



CENTRAL CITY TIF DISTRICTS

Planning Commission Role and
Comprehensive Plan Consistency

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Overview

- **Introduction and Role of Planning Commission**
- **Prosper Portland and PHB Presentation**
- **Public Testimony**
- **Planning Commission Discussion and Recommendation**

Planning Commission and Urban Renewal (TIF) Plans

Oregon Revised Statutes Chapter 457:

“An urban renewal agency shall forward an urban renewal plan and the accompanying report to the planning commission of the municipality for recommendations before presenting the plan to the governing body of the municipality for approval...

...the ordinance shall include determinations and findings by the governing body of the municipality that...the urban renewal plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole...”

Planning Commission and Urban Renewal (TIF) Plans

Portland 2035 Comprehensive Plan:

Policy 1.8 Urban renewal plans. Coordinate Comprehensive Plan implementation with urban renewal plans and implementation activities. A decision to adopt a new urban renewal district... must comply with the Comprehensive Plan.

Central City TIF plans & the 2035 Comprehensive Plan

The Central City TIF district plans comply with the Comprehensive Plan as a whole, including:

- Guiding Principles on Equity and Economic Prosperity
- Chapter 2: Community Involvement
- Chapter 3: Urban Form
- Chapter 4: Design and Development
- Chapter 5: Housing
- Chapter 6: Economic Development

Central City TIF plans & the 2035 Comprehensive Plan

Chapter 2: Community Involvement

Policy 2.33 Inclusive Participation in Central City Planning

Engaged stakeholders from throughout the region

Chapter 3: Urban Form

Policy 3.21 Role of the Central City

Investments in affordable housing, economic development and infrastructure supports the Central City's role as the region's premier center for jobs, services, and civic and cultural institutions.

Central City TIF plans & the 2035 Comprehensive Plan

Chapter 4: Design and Development

Goal 4.B: Historic and cultural resources

Funding for upgrades, renovations, adaptive reuse and climate resiliency in Central City historic districts.

Chapter 5 Housing

Goal 5.B Equitable Access to Housing

Goal 5.D Affordable Housing

New funding for PHB to preserve and create affordable housing (at or below 60% Area Median Income)

Central City TIF plans & the 2035 Comprehensive Plan

Chapter 6 Economic Development

Goal 6.B Development

Goal 6.C Business district vitality

Investment in commercial buildings, seismic upgrades, tenant improvements and new development.

Central City TIF plans & the 2035 Comprehensive Plan

Central City 2035 Plan

Goal 1.A Portland's Central City is the preeminent regional center for commerce and employment, arts and culture, entertainment, tourism, education and government.

Goal 1.B The Central City is economically competitive, especially relative to West Coast and regional markets, with robust and expanding business and development activity.

Goal 1.C Portland's Central City is a national leader for innovation in business, higher education and urban development with physical and social qualities that foster and attract diverse creativity, innovation, entrepreneurship and civic engagement.

Goal 1.D The experience of the Central City's urban character and livability make it the leading location in the region for business and commercial activity and an attractive location for new development.

Planning Commission Action and Next Steps

Staff recommends that the Planning Commission take the following actions

- Find that the Central City TIF district plans conform to the City of Portland Comprehensive Plan; and
- Recommend that the City Council adopt the Central City TIF district plans and reports.