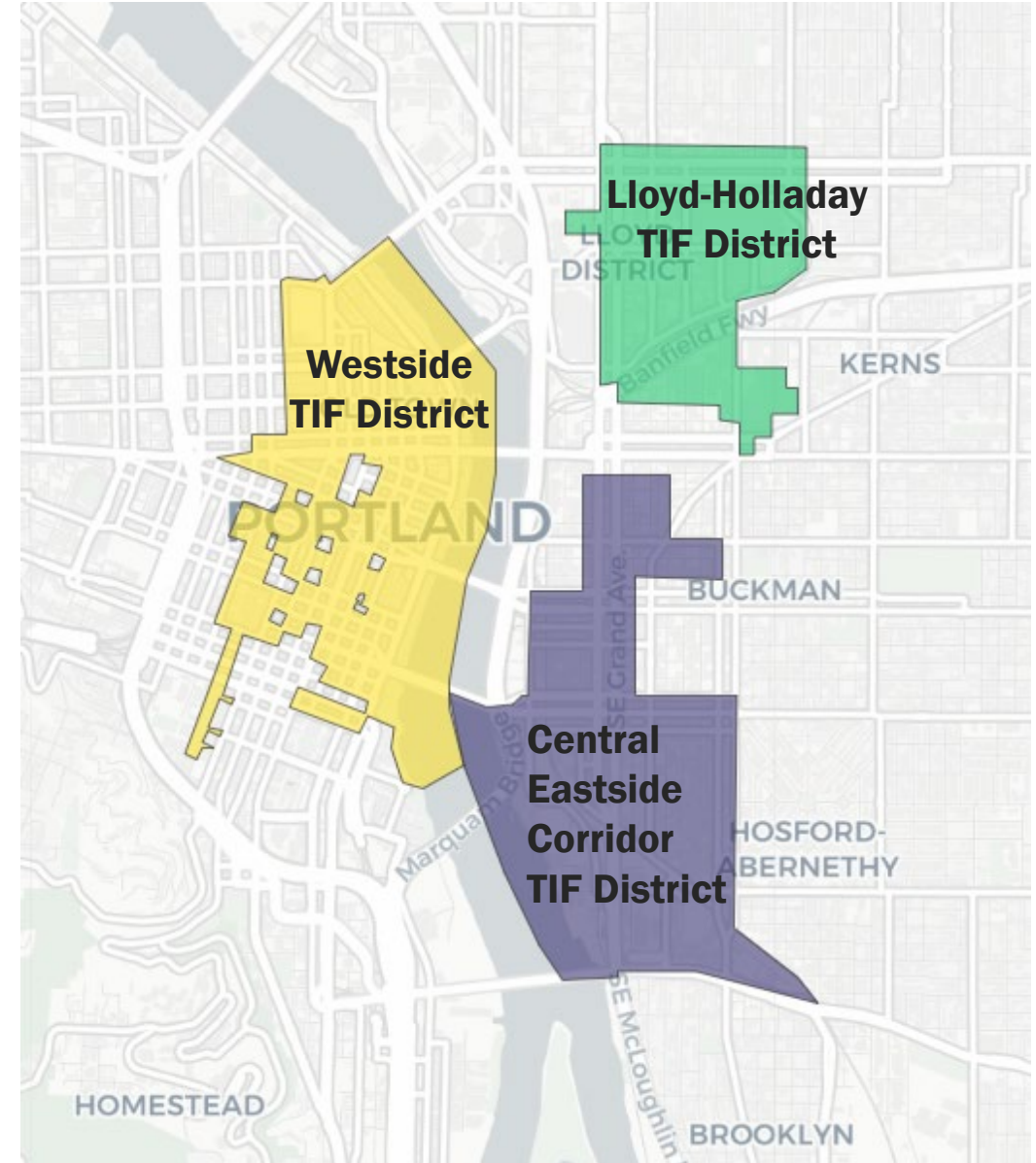
\$3.8B

1,500

Max Central
City AV

Max Central City
Acreage

	AV	Acreage
Westside	\$2.4B	493
Central Eastside Corridor	\$551.4M	485
Lloyd-Holladay	\$842.9M	261
TOTAL	\$3.796B	1,239
<i>Below/(above) target</i>	<i>\$4.17M</i>	<i>261</i>



Central City District Investment Priorities

Investment Priorities & Allocations	Westside	Lloyd	CES Corridor
Economic & Urban Development (35%) <ul style="list-style-type: none"> • Commercial Renovation, Seismic, New Development • Recruitment and Retention • Tenant Improvements • Regional Assets & Destinations • Middle Income Housing (60-120% AMI), conversions 	\$259M	\$94M	\$65M
Infrastructure (20%) <ul style="list-style-type: none"> • Parks, Open Space, Public Realm Enhancements • Street & Utilities to Support Vertical Development • Signage, Connectivity & Accessibility 	\$148M	\$54M	\$37M
Affordable Housing (45%) <ul style="list-style-type: none"> • 0-60% AMI Preservation & New Development 	\$333M	\$121M	\$84M
SUBTOTAL*	\$741M	\$269M	\$187M



* Total resources for capital investments net of admin and financing costs.

Potential Outcomes

	East Portland	Central City	Total
Affordable Housing* <ul style="list-style-type: none"> • Preservation & development of affordable rental • Homeownership repair and down-payment assistance • Houselessness related capital expenditures 	\$643M	\$538M	\$1.1B 4,500 to 8,000 units
Economic & Urban Development <ul style="list-style-type: none"> • Commercial property acquisition, development & renovation • Small business and traded sector retention & growth • Neighborhood services and amenities • Arts and culture, including regional assets • Middle-Income rental housing (60-120% AMI) 	\$643M	\$419M	\$1.1B 1,600 to 2,400 small business served 20,000 to 35,000 jobs supported
Infrastructure <ul style="list-style-type: none"> • Street and utilities • Wayfinding, connectivity & accessibility • Public parks & open spaces • Public recreational investments 	\$144M	\$240M	\$384M Regional & local community serving infrastructure (e.g. Waterfront Park, Green Loop, sidewalk & safety improvements)

* In accordance with policy: rental housing created and preserved focused on 60% AMI units & homeownership housing focused on 80% - 100% AMI or less depending on home size.

Timeline

Approval Process

Oct. 8: Planning Commission Hearings & Recommendation

October 23 & 30: City Council Hearing and Vote

Budgeting

November 2024-May 2025: Budget Development

July 1, 2025: TIF district resources start

Action Planning

Winter/Spring 2025: Convene EPDX leadership committees and CC Action Plan committees

Spring/Fall 2025: Action Plan Development

Winter/Spring 2026: Approval of Action Plans by Board and Council

