



Limited Tax Exemption BIG LOOK Policy Review Committee

Monday, October 25, 2010, 3-5pm
Portland City Hall – Rose Room

AGENDA

1. Welcome & Introductions
2. Discussion – EcoNW Report & Meeting Notes - Questions, Comments?
3. Review Revised Shared Program Goals (attached) – confirm as framework
4. Presentation & Discussion – Mixed Income Model (committee request)
 - Urban Housing Development Framework
5. Review Preliminary Recommendations - Discussion
6. Updates – Legislative, Reports, Interim Actions
7. Conclusion & Thanks!

NEXT MEETINGS:

Meeting #3

Nov. 29, 2010 3-5pm

Location TBD

Agenda Continue/Complete Discussion of Recommendations
Review of Portland Housing Bureau Resources/Tools
Refer Items to Work Group to develop Implementation Strategies
Preview LTE Annual Report

Meeting #4

Jan. XX

Location TBD

Agenda Report from City/County work group on implementation strategies
Legislative Agenda – both 2011 update, and tee up for 2013

Draft Shared Policy Goals

OPERATIONAL:

- Fiscally sustainable (administrative costs) programs with accountability and monitoring
- Cooperative relationship among administrative staff across the jurisdictions
- Fiscal awareness (by program) with cost controls of abatement “investments”
- Annual report of programs *against benchmarks*
 - foregone revenues,
 - housing goals advanced, and
 - forecasted growth in taxes as abatements expire
- Predictability for developers so they can plan future projects
- Nimble programs responsive to current conditions, adaptable for future needs
- Limit use of LTE programs when other development tools can be used

GENERAL/ASPIRATIONAL (aligned w/ HUD Livability Principles)

- Strategically incent production of the quality, quantity and location of affordable housing that the market may not otherwise provide
- Influence and manage growth, density and land uses
- Encourage development which increases social equity by improving access to amenities (transit, jobs, strong schools, healthy food, parks/recreation, services, etc.) and increases opportunities for affordable homeownership to reduce disparities experienced by communities of color.
- Increase housing with amenities for families with school-age children and for an aging population (affordable accessible design for low-income seniors).
- Encourage development of uses in residential buildings essential to livable/walkable communities (such as grocery stores in recognized “food deserts”)