

Portland, Oregon

FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Morgan Masterman	2. Telephone No. 503-823-6839	3. Bureau/Office/Dept. Portland Development Commission
4a. To be filed (hearing date): July 21, 2011	4b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>	5. Date Submitted to Commissioner's office and FPD Budget Analyst: July 13, 2011
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

1) Legislation Title:

Approve the Amended and Restated Interstate Corridor Urban Renewal Plan to increase the Plan area by 185.79 acres.

2) Purpose of the Proposed Legislation:

The purpose of this proposed legislation is to increase the boundaries of the Interstate Corridor Urban Renewal Area by a net 185.79 acres in order to provide public resources to small businesses and residents of the area, as requested by community members and recommended by the North/Northeast Economic Development Initiative Community Advisory Committee.

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

- | | | | |
|---|---|------------------------------------|---|
| <input type="checkbox"/> City-wide/Regional | <input checked="" type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input checked="" type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East |
| <input type="checkbox"/> Central City | | | |

FINANCIAL IMPACT**4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.**

This amendment will add property to the Interstate Corridor Urban Renewal Area (ICURA). It is estimated that between the effective date of the plan amendment (FY 2012/13) and the defeasance date of bonds projected to be issued (FY 2026/27), a total of approximately \$27 million of additional tax increment revenue (net of Measure 5 compression losses) will be generated by property being added to ICURA.

Total revenues foregone by overlapping taxing jurisdictions equal approximately \$25 million over 15 years due to this amendment. This includes approximately \$6.3 million from the City's permanent rate levy and \$555,000 from the Children's local option levy, which is assumed to continue through 2027 at its current rate. However, these resources remain under the control of City Council, as they are the budget committee for PDC.

5) Expense: What are the costs to the City as a result of this legislation? What is the source of funding for the expense? *(Please include costs in the current fiscal year as well as costs in future years. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the **level of confidence**.)*

There are no additional costs to the City as a result of this legislation.

6) Staffing Requirements:

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?** *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)*

No positions are anticipated to be created, eliminated or re-classified in the current year due to this legislation.

- **Will positions be created or eliminated in future years as a result of this legislation?**

No positions are anticipated to be created, eliminated or re-classified in future years due to this legislation.

(Complete the following section only if an amendment to the budget is proposed.)

7) Change in Appropriations *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

Not Applicable.

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]

PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

- ☒ **YES:** Please proceed to Question #9.
☐ **NO:** Please, explain why below; and proceed to Question #10.

9) If "YES," please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

The community will see increased access to public resources in the expansion areas, as well as continued investment in the existing boundary, including but not limited to grants and loans to small businesses and property owners.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

- PDC began the N/NE Economic Development Initiative with over 500 community conversations and interviews.
- PDC convened the N/NE Economic Development Initiative Community Advisory Committee (CAC) in August 2009 to study and provide recommendations on potential boundary adjustments and planned investments. The CAC included representatives from the following organizations:
 - African American Chamber of Commerce
 - Albina Community Bank
 - Central City Concern
 - Hispanic Metropolitan Chamber of Commerce
 - Interstate Corridor Urban Renewal Advisory Committee
 - Montesi and Associates
 - Multnomah County
 - New Columbia resident
 - Northeast Coalition of Neighborhoods
 - North Northeast Business Association
 - North Portland Business Association
 - Northwest Association of Minority Contractors
 - Oregon Association of Minority Entrepreneurs
 - Oregon Convention Center Urban Renewal Advisory Committee
 - Portland Community College
 - Portland Public Schools
 - Portland Trailblazers
 - Roslyn Hill Development

- The CAC held 12 meetings from August 2009 to May 2010 to develop the recommendations that formed the basis of this Council action.
- CAC meetings were televised on Portland Community Media CityNet30 and posted online at Blip.TV. Public attendance at these meetings averaged between 60 and 75 individuals. The in-person attendance total for the 12 meetings was approximately 800 people.
- PDC briefed the Interstate Corridor and Oregon Convention Center Urban Renewal Advisory Committees at each of their regular meetings from May 2009 to April 2011.
- PDC made presentations at area neighborhood and business associations:
 - Martin Luther King Jr. Blvd. Advisory Committee – September 6, 2008 and January 29, 2009
 - St. Johns Main Street Coalition - September 23, 2009 and February 2010
 - Eliot Neighborhood Association – November 6, 2009
 - African American Alliance – December 17, 2009 and June 17, 2010
 - St. Johns Neighborhood Association - March 16, 2010
- PDC developed technical assistance agreements with the Hispanic Metropolitan Chamber of Commerce, the African American Chamber of Commerce, the Oregon Native American Chamber of Commerce, and the Philippine-American Chamber of Commerce. Each of these chambers provided communications and outreach recommendations and business opportunities for the N/NE Economic Development Initiative.
- PDC delivered frequent e-blasts to an interested parties list of over 600 individuals that was developed through the outreach process. The PDC also used social media, including Facebook and Twitter to publicize the N/NE Economic Development Initiative.
- PDC mailed postcards to all affected residents, businesses, and property owners within the proposed expansion areas in April 2010.
- PDC conferred with all taxing jurisdictions, including Portland Public Schools, Metro, and Multnomah County in May and June 2011.
- The Portland Development Commission approved the plan at an advertised public hearing on June 8, 2011.
- The Planning and Sustainability Commission made a recommendation that City Council adopt the Plan at an advertised public hearing on June 28, 2011.

c) How did public involvement shape the outcome of this Council item?

Based on the extensive public outreach, community meetings and feedback mentioned above, the CAC came to a consensus on recommendations to expand the Interstate Corridor URA boundary. This Council action implements their recommendation.

d) Who designed and implemented the public involvement related to this Council item?

Joleen Jensen-Classen, PDC Public Outreach Manager

e) Primary contact for more information on this public involvement process (name, title, phone, email):

Keith Witcosky, PDC Deputy Director, 503-823-3243, WitcoskyK@pdc.us

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.

PDC incorporates ongoing public involvement through formal policies and procedures. The agency is currently spending the next 10-12 months examining how to enhance public participation given PDC's strategic focus on economic development. Regardless of the outcome, advisory bodies will continue to play a role in the implementation of the agency's work.

Keith Witcosky
Deputy Director



APPROPRIATION UNIT HEAD (Typed name and signature)

As amended
7-21-11

ORDINANCE No.

Approve the Amended and Restated Interstate Corridor Urban Renewal Plan to increase the Plan area by 185.79 acres (Ordinance)

The City of Portland ordains:

Section 1. The Council Finds:

1. The Council adopted the Interstate Corridor Urban Renewal Plan (the "Plan") on August 23, 2000, by Ordinance No. 174829 to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment in order to protect the public health, safety, and welfare in the City of Portland (the "City").
2. On May 23, 2007, the Portland Development Commission (the "Commission") adopted Resolution No. 6474 initiating a study of all eleven urban renewal areas currently in the City. This effort is known as the Future of Urban Renewal.
3. On December 10, 2008, the Commission adopted Resolution No. 6655 authorizing the North/Northeast Economic Development Initiative, a study of the current and future investment in the Interstate Corridor ("ICURA") and Oregon Convention Center ("OCCURA") Urban Renewal Areas to consider revisions of the current boundaries.
4. In August 2009, Mayor Sam Adams convened the North/Northeast Economic Development Initiative Community Advisory Committee (the "Committee").
5. The Committee included representatives from community organizations, neighborhood and business associations, ICURA and OCCURA Urban Renewal Advisory Committees, Portland Community College, Multnomah County, Portland Public Schools, local residents and businesses, and other interested parties.
6. The Committee met 12 times through May 2010 and received broad community input.
7. Although OCCURA has been successful, there remains urban renewal work that cannot be accomplished within the existing debt capacity.
8. On May 19, 2010, the Committee voted on recommendations to incorporate a portion of OCCURA into ICURA. The Committee also recommended that additional areas be added to ICURA in order to eliminate blight.
9. Based on Committee recommendations, further analysis, and requests from community members, the Commission staff determined that ICURA be expanded by 415.54 acres.
10. The Commission is limited to including 15% of the City acreage in urban renewal areas and is interested in preserving acreage for future use in other parts of the City; therefore the removal of 229.75 acres of right-of-way is proposed.

11. The Commission has sought and received valuable input from overlapping taxing jurisdictions pursuant to ORS 457.085(5), citizens and other interested parties in Portland, as indicated in the form attached hereto as Exhibit A.

12. On June 8, 2011, the Commission held a public hearing and, after considering testimony and other information presented, adopted Resolution No. 6883 approving the Amended and Restated Interstate Corridor Urban Renewal Area Plan (the "Amended Plan"), in the form attached hereto as Exhibit B, which expands ICURA boundaries by a net 185.79 acres, and the accompanying Report on the Amended and Restated Interstate Corridor Urban Renewal Area Plan (the "Report") in the form attached hereto as Exhibit C.

13. On June 8, 2011, the Commission adopted Resolution No. 6882 removing 184.48 acres from OCCURA. This action was a minor amendment requiring Commission approval and will become effective upon the effective date of this Ordinance.

14. The Commission Executive Director, under authorization from the Commission's Board of Commissioners, submitted the Amended Plan, together with resolutions, reports and other supporting materials, to the Portland Planning and Sustainability Commission for review and recommendation, and to the City Council for final approval in accordance with the terms of the Plan and ORS 457.095.

15. The Portland Planning and Sustainability Commission reviewed the Commission's proposed Amended Plan at a public hearing on June 28, 2011. After considering testimony and other information presented, the Portland Planning and Sustainability Commission submitted a report, in the form attached hereto as Exhibit D (the "Report from the Planning and Sustainability Commission"), finding that the Amended Plan conforms with the City of Portland Comprehensive Plan and recommending Council approval of the Amended Plan.

16. On July 21, 2011, the Council held a public hearing to receive comment on the Amended Plan.

17. Based on the information received by the Council and after consideration of all testimony and materials provided at the July 21, 2011 public hearing, the Council finds:

a) The Amended Plan area is blighted because of :

1) ORS 457.010 (1)(a) "The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of"

ORS 457.010 (1)(a)(E) "Obsolescence, deterioration, dilapidation, mixed character or shifting of uses" as supported by information in the Report found in Section II.G.3.

2) ORS 457.010 (1)(e) “The existence of inadequate streets and other rights of way, open spaces and utilities” as supported by the following information in the Report:

Section II.A.4;
 Section II.A.5;
 Section II.A.7;
 Section II.C.4;
 Section II.C.5;
 Section II.C.6;
 Section II.C.7;
 Section II.C.8;
 Section II.F.4;
 Section II.F.5;
 Section II.F.6;
 Section II.F.7; and
 Section II.F.8.

3) ORS 457.010 (1)(h) “A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare” as supported by the following information in the Report:

Section II.B.2;
 Section II.D.2; and
 Section II.G.2.

- b) The rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the municipality, as explained in Section IV and V of the Report;
- c) The Amended Plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole and provides an outline for accomplishing the urban renewal projects that the Amended Plan proposes as set forth in Section IV and Exhibit E of the Amended Plan and in the Report from the Planning and Sustainability Commission;
- d) Provision has been made to house displaced persons within their financial means in accordance with ORS 35.500 to 35.530 and, except in the relocation of elderly individuals or individuals with disabilities, without displacing on priority lists persons already waiting for existing federally subsidized housing, as explained in Section VII of the Amended Plan;
- e) Acquisition of real property is provided for in the Amended Plan, and it is necessary as explained in Section VII and VIII of the Amended Plan;

- f) Adoption and carrying out of the Amended Plan is economically sound and feasible as explained in Section IX of the Report; and
- g) The City shall assume and complete any activities prescribed it by the Amended Plan.

18. The Amended Plan is being adopted as a substantial amendment pursuant to Section XII of the Plan. For a substantial amendment, Section XII requires the notice, hearing and approval procedures required for adoption of the original plan by statute. These requirements include approval of the proposed amendment by the Commission, review and recommendation by the Portland Planning and Sustainability Commission, approval by the City Council in accordance with ORS 457.095, and the notice required by ORS 457.120. The City Council and the Commission have complied with all of the requirements for adoption of a substantial amendment under the Plan and ORS 457.095.

19. As described in Section XII of the Report, after approval of the Amended Plan, the City will remain in compliance with the land area and assessed value limits imposed by ORS 457.420.

NOW, THEREFORE, the Council directs:

- a. The Amended Plan (including its accompanying Report), incorporated herein by reference, is hereby approved.
- b. The City Auditor shall forward to the Commission and to the Portland Planning and Sustainability Commission certified copies of this Ordinance upon adoption by the Council.
- c. The Commission shall record in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the Amended Plan upon adoption by the Council.
- d. The City Auditor, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Amended Plan, including the provisions of ORS 457.135, in the newspaper having the greatest circulation in the City within four days following the adoption of this Ordinance.
- e. Over the course of implementing the Amended Plan and the City of Portland's Economic Development Strategy and Neighborhood Economic Development Strategy, PDC should focus on preserving the culture of the existing neighborhoods and where possible provide opportunities for longstanding property and business owners to live, work, and invest in the area as it develops and grows.

Passed by the Council:

Mayor Sam Adams

Prepared by: Lisa Gramp

Date Prepared: July 20, 2011

LaVonne Griffin-Valade

Auditor of the City of Portland

By

Deputy