

East Portland TIF District Overview & Exploration Process

Planning Commission
September 24, 2024



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Housing Bureau**



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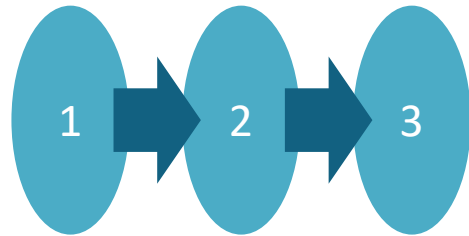
City Council Resolution

1. Kicked off City process for East Portland and Central City TIF exploration
2. Defined acreage and assessed value parameters for evaluation processes
3. Any new districts created should:
 - Incorporate lessons learned from past TIF districts
 - Advance inclusive economic growth, entrepreneurship, job growth, equitable development, community stabilization, and housing production for range of income levels
 - Balancing these priorities with the financial impact to taxing jurisdictions
4. Return to City Council in October 2024 with any proposed, advisory body-supported, TIF districts that are consistent with Council Direction; or, return with updates on where each process stands

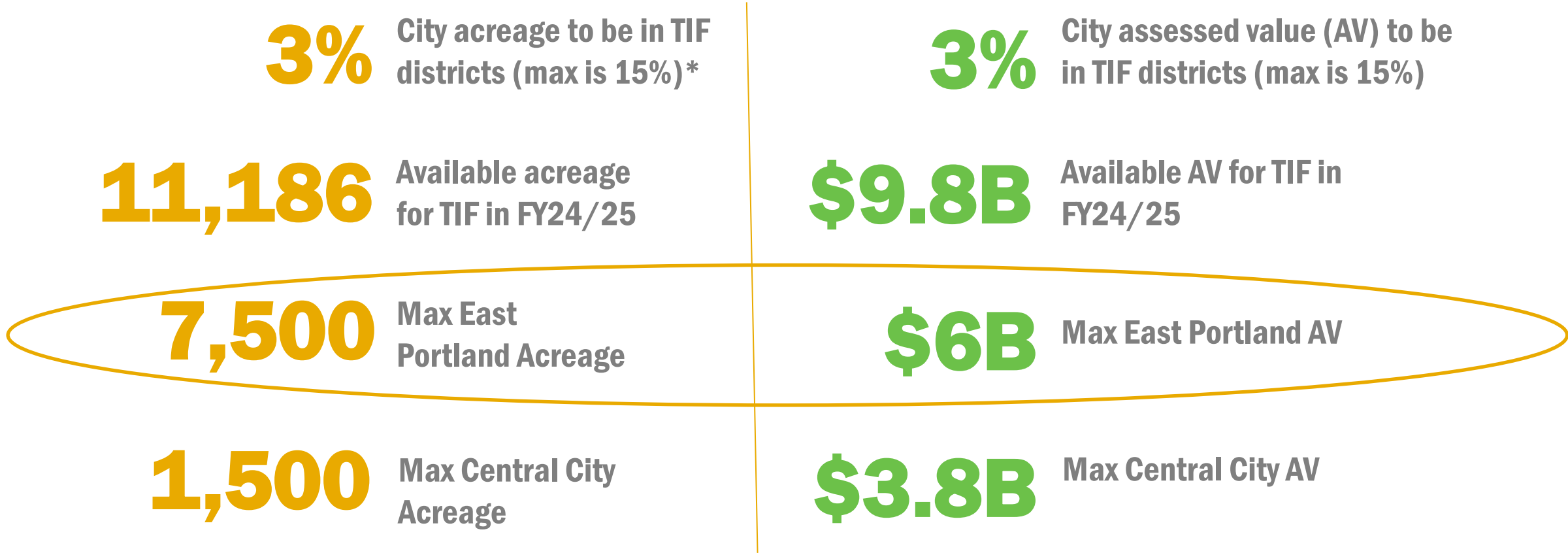


From Last Time...

- Affordable Housing Set Aside Policy
- Strategic Alignment with *Advance Portland* and the *Housing Production Strategy*
- What did the City learn?



City Council Resolution: Acreage & Assessed Value



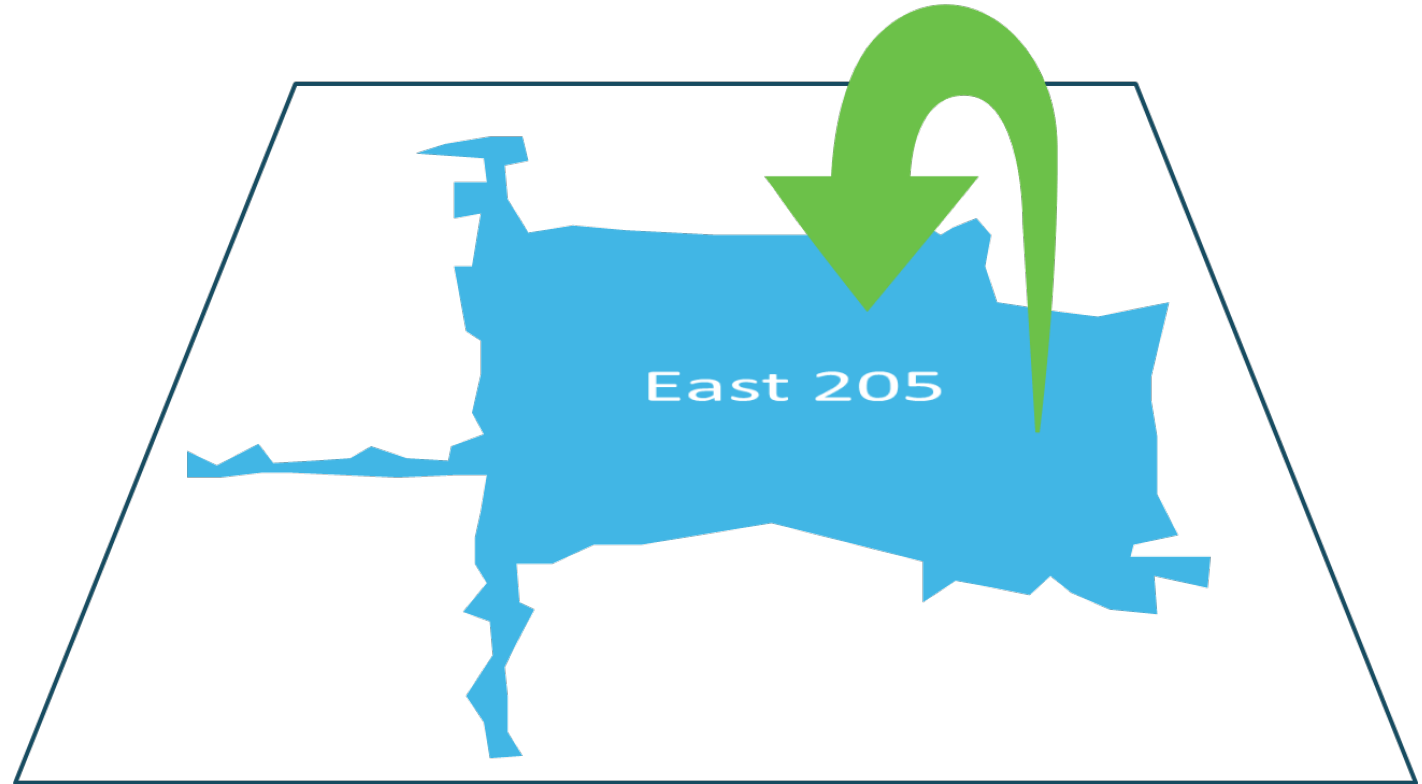
Additional 447 acres released and available by end of FY 2026-27

* Reflects Downtown Waterfront, Lents Town Center, Interstate Corridor, Central Eastside, 4 NPI TIF districts amendments to officially terminate collections of property tax revenues & release acreage

Where Can TIF Be Invested?

TIF district boundaries establish the area in which all investments must be made.

It is not possible to move TIF from one district to another or to use TIF outside of the originating district.



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East Portland



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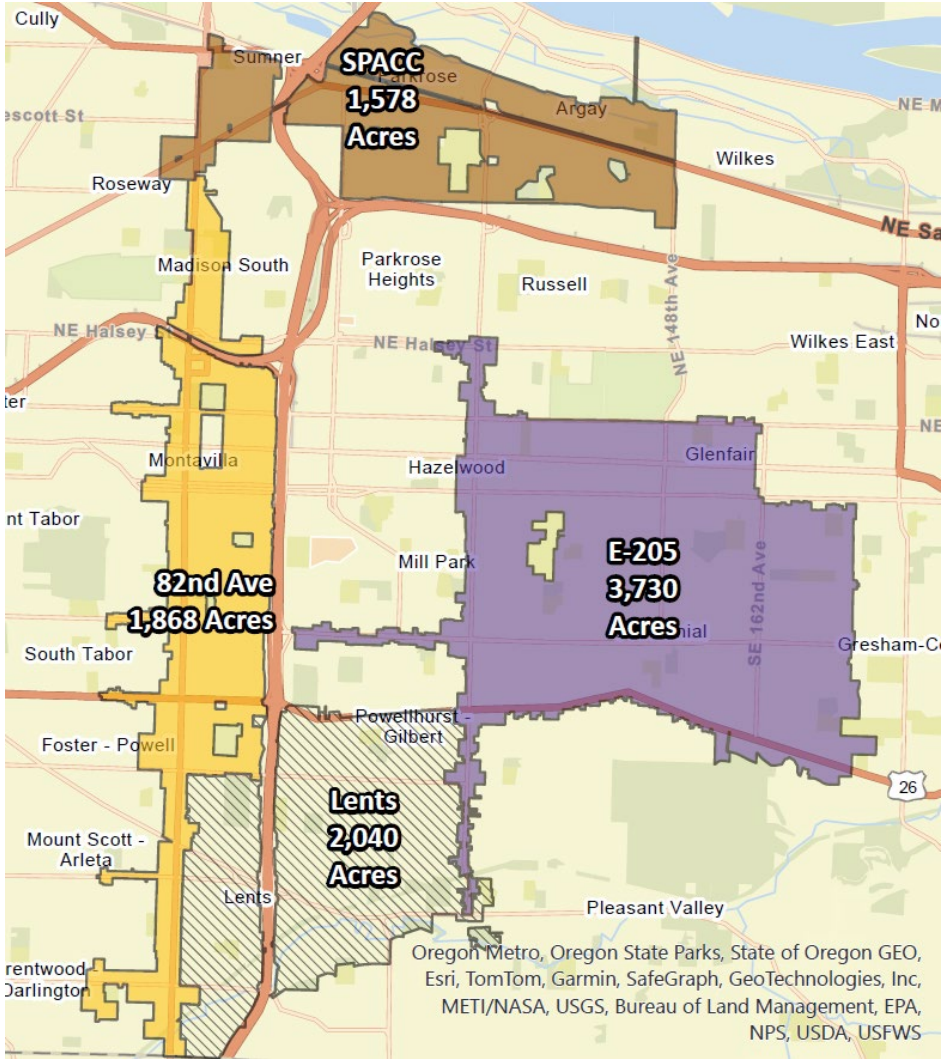


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East Portland Proposed Districts

Overview

District	Acreage	AV
SPACC	1,578	\$1.12B
82 nd Ave Area	1,868	\$1.72B
East 205	3,730	\$2.85B
Total	7,176	\$5.69B
Compared to Target	<7,500	<\$6B



Sandy Blvd

Halsey St

Glisan St

Stark St

Division St

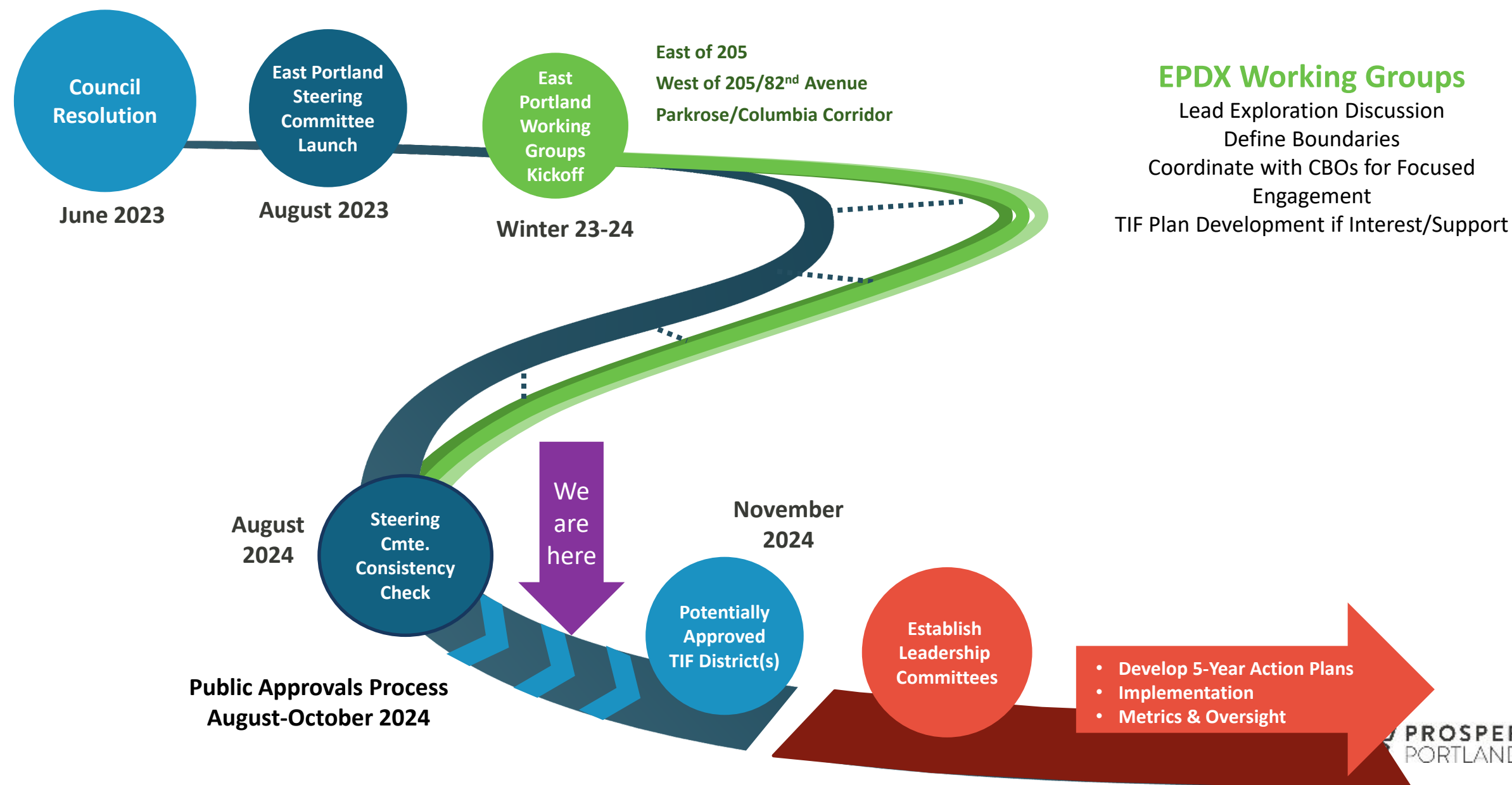
Powell Blvd

Foster Rd

How we got here...



East Portland TIF Exploration Timeline



East Portland TIF Exploration

Steering Committee

Public & Educational Partners

Annette Mattson, Mt. Hood Community College
Jessica Arzate, Mult. Educational Services District 
Jeff Renfro, Multnomah County

Organizational & Community Partners


Duncan Hwang, APANO
Jonath Colon, Centro Cultural
JR Lilly, Fmr. East Portland Action Plan Advocate
Lee Po Cha, IRCO
Mourad Ratbi, Fmr. East Portland Community Office
Sabrina Wilson, Rosewood Initiative


Resident & Affordable Housing Partners

Andy Miller, Our Just Future
Kevin Martin
Matina Kauffman
Nick Sauvie, Rose CDC


Business & Development Partners

Alando Simpson, City of Roses Disposal & Recycling
Bill Bruce, Raimore Construction
Moe Farhoud, Property Owner
Qing Tan, Pure Spice Restaurant
ShaToya Bentley, The Ebony Collective
Tye Gabriel, East Portland Chamber of Commerce

82nd Ave Jamal Dar
Nancy Chapin
Sara Fischer
Barbara Geyer
Duncan Hwang*
Alisa Kajakawa
Zachary Lauritzen
Jacob Loeb
Joshua Pangelinan
Valeria McWilliams
Zonnyo Riger
Nick Sauvie*
Dana White 

E205 Giovanni Bautista
Mike Devlin
Amanda Pham Haines
Ali Omar Ibrahim
Blanca Jimenez
Marie Josee Kangabe
Annette Mattson*
Ana Meza
Ken Richardson 
Kristin Romaine
Lisha Shrestha
Jennifer Parrish Taylor
Sabrina Wilson*
Karen Wolfgang

Parkrose/ Columbia
Corridor (SPACC)

Corky Collier
Lin Felton
Dave Ganslein
Colleen Johnson
JR Lilly*
Michael Lopes Serrao 
Donell Morgan
Danell Norby
Alando Simpson* / Bill Kent
Annette Stanhope

Working Groups

Public Engagement by the Numbers

63

Steering Committee & Working Group members

51

Steering Committee & Working Group meetings

Summer 2023 through Summer 2024

360

Informational Video Views & Survey Responses

Lead by Community-Based Staff Person, Paula Byrd, with the Rosewood Initiative

25

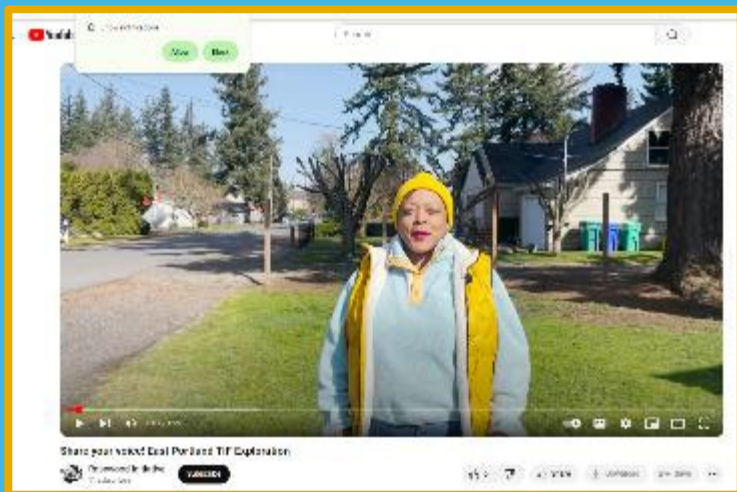
Community Outreach Partners

Community-led events by Ebony Collective, Oregon Walks, Black Community of Portland, Leaders Become Legends, PDX Saints Love, Pathfinder Network, Historic Parkrose, APANO/Jade District, Division-Midway Alliance, Rosewood Initiative, Affiliated Tribes of Northwest IEDC, IRCO, Pathfinder Network, Argay Terrace NA, Sumner NA, East Portland Action Plan, Thrive, East Portland Chamber of Commerce, SE Uplift, Venture Portland, Hazelwood NA, Powellhurst-Gilbert NA, Montavilla East Tabor BA, Dads Helping Dads, League of Women's Voters

Public Engagement

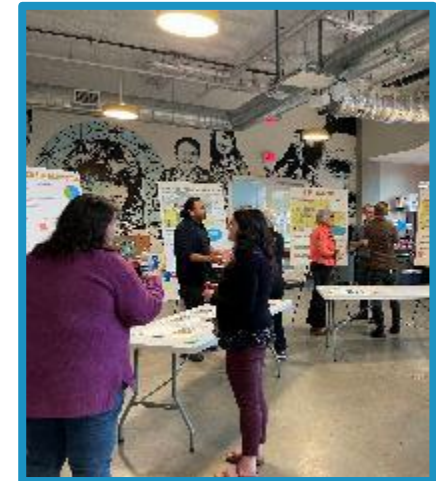
COMMUNITY PROJECT MANAGER ENGAGEMENT

- Community survey in seven languages
- Brief informational video
- Collaborative open houses with Neighborhood Prosperity Networks
- 1-on-1 conversations



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- Informational pamphlets in 17 languages
- Virtual office hours
- Regular email/newsletter updates
- 1-on-1 conversations
- Community organization briefings
- Community and culturally-specific organization outreach contracts
- Public open houses



Commonalities across Districts

Support for existing residents and businesses to remain, thrive and anchor new growth

Housing opportunities for all incomes; homeownership opportunities

Spaces for community connection that create pride and belonging for diverse communities

Middle- and living-wage jobs accessible to existing residents

New, thriving small businesses and community-serving retail services; maker's spaces and home-based business showcase opportunities

Targeted infrastructure improvements to improve multi-modal connectivity, safety, and resilience

Ongoing community education, engagement, leadership

East Portland District Project Lists

	82 nd Avenue	E205	SPACC
Economic & Urban Development			
<ul style="list-style-type: none">Commercial Property Acquisition, Development & Renovation (includes land banking, small business support and workforce housing)Arts, Culture and SignageRecreational Improvements	\$170M (40%)	\$323M (45%)	\$129M (45%)
Infrastructure	Under Affordable housing, you'll see items related to multi-family development and preservation, but also a <u>focus on ownership</u> – down payment assistance and home repair; as well as support for neighbors living in manufactured dwelling parks.		
<ul style="list-style-type: none">Street and utilities improvementsConnectivity and accessibilityPublic parks & open spacesPublic recreation investments	\$161M (45%)	\$211M (40%)	\$29M (10%)
Affordable Housing			
<ul style="list-style-type: none">Single family home repair & homeownershipMultifamily rental, inc. rehab and preservationLand acquisitionHouselessness related capital expendituresAffordable infill/middle density housingManufactured dwelling parks	\$191M (45%)	\$323M (45%)	\$129M (45%)
SUBTOTAL*	\$425M	\$718M	\$287M



* Total resources for capital investments net of admin and financing costs.

82nd - Overview

- Full length of 82nd Avenue Corridor
- Western commercial “fingers”
- Intentional about a mix of zoning
- Inclusive of new Brentwood-Darlington Neighborhood Center
- Exclude schools, areas with higher value single-family homes

1,868 acres
\$1.7B assessed value
\$460M maximum indebtedness



82nd Ave: What are people excited about?

Prioritize
Homeownership
& Home Repair
Programs Early



Multi-modal
Connections that
Build on 82nd Ave.
Infrastructure and
Transit Investments



More Neighborhood-serving
Retail and Services; 24-hour
vibrancy along 82nd Ave.



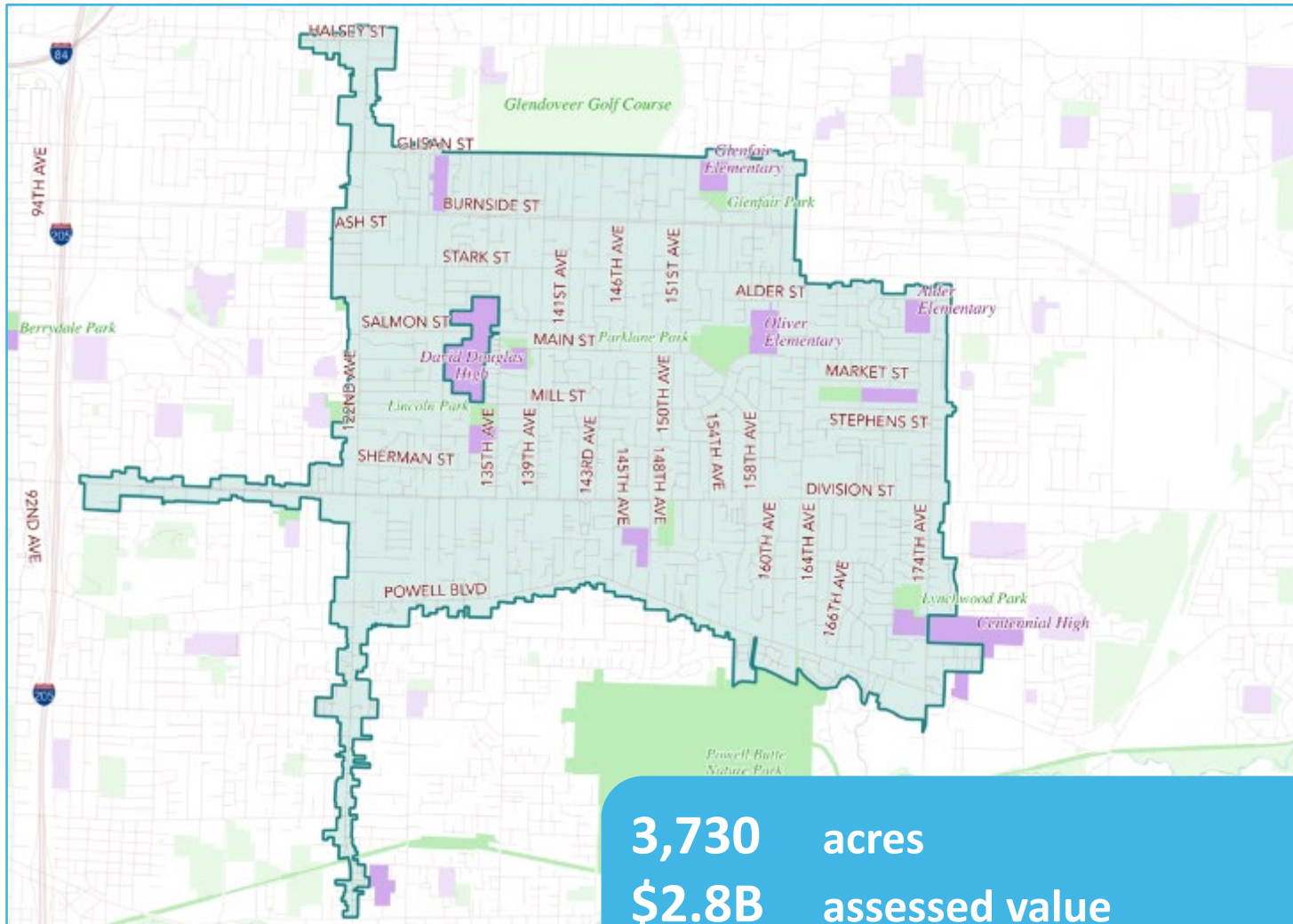
Remediation and Redevelopment
of Large, Underdeveloped Sites



Tree Canopy and landscaping
to Reduce Heat Island Effects



East 205 - Overview



3,730 acres
\$2.8B assessed value
\$770M maximum indebtedness

- Focus on 122nd
- Division
- East to the City Boundary
- Anchor with NPNs (Rosewood and DMA)
- Include Halsey to meet up with Gateway TIF
- Exclude DDHS due to acreage limitation



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East 205: What are people excited about?

Affordable Housing; Affordable Child Care



Multi-cultural Maker's Space, Home-Based Business



Recreation and Community Center



Shared Commercial Kitchen



Connectivity and Walkability

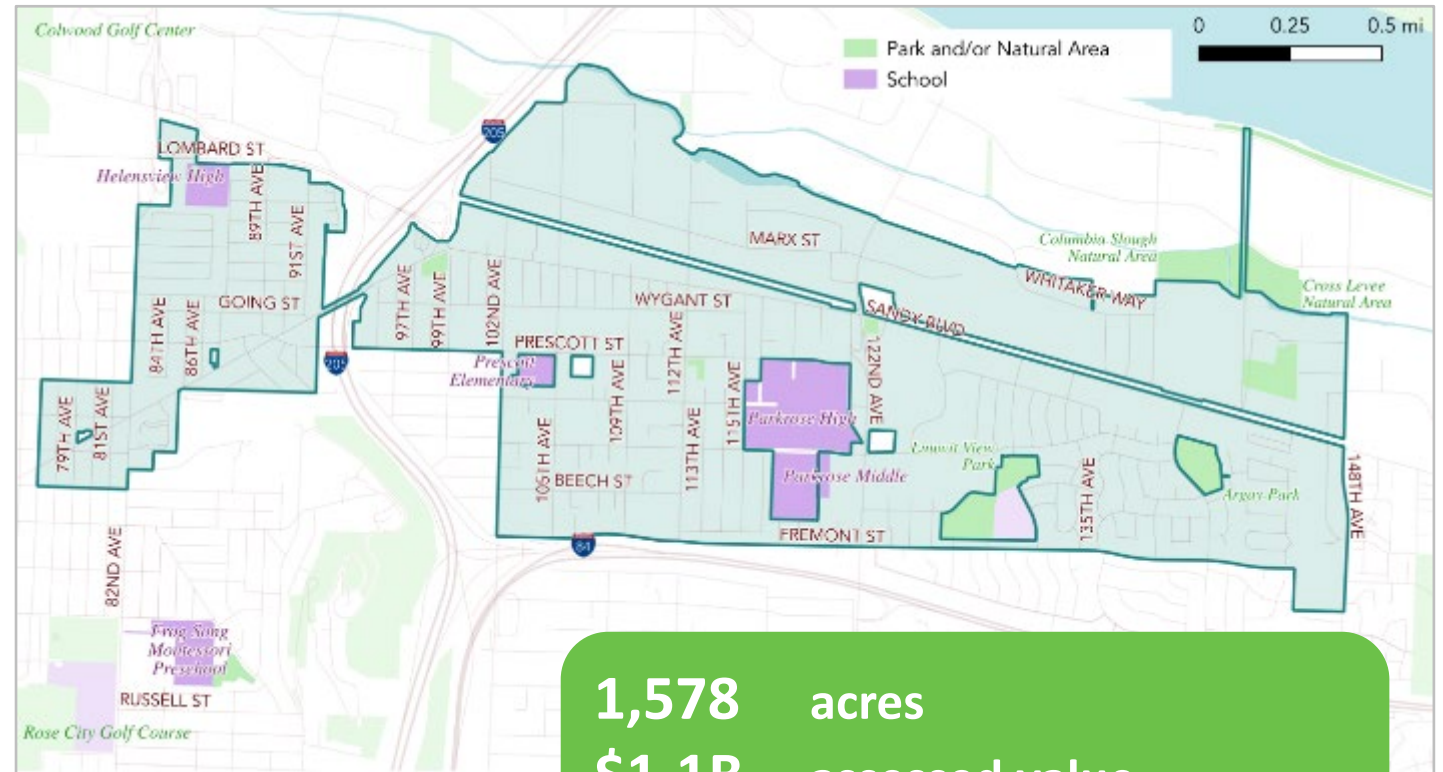


Multi-lingual Directional Signage



SPACC - Overview

- Anchor with Historic Parkrose NPN District
- Include full length of Sandy Boulevard and bridge West/East of I-205 areas
- Include area of the Columbia Slough
- Include both residential and industrial land



1,578 acres
\$1.1B assessed value
\$310M maximum indebtedness



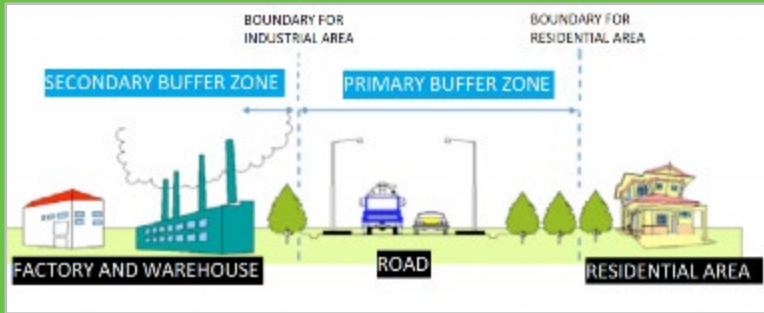
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SPACC: What are people excited about?

Buffers between industrial and residential land; mutually beneficial development



Recreational improvements to publicly accessible open spaces, including the Columbia Slough



Affordable retail shops for families and spaces for youth to hang out after school



Workforce training center(s) and spaces to learn additional skills and acquire certifications

Potential Outcomes

	East Portland	Potential Outcome
Economic & Urban Development <ul style="list-style-type: none">Commercial Property Acquisition, Development & Renovation (includes land banking, small business support and workforce housing)Arts, Culture and SignageRecreational Improvements	\$622M	950 to 1,400 small businesses served 12,000 to 20,000 jobs supported
Infrastructure <ul style="list-style-type: none">Street and utilities improvementsConnectivity and accessibilityPublic parks & open spacesPublic recreation investments	\$165M	Sidewalk and safety improvements; walkability & connectivity, including to Columbia slough
Affordable Housing* <ul style="list-style-type: none">Single family home repair & homeownershipMultifamily rental, inc. rehab and preservationLand acquisitionHouselessness related capital expendituresAffordable infill/middle density housingManufactured dwelling parks	\$643M	2,600 to 4,300 units

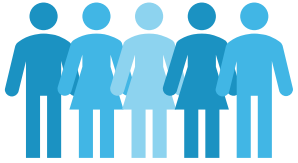
** In accordance with policy: rental housing created and preserved focused on 60% AMI units & homeownership housing focused on 80% - 100% AMI or less depending on home size.*

Implementation Principles



- A. Analyze Potential Impacts
- B. Strategically Sequence Investments
- C. Set Aside Funds for Opportunistic Property Acquisition
- D. Consider the District in Context**
- E. Leverage and Prioritize TIF Resources Alongside Other Funding Sources**
- F. Create Community Benefits from TIF Investments
- G. Create Equitable Contracting and Employment Opportunities
- H. Prioritize and Support Community-based Organizations and Businesses
- I. Advance Climate Action and Environmental Stewardship
- J. Incorporate Arts, Culture and Signage
- K. Remove Barriers to TIF-Funded Opportunities
- L. Support Cooperative Ownership
- M. Ensure Physical Accessibility
- N. Support Community Self Determination**
- O. Prioritize Long-term Relationship-building and Repair**

Governance: Community Leadership Committees



13 members with strong connections to the district: live, work, worship, have children enrolled in school, previously displaced, etc.



Reflect full diversity of community, and specifically, representatives from populations disproportionately vulnerable to displacement



Committee members must understand and support the stabilization & inclusive growth goals and values of the Plan



Range of experience and knowledge to inform implementation, drawing from life experiences, community connections and leadership, education and professional experience



Members represent interests of vulnerable community



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Future Committee Scopes of Work

ACTION PLANNING AND ACTION PLAN AMENDMENTS

Develop
Action Plans
and Action
Plan
Amendments

Provide
Guidance on
Program
Offerings

tailoring,
requests for new
programs,
funding
solicitation
development

Provide
Guidance on
Program
Implementatio
n and Public
Engagement

public education,
engagement, reps
on selection
committees

TIF PLAN AMENDMENTS

Propose
Amendments

Provide
Guidance on
Community
Engagement
as Part of
Adoption
Process

Strategic Convening*

Participate
and lead in
East Portland
Equitable
Development
and Inclusive
Growth
Convenings

* Discussed, but not
included in charters as
a requirement

Potential Financial Impact & Follow Up



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EPDX & Central City TIF District Explorations

Impact on Taxing Jurisdictions -Revenue share 2038 to 2042 depending on district

General Government (Low to High Range)

	East Portland	Central City	Total Impact*	Average Annual
City of Portland	\$374M - \$470M	\$316M - \$384M	\$690M - \$854M	\$20M - \$24M
Multnomah County	\$355M - \$446M	\$299M - \$365M	\$655M - \$811M	\$19M - \$23M
Mult. Co. Library	\$100M - \$125M	\$84M - \$103M	\$183M - \$227M	\$5M - \$7M
Other (Metro, Port, East MS&C)	\$22M - \$27M	\$17M - \$21M	\$39M - \$48M	\$1.1M-\$1.4M
SUBTOTAL	\$.9B-\$1.1B	\$.7B-\$.9B	\$1.6B-\$2.0B	\$45.1M-\$55.4M



EPDX & Central City TIF District Explorations

Impact on Taxing Jurisdictions -Revenue share 2038 to 2042 depending on district

K-12 Education (with SSF backfill, constant ADMw)

	East Portland	Central City	Total Impact*	Average Annual
Reynolds	\$.5M - \$.6M	-	\$.5M - \$.6M	\$14K - \$18K
Parkrose	\$.4M - \$.6M	-	\$.4M - \$.6M	\$13K - \$18K
David Douglas	\$1.3M - \$1.6M	-	\$1.3M - \$1.6M	\$41K - \$50K
Centennial	\$.9M - \$1.0M	-	\$.9M - \$1.0M	\$26K - \$32K
Portland Public Schools	\$9.4M - \$12.0M	\$26M - \$31.7M	\$35.4M - \$43.7M	\$1.0M - \$1.2M
SUBTOTAL	\$12.5M - \$15.8M	\$26M - \$31.7M	\$38.5M - \$47.5M	\$1.1M - \$1.4M

Next Steps

TIF District Approvals

August 28: Prosper Portland Board vote (starts legislative process)

September 4 – October 19: Consult & Confer period (45-day)

September 17: Multnomah County Commission

September 10, 24 & October 8: Planning Commission Hearings & Recommendation

October 30: City Council Vote

TIF District Funding

Budget Development: November 2024 through May 2025

July 1, 2025: TIF district resources start

Engagement & Action Planning

Spring 2025: Convening of EPDX leadership committees and CC Action Plan committees

Spring 2025 – Winter 2025: Development of Action Plans

Winter 2025/26: Approval of Action Plans by Board and Council



Next Steps: Planning Commission Recommendation

- ☐ Do the proposed TIF district plans conform to the City of Portland Comprehensive Plan?
- ☐ Does Planning Commission recommend that City Council adopt the proposed TIF district plans and reports?



Discussion



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