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82nd Avenue Area TIF District Findings of Fact report

Prosper Portland

ECOnorthwest

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1. Introduction

At the direction of the City of Portland (the “City”), Prosper Portland, as the City’s economic development and urban renewal agency, has undertaken a community-guided process for developing six new proposed urban renewal districts located in East Portland and the Central City. The proposed TIF Districts which will be presented to the City Council for consideration in Fall 2024. Oregon Revised Statutes (ORS) Chapter 457 establishes criteria that must be followed for the establishment of a new urban renewal district (referred to as a tax increment finance district or “TIF District” in this report), and ORS 457.095 requires that the City’s Planning Commission review and make recommendations regarding each proposed new TIF District to the Portland City Council, which may then approve the adoption of a TIF Plan establishing the TIF District by non-emergency ordinance. The ordinance adopting the TIF Plan must include findings that the plan “conforms to the [City’s] comprehensive plan and economic development plan . . . as a whole” (ORS 457.095(2)(c)).

The Portland Comprehensive Plan identifies urban renewal plans (aka TIF Plans) as one of several types of “implementation tools” that are used to execute the Comprehensive Plan (Goal 1.D; Policy 1.8) and it requires that any decision to adopt a new TIF District “must comply with the Comprehensive Plan” (Policy 1.8). In this context, “comply” means that the proposed TIF Plan is evaluated against the Comprehensive Plan’s applicable goals and policies and found to be, on balance, supportive of the Comprehensive Plan as a whole (Policy 1.10), the Comprehensive Plans Guiding Principles (Policy 1.10a), and the Oregon Statewide Planning Goals (Policy 1.12).

This report provides the required findings to demonstrate that the proposed 82nd Avenue Area TIF District Plan conforms with the Portland Comprehensive Plan and the City’s economic development plan (referred to herein as “Advance Portland”), meaning that the TIF District Plan is “in agreement or harmony” with these City plans, as a whole (Merriam-Webster, 2024). Throughout this report, the terms “consistent,” “meet,” or “support” are used to describe how TIF District Plan is “in agreement or harmony” with and therefore conforms or complies with Comprehensive Plan and Advance Portland policies. This report is organized as follows:

- ◆ Section 2 – Statewide Planning Goals findings
- ◆ Section 3 – Portland Comprehensive Plan findings
- ◆ Section 4 – Advance Portland findings

The Comprehensive Plan recognizes that, when applying goals and policies to particular situations such as the adoption of a new TIF Plan, there may be competing or conflicting policies. As a result, such proposal must be judged on whether they meet the goals and policies “on balance,” and that the City Council retains the authority to choose the direction it believes best embodies the Comprehensive Plan “as a whole.” This approach allows



flexibility while still using the Plan's Guiding Principles to provide an anchor or reference point to consider when making trade-offs and compromises.



2. Statewide Planning Goals

Applicability of Oregon's Statewide Planning Goals

Oregon has had a statewide planning program since 1973. This program is built on a set of 19 Statewide Planning Goals that cover a wide range of topics. As required by state law, Portland has adopted its Comprehensive Plan to implement the applicable statewide goals at a local level. The state's Land Conservation and Development Commission (LCDC) has reviewed and approved Portland's Comprehensive Plan as being in compliance with these goals.

Only 13 of the State's 19 Planning Goals are applicable to the City of Portland and must be evaluated for consistency in these findings (Comp. Plan pp. HTU-7 to -8). The applicable goals are:

1. Citizen Involvement
2. Land Use Planning
5. Natural Resources, Scenic and Historic Areas, and Open Spaces
6. Air, Water and Land Resources Quality
7. Areas Subject to Natural Hazards
8. Recreational Needs
9. Economic Development
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization
15. Willamette River Greenway

The following findings demonstrate that the proposed TIF Plan is consistent with the applicable Statewide Planning Goals.

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.



Finding: Chapter 2 of the Portland Comprehensive Plan guides implementation of Statewide Planning Goal 1 in Portland. The 82nd Avenue Area TIF District Plan involved extensive community involvement, including steering committee meetings, working group meetings, multiple in-person community open houses, and a survey (see 82nd Avenue Area TIF District Plan, Exhibit B for more information). These community engagement activities were conducted in conformance with the goals and policies of the Portland Comprehensive 82nd Avenue Area Plan, Chapter 2, as demonstrated in Section 3, Chapter 2 of this report. The 82nd Avenue Area TIF District Plan also followed public notice and hearing procedures pursuant to the City’s legislative procedures (Portland Zoning Code, Chapter 33.740). Since engagement was conducted in a manner consistent with the Comprehensive Plan and Zoning Code, which implement Goal 1 at a local level, the 82nd Avenue Area TIF District Plan is consistent with this goal.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: In Portland, Goal 2 is implemented through the 2035 Comprehensive Plan and 2035 Comprehensive Plan Map. This Findings report has been prepared to support the adoption of the 82nd Avenue Area TIF District Plan. TIF Districts (referred to as urban renewal plans in the Portland Comprehensive Plan) are considered an implementation tool of the Comprehensive Plan and, per Policy 1.8, a decision to adopt a new urban renewal plan must comply with the Comprehensive Plan. Section 3 of this Findings report demonstrates that the 82nd Avenue Area TIF District complies with the applicable principles, goals, and policies of the Comprehensive Plan. No amendments to the Comprehensive Plan or its supporting documents or existing implementation tools are proposed.

The City Council’s decision is based on the findings in this document, and the findings are based on the evidence presented to the Board of Commissioners of Prosper Portland, the Portland Planning Commission, and Portland City Council that are incorporated in the record that provides the adequate factual basis for this decision. The City Council legislative record specifically incorporates all materials linked on the project website; the reports, memos and presentations provided to the Prosper Portland Board of Commissioners, Planning Commission and City Council; the written and verbal testimony submitted to the Prosper Portland Board of Commissioners, Planning Commission and City Council, and notices sent to the public.

On Prosper Portland’s website, the following link <https://prosperportland.us/east-portland-and-central-city-tif-plans> provides access to a portion of the legislative record. This link was available to the public and City Council during the public hearing process. The City Council’s decision is based on the findings in this document, and the findings are based on the evidence presented to the Board of Commissioners of Prosper



Portland, the Planning Commission, and City Council that are incorporated in the record that provides the adequate factual basis for this decision.

The 82nd Avenue Area TIF District is consistent with Goal 2.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: Each category is addressed below.

- ◆ **Natural Resources.** The City protects natural resources by applying environmental zoning to significant natural resources that it identifies through a natural resources inventory. The 82nd Avenue Area TIF District Plan does not amend existing natural resource protections or environmental overlay zones (Zoning Code Chapter 33.430). The Plan will authorize funding that may be used for new natural areas within the District, which supports implementation of this goal in the city.
- ◆ **Scenic Resources.** The City has designated scenic resources in an adopted inventory and protects them through an overlay zone (Zoning Code Chapter 33.480), which address landscaping, setbacks, screening, building facades, and tree removal. The 82nd Avenue Area TIF District Plan does not change this program.
- ◆ **Historic Resources.** Identified historic resources (Historic, Conservation, and National Register Landmarks; Historic, Conservation, and National Register Districts; and Significant Resources) are conserved by the City's Historic Resources overlay zone. The 82nd Avenue Area TIF District Plan does not identify any new or remove any existing historic resources and does not affect any of the Historic Resource overlay zone regulations (Zoning Code Chapter 33.445).
- ◆ **Open Spaces.** The 82nd Avenue Area TIF District does not propose changes to any of the policies related to open space in the Portland Comprehensive Plan, or amendments to the open space land use designation in the City's Zoning Code (Zoning Code Chapter 33.100) or Map. The Plan will authorize funding for open spaces within the District, which supports implementation of this goal in the city.

No new Goal 5 program is advanced by this TIF District Plan and no existing Goal 5 program is changed by this Plan. Since the plan provides a potential source of funding for natural areas in the City and does not interfere with the implementation of the City's existing programs that implement this goal, the 82nd Avenue Area TIF District Plan is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Finding: Goal 6 requires all waste and process discharges from new development, when combined with such discharges from existing development, to comply with applicable



state or federal environmental quality statutes, rules, standards, and implementation plans. The Citywide Systems Plan (CSP), adopted as a supporting document of the Comprehensive Plan, describes city facility projects and operations that are regulated by state or federal permit and directs regulatory compliance with these requirements. The 82nd Avenue Area TIF District Plan does not amend the CSP and does not interfere with its implementation. No specific new development or redevelopment that could increase waste or process discharges is proposed at this time. Future development and redevelopment within the TIF District will demonstrate compliance with applicable environmental requirements as part of the permitting process. The 82nd Avenue Area TIF District Plan is consistent with Goal 6.

Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.

Finding: Goal 7 requires the City to adopt a comprehensive plan (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards, maintain a current inventory of natural hazards, to avoid development in areas where hazards cannot be mitigated, and to prohibit essential facilities, hazardous facilities, and major structures in areas where hazards cannot be mitigated.

In Portland, the Hazard Mitigation Plan identifies natural hazards, assesses the related threat and vulnerability to the city's facilities, and recommends mitigation strategies to address high risk assets. The Hazard Mitigation Plan also identifies the types of infrastructure important to hazard preparedness, response, which includes essential facilities, critical facilities and infrastructure, lifelines, and high potential loss facilities. The Hazard Mitigation Plan informs the Citywide Systems Plan (CSP) that guides infrastructure investments to meet the City's current and future needs. The 82nd Avenue Area TIF District Plan does not amend the CSP and does not propose any changes to essential facilities, critical facilities and infrastructure, lifelines, and high potential loss facilities.

The 82nd Avenue Area TIF District Plan does authorize funding for climate resilience investments, as well as seismic, fire suppression, and other critical public safety improvements. Since the 82nd Avenue Area TIF District Plan may be used to improve the resiliency of the City's infrastructure to natural and other hazards within the District, the Plan is consistent with Goal 7.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: Goal 8 imposes a general obligation on the City to plan for meeting its residents' recreational needs: "(1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements."



In Portland, Goal 8 is implemented through Comprehensive Plan Policies 3.34, 3.38, 8.92 through 8.96, 8.99, and 8.103, and the City's Parks and Recreation plans and programs. Conformance with relevant Comprehensive Plan policies is demonstrated in this report. No changes are proposed to the City's existing Parks and Recreation plans and programs.

The City's Parks 2020 Vision documents the City's long-term plan to provide a wide variety of high-quality park and recreation services and opportunities for all residents. The Parks 2020 Vision identifies a goal that 100 percent of Portlanders are within a half-mile of a Park or Natural Area. As demonstrated in the 82nd Avenue Area TIF District Report, only 86 percent of households in the proposed TIF District are within a half mile of a park. The TIF District Plan authorizes funding for parks and recreation investments such as new parks and natural areas, new and updated community centers, resilience hubs, community gardens, athletic facilities, and public exercise equipment. The TIF District will support implementation of Goal 8 in the TIF District area and is consistent with this Goal.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: Goal 9 requires cities to develop and implement comprehensive plans and policies that contribute to a stable and healthy economy. Comprehensive plans must include an analysis of economic patterns, potential, strengths, and deficiencies; policies concerning economic development; and land use maps that provide for at least an adequate supply of sites for a variety of industrial and commercial uses. The 2035 Comprehensive Plan and the Economic Opportunities Analysis (EOA), which is a supporting document to the Comprehensive Plan, demonstrate compliance with Goal 9. The 82nd Avenue Area TIF District Plan does not amend the Comprehensive Plan or EOA.

Supporting economic development is a central component of the 82nd Avenue Area TIF District Plan. The plan contains values, goals, and projects aimed at supporting equitable economic prosperity within the District (see 82nd Avenue Area TIF District Plan, Sections 3.1, 3.3, and 4.2). The District will provide a funding source for projects that retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. These projects will support the implementation of the Comprehensive Plan's goals and policies around economic development, as is demonstrated in Section 3, Chapter 6 of this report. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Goal 9.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Finding: Goal 10 specifies that cities must plan for and accommodate needed housing types. It requires cities to inventory its buildable residential lands, project future needs



for such lands, and plan and zone enough buildable land to meet those needs. In Portland, the 2035 Comprehensive Plan and the Buildable Lands Inventory (BLI) and Housing Needs Analysis (HNA), considered supporting documents to the Comprehensive Plan, implement Goal 10. The 82nd Avenue Area TIF District Plan does not amend the Comprehensive Plan, BLI, or HNA.

A central component of the 82nd Avenue Area TIF plan is the preservation and creation of affordable, stable housing for families and individuals, and the plan contains values, goals, and projects that support this effort (82nd Avenue Area TIF District Plan, Sections 3.1, 3.3, and 4.2). TIF funds may be used for activities that support property acquisition, pre-development, development, rehabilitation and/or preservation of affordable housing. These projects will support the implementation of the Comprehensive Plan's goals and policies for housing, as demonstrated in Section 3, Chapter 5 of this report. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Goal 10.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: Goal 11 directs cities and counties to adopt a public facility plan for areas within an urban growth boundary. In Portland, the Citywide Systems Plan (CSP), a supporting document to the Comprehensive Plan, fulfills Goal 11 requirements. The CSP contains information on current and future transportation, water, sanitary sewer, and stormwater infrastructure needs and projects, consistent with the requirements of Goal 11.

The 82nd Avenue Area TIF District Plan does not amend the CSP and does not propose specific new development that could impact the sufficiency of existing public facilities. The 82nd Avenue Area TIF District Plan will provide a source of funding for “critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan” as well as new parks and natural areas, and other needed street and utility improvements within the District (see 82nd Avenue Area TIF District Plan, Section 4.2).

The 82nd Avenue Area TIF District Plan provides a funding source for public facilities and services that support the guiding principles and public facilities policies of the Comprehensive plan, as demonstrated in Section 3, Chapter 8 of this report. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

Finding: Goal 12 requires cities to adopt a Transportation System Plan (TSP) that supports safe, convenient and economical movement of people and goods, and supports



a pattern of travel that will avoid air pollution, traffic and livability problems. Parts, but not all, of the Portland's TSP must be adopted as part of the Comprehensive Plan. The 82nd Avenue Area TIF District Plan does not amend the Comprehensive Plan or the City's TSP and does not propose any changes or development that would impact an existing or planned transportation facility.

One of the goals of the 82nd Avenue Area TIF District Plan is to provide safe, accessible, and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses, schools, parks and other institutions along the 82nd Avenue corridor. The 82nd Avenue Area TIF District Plan will provide a source of funding for new streets, street improvements, bike lanes, as well as projects that improve pedestrian and bicycle safety and connectivity, enhance accessibility for individuals with mobility challenges, and prioritize pedestrian-scale lighting (82nd Avenue Area TIF District Plan, Section 4.2). The 82nd Avenue Area TIF District Plan projects support the applicable transportation policies of the Comprehensive Plan, as is demonstrated in Section 3, Chapter 9 of this report.

Because the 82nd Avenue Area TIF District Plan does not amend any of the City's existing policies or programs that implement Goal 12, and the TIF projects will support a safe and convenient transportation system within the District, the 82nd Avenue Area TIF District Plan is consistent with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

Finding: Goal 13 requires that cities use land use planning to contribute to energy conservation. The 82nd Avenue Area TIF District Plan does not adopt or amend a local energy policy or implementing provisions. The 82nd Avenue Area TIF District Plan supports energy conservation by authorizing funding for community solar projects and energy efficiency upgrades for low-income homeowners (82nd Avenue Area TIF District Plan, Section 4.2). The Plan also authorizes funds to be used for climate and resiliency projects and projects that support compact development, such as multi-dwelling housing and pedestrian and bicycle infrastructure. These projects may support energy conservation in and around the TIF District. The 82nd Avenue Area TIF District is therefore consistent with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: Metro exercises Goal 14 obligations on behalf of Portland and other cities within the Metropolitan region. Metro has adopted an Urban Growth Management Functional Plan (UGMFP) and compliance with this plan by constituent cities assures compliance with Goal 14. The 82nd Avenue Area TIF District Plan does not affect



Portland's compliance with Metro's UGMFP and does not require, nor initiate, an urban growth boundary change.

As discussed above under Goal 10, the 82nd Avenue Area TIF District Plan will support residential development in the Plan area, located inside the urban growth boundary, further enabling the City to accommodate its forecasted growth. Therefore, the 82nd Avenue Area TIF District Plan is consistent with the requirements of Goal 14.

Goal 15: Willamette River Greenway

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: Goal 15 requires cities to adopt local greenway plans, along with criteria for new development, new uses, and the increase of uses along the Willamette River. Portland implements Goal 15 through application of the Greenway and River overlay zones. The 82nd Avenue Area TIF District Plan does not affect any land or water within the Willamette River Greenway. Goal 15 does not apply.



3. Portland Comprehensive Plan

The Comprehensive Plan contains a broad range of policies for the City Council to consider when evaluating whether the proposed TIF Plan is in compliance with the Comprehensive Plan. Each policy in the Comprehensive Plan describes a desirable outcome; however, not all policies are relevant to each particular decision, and it is not required that the proposed TIF Plan advance all of the policies equally well. For this reason, Comprehensive Plan policies are first examined for their applicability to the decision at hand, and then “only applicable policies are considered” (Comp. Plan p. HTU-5).

Guiding Principles

Economic Prosperity

Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.

Finding: Advancing economic prosperity is a central piece of the 82nd Avenue Area TIF District Plan. The 82nd Avenue Area TIF District Plan include values, goals, and principles that align with the Comprehensive Plan’s guiding principle of economic prosperity, including:

- ◆ Values (Section 3.1 of the Plan):
 - Inclusive Economic Growth and Prosperity
- ◆ Goals (Section 3.3 of the Plan):
 - “82nd Avenue area residents will have access to meaningful, living-wage employment and economic opportunities, and new investment will bring community benefits including education, workforce training, renewable energy resources and environmental assets, and neighborhood amenities;”
 - “82nd Avenue area-based small businesses will continue to be supported and retained; relationships and partnerships within the area are strong, supporting information-sharing, community-building, a more circular economy within and between diverse communities, and hyper-local resources for employment and healthcare;”
- ◆ Principles that Guide Implementation (Section 4.1 of the Plan):
 - B. Strategically Sequence Investments Over Time
 - G. Create Equitable Contracting and Employment Opportunities
 - H. Prioritize and Support Community-based Organizations and Businesses



One of the Plan's four categories of proposed projects and major activities is economic development (82nd Avenue Area TIF District Plan, Section 4.2). Under this category, Tax Increment Financing funds may be used for activities that support:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development,
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes, and
- ◆ Commercial, mixed-use development, redevelopment and renovation.

Because the planned projects will advance economic prosperity in the District, the 82nd Avenue Area TIF District Plan is consistent with the economic prosperity guiding principle. See also additional findings for relevant policies in Chapters 5 and 6.

Human Health

Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

Finding: The area's current pedestrian and bicycle facility network does not adequately provide safety and the ability to live healthy, active lives. As shown in the 82nd Avenue Area TIF Report, 82nd Avenue is part of the Vision Zero High Crash Network with a high number of traffic incidents and pedestrian-involved crashes, and the corridor has been a focus area in the City for transportation safety improvements.

The Plan focuses on providing safe active transportation options, as well as access to recreational opportunities and safe, decent and affordable housing options for residents in the District. Tax Increment Financing funds may be used for:

- ◆ Connectivity and accessibility projects that “improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges.”
- ◆ Public recreation investment projects that “support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces” and “prioritize new parks and natural areas; new and updated community centers; resilience hubs; community gardens, athletic facilities such as basketball courts and soccer fields, and public exercise equipment (outdoor, permanently installed).”
- ◆ Affordable housing projects that:
 - Provide home repair assistance relating to life safety for low-income homeowners.
 - Develop new affordable rental housing in a variety of unit sizes, including family-sized units (two bedrooms or larger).
 - Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.



- Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities.

Through these projects, the TIF District Plan will help advance human health for residents in and around the District. Therefore, the 82nd Avenue Area TIF District Plan conforms with this guiding principle.

Environmental Health

Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland's air, water and land.

Finding: One of the goals in the 82nd Avenue Area TIF District Plan is to “spur innovation of environment, climate change and resilience initiatives in TIF projects.” In support of this goal, the TIF District will provide funding for projects that:

- ◆ Invest in green infrastructure and/or other climate resilience investments.
- ◆ Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.
- ◆ Provide energy efficiency upgrades for low-income homeowners.
- ◆ Support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces, and prioritize new parks and natural areas, resilience hubs, and community gardens.

These projects will help support environmentally sustainable development within accessible, walkable, bikeable 20-minute communities, and support energy efficiency, renewable energy, stormwater management, climate resiliency in the District. Therefore, the 82nd Avenue Area Plan conforms with this guiding principle.

Equity

Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and underrepresented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland's history.

Finding: Equity is the first value listed in the 82nd Avenue Area TIF District Plan and is embedded throughout the Plan's vision, goals, and projects. Development of the Plan involved a community engagement process that gathered feedback and insight from a robust range of East Portland stakeholders to inform the TIF district boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensure that the TIF District boundary, plan, and report adequately addressed and



prioritized community needs, desires, challenges, and opportunities (82nd Avenue Area TIF District Plan, Exhibit B).

As demonstrated in the 82nd Avenue Area TIF District Report, many areas in the District lack necessary amenities like community & childcare centers, public gathering spaces, parks, tree canopy and shaded public spaces, living wage jobs, safe, walkable and multi-modal street infrastructure including greenways, multigenerational housing and affordable housing. The District has higher share (38 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent). The District has a higher unemployment rate, higher rate of cost-burden, and lower average wages than the rest of Portland. The corridor also offers many opportunities for stabilization and inclusive growth for existing and future community members: large, underdeveloped parcels; strong, culturally-specific organizations; transit opportunity; and a multitude of large, medium and small locally owned businesses.

The 82nd Avenue Area District Plan will provide a funding source to help advance equitable economic opportunity, affordable housing, improve transportation safety, and environmental justice. The Plan is consistent with the equity guiding principle.

Resilience

Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

Finding: The 82nd Avenue Area TIF District Plan envisions a district where the community is stable and resilient in the face of climate change, natural disasters and related impacts to health and environment. One of the goals of the TIF District Plan is to spur innovation of environment, climate change and resilience initiatives in TIF projects. In support of this goal, the TIF District will provide funding for projects that:

- ◆ Invest in green infrastructure and/or other climate resilience investments.
- ◆ Provide energy efficiency upgrades for low-income homeowners.
- ◆ Support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces, and prioritize new parks and natural areas, resilience hubs, and community gardens
- ◆ Support climate, resilience and community solar projects, and/or seismic, fire suppression, other public safety improvements for commercial and mixed-use development, redevelopment and renovation projects.
- ◆ Invest in critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in the Plan.

The 82nd Avenue Area TIF District Plan will be implemented through Action Plans, which require analysis of potential investments. The TIF District Plan notes that this analysis



should include an evaluation of the potential for TIF-funded projects to contribute to displacement, especially through upward pressure on property values and rents, and to identify measures to mitigate displacement impacts. Mitigation measures could include foregoing, delaying, or revising the project or incorporating other benefits (82nd Avenue Area TIF District Plan, Section 4.1). Through these projects and implementation guidelines, the 82nd Avenue Area TIF District Plan will help to increase resilience for people in and around the District. Therefore, the Plan is consistent with the resilience guiding principle.

Chapter 1: The Plan

Goals

Goal 1.A Multiple goals

Portland's Comprehensive Plan provides a framework to guide land use, development, and public facility investments. It is based on a set of Guiding Principles that call for integrated approaches, actions, and outcomes that meet multiple goals to ensure Portland is prosperous, healthy, equitable, and resilient.

Finding: This report includes findings in response to the Comprehensive Plan's Guiding Principles of economic prosperity, human health, environmental health, equity, and resilience (see Guiding Principles section above). The findings in the Guiding Principles section demonstrate that the 82nd Avenue Area TIF District Plan supports the multiple goals of the Comprehensive Plan to ensure Portland is prosperous, healthy, equitable, and resilient. The TIF District Plan is therefore consistent with Goal 1.A.

Goal 1.B Regional partnerships

Portland's Comprehensive Plan acknowledges Portland's role within the region, and it is coordinated with the policies of governmental partners.

Finding: Prosper Portland and the Portland Housing Bureau led the process of coordinating with partner bureaus and agencies in the TIF District planning process. A staff member from the Bureau of Planning and Sustainability (BPS) attended Working Group meetings to provide policy, land use and zoning information to inform that group's decisions. City bureaus and other agencies responsible for infrastructure reviewed early drafts of the TIF District Plan and provided input that informed the Plan's proposed projects. The 82nd Avenue Area TIF District Plan is consistent with Goal 1.B.

Goal 1.C A well-functioning plan

Portland's Comprehensive Plan is effective, its elements are aligned, and it is updated periodically to be current and to address mandates, community needs, and identified problems.

Finding: No changes are proposed to the Comprehensive Plan through this TIF District Plan. This goal does not apply.



Goal 1.D Implementation tools

Portland's Comprehensive Plan is executed through a variety of implementation tools, both regulatory and non-regulatory. Implementation tools comply with the Comprehensive Plan and are carried out in a coordinated and efficient manner. They protect the public's current and future interests and balance the need for providing certainty for future development with the need for flexibility and the opportunity to promote innovation.

Finding: Policy 1.8 of the Comprehensive Plan identifies Urban Renewal Plans as implementation tools and requires that a decision to adopt a new urban renewal district must comply with the Comprehensive Plan. The 82nd Avenue Area TIF District Plan proposes a new urban renewal district, referred to in the Plan and this report as a tax increment finance district. Therefore, the 82nd Avenue Area TIF District Plan must demonstrate compliance with the Comprehensive Plan. This Findings report and associated documents demonstrate compliance with the applicable principles, goals, and policies of the Comprehensive Plan. The 82nd Avenue Area TIF District Plan is therefore consistent with Goal 1.D.

Goal 1.E Administration

Portland's Comprehensive Plan is administered efficiently and effectively and in ways that forward the intent of the Plan as a whole. It is administered in accordance with regional plans and state and federal law.

Finding: No changes are proposed to the Comprehensive Plan administration procedures. Goal 1.E does not apply.

Policies

THE COMPREHENSIVE PLAN

This section identifies the elements of the Comprehensive Plan. See Figure 1-1 — Comprehensive Plan Package.

Policy 1.1 Comprehensive Plan elements

Maintain a Comprehensive Plan that includes these elements:...

Finding: The 82nd Avenue Area TIF District plan does not propose changes to any of the Comprehensive Plan elements listed in Policy 1.1. Policy 1.1 does not apply.

SUPPORTING DOCUMENTS

The supporting documents contain the factual information or public facility assessments that are used to develop the Comprehensive Plan; they are not elements of the Comprehensive Plan itself.

Policy 1.2 Comprehensive Plan supporting documents

Comprehensive Plan supporting documents. Maintain and periodically update the following Comprehensive Plan supporting documents...



Finding: The 82nd Avenue Area TIF District Plan does not amend any of the Comprehensive Plan supporting documents listed in Policy 1.2. This policy does not apply.

IMPLEMENTATION TOOLS

These policies identify and describe the Comprehensive Plan implementation tools.

Policy 1.3 Implementation tools subject to the Comprehensive Plan

Maintain Comprehensive Plan implementation tools that are derived from, and comply with, the Comprehensive Plan. Implementation tools include those identified in policies 1.4 through 1.9.

Finding: Policy 1.8 of the Comprehensive Plan identifies Urban Renewal Plans as implementation tools. Therefore, the 82nd Avenue Area TIF District Plan must demonstrate compliance with the Comprehensive Plan. Section 3 of this Findings report demonstrates compliance with the applicable principles, goals, and policies of the Comprehensive Plan. The TIF District Plan is therefore in compliance with Policy 1.3.

Policy 1.4 Zoning Code

Maintain a Zoning Code that establishes the regulations that apply to various zones, districts, uses, and development types.

Policy 1.5 Zoning Map

Maintain a Zoning Map that identifies the boundaries of various zones, districts, and other special features.

Finding: No changes are proposed to the Zoning Code or Zoning Map. Policies 1.4 and 1.5 do not apply.

Policy 1.6 Service coordination agreements

Maintain coordination agreements with local governments of adjoining jurisdictions concerning mutual recognition of urban service boundaries; special service districts concerning public facilities and services within Portland's Urban Services Boundary; and public school districts concerning educational facilities within Portland's Urban Services Boundary.

Finding: The City maintains several intergovernmental agreements concerning mutual recognition of urban service boundaries, special service districts concerning public facilities and services within Portland's Urban Services Boundary, and with public school districts. The 82nd Avenue Area TIF District Plan does not propose changes to these coordination agreements. Therefore, this policy does not apply.

Policy 1.7 Annexations

Provide a process incorporating urban and urbanizable land within the City's Urban Services Boundary through annexation. See policies 8.11-8.19 for service extension requirements for annexations.



Finding. This TIF District Plan does not involve an annexation. All land within the proposed TIF District is currently within City’s Urban Services Boundary. Policy 1.7 does not apply.

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, adopt or amend goals and objectives that will guide investment priorities within a district, or amend the boundaries of an existing district, must comply with the Comprehensive Plan.

Finding: The 82nd Avenue Area TIF District Plan proposes a new urban renewal district, referred to in the Plan and this report as a tax increment finance district. This policy requires that the 82nd Avenue Area TIF District Plan demonstrate compliance with the Comprehensive Plan. The comprehensive plan defines “comply” to mean the plan is, on balance, supportive of the comprehensive plan as a whole. This Findings report, along with the TIF Report and Plan, demonstrate that the 82nd Avenue Area TIF District Plan is, on balance, supportive of the principles, goals, and policies of the Comprehensive Plan. The TIF District Plan is therefore in compliance with Policy 1.8.

Policy 1.9 Development agreements

Consider development agreements entered into by the City of Portland and pursuant to Oregon Revised Statute 94 a Comprehensive Plan implementation tool.

Finding: The 82nd Avenue Area TIF District Plan does not affect nor necessitate development agreements at this time. Policy 1.9 does not apply.

ADMINISTRATION

Future work to update the Comprehensive Plan will generally respond to mandates, community needs, new information, and/or identified or potential land use problems, and will be based on the best available data, science, and analytical tools. Projects may be focused on a particular geographic area or may address a particular issue or set of issues and may result in amendments to the Comprehensive Plan, a supporting document, and/or an implementation tool.

To effectively administer the Comprehensive Plan, amendments to an element of the Plan or an implementation tool must forward the overall intent of the Plan as a whole. The policies in this section apply to legislative and, in some cases, quasi-judicial amendments, to the Plan or an implementation tool.

Policy 1.10 Compliance with the Comprehensive Plan

Compliance with the Comprehensive Plan. *Ensure that amendments to the Comprehensive Plan’s elements, supporting documents, and implementation tools comply with the Comprehensive Plan. “Comply” means that amendments must be evaluated against the Comprehensive Plan’s applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan as a whole than the existing language or designation.*



- 1.10.a.** *Legislative amendments to the Comprehensive Plan’s elements and implementation tools must also comply with the Guiding Principles.*
- 1.10.b.** *Legislative amendments to the Comprehensive Plan’s elements should be based on the factual basis established in the supporting documents as updated and amended over time.*
- 1.10.c.** *Amendments to the Zoning Map are considered to be in compliance with the Comprehensive Plan if they are consistent with the Comprehensive Plan Map, the amendment is to a corresponding or allowed zone, and current public services are capable of supporting the uses allowed by the zone, or that public services can be made capable by the time the development is complete. See Policy 10.3 for additional guidance on Zoning Map amendments.*

Finding: The 82nd Avenue Area TIF District Plan proposes a new urban renewal district, referred to in the Plan and this report as a tax increment finance district. This policy requires that the 82nd Avenue Area TIF District Plan demonstrate compliance with the Comprehensive Plan. The comprehensive plan defines “comply” to mean the plan is, on balance, supportive of the comprehensive plan as a whole.

The TIF District Plan particularly supports the following guiding principles and goals, and has weighed these elements heavily:

Guiding Principles

- ◆ Economic Prosperity
- ◆ Human Health
- ◆ Environmental Health
- ◆ Equity
- ◆ Resilience

Goals

- ◆ 1.D Implementation tools
- ◆ 2.A Community involvement as a partnership
- ◆ 2.B Social justice and equity
- ◆ 2.C Value community wisdom and participation
- ◆ 2.D Accountability and transparency
- ◆ 2.E Meaningful participation
- ◆ 2.F Accessible and effective participation
- ◆ 2.G Strong civic infrastructure
- ◆ 3.A A city designed for people
- ◆ 3.B A climate and hazard resilient urban form
- ◆ 3.C Focused growth



- ◆ 3.F Employment districts
- ◆ 5.A Housing diversity
- ◆ 5.B Equitable access to housing
- ◆ 5.C Healthy connected city
- ◆ 5.D Affordable housing
- ◆ 6.A Prosperity
- ◆ 6.B Development
- ◆ 6.C Business district vitality
- ◆ 7.A Climate
- ◆ 7.C Resilience
- ◆ 8.A Quality public facilities and services
- ◆ 8.B Multiple benefits
- ◆ 8.C Reliability and resiliency
- ◆ 8.D Public rights-of-way
- ◆ 8.E Sanitary and stormwater systems
- ◆ 8.F Flood management
- ◆ 8.H Parks, natural areas, and recreation
- ◆ 9.A Safety
- ◆ 9.B Multiple goals
- ◆ 9.C Great places
- ◆ 9.D Environmentally sustainable
- ◆ 9.E Equitable transportation
- ◆ 9.F Positive health outcomes
- ◆ 9.G Opportunities for prosperity

This Findings report contains additional detail on the TIF District Plan's support for policies related to these goals. This Findings report, along with the TIF Report and Plan, demonstrate that the 82nd Avenue Area TIF District Plan is, on balance, supportive of the principles, goals, and policies of the Comprehensive Plan. The TIF District Plan is therefore in compliance with Policy 1.10.

Policy 1.11 Consistency with Metro Urban Growth Management Functional Plan and Urban Growth Boundary

Ensure that the Comprehensive Plan remains consistent with the Metro Urban Growth Management Functional Plan and supports a tight urban growth boundary for the Portland metropolitan area.



Finding: The 82nd Avenue Area TIF district will not alter the Comprehensive Plan, which has demonstrated consistency with the Metro Urban Growth Functional Management Plan. This policy does not require that TIF district plans demonstrate further compliance with Metro Urban Growth Functional Management Plan policies. Policy 1.11 does not apply.

Policy 1.12 Consistency with Statewide Planning Goals

Ensure that the Comprehensive Plan, supporting documents, and implementation tools remain consistent with the Oregon Statewide Planning Goals.

Finding: Since the 82nd Avenue Area TIF District Plan is defined as an implementation tool by Policy 1.8, this Findings report must demonstrate consistency with Statewide Planning Goals. Consistency with Statewide Planning Goals is demonstrated in Section 2 of this report. The 82nd Avenue Area TIF District Plan is consistent with Policy 1.12.

Policy 1.13 Consistency with state and federal regulations

Ensure that the Comprehensive Plan remains consistent with all applicable state and federal regulations, and that implementation measures for the Comprehensive Plan are well coordinated with other City activities that respond to state and federal regulations.

Finding: The Citywide Systems Plan (CSP), adopted as a supporting document of the Comprehensive Plan, describes city facility projects and operations that are regulated by state or federal permit and directs regulatory compliance with these requirements. The 82nd Avenue Area TIF District Plan does not amend the Citywide Systems Plan and does not interfere with its implementation. This Findings report and associated documents demonstrate consistency with relevant Oregon Revised Statutes (Chapter 457) and Statewide Planning Goals, as demonstrated in Sections 1 and 2 of this report.

Policy 1.14 Public facility adequacy

Consider impacts on the existing and future availability and capacity of urban public facilities and services when amending Comprehensive Plan elements and implementation tools. Urban public facilities and services include those provided by the City, neighboring jurisdictions, and partners within Portland's urban services boundaries, as established by Policies 8.2 and 8.6.

Finding: The TIF District Plan does not change the zoned capacity within the TIF District; any future development funded by TIF investments will not add planned pressures to public facilities. Per Policy 1.8, this 82nd Avenue Area TIF District Plan is considered an implementation tool.

Improving and expanding infrastructure for safety, connectivity, resilience to natural hazards, and access to recreation is a central element of the 82nd Avenue Area TIF District Plan. The Plan authorizes funding for:

- ◆ Street, utilities and green infrastructure improvements; connectivity and accessibility; public recreation, safety, health and resilience investments.



- ◆ Infrastructure investments triggered by development, redevelopment or renovation activities that prioritize innovative, sustainable solutions to the City's infrastructure system.

Through these improvements, the TIF District Plan will help ensure the adequacy of public facilities in the District. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Policy 1.14.

Policy 1.15 Intergovernmental coordination

Strive to administer the Comprehensive Plan elements and implementation tools in a manner that:

- Supports the efforts and fiscal health of the City, county and regional governments, and partner agencies such as school districts and transit agencies.*
- Supports the cultural practices and fiscal health of tribal nations.*

Finding: Prosper Portland included representatives from key taxing jurisdiction partners, including Multnomah County and the school districts, on the Steering Committee and the Working Groups. Per the requirements of ORS 457, all taxing jurisdiction partners will receive fiscal impact statements and Prosper staff will be available to answer questions and respond to any concerns. Prosper also partnered with the Affiliated Tribes of Northwest Indians Economic Development Corporation to discuss potential opportunities for TIF to support tribal and Native entrepreneurs and members. The 82nd Avenue Area TIF District Plan is therefore consistent with Policy 1.15.

Policy 1.16 Planning Commission review

Ensure the Planning Commission (PC) reviews and makes recommendations to the City Council on all proposed legislative amendments to Comprehensive Plan elements, supporting documents, and implementation tools. The PC advises City Council on the City's long-range goals, policies, and programs for land use and planning. The membership and powers and duties of the PC are described in the Zoning Code.

Finding: This TIF District Plan is defined as an implementation tool and must follow the procedure for Planning Commission review and recommendation described in Policy 1.16. The 82nd Avenue Area TIF District Plan followed public notice and hearing procedures pursuant to the City's legislative procedures (Portland Zoning Code, Chapter 33.740. The Planning Commission reviewed the 82nd Avenue Area TIF District Plan at a public hearing on September 24, 2024 and then on October 8, 2024, at a second public hearing, voted unanimously to recommend it to City Council. The Planning Commission fulfilled its responsibilities as outlined in this policy. The 82nd Avenue Area TIF District Plan is therefore consistent with this policy.

Policy 1.17 Community Involvement Committee

Establish a Community Involvement Committee to oversee the Community Involvement Program for land use decisions as recognized by Oregon Statewide Planning Goal 1 – Community Involvement and policies 2.15–2.18 of this Comprehensive Plan.



Finding: The City has an established Community Involvement Committee that oversees the Community Involvement Program for land use decisions. No changes are proposed to the Community Involvement Committee through this TIF District Plan. Policy 1.17 does not apply.

Policy 1.18 Quasi-judicial amendments to the Comprehensive Plan Map

Applicants for quasi-judicial amendments to the Comprehensive Plan Map must show that the requested change adheres to Policies 1.10 through 1.15 and: ...

Finding: No quasi-judicial amendments to the Comprehensive Plan Map are proposed. This policy does not apply.

Policy 1.19 Area-specific plans

Use area-specific plans to provide additional detail or refinements applicable at a smaller geographic scale, such as for centers and corridors, within the policy framework provided by the overall Comprehensive Plan.

1.19.a. *Area-specific plans that are adopted after May 24, 2018 should clearly identify which components amend Comprehensive Plan elements, supporting documents, or implementation tools. Such amendments should be appropriate to the scope of the Comprehensive Plan; be intended to guide land use decisions; and provide geographically-specific detail. Such amendments could include policies specific to the plan area, land use designation changes, zoning map changes, zoning code changes, and public facility projects necessary to serve designated land uses. See Figure 1-3 – Area Specific Plans Adopted by Ordinance After May 24, 2018.*

1.19.b. *Area-specific plan components intended as context, general guidance, or directives for future community-driven efforts should not amend the Comprehensive Plan elements or implementation tools but be adopted by resolution as intent. These components include vision statements, historical context, existing conditions, action plans, design preferences, and other background information.*

1.19.c. *Community, area, neighborhood, and other area-specific plans that were adopted by ordinance prior to May 24, 2018 are still in effect. However, the elements of this Comprehensive Plan supersede any goals or policies of a community, area, or neighborhood plan that are inconsistent with this Plan. See Figure 1-2, Area-Specific Plans Adopted by Ordinance Prior to May 24, 2018, and Figure 7-2 — Adopted Environmental Plans.*

Finding: Policy 1.19 provides direction on using area-specific plans to provide additional detail or refinements for specific geographies within the City. The 82nd Avenue Area TIF District boundary intersects with areas included in the Outer Southeast Community Plan, Montavilla Neighborhood Plan, South Tabor Neighborhood Plan, Foster-Powell Neighborhood Plan, Mt. Scott-Arleta Neighborhood Plan, Lents Neighborhood Plan, and the Brentwood-Darlington Neighborhood Plan. The findings in Section 5 of this Findings Report comply with Policy 1.19.



Chapter 2: Community Involvement

Goals

Goal 2.A Community involvement as a partnership

The City of Portland works together as a genuine partner with all Portland communities and interests. The City promotes, builds, and maintains relationships, and communicates with individuals, communities, neighborhoods, businesses, organizations, Neighborhood Associations, Business Associations, institutions, and other governments to ensure meaningful community involvement in planning and investment decisions. Partnerships with historically under-served and under-represented communities must be paired with the City's neighborhood organizations to create a robust and inclusive community involvement system.

Finding: The engagement process for the 82nd Avenue Area TIF District Plan was initiated through the East Portland TIF Exploration Steering Committee and geographically specific Working Groups. This 11-month process sought to gather feedback and insight from a robust range of East Portland stakeholders to inform the TIF district boundaries, vision, values, goals, project list, investment priorities, and governance considerations. The East Portland TIF Exploration engagement plan incorporated 12 Steering Committee meetings, 13 Working Group meetings, multiple in-person community open houses (including several with simultaneous interpretation offered), a video, an informational pamphlet and flier, and a survey—with the survey translated into Spanish, Karen, Russian, Traditional Chinese, Vietnamese, Arabic, and Somali, and the pamphlet additionally translated into Swahili, Oromo, Tigrinya, Pashto, Farsi, Dari, Burmese, Amharic, Nepali, and Ukrainian. Prosper Portland also briefed various business and neighborhood associations (e.g., East Portland Chamber of Commerce, Montavilla East Tabor Business Association, the SE Uplift Neighborhood Coalition) and initiated contracts with culturally-specific community organizations (e.g., Black Community of Portland, APANO/Jade, Immigrant and Refugee Community Organization) and other community-based organizations (e.g. PDX Saints Love, Dads Helping Dads, Oregon Walks) to further community outreach.

Input from the 82nd Avenue Working Group informed the boundary of the TIF District, with guidance on the north-south span and the inclusion of key intersecting commercial corridors along NE Glisan, SE Stark Street, SE Division Street, SE Powell Boulevard, SE Woodstock Boulevard, and SE Flavel Street. The Working Group encouraged funding for multimodal infrastructure, low-income homeownership programs, multigenerational housing, and parks with the greatest need for investment. Broader engagement with area residents, business owners, and community organizations highlighted several priorities that are reflected in the TIF District Plan, including affordable housing, multi-purpose and multicultural gathering space, and a focus on investments that prevent displacement and promote community stabilization. The 82nd Avenue Area TIF District Plan is consistent with Goal 2.A.



Goal 2.B Social justice and equity

The City of Portland seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, underserved and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment-related decisions to achieve equitable distribution of burdens and benefits and address past injustices.

Finding: To improve its planning and investment-related decisions and expand choice and opportunity, the 82nd Avenue Area TIF District Plan establishes a community-vetted vision and goals around ensuring the participation of community residents, particularly historically marginalized or economically vulnerable people, in the planning, investment, and implementation of the TIF District Plan (82nd Avenue Area TIF District Plan, Section 2.2 and 2.3). Moreover, the Community Governance Charter (82nd Avenue Area TIF District Plan, Exhibit E) institutionalizes the representation, centering, and elevation of Priority Communities, including people systemically vulnerable to exclusion from the 82nd Avenue Area TIF District Plan area due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; elders; renters; mobile home residents; persons with disabilities; low-income people; and houseless people. The 82nd Avenue Area TIF District Plan is consistent with Goal 2.B.

Goal 2.C Value community wisdom and participation

Portland values and encourages community and civic participation. The City seeks and considers community wisdom and diverse cultural perspectives, and integrates them with technical analysis, to strengthen land use decisions.

Finding: To meaningfully engage a diverse array of stakeholders, the 82nd Avenue Area TIF District Plan engagement process incorporated simultaneous interpretation and translation services into engagement activities, such as community open house presentations. Presentations were provided in-language including Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali, among others. Survey and educational materials were translated into multiple languages (Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali), and Prosper Portland intentionally partnered with and funded culturally specific community organizations (e.g., Black Community of Portland, APANO/Jade District, Immigrant and Refugee Community Organization) and other community-based organizations (e.g., The Pathfinder Network, Oregon Walks, PDX Saints Love) to further community outreach. The TIF District Plan therefore conforms with Goal 2.C around incorporating diverse cultural perspectives.

Goal 2.D Transparency and accountability

City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City



makes it clear to the community who is responsible for making decisions and how community input is taken into account. Accountability includes monitoring and reporting outcomes.

Finding: As stated in the 82nd Avenue Area TIF District Community Governance Charter (82nd Avenue Area TIF District Plan, Exhibit E), Portland City Council will make the final TIF implementation and investment decisions; however, these decisions will be made through a co-creation process where the City staff, the Directors of Prosper Portland and PHB, the Portland City Council and the Prosper Portland Board of Commissioners will be informed and guided by the established 82nd Avenue Area TIF District Community Leadership Committee. This advisory committee of community stakeholders will be convened to inform future Five-Year Action Plans for the 82nd Avenue Area TIF District as the main mechanism for ongoing reporting, transparency, and implementation oversight (82nd Avenue Area Plan, Chapter 5.1; Exhibit E Section 1.ii.1–5). The 82nd Avenue Area TIF District Plan is consistent with Goal 2.D.

Goal 2.E Meaningful participation

Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.

Finding: A Steering Committee, Working Groups, survey, open houses, presentations to business and neighborhood associations, and other direct engagement targeted to those within the 82nd Ave TIF District area ensured a multitude of ways for community stakeholders to meaningfully participate in and influence the 82nd Ave TIF exploration planning and investment decision-making processes. The information gathered from the Steering Committee, Working Group, open houses, tabling at community events (e.g., Sunday Parkways, resource fairs), online survey, virtual office hours, and community briefings were utilized to develop revised district boundaries, project lists, and priorities. The 82nd Avenue Area TIF District Plan also followed public notice and hearing procedures pursuant to the City's legislative procedures (Portland Zoning Code, Chapter 33.740), which provided further opportunity for meaningful participation in the decision-making process (82nd Avenue Area TIF District Plan, Exhibit B).

Goal 2.F Accessible and effective participation

City planning and investment decision-making processes are designed to be accessible and effective, and responsive to the needs of all communities and cultures. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended by under-served and under-represented communities, to promote inclusive, collaborative, culturally-responsive, and robust community involvement.

Finding: With a Steering Committee, Working Groups, survey, open houses, a community project manager, and direct engagement, the 82nd Avenue Area TIF District Plan ensured a multitude of ways for community stakeholders to access and participate



in the East Portland TIF exploration planning and investment decision-making processes. Coupled with various communication tactics, including social media promotion, a short YouTube video, newsletter, East Portland TIF Exploration webpage, emails to the interested parties list (individuals who signed up for East Portland TIF Exploration updates), and interpretation services and translated education materials, this multi-pronged engagement plan draws from best practices of robust and intentional community engagement. The 82nd Avenue Area TIF District Plan is consistent with Goal 2.F.

Goal 2.G Strong civic infrastructure

Civic institutions, organizations, and processes encourage active and meaningful community involvement and strengthen the capacity of individuals and communities to participate in planning processes and civic life.

Finding: To increase the capacity and reach of the 82nd Avenue Area TIF District Plan engagement, Prosper funded a community project manager within a community-based organization to facilitate engagement opportunities and be a resource for the community throughout the East Portland TIF Exploration engagement process. Additionally, Prosper Portland issued grants for community-based organizations to lead engagement opportunities of their choice, which met the specific needs of their members and empowered them to partner with the City to build capacity. Prosper Portland initiated contracts with 12 community-based organizations, including Ebony Collective, Oregon Walks, Black Community of Portland, Leaders Become Legends, PDX Saints Love, The Pathfinder Network, Historic Parkrose, APANO/Jade District, Division-Midway Alliance, The Rosewood Initiative, Affiliated Tribes of Northwest Indians-Economic Development Corporation, and Immigrant and Refugee Community Organization. Additionally, business associations and neighborhood associations were briefed on the exploration effort to both increase awareness and secure direct input. The 82nd Avenue Area TIF District Plan is consistent with Goal 2.G.

Policies

Ongoing community involvement practices, procedures, and programs are a necessary foundation for project-specific community involvement efforts. Many of the policies in this chapter are intended to build on community wisdom, expand community knowledge, and improve City staff capacity to work effectively with an increasingly diverse and growing Portland population.

PARTNERS IN DECISION MAKING

Portland benefits when community members are meaningfully involved in planning and investment decisions. By building and maintaining partnerships with individuals and a wide range of formal and informal organizations that represent a variety of interests, the City of Portland government will have a better understanding of various communities' diverse needs and concerns. These policies support building and maintaining strong and supportive relationships with an increasingly diverse and growing Portland population.



Policy 2.1 Partnerships and coordination

Maintain partnerships and coordinate land use engagement with:

2.1.a. *Individual community members.*

2.1.b. *Communities of color (including those whose families have been in this area for generations such as Native Americans, African Americans, and descendants of immigrants), low-income populations, Limited English Proficient (LEP) communities, Native American communities, immigrants and refugees, and other under-served and under-represented communities.*

2.1.c. *District coalitions, Neighborhood Associations, watershed councils, and business district associations as local experts and communication channels for place-based projects.*

2.1.d. *Businesses, unions, employees, and related organizations that reflect Portland's diversity as the center of regional economic and cultural activity.*

2.1.e. *Community-based, faith-based, artistic and cultural, and interest-based non-profits, organizations, and groups.*

2.1.f. *People experiencing disabilities.*

2.1.g. *Institutions, governments, and tribal nations.*

Finding: The 82nd Avenue Area TIF District Plan values, vision, and goals were affirmed and vetted by a Steering Committee composed of key community stakeholders (82nd Avenue Area TIF District Plan, Sections 3.2 and 3.3). These stakeholders represented various public institutions and partners representing affordable housing, economic development, and non-profits. The committee also includes individual community members (e.g., small business owners and residents). In-person public engagement was led through collaborative partnerships with the Rosewood Initiative, Division Midway Alliance, Historic Parkrose, and the Jade District. Further, Prosper Portland initiated grant contracts with multiple organizations to conduct additional engagement, including Ebony Collective, Oregon Walks, Black Community of Portland, Leaders Become Legends, PDX Saints Love, The Pathfinder Network, Affiliated Tribes of Northwest Indians-Economic Development Corporation, and Immigrant and Refugee Community Organization.

Policy 2.2 Broaden partnerships

Work with district coalitions, Neighborhood Associations, and business district associations to increase participation and to help them reflect the diversity of the people and institutions they serve. Facilitate greater communication and collaboration among district coalitions, Neighborhood Associations, business district associations, culturally-specific organizations, and community-based organizations.

Finding: The engagement process for this TIF District included the East Portland TIF Exploration Steering Committee and geographically specific Working Groups. The



Steering Committee was comprised of members from public institutions and partners representing affordable housing, economic development, and non-profits. The Working Group for 82nd Avenue Area TIF District Plan was comprised of 13 community members with deep knowledge and connection to the exploration area, including representatives of residents, neighborhood/business associations, employers, business owners, school districts, cultural/community organizations, advocacy groups, and housing production. Additionally, Prosper Portland Staff led briefings with neighborhood and business associations and community organizations, including East Portland Action Plan, Thrive, SE Uplift, The Pathfinder Network, East Portland Chamber of Commerce, and Venture Portland.

ENVIRONMENTAL JUSTICE

Policy 2.3 Extend benefits

Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.

Finding: To ensure the equitable distribution of access to environmental assets and benefits, the 82nd Avenue Area TIF District Plan institutes a vision and a set of goals to commit to and support the promotion of environmental justice (82nd Avenue Area TIF District Plan, Sections 3.1, 3.2, and 3.3). The Plan includes the “Advance climate action and environmental stewardship” guiding principle, which states that TIF investments should respond to the reality that climate disaster and environmental inequities are a driving force of displacement and result in environmentally sustainable development within accessible, walkable, bikeable 15-minute communities, and the resulting impacts should benefit Priority Community members. The TIF District Plan is consistent with Policy 2.3.

Policy 2.4 Eliminate burdens

Ensure plans and investments eliminate associated disproportionate burdens (e.g. adverse environmental, economic, or community impacts) for communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.

2.4.a. *Minimize or mitigate disproportionate burdens in cases where they cannot be eliminated.*

2.4.b. *Use plans and investments to address disproportionate burdens of previous decisions.*

Finding: The mitigation and/or elimination of disproportionate burdens associated with the 82nd Avenue Area TIF District Plan’s investments and implementation will be advanced in a manner consistent with the goals, values, and implementation principles identified in Chapter 3 and Sections 3.2, and 3.3 of this Plan. Specifically, the TIF District instituted the goal of preventing the displacement of vulnerable people,



communities, businesses, and community-based institutions and the guiding principle of ensuring TIF investments respond to the reality that climate disaster and environmental inequities are a driving force of displacement (82nd Avenue Area TIF District Plan, Section 4.1). The TIF District Plan is consistent with Policy 2.4.

INVEST IN EDUCATION AND TRAINING

Policy 2.5 Community capacity building

Enhance the ability of community members, particularly those in under-served and/or under-represented groups, to develop the relationships, knowledge, and skills to effectively participate in plan and investment processes.

Finding: Community feedback informed the establishment of the 82nd Avenue Area TIF District Plan boundaries, vision, goals, and investment priorities. The engagement process for the District included conducting surveys, employing multilingual communications, and organizing inclusive public events. The in-person engagement was led by the community project manager in collaboration with the Rosewood Initiative, Historic Parkrose, and the Jade District. Along with other community-based organizations hosting engagement activities, each of the NPN organizations hosted a Community Open House, featuring presentations delivered in English and several utilizing simultaneous interpretation into languages including, but not limited to, Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali. These events collectively attracted over 100 registrants and participants. Furthermore, in March 2024, Prosper Portland convened a community leader gathering aimed at fostering relationships with community-based organizational partners for broader outreach efforts. Specific community and culturally focused organizations, identified by working group members, were directly invited to participate in this initiative. Additionally, Prosper Portland awarded grants to community-based organizations, enabling them to lead engagement activities tailored to the unique needs of their members, thereby enhancing their capacity to collaborate with the City. The TIF District Plan is consistent with Policy 2.5.

Policy 2.6 Land use literacy

Provide training and educational opportunities to build the public's understanding of land use, transportation, housing, and related topics, and increase capacity for meaningful participation in planning and investment processes.

Finding: The Community Open House presentations conducted under Phase 3 of the East Portland TIF Exploration engagement process engaged the broader community in TIF exploration. With over a total of 100 registrants, presentations covered the TIF process and examples of TIF-funded projects, enhancing participants' understanding of land use and urban development. Interactive activities addressed community concerns, questions, and essential needs, enabling further understanding and engagement. The presentation was delivered four times in English with simultaneous interpretation into Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali among others, ensuring



that non-English speaking members could participate, thereby broadening the educational reach. Moreover, collaborations with local organizations like the Rosewood Initiative, Historic Parkrose, and the Jade Districts utilized established communication channels (i.e., email lists, newsletters, social media, and word of mouth) to disseminate information more widely. Engagement efforts also included interactive activities that captured community ‘must-haves,’ concerns, and questions, addressing shared concerns such as community displacement—especially among those affected by previous TIF districts—and affordability in redeveloped neighborhoods. In Phase 4, Prosper Staff facilitated further engagement activities, events, and office hours and created an informational pamphlet on East Portland TIF Exploration available in multiple languages, including Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali. Staff were also available to provide briefings for community organizations upon request. The 82nd Avenue Area TIF District Plan is consistent with Policy 2.6.

Policy 2.7 Agency capacity building

Increase City staff’s capacity, tools, and skills to design and implement processes that engage a broad diversity of affected and interested communities, including under-served and under-represented communities, in meaningful and appropriate ways.

Finding: Policy 2.7 is generally interpreted to apply to broader approaches to community engagement instead of specific legislative projects. However, as outlined in Phase 4 of the East Portland TIF Exploration Engagement Summary (82nd Avenue Area TIF District Plan, Exhibit B), Prosper staff partnered with various organizations to lead and facilitate their engagement process for the development of the TIF District Plan. Additionally, the added support of translation and interpretation services helped Prosper staff build their capacity to work with non-English speakers. Alongside building out Proper’s relationship networks, these partnerships align the 82nd TIF District engagement process with Policy 2.7 by increasing staff capacity, skills, and confidence in conducting engagement with underserved communities.

COMMUNITY ASSESSMENT

City staff must build and maintain their understanding of community demographics, trends, and needs. Community members should have opportunities to share how conditions and needs affect them. The following policies support effective two-way communication between City government and communities and encourage community-level data gathering and information sharing in planning and investment processes.

Policy 2.8 Channels of communication

Maintain two-way channels of communication among City Council, the Planning Commission (PC), project advisory committees, City staff, and community members.

Finding: The City has established processes of communication among the City Council, the Planning Commission (PC), project advisory committees, City staff, and community members. The 82nd Avenue Area TIF District Plan engagement process was done in



accordance with Policy 2.8 by maintaining the City’s established communication processes. Initially, the 82nd Avenue Area TIF District Plan process began through a resolution in 2023, sponsored by the Planning Commission and the Mayor, and then adopted by the City Council. The Planning Commission appointed the East Portland Steering Committee, and their staff remained engaged through the entire engagement process. Additionally, as shared by Prosper staff, Prosper held three joint Working Group/Steering Committee meetings and intentionally invited the Commissioner to these meetings to ensure open and transparent communication among all community members on any advisory body. Further, to maintain these two-way channels, the 82nd Ave TIF District Plan has adopted a Community Governance Charter, establishing the 82nd Avenue Area TIF District Plan Community Leadership Committee and issuing formal guidance on the co-creation processes for TIF-related implementation and investment (82nd Avenue Area TIF District Plan, Exhibit E, Section 1).

Policy 2.9 Community analysis

Collect and evaluate data, including community validated population data and information, to understand the needs, priorities, and trends and historical context affecting different communities in Portland.

Finding: As per Attachment A (Existing Conditions) of the 82nd Avenue Area TIF District Report, all data on demographic conditions within the TIF District Plan was compiled from the United States Census Bureau’s 2018–2022 American Community Survey (ACS) 5-year estimates. The district’s project team gathered data from 46 Census Bureau block groups selected for their comprehensive representation of the area’s demographic and social characteristics, encompassing an area that is larger than the boundary of the TIF District. In addition to the sources outlined in Attachment A, the East Portland TIF Exploration public engagement efforts included data-sharing with the Steering Committee and opportunities for Working Group members to share their knowledge and expertise to help establish 82nd Avenue Area TIF District boundaries (parcel by parcel) and interpret larger-scale data at a localized scale. These engagement efforts ensured data collection and interpretation were done in a way that aligned the 82nd Avenue Area TIF District Plan’s goals, vision, and boundaries with the steering committee and working groups’ understanding of the community.

Policy 2.10 Community participation in data collection

Provide meaningful opportunities for individuals and communities to be involved in inventories, mapping, data analysis, and the development of alternatives.

Finding: During Phase 1 of the engagement process (82nd Avenue Area TIF District Plan, Exhibit B), Steering Committee members were provided with multiple meeting opportunities to explore 82nd Avenue Area TIF District-related boundary acreage and mapping, quantitative data analysis, and review of existing plans and priorities. This Steering Committee was tasked with providing guidance on the 82nd Avenue Area TIF exploration process. Additionally, during Phase 2 of the East Portland TIF Exploration engagement process (82nd Avenue Area TIF District Plan, Exhibit B), Prosper Portland



staff relied on the expertise of Working Groups, as well as on input received at engagement events, to help the City interpret and understand the various demographic, employment, housing, and commercial-related data trends at a smaller, more localized scale. Therefore, due to its provision of meaningful opportunities for mapping and data analysis, the 82nd Avenue Area TIF District engagement process is consistent with Policy 2.10.

Policy 2.11 Open data

Ensure planning and investment decisions are a collaboration among stakeholders, including those listed in Policy 2.1. Where appropriate, encourage publication, accessibility, and wide-spread sharing of data collected and generated by the City.

Finding: As cited in Attachment A (Existing Conditions) in the 82nd Ave TIF District Plan, all the data on demographic conditions within the TIF District was compiled from public sources, including the United States Census Bureau’s 2018–2022 American Community Survey (ACS) 5-year estimates. Additional publicly available data analyzed and shared by Prosper staff include the BPS Mapp App, Vulnerability Map, PHB State of Housing, and Prosper Corridor Analysis. Therefore, the 82nd Avenue Area TIF District Plan conforms with Policy 2.11.

TRANSPARENCY AND ACCOUNTABILITY

The City is committed to improving transparency in community involvement processes related to planning and investment decisions. When community members have a better understanding of a process, they are better able to participate effectively. Improved transparency and communication allows the City to better understand community opinions and needs, resulting in improved decisions.

The following policies articulate how and when planning and investment decisions are made; the community’s role in decision-making processes; and what the community can expect from the City of Portland.

Policy 2.12 Roles and responsibilities

Establish clear roles, rights, and responsibilities for participants and decision makers in planning and investment processes. Address roles of City bureaus, elected officials, and participants, including government agencies and tribal nations in addition to community and neighborhood leadership, business, organizations, and individuals.

Finding: As captured in Phase 1 of the East Portland TIF Exploration engagement summary (82nd Avenue Area TIF District Plan, Exhibit B), the first Steering Committee and Working Group meeting provided the established East Portland TIF Exploration Steering with the opportunity to discuss the Steering Committee and Working Groups’ Roles and responsibilities. These roles and responsibilities include informing the TIF District Plan boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensuring that the TIF district boundary, plan, and report adequately address and prioritize community needs, desires, challenges, and



opportunities. In further accordance with Policy 2.12, the 82nd Ave TIF District Community Governance Charter (82nd Avenue Area TIF District Plan, Exhibit E) lays out the specific roles of City bureaus, elected officials, and participants, including government agencies, in addition to community and neighborhood stakeholders. Therefore, the TIF District Plan is consistent with Policy 2.12.

Policy 2.13 Project scope

Establish clear expectations about land use project sponsorship, purpose, design, and how decision makers will use the process results.

Finding: In accordance with Policy 2.13, the 82nd Ave TIF District Community Governance Charter (82nd Avenue Area TIF District Plan, Exhibit E) describes how decision-making on the project sponsorship, purpose, and design of the TIF District will be done through a co-creation process. This co-creation process will involve the City staff, the Directors of Prosper Portland and PHB, the Portland City Council, and the Prosper Portland Board of Commissioners, who will be informed and guided by the established 82nd Avenue Area TIF District Community Leadership Committee. The TIF District Plan is consistent with Policy 2.13.

Policy 2.14 Community influence

At each stage of the process, identify which elements of a planning and investment process can be influenced or changed through community involvement. Clarify the extent to which those elements can be influenced or changed.

Finding: As described in the 82nd Avenue Area TIF District Community Governance Charter (82nd Avenue Area TIF District Plan, Exhibit E), the Portland City Council will make the final TIF implementation and investment decisions. However, the 82nd Avenue Area TIF District Community Leadership Committee will inform and guide City staff, the Directors of Prosper Portland and PHB, the Portland City Council, and the Prosper Portland Board of Commissioners on various elements related to 82nd Avenue Area TIF District planning and investment processes. In further accordance with Policy 2.14, the 82nd Avenue Area TIF District Plan establishes an avenue for ongoing community input and influence by way of an advisory committee of community stakeholders who will be convened to inform future Five-Year Action Plans for the 82nd Avenue Area TIF District (See Chapter 5.1, Charter Section 1.ii.1-5). Therefore, the TIF District Plan is consistent with Policy 2.14.

Policy 2.15 Documentation and feedback

Provide clear documentation for the rationale supporting decisions in planning and investment processes. Communicate to participants about the issues raised in the community involvement process, how public input affected outcomes, and the rationale used to make decisions.

Finding: An extensive East Portland TIF Exploration engagement process informed the 82nd Avenue Area TIF District Plan's district boundaries, visions, values, goals, project list, and investment priorities. In accordance with Policy 2.15, this engagement process



is summarized in 82nd Avenue Area TIF District Plan, Exhibit B, which outlines the various engagement avenues, meeting topics, community feedback summaries, and how such feedback will advise the 82nd Avenue Area TIF District decision-making bodies. The TIF District Plan is therefore consistent with Policy 2.15.

COMMUNITY INVOLVEMENT PROGRAM

- Policy 2.16 Community Involvement Program
- Policy 2.17 Community engagement manual
- Policy 2.18 Best practices engagement methods
- Policy 2.19 Community Involvement Committee
- Policy 2.20 Review bodies
- Policy 2.21 Program evaluation
- Policy 2.22 Shared engagement methods
- Policy 2.23 Adequate funding and human resources

Finding: Policies 2.16 through 2.23 concern the City’s Community Involvement Program. The TIF Plan does not affect or change this program. Policies 2.16 through 2.23 do not apply.

PROCESS DESIGN AND EVALUATION

Policy 2.24 Representation

Facilitate participation of a cross-section of the full diversity of affected Portlanders during planning and investment processes. This diversity includes individuals, stakeholders, and communities represented by race, color, national origin, English proficiency, gender, age, disability, religion, sexual orientation, gender identity, and source of income.

Finding: The East Portland TIF Exploration community engagement process sought to gather feedback and insight from a robust range of East Portland stakeholders. The East Portland TIF Exploration Steering Committee did not collect demographic information about those engaged. However, to meaningfully engage a diverse array of stakeholders and to be in demographic conformance with Policy 2.24, the East Portland TIF Exploration engagement incorporated translation and interpretation services into engagement avenues, including providing simultaneous interpretation at community open house presentations (e.g., Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali), and intentionally instituting contracts with culturally specific community organizations (e.g., Black Community of Portland, APANO/Jade District, Immigrant and Refugee Community Organization) to further community outreach (82nd Avenue Area TIF District Plan, Exhibit B). Therefore, the TIF District Plan is consistent with Policy 2.24.

Policy 2.25 Early involvement

Improve opportunities for interested and affected community members to participate early in planning and investment processes, including identifying and prioritizing issues, needs, and



opportunities; participating in process design; and recommending and prioritizing projects and/or other types of implementation.

Finding: The East Portland TIF Exploration community engagement process sought to gather feedback and insight from a robust range of East Portland stakeholders early on in the planning process to inform the TIF District boundaries, visions, values, goals, project list, investment priorities, governance considerations, and implementation principles (82nd Avenue Area TIF District Plan, Exhibit B).

Policy 2.26 Verifying data

Use data, including community-validated population data, to guide planning and investment processes and priority setting and to shape community involvement and decision-making efforts.

Finding: As described in the East Portland TIF Exploration engagement summary (82nd Avenue Area TIF District Plan, Exhibit B), the Steering Committee and Working Group members were provided with multiple meeting opportunities to analyze, validate, and use 82nd Avenue Area TIF District -related data (e.g., demographic, employment, housing, and commercial-related data), to guide their recommendations for 82nd Avenue Area TIF District Planning and investment processes. Additionally, in accordance with Policy 2.26, according to Prosper staff, one of the first things they did was provide Working Groups the opportunity to share who else (e.g., individuals, institutions, organizations, businesses, etc.) they believed Prosper needed to engage. Prosper, then, reached out to such folks, further shaping East Portland's community involvement and decision-making efforts.

Policy 2.27 Demographics

Identify the demographics of potentially affected communities when initiating a planning or investment project.

Finding: As described in the East Portland TIF Exploration engagement summary (82nd Avenue Area TIF District Plan, Exhibit B), the Steering Committee and Working Group members were provided with 82nd Avenue Area TIF District -related demographic data to guide their recommendations for potential 82nd Avenue Area TIF District project list options and project priorities. This provision of demographic data of potentially affected communities ensures that this community involvement process was carried out in accordance with Policy 2.27.

Policy 2.28 Historical understanding

To better understand concerns and conditions when initiating a project, research the history, culture, past plans, and other needs of the affected community, particularly under-represented and underserved groups, and persons with limited English proficiency (LEP). Review preliminary findings with members of the community who have institutional and historical knowledge.

Finding: The documentation of the impact of past plans, particularly on the displacement of Black and Asian communities, already exists. This historical background of previous TIF District Plans was provided throughout the East Portland TIF



Exploration community involvement process (82nd Avenue Area TIF District Plan, Exhibit B) to not only acknowledge the harms the past TIF investment has caused but also to build relationships and provide local stakeholders opportunities to share their concerns, priorities, and recommendations around future displacement and other negative impacts. By allowing community stakeholders to review these historic preliminary findings and apply their institutional and historical knowledge, the East Portland community involvement process was done in accordance with Policy 2.28.

Policy 2.29 Project-specific needs

Customize community involvement processes to meet the needs of those potentially affected by the planning or investment project. Use community involvement techniques that fit the scope, character, and potential impact of the planning or investment decision under consideration.

Finding: To customize and meet the various needs of community stakeholders, the East Portland TIF Exploration engagement process provided multiple avenues for community residents to get involved (82nd Avenue Area TIF District Plan, Exhibit B). In addition to Steering Committees and Working Groups, in-person open houses and online surveys were provided to ensure ample opportunity for community stakeholders to be involved in advising the 82nd Avenue Area TIF District's planning and investment processes. Alongside these efforts, during Phase 4 of the community involvement process, Prosper staff partnered with and provided technical and financial support to community-based organizations to further customize the engagement to meet the needs of historically underrepresented community stakeholders.

Policy 2.30 Culturally-appropriate processes

Consult with communities to design culturally-appropriate processes to meet the needs of those affected by a planning or investment project. Evaluate, use, and document creative and culturally-appropriate methods, tools, technologies, and spaces to inform and engage people from under-served and under-represented groups about planning or investment projects.

Finding: To meaningfully engage a diverse array of stakeholders and to be in accordance with goal 2.30, the East Portland TIF Exploration engagement (82nd Avenue Area TIF District Plan, Exhibit B) incorporated translation and interpretation services into engagement avenues, including providing simultaneous interpretation during community presentations (e.g., Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali), translating the survey and educational materials into multiple languages (Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali), and intentionally instituting contracts with culturally specific community organizations (e.g., Black Community of Portland, APANO/Jade District, Immigrant and Refugee Community Organization) to further community outreach. In addition to this language support, all in-person engagement efforts incorporated culturally appropriate foods and met folks in their spaces where they felt supported and safe. The 82nd Avenue Area TIF District Plan is consistent with Policy 2.30.



Policy 2.31 Innovative engagement methods

Develop and document innovative methods, tools, and technologies for community involvement processes for plan and investment projects.

Finding: Prosper employed a community-based project manager to coordinate engagement efforts for the East Portland TIF Districts. This manager was a trusted member of the community that was able to reach people who may not typically or regularly engage in planning efforts. The 82nd Avenue Area TIF District Plan is therefore consistent with Policy 2.31.

Policy 2.32 Inclusive participation beyond Portland residents

Design public processes for planning and investment projects to engage affected and interested people who may not live in Portland such as property owners, employees, employers, and students, among others, as practicable.

Finding: To ensure broad engagement beyond local Portland community members, the East Portland TIF Exploration community involvement process comprised Steering Committees with individuals representing public institutions and partners from affordable housing, economic development, and nonprofit organizations (82nd Avenue Area TIF District Plan, Exhibit B). The engagement process also included contact with organizations who work outside of Portland, including Leaders Become Legends and the Ebony Collective, who work with residents of east Multnomah County. The 82nd Avenue Area TIF District Plan is consistent with Policy 2.32.

Policy 2.33 Inclusive participation in Central City planning

Design public processes for the Central City that recognize its unique role as the region's center. Engage a wide range of stakeholders from the Central City and throughout the region including employees, employers, social service providers, students, and visitors, as well as regional tourism, institutional, recreation, transportation, and local/regional government representatives, as appropriate.

Finding: The 82nd Avenue Area TIF District is not located within the Central City. This Policy does not apply.

Policy 2.34 Accessibility

Ensure that community involvement processes for planning and investment projects are broadly accessible in terms of location, time, and language, and that they support the engagement of individuals with a variety of abilities and limitations on participation.

Finding: The East Portland TIF Exploration community involvement process ensured all in-person meetings were held in spaces that were physically accessible, and provided multi-language interpretation and translation services, and issued multiple paths for folks to engage, including City-led events, CBO-led events, Steering Committee meetings, Working Group meetings, emails, in-person meetings as requested, and virtual office hours (82nd Avenue Area TIF District Plan, Exhibit B). The 82nd Avenue Area TIF District Plan is consistent with Policy 2.34.



Policy 2.35 Participation monitoring

Evaluate and document participant demographics throughout planning and investment processes to assess whether participation reflects the demographics of affected communities. Adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences.

Finding: The East Portland TIF Exploration engagement process involved intentional outreach to underserved and underrepresented groups and held engagements aimed at involving affected community members. groups and organizations are documented in the Engagement Summary (82nd Avenue Area TIF District Plan, Exhibit B). The 82nd Avenue Area TIF District Plan is consistent with Policy 2.35.

Policy 2.36 Adaptability

Adapt community involvement processes for planning and investment projects as appropriate to flexibly respond to changes in the scope and priority of the issues, needs, and other factors that may affect the process.

Finding: In accordance with Policy 2.36, the East Portland TIF Exploration community involvement process adapted their engagement plan by incorporating feedback from their Working Groups on who to engage. One of the first engagement steps provided Working Groups the opportunity to share who else (e.g., individuals, institutions, organizations, businesses, etc.) they believed Prosper needed to engage. Prosper staff then reached out to such folks, adapting their process to respond and align with the priorities and desires of community stakeholders. The 82nd Avenue Area TIF District Plan is consistent with Policy 2.36.

Policy 2.37 Process evaluation

Evaluate each community involvement process for planning or investment projects from both the City staff and participants' perspectives, and consider feedback and lessons learned to enhance future involvement efforts.

Finding: The TIF District process used facilitation from an outside consultant to help guide and inform meeting content to meet needs of the Steering Committee and Working Groups. This engagement effort also sought to intentionally learn from prior TIF exploration processes and will debrief, with community members, at its conclusion to inform future exploration processes. The 82nd Avenue Area exploration process relied on a co-creation process, which was both important for relationship-building and trust, but also required a tremendous commitment of time and effort from volunteer community members. The TIF District Plan is consistent with Policy 2.37.

INFORMATION DESIGN AND DEVELOPMENT

Policy 2.38 Accommodation

Ensure accommodations to let individuals with disabilities participate in administrative, quasi-judicial, and legislative land use decisions, consistent with or exceeding federal regulations.



Policy 2.39 Notification

Notify affected and interested community members and recognized organizations about administrative, quasi-judicial, and legislative land use decisions with enough lead time to enable effective participation. Consider notification to both property owners and renters.

Policy 2.40 Tools for effective participation

Provide clear and easy access to information about administrative, quasi-judicial, and legislative land use decisions in multiple formats and through technological advancements and other ways.

Policy 2.41 Limited English proficiency (LEP)

Ensure that limited English proficient (LEP) individuals are provided meaningful access to information about administrative, quasi-judicial, and legislative land use decisions, consistent with federal regulations.

Finding: Policies 2.38 through 2.41 address improving the notification procedures for, and the community's access to information about, administrative and quasi-judicial reviews, as well as legislative land use decisions. As part of the consult and confer process, Prosper Portland sent out a super-notice to all Portland residents about the proposed TIF District and created a website with additional information and contact information. In addition, the TIF District Plan was discussed at the following public meetings:

- ◆ Briefing and vote of the Prosper Portland Board on August 28, 2024.
- ◆ Hearing before the City of Portland Planning Commission on September 24, 2024 and a vote by that body on October 8, 2024.
- ◆ Hearing before Portland City Council on October 23, 2024 and a vote by Council on October 30, 2024.

The 82nd Avenue Area TIF District Plan is consistent with Policies 2.38 through 2.41.

Chapter 3: Urban Form

Goals

Goal 3.A A city designed for people

Portland's built environment is designed to serve the needs and aspirations of all Portlanders, promoting prosperity, health, equity, and resiliency. New development, redevelopment, and public investments reduce disparities and encourage social interaction to create a healthy connected city.

Finding: No specific new development or redevelopment is proposed with this TIF District Plan. However, this Plan will guide future investments and support development within the District that supports the Plan's values, vision, goals. The Findings in response to the Comprehensive Plan's Guiding Principles (see Guiding Principles section of this document) demonstrate that the TIF District Plan will promote prosperity, health,



equity, and resiliency. The Plan will help to reduce disparities by providing a funding source to advance affordable housing (82nd Avenue Area TIF District Plan, Section 4.2.A), economic opportunities (82nd Avenue Area TIF District Plan, Section 4.2.B), and transportation safety improvements and public recreation access in an underserved area (82nd Avenue Area TIF District Plan, Section 4.2.C). Funding for public recreation investments, such as community gathering space and food access in public spaces, new parks and natural areas, new and updated community centers, resilience hubs, community gardens, and athletic facilities, will help foster social interaction. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Goal 3.A.

Goal 3.B A climate and hazard resilient urban form

Portland's compact urban form, sustainable building development practices, green infrastructure, and active transportation system reduce carbon emissions, reduce natural hazard risks and impacts, and improve resilience to the effects of climate change.

Finding: No specific new development or redevelopment is proposed with this TIF District Plan. However, this Plan will guide future investments and support development within the District that support this goal. One of the Plan's goals is to "spur innovation of environment, climate change and resilience initiatives in TIF projects" (82nd Avenue Area TIF District Plan, Section 3.3). In support of this goal, the Plan may provide funding for projects that include:

- ◆ Energy efficiency upgrades for low-income homeowners
- ◆ Climate, resilience and community solar projects associated with commercial and mixed-use development, redevelopment, or renovation
- ◆ Seismic, fire suppression, other public safety improvements associated with commercial and mixed-use development, redevelopment, or renovation
- ◆ Public recreation investments that support resilience
- ◆ Transportation improvements that improve pedestrian and bicycle safety and connectivity
- ◆ Green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in the Plan

These projects will support an urban form that is resilient to risks from climate change and natural hazards in the TIF District. The 82nd Avenue Area TIF District Plan therefore conforms with Goal 3.B.

Goal 3.C Focused growth

Household and employment growth is focused in the Central City and other centers, corridors, and transit station areas, creating compact urban development in areas with a high level of service and amenities, while allowing the relative stability of lower-density single-family residential areas.

Finding: The 82nd Avenue Area TIF District Plan will facilitate compact residential and commercial development along 82nd Avenue, a civic corridor, in the Lents Town Center,



in the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers, and near the neighborhood transit station at 82nd Avenue. See the responses for Policies 3.12 through 3.20, 3.44 through 3.51, and 3.53 through 3.59 of this report for more detail.

Goal 3.D A system of centers and corridors

Portland's interconnected system of centers and corridors provides diverse housing options and employment opportunities, robust multimodal transportation connections, access to local services and amenities, and supports low-carbon complete, healthy, and equitable communities.

Finding: The 82nd Avenue Area TIF District Plan will facilitate residential and commercial development within the centers and corridors in the District and will provide funding for multimodal transportation safety and connectivity improvements that increase access to local services and amenities in and near the District. The TIF District Plan is therefore consistent with Goal 3.D. See the responses for Policies 3.12 through 3.20 and 3.44 through 3.51 of this report for more detail.

Goal 3.E Connected public realm and open spaces

A network of parks, streets, City Greenways, and other public spaces supports community interaction; connects neighborhoods, districts, and destinations; and improves air, water, land quality, and environmental health.

Finding: The 82nd Avenue Area TIF District Plan will support the City's implementation of Goal 3.E by providing a funding source that may be used for new parks and natural areas as well as connectivity and accessibility improvements that make the District safer and more appealing for biking, walking, and rolling. The TIF District Plan is therefore consistent with Goal 3.E.

Goal 3.F Employment districts

Portland supports job growth in a variety of employment districts to maintain a diverse economy.

Finding: The map of employment areas, Figure 3-7 of the Comprehensive Plan, shows commercial employment areas along the length of the 82nd Avenue corridor, along with small amounts of industrial/employment and institutional employment areas within the District. The 82nd Avenue Area TIF District will support economic development and job growth in these districts through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. See the responses to Policies 3.67 and 3.68 for more details. The TIF District Plan is therefore consistent with Goal 3.F.

Goal 3.G Nature in the city

A system of habitat corridors weaves nature into the city, enhances habitat connectivity, and preserves natural resources and the ecosystem services they provide.

Finding: The 82nd Avenue Area TIF District Plan does not modify the City's system of habitat corridors and does not amend the City's programs and policies that implement this goal. See the responses to Policies 3.64 through 3.66 for more details. The Plan



does provide a potential funding source that may be used for new natural areas within the District, so supports the City's implementation of this Goal. The Plan is therefore consistent with Goal 3.G.

Policies

CITYWIDE DESIGN AND DEVELOPMENT

Policy 3.1 Urban Design Framework

Use the Urban Design Framework (UDF) as a guide to create inclusive and enduring places, while providing flexibility for implementation at the local scale to meet the needs of local communities.

Finding: The UDF provides guidance on the built and natural form of Portland, providing in Comprehensive Plan Figure 3-1 an arrangement of centers, corridors, city greenways, urban habitat corridors, and pattern areas. The 82nd Avenue Area TIF District Plan does not establish or change specific boundaries in the UDF. The UDF identifies centers and corridors where the majority of commercial and housing development is intended to be concentrated. As demonstrated in the response to Policies 3.12 through 3.20 and 3.44 through 3.51 of this report, the 82nd Avenue Area TIF District Plan will support compact housing and commercial development in the centers and corridors within the District. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Policy 3.1.

Policy 3.2 Growth and stability

Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the scale and characteristics of Portland's residential neighborhoods.

Finding: The 82nd Avenue Area TIF District Plan will facilitate compact housing and economic development along 82nd Avenue, a civic corridor, in the Lents Town Center, in the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers, and near the neighborhood transit station at 82nd Avenue. See the responses for Policies 3.12 through 3.20, 3.44 through 3.51, and 3.53 through 3.59 of this report for more detail.

Policy 3.3 Equitable development

Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.

- 3.3.a.** *Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.*
- 3.3.b.** *Make needed investments in areas that are deficient in public facilities to reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.*



Finding: The 82nd Avenue Area TIF District Report demonstrates that the District is deficient in public facilities, including inadequate street and active transportation infrastructure, stormwater management facilities and an inadequate provision of parks and open space (82nd Avenue Area TIF District Plan, Section 1.2). The TIF District Plan includes projects for street and stormwater improvements and public recreation investments to reduce disparities within the District. This Plan also includes goals and projects to avoid displacement and increase affordable housing including, but not limited to, supporting single family home repair, homeownership support, multi-dwelling rental housing development, and rehabilitation and preservation of existing regulated housing (82nd Avenue Area TIF District Plan, Section 4.2). The projects in the Plan will be financed by tax increment revenues (TIF) allocated to the District. The TIF District Plan conforms with Policies 3.3.a and 3.3.b.

3.3.c. *Encourage use of plans, agreements, incentives, and other tools to promote equitable outcomes from development projects that benefit from public financial assistance.*

Finding: The values, vision, goals, and projects described in the 82nd Avenue Area TIF District Plan are intended to guide equitable investment and lead to equitable development outcomes. The TIF District Plan conforms with this policy.

3.3.d. *Incorporate requirements into the Zoning Code to provide public and community benefits as a condition for development projects to receive increased development allowances.*

Finding: No changes to the Zoning Code are proposed. This policy does not apply.

3.3.e. *When private property value is increased by public plans and investments, require development to address or mitigate displacement impacts and impacts on housing affordability, in ways that are related and roughly proportional to these impacts.*

Finding: The 82nd Avenue Area TIF District Plan is designed to make strategic investments in housing and economic development to stabilize communities and businesses within the TIF District. Assuming those investments increase overall property values and associated taxes over time, the TIF District will allow the City to establish a frozen tax base in this area and capture the increase to fund improvements over 20–30 years. Prosper Portland and the Portland Housing Bureau will receive funds from increases in property value, including up to three percent per year for existing properties plus any additional value from new development. Prosper Portland and the Portland Housing Bureau will use those resources to pay for public improvements. Funds will be used for projects to avoid and mitigate displacement and increase affordable housing including, but not limited to, supporting single family home repair, homeownership support, multi-dwelling rental housing development, rehabilitation and preservation of existing regulated housing, and the development of workforce housing (82nd Avenue Area TIF District Plan, Section 4.2). The TIF District Plan is consistent with this policy.



3.3.f. *Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to restore communities impacted by past decisions. See Policy 5.18.*

Finding: This TIF District Plan includes plans for housing, economic development, public facilities and investments. The plan includes multiple goals around ensuring opportunities for historically marginalized population and a guiding principle to prioritize “repair in investment decisions, both for historic harm caused by public-agency action or inaction, as well as for potential future harm caused inadvertently by investment decisions made within the District.” These goals and guiding principle are supported by projects in the Plan that increase access to affordable housing, reduce displacement risk, increase transportation safety and connectivity and improve access to public recreation opportunities (82nd Avenue Area TIF District Plan, Section 4.2).

3.3.g. *Encourage developers to engage directly with a broad range of impacted communities to identify potential impacts of private development projects, develop mitigation measures, and provide community benefits to address adverse impacts.*

Finding: The TIF District Plan does not direct developers on engagement efforts related to private development efforts and will not amend the City’s community engagement requirements that apply to private development. This policy does not apply.

Policy 3.4 All ages and abilities

Strive for a built environment that provides a safe, healthful, and attractive environment for people of all ages and abilities.

Finding: This policy is focused on creating a supportive built environment for people of all ages and abilities, including children, the elderly, and people with disabilities. This policy is supported by the 82nd Avenue Area TIF Districts Plan’s recommended transportation projects, which focus on safety improvements to busy corridors, such as pedestrian crossings and sidewalk infill to provide safe connections to area destinations, such as parks, schools, so that people of all ages and abilities can safely and conveniently access local destinations by walking, biking, or rolling. The 82nd Avenue Area TIF District Plan also authorizes funding to invest in preserving, improving, and developing new affordable housing that can accommodate households with children, multigenerational households, and people with disabilities. The TIF District Plan is consistent with this policy.

Policy 3.5 Energy and resource efficiency

Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

Finding: This TIF District Plan does not propose amendments to the City’s land use and transportation plans that implement this policy. This policy does not apply.



Policy 3.6 Land efficiency

Provide strategic investments and incentives to leverage infill, redevelopment, and promote intensification of scarce urban land while protecting environmental quality.

Finding: The TIF District Plan will create opportunity to make strategic investments that support infill, redevelopment and intensification of urban land within the District. The Plan includes projects that comply with this policy such as support for new multi-dwelling rental and mixed-use development and redevelopment, and investments in transportation infrastructure to support these projects (82nd Avenue Area TIF District Plan, Section 4.2). All future development within the District will need to demonstrate compliance with relevant City, state, and federal requirements that protect environmental quality. The TIF District Plan is consistent with this policy.

Policy 3.7 Integrate nature

Integrate nature and use green infrastructure throughout Portland.

Finding: The proposed TIF District does not propose amendments to any design-related development standards or natural resources standards that implement this policy. The TIF District Plan includes projects to support new green infrastructure and natural areas within the District (82nd Avenue Area TIF District Plan, Section 4.2). The plan is consistent with this policy.

Policy 3.8 Leadership and innovation in design

Encourage high-performance design and development that demonstrates Portland's leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions.

Finding: This TIF District Plan does not propose specific new development, or amendments to the City's design and development standards that implement this policy. Future development within the TIF District will need to comply with the City's design and development standards. This policy does not apply.

Policy 3.9 Growth and development

Evaluate the potential impacts of planning and investment decisions, significant new infrastructure, and significant new development on the physical characteristics of neighborhoods and their residents, particularly under-served and under-represented communities, with particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts. More detailed policies are in Chapter 5: Housing.

Finding: The TIF District Plan includes a goal to “Analyze Potential Investments,” which states “Proactively analyze potential projects, programs, and investments, in order to ensure that they meet and do not undermine the Values, Vision, and Goals set forth in Chapter 3, and the Guiding Implementation Principles in this Section. This analysis will be undertaken with significant community leadership – as described in the Governance Charter – and will serve as a key input into the development of Action Plans and other decisions about the use of TIF funds.” The Governance Charter, included in the TIF District Plan will therefore ensure



evaluation of impacts from investment decisions. The Plan's Vision, and Goals will ensure this evaluation considers the physical characteristics of neighborhoods and the residents with a particular focus on under-served and under-represented communities, displacement, and affordability impacts. The Plan envisions a District where access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-income people, rather than leading to displacement from their homes and neighborhoods. Goals that support this vision include:

1. Ensure historically marginalized or economically vulnerable people play lead roles in decisions about investments and policies that affect them and their communities.
2. Ensure current residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.
3. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the 82nd Avenue Corridor.
4. Preserve existing opportunities for affordable housing and economic prosperity activities and create new opportunities for vulnerable and/or historically marginalized people and communities to live, work and thrive along the corridor, including those previously displaced. Explore the use of more mixed-use development.

The Plan is therefore consistent with Policy 3.9.

Policy 3.10 Rural, urbanizable, and urban land

Preserve the rural character of rural land outside the Regional Urban Growth Boundary. Limit urban development of urbanizable land beyond the City Limits until it is annexed and full urban services are extended.

Finding: No urban development or extension of urban services to rural land is proposed. The proposed TIF District is within the Portland City limits and regional Urban Growth Boundary. The establishment of this TIF District will support urban development within the Urban Growth Boundary. This plan is consistent with this policy.

Policy 3.11 Significant places

Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Consider these especially at:

- ◆ High-visibility intersections
- ◆ Attractions
- ◆ Schools, libraries, parks, and other civic places



- ◆ Bridges
- ◆ Rivers
- ◆ Viewpoints and view corridor locations
- ◆ Historically or culturally significant places
- ◆ Connections to volcanic buttes and other geologic and natural landscape features
- ◆ Neighborhood boundaries and transitions

Finding: No new symbolic features or iconic structures are proposed with this TIF District and the Plan does not propose changes to any significant places. However, the Plan includes projects to support arts and cultural investments that celebrate and represent Priority Communities, developed by and/or in collaboration with artists and community members who represent those communities. This may include murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces. The TIF District Plan is consistent with Policy 3.11.

CENTERS

Policy 3.12 Role of centers

Enhance centers as anchors of complete neighborhoods that include concentrations of commercial and public services, housing, employment, gathering places, and green spaces.

Finding: The proposed 82nd Avenue Area TIF District intersects the Lents Town Center, and the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers designated in the Comprehensive Plan's Centers shown in Figure 3-3. The TIF District will support development or redevelopment of commercial and public services, housing, employment, gathering places, and green spaces within these centers. The TIF District is consistent with Policy 3.12.

Policy 3.13 Variety of centers

Plan for a range of centers across the city to enhance local, equitable access to services, and expand housing opportunities.

Finding: No new centers are proposed with this TIF District Plan. This policy does not apply.

Policy 3.14 Housing in centers

Provide housing capacity for enough population to support a broad range of commercial services, focusing higher-density housing within a half-mile of the center core.

Finding: The 82nd Avenue Area TIF District aims to support development or redevelopment of higher density housing throughout the District, which includes the Lents Town Center, and the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers. The Portland Housing Bureau "Multi-family Rental Development"



program will be eligible to receive funding for projects within this TIF District through the 82nd Avenue Area TIF District Plan. The TIF District Plan is consistent with Policy 3.14.

Policy 3.15 Investments in centers

Encourage public and private investment in infrastructure, economic development, and community services in centers to ensure that all centers will support the populations they serve.

Finding: The establishment of the 82nd Avenue Area TIF District will authorize in investments in infrastructure, economic development, and community services in the Lents Town Center, and the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers. The TIF District Plan is consistent with Policy 3.15.

Policy 3.16 Government services

Encourage the placement of services in centers, including schools and colleges, health services, community centers, daycare, parks and plazas, library services, and justice services.

Finding: The 82nd Avenue Area District Plan supports investments in commercial development and affordable housing that could provide opportunities for daycares, health services, and other government services. The Plan also identifies priority project investments in updated community centers, resilience hubs, and new local parks. The 82nd Avenue Area TIF District Plan is consistent with Policy 3.16.

Policy 3.17 Arts and culture

Ensure that land use plans and infrastructure investments allow for and incorporate arts, culture, and performance arts as central components of centers.

Finding: The 82nd Avenue Area TIF District includes projects to support arts and cultural investments that celebrate and represent Priority Communities, developed by and/or in collaboration with artists and community members who represent those communities. These projects should prioritize murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces (82nd Avenue Area TIF District Plan, Section 4.2). The Plan is consistent with Policy 3.17.

Policy 3.18 Accessibility

Design centers to be compact, safe, attractive, and accessible places, where the street environment makes access by transit, walking, biking, and mobility devices such as wheelchairs, safe and attractive for people of all ages and abilities.

Finding: The 82nd Avenue Area TIF District Plan will support compact, safe, attractive, and accessible development within the within the Lents Town Center, and in the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers. Proposed projects include accessibility improvements for low-income homeowners, and connectivity and accessibility improvements that make the District safer and more appealing for biking, walking, and rolling. The Plan is consistent with Policy 3.18.



Policy 3.19 Center connections

Connect centers to each other and to other key local and regional destinations, such as schools, parks, and employment areas, by pedestrian trails and sidewalks, bicycle sharing, bicycle routes, frequent and convenient transit, and electric vehicle charging stations. Prepare and adopt future street plans for centers that currently have poor street connectivity, especially where large commercial parcels are planned to receive significant additional housing density.

Finding: No changes are proposed to the location of centers, the existing planned routes or networks between centers, or to future street plans. However, the 82nd Avenue Area TIF District Plan does provide funding to support transportation improvements that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges. These investments should prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. (82nd Avenue Area TIF District Plan, Section 4.2). The Plan could therefore support the City's implementation of Policy 3.19.

Policy 3.20 Green infrastructure in centers

Integrate nature and green infrastructure into centers and enhance public views and connections to the surrounding natural features.

Finding: The 82nd Avenue Area TIF District Plan will authorize funding for green infrastructure, new natural areas, and connectivity investments that improve connectivity to parks throughout the District, which includes the Lents Town Center, and the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers (82nd Avenue Area TIF District Plan, Sections 4.2. B and C). The Plan could therefore support the City's implementation of Policy 3.20.

CENTRAL CITY

Policy 3.21 Role of the Central City

Policy 3.22 Model Urban Center

Policy 3.23 Central City employment

Policy 3.24 Central City housing

Policy 3.25 Transportation hub

Policy 3.26 Public places

Finding: Policies 3.21 through 3.26 pertain to the Central City. The proposed TIF District is not within the Central City. Policies 3.21 through 3.26 do not apply.



GATEWAY REGIONAL CENTER

Policy 3.27 Role of Gateway

Policy 3.28 Housing

Policy 3.29 Transportation

Policy 3.30 Public places

Finding: The 82nd Avenue Area TIF District Plan does not intersect with the Gateway Regional Center boundary shown on the City's Comprehensive Plan map. Policies 3.27 through 3.30 do not apply.

TOWN CENTERS

Policy 3.31 Role of Town Centers

Enhance Town Centers as successful places that serve the needs of surrounding neighborhoods as well as a wider area, and contain higher concentrations of employment, institutions, commercial and community services, and a wide range of housing options.

Policy 3.32 Housing

Provide for a wide range of housing types in Town Centers, which are intended to generally be larger in scale than the surrounding residential areas. There should be sufficient zoning capacity within a half-mile walking distance of a Town Center to accommodate 7,000 households.

Policy 3.33 Transportation

Improve Town Centers as multimodal transportation hubs that optimize access from the broad area of the city they serve and are linked to the region's high-capacity transit system.

Policy 3.34 Public places

Provide parks or public squares within or near Town Centers to support their roles as places of focused business and social activity.

Finding: Policies 3.31 through 3.34 provide direction on the desired characteristics and functions of Town Centers. The 82nd Avenue Area TIF District Plan does not amend the zoning code or map designations, or transportation or park plans that implement these policies. However, the TIF District plan will support the development of employment and commercial services, a wide range of housing types, multimodal transportation options, and public spaces within the portion of the Lents Town Center encompassed by the District (see 82nd Avenue Area TIF District Plan, Section 4.2 for specific projects that support these types of development). The Plan is therefore consistent with Policies 3.31 through 3.34.

NEIGHBORHOOD CENTERS

Policy 3.35 Role of Neighborhood Centers

Enhance Neighborhood Centers as successful places that serve the needs of surrounding neighborhoods. In Neighborhood Centers, provide for higher concentrations of development,



employment, commercial and community services, and a wider range of housing options than the surrounding neighborhoods.

Policy 3.36 Housing

Provide for a wide range of housing types in Neighborhood Centers, which are intended to generally be larger in scale than the surrounding residential areas, but smaller than Town Centers. There should be sufficient zoning capacity within a half-mile walking distance of a Neighborhood Center to accommodate 3,500 households.

Policy 3.37 Transportation

Design Neighborhood Centers as multimodal transportation hubs that are served by frequent-service transit and optimize pedestrian and bicycle access from adjacent neighborhoods.

Policy 3.38 Public places

Provide small parks or plazas within or near Neighborhood Centers to support their roles as places of local activity and gathering.

Finding: Policies 3.35 through 3.38 provide direction on the desired characteristics and functions of Neighborhood Centers. The 82nd Avenue Area TIF District Plan does not amend the zoning code or map designations, or transportation or park plans that implement these policies. However, the TIF District Plan will support the development of employment and commercial services, a wide range of housing types, multimodal transportation options, and public spaces within the Montavilla, Brentwood-Darlington and Jade District Neighborhood Centers (see 82nd Avenue Area TIF District Plan, Section 4.2 for specific projects that support these types of development). The Plan is therefore consistent with Policies 3.35 through 3.38.

INNER RING DISTRICTS

Policy 3.39 Growth

Policy 3.40 Corridors

Policy 3.41 Distinct identities

Policy 3.42 Diverse residential areas

Policy 3.43 Active transportation

Finding: The 82nd Avenue Area TIF District is not located in the inner ring district. Policies 3.39 through 3.43 do not apply.

CORRIDORS

Policy 3.44 Growth and mobility

Coordinate transportation and land use strategies along corridors to accommodate growth and mobility needs for people of all ages and abilities.



Policy 3.45 Connections

Improve corridors as multimodal connections providing transit, pedestrian, bicycle, and motor vehicle access and that serve the freight needs of centers and neighborhood business districts.

Policy 3.46 Design

Encourage street design that balances the important transportation functions of corridors with their roles as the setting for commercial activity and residential living.

Policy 3.47 Green infrastructure in corridors

Enhance corridors with distinctive green infrastructure, including landscaped stormwater facilities, extensive tree plantings, and other landscaping that both provide environmental function and contribute to a quality pedestrian environment.

Finding: Policies 3.44 through 3.47 provide direction on the desired characteristics and functions of corridors as well as street design and future land use changes. The 82nd Avenue Area TIF District Plan does not change the location of adopted corridors, affect transportation facility design or green infrastructure programs, or amend the TSP. The projects identified in the 82nd Avenue Area TIF District Plan provide funding for multimodal transportation improvements and green infrastructure within the District, which includes the 82nd Avenue Civic Corridor. The Plan is consistent with Policies 3.44 through 3.47.

CIVIC CORRIDORS

Policy 3.48 Integrated land use and mobility

Enhance Civic Corridors as distinctive places that are models of ecological urban design, with transit-supportive densities of housing and employment, prominent street trees and other green features, and high-quality transit service and pedestrian and bicycle facilities.

Policy 3.49 Design great places

Improve public streets and sidewalks along Civic Corridors to support the vitality of business districts, create distinctive places, provide a safe, healthy, and attractive pedestrian environment, and contribute to quality living environments for residents.

Policy 3.50 Mobility corridors

Improve Civic Corridors as key mobility corridors of citywide importance that accommodate all modes of transportation within their right-of-way or on nearby parallel routes.

Policy 3.51 Freight

Maintain freight mobility and access on Civic Corridors that are also Major or Priority Truck Streets.

Finding: Policies 3.48 through 3.50 provide direction on the desired characteristics, functions, and street design of civic corridors. The 82nd Avenue Area TIF District Plan does not change the boundary of corridors on the Urban Design Framework, impact transportation facility design, or amend the TSP. The District includes 82nd Avenue



which is a Civic Corridor and a Major Truck Street. The projects identified in the 82nd Avenue Area TIF District Plan provide funding for high-density housing development, mixed-use development, pedestrian and bicycle facilities that would contribute to making the 82nd Avenue Civic Corridor a safe, healthy, and attractive pedestrian environment and a quality living environment. The Plan is consistent with Policies 3.48 through 3.51.

NEIGHBORHOOD CORRIDORS

Policy 3.52 Neighborhood Corridors

Enhance Neighborhood Corridors as important places that support vibrant neighborhood business districts with quality multi-family housing, while providing transportation connections that link neighborhoods.

Finding: The 82nd Avenue Area TIF District includes a small portion of SE Stark Street and SE Division Street west of 82nd Avenue, which are shown as Neighborhood Corridors on Figure 3-2 of the Comprehensive Plan. The projects identified in the 82nd Avenue Area TIF District Plan will provide funding to the Portland Housing Bureau for multi-dwelling housing development throughout the District. The Plan will therefore support the City in implementing Policy 3.52.

TRANSIT STATION AREAS

Policy 3.53 Transit-oriented development

Encourage transit-oriented development and transit-supportive concentrations of housing and jobs, and multimodal connections at and adjacent to high-capacity transit stations.

Policy 3.54 Community connections

Integrate transit stations into surrounding communities and enhance pedestrian and bicycle facilities (including bike sharing) to provide safe and accessible connections to key destinations beyond the station area.

Policy 3.55 Transit station area safety

Design transit areas to improve pedestrian, bicycle, and personal safety.

Policy 3.56 Center stations

Encourage transit stations in centers to provide high density concentrations of housing and commercial uses that maximize the ability of residents to live close to both high-quality transit and commercial services.

Policy 3.57 Employment stations

Encourage concentrations of jobs and employment focused land uses in and around stations in employment-zoned areas.



Policy 3.58 Transit neighborhood stations

Encourage concentrations of mixed-income residential development and supportive commercial services close to transit neighborhood stations. Transit neighborhood stations serve mixed-use areas that are not in major centers.

Policy 3.59 Destination stations

Enhance connections between major destinations and transit facilities and strengthen the role of these station areas as places of focused activity.

Finding: Policies 3.53 through 3.59 relate to transit station planning and supportive active transportation infrastructure and future land use changes. The 82nd Avenue Area TIF District Plan does not change the boundary of station areas on the Urban Design Framework or amend the TSP. The 82nd Avenue Area TIF District Plan supports the creation of high-density housing and economic development so that more people can live near transit and better access goods and services within the District using public transit. The 82nd Avenue Area TIF District Plan is therefore consistent with Policies 3.53 through 3.59.

CITY GREENWAYS

Policy 3.60 Connections

Policy 3.61 Integrated system

Policy 3.62 Multiple benefits

Policy 3.63 Design

Finding: Policies 3.60 through 3.63 relate to the establishment and design of the City greenway network. No new greenways are proposed and no changes are proposed to greenway design guidelines or standards. Policies 3.60 through 3.63 do not apply.

URBAN HABITAT CORRIDORS

Policy 3.64 Urban habitat corridors

Policy 3.65 Habitat connection tools

Policy 3.66 Connect habitat corridors

Finding: Habitat corridors are mapped on Figure 3-6 of the Comprehensive Plan. The City has an adopted Natural Resources Inventory (NRI) that provides a basis for establishing future habitat corridors and enhancing connectivity. The City's environmental overlay zone regulations are the implementing regulatory tools to preserve natural resources and their ecosystem services, particularly in relationship habitat areas. The 82nd Avenue Area TIF District Plan does not amend either the NRI or the existing environmental zone regulations. Habitat corridors also include tree canopy. The 82nd Avenue Area TIF District Plan does not change Title 11 tree preservation and tree density requirements that apply in development situations. In addition, the 82nd Avenue Area TIF District Plan does not change the building coverage or minimum landscaped area standards of any zone. Policies 3.64- 3.66 do not apply.



EMPLOYMENT AREAS

Policy 3.67 Employment area geographies

Consider the land development and transportation needs of Portland's employment geographies when creating and amending land use plans and making infrastructure investments.

Finding: The map of employment areas, Figure 3-5 of the Comprehensive Plan, shows commercial employment areas along the length of the 82nd Avenue corridor, along with small amounts of industrial/employment and institutional employment areas within the District. The 82nd Avenue Area TIF District Plan does not change the use allowances or development standards of the zones in these employment areas. The TIF District Plan will authorize funding for projects that support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects as well as projects that invest in critical transportation improvements triggered by, or that directly support, the implementation of other investments in the Plan. The Plan is therefore consistent with Policy 3.67.

Policy 3.68 Regional Truck Corridors

Enhance designated streets to accommodate forecast freight growth and support intensified industrial use in nearby freight districts. See Figure 3-7 — Employment Areas. Designated regional truckways and priority truck streets (Transportation System Plan classifications are shown to illustrate this network).

Finding: The 82nd Avenue Area TIF District does not include any of the regional truckways or priority truck streets shown on Figure 3-7 of the Comprehensive Plan. Policy 3.68 does not apply.



PATTERN AREAS

RIVERS PATTERN AREA

Policy 3.69 Historic and multi-cultural significance

Policy 3.70 River transportation

Policy 3.71 Recreation

Policy 3.72 Industry and port facilities

Policy 3.73 Habitat

Policy 3.74 Commercial activities

Policy 3.75 River neighborhoods

Policy 3.76 River access

Policy 3.77 River management and coordination

Policy 3.78 Columbia River

Policy 3.79 Willamette River North Reach

Policy 3.80 Willamette River Central Reach

Policy 3.81 Willamette River South Reach

Policy 3.82 Willamette River Greenway

Finding: The 82nd Avenue Area TIF District does not encompass and is not adjacent to a river pattern area. Policies 3.69 through 3.82 do not apply.

CENTRAL CITY PATTERN AREA

Policy 3.83 Central City districts

Policy 3.84 Central City river orientation

Policy 3.85 Central City pedestrian system

Policy 3.86 Central City bicycle system

Finding: The 82nd Avenue Area TIF District is not located within the Central City pattern area. Policies 3.83 through 3.86 do not apply.

INNER NEIGHBORHOODS PATTERN AREA

Policy 3.87 Inner Neighborhoods main streets

Maintain and enhance the Streetcar Era pattern of street-oriented buildings along Civic and Neighborhood corridors.

Policy 3.88 Inner Neighborhoods street patterns

Preserve the area's urban fabric of compact blocks and its highly interconnected grid of streets.

Policy 3.89 Inner Neighborhoods infill

Fill gaps in the urban fabric through infill development on vacant and underutilized sites and in the reuse of historic buildings on adopted inventories.

Policy 3.90 Inner Neighborhoods active transportation

Use the extensive street, sidewalk, and bikeway system and multiple connections to the Central City as a key part of Portland's active transportation system



Policy 3.91 Inner Neighborhoods residential areas

Continue the patterns of small, connected blocks, regular lot patterns, and streets lined by planting strips and street trees in Inner Neighborhood residential areas.

Finding: Policies 3.87 through 3.91 provide direction on the desired characteristics and functions of the Inner Neighborhoods Pattern Area. They address site development, street patterns, infill development, and active transportation. The 82nd Avenue Area TIF District Plan does not affect any development standards related to building orientation, street or lot patterns, connectivity. The majority of the 82nd Avenue Area TIF District Area is within the Inner Neighborhoods pattern area. The projects identified in the 82nd Avenue Area TIF District Plan will support infill development within the District by provide funding to support housing and commercial development and infrastructure. The Plan is consistent with Policies 3.87 through 3.91.

EASTERN NEIGHBORHOODS PATTERN AREA

Policy 3.92 Eastern Neighborhoods street, block, and lot pattern

Guide the evolving street and block system in the Eastern Neighborhoods in ways that build on positive aspects of the area's large blocks, such as opportunities to continue mid-block open space patterns and create new connections through blocks that make it easier to access community destinations.

- A. *North-South Transit. Support development of, access to, and service enhancement for North-South transit.*
- B. *Alleyways. Promote and guide the implementation of alley improvements that result in alleys that are safe, well maintained, and an asset for the community.*

Policy 3.93 Eastern Neighborhoods site development

Require that land be aggregated into larger sites before land divisions and other redevelopment occurs. Require site plans which advance design and street connectivity goals.

Policy 3.94 Eastern Neighborhoods trees and natural features

Encourage development and right-of-way design that preserves and incorporates Douglas fir trees and groves, and that protects the area's streams, forests, wetlands, steep slopes, and buttes.

Policy 3.95 Eastern Neighborhoods buttes

Enhance public views of the area's skyline of buttes and stands of tall Douglas fir trees.

Policy 3.96 Eastern Neighborhoods corridor landscaping

Encourage landscaped building setbacks along residential corridors on major streets.

Policy 3.97 Eastern Neighborhoods active transportation

Enhance access to centers, employment areas, and other community destinations in Eastern Neighborhoods by ensuring that corridors have safe and accessible pedestrian and bicycle



facilities and creating additional secondary connections that provide low-stress pedestrian and bicycle access.

Finding: Policies 3.92 through 3.97 provide direction on the desired characteristics and functions of the Eastern Neighborhoods Pattern Area. They address street patterns, site development, natural features, and active transportation. The 82nd Avenue Area TIF District Plan does not affect any development standards related to street or lot patterns, connectivity, tree preservation, or landscaping. A portion of the 82nd Avenue Area TIF District is within the Eastern Neighborhoods pattern area. The 82nd Avenue Area TIF District Plan does provide funding to support safe pedestrian and bicycle facilities within the District, but otherwise will not affect implementation of the City’s Eastern Neighborhood Pattern Area policies. The Plan is consistent with Policies 3.92 through 3.97.

WESTERN NEIGHBORHOODS PATTERN AREA

Policy 3.98 Western Neighborhoods village character

Policy 3.99 Western Neighborhoods active transportation

Policy 3.100 Western Neighborhoods development

Policy 3.101 Western Neighborhoods habitat corridors

Policy 3.102 Western Neighborhoods trails

Finding: Policies 3.98 through 3.102 apply to the Western Neighborhoods, shown on Comprehensive Plan Figure 3-8. The proposed TIF District does not intersect with any Western Neighborhoods. Policies 3.98 through 3.102 do not apply.

Chapter 4: Design and Development

Goals

Goal 4.A: Context-sensitive design and development

Goal 4.B: Historic and cultural resources

Goal 4.C: Human and environmental health

Goal 4.D: Urban resilience

Finding: The goals and policies of Chapter 4 are intended to encourage development that respects context, preserves historic and cultural resources, reduces carbon emissions, improves resource efficiency, minimizes risk from natural hazards, limits impacts to wildlife and natural systems, and integrates nature into the urban environment. Goals 4.A through 4.D address site and building design in development situations. The 82nd Avenue Area TIF District Plan does not include any specific new development and does not change regulations that implement these goals. All future projects within the District will need to meet applicable development and design standards, as well as environmental and historic resource overlay zone requirements, of the City of Portland’s Zoning Code and permitting process. Goals 4.A through 4.D do not apply.



Policies

CONTEXT

Policy 4.1 Pattern areas.

Policy 4.2 Community identity.

Policy 4.3 Site and context.

Policy 4.4 Natural features and green infrastructure.

Policy 4.5 Pedestrian-oriented design.

Policy 4.6 Street orientation.

Policy 4.7 Development and public spaces.

Policy 4.8 Alleys

Policy 4.9 Transitional urbanism.

Finding: Policies 4.1 through 4.9 are intended to guide building and site design site and building design in development situations, and support designing development to contribute to the quality of the public realm of streets and other open spaces and natural areas. The 82nd Avenue Area TIF District Plan does not identify specific new development projects and does not amend any development/design standards or programs that implement these policies. Policies 4.1 through 4.9 do not apply.

HEALTH AND SAFETY

Policy 4.10 Design for active living.

Policy 4.11 Access to light and air.

Policy 4.12 Privacy and solar access.

Policy 4.13 Crime-preventive design.

Policy 4.14 Fire prevention and safety.

Policy 4.15 Residential area continuity and adaptability.

Policy 4.16 Scale and patterns.

Policy 4.17 Demolitions.

Policy 4.18 Compact single-family options.

Policy 4.19 Resource efficient and healthy residential design and development.

Finding: Policies 4.10 through 4.19 are intended to guide building and site design to protect the health and livability of building users and neighbors, including minimizing risks of crime and fire. The 82nd Avenue Area TIF District Plan does not propose specific new development at this time and does not amend any development or design standards or programs that implement these policies. Policies 4.10 through 4.19 do not apply.



DESIGN AND DEVELOPMENT OF CENTERS AND CORRIDORS

Policy 4.20 Walkable scale.

Policy 4.21 Street environment.

Policy 4.22 Relationship between building height and street size.

Policy 4.23 Design for pedestrian and bicycle access.

Policy 4.24 Drive-through facilities.

Policy 4.25 Residential uses on busy streets.

Policy 4.26 Active gathering places.

Policy 4.27 Protect defining features.

Policy 4.28 Historic buildings in centers and corridors.

Finding: Policies 4.20 through 4.28 address design and development in centers and along corridors. The policies provide guidance on development scale, streetscapes, gathering spaces, and historic preservation. The 82nd Avenue Area TIF District Plan does not identify specific new development projects and does not affect programs related to street design, the planning and creation of public gathering spaces or restoration of historic resources. Policies 4.20 through 4.28 do not apply.

Policy 4.29 Public art.

Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.

Finding: No specific new development is proposed as part of the 82nd Avenue Area TIF District Plan. However, the Plan will provide a potential funding source for Arts and Culture Assets and Amenities projects that:

- ◆ Celebrate and represent Priority Communities, developed by and/or in collaboration with artists and community members who represent those communities.
- ◆ Prioritize murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces.

The Plan is therefore consistent with Policy 4.29.

TRANSITIONS

Policy 4.30 Scale transitions.

Policy 4.31 Land use transitions.

Policy 4.32 Industrial edge.

Finding: Policies 4.30 through 4.32 address scale and use transitions, which are implemented through the Zoning Code and map. The 82nd Avenue Area TIF District Plan does not change any existing building scale, setback or landscaping standards that apply where zoning designations transition. Policies 4.30 through 4.32 do not apply.



OFF-SITE IMPACTS

Policy 4.33 Off-site impacts.

Policy 4.34 Auto-oriented facilities, uses, and exterior displays.

Policy 4.35 Noise impacts.

Policy 4.36 Air quality impacts.

Policy 4.37 Diesel emissions.

Policy 4.38 Light pollution.

Policy 4.39 Airport noise.

Policy 4.40 Telecommunication facility impacts.

Finding: Policies 4.33 through 4.40 generally address impacts that can negatively affect adjacent residential uses and areas. They are implemented through design and impact-related performance standards in the zoning code. Current base zone development standards address potential off-site impacts through existing setback requirements, tree density standards, limitations on commercial uses and signage. Offsite impacts are additionally addressed in Chapter 33.262. Existing regulations in the Portland International Airport Noise Impact Zone (33.470) are unchanged, and areas with high noise impacts (68 and higher DNL) where new residential uses are prohibited are unaffected by the 82nd Avenue Area TIF District Plan.

The 82nd Avenue Area TIF District Plan does not change any site or building design regulations, or any of the specific implementing regulations related to these policies. Policies 4.33 through 4.40 do not apply.

SCENIC RESOURCES

Policy 4.41 Scenic resources.

Policy 4.42 Scenic resource protection.

Policy 4.43 Vegetation management.

Policy 4.44 Building placement, height, and massing.

Policy 4.45 Future development.

Finding: The City has designated scenic resources in an adopted inventory and protects them through an overlay zone (Chapter 33.480) which addresses landscaping, setbacks, screening, building facades and tree removal. The 82nd Avenue Area TIF District Plan does not amend these scenic resource regulations. Policies 4.41 through 4.45 do not apply.



HISTORIC AND CULTURAL RESOURCES

Policy 4.46 Historic and cultural resource protection.

Policy 4.47 State and federal historic resource support.

Policy 4.48 Continuity with established patterns.

Policy 4.49 Resolution of conflicts in historic districts.

Policy 4.50 Demolition.

Policy 4.51 City-owned historic resources.

Policy 4.52 Historic Resources Inventory.

Policy 4.53 Preservation equity.

Finding: Policies 4.46 through 4.53 address historic and cultural resources. The City's regulations for historic and cultural resource preservation are found in Chapter 33.445. No changes to these historic or cultural resource protections are proposed with the 82nd Avenue Area TIF District Plan. Policies 4.46 through 4.53 do not apply.

Policy 4.54 Cultural diversity.

Work with Portland's diverse communities to identify and preserve places of historic and cultural significance.

Policy 4.55 Cultural and social significance.

Encourage awareness and appreciation of cultural diversity and the social significance of both beautiful and ordinary historic places and their roles in enhancing community identity and sense of place.

Finding: The TIF District Plan authorizes fundings for arts, culture and signage within the TIF District, which could include opportunities to include historical and cultural art and signage in TIF investments to celebrate and represent Priority Communities. These projects support implementation of Policies 4.54 and 4.55, therefore the 82nd Avenue Area TIF District is consistent with these policies.

Policy 4.56 Community structures.

Policy 4.57 Economic viability.

Policy 4.58 Archaeological resources.

Finding: Policies 4.56 through 4.58 address historic structures and resources, and archaeological resources. The City's regulations for historic and cultural resource preservation are found in Chapter 33.445. No changes to these historic or cultural resource protections are proposed with the 82nd Avenue Area TIF District Plan. Policies 4.56 through 4.58 do not apply.

PUBLIC ART

Policy 4.59 Public art and development.

Create incentives for public art as part of public and private development projects.



Finding: The 82nd Avenue Area TIF District Plan does not create incentives for public art as part of public and private development projects and does not change or affect any existing incentives the City has in place to implement this policy. Policy 4.59 does not apply.

RESOURCE-EFFICIENT DESIGN AND DEVELOPMENT

Policy 4.60 Rehabilitation and adaptive reuse.

Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

Policy 4.61 Compact housing.

Promote the development of compact, space- and energy efficient housing types that minimize use of resources such as smaller detached homes or accessory dwellings and attached homes.

Policy 4.62 Seismic and energy retrofits.

Promote seismic and energy-efficiency retrofits of historic buildings and other existing structures to reduce carbon emissions, save money, and improve public safety.

Policy 4.63 Life cycle efficiency.

Encourage use of technologies, techniques, and materials in building design, construction, and removal that result in the least environmental impact over the life cycle of the structure.

Policy 4.64 Deconstruction.

Encourage salvage and reuse of building elements when demolition is necessary or appropriate.

Policy 4.65 Materials and practices.

Encourage use of natural, resource-efficient, recycled, recycled content, and non-toxic building materials and energy efficient building practices.

Policy 4.66 Water use efficiency.

Encourage site and building designs that use water efficiently and manage stormwater as a resource.

Policy 4.67 Optimizing benefits.

Provide mechanisms to evaluate and optimize the range of benefits from solar and renewable resources, tree canopy, ecoroofs, and building design.

Policy 4.68 Energy efficiency.

Encourage and promote energy efficiency significantly beyond the Statewide Building Code and the use of solar and other renewable resources in individual buildings and at a district scale.



Policy 4.69 Reduce carbon emissions.

Encourage a development pattern that minimizes carbon emissions from building and transportation energy use.

Policy 4.70 District energy systems.

Encourage and remove barriers to the development and expansion of low-carbon heating and cooling systems that serve multiple buildings or a broader district.

Policy 4.71 Ecodistricts.

Encourage ecodistricts, where multiple partners work together to achieve sustainability and resource efficiency goals at a district scale.

Policy 4.72 Energy-producing development.

Encourage and promote development that uses renewable resources, such as solar, wind, and water to generate power on-site and to contribute to the energy grid.

Finding: Policies 4.60 through 4.72 address resource efficiency and resilience and are primarily related to building design. This includes consideration of energy use, water use, use of recycled and healthy building materials, seismic standards, and adaptive re-use. The 82nd Avenue Area TIF District Plan does not amend any existing design or development standards that have an impact on resource efficiency. The 82nd Avenue Area TIF District Plan also does not impact programs related to water or energy efficiency, recycling, or seismic resiliency. The Plan will provide a future funding source that could be used for rehabilitation and preservation of existing regulated housing, rehabilitation of existing market-rate housing, energy efficiency upgrades for low-income homeowners, multi-dwelling rental development, seismic improvements in commercial and mixed-use developments, and climate, resilience and community solar projects (see 82nd Avenue Area TIF District Plan, Section 4.2). Therefore, the Plan is consistent with Policies 4.60 through 4.72.



DESIGNING WITH NATURE

Policy 4.73 Design with nature.

Policy 4.74 Flexible development options.

Policy 4.75 Low-impact development and best practices.

Policy 4.76 Impervious surfaces.

Policy 4.77 Hazards to wildlife.

Policy 4.78 Access to nature.

Policy 4.79 Natural hazards and climate change risks and impacts.

Policy 4.80 Geological hazards.

Policy 4.81 Disaster-resilient development.

Policy 4.82 Portland Harbor facilities.

Policy 4.83 Urban heat islands.

Policy 4.84 Planning and disaster recovery.

Finding: Policies 4.73 through 4.78 are intended to encourage development design to incorporate natural features and functions. These policies address site and building design and access to nature. The 82nd Avenue Area TIF District Plan does not amend existing design or development standards that implement these policies and does not propose specific new development projects. Policies 4.73 through 4.78 do not apply.

HEALTHY FOOD

Policy 4.85 Grocery stores and markets in centers.

Facilitate the retention and development of grocery stores, neighborhood-based markets, and farmers markets offering fresh produce in centers. Provide adequate land supply to accommodate a full spectrum of grocery stores catering to all socioeconomic groups and providing groceries at all levels of affordability.

Policy 4.86 Neighborhood food access.

Encourage small, neighborhood-based retail food opportunities, such as corner markets, food co-ops, food buying clubs, and community-supported agriculture pickup/drop-off sites, to fill in service gaps in food access across the city.

Policy 4.87 Growing food.

Increase opportunities to grow food for personal consumption, donation, sales, and educational purposes.

Policy 4.88 Access to community gardens.

Ensure that community gardens are allowed in areas close to or accessible via transit to people living in areas zoned for mixed-use or multi-dwelling development, where residents have few opportunities to grow food in yards.

Finding: Policies 8.85 through 4.88 address ways that programs and land use plans can facilitate better access to healthy food. The 82nd Avenue Area District Plan supports economic development that advances community-identified priorities for affordable and culturally-relevant groceries and access to organic, fresh food. The Plan also identifies community gardens as an investment that supports resilience, public and personal



health outcomes. The 82nd Avenue Area TIF District Plan is consistent with Policies 4.85 through 4.88.

Chapter 5: Housing

Goals

Goal 5.A: Housing diversity

Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to use in the TIF District for affordable housing creation and stabilization. This funding will allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Goal 5.A.

Goal 5.B: Equitable access to housing

Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

Finding: Improving equitable access to housing in the 82nd Avenue Area TIF District is embedded in throughout the TIF District Plan's values, goals, and proposed projects/major activities (82nd Avenue Area TIF District Plan, Sections 3.2, 3.3, and 4.2).

◆ Values:

- Access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-income people, rather than leading to their displacement from their homes and neighborhoods.

◆ Goals:

- Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the 82nd Avenue Corridor.
- Preserve existing opportunities for affordable housing and economic prosperity activities and create new opportunities for vulnerable and/or historically marginalized people and communities to live, work and thrive along the corridor, including those previously displaced. Explore the use of more mixed-use development.

The proposed affordable housing projects in the 82nd Avenue Area TIF District Plan will support the goal of improving equitable access for housing in the District. The



Plan is therefore consistent with Goal 5.B. See the findings for Chapter 5 policies below for more information.

Goal 5.C: Healthy connected city

Portlanders live in safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, and affordable multimodal transportation.

Finding: Goal 5.C. directs the City to encourage the development of a wide range of housing options in and around complete neighborhoods that have access to transit, bikeways and sidewalks. The 82nd Avenue Area TIF District Plan is consistent with a healthy connected city and human health because it focuses on providing safe, decent and affordable housing options and increasing housing capacity in the District and investing in multimodal transportation improvements. The 82nd Avenue Area TIF District Plan provides funding to increase housing opportunities, provide resources for community services to support people experiencing homelessness, and improve bicycle and pedestrian connectivity to goods and services that meet daily needs. The 82nd Avenue Area TIF District Plan is consistent with Goal 5.C.

Goal 5.D: Affordable housing

Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

Finding: The 82nd Avenue Area TIF District Plan will help preserve and increase the supply of affordable housing within the District by providing funding for the following projects:

- ◆ Single Family Home Repair - Support low-income community members who currently own their homes, so that they are more likely to be able to stay in place, through home repairs.
- ◆ Homeownership Support - Financial subsidization of the development of new homes.
- ◆ Multi-family Rental Development - Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Acquisition & Rehabilitation of Existing Market-Rate Housing - Purchase market-rate housing, including motels, foreclosed and unoccupied properties, make needed repairs and renovations, and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental).
- ◆ Capital Expenditures for Community Services for Houseless Neighbors - Prioritize housing development for people experiencing houselessness.

The 82nd Avenue Area TIF District Plan is therefore consistent with Goal 5.D.



Goal 5.E: High-performance housing

Portland residents have access to resource-efficient and high-performance housing for people of all abilities and income levels.

Finding: The 82nd Avenue Area TIF District Plan does not modify any development or building standards that ensure housing is energy-efficient or resource-efficient. The 82nd Avenue Area TIF District Plan includes a specific goal to spur innovation of environment and climate change initiatives in TIF projects and has a specific principle addressing Climate Action and Environmental Stewardship. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Goal 5.E.

Policies

Policy 5.1 Housing supply.

Maintain sufficient residential development capacity to accommodate Portland's projected share of regional household growth.

Policy 5.2 Housing growth.

Strive to capture at least 25 percent of the seven-county region's residential growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).

Finding: Policies 5.1 and 5.2 provide direction on managing housing supply and growth citywide. The 82nd Avenue Area TIF District plan does not affect the implementation of these policies as it does not propose changes to the City's zoning code, zoning map, or housing needs analysis. Policies 5.1 and 5.2 do not apply.

Policy 5.3 Housing potential.

Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low- and moderate-income households, and identify opportunities to meet future demand.

Finding: Policy 5.3 provides directs the City to evaluate plans and investments for their impact on housing capacity. The 82nd Avenue Area TIF District Plan provides significant funding (a minimum of 45 percent of the TIF revenues) to provide additional affordable housing supply that can serve low-income and moderate-income households and to stabilize existing affordable housing. The TIF District Plan is consistent with Policy 5.3.

Policy 5.4 Housing types.

Encourage new and innovative housing types that meet the evolving needs of Portland households, and expand housing choices in all neighborhoods. These housing types include but are not limited to single dwelling units; multi-dwelling units; accessory dwelling units; small units; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.



Finding: Funding from the 82nd Avenue Area TIF District Plan may be used to support a variety of housing types such as single-unit home repair, development of new multi-unit housing in a variety of unit sizes, affordable ownership via community land trusts and cooperatives. The TIF District Plan therefore conforms with Policy 5.4.

Policy 5.5 Housing in centers.

Apply zoning in and around centers that allows for and supports a diversity of housing that can accommodate a broad range of households, including multi-dwelling and family-friendly housing options.

Finding: The 82nd Avenue Area TIF District Plan does not amend zoning in and around centers. Policy 5.5 does not apply.

Policy 5.6 Middle housing.

Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Where appropriate, apply zoning that would allow this within a quarter mile of designated centers, corridors with frequent service transit, high capacity transit stations, and within the Inner Ring around the Central City.

Finding: The 82nd Avenue Area TIF District Plan aims to add regulated affordable housing (for both rental and homeownership) in middle-density configurations including attached units (e.g., duplexes, triplexes, other plexes), cottage clusters, tiny houses and accessory dwelling units (ADUs). The 82nd Avenue Area TIF District Plan is consistent with Policy 5.6.

Policy 5.7 Adaptable housing.

Encourage adaptation of existing housing and the development of new housing that can be adapted in the future to accommodate the changing variety of household types.

Policy 5.8 Physically-accessible housing.

Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.

Policy 5.9 Accessible design for all.

Encourage new construction and retrofitting to create physically-accessible housing, extending from the individual unit to the community, through the use of Universal Design Principles.

Finding: Policies 5.7 through 5.9 encourage adaptable and accessible housing through new construction and retrofitting. The 82nd Avenue Area TIF District Plan provides a source of funding to support low-income community members who currently own their homes so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, and accessibility upgrades. The 82nd Avenue Area



TIF District Plan will therefore support implementation of Policies 5.7 through 5.9 and is consistent with these policies.

HOUSING ACCESS

Policy 5.10 Coordinate with fair housing programs.

Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.

Finding: The 82nd Avenue Area TIF District Plan encourages and enhances housing choice by providing additional housing implementation resources to the Portland Housing Bureau to be dedicated to the 82nd Avenue Area. The Portland Housing Bureau will pursue projects while following policy 5.10 of the Comprehensive Plan. The 82nd Avenue Area TIF District Plan is consistent with Policy 5.10.

Policy 5.11 Remove barriers.

Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

Finding: One of the guiding principles in the 82nd Avenue Area TIF District Plan is to “remove barriers to TIF-Funded opportunities.” This principle is described as follows:

- ♦ “Actively partner with financial institutions and others to address barriers that could preclude community members from accessing TIF-funded projects and opportunities (e.g. housing, commercial investments, contracting, employment, etc.). Ensure equitable access regardless of barriers such as immigration status, credit history, legal history, rental history, eviction history and experience of domestic violence. Work with community partners to develop programs and finance opportunities that align with specific cultural or faith-based principles.”

As stated in Section 4.1 of the TIF District Plan, principles should be applied to guide all decisions about the use of TIF funds, including the selection of projects, programs, and investments for inclusion in Action Plans, as well as decisions about design and implementation. The Plan is consistent with Policy 5.11.

Policy 5.12 Impact analysis.

Evaluate plans and investments, significant new infrastructure, and significant new development to identify potential disparate impacts on housing choice, access, and affordability for protected classes and low-income households. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.13 Housing stability.

Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures.



Policy 5.14 Preserve communities.

Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.

Policy 5.15 Gentrification/displacement risk.

Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.16 Involuntary displacement.

When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

Policy 5.17 Land banking.

Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.

Policy 5.18 Rebuild communities.

Coordinate plans and investments with programs that enable communities impacted by involuntary displacement to maintain social and cultural connections, and re-establish a stable presence and participation in the impacted neighborhoods.

Policy 5.19 Aging in place.

Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.

Finding: Policies 5.12 through 5.19 require evaluation and analysis as to who will benefit and who will be burdened by a planning decision, including amendments to the Comprehensive Plan, the Comprehensive Plan Map, the Zoning Code, and the Zoning Map. No amendments to the Comprehensive Plan, the Comprehensive Plan Map, the Zoning Code, and the Zoning Map are proposed with the 82nd Avenue Area TIF District Plan.

Policies 5.12 through 5.19 also direct the City to take steps to avoid and mitigate displacement and stabilize communities impacted by involuntary displacement. The 82nd Avenue Area TIF District Plan includes three goals directly related to displacement avoidance and mitigation:

- ◆ Ensure current residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.



- ◆ Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the 82nd Avenue Corridor.
- ◆ Preserve existing opportunities for affordable housing and economic prosperity activities.

The Plan will support these goals through a variety of housing strategies aimed at affordable housing stabilization and preservation (82nd Avenue Area TIF District Plan, Section 4.2). These projects include home repair, new affordable housing development, and acquisition and rehabilitation of existing market-rate and regulated housing. The Plan is therefore consistent with Policies 5.12 through 5.19.

HOUSING LOCATION

Policy 5.20 Coordinate housing needs in high-poverty areas.

Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.

Finding: As shown in the 82nd Avenue Area TIF District Report, households in the TIF District earn less and renters are more likely to be cost burdened than the average across Portland. Compared to Portland, a greater share of TIF District households earn less than \$50,000 (35 percent versus 30 percent). Overall, Median Household Income in Portland is \$85,876 compared to \$78,597 in the TIF District. The report highlights that more than half of the TIF District's renter households experience housing cost burden, meaning they spend over 30 percent of their income on housing. This issue is more pronounced in the TIF District compared to the City of Portland, influenced by the lower rate of vacancy in the TIF District, which indicates higher demand for housing.

The 82nd Avenue Area TIF District Plan allocates 45 percent of its funding to affordable housing through Portland Housing Bureau programs, providing significant additional resources to address the housing needs in the TIF District Area. Therefore, the 82nd Avenue Area TIF District Plan will support implementation of Policy 5.20 and is consistent with this Policy.

Policy 5.21 Access to opportunities.

Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served and underrepresented populations and an existing supply of affordable housing.

Policy 5.22 New development in opportunity areas.

Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities. See Figure 5-1 — Housing Opportunity Map.

Finding: Policies 5.21 and 5.22 support affordable housing in areas with access to opportunities. As shown on Figure 5-1, the 82nd Avenue Area is within a medium



opportunity area. The 82nd Avenue Area TIF District Plan allocates funding to develop new affordable housing and support connectivity improvements throughout the District which will improve access to transportation, jobs, open spaces, schools, and supportive services and amenities. The Plan is consistent with Policies 5.21 and 5.22.

Policy 5.23 Higher-density housing.

Locate higher-density housing, including units that are affordable and accessible, in and around centers to take advantage of the access to active transportation, jobs, open spaces, schools, and various services and amenities.

Finding: The 82nd Avenue Area TIF District encompasses portions of the Lents Town Center, and the Jade District, Montavilla Neighborhood and Brentwood-Darlington Centers. The 82nd Avenue Area TIF District Plan allocates funding to support development of multi-dwelling rental housing. The TIF District Plan is therefore consistent with Policy 5.23.

Policy 5.24 Impact of housing on schools.

Evaluate plans and investments for the effect of housing development on school enrollment, financial stability, and student mobility. Coordinate with school districts to ensure plans are aligned with school facility plans.

Finding: The 82nd Avenue Area TIF District Plan does not change or affect the Portland Public Schools Long-Range Facility Plan. Policy 5.24 does not apply.

HOUSING AFFORDABILITY

Policy 5.25 Housing preservation.

Preserve and produce affordable housing to meet needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.

Policy 5.26 Regulated affordable housing target.

Strive to produce and fund at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0–80 percent MFI bracket.

Policy 5.27 Funding plan.

Encourage development or financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.

Finding: The 82nd Avenue Area TIF District Plan will provide a source of funding (at least 45 percent) to support affordable housing in the District, which includes funding to rehabilitate and preserve the affordability of existing regulated affordable housing and funding to purchase market-rate housing and convert to regulated affordable. The 82nd Avenue Area TIF District is consistent with Policies 5.25 through 5.27.



Policy 5.28 Inventory of regulated affordable housing.

Coordinate periodic inventories of the supply of regulated affordable housing in the four-county (Clackamas, Clark, Multnomah and Washington) region with Metro.

Finding: Policy 5.28 applies to ongoing intergovernmental coordination. The 82nd Avenue Area TIF District Plan does not impact the ability of the City to implement this Policy. Policy 5.28 does not apply.

Policy 5.29 Permanently-affordable housing.

Increase the supply of permanently affordable housing, including both rental and homeownership opportunities.

Finding: The 82nd Avenue Area TIF District Plan provides a source of funding to support permanently affordable homeownership utilizing mechanisms such as down payment assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers. The 82nd Avenue Area TIF District Plan is consistent with Policy 5.29.

Policy 5.30 Housing cost burden.

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage energy-efficiency investments to reduce overall housing costs.

Finding: The 82nd Avenue Area TIF District Report highlights that more than half of the TIF District's renter households experience housing cost burden, meaning they spend over 30 percent of their income on housing. This issue is more pronounced in the TIF District compared to the City of Portland, influenced by the lower rate of vacancy in the TIF District, which indicates higher demand for housing.

The 82nd Avenue Area TIF District Plan allocates 45 percent of its funding to affordable housing through Portland Housing Bureau programs, which will support the development and preservation of affordable housing in the District as well as energy efficiency upgrades for low-income homeowners. The 82nd Avenue Area TIF District Plan is consistent with Policy 5.30.

Policy 5.31 Household prosperity.

Facilitate expanding the variety of types and sizes of affordable housing units, and do so in locations that provide low-income households with greater access to convenient transit and transportation, education and training opportunities, the Central City, industrial districts, and other employment areas.

Finding: The map of employment areas shown in Figure 3-5 of the Comprehensive Plan indicates commercial employment areas along the length of the 82nd Avenue corridor, along with small amounts of industrial/employment and institutional employment areas within the District. The 82nd Avenue Area TIF District will support affordable housing development and preservation in and near these areas. The TIF District Plan also



encourages multi-dwelling development focused at major intersections near transit infrastructure, which will improve access to transit that connects people opportunities throughout the City. The 82nd Avenue Area TIF District Plan is consistent with Policy 5.31.

Policy 5.32 Affordable housing in centers.

Encourage income diversity in and around centers by allowing a mix of housing types and tenures.

Finding: The 82nd Avenue Area TIF District encompasses portions of the Lents Town Center, and the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers. The 82nd Avenue Area TIF District Plan allocates funding (at least 45 percent) to support affordable housing in the District. The 82nd Avenue Area TIF District is consistent with Policy 5.32.

Policy 5.33 Central City affordable housing.

Finding: The 82nd Avenue Area is not located within the Central City. Policy 5.33 does not apply.

Policy 5.34 Affordable housing resources.

Pursue a variety of funding sources and mechanisms including new financial and regulatory tools to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.

Finding: The 82nd Avenue Area TIF District Plan will provide a source of funding (at least 45 percent) to support affordable housing in the District. The TIF District Plan conforms with Policy 5.34.

Policy 5.35 Inclusionary housing.

Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing. Work to remove regulatory barriers that prevent the use of such tools.

Finding: The 82nd Avenue Area TIF District Plan does not change or impact the implementation of the City's inclusionary housing program or other regulatory tools that implement this Policy. Policy 5.35 does not apply.

Policy 5.36 Impact of regulations on affordability.

Evaluate how existing and new regulations affect private development of affordable housing, and minimize negative impacts where possible. Avoid regulations that facilitate economically-exclusive neighborhoods.

Finding: The 82nd Avenue Area TIF District Plan does not alter the evaluation of how existing and new regulations affect private development of affordable housing, and does not propose new regulations that could facilitate economically-exclusive neighborhoods. Policy 5.36 does not apply.



Policy 5.37 Mobile home parks.

Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

Finding: Through the 82nd Avenue Area TIF District Plan, manufactured housing park stabilization, preservation and development programs are eligible for legal, financial, feasibility and impact analysis, and if determined feasible, for program development and implementation through a five-year action plan. The TIF District Plan could therefore support implementation of Policy 5.37 and is consistent with this Policy.

Policy 5.38 Workforce housing.

Encourage private development of a robust supply of housing that is affordable to moderate-income households located near convenient multimodal transportation that provides access to education and training opportunities, the Central City, industrial districts, and other employment areas.

Finding: The 82nd Avenue Area TIF District Plan provides a potential funding source to support development of workforce housing within the District. The 82nd Avenue Area TIF District encompasses commercial, industrial/employment, and institutional employment areas. The TIF District Plan is consistent with Policy 5.38.

Policy 5.39 Compact single-family options.

Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city.

Finding: The 82nd Avenue Area TIF District Plan provides a potential source of funding for affordable infill and middle-density housing development, which includes cottage clusters, tiny houses and accessory dwelling units. The TIF District Plan could therefore support implementation of Policy 5.39 and is consistent with this Policy.

Policy 5.40 Employer-assisted housing.

Encourage employer-assisted affordable housing in conjunction with major employment development.

Finding: The 82nd Avenue Area TIF District Plan does not specifically mention employer-assisted affordable housing but does authorize funding for workforce housing and a variety of affordable housing development types. The TIF District Plan could therefore support implementation of Policy 5.40 and is consistent with this Policy.

Policy 5.41 Affordable homeownership.

Align plans and investments to support improving homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.



Policy 5.42 Homeownership retention.

Support opportunities for homeownership retention for people of color and other groups who have been historically under-served and under-represented.

Policy 5.43 Variety in homeownership opportunities.

Encourage a variety of ownership opportunities and choices by allowing and supporting including but not limited to condominiums, cooperatives, mutual housing associations, limited equity cooperatives, land trusts, and sweat equity.

Finding: Policies 5.41 through 5.43 all aim to support opportunities for homeownership for all Portlanders, including historically under-served and under-represented Portlanders. They also encourage compact single-dwelling homes, and homes affordable to middle-income Portlanders.

One of the proposed projects/major activities in the 82nd Avenue Area TIF District Plan is Homeownership Support. Under this category of projects, the Plan will provide a source of funding to “provide down payment assistance and other types of financial assistance, as well as the financial subsidization of the development of new homes. The preferred model for homeownership investments made under this plan is permanently affordable homeownership utilizing mechanisms such as down payment assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.”

The 82nd Avenue Area TIF District Plan also provides funding for Single Family Home Repair. Under this category of projects, the Plan will provide a source of funding to support low-income community members who currently own their homes so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.

The 82nd Avenue Area TIF District Plan aims to expand opportunities for affordable housing for Priority Communities, which includes people of color and other groups who have been historically under-served and under-represented (82nd Avenue Area Plan, Chapter 2). The 82nd Avenue Area TIF District Plan is consistent with Policies 5.41 through 5.43.

Policy 5.44 Regional cooperation.

Facilitate opportunities for greater regional cooperation in addressing housing needs in the Portland metropolitan area, especially for the homeless, low- and moderate-income households, and historically under-served and under-represented communities.

Policy 5.45 Regional balance.

Encourage development of a “regional balance” strategy to secure greater regional participation to address the housing needs of homeless people and communities of color, low- and moderate-income households, and historically under-served and under-represented communities throughout the region.



Finding: Concurrent to the 82nd Avenue Area TIF Exploration Process, Metro contracted with community partners, including Oregon Walks, Unite Oregon, APANO and Verde to develop an Equitable Development Strategy (EDS) for the 82nd Avenue Corridor in light of the jurisdictional transfer, but also work around a new Bus Rapid Transit line which would cross into Clackamas County. Prosper Portland and Portland Housing Bureau staff participated in the EDS process and the lead community partner from Oregon Walks participated on the 82nd Avenue Area TIF Exploration Working Group. This cross participation ensured coordinated conversations around housing challenges and houselessness.

In addition, Metro Councilor Duncan Hwang sat on both the East Portland TIF Exploration Steering Committee and the 82nd Avenue Area Working Group, bringing Metro learnings, opportunities for coordination, and challenges into those spaces. The 82nd Avenue Area TIF District Plan is therefore consistent with Policies 5.44 and 5.45.

HOMELESSNESS

Policy 5.46 Housing continuum.

Prevent homelessness and reduce the time spent being homeless by allowing and striving to provide a continuum of safe and affordable housing opportunities and related supportive services including but not limited to rent assistance, permanent supportive housing, transitional housing, micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds/rest areas.

Finding: One of the proposed projects/major activities in the 82nd Avenue Area TIF District Plan is “Capital Expenditures for Community Services for Houseless Neighbors.” This category of projects should prioritize housing development for people experiencing houselessness and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities. The 82nd Avenue Area TIF District Plan is therefore consistent with Policy 5.46.

HEALTH, SAFETY, AND WELL-BEING

Policy 5.47 Healthy housing.

Encourage development and maintenance of all housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.

Policy 5.48 Housing safety.

Require safe and healthy housing free of hazardous materials such as lead, asbestos, and radon.

Policy 5.49 Housing quality.

Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from excessive noise, pests, and hazardous environmental conditions.



Policy 5.50 High-performance housing.

Encourage energy efficiency, green building practices, materials, and design to produce healthy, efficient, durable, and adaptable homes that are affordable or reasonably priced.

Policy 5.51 Healthy and active living.

Encourage housing that provides features supportive of healthy eating and active living such as useable open areas, recreation areas, community gardens, crime-preventive design, and community kitchens in multifamily housing.

Policy 5.52 Walkable surroundings.

Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.

Policy 5.53 Responding to social isolation.

Encourage site designs and relationship to adjacent developments that reduce social isolation for groups that often experience it, such as older adults, people with disabilities, communities of color, and immigrant communities.

Finding: Policies 5.47 through 5.53 relate to the design of housing. The 82nd Avenue Area TIF District Plan does not change any development standards that regulate housing safety, quality, energy efficiency, pedestrian connections. No development is currently proposed. The 82nd Avenue Area TIF District will help to facilitate housing development that promotes health, safety and well-being by providing funding for multimodal safety improvements, new parks and natural areas, and home repairs for low-income homeowners relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades. The 82nd Avenue Area TIF District Plan therefore may support implementation of Policies 5.47 through 5.53.

Policy 5.54 Renter protections.

Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.

Finding: The 82nd Avenue Area TIF District Plan does not alter regulations establishing tenant protections including required relocation assistance when properties are sold and/or redeveloped (PCC 30.01.085). As a result, this policy does not apply.

Chapter 6: Economic Development

Goals

Goal 6.A: Prosperity

Portland has vigorous economic growth and a healthy, diverse economy that supports prosperity and equitable access to employment opportunities for an increasingly diverse population. A strong economy that is keeping up with population growth and attracting resources and talent can:

- ◆ *Create opportunity for people to achieve their full potential.*
- ◆ *Improve public health.*
- ◆ *Support a healthy environment.*
- ◆ *Support the fiscal well-being of the city.*

Goal 6.B: Development

Portland supports an attractive environment for industrial, commercial, and institutional job growth and development by 1) maintaining an adequate land supply; 2) a local development review system that is nimble, predictable, and fair; and 3) high-quality public facilities and services.

Goal 6.C: Business district vitality

Portland implements land use policy and investments to:

- ◆ *Ensure that commercial, institutional, and industrial districts support business retention and expansion.*
- ◆ *Encourage the growth of districts that support productive and creative synergies among local businesses.*
- ◆ *Provide convenient access to goods, services, and markets.*
- ◆ *Take advantage of our location and quality of life advantages as a gateway to world class natural landscapes in Northwest Oregon, Southwest Washington, and the Columbia River Basin, and a robust interconnected system of natural landscapes within the region's Urban Growth Boundary.*

Finding: The 82nd Avenue Area TIF District Plan does not change the Comprehensive Plan designations of any currently designated employment lands. Therefore, there is no impact to employment capacity. The 82nd Avenue Area TIF District Plan does not affect the base development capacity in industrial, commercial, and institutional areas.

The 82nd Avenue Area TIF District Plan helps support economic prosperity and business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the 82nd Avenue Area TIF District Plan include:



- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development,
- ◆ Land Acquisitions & Land Banking for future commercial and mixed-use purposes,
- ◆ Commercial, mixed-use Development, Redevelopment and Renovation,
- ◆ Arts and Culture Assets and Amenities,
- ◆ District Signage, including directional signage to local businesses,
- ◆ Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities

The housing programs also support business district vitality by allowing for more residents to locate in the 82nd Avenue Area, closer to goods, services, and markets. The 82nd Avenue Area TIF District Plan is consistent with Policies 6.A through 6.C.

Policies

DIVERSE, EXPANDING CITY ECONOMY

Policy 6.1 Diverse and growing community.

Expand economic opportunity and improve economic equity for Portland's diverse, growing population through sustained business growth.

Policy 6.2 Diverse and expanding economy.

Align plans and investments to maintain the diversity of Portland's economy and status as Oregon's largest job center with growth across all sectors (commercial, industrial, creative, and institutional) and across all parts of the city.

Policy 6.3 Employment growth.

Strive to capture at least 25 percent of the seven county region's employment growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).

Policy 6.4 Fiscally-stable city.

Promote a high citywide jobs-to-households ratio that supports tax revenue growth at pace with residential demand for municipal services.

Policy 6.5 Economic resilience.

Improve Portland's economic resilience to impacts from climate change and natural disasters through a strong local economy and equitable opportunities for prosperity.

Policy 6.6 Low-carbon and renewable energy economy.

Align plans and investments with efforts to improve energy efficiency and reduce lifecycle carbon emissions from business operations. Promote employment opportunities associated with the



production of renewable energy, energy efficiency projects, waste reduction, production of more durable goods, and recycling.

Policy 6.7 Competitive advantages.

Maintain and strengthen the city's comparative economic advantages including access to a high-quality workforce, business diversity, competitive business climate, and multimodal transportation infrastructure.

Policy 6.8 Business environment.

Use plans and investments to help create a positive business environment in the city and provide strategic assistance to retain, expand, and attract businesses.

Policy 6.9 Small business development.

Facilitate the success and growth of small businesses and coordinate plans and investments with programs that provide technical and financial assistance to promote sustainable operating practices.

Policy 6.10 Business innovation.

Encourage innovation, research, development, and commercialization of new technologies, products, and services through responsive regulations and public sector approaches.

Policy 6.11 Sharing economy.

Encourage mechanisms that enable individuals, corporations, non-profits, and government to market, distribute, share, and reuse excess capacity in goods and services. This includes peer-to-peer transactions, crowd funding platforms, and a variety of business models to facilitate borrowing and renting unused resources.

Policy 6.12 Economic role of livability and ecosystem services.

Conserve and enhance Portland's cultural, historic, recreational, educational, food-related, and ecosystem assets and services for their contribution to the local economy and their importance for retention and attraction of skilled workers and businesses.

Finding: Policies 6.1 through 6.12 provide direction on supporting economic and employment growth and encouraging a diverse, strong, resilient local economy. The 82nd Avenue Area TIF District Plan does not amend any land designations for industrial, institutional, commercial, or employment uses and does not impact the base development capacity in areas.

One of the values that guided the development of the 82nd Avenue Area TIF District Plan is Inclusive Economic Growth and Prosperity. The TIF District Plan's economic development proposed projects/major activities aim to retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. Some of the programs that are eligible for funding in this category include:



- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land Acquisitions & Land Banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use Development, Redevelopment and Renovation, which could include but is not limited to:
 - Building façade improvements
 - Building repairs and upgrades
 - Climate, resilience and community solar projects
 - Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way
 - Permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits.
- ◆ Arts and Culture Assets and Amenities
- ◆ District Signage that serves the greater purpose of the TIF district, including multi-lingual signage and directional signage to local businesses

The projects in the 82nd Avenue Area TIF District Plan will support economic development and employment growth within the District by increasing feasibility for commercial development. Improvements to the built environment will help enhance the District as an attractive commercial and employment area. The 82nd Avenue Area TIF District Plan is consistent with Policies 6.1 through 6.12.

LAND DEVELOPMENT

Policy 6.13 Land supply.

Provide supplies of employment land that are sufficient to meet the long-term and short-term employment growth forecasts, adequate in terms of amounts and types of sites, available and practical for development and intended uses. Types of sites are distinguished primarily by employment geographies identified in the Economic Opportunities Analysis, although capacity needs for building types with similar site characteristics can be met in other employment geographies.

Finding: The 82nd Avenue Area TIF District Plan does not change the Comprehensive Plan designations of any currently designated employment lands. Policy 6.13 does not apply.

Policy 6.14 Brownfield redevelopment.

Overcome financial-feasibility gaps to cleanup and redevelop 60 percent of brownfield acreage by 2035. Additional related policies are found in the Industrial and employment districts section of this chapter.

Finding: The 82nd Avenue Area TIF District Plan does authorize funding for remediation activities that support commercial and mixed-use development, redevelopment, and renovation projects. The TIF District Plan is therefore with Policy 6.14 as it supports the City’s implementation of this policy.

Policy 6.15 Regionally-competitive development sites.

Improve the competitiveness of vacant and underutilized sites located in Portland’s employment areas through the use of incentives, and regional and state assistance for needed infrastructure and site readiness improvements.

Policy 6.16 Regulatory climate.

Improve development review processes and regulations to encourage predictability and support local and equitable employment growth and encourage business retention, including:

- 6.16.a. Assess and understand cumulative regulatory costs to promote Portland’s financial competitiveness with other comparable cities.*
- 6.16.b. Promote certainty for new development through appropriate allowed uses and “clear and objective” standards to permit typical development types without a discretionary review.*
- 6.16.c. Allow discretionary-review as a way to facilitate flexible and innovative approaches to meet requirements.*
- 6.16.d. Design and monitor development review processes to avoid unnecessary delays.*
- 6.16.e. Promote cost effective compliance with federal and state mandates, productive intergovernmental coordination, and efficient, well-coordinated development review and permitting procedures.*
- 6.16.f. Consider short-term market conditions and how area development patterns will transition over time when creating new development regulations.*

Policy 6.17 Short-term land supply.

Provide for a competitive supply of development ready sites with different site sizes and types, to meet five-year demand for employment growth in the Central City, industrial areas, campus institutions, and neighborhood business districts.

Policy 6.18 Evaluate land needs.

Update the Economic Opportunities Analysis and short-term land supply strategies every five to seven years.

Policy 6.19 Corporate headquarters.

Provide land opportunities for development of corporate headquarters campuses in locations with suitable transportation facilities.

Finding: Policies 6.13 through 6.19 provide direction regarding land supply and development sites and regulations in employment areas. The 82nd Avenue Area TIF

District Plan does not change the Comprehensive Plan designations, the Economic Opportunities Analysis, or any regulations affecting any currently designated employment lands. Policies 6.13 through 6.19 do not apply.

TRADED SECTOR COMPETITIVENESS

Policy 6.20 Traded sector competitiveness.

Policy 6.21 Traded sector diversity.

Policy 6.22 Clusters.

Policy 6.23 Trade and freight hub.

Policy 6.24 Traded sector land supply.

Policy 6.25 Import substitution.

Policy 6.26 Business opportunities in urban innovation.

Finding: Policies 6.20 through 6.26 provide direction on supporting the traded sector business environment at the city and regionwide scale. The 82nd Avenue Area TIF District Plan allocates funding to support economic development within the District but does not impact or change the City's efforts to enhance traded sector competitiveness across the city or the region. Policies 6.20 through 6.26 do not apply.

EQUITABLE HOUSEHOLD PROSPERITY

Policy 6.27 Income self-sufficiency.

Expand access to self-sufficient wage levels and career ladders for low-income people by maintaining an adequate and viable supply of employment land and public facilities to support and expand opportunities in Portland for middle- and high-wage jobs that do not require a 4-year college degree.

6.27.a. *Support the role of industrial districts as a leading source of middle wage jobs that do not require a 4-year college degree and as a major source of wage-disparity reduction for under-served and under-represented communities.*

6.27.b. *Evaluate and limit negative impacts of plans and investments on middle and high wage job creation and retention.*

Policy 6.28 East Portland job growth.

Improve opportunities for East Portland to grow as a business destination and source of living wage jobs.

Policy 6.29 Poverty reduction.

Encourage investment in, and alignment of, poverty reduction efforts that address economic development, land use, transportation, housing, social services, public health, community development, and workforce development.



Policy 6.30 Disparity reduction.

Encourage investment in, and alignment of, public efforts to reduce racial, ethnic, and disability-related disparities in income and employment opportunity.

Policy 6.31 Minority-owned, woman-owned and emerging small business (MWESB) assistance.

Ensure that plans and investments improve access to contracting opportunities for minority-owned, woman-owned, and emerging small businesses.

Finding: Policies 6.27 through 6.31 provide direction on expanding economic opportunities for low-income people and reducing poverty and disparities in income and employment opportunities. Policy 6.28 specifically calls for efforts to increase opportunities in East Portland.

The 82nd Avenue Area TIF District Plan does not change the supply of employment or industrial zoned land, and the TIF District does not include any industrial districts.

The 82nd Avenue Area TIF District Plan will support the expansion of economic opportunities within the District. As shown in the 82nd Avenue Area TIF Report, the District has a higher unemployment rate and lower average wages than the rest of Portland. More than half of the TIF District's residents experience cost burden, meaning they spend over 30 percent of their income on housing. The District also has a higher share (38 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) (see the 82nd Avenue Area TIF District Report).

TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;
- ◆ Support employment of community members from the 82nd Avenue corridor and adjacent neighborhoods;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of 82nd Avenue area residents; and
- ◆ Support home-based businesses (82nd Avenue Area TIF District Plan, Section 4.2.B).

Additionally, reducing costs for housing and allowing more residents to reside closer to active transportation options improves public health outcomes, increases economic stability, and offers Portlanders greater means to accumulate savings. Therefore, the 82nd Avenue Area TIF District Plan will support expanded economic opportunities and



reduced poverty and disparities through economic development and business support projects, as well as housing development and multimodal transportation improvements. The 82nd Avenue Area TIF District is therefore consistent with Policies 6.27 through 6.31.

Policy 6.32 Urban renewal plans.

Encourage urban renewal plans to primarily benefit existing residents and businesses within the urban renewal area through:

- ◆ *Revitalization of neighborhoods.*
- ◆ *Expansion of housing choices.*
- ◆ *Creation of business and job opportunities.*
- ◆ *Provision of transportation linkages.*
- ◆ *Protection of residents and businesses from the threats posed by gentrification and displacement.*
- ◆ *The creation and enhancement of those features which improve the quality of life within the urban renewal area. Transportation, public facilities, and economic development*

Finding: The goals and proposed projects/major activities of the 82nd Avenue Area TIF District Plan address all of the topics identified in Policy 6.32. The specific goals of the 82nd Avenue Area TIF District Plan are as follows:

1. Ensure historically marginalized or economically vulnerable people play lead roles in decisions about investments and policies that affect them and their communities.
2. Ensure current residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.
3. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the 82nd Avenue Corridor.
4. Preserve existing opportunities for affordable housing and economic prosperity activities and create new opportunities for vulnerable and/or historically marginalized people and communities to live, work and thrive along the corridor, including those previously displaced. Explore the use of more mixed-use development.
5. Provide safe, accessible, and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses, schools, parks and other institutions along the 82nd Avenue corridor.
6. Spur innovation of environment, climate change and resilience initiatives in TIF projects.



7. Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities.

The proposed projects in Section 4.2 of the plan allocate funding for affordable housing, economic development, and infrastructure projects that will implement the TIF District's goals. Therefore, the 82nd Avenue Area TIF District Plan is consistent with Policy 6.32.

CENTRAL CITY

Policy 6.33 Central City.

Policy 6.34 Central City industrial districts.

Policy 6.35 Innovation districts.

Finding: The 82nd Avenue Area TIF District is not located within the Central City boundary and will not impact the implementation of Central City policies. Policies 6.33 through 6.35 do not apply.

INDUSTRIAL AND EMPLOYMENT DISTRICTS

Policy 6.36 Industrial land.

Policy 6.37 Industrial sanctuaries.

Policy 6.38 Prime industrial land retention.

Policy 6.39 Harbor access lands.

Policy 6.40 Portland Harbor Superfund Site.

Policy 6.41 Multimodal freight corridors.

Policy 6.42 Columbia East.

Policy 6.43 Dispersed employment areas.

Policy 6.44 Industrial land use intensification.

Policy 6.45 Industrial brownfield redevelopment.

Policy 6.46 Impact analysis.

Policy 6.47 Clean, safe, and green.

Policy 6.48 Fossil fuel distribution.

Policy 6.49 Industrial growth and watershed health.

Policy 6.50 District expansion.

Policy 6.51 Golf course reuse and redevelopment.

Policy 6.52 Residential and commercial reuse.

Policy 6.53 Mitigation banks.

Policy 6.54 Neighborhood buffers.

Policy 6.55 Neighborhood park use.

Finding: Policies 6.36 through 6.55 relate to industrial land designations and land uses allowances in industrial areas. The 82nd Avenue Area TIF District does not include any industrial districts and does not amend any industrial land designations, land use allowances in industrial zones, or industrial site design standards. No industrial development is proposed. The 82nd Avenue Area TIF District Plan does not encompass any harbor access lands or the Portland Harbor Superfund site. Policies 6.36 through 6.55 do not apply.



CAMPUS INSTITUTIONS

Policy 6.56 Campus institutions.

Policy 6.57 Campus land use.

Policy 6.58 Development impacts.

Policy 6.59 Community amenities and services.

Policy 6.60 Campus edges.

Policy 6.61 Satellite facilities.

Finding: Policies 6.56 through 6.61 provide direction regarding campus institutions.

The 82nd Avenue Area TIF District Plan does not include changes to campus institutional zones. These policies are not applicable.

NEIGHBORHOOD BUSINESS DISTRICTS

Policy 6.62 Neighborhood business districts.

Provide for the growth, economic equity, and vitality of neighborhood business districts. See Figure 6-3 – Neighborhood Business Districts.

Policy 6.63 District function.

Enhance the function of neighborhood business districts as a foundation of neighborhood livability.

Policy 6.64 Small, independent businesses.

Facilitate the retention and growth of small and locally-owned businesses.

Policy 6.65 Home-based businesses.

Encourage and expand allowances for small, low impact home based businesses in residential areas, including office or personal service uses with infrequent or by-appointment customer or client visits to the site. Allow a limited number of employees, within the scale of activity typical in residential areas. Allow home-based businesses on sites with accessory dwelling units.

Policy 6.66 Neighborhood-serving business.

Provide for neighborhood business districts and small commercial nodes in areas between centers to expand local access to goods and services. Allow nodes of small-scale neighborhood-serving commercial uses in large planned developments and as a ground floor use in high density residential areas.

Policy 6.67 Retail development.

Provide for a competitive supply of retail sites that support the wide range of consumer needs for convenience, affordability, accessibility, and diversity of goods and services, especially in under-served areas of Portland.

Finding: Policies 6.62 through 6.67 provide direction regarding the function, character, uses, and form of neighborhood business districts, which primarily have commercial/mixed use zoning. Figure 6-3 of the Comprehensive Plan shows that the entirety of 82nd Avenue within the proposed TIF District Boundary is a neighborhood



business district. The 82nd Avenue Area TIF District Plan does not change commercial revitalization priorities or affect development capacity or allowed uses in the commercial/mixed-use zones. The 82nd Avenue Area TIF District Plan will allocate funding to support commercial and mixed-use development, prioritizing the types of local businesses and services identified by community members (82nd Avenue Area TIF District Plan, Section 4.2.B). The 82nd Avenue Area TIF District Plan is consistent with Policies 6.62 through 6.67.

Policy 6.68 Investment priority.

Prioritize commercial revitalization investments in neighborhoods that serve communities with limited access to goods and services.

Finding: The 82nd Avenue Area TIF District Plan allocates funding for commercial investments that will help the area shift from auto-centric commercial uses to neighborhood services, by supporting development of pedestrian-oriented, multi-tenant commercial spaces and increasing connectivity to access these services. The 82nd Avenue Area TIF District Plan is consistent with Policy 6.68.

Policy 6.69 Non-conforming neighborhood business uses.

Limit non-conforming uses to reduce adverse impacts on nearby residential uses while avoiding displacement of existing neighborhood businesses.

Finding: No non-conforming uses are proposed. This policy does not apply.

Policy 6.70 Involuntary commercial displacement.

Evaluate plans and investments for their impact on existing businesses.

6.70.a. *Limit involuntary commercial displacement in areas at risk of gentrification, and incorporate tools to reduce the cost burden of rapid neighborhood change on small business owners vulnerable to displacement.*

6.70.b. *Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners.*

Finding: The 82nd Avenue Area TIF Report demonstrates that many businesses in the District are vulnerable to displacement as the area grows. The 82nd Avenue Area TIF District Plan includes three goals directly related to displacement avoidance and mitigation:

- ◆ Ensure current residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.
- ◆ Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the 82nd Avenue Corridor.
- ◆ Preserve existing opportunities for affordable housing and economic prosperity activities



The Plan will support these goals through a variety of economic development strategies aimed at commercial and mixed-use renovation for existing community businesses (82nd Avenue Area TIF District Plan, Section 4.2.B). These projects could include:

- ◆ Building façade improvements
- ◆ Professional services, building and site design assistance
- ◆ Tenant improvements
- ◆ Building repairs and upgrades
- ◆ Lease and/or loan guarantees
- ◆ Climate, resilience and community solar projects
- ◆ Seismic, fire suppression, other public safety improvements
- ◆ Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way

The Plan is therefore consistent with Policy 6.70.

Policy 6.71 Temporary and informal markets and structures.

Acknowledge and support the role that temporary markets (farmers markets, craft markets, flea markets, etc.) and other temporary or mobile-vending structures play in enabling startup business activity. Also acknowledge that temporary uses may ultimately be replaced by more permanent development and uses.

Finding: The 82nd Avenue Area TIF District Plan provides a funding source for permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits. The TIF District Plan is therefore consistent with Policy 6.71.

Policy 6.72 Community economic development.

Encourage collaborative approaches to align land use and neighborhood economic development for residents and business owners to better connect and compete in the regional economy.

6.72.a. *Encourage broad-based community coalitions to implement land use and economic development objectives and programs.*

6.72.b. *Enhance opportunities for cooperation and partnerships between public and private entities that promote economic vitality in communities most disconnected from the regional economy.*

6.72.c. *Encourage cooperative efforts by area businesses, Business Associations, and Neighborhood Associations to work together on commercial revitalization efforts, sustainability initiatives, and transportation demand management.*

Finding: The 82nd Avenue Area TIF District Plan, including the values, vision, goals, and projects related to economic development, was guided by an engagement process initiated through the East Portland TIF Exploration Steering Committee and



geographically specific Working Groups. The 82nd Ave TIF District values, vision, and goals were affirmed and vetted by a Steering Committee composed of key community stakeholders. These stakeholders represented various public institutions and partners representing affordable housing, economic development, and non-profits. The committee also includes individual community members (e.g., small business owners and residents). In-person public engagement was led through collaborative partnerships with the Rosewood Initiative, Historic Parkrose, and The Jade Districts. Further, Prosper Portland initiated grant contracts with multiple organizations to conduct additional engagement, including 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 Indians-Economic Development Corporation, and Immigrant and Refugee Community Organization.

As stated in the 82nd Ave TIF District Community Governance Charter (82nd Avenue Area TIF District Plan, Exhibit E), TIF implementation and investment decisions; however, these decisions will be informed and guided by the established 82nd Avenue Area TIF District Community Leadership Committee. This advisory committee of community stakeholders will be convened to inform future Five-Year Action Plans for the 82nd Ave TIF District as the main mechanism for ongoing reporting, transparency, and implementation oversight (82nd Avenue Area Plan, Chapter 5.1; Exhibit E Section 1.ii.1-5).

These processes represent a collaborative economic development approach. The 82nd Avenue Area TIF District Plan is therefore consistent with Policy 6.72.

Policy 6.73 Centers.

Encourage concentrations of commercial services and employment opportunities in centers.

6.73.a. *Encourage a broad range of neighborhood commercial services in centers to help residents and others in the area meet daily needs and/or serve as neighborhood gathering places.*

6.73.b. *Encourage the retention and further development of grocery stores and local markets as essential elements of centers.*

6.73.c. *Enhance opportunities for services and activities in centers that are responsive to the needs of the populations and cultural groups of the surrounding area.*

6.73.d. *Require ground-level building spaces in core areas of centers accommodate commercial or other street-activating uses and services.*

6.73.e. *Encourage employment opportunities as a key function of centers, including connections between centers, institutions, and other major employers to reinforce their roles as vibrant centers of activity.*

Finding: The 82nd Avenue Area TIF District Plan encompasses the Lents Town Center, and in the Jade District, Montavilla and Brentwood-Darlington Neighborhood Centers.



The TIF District Plan does not amend any of the land use designations or allowed uses within the centers in the District. The 82nd Avenue Area TIF District Plan will help retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The findings for Policies 3.12 through 3.20 and 3.31 through 3.38 demonstrate further compliance with the Comprehensive Plan policies related to centers. The 82nd Avenue Area TIF District Plan is consistent with Policy 6.73.

Chapter 7: Environment and Watershed Health

Goals

Goal 7.A: Climate

Carbon emissions are reduced to 50 percent below 1990 levels by 2035.

Goal 7.B: Healthy watersheds and environment

Ecosystem services and ecosystem functions are maintained and watershed conditions have improved over time, supporting public health and safety, environmental quality, fish and wildlife, cultural values, economic prosperity, and the intrinsic value of nature.

Goal 7.C: Resilience

Portland's built and natural environments function in complementary ways and are resilient in the face of climate change and natural hazards.

Goal 7.D: Environmental equity

All Portlanders have access to clean air and water, can experience nature in their daily lives, and benefit from development designed to lessen the impacts of natural hazards and environmental contamination.

Goal 7.E: Community stewardship

Portlanders actively participate in efforts to maintain and improve the environment, including watershed health.

Finding. Goals 7.A through 7.E focus on City programs and actions to improve environmental quality, watershed health, and resilience. They also provide direction regarding planning for natural resource protection and provide a framework governing the City's environmental overlay zones.

The 82nd Avenue Area TIF District Plan does not include amendments to any programs or regulations that implement these goals. The Plan provides a future funding source that could be used for remediation efforts. The Plan also has a goal to spur innovation of environmental and climate change initiative in TIF funded projects and a priority to



advance climate action and environmental stewardship. The 82nd Avenue Area TIF District Plan is consistent with Goals 7A through 7E.

Policies

IMPROVING ENVIRONMENTAL QUALITY AND RESILIENCE

Policy 7.1 Environmental quality.

Protect or support efforts to protect air, water, and soil quality, and associated benefits to public and ecological health and safety, through plans and investments.

Policy 7.2 Environmental equity.

Prevent or reduce adverse environment-related disparities affecting under-served and under-represented communities through plans and investments. This includes addressing disparities relating to air and water quality, natural hazards, contamination, climate change, and access to nature.

Policy 7.3 Ecosystem services.

Consider the benefits provided by healthy ecosystems that contribute to the livability and economic health of the city.

Policy 7.4 Climate change.

Update and implement strategies to reduce carbon emissions and impacts, and increase resilience through plans and investments and public education.

7.4.a. *Carbon sequestration. Enhance the capacity of Portland's urban forest, soils, wetlands, and other water bodies to serve as carbon reserves.*

7.4.b. *Climate adaptation and resilience. Enhance the ability of rivers, streams, wetlands, floodplains, urban forest, habitats, and wildlife to limit and adapt to climate-exacerbated flooding, landslides, wildfire, and urban heat island effects.*

Policy 7.5 Air quality.

Improve, or support efforts to improve, air quality through plans and investments, including reducing exposure to air toxics, criteria pollutants, and urban heat island effects. Consider the impacts of air quality on the health of all Portlanders. Coordinate with the Oregon Department of Environmental Quality to incorporate up-to-date air quality information and best practices into planning and investment decisions.

Policy 7.6 Hydrology.

Improve, or support efforts to improve, watershed hydrology, through plans and investments, to achieve more natural flow and enhance conveyance and storage capacity in rivers, streams, floodplains, wetlands, and aquifers. Minimize impacts from development and associated

impervious surfaces, especially in areas with poorly-infiltrating soils and limited public stormwater discharge points, and encourage restoration of degraded hydrologic functions.

Policy 7.7 Water quality.

Improve, or support efforts to improve, water quality in rivers, streams, floodplains, groundwater, and wetlands through land use plans and investments, to address water quality issues including toxics, bacteria, temperature, metals, and sediment pollution. Consider the impacts of water quality on the health of all Portlanders.

Policy 7.8 Biodiversity.

Strive to achieve and maintain self-sustaining populations of native species, including native plants, native resident and migratory fish and wildlife species, at-risk species, and beneficial insects (such as pollinators) through plans and investments.

Policy 7.9 Habitat and biological communities.

Improve, or support efforts to improve, fish and wildlife habitat and biological communities. Use plans and investments to enhance the diversity, quantity, and quality of habitats habitat corridors, and especially habitats that:

- ◆ Are rare or declining.
- ◆ Support at-risk plant and animal species and communities.
- ◆ Support recovery of species under the Endangered Species Act and prevent new listings.
- ◆ Provide culturally important food sources, including those associated with Native American fishing rights as well as traditional foods including plants and wildlife.

Policy 7.10 Habitat connectivity.

Improve or support efforts to improve terrestrial and aquatic habitat connectivity for fish and wildlife by using plans and investments, to:

- ◆ Prevent and repair habitat fragmentation.
- ◆ Improve habitat quality.
- ◆ Weave habitat into sites as new development occurs.
- ◆ Enhance or create habitat corridors that allow fish and wildlife to safely access and move through and between habitat areas.
- ◆ Promote restoration and protection of floodplains.

Policy 7.11 Urban forest.

Improve, or support efforts to improve the quantity, quality, and equitable distribution of Portland's urban forest through plans and investments.

7.11.a. Tree preservation. *Require and incent preservation of large healthy trees, native trees and vegetation, tree groves, and forested areas.*



- 7.11.b.** *Urban forest diversity. Coordinate plans and investments with efforts to improve tree species diversity and age diversity.*
- 7.11.c.** *Tree canopy. Coordinate plans and investments toward meeting City tree canopy goals.*
- 7.11.d.** *Tree planting. Invest in tree planting and maintenance, especially in low-canopy areas, neighborhoods with under-served or under-represented communities, and within and near urban habitat corridors.*
- 7.11.e.** *Vegetation in natural resource areas. Require native trees and vegetation in significant natural resource areas.*
- 7.11.f.** *Resilient urban forest. Encourage planting of Pacific Northwest hardy and climate change resilient native trees and vegetation generally, and especially in urban habitat corridors.*
- 7.11.g.** *Trees in land use planning. Identify priority areas for tree preservation and planting in land use plans, and incent these actions.*
- 7.11.h.** *Managing wildfire risk. Address wildfire hazard risks and management priorities through plans and investments.*

Policy 7.12 Invasive species.

Prevent or reduce the spread of invasive plants, remove infestations, and support efforts to reduce the impacts of invasive plants, animals, and insects, through plans, investments, and education.

Policy 7.13 Soils.

Coordinate plans and investments with programs that address human induced soil loss, erosion, contamination, or other impairments to soil quality and function.

Policy 7.14 Natural hazards.

Prevent development-related degradation of natural systems and associated increases in landslide, wildfire, flooding, and earthquake risks.

Policy 7.15 Brownfield remediation.

Improve environmental quality and watershed health by promoting and facilitating brownfield remediation and redevelopment that incorporates ecological site design and resource enhancement.

Policy 7.16 Adaptive management.

Evaluate trends in watershed and environmental health, and use current monitoring data and information to guide and support improvements in the effectiveness of City plans and investments.

Policy 7.17 Restoration partnerships.

Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil and water conservation districts, Sovereign nations, and community



organizations and groups including under-served and under-represented communities, to optimize the benefits, distribution, and cost-effectiveness of watershed restoration and enhancement efforts.

Policy 7.18 Community stewardship.

Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property, including removing invasive plants and planting native species.

Finding: Policies 7.1 through 7.18 are focused on City programs and actions to improve environmental quality and resilience. These policies address City actions, coordination, and in some cases regulatory systems related to development. They address environmental quality, equity, ecosystem services, climate, air and water, biodiversity and wildlife habitats, forests, invasive species, soils, hazards, stewardship and adaptive management. The 82nd Avenue Area TIF District Plan does not include amendments to any programs or regulations that implement these policies. The Plan provides a future funding source that could be used for climate, resilience and community solar projects, remediation activities, green infrastructure, and new natural areas (see Section 4.2 of the 82nd Avenue Area TIF District Plan). Therefore the 82nd Avenue Area TIF District Plan is consistent with these policies.

PLANNING FOR NATURAL RESOURCE PROTECTION

Policy 7.19 Natural resource protection.

Policy 7.20 Natural resource inventory.

Policy 7.21 Environmental plans and regulations.

Policy 7.22 Land acquisition priorities and coordination.

Finding: Policies 7.19 through 7.22 provide direction regarding planning for natural resource protection. The City has an established Natural Resource Inventory. The City's environmental overlay zones are the primary zoning tool to protect resources and functional values that have been identified by the City as providing benefits to the public. The 82nd Avenue Area TIF District Plan does not amend the City's natural resources inventory or environmental zones and regulations. Policies 7.19 through 7.22 do not apply.

PROTECTING NATURAL RESOURCES IN DEVELOPMENT SITUATIONS

Policy 7.23 Impact evaluation.

Policy 7.24 Regulatory hierarchy: avoid, minimize, mitigate.

Policy 7.25 Mitigation effectiveness.

Policy 7.26 Improving environmental conditions through development.

Finding: Policies 7.23 through 7.26 pertain to protection of natural resources in development situations. No development is proposed through this TIF District Plan. The City's environmental overlay zones (33.430) are the regulations that control development in order to protect the resources and functional values while allowing environmentally sensitive urban development. The 82nd Avenue Area TIF District Plan does not change the environmental overlay regulations. Any future development within



the TIF District will need to demonstrate compliance with the City's natural resource protection requirements. Policies 7.23 through 7.26 do not apply.

AGGREGATE RESOURCES

Policy 7.27 Aggregate resource protection.

Policy 7.28 Aggregate resource development.

Policy 7.29 Mining site reclamation.

Finding: Policies 7.27 through 7.29 provide direction regarding aggregate resources. The 82nd Avenue Area TIF District Plan does not impact aggregate resources or mine sites. Policies 7.27 through 7.29 do not apply.

WATERSHED-SPECIFIC POLICIES

COLUMBIA RIVER WATERSHED

Policy 7.30 In-water habitat.

Policy 7.31 Sensitive habitats.

Policy 7.32 River-dependent and river-related uses.

Finding: Policies 7.30 through 7.32 provide direction regarding habitat and river-related uses in the Columbia River Watershed. The 82nd Avenue Area TIF District Plan does not affect the environmental zones that apply in this area, or other regulations or programs related to habitat enhancement, or river-dependent or river-related uses. Policies 7.30 through 7.32 do not apply.

WILLAMETTE RIVER WATERSHED

Policy 7.33 Fish habitat.

Policy 7.34 Stream connectivity.

Policy 7.35 River bank conditions.

Policy 7.37 Contaminated sites.

Policy 7.38 Sensitive habitats.

Policy 7.39 Riparian corridors.

Policy 7.40 Connected upland and river habitats.

Policy 7.41 River-dependent and river-related uses.

Policy 7.42 Forest Park.

Finding: Policies 7.33 through 7.42 provide direction regarding habitat and river-related uses in the Willamette River Watershed. The 82nd Avenue Area TIF District Plan does not affect the Environmental, Greenway, or River overlay zones that apply in this area, or other regulations or programs related to habitat or watershed health. Policies 7.33 through 7.42 do not apply.



COLUMBIA SLOUGH WATERSHED

Policy 7.43 Fish passage.

Policy 7.44 Flow constriction removal.

Policy 7.45 Riparian corridors.

Policy 7.46 Sensitive habitats.

Policy 7.47 Connected rivers habitats.

Policy 7.48 Contaminated sites.

Policy 7.49 Portland International Airport.

Finding: Policies 7.43 through 7.49 provide direction regarding the environment and watershed health in the Columbia Slough Watershed. The 82nd Avenue Area TIF District Plan does not affect the environmental zones that apply in this area, or other regulations or programs related to habitat or watershed health. Policies 7.43 through 7.49 do not apply.

FANNO AND TRYON CREEK WATERSHEDS

Policy 7.50 Stream connectivity

Policy 7.51 Riparian and habitat corridors

Policy 7.52 Reduced hazard risks

Finding: Policies 7.50 through 7.52 pertain to areas that are within or impact the Fanno and Tryon Creek Watersheds. The proposed TIF District is not located in, nor will it impact, these watersheds. Policies 7.50 through 7.52 do not apply.

JOHNSON CREEK WATERSHED

Policy 7.53 In-stream and riparian habitat.

Policy 7.54 Floodplain restoration.

Policy 7.55 Connected floodplains, springs, and wetlands.

Policy 7.56 Reduced natural hazards.

Finding: Policies 7.53 through 7.56 provide direction regarding habitat and river-related uses in the Johnson Creek Watershed. The 82nd Avenue Area TIF District Plan does not affect the Environmental, Greenway, or River overlay zones that apply in this area, or other regulations or programs related to habitat or watershed health. Policies 7.53 through 7.56 do not apply.

Policy 7.57 Greenspace network.

Enhance the network of parks, trails, and natural areas near the Springwater Corridor Trail and the East Buttes to enhance habitat connectivity and nature-based recreation in East Portland.

Finding: The 82nd Avenue Area TIF District Plan will provide a source of funding for new parks, trails, and natural areas in the District (82nd Avenue Area TIF District Plan, Section 4.2). The TIF District Plan is consistent with Policy 7.57.



Chapter 8: Public Facilities and Services

Goals

Goal 8.A: Quality public facilities and services

High-quality public facilities and services provide Portlanders with optimal levels of service throughout the city, based on system needs and community goals, and in compliance with regulatory mandates.

Goal 8.B: Multiple benefits

Public facility and service investments improve equitable service provision, support economic prosperity, and enhance human and environmental health.

Goal 8.C: Reliability and resiliency

Public facilities and services are reliable, able to withstand or recover from catastrophic natural and manmade events, and are adaptable and resilient in the face of long-term changes in the climate, economy, and technology.

Goal 8.D: Public rights-of-way

Public rights-of-way enhance the public realm and provide a multi-purpose, connected, safe, and healthy physical space for movement and travel, public and private utilities, and other appropriate public functions and uses.

Goal 8.E: Sanitary and stormwater systems

Wastewater and stormwater are managed, conveyed, and/or treated to protect public health, safety, and the environment, and to meet the needs of the community on an equitable, efficient, and sustainable basis.

Goal 8.F: Flood management

Flood management systems and facilities support watershed health and manage flooding to reduce adverse impacts on Portlanders' health, safety, and property.

Goal 8.G: Water

Reliable and adequate water supply and delivery systems provide sufficient quantities of high-quality water at adequate pressures to meet the needs of the community on an equitable, efficient, and sustainable basis.

Goal 8.H: Parks, natural areas, and recreation

All Portlanders have safe, convenient, and equitable access to high-quality parks, natural areas, trails, and recreational opportunities in their daily lives, which contribute to their health and well-being. The City manages its natural areas and urban forest to protect unique urban habitats and offer Portlanders an opportunity to connect with nature.



Goal 8.I: Public safety and emergency response

Portland is a safe, resilient, and peaceful community where public safety, emergency response, and emergency management facilities and services are coordinated and able to effectively and efficiently meet community needs.

Finding: Goals 8.A through 8.I provide direction on the provision of quality public services, in a manner which supports the overall guiding principles of the Comprehensive Plan: economic prosperity, human and environmental health, equity and resilience. The adopted 2035 Comprehensive Plan includes the Citywide Systems Plan (CSP). The CSP The Citywide Systems Plan includes inventory, condition, and future project information for City transportation, water, sanitary sewer, and stormwater systems, as required by Oregon Planning Goal 11: Public Facilities and Oregon Revised Statute 19, as well as for parks, recreation, and other facilities and systems provided by the City of Portland. The 82nd Avenue Area TIF District Plan does not amend the CSP. The 82nd Avenue Area TIF District Plan will provide a source of funding for critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in the Plan, as well as new parks and natural areas, and other needed street and utility improvements within the District. Specific eligible activities in the TIF District Plan include:

- ◆ New and/or relocated utilities (water, storm, sanitary sewer) that considers and prioritizes innovative sustainable solutions to the infrastructure system
- ◆ Improved connectivity and safety for pedestrians and bicycles
- ◆ Enhanced accessibility for individuals with mobility challenges
- ◆ New local parks, trails and natural areas, covered spaces for existing parks, updated community centers, resilience hubs, and community gathering spaces (82nd Avenue Area TIF District Plan, Section 4.2)

The findings in this report under Section 2, Guiding Principles, demonstrate that this TIF District Plan and its projects support economic prosperity, human and environmental health, equity and resilience within the District. Since the Plan provides a funding source for public facilities and services that support the overall guiding principles of the Comprehensive plan, the 82nd Avenue Area TIF District Plan supports Goals 8.A through 8.I.

Goal 8.J: Solid waste management

Residents and businesses have access to waste management services and are encouraged to be thoughtful consumers to minimize upstream impacts and avoid generating waste destined for the landfill. Solid waste — including food, yard debris, recyclables, electronics, and construction and demolition debris — is managed, recycled, and composted to ensure the highest and best use of materials.



Finding: Goal 8.J provides direction on the planning for and provision of solid waste management services. The 82nd Avenue Area TIF District Plan does not impact the City’s provision of solid waste management services. This goal does not apply.

Goal 8.K: School facilities

Public schools are honored places of learning as well as multifunctional neighborhood anchors serving Portlanders of all ages, abilities, and cultures.

Finding: Goal 8.K provides direction on the planning for and provision of school facilities. The 82nd Avenue Area TIF District Plan does not impact the Portland Public Schools Long Range Facility Plan or implementation of school facility policies. This goal does not apply.

Goal 8.L: Technology and communications

All Portland residences, businesses, and institutions have access to universal, affordable, and reliable state-of-the-art communication and technology services.

Finding: Goal 8.L provides direction on the provision of technology and communication services. The 82nd Avenue Area TIF District Plan does not impact the provision of these services. This goal does not apply.

Goal 8.M: Energy infrastructure and services

Residents, businesses, and institutions are served by reliable energy infrastructure that provides efficient, low-carbon, affordable energy through decision-making based on integrated resource planning.

Finding: Goal 8.M provides direction on the planning for and provision of energy infrastructure and services. The 82nd Avenue Area TIF District Plan does not amend the sections of the zoning code that regulate the production of energy or other types of energy infrastructure and does not affect coordination efforts that implement this goal. This goal does not apply.

Policies

SERVICE PROVISION AND URBANIZATION

Policy 8.1 Urban services boundary.

Maintain an Urban Services Boundary for the City of Portland that is consistent with the regional urban growth policy, in cooperation with neighboring jurisdictions. The Urban Services Boundary is shown on the Comprehensive Plan Map.

Policy 8.2 Rural, urbanizable, and urban public facility needs.

Recognize the different public facility needs in rural, urbanizable and urban land as defined by the Regional Urban Growth Boundary, the City Urban Services Boundary, and the City Boundaries of Municipal Incorporation. See Figure 8-1 — Urban, Urbanizable, and Rural Lands.



Policy 8.3 Urban service delivery.

Provide the following public facilities and services at urban levels of service to urban lands within the City's boundaries of incorporation:

- ◆ *Public rights-of-way, streets, and public trails*
- ◆ *Sanitary sewers and wastewater treatment*
- ◆ *Stormwater management and conveyance*
- ◆ *Flood management*
- ◆ *Protection of the waterways of the state*
- ◆ *Water supply*
- ◆ *Police, fire, and emergency response*
- ◆ *Parks, natural areas, and recreation*
- ◆ *Solid waste regulation*

Policy 8.4 Supporting facilities and systems.

Maintain supporting facilities and systems, including public buildings, technology, fleet, and internal service infrastructure, to enable the provision of public facilities and services.

Policy 8.5 Planning service delivery.

Provide planning, zoning, building, and subdivision control services within the boundaries of incorporation, and as otherwise provided by intergovernmental agreement within the City's Urban Services Boundary.

Finding: Policies 8.1 through 8.5 provide direction on the planning for and provision of public facilities and services and the process of urbanization. The 82nd Avenue Area TIF District Plan does not urbanize any rural land or include new public facilities or infrastructure projects. The 82nd Avenue Area TIF District Plan authorizes the use of TIF funds to support projects consistent with City plans and policies. Infrastructure needs for new development will be addressed at the time of development. The 82nd Avenue Area TIF District Plan is consistent with policies 8.1 through 8.5.

SERVICE COORDINATION

Policy 8.6. Interagency coordination.

Policy 8.7. Outside contracts.

Policy 8.8. Public service coordination.

Policy 8.9. Internal coordination.

Policy 8.10. Co-location.

Finding: Policies 8.6 through 8.10 provide direction on coordination with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City of Portland's Urban Services Boundary. The 82nd Avenue Area TIF District Plan does not include new public facility or infrastructure projects or amendments to public service coordination agreements. Policies 8.6 through 8.10 do not apply. These



agencies were notified of the 82nd Avenue Area TIF District Plan pursuant to the City's legislative procedures (33.740).

SERVICE EXTENSION

Policy 8.11. Annexation.

Policy 8.12. Feasibility of service.

Policy 8.13. Orderly service extension.

Policy 8.14. Coordination of service extension.

Policy 8.15. Services to unincorporated urban pockets.

Policy 8.16. Orderly urbanization.

Policy 8.17. Services outside the city limits.

Policy 8.18. Service district expansion.

Policy 8.19. Rural service delivery.

Finding: Policies 8.11 through 8.19 provide direction on extending public services. The proposed 82nd Avenue Area TIF district is within the City's boundary and Urban Services Boundary and the TIF District Plan does not include new public facility or infrastructure projects or service extensions. Policies 8.11 through 8.19 do not apply.

PUBLIC INVESTMENT

Policy 8.20 Regulatory compliance.

Ensure public facilities and services remain in compliance with state and federal regulations. Work toward cost-effective compliance with federal and state mandates through intergovernmental coordination and problem solving.

Policy 8.21 System capacity.

Establish, improve, and maintain public facilities and services at levels appropriate to support land use patterns, densities, and anticipated residential and employment growth, as physically feasible and as sufficient funds are available.

Policy 8.22 Equitable service.

Provide public facilities and services to alleviate service deficiencies and meet level-of-service standards for all Portlanders, including individuals, businesses, and property owners.

8.22.a. In places that are not expected to grow significantly but have existing deficiencies, invest to reduce disparity and improve livability.

8.22.b. In places that lack basic public facilities or services and also have significant growth potential, invest to enhance neighborhoods, fill gaps, maintain affordability, and accommodate growth.

8.22.c. In places that are not expected to grow significantly and already have access to complete public facilities and services, invest primarily to maintain existing facilities and retain livability.



8.22.d. *In places that already have access to complete public facilities and services, but also have significant growth potential, invest to fill remaining gaps, maintain affordability, and accommodate growth.*

Policy 8.23 Asset management.

Improve and maintain public facility systems using asset management principles to optimize preventative maintenance, reduce unplanned reactive maintenance, achieve scheduled service delivery, and protect the quality, reliability, and adequacy of City services.

Policy 8.24 Risk management.

Maintain and improve Portland's public facilities to minimize or eliminate economic, social, public health and safety, and environmental risks.

Policy 8.25 Critical infrastructure.

Increase the resilience of high-risk and critical infrastructure through monitoring, planning, maintenance, investment, adaptive technology, and continuity planning.

Policy 8.26 Capital programming.

Maintain long-term capital improvement programs that balance acquisition and construction of new public facilities with maintenance and operations of existing facilities.

Finding: Policies 8.20 through 8.26 provide direction on investment priorities for public facilities, including the establishment, maintenance, and improvement of such facilities. The 82nd Avenue Area TIF District provides a source of funding for projects that “invest in critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan,” as well as other needed transportation, utility, or public recreation facility improvements in the District (82nd Avenue Area TIF District Plan, Section 4.2). The 82nd Avenue Area TIF District is therefore consistent with Policies 8.20 through 8.26 as it will implement these policies within the TIF District.

FUNDING

Policy 8.27 Cost-effectiveness.

Policy 8.28 Shared costs.

Policy 8.29 System development.

Policy 8.30 Partnerships.

Finding: Policies 8.27 through 8.30 provide direction on procedures for the funding of public facilities within the City of Portland's Urban Services Boundary. While the proposed 82nd Avenue Area TIF District provides a source of funding for public facilities within the District, it does not include specific new public facility or infrastructure projects. Cost sharing is addressed by the service bureaus in conjunction with individual



development proposals based on site-specific circumstances. Policies 8.27 through 8.30 do not apply.

PUBLIC BENEFITS

Policy 8.31 Application of Guiding Principles.

Plan and invest in public facilities in ways that promote and balance the Guiding Principles established in The Vision and Guiding Principles of this Comprehensive Plan.

Finding: The 82nd Avenue Area TIF District Plan does not propose new public facilities but does authorize funding for certain public facilities as demonstrated in the TIF District 82nd Avenue Area TIF District Plan, Section 4.2. This report contains findings that demonstrate that the TIF District Plan is consistent with the Comprehensive Plan Guiding Principles (see the Guiding Principles subsection of Section 3 in this report). The 82nd Avenue Area TIF District Plan is therefore consistent with Policy 8.31

Policy 8.32 Community benefits.

Policy 8.33 Community knowledge and experience.

Policy 8.34 Resource efficiency.

Policy 8.35 Natural systems.

Policy 8.36 Context-sensitive infrastructure.

Policy 8.37 Site- and area-specific needs.

Policy 8.38 Age-friendly public facilities.

Finding: Policies 8.32 through 8.38 provide direction on the planning and design of new public facilities projects. Development of public facilities is not proposed through this TIF District Plan and no changes are proposed to the City's procedures or standards that guide the development of new public facilities. Policies 8.32 through 8.38 do not apply.



PUBLIC RIGHTS-OF-WAY

Policy 8.39 Interconnected network.

Policy 8.40 Transportation function.

Policy 8.41 Utility function.

Policy 8.42 Stormwater management function.

Policy 8.43 Trees in rights-of-way.

Policy 8.44 Community uses.

Policy 8.45 Pedestrian amenities.

Policy 8.46 Commercial uses.

Policy 8.47 Flexible design.

Policy 8.48 Corridors and City Greenways.

Policy 8.49 Coordination.

Policy 8.50 Undergrounding.

Policy 8.51 Right-of-way vacations.

Policy 8.52 Rail rights-of-way.

Finding: Policies 8.39 through 8.52 provide direction on the planning and design of new public facilities, uses, or infrastructure projects in the right-of-way; and right of way vacations. The 82nd Avenue Area TIF District Plan does not include new public facility, uses, or infrastructure projects in the right-of-way. Any new public facility, uses, or infrastructure projects associated with the TIF District Plan will demonstrate consistency with these requirements at the time of development. Policies 8.39 through 8.52 do not apply.

TRANSPORTATION SYSTEM

TRAILS

Policy 8.53 Public trails.

Policy 8.54 Trail system connectivity.

Policy 8.55 Trail coordination.

Policy 8.56 Trail diversity.

Policy 8.57 Public access requirements.

Policy 8.58 Trail and City Greenway coordination.

Policy 8.59 Trail and Habitat Corridor coordination.

Finding: Policies 8.53 through 8.60 apply to the planning, design, improvement, and maintenance of the City's trail system. The 82nd Avenue Area TIF District Plan does not amend the City's trail system or designated trail alignments. No new trails or trail improvements are proposed at this time. Policies 8.53 through 8.59 do not apply.

SANITARY AND STORMWATER SYSTEMS

SANITARY SYSTEM

Policy 8.61 Sewer connections.

Finding: Policy 8.61 applies to development. No development is proposed at this time. Policy 8.61 is ensured through Title 25, Plumbing Regulations and verified at the time of



development permit application. The 82nd Avenue Area TIF District Plan do not alter or affect Title 25 requirements. Policy 8.61 does not apply.

Policy 8.62 Combined sewer overflows.

Policy 8.63 Sanitary sewer overflows.

Policy 8.64 Private sewage treatment systems.

Policy 8.65 Sewer extensions.

Policy 8.66 Pollution prevention.

Policy 8.67 Treatment.

Finding: Policies 8.62 through 8.67 to apply to the planning for and provision of sanitary sewer facilities. BES regularly analyzes the sanitary sewer and stormwater system needs in the city, in conjunction with the Bureau of Planning and Sustainability's planning projects, to ensure that Portland residents and businesses have adequate sanitary and stormwater service. Based on an understanding of current and anticipated growth in the city and system conditions, BES identifies priority areas for upgrading infrastructure, improving system capacity, and providing programs needed to serve the community's needs related to clean water and public health. The 82nd Avenue Area TIF District Plan does not change these policies. Policies 8.62 through 8.67 do not apply.

STORMWATER SYSTEM

Policy 8.68 Stormwater facilities.

Policy 8.69 Stormwater as a resource.

Policy 8.70 Natural systems.

Policy 8.71 Green infrastructure.

Policy 8.72 Stormwater discharge.

Policy 8.73 On-site stormwater management.

Policy 8.74 Pollution prevention.

Policy 8.75 Stormwater partnerships.

Finding: Policies 8.68 through 8.75 to apply to the provision of stormwater facilities. The Citywide Systems Plan includes projects to address facilities needed for conveyance, flow control and pollution reduction. Environmental Services evaluates development proposals that increase impervious area (including buildings and hardscape) against the City's Stormwater Management Manual and Source Control Manual to effectively comply with local, state and federal point and non-point pollution water quality mandates. The 82nd Avenue Area TIF District Plan does not change these policies. Policies 8.68 through 8.75 do not apply.



FLOOD MANAGEMENT

Policy 8.76 Flood management.

Policy 8.77 Floodplain management.

Policy 8.78 Floodplain management facilities.

Policy 8.79 Drainage district coordination.

Policy 8.80 Levee coordination.

Finding: Policies 8.76 through 8.80 to apply to the management of floodplains. These policies are implemented through Portland's Environmental overlay maps and the City programs that regulate development in the floodplain (i.e., Title 33.631 Sites in Flood Hazard Areas; Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24). The 82nd Avenue Area TIF District Plan does not change these policies. Policies 8.76 through 8.80 do not apply.

WATER SYSTEMS

Policy 8.81 Primary supply source.

Policy 8.82 Bull Run protection.

Policy 8.83 Secondary supply sources.

Policy 8.84 Groundwater wellfield protection.

Policy 8.85 Water quality.

Policy 8.86 Storage.

Policy 8.87 Fire protection.

Policy 8.88 Water pressure.

Policy 8.89 Water efficiency.

Policy 8.90 Service interruptions.

Policy 8.91 Outside user contracts.

Finding: Policies 8.81 through 8.91 to apply to the provision of water service. These policies govern how the City manages its water system and are not applicable to development. Policies 8.81 through 8.85 are addressed through the requirements in Title 21 Water. Protections for the Bull Run watershed are enumerated in Chapter 21.36. Groundwater wellfield protections are ensured through regulations in Chapter 21.35. And water quality is locally regulated by Chapter 21.12, as well as Title 25 Plumbing Regulations, in addition to compliance mandates at the state and federal level. The 82nd Avenue Area TIF District Plan does not amend, or affect implementation of, these policies. Policies 8.81 through 8.91 do not apply.

PARKS AND RECREATION

Policy 8.92 Acquisition, development, and maintenance.

Provide and maintain an adequate supply and variety of parkland and recreational facilities to serve the city's current and future population based on identified level-of-service standards and community needs.



Policy 8.93 Service equity.

Invest in acquisition and development of parks and recreation facilities in areas where service-level deficiencies exist.

Policy 8.94 Capital programming.

Maintain a long-range park capital improvement program, with criteria that considers acquisition, development, and operations; provides opportunities for public input; and emphasizes creative and flexible financing strategies.

Policy 8.95 Park planning.

Improve parks, recreational facilities, natural areas, and the urban forest in accordance with relevant master plans, management plans, or adopted strategies that reflect user group needs, development priorities, development and maintenance costs, program opportunities, financing strategies, and community input. Consider developing master or management plans for properties that lack guiding plans or strategies.

Policy 8.96 Recreational trails.

Establish, improve, and maintain a complete and connected system of Major Public Trails that provide recreational opportunities and that can serve transportation functions consistent with policies 8.53 through 8.60 and other City trail policies and plans.

Policy 8.97 Natural resources.

Preserve, enhance, and manage City-owned natural areas and resources to protect and improve their ecological health, in accordance with both the natural area acquisition and restoration strategies, and to provide compatible public access.

Policy 8.98 Urban forest management.

Manage urban trees as green infrastructure with associated ecological, community, and economic functions, through planning, planting, and maintenance activities, education, and regulation. See also Policy 7.10.

Policy 8.99 Recreational facilities.

Provide a variety of recreational facilities and services that contribute to the health and well-being of Portlanders of all ages and abilities.

Policy 8.100 Self-sustaining Portland International Raceway (PIR).

Provide for financially self-sustaining operations of PIR, and broaden its programs and activities to appeal to families, diverse communities, and non-motorized sports such as biking and running.

Policy 8.101 Self-sustaining and inclusive golf facilities.

Provide financially self-sustaining public golf course operations. Diversify these assets to attract new users, grow the game, provide more introductory-level programming, and expand into other related recreational opportunities such as foot golf and disk golf.



Policy 8.102 Specialized recreational facilities.

Establish and manage specialized facilities within the park system that take advantage of land assets and that respond to diverse, basic, and emerging recreational needs.

Policy 8.103 Public-private partnerships.

Encourage public-private partnerships to develop and operate publicly-accessible recreational facilities that meet identified public needs.

Finding: Policies 8.92 through 8.103 provide direction on the City's park system planning. Policies 8.100 and 8.101 apply specifically to the Portland International Raceway and Golf Facilities and so are not applicable to this district. The 82nd Avenue Area TIF District does not amend any of the City's parks and recreation programs or requirements. The Plan does authorize public recreation investments including new parks and natural areas (82nd Avenue Area TIF District Plan, Section 4.2). These investments will enhance service equity by increasing and improving park and recreational facilities in an area that is currently below the City's level of service standards (see the 82nd Avenue Area TIF District Report). The Plan is therefore consistent with these policies.

PUBLIC SAFETY AND EMERGENCY RESPONSE**Policy 8.104 Emergency preparedness, response, and recovery coordination.**

Coordinate land use plans and public facility investments between City bureaus, other public and jurisdictional agencies, businesses, community partners, and other emergency response providers, to ensure coordinated and comprehensive emergency and disaster risk reduction, preparedness, response, and recovery.

Policy 8.105 Emergency management facilities.

Provide adequate public facilities – such as emergency coordination centers, communications infrastructure, and dispatch systems – to support emergency management, response, and recovery.

Policy 8.106 Police facilities.

Improve and maintain police facilities to allow police personnel to efficiently and effectively respond to public safety needs and serve designated land uses.

Policy 8.107 Community safety centers.

Establish, coordinate, and co-locate public safety and other community services in centers.

Policy 8.108 Fire facilities.

Improve and maintain fire facilities to serve designated land uses, ensure equitable and reliable response, and provide fire and life safety protection that meets or exceeds minimum established service levels.

Policy 8.109 Mutual aid.

Maintain mutual aid coordination with regional emergency response providers as appropriate to protect life and ensure safety.



Policy 8.110 Community preparedness.

Enhance community preparedness and capacity to prevent, withstand, and recover from emergencies and natural disasters through land use decisions and public facility investments.

Policy 8.111 Continuity of operations.

Maintain and enhance the City's ability to withstand and recover from natural disasters and human-made disruptions in order to minimize disruptions to public services.

Finding: Policies 8.104 through 8.111 provide direction on the provision of public safety and emergency response services and facilities. These policies are focused on the operational, facility-based, and inter-agency coordination aspects of emergency management. The 82nd Avenue Area TIF District Plan does not amend or impact any of the public facility or emergency response plans, strategies, or protocols that implement these policies. The 82nd Avenue Area TIF District Plan does authorize funding for seismic, fire suppression, other public safety improvements within the District. The 82nd Avenue Area TIF District Plan is therefore consistent with these policies, as it will support public safety and emergency response services within the District without interfering with the implementation of policies 8.104 through 8.111.

SOLID WASTE MANAGEMENT

Policy 8.112 Waste management.

Ensure land use programs, rights-of-way regulations, and public facility investments allow the City to manage waste effectively and prioritize waste management in the following order: waste reduction, recycling, anaerobic digestion, composting, energy recovery, and then landfill.

Finding: The 82nd Avenue Area TIF District Plan does not impact or amend the City's land use programs, rights-of-way regulations, and public facility investments allow the City to manage waste effectively. Policy 8.112 does not apply.

SCHOOL FACILITIES

Policy 8.113 School district capacity.

Policy 8.114 Facilities planning.

Policy 8.115 Co-location.

Policy 8.117 Recreational use.

Policy 8.118 Schools as emergency aid centers.

Policy 8.119 Facility adaptability.

Policy 8.120 Leverage public investment.

Policy 8.121 School access.

Policy 8.122 Private institutions.

Finding: Policies 8.114 through 8.122 provide direction on planning for school facilities and school sites. The 82nd Avenue Area TIF District Plan does not impact the Portland Public Schools Long Range Facility Plan or implementation of school facility policies. Policies 8.113 through 8.122 do not apply.



TECHNOLOGY AND COMMUNICATIONS

Policy 8.123 Technology and communication systems.

Policy 8.124 Equity, capacity, and reliability.

Finding: Policies 8.123 and 8.124 provide direction on the provision technology and communication services. The 82nd Avenue Area TIF District Plan does not impact or interfere with the implementation of these policies. Policies 8.123 and 8.124 do not apply.

ENERGY INFRASTRUCTURE

Policy 8.125 Energy efficiency.

Promote efficient and sustainable production and use of energy resources by residents and businesses, including low-carbon renewable energy sources, district energy systems, and distributed generation, through land use plans, zoning, and other legislative land use decisions.

Finding: The 82nd Avenue Area TIF District Plan does not amend the sections of the zoning code that regulate the production of energy or other types of energy infrastructure. The 82nd Avenue Area District Plan's projects include funding for energy efficiency upgrades for low-income homeowners and for community solar projects, which would promote efficient use and production of energy within the District. The 82nd Avenue Area TIF District Plan is consistent with Policy 8.125.

Policy 8.126 Coordination.

Coordinate with energy providers to encourage investments that ensure reliable, equitable, efficient, and affordable energy for Portland residents and businesses.

Finding: The 82nd Avenue Area TIF District Plan does not impact or interfere with the City's coordination efforts with energy providers. Policy 8.126 does not apply.

Chapter 9: Transportation

Goals

GOAL 9.A: Safety

The City achieves the standard of zero traffic-related fatalities and serious injuries. Transportation safety impacts the livability of a city and the comfort and security of those using City streets. Comprehensive efforts to improve transportation safety through equity, engineering, education, enforcement and evaluation will be used to eliminate traffic-related fatalities and serious injuries from Portland's transportation system.

Finding: As shown in the 82nd Avenue Area TIF Report, 82nd Avenue is part of the Vision Zero High Crash Network with a high number of traffic incidents and pedestrian-involved crashes, and the corridor has been a focus area in the City for transportation safety improvements. Improving transportation safety is a cornerstone of the 82nd Avenue Area TIF District Plan. The TIF District Plan authorizes funding for new streets, street



improvements and bike lanes, as well as projects that improve pedestrian and bicycle safety and connectivity, enhance accessibility, and prioritize pedestrian-scale lighting. These projects will support the Plan's goals of providing safe, accessible and comfortable pedestrian and bicycle networks. The 82nd Avenue Area TIF District Plan is consistent with this goal.

Goal 9.B: Multiple goals

Portland's transportation system is funded and maintained to achieve multiple goals and measurable outcomes for people and the environment. The transportation system is safe, complete, interconnected, multimodal, and fulfills daily needs for people and businesses.

Finding: Goal 9.B states that the City's transportation system should be funded and maintained to meet goals of being safe, complete, interconnected, multimodal, and fulfilling daily needs for people and businesses. The 82nd Avenue Area TIF District Plan is aligned with these goals. As shown in Section 3.3 of the TIF District Plan, one of the District goals is to provide safe, accessible, and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses, schools, parks and other institutions along the 82nd Avenue corridor. The TIF District Plan will provide funding for projects that:

- ◆ Support new streets, street improvements, bike lanes...
- ◆ Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges.
- ◆ Prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.

The Plan will therefore support the implementation of the multiple goals identified in Goal 9.B.

GOAL 9.C: Great places

Portland's transportation system enhances quality of life for all Portlanders, reinforces existing neighborhoods and great places, and helps make new great places in Town Centers, Neighborhood Centers and corridors, and civic corridors.

Finding: The 82nd Avenue Area TIF District Plan will provide a funding source for connectivity and accessibility improvements throughout the District, which includes 82nd Avenue, a civic corridor, the Lents Town Center, and the Jade District, Montavilla, and Brentwood-Darlington Neighborhood Centers. The Plan's transportation improvement projects that will support safe, livable, walkable places in the District that provide accessible, 20-minute neighborhood services, programs and amenities for residents and workers. The 82nd Avenue Area TIF District Plan is consistent with Goal 9.C.

GOAL 9.D: Environmentally sustainable

The transportation system increasingly uses active transportation, renewable energy, or electricity from renewable sources, achieves adopted carbon reduction targets, and reduces air pollution, water pollution, noise, and Portlanders' reliance on private vehicles.



Finding: The 82nd Avenue Area TIF District Plan includes pedestrian and bicycle improvement safety and connectivity projects that will support safe, active transportation in the District. The TIF District Plan is consistent with Goal 9.D.

GOAL 9.E: Equitable transportation

The transportation system provides all Portlanders options to move about the city and meet their daily needs by using a variety of safe, efficient, convenient, and affordable modes of transportation. Transportation investments are responsive to the distinct needs of each community.

Finding: 82nd Avenue has a history of serious crashes and is part of the Vision Zero High Crash Network. The 82nd Avenue Area TIF District Plan authorizes funding for transportation projects that improve pedestrian and bicycle safety and connectivity, enhance accessibility, and prioritize pedestrian-scale lighting. The 82nd Avenue Area Plan is consistent with Goal 9.E.

GOAL 9.F: Positive health outcomes

The transportation system promotes positive health outcomes and minimizes negative impacts for all Portlanders by supporting active transportation, physical activity, and community and individual health.

Finding: The 82nd Avenue Area TIF District Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. The TIF District Plan is consistent with Goal 9.F.

GOAL 9.G: Opportunities for prosperity

The transportation system supports a strong and diverse economy, enhances the competitiveness of the city and region, and maintains Portland's role as a West Coast trade gateway and freight hub by providing efficient and reliable goods movement, multimodal access to employment areas and educational institutions, as well as enhanced freight access to industrial areas and intermodal freight facilities. The transportation system helps people and businesses reduce spending and keep money in the local economy by providing affordable alternatives to driving.

Finding: The 82nd Avenue Area TIF District Plan furthers this goal by supporting commercial and mixed-use development to allow for more neighborhood businesses and jobs in the District, in combination with the Plan's recommended transportation projects, which will improve transit and multimodal access to the area's neighborhood business district and employment areas, thereby helping to expand residents' access to economic opportunity and the viability of these areas. The 82nd Avenue Area TIF District Plan is consistent with Goal 9.G.



GOAL 9.H: Cost effectiveness

The City analyzes and prioritizes capital and operating investments to cost effectively achieve the above goals while responsibly managing and protecting our past investments in existing assets.

Finding: The 82nd Avenue Area TIF District Plan does not impact the City's procedures for analyzing and prioritizing capital and operating investments. Goal 9.H does not apply.

GOAL 9.I: Airport Futures

Promote a sustainable airport (Portland International Airport [PDX]) by meeting the region's air transportation needs without compromising livability and quality of life for future generations.

Finding: The 82nd Avenue Area TIF District does not impact any airport facilities and does not amend the Portland International Airport Plan District or any of the plans that implement Goal 9.I. Goal 9.I does not apply.

Policies

DESIGN AND PLANNING

Policy 9.1 Street design classifications.

Policy 9.2 Street policy classifications.

Policy 9.3 Transportation System Plan.

Policy 9.4 Use of classifications.

Finding: Policies 9.1 through 9.4 provide direction regarding transportation system classifications and the Transportation System Plan. The 82nd Avenue Area TIF District Plan does not change the functional classification of any existing or proposed transportation facility, nor does it change the standards implementing a functional classification system. Policies 9.1 through 9.4 do not apply.

Policy 9.5 Mode share goals and Vehicle Miles Travelled (VMT) reduction.

Increase the share of trips made using active and low-carbon transportation modes. Reduce VMT to achieve targets set in the most current Climate Action Plan and Transportation System Plan, and meet or exceed Metro's mode share and VMT targets.

Finding: The 82nd Avenue Area TIF District Plan's recommended transportation projects focus on safety improvements to busy corridors, such as pedestrian crossings and sidewalk infill to provide safe connections to area destinations, such as parks, schools, so that people of all ages and abilities can safely and conveniently access local destinations by walking, biking, or rolling. These improvements will support active and low-carbon transportation modes. The Plan is consistent with Policy 9.5.

Policy 9.6 Transportation strategy for people movement.

Implement a prioritization of modes for people movement by making transportation system decisions according to the following ordered list:



1. *Walking*
2. *Bicycling*
3. *Transit*
4. *Fleets of electric, fully automated, multiple passenger vehicles*
5. *Other shared vehicles*
6. *Low or no occupancy vehicles, fossil-fueled non-transit vehicles*

When implementing this prioritization, ensure that:

- ◆ *The needs and safety of each group of users are considered, and changes do not make existing conditions worse for the most vulnerable users higher on the ordered list.*
- ◆ *All users' needs are balanced with the intent of optimizing the right of way for multiple modes on the same street.*
- ◆ *When necessary to ensure safety, accommodate some users on parallel streets as part of a multi-street corridor.*
- ◆ *Land use and system plans, network functionality for all modes, other street functions, and complete street policies, are maintained.*
- ◆ *Policy-based rationale is provided if modes lower in the ordered list are prioritized.*

Specific modal policies are found below in policies 9.17 to 9.40.

Finding: The 82nd Avenue Area District Plan authorizes funding for proposed projects that include new bike lanes, street improvements, increased pedestrian and bicycle safety and connectivity, and enhanced accessibility for individuals with mobility challenges. The TIF District Plan does not amend the City's prioritization of modes outlined in this policy. The TIF District Plan will therefore support implementation of Policies 9.17 through 9.21 and is consistent with these policies.

Policy 9.7 Moving goods and delivering services.

Finding: Policy 9.7 provides direction on maintaining efficient and reliable movement of goods and service and planning for freight system improvements. The 82nd Avenue Area TIF District Plan does not impact or interfere with the implementation of these policies. Policy 9.7 does not apply.

Policy 9.8 Affordability

Improve and maintain the transportation system to increase access to convenient and affordable transportation options for all Portlanders, especially those who have traditionally been under-served or under-represented or have historically borne unequal burdens.

Finding: The 82nd Avenue Area TIF Districts Plan's recommended transportation projects focus on safety and connectivity improvements to bicycle and pedestrian networks, and routes to transit, in an area with a high share of under-served and under-



represented people. As shown in the 82nd Avenue Area TIF Report, the District has a higher unemployment rate and lower average wages than the rest of Portland. More than half of the TIF District's residents experience cost burden, meaning they spend over 30 percent of their income on housing. The District also has a higher share (38 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) (see the 82nd Avenue Area TIF District Report). The 82nd Avenue Area TIF District Plan is consistent with Policy 9.8.

Policy 9.9 Accessible and age-friendly transportation system

Ensure that transportation facilities are accessible to people of all ages and abilities, and that all improvements to the transportation system (traffic, transit, bicycle, and pedestrian) in the public right-of-way comply with the Americans with Disabilities Act of 1990. Improve and adapt the transportation system to better meet the needs of the most vulnerable users, including the young, older adults, and people with different abilities.

Finding: The 82nd Avenue Area TIF District Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. These projects will make the District easier for people of all ages and abilities to safely and conveniently access local destinations by walking, biking, or rolling. The 82nd Avenue Area TIF District Plan is consistent with Policy 9.9.

Policy 9.10 Geographic policies

Geographic policies. Adopt geographically-specific policies in the Transportation System Plan to ensure that transportation infrastructure reflects the unique topography, historic character, natural features, system gaps, economic needs, demographics, and land uses of each area. Use the Pattern Areas identified in Chapter 3: Urban Form as the basis for area policies.

9.10.a *Refer to adopted area plans for additional applicable geographic objectives related to transportation, land use, development, and placemaking.*

Finding: The 82nd Avenue Area TIF District Plan does not amend, or impact the implementation of, any geographically-specific policies in the Transportation System Plan. Policy 9.10 does not apply.

LAND USE, DEVELOPMENT, AND PLACEMAKING

Policy 9.11 Land use and transportation coordination

Policy 9.12 Growth strategy

Policy 9.13 Development and street design

Finding: No changes are proposed to street design and policy classifications or land use designations. Policies 9.11 through 9.13 do not apply.



STREETS AS PUBLIC SPACES

Policy 9.14 Streets for transportation and public spaces

Policy 9.15 Repurposing street space

Policy 9.16 Design with nature

Finding: No changes are proposed to street design requirements, and no new streets or street realignments are currently proposed. Policies 9.14 through 9.16 do not apply.

MODAL POLICIES

Policy 9.17 Pedestrian transportation

Encourage walking as the most attractive mode of transportation for most short trips, within neighborhoods and to centers, corridors, and major destinations, and as a means for accessing transit.

Policy 9.18 Pedestrian networks

Create more complete networks of pedestrian facilities, and improve the quality of the pedestrian environment.

Policy 9.19 Pedestrian safety and accessibility

Improve pedestrian safety, accessibility, and convenience for people of all ages and abilities.

Policy 9.20 Bicycle transportation

Create conditions that make bicycling more attractive than driving for most trips of approximately three miles or less.

Policy 9.21 Accessible bicycle system

Create a bicycle transportation system that is safe, comfortable, and accessible to people of all ages and abilities.

Finding: Policies 9.17 through 9.21 provide direction on creating attractive, complete, safe, accessible, and convenient pedestrian and bicycle transportation networks. The 82nd Avenue Area TIF District Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. The TIF District Plan will therefore support implementation of Policies 9.17 through 9.21 and is consistent with these policies.



Policy 9.22 Public transportation

Policy 9.23 Transportation to job centers

Policy 9.24 Transit service

Policy 9.25 Transit equity

Policy 9.26 Transit funding

Policy 9.27 Transit service to centers and corridors

Finding: Policies 9.22 through 9.23 provide direction on the provision of a public transit system. The 82nd Avenue Area TIF District does not impact or interfere with the implementation of these policies. Policies 9.22 through 9.23 do not apply.

Policy 9.28 Intercity passenger service

Policy 9.29 Regional trafficways and transitways

Policy 9.30 Multimodal goods movement

Policy 9.31 Economic development and industrial lands

Policy 9.32 Multimodal system and hub

Policy 9.33 Freight network

Policy 9.34 Sustainable freight system

Policy 9.35 Freight rail network

Policy 9.36 Portland Harbor

Policy 9.37 Portland Heliport

Policy 9.38 Automobile transportation

Policy 9.39 Automobile efficiency

Policy 9.40 Emergency response

Finding: Policies 9.28 through 9.40 provide direction on Citywide transportation system planning. The 82nd Avenue Area TIF District Plan does impact the implementation of any of these policies. Policies 9.28 through 9.40 do not apply.

AIRPORT FUTURES

Policy 9.41 Portland International Airport

Policy 9.42 Airport regulations

Policy 9.43 Airport partnerships

Policy 9.44 Airport investments

Finding: Policies 9.41 through 9.44 provide policy direction related to Portland International Airport. The 82nd Avenue Area TIF District Plan does not change the Portland International Airport Plan District or have any impact on airport facilities. Policies 9.41 through 9.44 do not apply.



SYSTEM MANAGEMENT

Policy 9.45 System management

Policy 9.46 Traffic management

Policy 9.47 Connectivity

Policy 9.48 Technology

Policy 9.49 Performance measures

Policy 9.50 Regional congestion management

Policy 9.51 Multimodal Mixed-Use Area

Finding: Policies 9.45 through 9.51 provide direction on managing the Citywide transportation system. The 82nd Avenue Area TIF District Plan does not impact the implementation of these policies as it does not propose changes to the City's Transportation System Plan, street design standards or guidelines, street classifications, multimodal performance measures, or land use designations. The Plan does not impact the City's regional congestion management approach with Metro and does not propose amendments to the Central City Plan. Policies 9.45 through 9.51 do not apply.

TRANSPORTATION DEMAND MANAGEMENT

Policy 9.52 Outreach

Policy 9.53 New development

Policy 9.54 Projects and programs

Finding: Policies 9.52 through 9.54 provide direction regarding transportation demand management. The 82nd Avenue Area TIF District Plan does not affect existing transportation demand management regulations or outreach programs (e.g., requirements in Title 17.107, Chapter 33.266.410, Chapter 33.852, Smart Trips, and Safe Routes to Schools). Policies 9.52 through 9.54 do not apply.

PARKING MANAGEMENT

Policy 9.55 Parking management

Policy 9.56 Curb Zone

Policy 9.57 On-street parking

Policy 9.58 Off-street parking

Policy 9.59 Share space and resources

Policy 9.60 Cost and price

Policy 9.61 Bicycle parking

Finding: Policies 9.55 through 9.61 address parking management and off-street parking. These policies direct the City to reduce and manage parking demand, utilize parking management and pricing tools in areas with high parking demand, limit the development of new parking spaces, encourage the shared use of parking, and promote the development of new bicycle parking facilities in the public right-of-way. The 82nd Avenue Area TIF District Plan does not impact or interfere with the implementation of these policies. Policies 9.55 through 9.61 do not apply.



FINANCE, PROGRAMS, AND COORDINATION

Policy 9.62 Coordination

Coordinate with state and federal agencies, local and regional governments, special districts, other City bureaus, and providers of transportation services when planning for, developing, and funding transportation facilities and services.

Finding: The 82nd Avenue Area TIF District Plan does not impact or interfere with the City's coordination with state and federal agencies, local and regional governments, special districts, other City bureaus, and providers of transportation services when planning for, developing, and funding transportation facilities and services. Policy 9.62 does not apply.

Policy 9.63 New development impacts

Prevent, reduce, and mitigate the impacts of new development and redevelopment on the transportation system. Utilize strategies including transportation and parking demand management, transportation system analysis, and system and local impact mitigation improvements and fees.

Finding: The TIF District Plan does not change existing tools for transportation and parking demand management and system improvement and fees. New development is not proposed at this time as part of the establishment of the 82nd Avenue Area TIF District. Prevention, reduction, and mitigation of the impacts on the transportation system from new development and redevelopment within the District will be addressed at the time development is proposed. Policy 9.63 does not apply.

Policy 9.64 Education and encouragement

Policy 9.65 Telecommuting

Policy 9.66 Project and program selection criteria

Policy 9.67 Funding

Finding: Policies 9.64 through 9.67 address the funding and management of the City's transportation system and programs and not development or uses on private or public land outside of the right of way. The 82nd Avenue Area TIF District Plan does not propose any changes to these policies. Policies 9.64 through 9.67 do not apply.

NEW MOBILITY

Policy 9.68 New mobility priorities and outcomes

Policy 9.69 New mobility tools

Finding: Policies 9.68 and 9.69 address the management of automated vehicles. The 82nd Avenue Area TIF District will not impact or interfere with the implementation of these policies. Policies 9.68 and 9.69 do not apply.



Chapter 10: Land Use Designations and Zoning

Goal

Goal 10.A Land use designations and zoning

Effectively and efficiently carry out the goals and policies of the Comprehensive Plan through the land use designations, Zoning Map, and the Zoning Code.

Finding: The TIF District Plan will not amend land use designations, Zoning Map, and the Zoning Code. This goal does not apply.

Policies

LAND USE DESIGNATIONS

Policy 10.1 Land use designations

Apply a land use designation to all land and water within the City's Urban Services Boundary. Apply the designation that best advances the Comprehensive Plan goals and policies. The land use designations are shown on the adopted Land Use Map and on official Zoning Maps.

Finding: The TIF District Plan will not amend land use designations, Zoning Map, and the Zoning Code. Policy 10.1 does not apply.

THE ZONING MAP AND THE ZONING CODE

Policy 10.2 Relationship of land use designations to base zones

Policy 10.3 Amending the Zoning Map

Policy 10.4 Amending the Zoning Code

Finding: The 82nd Avenue Area TIF District Plan does propose any amendments to land use designations, base zones, the zoning map or zoning code. Policies 10.2 through 10.4 do not apply.



4. Advance Portland

Introduction

In 2023, the City of Portland approved *Advance Portland: A Call to Action for Inclusive Economic Growth* (“Advance Portland”), which established the City’s and Prosper Portland’s five-year economic strategy. Advance Portland embraces a vision of Portland as a model 21st century city that targets and manages growth well, aligning economic growth with equity and climate resiliency to provide a prosperous, vibrant, healthy place for all Portland residents and businesses. The City strives to realize this vision by pursuing a series of 4 Objectives, which each represent a series of strategies with a common goal.

Goal

The goal of the 2023-2028 strategy is to advance inclusive growth by establishing enduring partnerships, policies, and initiatives, that propel and align economic prosperity with racial equity and climate action.

Finding: The 82nd Avenue Area TIF District Plan aims to align economic prosperity with racial equity and climate action. The 82nd Avenue Area TIF District Plan envisions a district where:

- ◆ 82nd Avenue area residents will have access to meaningful, living-wage employment and economic opportunities, and new investment will bring community benefits including education, workforce training, renewable energy resources and environmental assets, and neighborhood amenities.
- ◆ 82nd Avenue area-based small businesses will continue to be supported and retained.
- ◆ Relationships and partnerships within the area are strong, supporting information-sharing, community-building, a more circular economy within and between diverse communities, and local resources for employment and healthcare.
- ◆ The community is stable and resilient in the face of climate change, natural disasters and related impacts to health and environment.

The Plan includes a category of economic development projects that aim to retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;



- ◆ Support employment of community members from the 82nd Avenue corridor and adjacent neighborhoods;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of 82nd Avenue area residents; and
- ◆ Support home-based businesses (82nd Avenue Area TIF District Plan, Section 4.2.B).

The Plan also allocates funding towards projects that support climate action, including green infrastructure projects, climate and resilience improvements associated with commercial and mixed-use developments, and energy efficiency upgrades for low-income homeowners. Finally, the Plan allocates funding for affordable housing projects which will reduce costs for housing, increase economic stability, and offer Portlanders greater means to accumulate savings. These projects collectively will support economic prosperity and climate action within the District.

The District has a higher share (38 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) and the District has a concentration of neighborhood and BIPOC-serving service and retail establishments (see the 82nd Avenue Area TIF District Report). By focusing investments in the 82nd Avenue Area TIF District, the Plan will support economic prosperity that is aligned with climate action and racial equity. The 82nd Avenue Area TIF District Plan is therefore consistent with the overarching goal of the Advance Portland Strategy.

Objectives

Objective 1 Propel Inclusive Economic Growth & Innovation

in key traded sector clusters and expand green products and services that address barriers to growth.

Finding: Objective 1 aims to support economic growth in the traded sector industry clusters that bring in new income to the area and growing the regional economy. The five priority industry clusters are Athletic & Outdoor, Green Cities, Food & Beverage Manufacturing, Metals & Machinery, and Software & Media. The actions in this objective focus on the City-led development of action plans, initiatives, and partnerships to support these industries. The 82nd Avenue Area TIF District Plan allocates funding to support economic development within the District but does not impact or change the City's efforts to enhance traded sector competitiveness across the city or the region.

The 82nd Avenue Area TIF District Plan does not have a focus on key traded sectors but does not prevent the City from investing in traded sector cluster industries, developing



industry-specific innovation strategies to support growth of green products and services, or addressing barriers to growth, inclusion, or innovation in competitive industries.

The economic development projects in the Plan will help to support new commercial and mixed-use development to meet current and future commercial demand. These investments help ensure that the building stock in the District's employment areas is aligned with modern commercial needs and could support traded sector businesses. The 82nd Avenue Area TIF District Plan is therefore consistent with Objective 1 as it supports implementation by modernizing the commercial building stock in the area.

Objective 2 Promote Equitable Wealth Creation

by supporting BIPOC-owned small businesses and entrepreneurs to start and grow businesses through partnerships, capital, and relevant support.

Finding: The 82nd Avenue Area TIF District Plan will support the expansion of economic opportunities within the District. As shown in the 82nd Avenue Area TIF Report, the District has a higher share (38 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) (see the 82nd Avenue Area TIF District Report).

TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;
- ◆ Support employment of community members from the 82nd Avenue corridor and adjacent neighborhoods;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of 82nd Avenue area residents; and
- ◆ Support home-based businesses (82nd Avenue Area TIF District Plan, Section 4.2.B).

Additionally, by reducing costs for housing and increasing homeownership opportunities, the TIF District Plan will increase economic stability and offer residents greater means to generate wealth. Therefore, the 82nd Avenue Area TIF District Plan will support equitable wealth creation through economic development and business support projects, as well as affordable housing investments. The 82nd Avenue Area TIF District Plan is consistent with Objective 2.

Objective 3 Foster a Vibrant Central City and Neighborhood Commercial Districts

with tailored strategies to reimagine and revitalize our commercial centers and corridors as vibrant nodes of employment, small business, entertainment, and cultural amenities.



Finding: Objective 3 includes objectives and actions aimed at revitalizing the Central City and Neighborhood Commercial Districts throughout the City. The 82nd Avenue Area TIF District does not intersect with the Central City District but is a Neighborhood Commercial District that encompasses commercial centers and corridors. This objective contains many actions related to Neighborhood Commercial Districts that the 82nd Avenue Area TIF District Plan will directly support or help implement, including:

- ◆ Small Business Support
- ◆ Tenant Support Program
- ◆ Ground-Floor Commercial Activation
- ◆ Priority Area Support
- ◆ Neighborhood Connectivity Enhancement
- ◆ Equitable Housing Investment
- ◆ Innovative Housing Solutions

The TIF District Plan will support commercial and mixed-use development, redevelopment, and renovation, as well as a wide range of affordable housing types, and multimodal transportation connectivity improvements along the 82nd Avenue civic corridor and within the Montavilla, Brentwood-Darlington, and Jade District Neighborhood Centers. These investments will support the types of employment, small business, entertainment, and cultural amenities prioritized by community members in the District. See the findings in Section 3, Chapter 3 of this Findings Report for more details. The 82nd Avenue Area TIF District Plan is consistent with Objective 3.

Objective 4 Connect Portlanders to High Quality Jobs in Future-Ready Sectors

through industry-based and industry-driven job training and improved proximity to quality jobs.

Finding: Objective 4 focuses on connecting Portland residents to high-quality jobs in two ways: job training and improved proximity to jobs. Outcomes 4.1 and 4.2 under this objective focus on the workforce programs and partnerships necessary to accomplish the job training component of the objective. The 82nd Avenue Area TIF District Plan does not impact the City's efforts to support workforce training programs or partnerships described in this Strategy. Outcome 4.3 is "Improve Connections Between Residential and Employment Centers" and contains the following actions:

- ◆ 4.3.1 Transit-Oriented Housing Initiative
- ◆ 4.3.2 Enhance Job Hub Transit
- ◆ 4.3.3 Industrial Land Strategy
- ◆ 4.3.4 Strategic Economic Investment

The 82nd Avenue Area TIF District Plan does not impact the zoning, public/private partnerships, or transit systems that implement actions 4.3.1-4.3.3. However, the TIF District Plan's affordable housing and transportation connectivity improvements will



encourage density and supply of mixed income housing near job centers and augment transportation options to existing job hubs in and around the TIF District.

Action 4.3.4 aims to locate major economic investments and target business growth near underserved areas, defined as areas with lower incomes or higher unemployment rates than the average, or those communities with poor transportation connections to job centers. The 82nd Avenue Area TIF District Report demonstrates that the area has lower incomes or higher unemployment rates than the average for Portland, and that households in this District have poor transportation connections, in terms of safety and connectivity, to job centers. Therefore, the economic investments the 82nd Avenue Area TIF District Plan would allocate to the area will support implementation of 4.3.4. The 82nd Avenue Area TIF District Plan is consistent with Objective 4.



5. Area Plan – 82nd Ave

Community and neighborhood plans are adopted by City Council and are components of the City of Portland's Comprehensive Plan. These plans are guiding policy documents for physical development within these defined areas. Each policy in these area plans describes a desirable outcome; however, not all policies are relevant to each particular decision, and it is not required that the proposed TIF District Plan advance all of the policies equally well. For this reason, area plan policies are first examined for their applicability to the decision at hand, and then only applicable policies are considered.

The 82nd Avenue Area TIF District boundary intersects with areas included in the Outer Southeast Community Plan, Montavilla Neighborhood Plan, South Tabor Neighborhood Plan, Foster-Powell Neighborhood Plan, Mt. Scott-Arleta Neighborhood Plan, Lents Neighborhood Plan, and the Brentwood-Darlington Neighborhood Plan. These are the area plan policies applicable to the proposed TIF District Plan and evaluated for consistency in these findings.

1. Outer Southeast Community Plan

Policies

Economic Development

Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

Finding: The 82nd Avenue Area TIF District Plan helps support business district vitality through investments in commercial, industrial, and mixed-use properties, as well as in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;
- ◆ Support employment of community members from the 82nd Avenue Area TIF District and adjacent neighborhoods;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of 82nd Avenue Area TIF area residents; and



- ◆ Support home-based businesses (82nd Avenue Area TIF District Plan, Section 4.2.B).

The housing and infrastructure investments described in the TIF District Plan also support business district vitality by allowing for more residents to locate in the 82nd Avenue Area TIF District and improving safe, multimodal connections to goods and services located within the District's commercial and employment areas. The 82nd Avenue Area TIF District Plan is consistent with this policy.

Housing

Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to create, preserve, and stabilize housing. This additional funding will allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners.
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (82nd Avenue Area TIF District Plan, Section 4.2).

The 82nd Avenue Area TIF District Plan is consistent with this policy.

Urban Design

Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the vision plan.

Finding: The long-term vision of the 82nd Avenue Area TIF District Plan is to fund investments that help provide a sense of place and belonging for its residents and businesses, and particularly for those who have been historically marginalized or are economically vulnerable. While the TIF District Plan does not propose specific new development or redevelopment, it includes proposed investments in placemaking, community gathering spaces, and signage that celebrate and represent Priority Communities. The 82nd Avenue Area TIF District Plan is consistent with this policy.



Subarea Policies

The 82nd Avenue Area TIF District boundary intersects substantially with three defined subareas of the Outer Southeast Community Plan: 82nd Avenue/I-205 Corridor and Lents Town Center. Policies for the other defined subareas are not applicable to the East 205 TIF District Plan.

Subarea Policy I: Traditional Urban Neighborhoods

Preserve the fabric of these traditional residential neighborhoods and streetcar era commercial districts. Promote construction of new housing on or near transit streets and “Main Street” development on portions of Foster Road, Stark, and Glisan Streets. Encourage infill development.

Finding: Subarea Policy I addresses the desire for zoning and development standard changes to encourage additional commercial development and higher density housing. The 82nd Avenue Area TIF District Plan does not amend the City’s zoning code, land use designations, or development standards. All future development within the TIF District will need to meet applicable current zoning regulations and development standards. The TIF District Plan does support investments in higher density housing and commercial development that retains and attracts businesses to 82nd Avenue and its intersecting corridors. The 82nd Avenue Area TIF District Plan is consistent with this policy.

Subarea Policy II: 82nd Avenue/I-205 Corridor

Promote the revitalization of 82nd Avenue. Increase the number and variety of jobs provided in these areas. Enlarge the market for local retail and service businesses by increasing housing opportunity.

Finding: Subarea Policy II addresses the desire for zoning and land use changes to encourage additional commercial development, industrial uses, and higher density housing. The 82nd Avenue Area TIF District Plan does not amend the City’s zoning code, land use designations, or development standards. All future development within the TIF District will need to meet applicable current zoning regulations and development standards. The TIF District Plan does support investments in higher density housing and commercial development that retains and attracts businesses to 82nd Avenue and its intersecting corridors. The 82nd Avenue Area TIF District Plan is consistent with this policy.

Subarea Policy III: Lents Town Center

Foster the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.

Finding: Subarea Policy III addresses the desire for zoning and land use changes to encourage additional commercial development, higher density housing, and diverse housing options. The policy also encourages infrastructure that supports active transportation and transit use. The 82nd Avenue Area TIF District Plan does not amend the City’s zoning code, land use designations, or development standards. All future development within the TIF District will need to meet applicable current zoning



regulations and development standards. The TIF District Plan does support investments in higher density housing and commercial development that retains and attracts businesses to 82nd Avenue and its intersecting corridors. The Plan also proposes investments in safe, accessible and comfortable pedestrian and bicycle networks within the area to improve access to businesses, schools, parks and other institutions along the 82nd Avenue corridor. The 82nd Avenue Area TIF District Plan is consistent with this policy.

2. Montavilla Neighborhood Plan

Policies

Policy 1: Housing and Neighborhood Livability

Preserve and improve Montavilla's existing housing stock and build new housing for people of all ages, income levels, and physical abilities.

Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to use in the TIF District for affordable housing creation and stabilization. This funding will allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Improving equitable access to housing in the 82nd Avenue Area TIF District is embedded in throughout the TIF District Plan's values, goals, and proposed projects/major activities (82nd Avenue Area TIF District Plan, Sections 3.2, 3.3, and 4.2). The proposed affordable housing projects in the 82nd Avenue Area TIF District Plan will support the goal of improving equitable access for housing in the TIF District. Therefore, the 82nd Ave TIF District Plan is consistent with Policy 1.

Policy 4: Economic Development

Foster the opportunity for new businesses and the expansion of existing businesses in Montavilla's commercial areas along 82nd Avenue, Stark, Washington, Glisan, and Division. Reinforce Montavilla's commercial center by marketing the area as a special place to business.

Finding: The 82nd Avenue Area TIF District Plan helps support economic development and business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the 82nd Avenue Area TIF District Plan include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use development, redevelopment and renovation



- ◆ Arts and culture assets and amenities
- ◆ District Signage, including directional signage to local businesses
- ◆ Infrastructure investments triggered by development, redevelopment or renovation

The housing and infrastructure investments described in the TIF District Plan also support business district vitality by allowing for more residents to locate in the 82nd Avenue Area TIF District and improving safe, multimodal connections to goods and services located within the District's commercial and employment areas. The 82nd Avenue Area TIF District Plan is consistent with Policy 4.

Policy 6: Parks and Open Space

Maintain and enhance Montavilla's Parks and improve connections for Montavilla residents to nearby recreation areas such as Mt. Tabor Park and the I-205 bikeway.

Finding: The TIF District Plan authorizes funding for parks and recreation investments such as new parks and natural areas, new and updated community centers, resilience hubs, community gardens, athletic facilities, and public exercise equipment. These investments will enhance service equity by increasing and improving park and recreational facilities in an area that is currently below the City's level of service standards (82nd Avenue Area TIF District Report, Attachment A). The 82nd Avenue Area TIF District Plan is therefore consistent with this policy.

3. South Tabor Neighborhood Plan

Policies

Policy 2: Transportation

Maintain mobility and accessibility by reducing the impact of autos on South Tabor and encouraging alternative forms of transportation.

Finding: The 82nd Avenue Area TIF District Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. These projects will make the TIF District easier for people of all ages and abilities to safely and conveniently access local destinations by walking, biking, or rolling. The 82nd Ave TIF District Plan is consistent with Policy 2.

Policy 3: Economic Development

Encourage and support businesses that enhance the neighborhood and provide needed goods and services to local residents.



Finding: The 82nd Avenue Area TIF District Plan helps support economic prosperity and business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the 82nd Avenue Area TIF District Plan include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use development, redevelopment and renovation
- ◆ Arts and culture assets and amenities
- ◆ District Signage, including directional signage to local businesses
- ◆ Infrastructure investments triggered by development, redevelopment or renovation

The housing and infrastructure investments described in the TIF District Plan also support business district vitality by allowing for more residents to locate in the 82nd Avenue Area TIF District and improving safe, multimodal connections to goods and services located within the District's commercial and employment areas. The 82nd Avenue Area TIF District Plan is consistent with Policy 3.

Policy 5: Social, Cultural, and Educational Environment

Make South Tabor a neighborhood where all people can live and work in harmony and without fear of prejudice by encouraging and creating opportunities for cultural, social, and educational interactions.

Finding: Equity is the first value listed in the 82nd Avenue Area TIF District Plan and is embedded throughout the Plan's vision, goals, and projects. Development of the Plan involved a community engagement process that gathered feedback and insight from a robust range of East Portland stakeholders to inform the TIF district boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensure that the TIF District boundary, plan, and report adequately addressed and prioritized community needs, desires, challenges, and opportunities (82nd Avenue Area TIF District Plan, Exhibit B).

The 82nd Avenue Area District Plan will provide a funding source to help advance equitable economic opportunity, affordable housing, improve transportation safety, and environmental justice. The Plan proposes public realm improvements that include investments in placemaking, community gathering spaces, and signage that celebrate and represent Priority Communities. The 82nd Avenue Area TIF District Plan is consistent with Policy 5.



Policy 6: Parks, Recreation, and Open Space

Encourage the development and preservation of a large variety of green and open spaces in and around South Tabor.

Finding: The TIF District Plan authorizes funding for parks and recreation investments such as new parks and natural areas, new and updated community centers, resilience hubs, community gardens, athletic facilities, and public exercise equipment. These investments will enhance service equity by increasing and improving park and recreational facilities in an area that is currently below the City's level of service standards (82nd Avenue Area TIF District Report, Attachment A). The 82nd Avenue Area TIF District Plan is therefore consistent with this policy.

4. Foster-Powell Neighborhood Plan

Policies

Policy 2: Neighborhood Livability

Improve the appearance and livability of the Foster-Powell neighborhood.

Finding: The long-term vision of the 82nd Avenue Area TIF District Plan is to fund investments that help provide a sense of place and belonging for its residents and businesses, and particularly for those who have been historically marginalized or are economically vulnerable. While the TIF District Plan does not propose specific new development or redevelopment, it includes proposed investments in placemaking, community gathering spaces, and signage that celebrate and represent Priority Communities. The TIF District Plan's proposed investments in housing, commercial renovation and development, and multimodal transportation improvements will allow more residents to locate in the 82nd Avenue Area TIF District. The 82nd Avenue Area TIF District Plan is consistent with this policy.

Policy 4: Housing

Ensure an adequate supply of housing at a variety of prices and rents by promoting new home ownership opportunities, improvement of existing housing stock, responsible rental property ownership, and the development of compatible infill housing.

Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to create, preserve, and stabilize housing. This additional funding will allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners,
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).



- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (82nd Avenue Area TIF District Plan, Section 4.2).

The 82nd Avenue Area TIF District Plan is consistent with Policy 4.

Policy 7: Commercial Areas

Improve the Foster Road and 82nd Avenue commercial areas. Encourage businesses that serve Foster-Powell and surrounding neighborhoods to locate in this area. Create a better pedestrian environment.

Finding: The 82nd Avenue Area TIF District Plan helps support business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the 82nd Avenue Area TIF District Plan include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use development, redevelopment and renovation
- ◆ Arts and culture assets and amenities
- ◆ District Signage, including directional signage to local businesses
- ◆ Infrastructure investments triggered by development, redevelopment or renovation

These improvements to the built environment will help enhance the TIF District as an attractive commercial and employment area. The 82nd Avenue Area TIF District is consistent with Policy 7.

5. Mt. Scott-Arleta Neighborhood Plan

Policies

Policy 2: Neighborhood and Livability

Improve Mt. Scott-Arleta's supply of housing by protecting existing homes and encouraging the construction of a variety of attached housing types on infill lots. New housing should blend into the neighborhood and meet the needs of residents of various ages, income levels, and backgrounds.



Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to create, preserve, and stabilize housing. This additional funding will allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners.
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (82nd Avenue Area TIF District Plan, Section 4.2).

The 82nd Avenue Area TIF District Plan is consistent with Policy 2.

Policy 3: Parks, Recreation, and Open Space

Focus on the Mt. Scott Community Center and Park as the neighborhood's heart and primary attraction. At the same time, encourage other addition recreation opportunities in the neighborhood.

Finding: The Mt. Scott Community Center and Park are not located within the boundary of the 82nd Avenue Area TIF District. The TIF District Plan does provide a source of funding for new natural areas, parks, and public spaces including community centers, pavilions, and community gardens. The 82nd Avenue Area TIF District Plan is consistent with Policy 3.

Policy 4: Economic Development

Improve commercial viability for business districts in the neighborhood, to provide a full range of goods and convenient neighborhood services.

Finding: The 82nd Avenue Area TIF District Plan helps support business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the 82nd Avenue Area TIF District Plan include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use development, redevelopment and renovation



- ◆ Arts and culture assets and amenities
- ◆ District Signage, including directional signage to local businesses
- ◆ Infrastructure investments triggered by development, redevelopment or renovation

The housing and infrastructure investments described in the TIF District Plan also support business district vitality by allowing for more residents to locate in the 82nd Avenue Area TIF District and improving safe, multimodal connections to goods and services located within the District's commercial and employment areas. The 82nd Avenue Area TIF District Plan is consistent with Policy 4.

6. Lents Neighborhood Plan

Policies

Policy 2: Economic Development

Preserve and enhance the commercial viability of existing businesses within the Lents neighborhood.

Finding: The 82nd Avenue Area TIF District Plan helps support economic prosperity and business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the 82nd Avenue Area TIF District Plan include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use development, redevelopment and renovation
- ◆ Arts and culture assets and amenities
- ◆ District Signage, including directional signage to local businesses
- ◆ Infrastructure investments triggered by development, redevelopment or renovation

The housing and infrastructure investments described in the TIF District Plan also support business district vitality by allowing for more residents to locate in the 82nd Avenue Area TIF District and improving safe, multimodal connections to goods and services located within the District's commercial and employment areas. The 82nd Avenue Area TIF District Plan is consistent with Policy 2.



Policy 3: Trails, Parks, Open Space, and the Environment

Promote recreational opportunities in and around Lents while preserving and protecting the environment.

Finding: One of the goals in the 82nd Avenue Area TIF District Plan is to spur innovation of environment, climate change and resilience initiatives in TIF projects. In support of this goal, the TIF District will provide funding for projects that:

- ◆ Invest in green infrastructure and/or other climate resilience investments.
- ◆ Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.
- ◆ Provide energy efficiency upgrades for low-income homeowners.
- ◆ Support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces, and prioritize new parks and natural areas, resilience hubs, and community gardens.

These projects will help support environmentally sustainable development within accessible, walkable, bikeable 20-minute communities, and support energy efficiency, renewable energy, stormwater management, climate resiliency in the District.

The TIF District Plan also authorizes funding for parks and recreation investments such as new parks and natural areas, new and updated community centers, resilience hubs, community gardens, athletic facilities, and public exercise equipment. These investments will enhance service equity by increasing and improving park and recreational facilities in an area that is currently below the City's level of service standards (82nd Avenue Area TIF District Report, Attachment A). The 82nd Avenue Area TIF District Plan is consistent with Policy 3.

Policy 5: Urban Design

Use urban design concepts and amenities to preserve and enhance neighborhood livability and to maintain a sense of place.

Finding: The long-term vision of the 82nd Avenue Area TIF District Plan is to fund investments that help provide a sense of place and belonging for its residents and businesses, and particularly for those who have been historically marginalized or are economically vulnerable. The TIF District Plan does not propose specific new development or redevelopment, and any development that occurs within the TIF District it includes proposed investments in placemaking, community gathering spaces, and signage that celebrate and represent Priority Communities. These investments could help implement Policy 5, therefore the 82nd Avenue Area TIF District Plan is consistent with this policy.



Policy 6: Housing

Encourage a sense of community pride in Lents by maintaining, restoring, and rehabilitating existing homes and taking advantage of opportunities to build a variety of new housing.

Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to use in the TIF District to create, preserve, and stabilize housing. This additional funding would allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners.
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (East 205 TIF District Plan, Section 4.2).

The 82nd Avenue Area TIF District Plan is consistent with Policy 6.

Policy 7: Neighborhood Livability

Restore Lents identity as a friendly, safe, attractive neighborhood for everyone in our historic community.

Finding: The long-term vision of the 82nd Avenue Area TIF District Plan is to fund investments that help provide a sense of place and belonging for its residents and businesses, and particularly for those who have been historically marginalized or are economically vulnerable. While the TIF District Plan does not propose specific new development or redevelopment, it includes proposed investments in placemaking, community gathering spaces, and signage that celebrate and represent Priority Communities. The 82nd Avenue Area TIF District Plan is consistent with this policy.

7. Brentwood-Darlington Neighborhood Plan

Policies

Policy 1: Neighborhood Identity

Strengthen the identity of Brentwood-Darlington and enhance its desirability as a place to live and work.

Finding: The long-term vision of the 82nd Avenue Area TIF District Plan is to fund investments that help provide a sense of place and belonging for its residents and



businesses, and particularly for those who have been historically marginalized or are economically vulnerable. The TIF District Plan proposes investments in diverse, affordable housing, commercial renovation and redevelopment, and infrastructure improvements that will allow more residents to locate in the 82nd Avenue Area TIF District and improve safe, multimodal connections to goods and services located within the District's commercial and employment areas. The 82nd Avenue Area TIF District Plan is consistent with Policy 1.

Policy 4: Housing

Preserve and improve existing housing while providing opportunities for new housing for people of all ages and income levels.

Finding: The 82nd Avenue Area TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to create, preserve, and stabilize housing. This additional funding will allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners,
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (82nd Avenue Area TIF District Plan, Section 4.2).

The 82nd Avenue Area TIF District Plan is consistent with Policy 4.

Policy 6: Neighborhood - Business and Industry

Support the retention and expansion of existing businesses and encourage new commercial uses when compatible with the surrounding neighborhood.

Finding: The 82nd Avenue Area TIF District Plan's proposed economic development projects aim to retain, create, and expand economic opportunities through investments in commercial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities, especially existing businesses located within the TIF District boundary, and new businesses being started by community members with ties to the 82nd Avenue corridor and surrounding neighborhoods. The 82nd Avenue Area TIF District Plan is consistent with Policy 6.



