

Cully TIF District Community Leadership Committee

March 26, 2025



**Portland
Housing Bureau**



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Agenda

1. Guiding Agreements, Roll Call
2. Icebreaker
3. Items of Interest
4. Refresher from Last Time
5. Data Part 1: demographics
6. Break
7. Data Part 2: employment & development
8. Public Comment
9. Feedback Loop & Next Steps



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Building an Equitable Economy

Guiding Agreements

Open Conversation

Keep within Scope

Hold Equity Lens

Be Goal-oriented

Minimize Interruptions

be mindful of interpretation

Roll Call



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Icebreaker

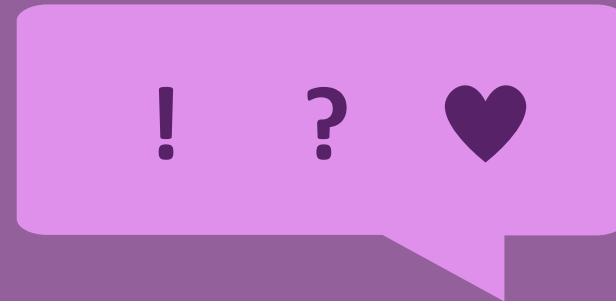
HYPOTHETICAL SCENARIO:

Jessi, Luis and Kathryn have two hours free next Friday and want to distribute flyers about Cully TIF.

Which three locations in the community would you recommend they target?



CLC Member's Items of Interest



Refresher from Last Time



Heard about the strategies and phases of community engagement and outreach during the TIF District exploration and adoption processes.

Shared some of the top priority areas already identified for investments such as stabilization, community spaces, and supporting BIPOC owned businesses.

Had a panel discussion with some of the exploration leadership team members.

Data Part 1: Demographics



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Population by Age and Race/Ethnicity

Total Population: 24,860

Age Group	Portion of Population
Under 10	9%
10 – 19	11.2%
25 – 34	21.2%
35 – 59	41%
60 and greater	17.6%

Race and Ethnicity	Portion of Population
Hispanic or Latino	13.9%
White	64.3%
Black/African American	9.2%
American Indian/Alaska Native	0.4%
Asian/Asian American	4.5%
Native Hawaiian/Pacific Islander	0.5%
Some other race	0.9%
Two or more races	6.4%

Income and Educational Attainment

Average Income: \$93,742

Households below poverty level: 11.4%

Race and Ethnicity	Below Poverty Level
Hispanic or Latino	25.5%
Black/African American	21.9%
White	7.6%
American Indian/Alaska Native	32.8%
Asian/Asian American	12.9%
Native Hawaiian/Pacific Islander	42.7%
Some other race	20%
Two or more races	16.7%

Population 25 yrs +	Total
Less than 9th grade	744
Less than 12th grade	709
High School Diploma/equivalent	2,615
Some college	3,649
Associate's Degree	1,415
Bachelor's Degree	6,262
Graduate Degree or higher	3,307

Source: ACS 5-YR 2023, S1701 Table
Source: Census Bureau, 5-YR ACS 2023, Tables B01003, B19001
Source:U.S. Census Bureau, U.S. Department of Commerce. "Educational Attainment." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1501, 2023

Language

Based on population aged 5 years and older

Language	Total Population	Portion of Population
English only	19,888	84.1%
Spanish	2,447	10.3%
Indo-European languages	1,344	1.3%
Other languages	280	1.2%

Limited English Speaking Households	Total
Spanish	910
Indo-European languages	189
Asian and Pacific Island languages	251
Other languages	45

Source: U.S. Census Bureau, U.S. Department of Commerce. "Language Spoken at Home." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1601, 2023
Source: U.S. Census Bureau, U.S. Department of Commerce. "Limited English Speaking Households." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1602, 2023

Housing Stock and Types

Housing Occupancy: 10,612 total units

Estimated Vacant Units: 429

90% of housing built before 2000

Majority of units built before 1960

90% have 2+ bedrooms

Units in Structure	Total
1-unit detached	7,767
1-unit attached	506
2 units	491
3 or 4 units	569
5 to 9 units	300
10 to 19 units	325
20 or more units	318
Mobile home	258
Boat, RV, van, etc.	78

Source: U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, <https://data.census.gov/table/ACSDP5Y2023.DP04?q=tenure&t=Populations+and+People&g=1400000US41051002901,41051003000,41051003603,41051007300,41051007400,41051007500,41051007600>. Accessed on March 7, 2025.

Tenure and Mobility

Owner occupied: 68%

Renter occupied: 32%

Year Moved In	Total
2021 or later	8%
2018 – 2020	22%
2010 – 2017	35%
2000 – 2009	19%
1990 – 1999	7%

Race and Ethnicity	Owner occupied	Renter occupied
Hispanic or Latino	292	594
Black/African American	323	512
White	5,631	1,993
American Indian/Alaska Native	35	46
Asian/Asian American	469	25
Native Hawaiian/Pacific Islander	16	19
Some other race	75	395
Two or more races	337	307

BREAK!

Data Part 2: Employment Trends and Development



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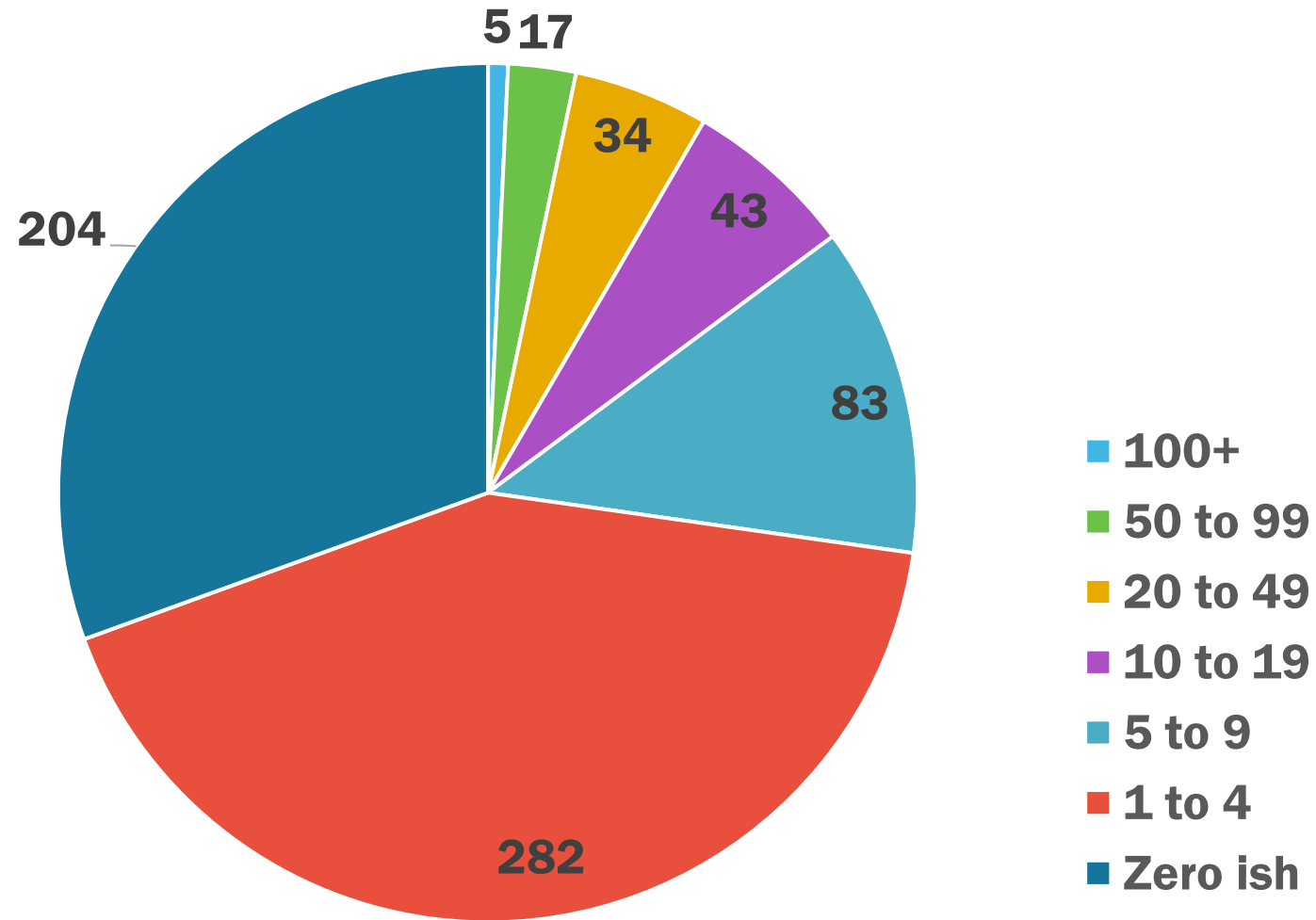
Cully TIF District – 2023 Payroll Taxes

- **4,458 Employees**
- **668 Firms**
- **\$287 Million in total payroll**
- **\$64,326 average payroll**

Cully TIF District – 2023 Employment by Sector

Manufacturing	407
Wholesale Trade	645
Retail	427
Transportation & Warehousing	423
Healthcare	777

Cully TIF District – Firms by Employee Size



Cully TIF District – Major Employers

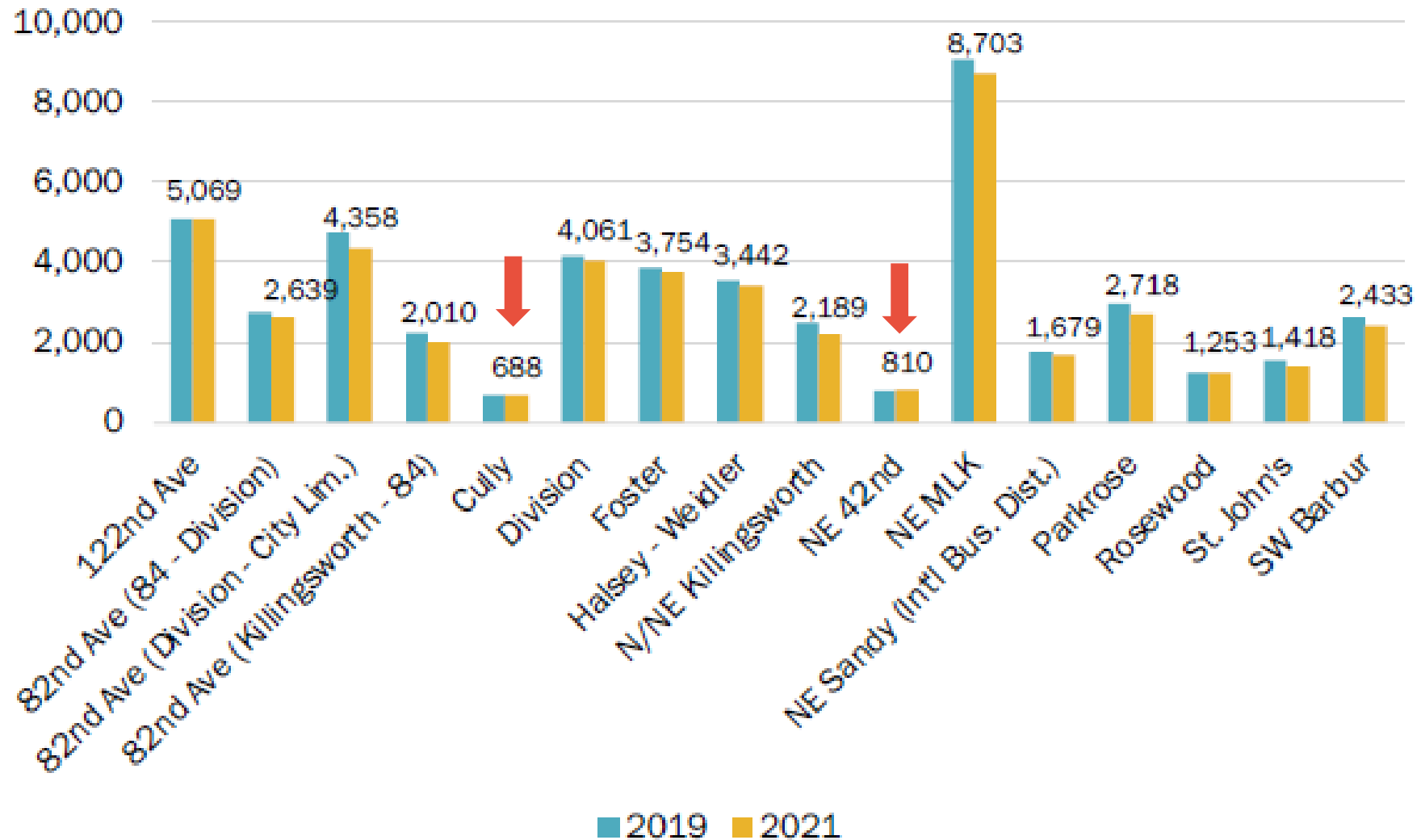
- **Albertsons**
- **Apex Anodizing**
- **Northside Ford Truck Sales**
- **Fire on the Mountain**
- **Portland Disposal & Recycling**
- **Industrial Tire Service**



Commercial Corridors: Total Employment

Exhibit 1. Total Employment, 2019 and 2021, Corridors

Source: Bureau of Labor Statistics. Quarterly Census of Employment and Wages (QCEW).



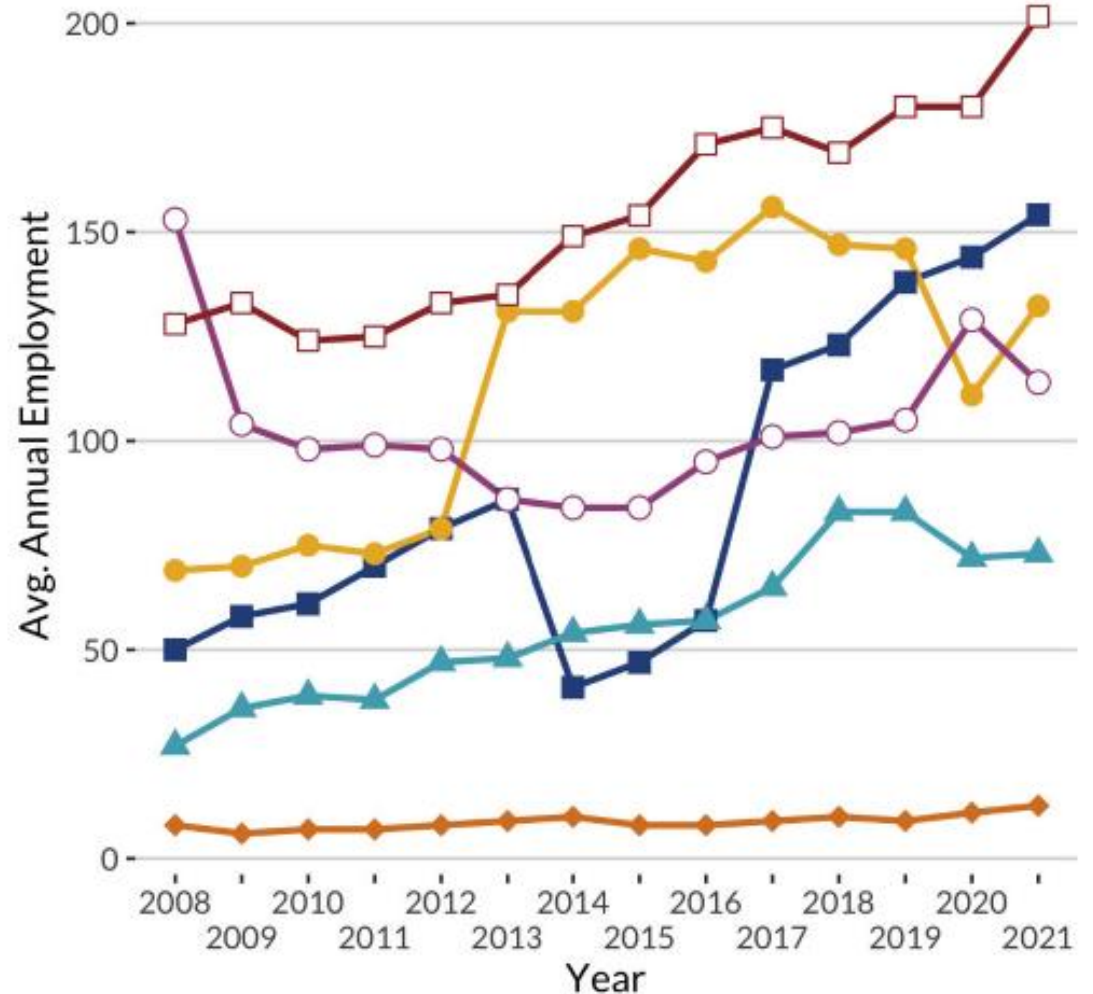
Jobs and Employment Cully Blvd.

Industry

- Education and Medical
- Food, Entertainment, and Services
- ▲ Office-based
- ◆ Other
- Production, Distribution, and Repair
- Retail

Exhibit 86. Employment Trends by Industry, 2008–2021

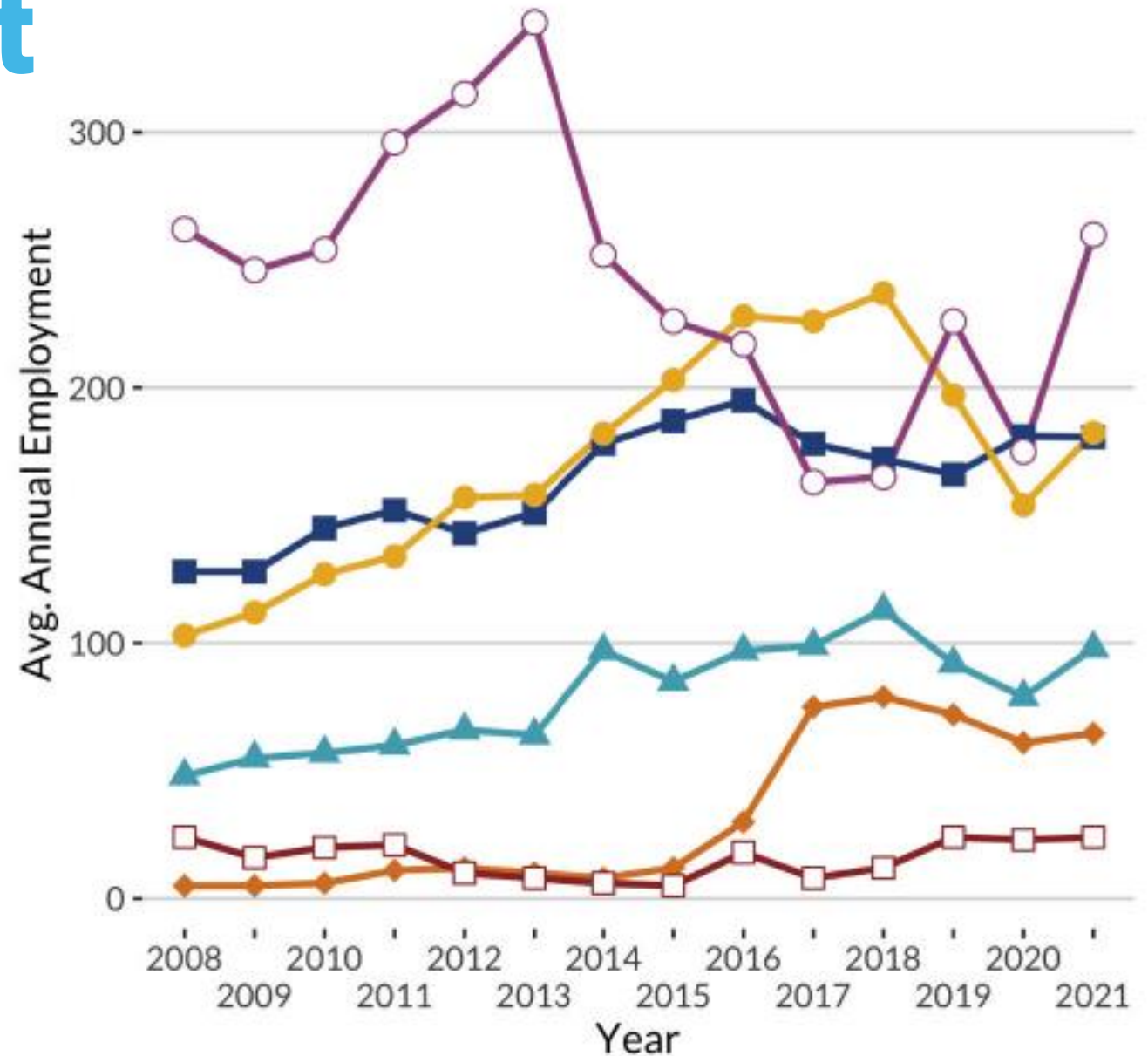
Data source: Bureau of Labor Statistics. Quarterly Census of Employment and Wages (QC)



Jobs and Employment 42nd Avenue

Industry

- Education and Medical
- Food, Entertainment, and Services
- Office-based
- Other
- Production, Distribution, and Repair
- Retail



Development – Residential Permits

Exhibit 101. New Residential Permits Issued, 2010–2021

Data source: PortlandMaps.

Cully Blvd Area

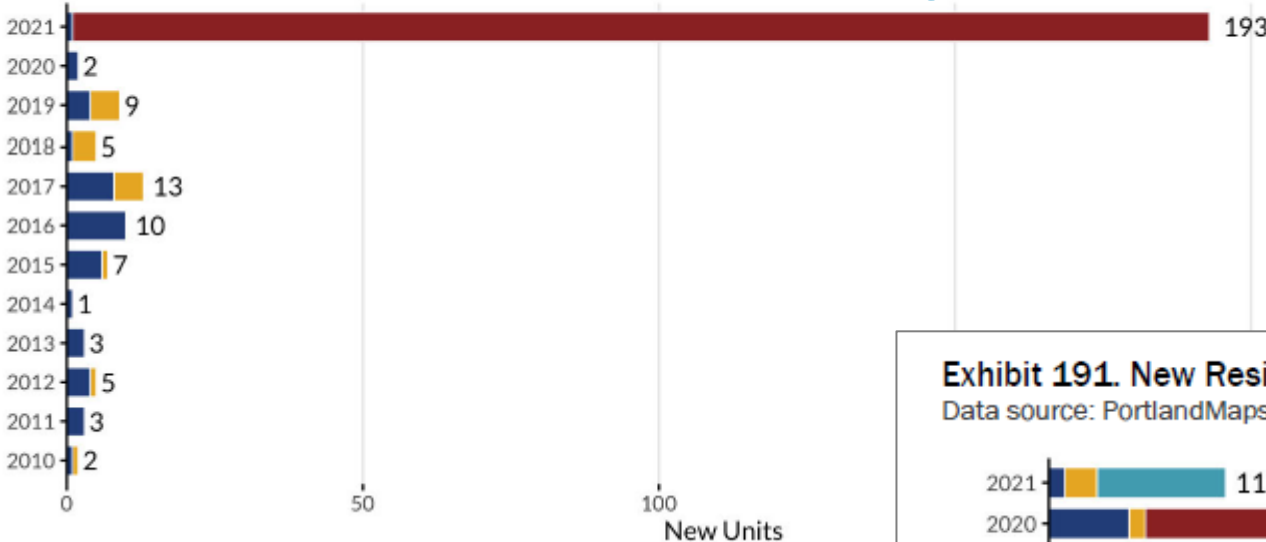
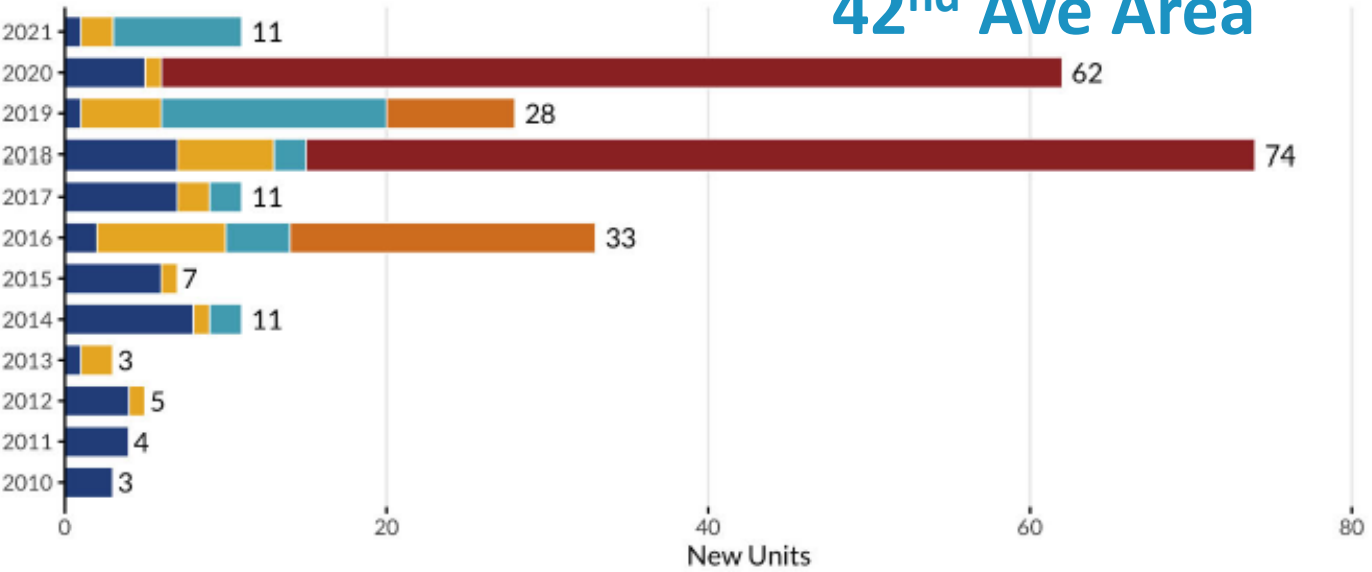


Exhibit 191. New Residential Permits Issued, 2010–2021

Data source: PortlandMaps.

42nd Ave Area



Cully Blvd: Expansions, Improvements

Exhibit 102. Expansions Permitted, 2010–2021

Data source: PortlandMaps, City of Portland permit records.

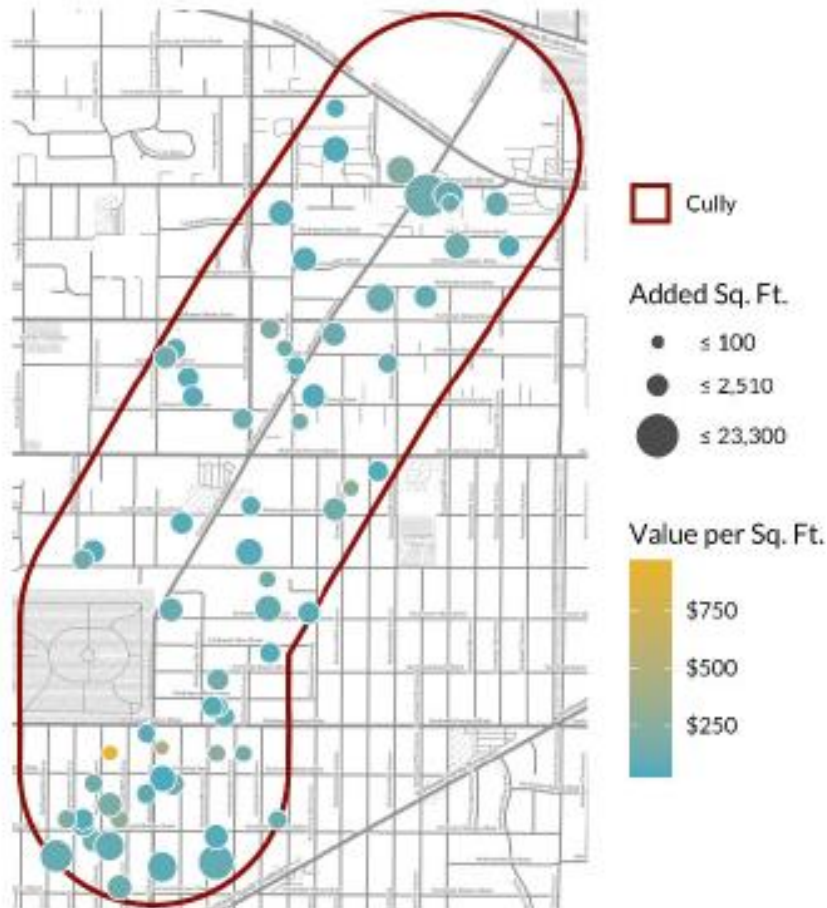
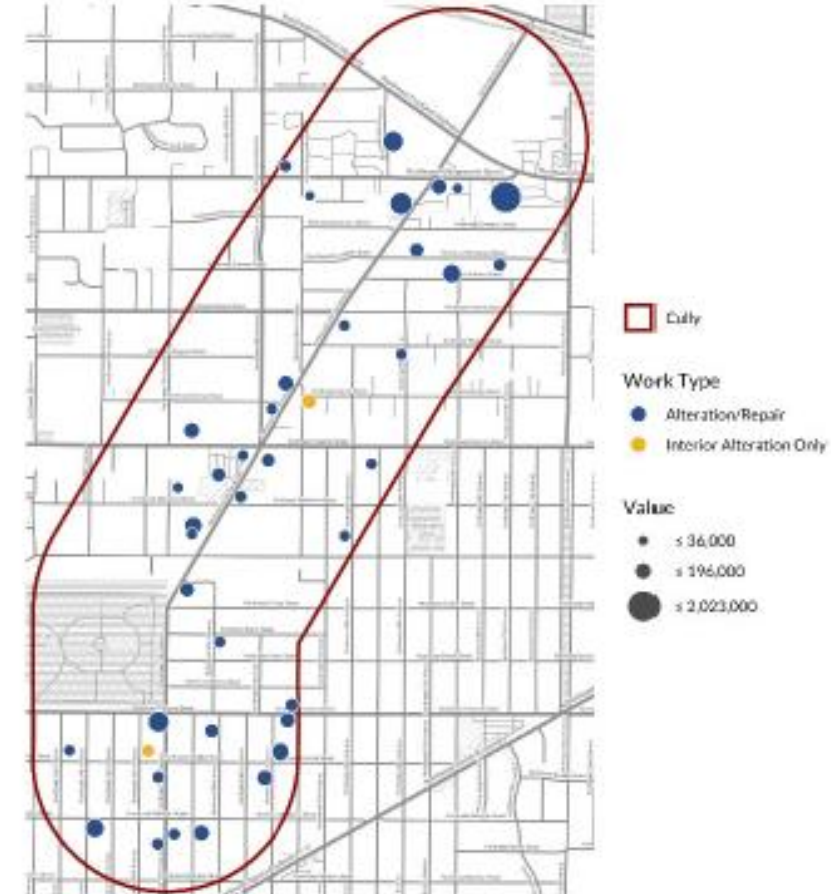


Exhibit 103. Improvements Permitted, 2010–2021

Data source: PortlandMaps, City of Portland permit records.



42nd Avenue: Expansions, Improvements

Exhibit 192. Expansions Permitted, 2010–2021

Data source: PortlandMaps, City of Portland permit records.

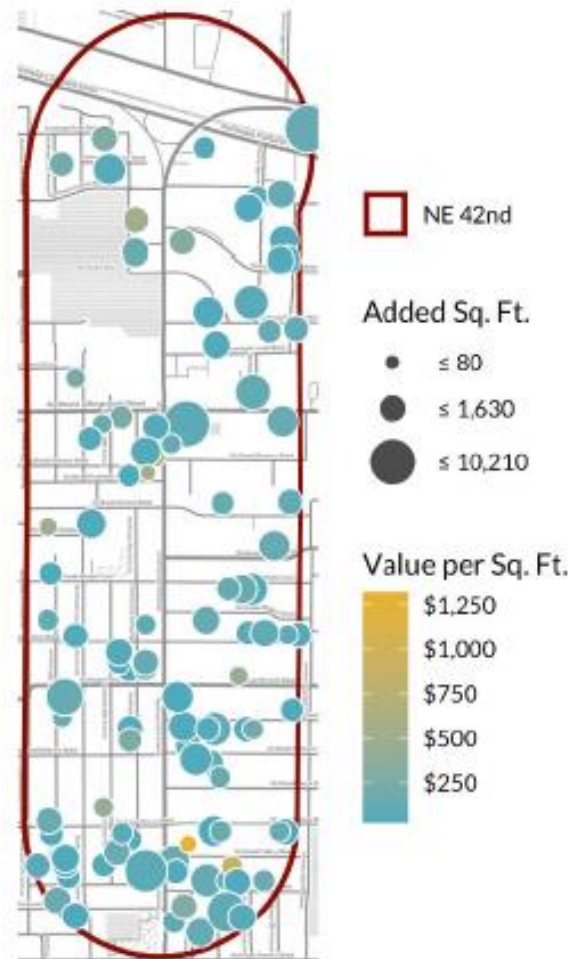
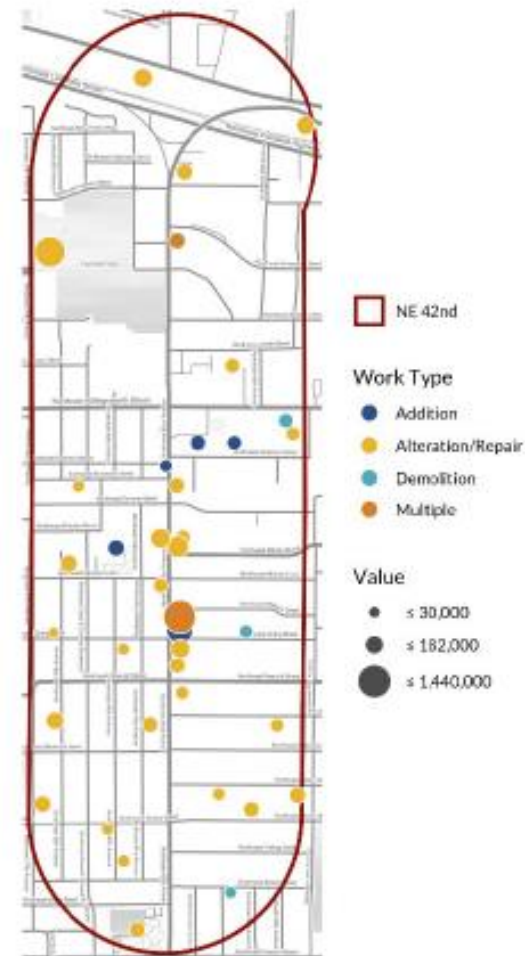


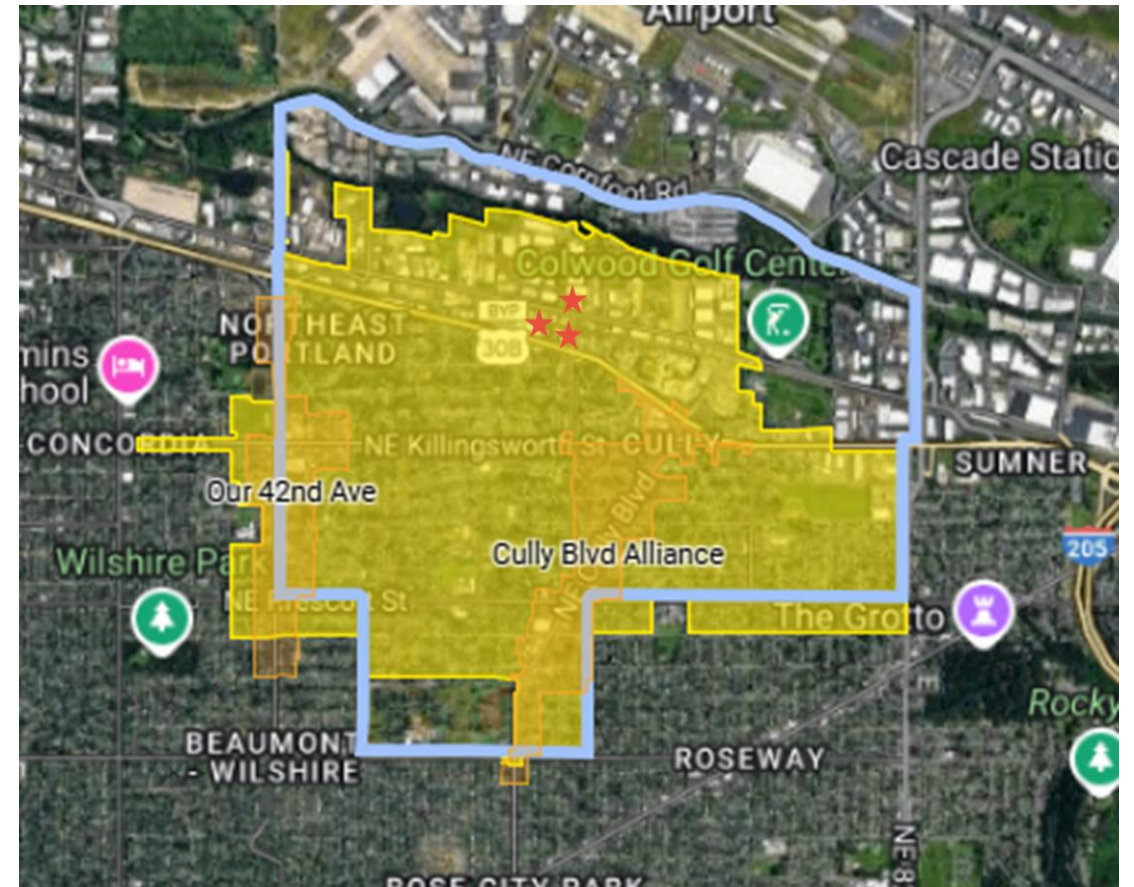
Exhibit 193. Improvements Permitted, 2010–2021

Data source: PortlandMaps, City of Portland permit records.



Three Commercial Transactions

Since 2020, three commercial transactions in the Cully TIF District



5833 NE Portland Hwy

7,500 Square Feet

Asking rent: \$14.95 per square foot

Sold on Nov 2022 for \$350,000



**Columbia Commerce Park
6424 NE 59th Place**

**44,324 Square Feet
Asking rent: ?**

**Sold on June 2024 for
\$6.6 Million**



Columbia Commerce Park 5764 NE Columbia Blvd

**31,515 Square Feet
Asking rent: ?**

**Sold on June 2024 for
\$6.2 Million**



Additional Context

- **PAULINA SALGADO**, TriMet
Community Affairs Coordinator
- **SHARON DALEO**, Portland Bureau of Transportation (PBOT)
Major Projects Engineer
- **VALERIA TAPIA**, Planning & Sustainability (BPS)
City Planner, NE District Liaison



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Public Comment



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Next Steps Feedback Loop

Next Meeting is Wednesday, April 23



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