



**Portland  
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan

October 30, 2020

RE: Proposed Amendment to the Interstate Corridor Urban Renewal Plan

Dear Members of the Planning & Sustainability Commission,

On October 14, 2020, at the request of the Portland Housing Bureau (PHB), the Prosper Portland Board of Commissioners approved an amendment to the Interstate Corridor Urban Renewal Plan (Interstate Plan), requesting formal Portland City Council approval. City Council is expected to consider the proposed amendment on December 15, 2020. As part of the process of completing a substantial amendment to the Interstate Plan, Oregon Revised Statutes Chapter 457 requires review by the Planning and Sustainability Commission; a briefing is scheduled for November 10, 2020 and a public hearing on November 24, 2020.

City Council approved the original Interstate Plan in 2000, providing tax increment finance (TIF) resources to invest in north/northeast Portland. In 2015, City Council updated its Affordable Housing Set Aside Policy so that 70 percent of all TIF resources would be allocated to the Portland Housing Bureau, with the remaining 30 percent to Prosper Portland. Since 2015, PHB has been implementing the N/NE Neighborhood Housing Strategy and the Preference Policy, which prioritizes current and former longtime residents of the N/NE Portland community for the City's affordable housing investments in the Interstate Plan area. To date, PHB investments have resulted in 501 units of affordable rental opportunities, 791 grants to existing homeowners to prevent displacement, and helped 51 people buy their first home. PHB has also land-banked several properties for new affordable housing projects that would benefit from an investment of TIF resources that exceed existing available funding. Should the Interstate Plan amendment be approved, PHB anticipates being able to support an additional 350 affordable rental and ownership opportunities.

Since 2017, Prosper Portland has been implementing the N/NE Community Development Initiative Action Plan with the goal of fostering equitable economic prosperity among African Americans and People of Color. As of today, we have served 56 property owners, promoting property ownership and redevelopment, and 30 small businesses, supporting business ownership and growth, through an investment of \$5.1 million in grants and loans. Of our grant expenditures to date to small business and property owners, 94% went to Black, Indigenous, and People of Color recipients, with 48% to African and African American recipients and 42% to Asian Pacific Islander recipients. We have also supported 35 community service nonprofits through \$2.4 million of Community Livability Grant resources. Partnering with PHB, we have supported 30 homeowners with incomes between 80-120% in accessing \$1.8 million in acquisition downtown payment and home repair assistance. The amendment would make resources available to support the five goals of the N/NE Community Development Initiative, including at the Williams & Russell site, whose development is being community-led and will benefit and honor Portland's Black community.

If approved, the amendment will provide critical resources to address the legacy and ongoing risk of residential and commercial displacement in north and northeast Portland. The amendment would

increase the Interstate Plan's maximum indebtedness by \$67 million, of which 70 percent will be distributed to PHB for investments in affordable housing, and 30 percent will be distributed to Prosper Portland for investments in community economic development.

If you have any questions in advance of the November 10, 2020 hearing, please reach out to Justin Douglas at [douglasj@propserportland.us](mailto:douglasj@propserportland.us).



Kimberly Branam  
Prosper Portland



Shannon Callahan  
Portland Housing Bureau