



**Portland  
Housing Bureau**



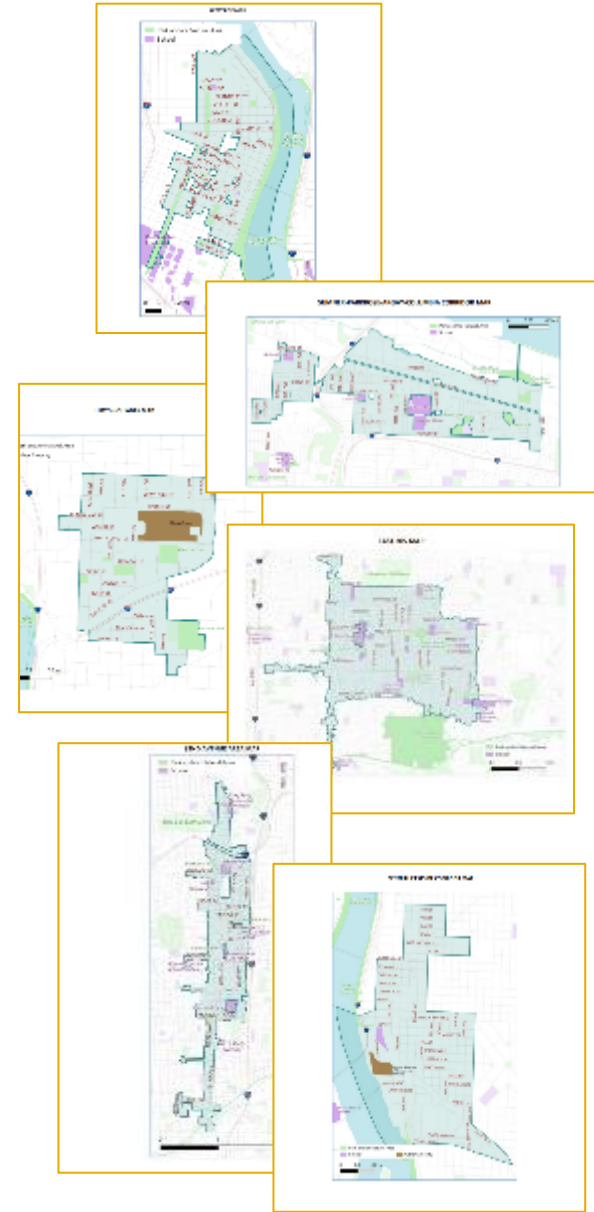
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# **New East Portland & Central City TIF Districts**

**City Council**  
**October 23, 2024**

# Requested City Council Actions

- **Six Ordinances:** Approve proposed TIF Districts
- **Two Ordinances:** Approve amendments to existing Central Eastside & Lents TIF Districts to support creation of new TIF districts
- **Resolution:** Direct City Administrator, Prosper Portland and Portland Housing Bureau to bring forward Review of Housing Set Aside Policy and Action Plans & Amendments as Next Steps



# Council Directive: Context & Process



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# Legislative Process

## June 28, 2023: City Council Resolution

- Kicked off exploration processes following adoption of Advance Portland strategy
- Defined parameters for evaluation processes

## August 28, 2024: Prosper Portland Board

- Recommended adoption of six districts

## Sept. 6 - October 21: Consult and Confer

- Shared plan and reports with taxing districts
- Presented to Multnomah County and Portland City Council

## Sept 10, 24 & Oct. 8: Planning Commission

- Hearings & recommendation on conformance



# City Council Resolution: Acreage & Assessed Value

**3%** City acreage to be in TIF districts (max is 15%)\*

**3%** City assessed value (AV) to be in TIF districts (max is 15%)

**11,186** Available acreage for TIF in FY24/25

**\$9.8B** Available AV for TIF in FY24/25

**7,500** Max East Portland Acreage

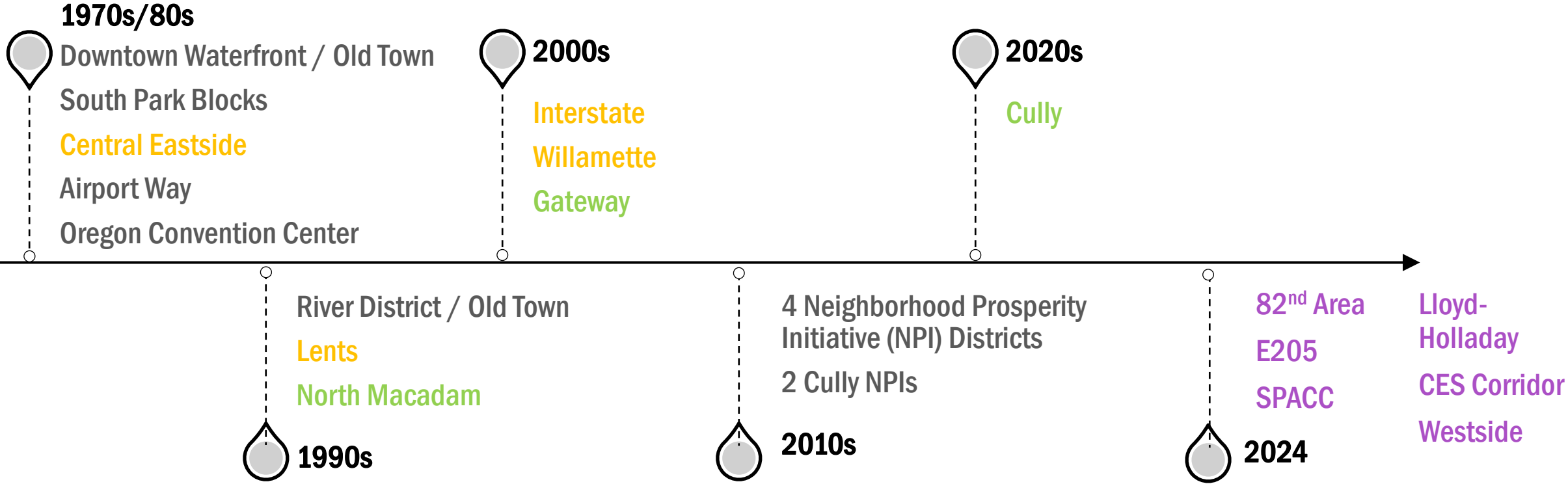
**\$6B** Max East Portland AV

**1,500** Max Central City Acreage

**\$3.8B** Max Central City AV

**Additional 447** acres released and available by end of FY 2026-27

# Portland TIF Districts: Status



- Active - TIF proceeds remain and district is active
- Sunsetting - TIF proceeds remain and district is winding down
- Terminated - District is complete
- Proposed

# Consult & Confer: Key Questions & Feedback

## Multnomah County

- ✓ Increasing housing supply
- ✓ Leveraging existing revenue sources
- ✓ Supporting existing business community
- ✓ Involvement by County on committees
- ✓ Understanding impacts on County bridge infrastructure

## Planning Commission

- ✓ Geographic amendment requests
- ✓ Affordable Housing Set Aside policy
- ✓ Continuation of community engagement

## City Council Briefing

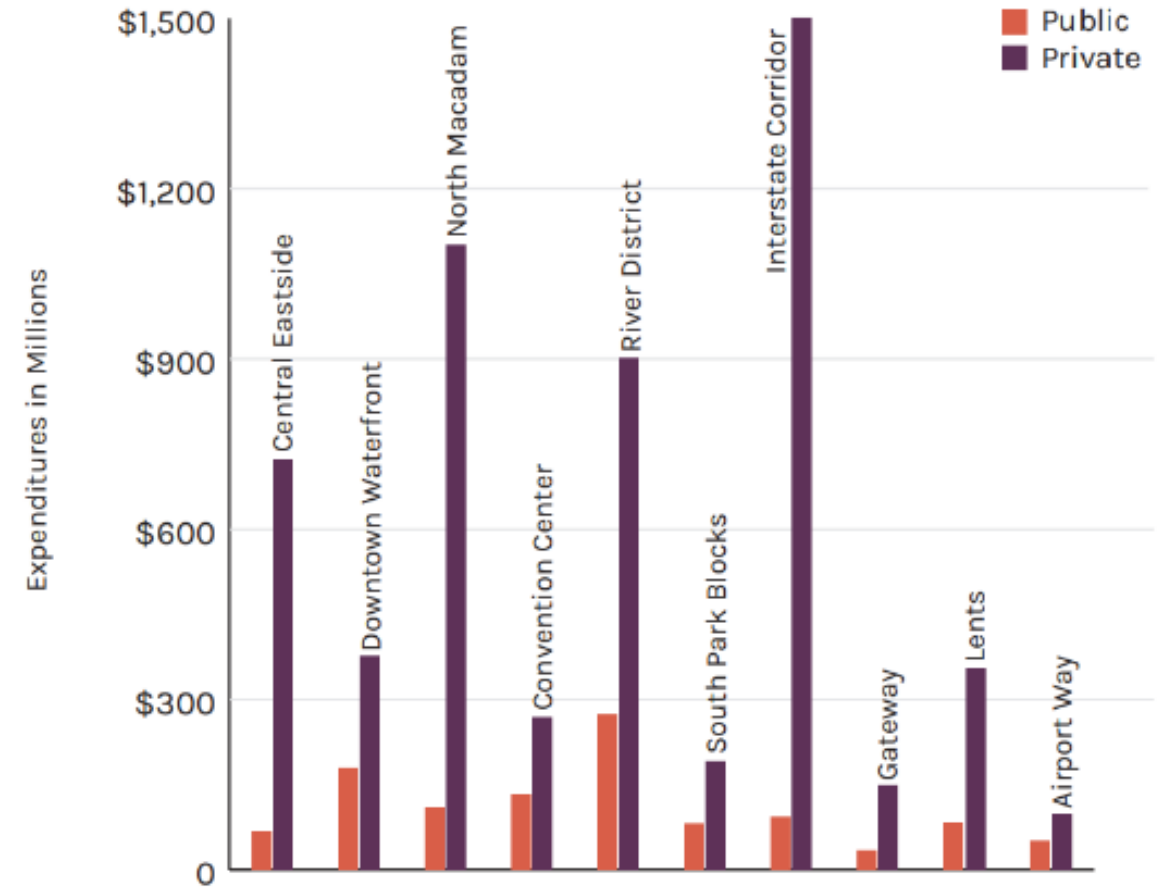
- ✓ Historic investment of TIF by business line
- ✓ Return on TIF investments
- ✓ Geographic amendment requests
- ✓ Affordable Housing set aside policy
- ✓ Engagement of private sector in process



# City's Investment Leverage

- **15:1 Leverage:** For every \$1 of City investment in TIF funding, private partners invested \$15 in construction permit valuation
- **Tax Base Increase:** Property taxes grew faster across TIF districts than control areas (\$32,000/acre vs \$27,000/acre)
- **Timing of Resources:** Ability to access resources and move investments forward earlier
- **City Council Direction:** As Prosper Portland budget authority, Council authorizes where full property tax growth is invested (City's portion of TIF funding is about \$0.30 of every \$1)

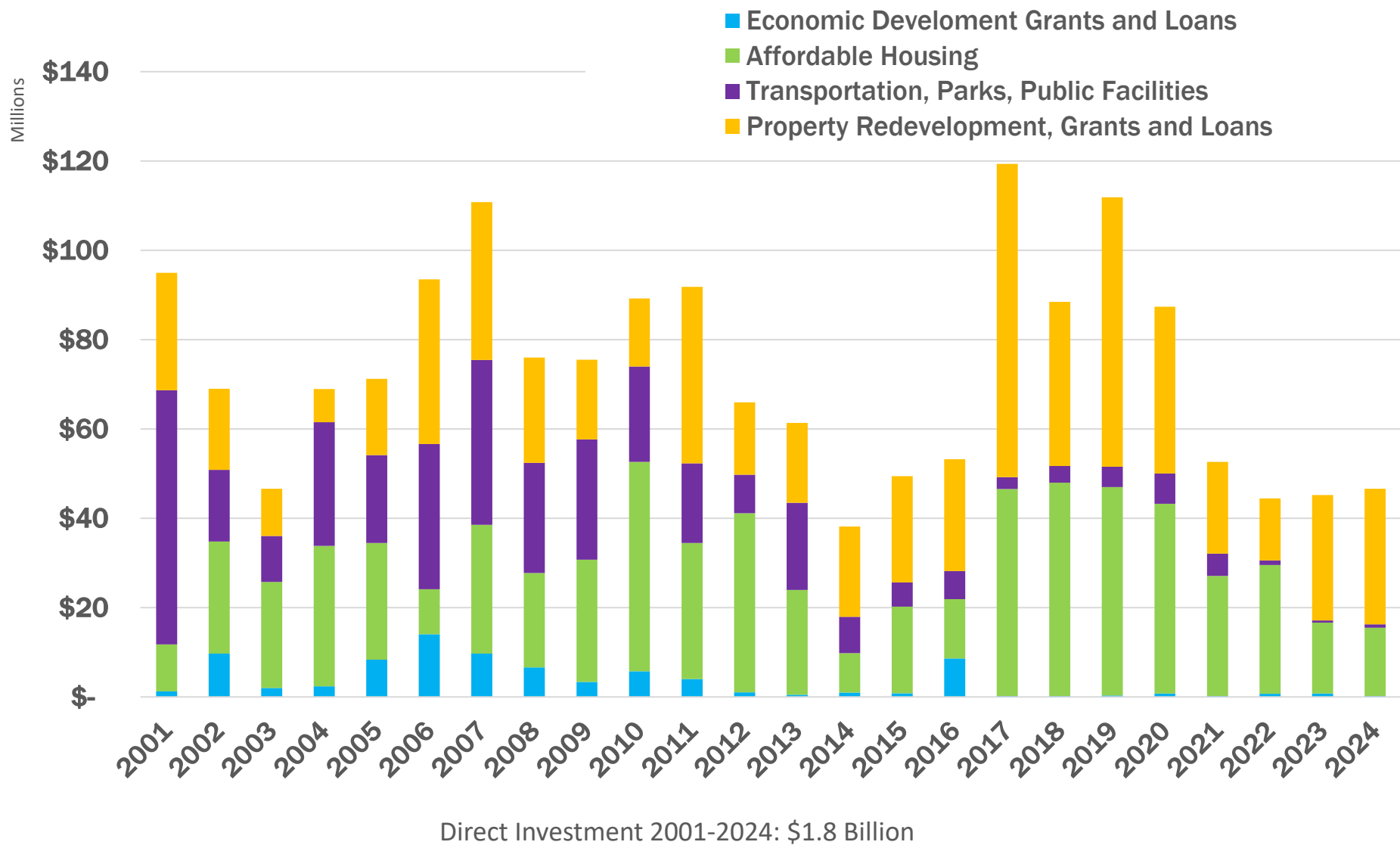
Cumulative Public and Private Expenditures by TIF District (2000-2023)



Sources: Public expenditures data from Prosper Portland; Private expenditures estimated from permit data provided by the Bureau of Development Services



# Historic Investment by Business Line

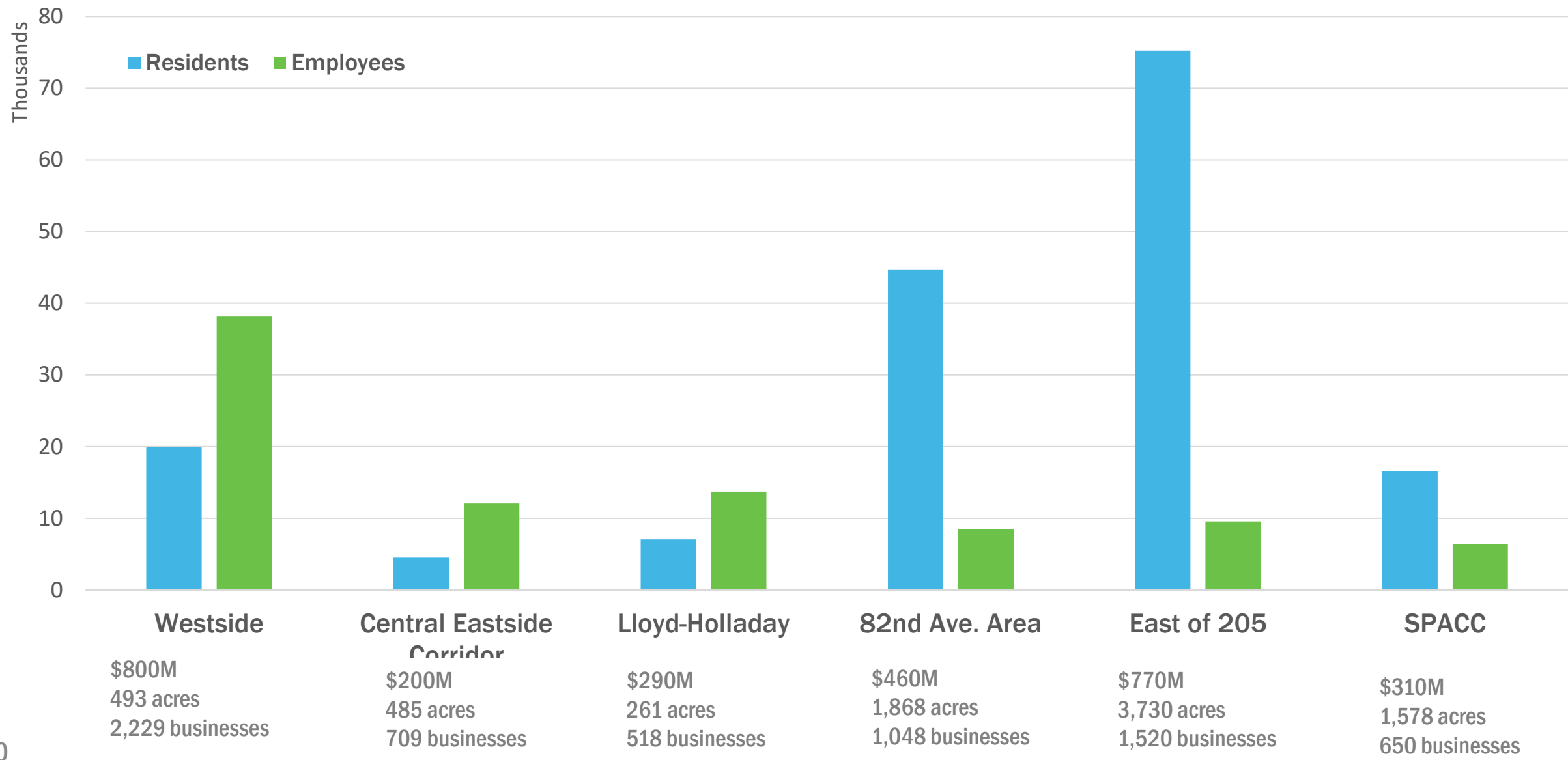


## Looking Forward

Proposed TIF Investment to be guided by:

- TIF District Plans
- Review / update of the Affordable Housing Set-Aside Policy
- City Council as budget committee for Prosper Portland
- City Council & Prosper Portland Board approval of district-specific 5 Year Action Plans co-created with community partners

# Who Lives & Works in the Proposed Districts?



# Next Steps

## Approval Process

**October 23:** City Council Hearing

**October 30:** City Council Vote

## Budgeting

**November 2024-May 2025:** Budget Development

**July 1, 2025:** TIF district resources start

## Implementation Resolution

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

**Spring/Fall 2025:** Action Plan development

**Winter/Spring 2026:** Review of Set Aside Policy for Council consideration

**Approval of Action Plans by Prosper Portland Board & Council**

# Six Proposed TIF Districts



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# East Portland TIF Exploration

Steering Committee

## 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

Working Groups

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

# East Portland Proposed Districts

*City Council  
Resolution:*

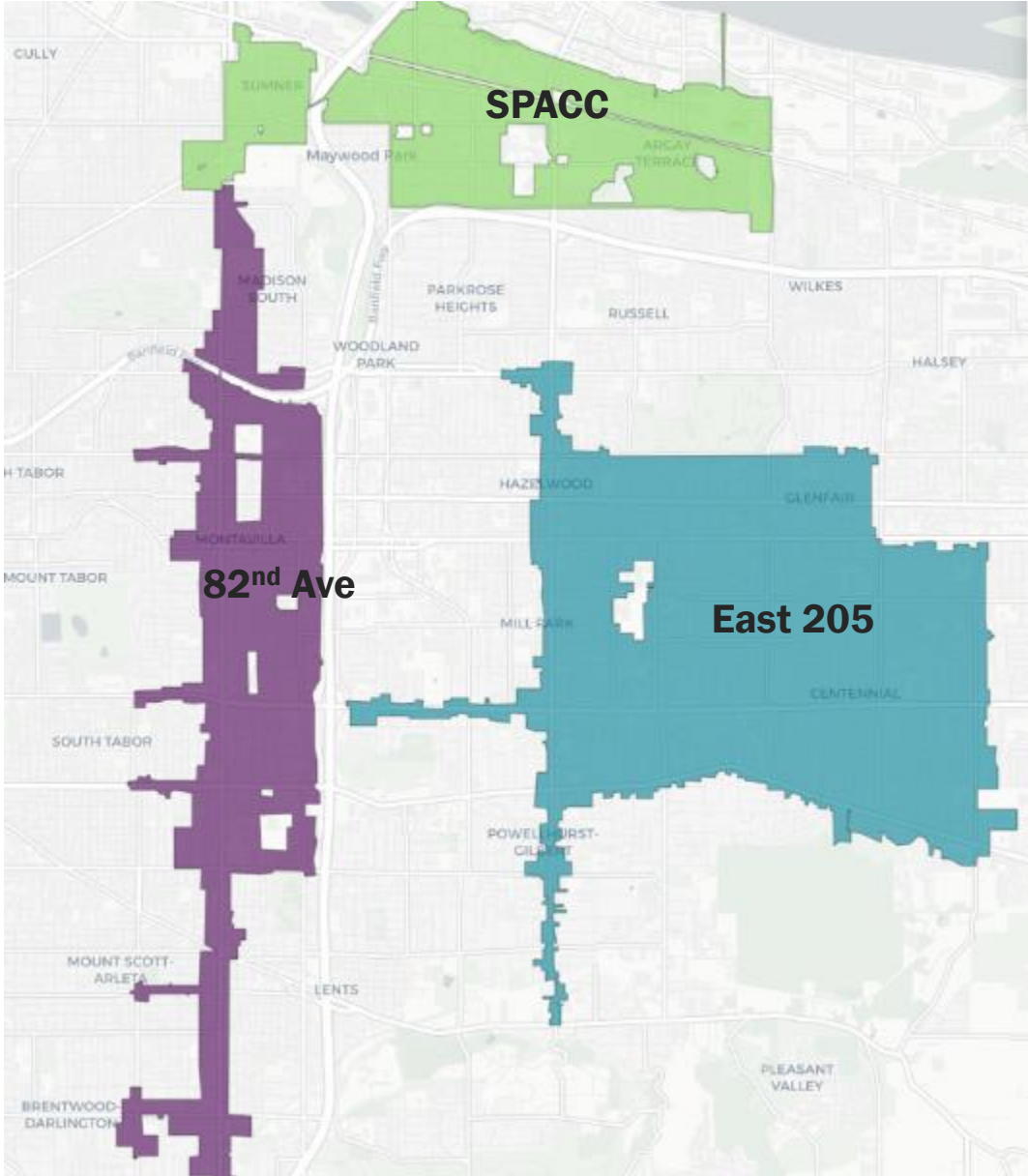
**\$6B**

Max East  
Portland AV

**7,500**

Max East  
Portland Acreage

District	AV	Acreage
SPACC	\$1.12B	1,578
82 <sup>nd</sup> Ave Area	\$1.72B	1,868
East 205	\$2.85B	3,730
Total	\$5.69B	7,176
<i>Below/(above) target</i>	<i>\$310M</i>	<i>324 acres</i>



# East Portland District Investment Priorities

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

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





# 82nd Ave: What are people excited about?

Prioritize  
Homeownership  
& Home Repair  
Programs Early



Multi-modal  
Connections that  
Build on 82<sup>nd</sup> Ave.  
Infrastructure and  
Transit Investments



More Neighborhood-serving  
Retail and Services; 24-hour  
vibrancy along 82<sup>nd</sup> Ave.



Remediation and Redevelopment  
of Large, Underdeveloped Sites



Tree Canopy and landscaping  
to Reduce Heat Island Effects



# East 205: What are people excited about?

Recreation and Community Center



Multi-cultural Maker's Space, Home-Based Business



Affordable Child Care



Shared Commercial Kitchen



Connectivity and Walkability



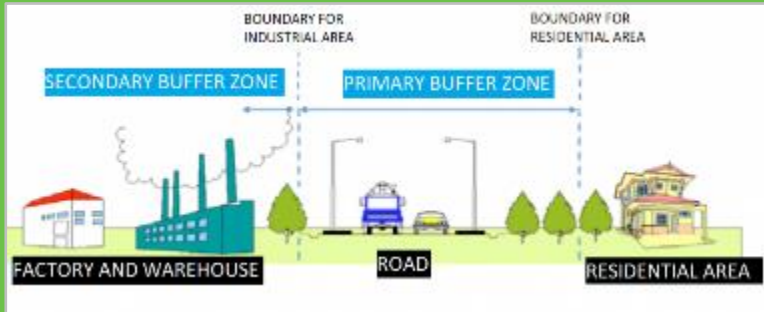
Multi-lingual Directional Signage





# SPACC: What are people excited about?

Buffers between industrial and residential land; mutually beneficial development



Recreational improvements to publicly accessible open spaces, including the Columbia Slough

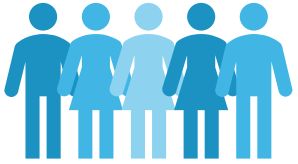


Affordable retail shops for families and spaces for youth to hang out after school



Workforce training center(s) and spaces to learn additional skills and acquire certifications

# Governance: Community Leadership Committees



**13 members with strong connections to the district:** live, work, worship, have children enrolled in school, previously displaced, etc.



**Reflect full diversity of community, and specifically, representatives from populations disproportionately vulnerable to displacement**



**Committee members must understand and support the stabilization & inclusive growth goals and values of the Plan**



**Range of experience and knowledge to inform implementation, drawing from life experiences, community connections and leadership, education and professional experience**



**Members represent interests of vulnerable community**

# 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

Stef Kondor, Related Northwest

## Business & 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

# Central City Proposed TIF Districts

*City Council  
Resolution:*

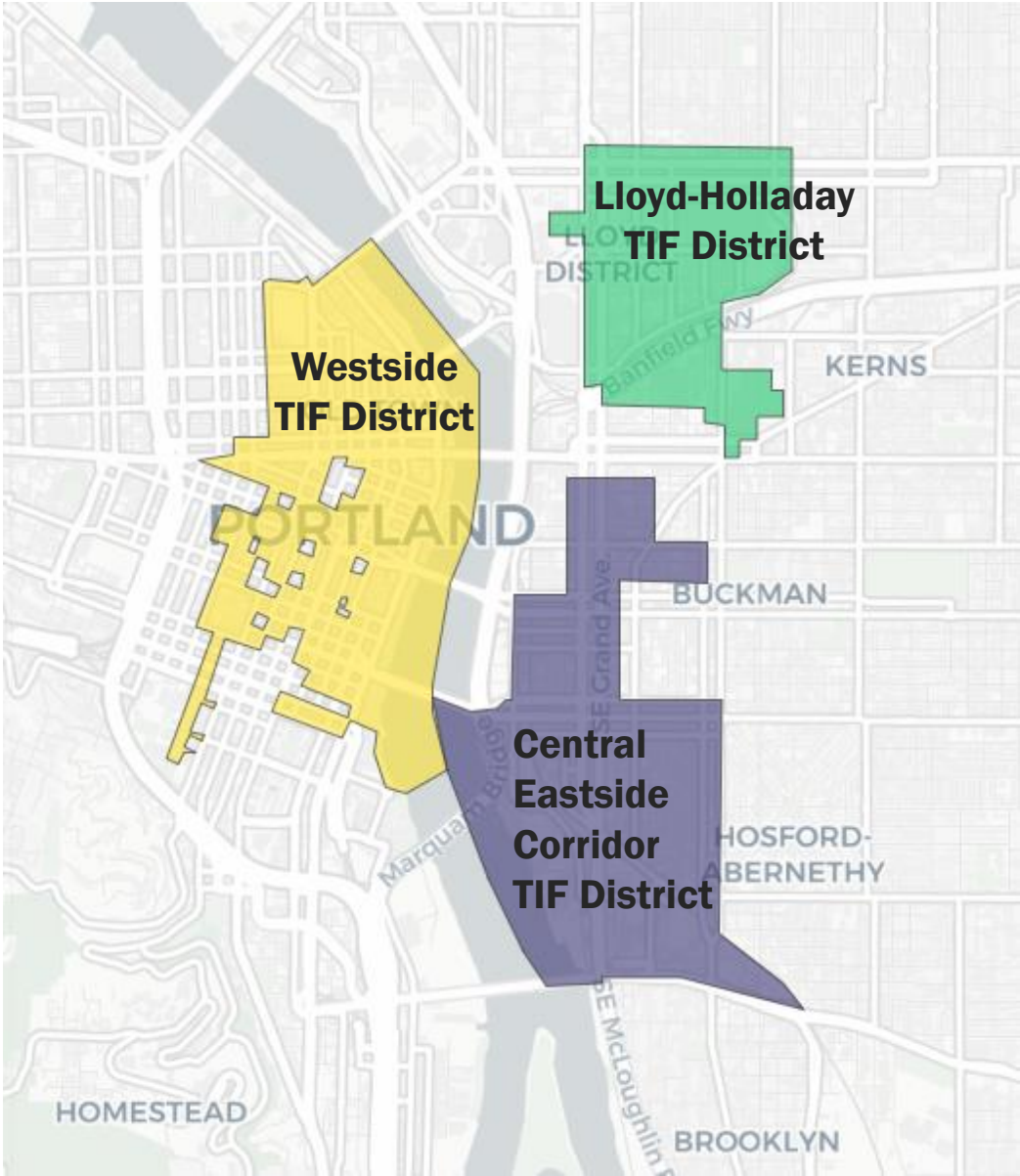
**\$3.8B**

Max Central  
City AV

**1,500**

Max Central City  
Acreage

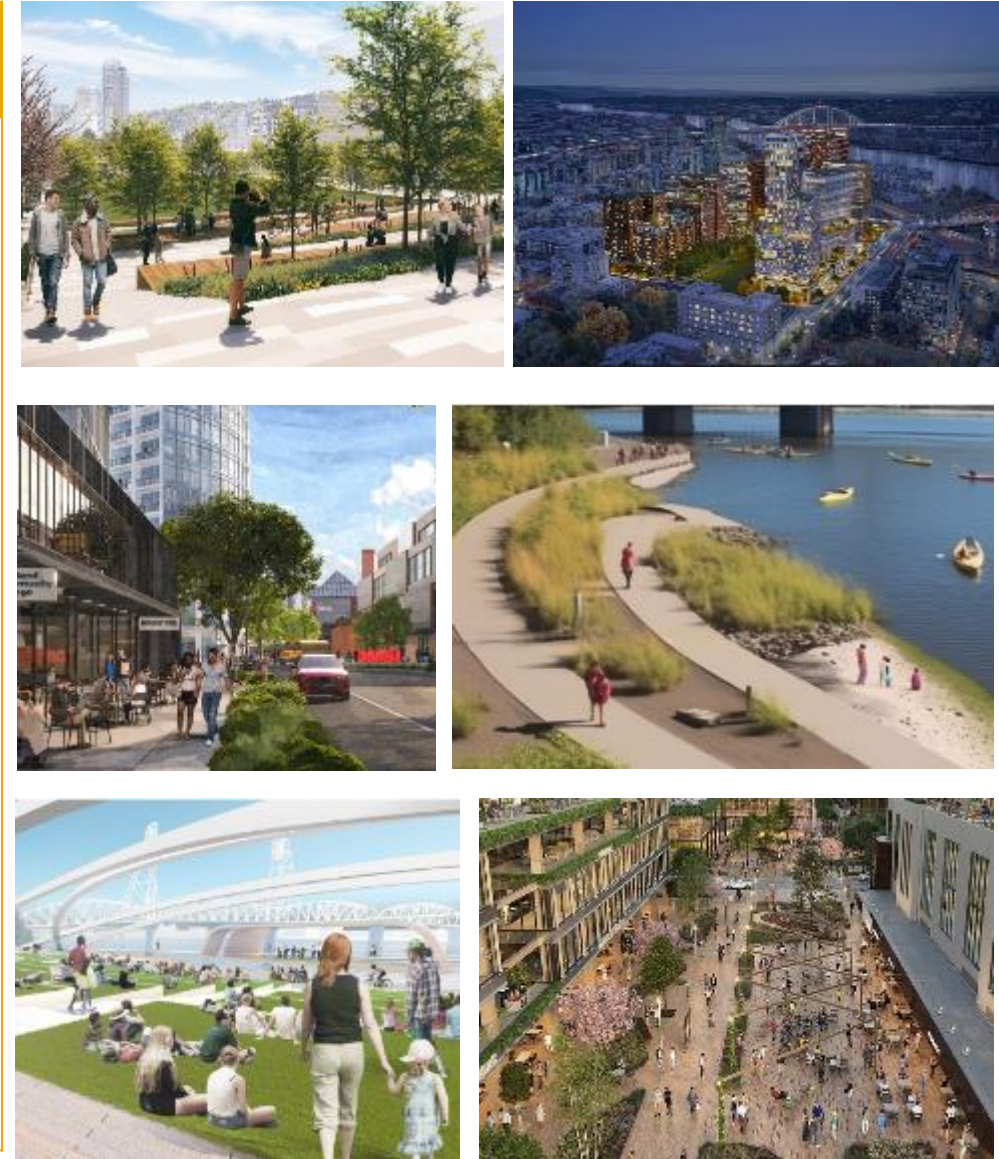
	AV	Acreage
Westside	\$2.4B	493
Central Eastside Corridor	\$551.4M	485
Lloyd-Holladay	\$842.9M	261
<b>TOTAL</b>	<b>\$3.796B</b>	<b>1,239</b>
<i>Below/(above) target</i>	<i>\$4.17M</i>	<i>261 acres</i>





# Central City District Investment Priorities

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





# Westside: What are people excited about?

Renovation  
& seismic  
upgrades in  
historic  
districts



Prioritize  
connection to  
the river and  
activation of  
the waterfront



Business & employee retention



Preservation & repair for existing  
affordable housing  
New housing across income levels  
Office to residential conversions



Public space activations  
& connectivity



Celebrate arts & culture to  
strengthen Downtown identity





# Lloyd-Holladay: What are people excited about?

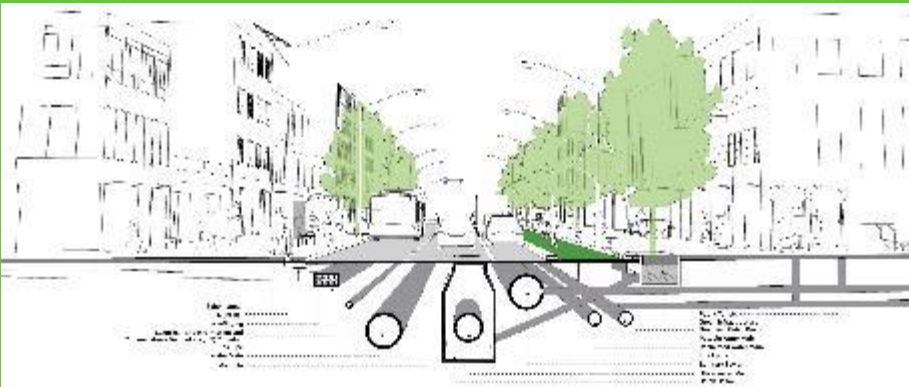
Opportunities for affordable housing and mixed-use residential development



Street trees & public green space; Embrace EcoDistrict identity



Infrastructure to support Lloyd Mall Master Plan



Support for existing businesses & recruit to fill vacant storefronts



# Central Eastside Corridor: What are people excited about?

## Safe pedestrian & multimodal connections



## Business & employee retention



## Connectivity to waterfront



## Complete, active, mixed-use neighborhoods



## Opportunities for affordable & market rate housing



## Infrastructure and parking to support development



# Action Planning with Partners

**Prosper Portland and PHB to convene district-specific Action Plan Committees:**

- Create 5-year Action Plans to inform investment priorities
- Determine ongoing oversight and reporting for each district

**Action Plan Committees to include private sector and community representatives, including:**

Westside	Central Eastside Corridor	Lloyd-Holladay
<ul style="list-style-type: none"><li>• Portland Metro Chamber/Downtown Retail Council</li><li>• Downtown Clean &amp; Safe ESD</li><li>• Old Town Chinatown, River District, Downtown Neighborhood/Community Associations</li><li>• Greater Portland, Inc</li></ul>	<ul style="list-style-type: none"><li>• Central Eastside Industrial District</li><li>• Central Eastside Together ESD</li><li>• OMSI Master Plan partners<ul style="list-style-type: none"><li>• OMSI</li><li>• NW Native Chamber</li><li>• Columbia River Inter-Tribal Fish Commission</li><li>• PCC, Opera etc.</li></ul></li><li>• Hand, Buckman Neighborhood Associations</li></ul>	<ul style="list-style-type: none"><li>• Go Lloyd</li><li>• Lloyd ESD</li><li>• Central Eastside Industrial Council</li><li>• Lloyd Mall Master Plan partners</li><li>• Lloyd EcoDistrict</li><li>• Lloyd Community Association, Kerns Neighborhood Association</li><li>• Small business representation along Broadway /Weidler couplet</li></ul>
All districts: culturally specific chambers of commerce (Hispanic Metro Chamber, PACCO, Black American Chamber of Commerce), affordable housing stakeholders, property owners, developers/brokers (e.g. BOMA, NAIOP, ULI, Oregon Smart Growth), anchor institutions/employers, residents, small business owners		

# Potential Outcomes

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

# Amending Two Districts



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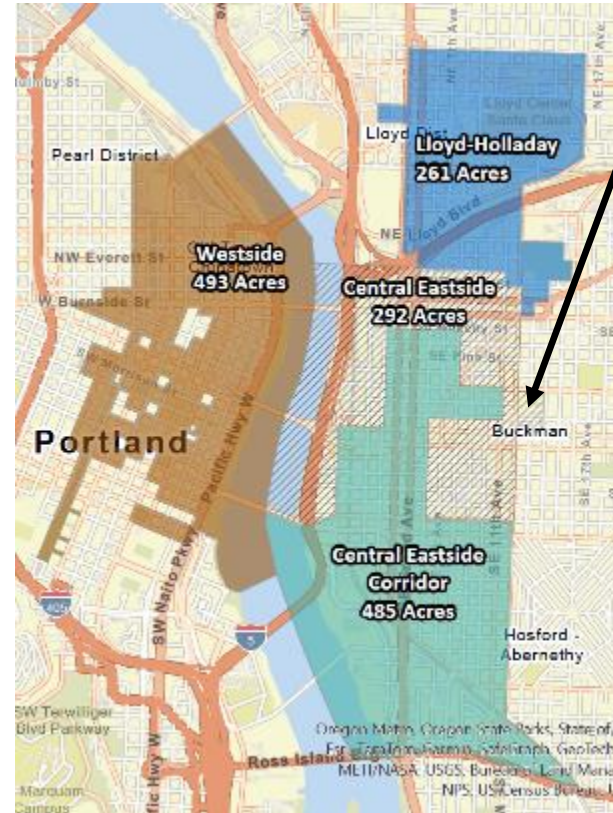


# Approve Central Eastside and Lents Town Center TIF

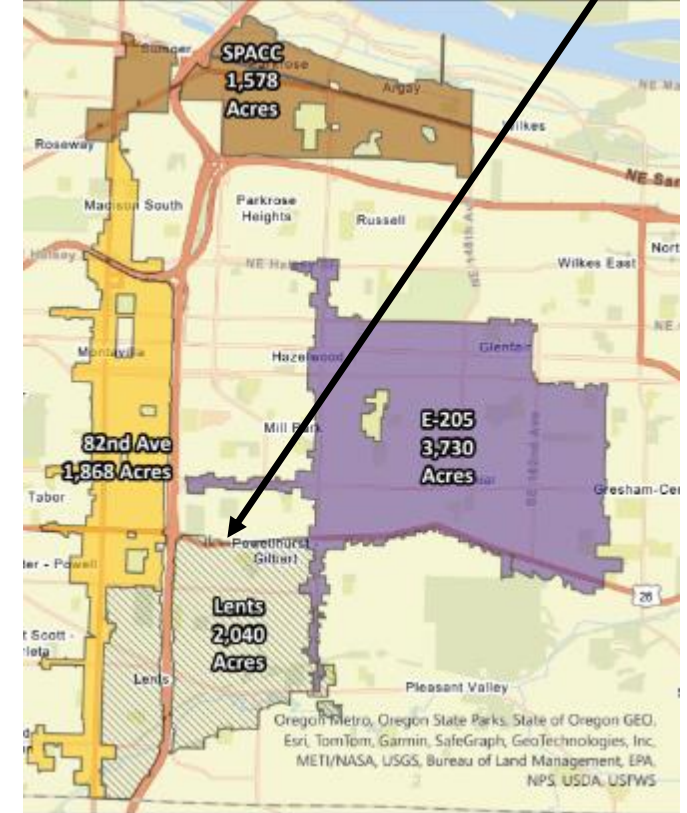
## Plan Amendments

- Supports Prosper Portland Board's amendments to the Central Eastside and Lents Town Center TIF districts
- Allows necessary reductions of Central Eastside and Lents Town Center TIF districts, to make room for new Central Eastside Corridor & 82<sup>nd</sup> Avenue TIF districts, respectively

Amended Central Eastside TIF District



Amended Lents Town Center TIF District





# Potential Financial Impact



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# EPDX & Central City TIF District Explorations

Impact on Taxing Jurisdictions -Revenue share 2038 to 2042 depending on district

## General Government (Low to High Range)

	East Portland	Central City	Total Impact*	Average Annual
City of Portland	\$374M - \$470M	\$316M - \$384M	\$690M - \$854M	\$20M - \$24M
Multnomah County	\$355M - \$446M	\$299M - \$365M	\$655M - \$811M	\$19M - \$23M
Mult. Co. Library	\$100M - \$125M	\$84M - \$103M	\$183M - \$227M	\$5M - \$7M
Other (Metro, Port, East MS&C)	\$22M - \$27M	\$17M - \$21M	\$39M - \$48M	\$1.1M-\$1.4M
<b>SUBTOTAL</b>	<b>\$.9B-\$1.1B</b>	<b>\$.7B-\$.9B</b>	<b>\$1.6B-\$2.0B</b>	<b>\$45.1M-\$55.4M</b>

# EPDX & Central City TIF District Explorations

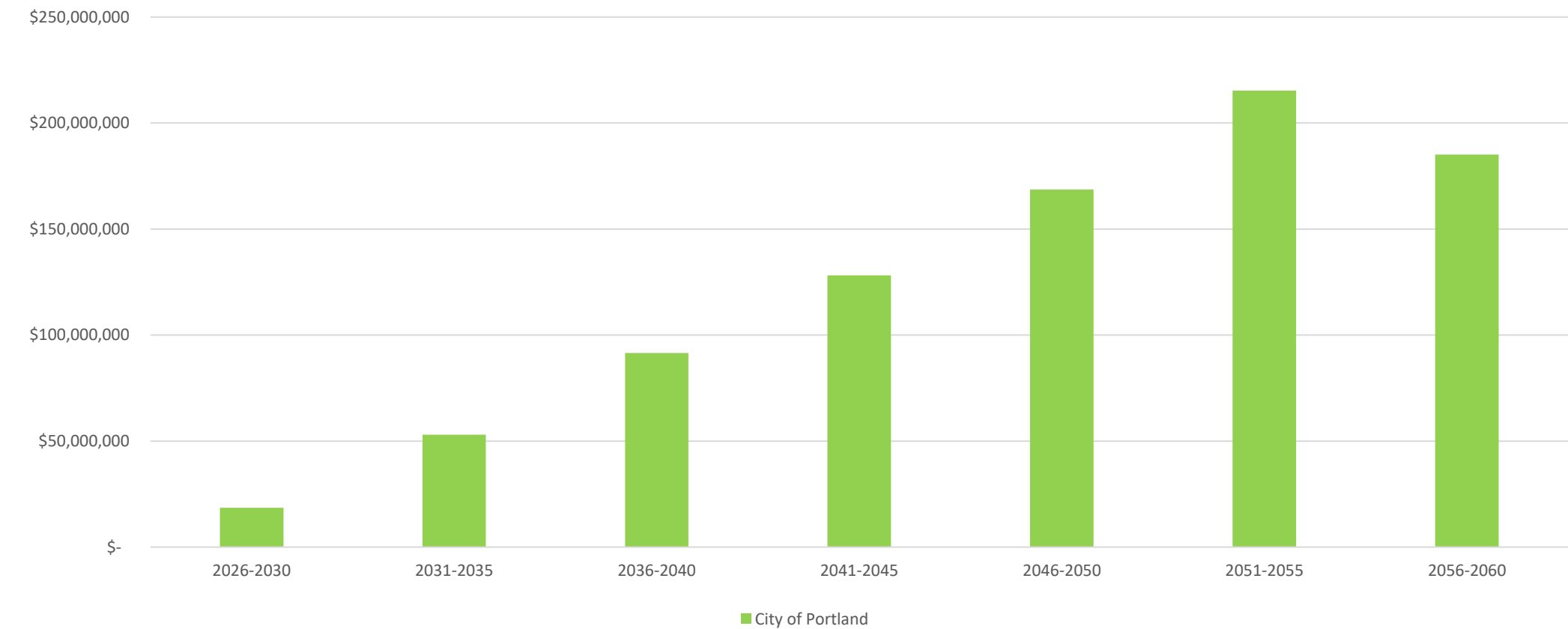
## Impact on Taxing Jurisdictions -Revenue share 2038 to 2042 depending on district

### K-12 Education (with SSF backfill, constant Average Daily Membership, Weighted)

	East Portland	Central City	Total Impact*	Average Annual
Reynolds	\$.5M - \$.6M	-	\$.5M - \$.6M	\$14K - \$18K
Parkrose	\$.4M - \$.6M	-	\$.4M - \$.6M	\$13K - \$18K
David Douglas	\$1.3M - \$1.6M	-	\$1.3M - \$1.6M	\$41K - \$50K
Centennial	\$.9M - \$1.0M	-	\$.9M - \$1.0M	\$26K - \$32K
Portland Public Schools	\$9.4M - \$12.0M	\$26M - \$31.7M	\$35.4M - \$43.7M	\$1.0M - \$1.2M
SUBTOTAL	\$12.5M - \$15.8M	\$26M - \$31.7M	\$38.5M - \$47.5M	\$1.1M - \$1.4M

# Impact to City of Portland

Taxes Foregone (35 Years, Five Year Increments)



Foregone Revenue	Westside	Lloyd	CES-Corridor	EPDX	82nd	SPACC	Total
City of Portland	242,396,282	85,373,428	56,209,219	230,334,108	148,735,432	97,355,441	860,403,911

# City of Portland General Fund

Estimated Taxes Foregone vs. Returned



Impact in First 10 Years:

Taxes returned - expiring districts	\$448M
Taxes foregone – new districts	\$71M
Net taxes returned:	\$377M

Through 2059, there is a positive net impact of \$1.3B with 3% avg growth on most of the returning TIF

# Resolution & Next Steps



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# Resolution: Refining 5-Year Investment Priorities

Directs City Administrator to collaborate with Prosper Portland and the Portland Housing Bureau to bring forward for City Council consideration:

- ✓ Five-Year Action Plans identifying TIF district budget priorities with key partners and stakeholders.
- ✓ Any necessary major amendments of the TIF Plans, including budget priorities or boundary adjustments.
- ✓ Review of Set Aside Policy with involvement from broad range of stakeholders by November 2026.



# Next Steps

## 2024 Approvals

### October 23:

- ✓ City Council Hearing

### October 30:

- City Council Second Reading of TIF District Ordinances
- Vote on Implementation Resolution

## 2024 - 25 Budgeting

### November 2024-May 2025:

- Budget Development

### July 1, 2025:

- TIF district resources start

## 2024 - 2026 Implementation

### Winter/Spring 2025:

- Convene Committees for EPDX and Central City

### Spring/Fall 2025:

- Action Plan development

### Winter/Spring 2026:

- Review of Set Aside Policy for City Council consideration
- Approval of Action Plans by Prosper Portland Board & City Council
- Include any necessary geographic district amendments

# Testimony & Discussion



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