

**IMPACT STATEMENT**

**Legislation title:** Approve the Eleventh Amendment to the Central Eastside Urban Renewal Plan to add plan area and projects, extend the duration of the Plan and increase the maximum indebtedness.

**Contact name:** Justin Douglas

**Contact phone:** 503-823-4579

**Presenter name:** Kimberly Branam

**Purpose of proposed legislation and background information:**

The 11<sup>th</sup> Amendment to the Central Eastside Urban Renewal Plan (Plan) will add property and projects, increase the maximum indebtedness by 20% to a new maximum indebtedness of approximately \$126,000,000, and increase the duration of the district by five years, extending the Plan to fiscal year (FY) 2022/23.

**Financial and budgetary impacts:**

This amendment would expand the district to include the Clinton Triangle, an approximately 16-acre area adjacent to the new Clinton Station on the Portland Milwaukie Light Rail Orange Line. In addition, this amendment would increase maximum indebtedness by 20 percent, and extend last date to issue debt from FY 2017-18 to FY 2022-23. It is estimated that the amendment will result in \$16 million in additional revenue to PDC over 10 years; the majority of these resources are programmed to support three catalytic projects: 1. Redevelopment of the Oregon Department of Transportation properties (ODOT Blocks); 2. Infrastructure investments for transit-oriented employment related development and, possibly, affordable housing in the Clinton Triangle area and 3. Redevelopment of other strategic sites, including properties within the Oregon Museum of Science district, as identified in the City's Central City 2035 Southeast Quadrant efforts. The amendments would also yield approximately \$6 million in additional affordable housing resources to PHB for projects located in the Central Eastside URA.

**Community impacts and community involvement:**

If adopted, this amendment will provide increased revenue to the City and PDC to invest in infrastructure improvements, job creating redevelopment, and affordable housing.

There was community involvement related to this amendment through the work of the Urban Renewal Amendment Advisory Committee (Committee). The approximately 20 member Committee was chaired by the Jillian Detweiler from the Mayor's Office and represented a broad group of stakeholders, including taxing jurisdictions, neighborhood and business associations, and institutions. The Committee reviewed proposed URA boundaries, planned projects, and financial implications and submitted a memo with their recommendations to City Council. The Committee presented their recommendations in person at a December 3, 2014 City Council meeting.

Staff met with the following neighborhood and business associations, informing them of the proposed amendments and soliciting feedback:

- Brooklyn Action Corps Neighborhood Association

- Buckman Community Association
- Hosford Abernathy Neighborhood District Association
- Kerns Neighborhood Association
- East Portland Action Plan Economic Development Sub-Committee
- Old Town/Chinatown Community Association
- Portland Downtown Neighborhood Association
- South Portland Neighborhood Association
- SE Uplift
- SW Neighborhood, Inc.
- Portland Business Alliance
- Central Eastside Industrial Council

In addition to staffing the Committee meetings and meeting with community groups, PDC hosted a public open house on September 11, 2014, providing an opportunity for the general public to learn about and comment on the proposed amendments. To advertise for the event, staff published an ad in the Oregonian, invited attendees through social media channels such as Facebook and Twitter, and sent an email announcement to approximately 3,000 individuals. Approximately 20 individuals attended the open house.

### Budgetary Impact Worksheet

**Does this action change appropriations?**

☐ **YES:** Please complete the information below.

☒ **NO:** Skip this section

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

AMENDED 3/12/2015

268

**TIME CERTAIN: 2:15 PM** – Approve the Eleventh Amendment to the Central Eastside Urban Renewal Plan to add plan area and projects, extend the duration of the Plan and increase the maximum indebtedness (Previous Agenda 225; Ordinance introduced by Mayor Hales) 1 hour requested for items 268-273

**Motion to amend CEIC URA – Affordable Housing Covenant / Clinton Station: Upon the sale or transfer of any Fire Bureau land in the Clinton Triangle, an affordable housing covenant shall be recorded against the deed. This would ensure that future use of the land would include affordable housing:** Moved by Saltzman and seconded by Fish. (Y-5)

**PASSED TO  
SECOND READING  
AS AMENDED  
MARCH 25, 2015  
AT 11:00 AM  
TIME CERTAIN**