

# **Sumner-Parkrose-Argay-Columbia Corridor (SPACC) Tax Increment Finance District Plan**

**October 1, 2024**

## TABLE OF CONTENTS

SECTION 1. INTRODUCTION .....	2
SECTION 2. BACKGROUND AND CONTEXT .....	2
SECTION 3. VALUES, VISION AND GOALS.....	5
Section 3.1 – Values .....	5
Section 3.2 – Vision .....	5
Section 3.3 – Goals.....	6
SECTION 4. PLAN IMPLEMENTATION.....	8
Section 4.1 - Principles that Guide Implementation.....	8
Section 4.2 – Proposed Projects and Major Activities .....	11
Section 4.3 – Plan Finances .....	21
Section 4.4 – Plan Relationship to Local Objectives .....	21
Section 4.5 – Proposed Land Uses, Maximum Densities and Building Requirements.....	21
Section 4.6 – Real Property Acquisition and Disposal .....	21
Section 4.7 – Relocation Plan.....	22
SECTION 5. GOVERNANCE OF TIF DISTRICT .....	23
Section 5.1 – Ongoing Community Engagement .....	23
Section 5.2 – Future Plan Amendments .....	23
SECTION 6. GLOSSARY .....	24

Exhibit A: Legal Description

Exhibit B: Public Engagement Summary

Exhibit C: Governance Charter

## SECTION 1. INTRODUCTION

This Plan will be used for decision-making related to the Sumner-Parkrose-Argay-Columbia Corridor TIF District, from the development and adoption of Action Plans to the implementation of individual programs and investments. This Plan is the result of ongoing collaboration and co-creation process between stakeholders in Sumner, Parkrose, Argay Terrace, Columbia Corridor and surrounding areas, Prosper Portland, and the Portland Housing Bureau, among others.

## SECTION 2. BACKGROUND AND CONTEXT

In East Portland, as private market pressures intensify, there is an urgent need for community-centered investments to help stabilize residents and small businesses and to support inclusive growth. According to the City's 2022 State of Housing Report, between 2016 and 2021, the median home sales prices citywide increased 17 percent to reach \$525,000 in 2021 and four neighborhoods in East Portland — 122nd-Divison, Centennial-Glenfair-Wilkes, Gateway, and Parkrose-Argay — showed the most significant increases in median home sales price (close to 30 percent or more), which disproportionately affect low-income communities and communities of color. Furthermore, East Portland has the highest percentage of employment concentrated in small business in the city - in 2021, the Oregon Employment Department estimated that 44 percent of all private sector employment was with a business with less than 20 employees.

Additionally in East Portland, ensuring adequate housing that is affordable for working families, people with disabilities, seniors, and low-income households are a high priority. The City's current policy of setting aside 45 percent of TIF revenues for affordable housing investments ensures that a significant portion of TIF supports the preservation or creation of affordable homes within the TIF District boundary. It is estimated that since 2000, TIF has funded approximately 5,900, or one-half, of all affordable housing units produced in Portland. Furthermore, East Portland and the Central City have the greatest capacity for new housing development given current zoning classifications.

The City's Comprehensive Plan identifies Sandy Blvd and 122nd Ave as a "Civic Corridor," and 148th as a "Neighborhood Corridor." It further identifies two neighborhood "centers" within the district: the Parkrose Neighborhood Center and Roseway Neighborhood Center. These centers are nodal locations where growth and community services are anticipated to be focused.

After four years of community building and co-creation, in 2022, Prosper Portland, the Portland Housing Bureau, and a coalition of community groups in the Cully neighborhood introduced the Cully Tax Increment Financing (TIF) District Plan. This innovative model for TIF usage emphasizes community stabilization and inclusive growth. Observing this approach, members of the East Portland Action Plan (EPAP) took a keen interest in the work being done in Cully. Inspired by the potential benefits, EPAP began convening a group in East Portland to discuss the possibility of implementing a similar model to fund long-held community goals.

The Cully TIF District Plan serves as a pioneering example of how targeted investment can support community resilience and inclusivity. By exploring a similar initiative, East Portland aims to address its unique challenges and leverage TIF funds to stabilize neighborhoods, support small businesses, and promote equitable growth. This effort underscores the importance of community-driven planning and

the potential for public agencies and neighborhood groups to achieve sustainable development and economic vitality in East Portland collaboratively.

In 2023, City Council passed Resolution 37623, directing Prosper Portland and the Portland Housing Bureau to begin a TIF exploration process for East Portland. With heightened concern about potential gentrification and displacement, the need for intentional, community-led development became evident. This exploration process aims to stabilize existing residents and businesses while fostering long-term inclusive growth and wealth-building.

Due to the significant vulnerability to displacement in the area, and with the goal of ensuring that current residents benefit from the investments and amenities generated through TIF resources, this Plan aims to uplift and empower Priority Communities. “Priority Communities” refers to the intended beneficiaries of the Sumner-Parkrose-Argay-Columbia Corridor TIF District, which are people systemically vulnerable to exclusion from the Sumner-Parkrose-Argay-Columbia Corridor 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; renters; manufactured dwelling residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and women.

For the East Portland TIF Exploration, co-creation occurred with a Steering Committee made up of East Portland community stakeholders and district specific Working Groups made up of neighborhood representatives. Additionally, an extensive community engagement process was conducted to inform plan development that includes EPAP-facilitated community discussions. The specific exploration areas included in the East Portland TIF Exploration were established by Council and exploration boundaries for the individual TIF districts plans were initially established by the Steering Committee and were further refined by the working group members and broader community feedback.

The Sumner-Parkrose-Argay-Columbia Corridor district encompasses the area running East-West along NW Sandy Blvd where I-205 and I-84 intersect from roughly 82nd Avenue to 148th. The Parkrose area was platted in 1911 and was a small farming and residential suburb of Portland. A May 23, 1925 Oregon Journal article described the area as "Parkrose is a primary commuting center... It is one of the most progressive and promising commuting districts on the eastern border of the city." Parkrose was annexed into the City of Portland in 1980. The area is home to a diverse residential population, established industrial employers, the Parkrose School District, and many beloved locally owned businesses. The district is also adjacent to several assets including Linfield College, the Columbia River, the Columbia River Slough trail, and the PDX airport. The *Sumner-Parkrose-Argay-Columbia Corridor TIF District Report*, developed in support of this Plan, provides additional data on the demographic, physical, economic and social conditions along the corridor.

While the Sumner-Parkrose-Argay-Columbia Corridor area has many strengths, there is a need to provide growth and stability to the existing and future generations of residents, employees, and businesses in the district. The community envisions the future of this area to become an equitable and regenerative economic engine with a vibrant, healthy, and safe environment for established communities and generations to come.

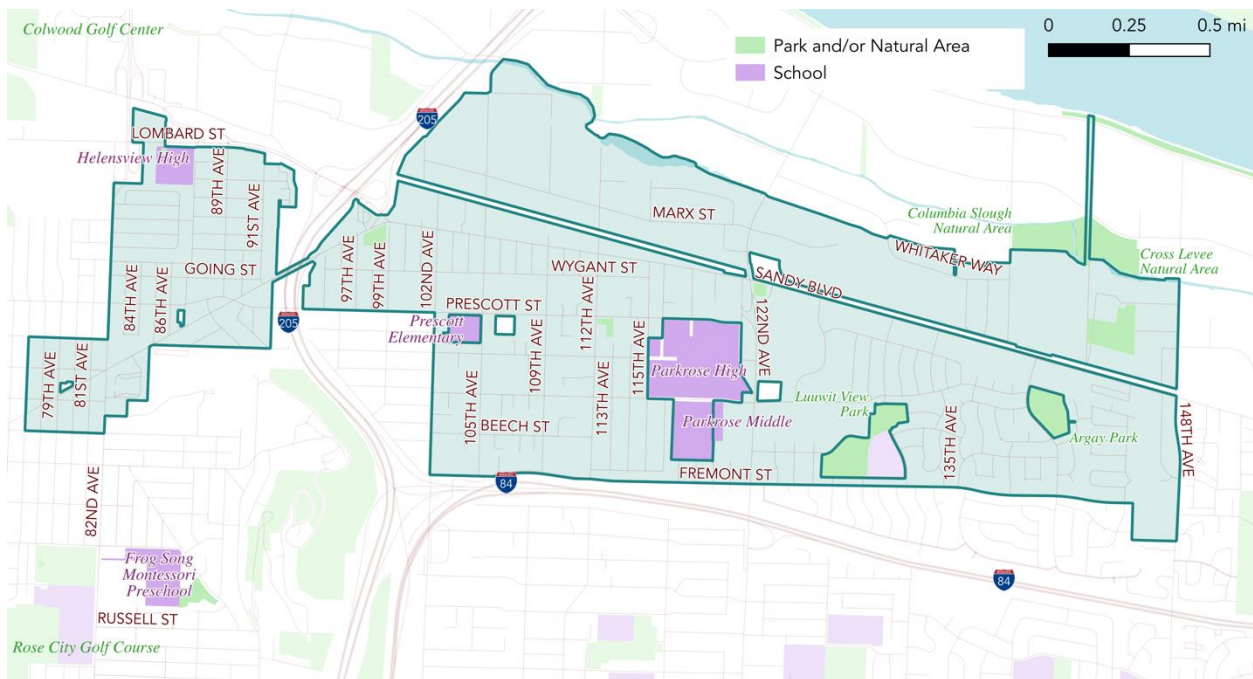
There are several opportunities to provide economic prosperity, livability, and security in the neighborhood including investments to support affordable and market rate housing, living-wage jobs, community gathering spaces, safe multimodal transportation options, healthy and climate resilient



public infrastructure and industrial development. In particular, it will be important to address unsafe streets and mitigate the harmful health/environmental impacts of being located adjacent to Oregon's largest industrial lands.

The need for these community-led investments will become increasingly urgent as development, gentrification, and climate change pressures escalate. Per the Parkrose Community Plan, between 2010 and 2019, the percentage of people of color in Parkrose declined from 43 percent to 35 percent, with the percentage of Black residents falling from 16 percent to 7 percent. The establishment of the Sumner-Parkrose-Argay-Columbia Corridor TIF district is a unique and timely opportunity to provide investments and developments to meet community's needs and goals and to facilitate a vibrant, diverse, equitable, sustainable, livable community for existing and future generations.

**FIGURE 1: Sumner-Parkrose-Argay-Columbia Corridor TIF DISTRICT BOUNDARY**



## SECTION 3. VALUES, VISION AND GOALS

*Numbers in each section of this section are for reference purposes only and do not reflect a prioritization of items in each list.*

### Section 3.1 – Values

These shared values guided the process of planning, community engagement, and development of this Plan:

1. Diversity
2. Innovation
3. Stabilization,
4. Prosperous & Vibrant Community & Economy
5. Inclusive Change
6. Equity
7. Healthy & Safe District, including Community Spaces
8. Environmental Justice & Climate Resiliency
9. Support Current Resident's Livelihood
10. Equitable and Inclusive Economic Growth
11. Sustainable, Regenerative Future (specifically with resources and capital)

### Section 3.2 – Vision

The long-term vision is to transform the Sumner-Parkrose-Argay-Columbia Corridor area and TIF District into a place that (numbers below are for reference only and do not reflect a prioritization):

1. Has increased vibrancy and livability;
2. Instills pride in the community and a desire to see continued investment;
3. Provides a distinct sense of place and ownership for its residents and businesses;
4. Supports businesses of all sizes; and
5. Provides housing, economic, and business opportunities for current residents, elders, youth, and those who have been historically marginalized or are economically vulnerable.

The area will have clean air; multimodal transportation options to safely access amenities; affordable housing options; thriving, diverse businesses and increased food security; rewarding employment opportunities; parks and open spaces; a clean and healthy environment; climate and natural hazard resiliency; with places and programs that reflect the full cultural diversity of the community and support community connections and gathering.

This plan envisions a district where:

1. All residents are empowered to participate in, guide and lead decision making in their communities, balancing the needs of current residents with those of future generations;
2. All residents feel a sense of pride, identity and ownership in their neighborhood;
3. The public realm is safe, livable, walkable while providing easily accessible neighborhood services, programs and amenities for residents and workers;
4. People can and will choose to play, work, visit, live and raise families;
5. Access to affordable, stable housing is preserved and expanded, and new investments and development create stability for low-income people, including families, rather than leading to

their displacement from their homes and neighborhood together with jobs and businesses offering wealth generating opportunities;

6. Relationships and partnerships within the district are strong, supporting collaboration, community-building, investments aligned with values, and a healthier climate and circular, sustainable economy where materials and products are kept in circulation in the economy for as long as possible;
7. Residents will have access to meaningful, middle- and high-wage employment and economic opportunities, and new investment brings community benefits including educational opportunities, workforce training, renewable energy resources and environmental assets, and neighborhood amenities;
8. Businesses of all sizes can begin, grow, expand and thrive and are aligned with community values;
9. The community is stable and resilient in the face of climate change, natural disasters and industrial and other related impacts to health and environment; and
10. Elders and youth are lifted up and supported to address their needs and are empowered.

### Section 3.3 – Goals

This TIF plan is intended to address challenges by guiding the identification of specific capital investments that can meet needs identified by the community as well as leveraging, motivating, and encouraging, private investment in capital projects that also meet the needs of the community.

The following goals provide long term guidance to those implementing the plan per the governance charter to inform the kinds of projects and partnerships to seek out for implementation and investment of TIF resources.

1. Ensure that 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.
2. Ensure elders and youth are supported through investments.
3. Ensure that historically marginalized or economically vulnerable people play lead roles in decisions about investments and policies that affect them and their communities.
4. Prevent the displacement of vulnerable people, communities, businesses and community-based institutions while growing and expanding economic and residential options.
5. Provide safe, accessible, and comfortable multi-modal transportation options within the area, including improved local access to businesses, jobs, grocery stores, parks, community gathering places, and faith and other institutions.
6. Address climate, health, and safety needs through investments that create cleaner air, soil, and water, accessible and inclusive amenities, and increase walkability and vibrancy.
7. Collaborate with jurisdictional partners and ensure resources are invested to maximize benefits and address community needs holistically.
8. 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, including those previously displaced. Explore the use of more mixed-use development.
9. Expand brick and mortar business presence and provide economic opportunities/stabilization to create thriving and vibrant commercial neighborhood corridors.
10. Advance equitable development on opportunity sites and increase living wage jobs.

11. Expand support to entrepreneurs and access to capital.
12. Expand community gathering places and activities that provide opportunities for developing and strengthening community connections.

## SECTION 4. PLAN IMPLEMENTATION

### Section 4.1 - Principles that Guide Implementation

The principles that will guide implementation of the Plan are described below. These 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. Once projects, programs and investments are selected, these principles should also guide decisions about design and implementation in order to achieve the goals and purposes of the TIF District.

#### **A. Analyze Potential Investments**

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 Section 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.

This analysis should:

- Assess a program's, project's, or investment's anticipated contributions to achieving the District's goals, which include the advancement of climate resilience.
- Attempt to create projects that have low-cost, high-benefit to all taxpayer types, and for the projects that clearly benefit one land use over the others, balance them according to the percentage of TIF income from that land use.
- Identify any potential for the project, program, or investment to contribute to gentrification and displacement -- especially in terms of contributing to upward pressure on rents and property values. As appropriate, projects requiring substantive TIF resources should have an anti-displacement study conducted to support this analysis.
- Identify any potential for the project, program or investment to contribute to environmental, climate and/or public health challenges
- Identify mitigation measures for any potential displacement and/or environmental and climate impacts, to include the options of foregoing, delaying or revising the project, or accompanying the project with other mitigating investments.
- Creatively identify if and how each of the guiding principles in this Section can be applied to the proposed program, project or investment.
- Analyze administrative and staffing requirements necessary to advance investments – as well as potential for private/outside leverage investment to optimize impact.

#### **B. Strategically sequence investments over time**

Action Plans will thoughtfully and strategically prioritize and sequence activities and investments to achieve the Values, Vision, Goals and Guiding Principles of the Plan. To the greatest extent possible, investments should balance new development with stabilizing forces. In general, investments will be prioritized in the following order over time:

1. Projects that prevent displacement and stabilize current residents, businesses and community institutions.

2. Real estate acquisition to remove property from the market, including to protect current leaseholders from displacement (residential and commercial), and secure opportunities for immediate or future development of the eligible projects set forth in Section 4.2.
3. New development to expand opportunities for affordable housing, climate resiliency, economic prosperity and wealth building for Priority Communities.
4. Amenities that improve the quality of life for District residents (e.g, transportation or parks improvements), but whose primary function is neither affordable housing nor economic prosperity.

When investments are made in category 4 (Amenities), every attempt should be made to couple these investments with programs and projects that explicitly prevent or counteract displacement and gentrification and provide additional community benefits tied to serving adjacent residents, supporting small businesses and workforce development, or delivering environmental or climate resiliency benefits.

### **C. Set Aside Funds for Opportunistic Property Acquisition**

When developing Action Plans, strongly consider the inclusion of dedicated, flexible property acquisition funds for Prosper Portland or Portland Housing Bureau implementation. Such funding should enable the governmental entities to complete quick and nimble property acquisition and to enter into partnerships with nonprofit or other entities for the purposes of:

- Preventing the displacement of residents, businesses and community-based institutions from existing buildings; and/or
- Securing opportunities for the subsequent development of eligible projects included in Section 4.2 of this plan.

A set-aside of funds for emergency repair and rehabilitation projects, for the purpose of preventing displacement, should also be considered.

### **D. Consider the District in Context**

District-specific Action Planning and investments in East Portland should not happen in a vacuum. Prioritization processes should consider how investments support the TIF District Plan as well as consider broader East Portland and City opportunities, challenges, strategies, investments, resources and plans.

The TIF District is unique in that it contains both residential, commercial, industrial, and natural lands in close proximity to one another. Care should be taken in considering impacts of different uses upon adjacent businesses, open space or residents. Projects that benefit multiple uses and multiple types of stakeholders should be prioritized.

### **E. Leverage and Prioritize TIF Resources Alongside Other Funding Sources**

Ensure that finite TIF funds have the largest possible impact in terms of achieving the Values, Vision, and Goals of the Plan.

Whenever possible, TIF-funded projects should leverage other funding sources in order to preserve TIF funds for additional projects. Where TIF is unavailable or certain undertakings are not eligible for TIF funding, or where TIF funding is prioritized for other goals described in this Plan, other funding sources should be pursued, utilized, and coordinated with TIF investments.

Specifically, TIF investments should be paired with non-TIF funds that support community programmatic/operating funds, if available, that can ensure the long-term success of the TIF capital investment.

**F. Create Community Benefits from TIF Investments**

In relative proportion to the scale of each project, TIF investments should produce meaningful, long-term benefits to the broader community, in addition to whatever benefits go to a property owner, developer or other recipient of TIF funds.

**G. Create Equitable Contracting and Employment Opportunities**

Ensure that there are quality job standards and equitable opportunities and outcomes for workers and small business owners who represent Priority Communities. Opportunities and outcomes should extend beyond construction to include ongoing maintenance, property management, architecture work, and operations of properties that receive TIF investments.

**H. Prioritize and Support Community-based Businesses and Organizations**

When making TIF investment decisions, prioritize organizations and businesses that have an established presence or strong connection to the district, or represent Priority Communities. It is critical that entities or partnerships performing/leading TIF investments represent these communities. TIF investments should create opportunities to sustain, enhance, invest in, develop, and grow the environment of organizations and businesses led by those from Priority Communities.

Additionally, to build on lessons learned from existing hyper-localized economic development initiatives, such as the work of the Neighborhood Prosperity Network, it is critical to maintain place-based community capacity that leverages other City of Portland funding sources, serves as key pipeline and referral infrastructure for TIF products, and aligns with capacity opportunities tied to 5-Year Action Plans.

**I. Advance Climate Action and Environmental Stewardship**

Ensure that TIF investments respond to the reality that climate disaster and environmental inequities are a driving force of displacement. TIF investments should result in environmentally sustainable development within accessible, walkable, bikeable communities, and the resulting benefits (e.g. lower energy costs from solar power) should go to Priority Community members.

For example, reduce barriers, spur innovation, and provide incentives for energy efficiency, renewable energy, stormwater management, climate resiliency, and robust environmental standards in affordable housing and middle-income and market-rate housing, commercial and industrial projects.

Acknowledging technology changes that will occur over time, current examples of robust environmental standards include energy-efficient, climate-controlled (HVAC) buildings; green space for recreation on the premises or adjacent to the project; construction that buffers sound pollution; green space or construction that buffers pollution between industrial and residential areas; and a filtration system that provides healthy air quality.

**J. Incorporate Arts, Culture and Signage**

Seek opportunities to include historical and cultural art and signage in TIF investments, to celebrate and represent Priority Communities, especially Native Americans and their connections to the Columbia River, Columbia Slough, and Sandy Boulevard. These elements should be developed by and/or in

collaboration with local artists and community members who represent those communities. When possible, integrate these elements into the projects invested within the District.

**K. Remove Barriers to TIF-Funded Opportunities**

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.). Work with community lenders and financial institutions to increase access to capital regardless of barriers such as immigration status, credit history, legal history, rental history, eviction history and experience of domestic violence.

**L. Support Cooperative Ownership**

Support the formation of resident, tenant, and business cooperatives in conjunction with the acquisition, rehabilitation or development of residential and commercial properties.

**M. Ensure Physical Accessibility**

Design buildings and physical spaces to ensure accessibility for people of all abilities and incentivize the use of innovative standards, such as universal design, that provide accessibility, potentially beyond legal requirements. Support accessibility and safety through design elements such as pedestrian-focused lighting for public spaces.

**N. Support Community Self Determination**

Recognize that community-based organizations have, and will continue to do, important work identifying and advocating for the needs, barriers and aspirations of a broad diversity of residents and businesses of their respective communities. Honor these works and when in alignment with this TIF District Plan, look to partner with these respective organizations to implement their community-defined visions.

**O. Prioritize Long-Term Relationship Building and Repair**

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.

## **Section 4.2 – Proposed Projects and Major Activities**

This Section provides detailed information on the projects identified in the Plan. Each of the Plan's projects fall into one of the following four categories. Tables X-X describe the connection between these categories, the Plan's goals, and the estimated tax increment financing contribution. None of the anticipated projects is a "Public Building Project", as that term is defined in ORS 457.010.

- **Affordable Housing:** Single family home repair, homeownership support, multi-family rental development, rehabilitation and preservation of existing regulated housing, acquisition and rehabilitation of existing market-rate housing, capital expenditures related to community services for people experiencing homelessness.
- **Economic and Urban Development:** Predevelopment for commercial, middle-income or market rate residential, and/or multi-use development; land acquisition and land banking; development, redevelopment and renovation (including storefront improvements and business expansion); arts and culture; signage; infrastructure investments triggered by development, redevelopment or renovation activities.



- **Infrastructure:** Street and utilities improvements; connectivity and accessibility; and public recreation, safety, health and community resilience investments.
- **Plan Administration:** City staff and/or consultant time spent coordinating Agency activities.

#### **A. Affordable Housing (minimum 45%)**

In partnership with mission-driven organizations and developers, preserve and create affordable housing for families and individuals. Tax Increment Financing funds may be used for activities that support property acquisition, pre-development, development, rehabilitation and/or preservation of affordable housing.

As a result of the TIF Set-Aside Policy adopted by Portland City Council in 2006 (Ordinance No. 180889), and 2015 update (Ordinance No. 187415), at least 45% of all TIF resources generated in the District will be allocated for affordable housing. In accordance with City policy, rental housing is created and preserved with a focus on families earning less than 60% of area median income, and homeownership housing with focus on families earning 80% to 100% or less of area median income depending on home size.

This Plan authorizes projects and programs which fulfill the housing-related goals and objectives of this Plan. This Plan envisions that through collaboration with the community, the Portland Housing Bureau will lead implementation of affordable housing related activities. The type and funding level for projects and programs will be based on the Action Plans and the Portland Housing Bureau's Strategic Framework, as well as other adopted City housing policies, where applicable. The Portland Housing Bureau will strive to ensure that housing opportunities are distributed equitable across the district.

The following programs that are currently operated by the Portland Housing Bureau and are eligible to receive funding through the Sumner-Parkrose-Argay-Columbia Corridor TIF District.

<b>TABLE 1. AFFORDABLE HOUSING (minimum 45%)</b>		
<b>Project Short Name</b>	<b>Description</b>	<b>Relationship to Plan Goals</b>
<b>Single Family Home Repair</b>	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.	<p><u>Goal 2:</u> Ensure that 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.</p> <p><u>Goal 4:</u> Prevent the displacement of vulnerable people, communities, businesses and community-</p>

		based institutions while growing and expanding economic and residential options.
<b>Homeownership Support</b>	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.	Goal 4
<b>Multi-family Rental Development</b>	Develop new affordable rental housing in a variety of unit sizes, including family sized units and multi-generational options (two-bedrooms or larger).	<u>Goal 8:</u> 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.
<b>Rehabilitation and Preservation of Existing Regulated Housing</b>	Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.	Goal 2  Goal 4
<b>Acquisition &amp; Rehabilitation of Existing Market-Rate and Naturally Occurring Affordable Housing</b>	Purchase market-rate and naturally occurring affordable housing; including motels, foreclosed and unoccupied properties; make needed repairs and renovations; and convert to regulated affordable	Goal 2  Goal 4

	housing (for individual ownership, cooperative ownership, and rental).	
<b>Opportunistic Land Acquisition</b>	Prioritize opportunistic land acquisition of larger sites for future multifamily affordable housing.	Goal 4  Goal 8
<b>Capital Expenditures for Community Services for Houseless Neighbors</b>	Prioritize housing development for people experiencing homelessness, and provide limited resources for capital expenditures related to community services, including shelters and food pantries, with a prioritization of unhoused residents or individuals displaced from the area.	Goal 2  Goal 4

The Sumner-Parkrose-Argay-Columbia Corridor community is particularly interested in the implementation of existing programs which align with identified community priorities. Additional details highlighting housing stabilization, anti-displacement, resident-owned cooperatives, and repair funds that can be quickly accessed to respond to emergency situations are examples of these priorities.

In addition to the programs operated by the Portland Housing Bureau in 2024, Sumner-Parkrose-Argay-Columbia Corridor community members and stakeholders have expressed an interest in new programs using TIF funds. These new programs may or may not be developed in accordance with the definitions of affordable housing, as defined in the Chapter 6 Glossary, but if agreed to as part of an Action Plan, will be implemented in line with the vision, values, goals, and implementation principles in this District Plan. Consideration of and decisions regarding any new programs the Housing Bureau currently does not operate will occur during the planning process for an Action Plan. The following new programs are eligible for legal, financial, feasibility and impact analysis, and if determined feasible by PHB, for program development and implementation through a five-year action plan.

- Affordable infill and middle-density housing: 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).
- Manufactured housing park stabilization, preservation and development: Support the acquisition and rehabilitation of existing manufactured housing parks, and the development of new manufactured housing parks, by affordable housing providers and resident-owned cooperatives, including repairs to existing manufactured homes and purchase of new manufactured homes.

Alongside current and new programs, there is an intention for the Community Leadership Committee to work in partnership with the City to facilitate discussions among mortgage lenders and affordable

housing providers to advance the availability of mortgage specific products for ITIN borrowers and other community members experiencing barriers with available products.

**B. Economic and Urban Development (minimum 45%)**

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.

This project category will be advanced in a manner consistent with the goals, values and implementation principles identified in Section 3 and Section 4.1 of this Plan, respectively. In addition, TIF-funded economic development projects will seek to:

1. 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 District boundary, and new businesses being started by community members with ties to the Sumner-Parkrose-Argay area and Columbia Corridor. This especially includes investments in properties developed, owned or otherwise controlled for the long term by public agencies and non-profit organizations;
2. Support employment of community members from the District and adjacent neighborhoods, particularly of Priority Communities;
3. Support mixed-use and mixed-income development that combines commercial space with the other eligible projects in this plan, including affordable and market rate homes, and priority services and amenities;
4. Increase climate resilience and community health via investments, including lowering carbon-energy supply while improving production of renewable energy;
5. Create buffers between industrial and residential lands so both opportunities can coexist and create a beneficial, cohesive, healthier community;
6. Support industrial land employers and access to high-wage employment for the benefit of Sumner-Parkrose-Argay area residents; and
7. Support home-based businesses.

The following types of business and services have been prioritized by community members in existing community-based plans and/or through public engagement efforts related to the creation of this TIF District:

1. Affordable and culturally relevant groceries, fresh food, restaurants and community-friendly retail shops, including coffee shops
2. Workforce housing
3. Workforce training center(s), tool lending libraries, and spaces to learn additional skills (e.g., woodworking shop) or acquire certifications
4. Community centers and inclusive gathering spaces
5. Health services, including mental and behavioral health.

6. Recreational facilities located in affordable housing or commercial developments
7. Urban regenerative agricultural opportunities
8. Incubator, Micro-business space, and business resource hub
9. Food cart pods (e.g., Portland Mercado)
10. Retail goods and services that meet regular household needs
11. Services and businesses that expand multimodal transportation options available in the corridor area, including but not limited to bicycle and electric vehicle charging, services and repair.
12. Remediation and redevelopment of sites along Sandy Blvd, especially vacant lots (e.g., NE 112th and Sandy) and the intersection of 82<sup>nd</sup> Ave and Sandy Blvd
13. Affordable childcare facilities

To achieve the above goals, eligible activities to implement this project category include the following, with any facility whose primary use is warehousing as ineligible for funding.

TABLE 2. INCLUSIVE GROWTH - ECONOMIC AND URBAN DEVELOPMENT (minimum 45%)		
Project Short Name	Description	Relationship to Plan Goals
Predevelopment	Support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects.	<p><u>Goal 8:</u> 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.</p> <p><u>Goal 9:</u> Expand brick and mortar business presence and provide economic opportunities/stabilization to create thriving and vibrant commercial neighborhood corridors.</p>

<b>Land Acquisitions &amp; Land Banking</b>	Invest to acquire properties for development or redevelopment in conformance with the goals of this Plan	<p>Goal 8</p> <p>Goal 9</p> <p><u>Goal 10:</u> Advance equitable development on opportunity sites and increase living wage jobs.</p>
<b>Development, Redevelopment and Renovation</b>	<p>Support development, redevelopment and renovation activities, including:</p> <ul style="list-style-type: none"> <li>● New construction</li> <li>● Building façade improvements</li> <li>● Remediation activities</li> <li>● Workforce Housing</li> <li>● Professional services, building and site design assistance</li> <li>● Tenant improvements</li> <li>● Building repairs and upgrades</li> <li>● Climate, resilience and community solar projects</li> <li>● Seismic, fire suppression, other public safety improvements</li> <li>● Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way</li> <li>● Permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits.</li> <li>● Adding tree canopy.</li> </ul>	<p><u>Goal 2:</u> Ensure that 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.</p> <p><u>Goal 4:</u> Prevent the displacement of vulnerable people, communities, businesses and community-based institutions while growing and expanding economic and residential options.</p> <p>Goal 8</p> <p><u>Goal 11:</u> Expand support to entrepreneurs and access to capital.</p>

<b>Arts and Culture</b>	<p>Support Arts and cultural investments (not public art as a “public building,” defined in ORS 457.010) that celebrate and represent Priority Communities, developed by and/or in collaboration with local artists and community members who represent those communities.</p> <p>Prioritize murals, placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces that create a sense of community and instill pride.</p>	<p><u>Goal 3:</u> Ensure those historically marginalized or economically vulnerable people play lead roles in decisions about investments and policies that affect them and their communities.</p> <p>Goal 8</p> <p><u>Goal 12:</u> Expand opportunities for community connections.</p>
<b>Signage</b>	<p>Develop signage that serves the greater purpose of the TIF district, including multi-lingual signage and directional signage to local businesses.</p>	<p>Goal 8</p> <p>Goal 12</p>
<b>Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities</b>	<p>Invest in critical public safety improvements, transportation improvements, green infrastructure, such as tree canopy, and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan.</p> <p><i>See Bullet C of this Section for other eligible infrastructure projects</i></p>	<p><u>Goal 5:</u> Provide safe, accessible and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses, schools, parks and other institutions.</p> <p><u>Goal 6:</u> Address climate, health, and safety needs through investments that create cleaner air and water, accessible and inclusive amenities, and increase walkability and vibrancy.</p>

		<p>Goal 8</p> <p><u>Goal 11:</u> Expand support to entrepreneurs and access to capital.</p>
--	--	---

### C. Infrastructure (maximum 10%)

To support a District that is safe, livable, and connected that provides accessible neighborhood services, programs and amenities for residents and workers, eligible activities in this project area include:

TABLE 3. INCLUSIVE GROWTH - INFRASTRUCTURE (maximum 10%)		
Project Short Name	Description	Relationship to Plan Goals
<b>Street and Utilities Improvements</b>	Support new streets, street improvements (e.g., paving, pedestrian islands, beacon crossings), sidewalks, bike lanes and paths, greenways through Sumner on Alberta, stormwater improvements, new and/or relocated utilities (water, storm, sanitary sewer)	<p><u>Goal 1:</u> Ensure elders and youth are supported through investments.</p> <p><u>Goal 2:</u> Ensure that 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.</p> <p><u>Goal 4:</u> Prevent the displacement of vulnerable people, communities, businesses and community-based institutions while growing and expanding economic and residential options.</p>



		<p><u>Goal 5:</u> Provide safe, accessible, and comfortable transportation options within the area, including improved local access to businesses, parks, and other institutions.</p>
<p><b>Connectivity and Accessibility</b></p>	<p>Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, especially along Sandy Blvd. Prioritize connections and pedestrian-scale lighting near commercial corridors, industrial spaces, schools, parks and other institutions. Invest in key pedestrian crossings, including a crossing between the Sumner/Parkrose Transit Center and Max Station and pedestrian bridges.</p>	<p>Goal 1</p> <p>Goal 5</p> <p><u>Goal 6:</u> Address climate, health, and safety needs through investments that create cleaner air and water, accessible and inclusive amenities, and increase walkability and vibrancy.</p>
<p><b>Public Recreation, Safety, Health and Resilience Investments</b></p>	<p>Support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces. Prioritize new local parks, trails, and natural areas, especially ones that do not require use of motor vehicles to reach; supporting development of the Sumner Association of Neighbors Lot and/or Helensview into a park with recreational amenities; covered spaces and splash pads for existing parks; new and updated community centers; resilience hubs; community gardens, tree canopy, community gathering spaces, business-adjacent rest areas, athletic facilities such as basketball courts and soccer fields, and public exercise equipment (outdoor, permanently installed).</p>	<p>Goal 1</p> <p>Goal 4</p> <p>Goal 6</p> <p><u>Goal 8:</u> 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</p>

	Support inclusive spaces that are youth and family friendly.	the corridor, including those previously displaced. Explore the use of more mixed-use development.  <u>Goal 12:</u> Expand opportunities for community connections.
--	--	--

#### **D. Plan Administration**

Expenditures for the administrative costs associated with managing the TIF District including budgeting and annual reporting, planning, and the implementation of projects in the District are authorized.

#### **Section 4.3 – Plan Finances**

The Plan will be financed by tax increment revenues (TIF) allocated to the District, as provided in ORS Chapter 457. The ad valorem taxes levied by a taxing district in which all or a portion of the District is located, will be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.420 to 457.470 will be deposited into the special fund and used to finance indebtedness for projects as described in this Plan, or as otherwise permitted or required by applicable law.

The maximum amount of the principal of indebtedness that may be issued or incurred under this Plan (the “Maximum Indebtedness”) is \$310,000,000. The Maximum Indebtedness does not include any amount of indebtedness that may be incurred to refund or refinance existing indebtedness.

#### **Section 4.4 – Plan Relationship to Local Objectives**

The area within the TIF District will be subject to local objectives contained in other City and regional plans regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements, including such other plans that exist at the time of this Plan’s adoption and that may be amended or adopted during the implementation period of this Plan.

This TIF Plan will be administered in a manner that any project undertaken under this Plan will complement and support the objectives described within those other plans. The Five-Year Action plans adopted as amendments to this Plan should further explain how any projects to be performed under the Action Plan will complement and support such other City and regional plans, as appropriate.

#### **Section 4.5 – Proposed Land Uses, Maximum Densities and Building Requirements**

This Plan does not propose or authorize any revisions to land uses, maximum densities or building requirements set forth in the City’s Comprehensive Plan, Zoning Ordinance, Building Codes or related regulations. All projects will be expected to comply with the requirements of all such plans and regulations at the time of project implementation.

#### **Section 4.6 – Real Property Acquisition and Disposal**

This Plan authorizes the acquisition of real property by purchase or dedication from willing sellers, as needed to carry out any project identified in this Plan. The use of Eminent Domain is not authorized as a means for acquiring real property under this Plan. The Plan further authorizes the disposition of real property, including by sale or lease, as needed to carry out any project identified in this Plan.

A proposed list of real properties to be considered for acquisition and/or disposition may be identified in the Five-Year Action Plans adopted as amendments to this Plan.

#### Section 4.7 – Relocation Plan

It is not anticipated that any of the proposed projects identified in the Plan will require or result in the temporary or permanent relocation of any residents or businesses. To the extent that temporary or permanent relocation of any residents or businesses is necessary, Prosper Portland and/or PHB will, at a minimum, comply with the requirements set forth in ORS 35.500 to 35.530 to protect the rights of any person or business impacted by such relocation.

If any person is required to move their residence or business as a result of any real property acquisition funded by this Plan, Prosper Portland and/or PHB will make all reasonable efforts to ensure that the displaced persons have the option to relocate within their neighborhood and, except as required by emergency, no person may be displaced from their residence until appropriate residential units have become available to them within the neighborhood that fit within their financial means.

In addition, except as required by emergency, no displaced person will be required to move from their residence or business without first receiving written notice from Prosper Portland and/or PHB at least 90 days prior to the date by which the move is required, and the notice must identify all costs and allowances to which such person is entitled under federal, state or local law. In carrying out their responsibilities under this Section of the Plan, Prosper Portland and PHB must: provide fair and reasonable relocation payments and assistance to or for displaced persons; provide relocation assistance services, as appropriate to the circumstances; and, pay or reimburse property owners for all necessary expenses, as appropriate to the circumstances.

## SECTION 5. GOVERNANCE OF TIF DISTRICT

### Section 5.1 – Ongoing Community Engagement

Implementation of this plan will be undertaken with community leadership, input and involvement. Prosper Portland and PHB shall convene a Sumner-Parkrose-Argay-Columbia Corridor TIF District Community Leadership Committee to inform Five-Year Action Plans and provide ongoing guidance on implementation, as described in Exhibit E. Governance Charter.

The intent of the Five-Year Action Plan is to establish near-term investment priorities and associated budgets in accordance with this Plan. The Five-Year Action Plans will additionally establish mechanisms for ongoing reporting and implementation oversight.

### Section 5.2 – Future Plan Amendments

The process for amending this Plan is described in this Section, which defines amendments as either “Substantial Amendments” or “Minor Amendments”.

A Substantial Amendment is defined as an amendment to the Plan that:

- Adds land to the TIF District, if the addition results in a cumulative addition of more than one percent of the TIF District area; or,
- Increases the maximum amount of indebtedness that can be issued or incurred under the plan.

Substantial Amendments to the Plan may only be approved by a nonemergency Ordinance of the City Council, upon a recommendation by the Prosper Portland Board of Commissioners, and after following the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220.

A Minor Amendment is defined as an amendment to the Plan that is not a Substantial Amendment. Minor Amendments to the Plan may be approved by a Resolution of the Prosper Portland Board of Commissioners.

## SECTION 6. GLOSSARY

“Accountability” means the ability to identify and hold public officials responsible for their actions. (2035 Comprehensive Plan)

“Access” means: 1) The ability to approach or make use of transportation facilities, parks and open space, public infrastructure, or businesses and services that are open to the public. Good access means within proximity (up to a half mile) that is free from physical barriers for those with limited mobility. 2) Providing a wide variety of information and involvement opportunities, activities, and settings as part of meaningful community engagement in public decision-making. (2035 Comprehensive Plan)

“Action Plans” means a plan which proposes investments and programs in the TIF Area on a five-year basis.

“Affordable housing” means:

TIF funded affordable housing is guided by the 2015 City of Portland Affordable Housing Set Aside Policy, and the supplementary Implementation Plan and Income Guidelines which are binding City Policy under Section 1.07.020 A of the City Code.

For rental housing: the Portland Housing Bureau (PHB) utilizes the HUD affordability standard, which states that the rent plus expenses associated with occupancy, such as tenant paid utilities or fees, does not exceed 30% of the gross household income, based on unit size, at the level of the rent restriction.

For homeownership units: the purchase price, for which the sum of debt service and housing expenses (including an allowance for utilities and other required ownership fees), when compared to the annual gross income for a family, adjusted for family size, does not preclude conventional mortgage financing.

“Affordable commercial space” means offering access and assistance to qualified businesses in the form of an equitable tenanting application processes, access to space, and in some cases additional financial support or incentives designed to lower the barriers to entry for emerging and small businesses, such as reduced rent, tenant improvement contributions and technical assistance.

“Agency” means Prosper Portland. Prosper Portland is responsible for implementation and administration as required under ORS 457.

“Area” or “TIF Area” means the properties and rights-of-way located within the Sumner-Parkrose-Argay-Columbia Corridor Tax Increment District Boundary. It is a defined geography from which tax increment financing is both calculated and spent. This term is understood to refer to and replace references to the term “urban renewal area” as defined in ORS 457.010(18).

“Area median income” means an income threshold set by Department of Housing and Urban Development, updated annually, generally in December. New thresholds are effective immediately. Current MFI thresholds can be found online at <https://www.portlandoregon.gov/phb/>

“Barriers” are obstacles that can prevent something from happening or being achieved. Barriers can change over time and the term is used in several different contexts within this document. When used specifically to describe barriers to accessing TIF resources, it means things like immigration status, credit history, legal history, education, language, rental history, eviction history and experience of domestic violence. This list is not exhaustive.

“Charter” is the Governance Charter for the 82nd Avenue Area TIF District, as the same may be amended from time to time, pursuant to its terms and conditions. It establishes the Community Leadership Committee. (2035 Comprehensive Plan)

“Climate justice” means an approach to climate action that focuses on the unequal impacts of climate change on historically underserved, underrepresented, or otherwise vulnerable communities.

“Comprehensive Plan” means the City of Portland comprehensive land use plan and its implementing ordinances, policies, and standards.

“Fiscal year” means the year commencing on July 1 and closing on June 30 of the next calendar year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF Area at the time of adoption as more particularly described in ORS 457.430(1). The County Assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a TIF area attributable to any increase in the assessed value of the property located in a TIF area, or portion thereof, over the Frozen Base.

“ITIN” means Individual Taxpayer Identification Number which is a tax processing number only available for certain nonresident and resident persons, their spouses, and dependent who cannot get a Social Security Number.

“LGBTQIA+” stands for Lesbian, Gay, Bisexual, Transsexual, Queer, Intersex and Asexual. The “+” stands for all of the other identities not encompassed in the short initialization, and is used to refer to the community as a whole.

“Manufactured Dwelling” A dwelling unit constructed off of the site which can be moved on the public roadways. Manufactured dwellings include residential trailers, mobile homes, and manufactured homes.

“Manufactured housing park” means an area or tract of land where two or more manufactured dwellings or manufactured dwelling lots are rented or held out for rent.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“Middle housing,” sometimes referred to as “middle-density” housing or the “missing middle,” means housing that falls between single-family houses and larger multi-family buildings, in terms of scale. Middle housing can include rowhouses, duplexes, apartment and bungalow courts, stacked flats, cottage clusters and ADUs. This type of housing is generally built at the same scale (size, height, setbacks) as

single-family homes, so it feels integrated into the neighborhood. The term was coined by urban planner Daniel Parolek.

“Neighborhood Prosperity Initiative” means a Prosper Portland program focused on community economic development at the neighborhood scale. A community-driven, self-help approach is at the heart of this work. With grants, training, and support from Prosper Portland, each district is responsible for planning and implementing projects to improve the local commercial district.

“NOFA” means Notice of Funding Availability – means the official notice of availability of funds which may be disbursed for projects and is a means of soliciting proposals for undertaking projects.

“ORS” means the Oregon Revised Statutes. ORS Chapter 457 specifically relates to tax increment financing.

“Permanently affordable homeownership” means homeownership opportunities which prescribe affordability for subsequent buyers of the property or home, in contrast with homeownership opportunities which prescribe no additional affordability beyond the first purchaser.

“PHB” means the Portland Housing Bureau

“Priority Communities” refers to the intended beneficiaries of the Sumner-Parkrose-Argay-Columbia Corridor TIF District, which are people systemically vulnerable to exclusion from the Sumner-Parkrose-Argay-Columbia Corridor 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; renters; manufactured dwelling residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and women.

“Regulated affordable unit” means a residential unit subject to a regulatory agreement that runs with the land and that requires affordability for an established income level for a defined period of time.

“RFP” means request for proposals. It is a means of soliciting proposals for undertaking projects. It is a document issued by the City, Prosper Portland, a business or an organization to request bids for development, products, solutions and services.

“Steering Committee” refers to the appointed body providing overarching, East-Portland wide guidance to the three Working Groups during exploration. This body was charged with steering engagement and providing guidance on cross-cutting issues, including acreage and assessed value (AV) allocation at the start of exploration. The body was appointed by Commissioner Carmen Rubio to represent a broad range of relationships, demographics, experiences and expertise.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan. In Portland it is a program designed to leverage private investment for economic development and affordable housing projects in a manner that enhances the benefits accrued to the public interest.

“Trauma-informed principles” are a set of values and practices that acknowledge the impact of trauma on people’s lives. These principles include safety; trustworthiness and transparency; peer support;

collaboration and mutuality; empowerment, voice and choice; and cultural, historical and gender issues. (Center for Disease Control’s Office of Public Health Preparedness and Response)

“Working Group” means the Parkrose-Columbia Corridor Area Working Group. This group led development of the Sumner-Parkrose-Argay-Columbia Corridor TIF Plan. Members applied for this group through an open call process and were selected by committees composed of a Prosper Portland staff person, PHB staff person, two Steering Committee members and the East Portland Action Plan Advocate.

## EXHIBITS TO PLAN

- A. Legal Description of District (See ORS 457.085(2)(c)).**
- B. Public Engagement During Plan Development (See ORS 457.085(1)).**
- C. Governance Charter**



## Exhibit A: Legal Description

## **EXHIBIT 'A'**

### **SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR TIF DISTRICT LEGAL DESCRIPTION OCTOBER 1, 2024**

REFERENCE SOURCES NOTED IN THE FOLLOWING LEGAL DESCRIPTION ARE HEREBY DEFINED AS FOLLOWS:

BOOK AND PAGE: MULTNOMAH COUNTY DEED RECORDS

DOCUMENT NO.: MULTNOMAH COUNTY DEED RECORDS

ORDINANCE NO.: CITY OF PORTLAND RECORDS

PLAT: MULTNOMAH COUNTY PLAT RECORDS

BEARINGS AND DISTANCES LISTED IN THE FOLLOWING LEGAL DESCRIPTION ARE APPROXIMATE ONLY AND HAVE BEEN ESTIMATED USING RECORD INFORMATION AND GIS TAX PARCEL DATA. FOR DISTANCE CALLS ALONG RIGHT-OF-WAY CENTERLINES THAT DO NOT INCLUDE AN ENDING POINT, THE FOLLOWING CALL IS INTENDED TO PROVIDE THE QUALIFYING INFORMATION FOR THE ENDING POINT.

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, THE SOUTHEAST ONE-QUARTER OF SECTION 14, THE SOUTHWEST AND SOUTHEAST ONE-QUARTERS OF SECTION 15, THE SOUTHWEST AND SOUTHEAST ONE-QUARTERS OF SECTION 16, THE SOUTHEAST ONE-QUARTER OF SECTION 20, THE NORTHWEST, NORTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 21, THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 22, THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 23, THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 24, THE NORTHWEST ONE-QUARTER OF SECTION 25, AND THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE CENTERLINE OF NE 82ND AVENUE, SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE PLAT OF ROSE VILLAS;

THENCE NORTHERLY 147 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 82ND AVENUE;

THENCE EASTERLY 358 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-073416, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-073416;

THENCE NORTHERLY 266 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-073416, TO THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2003-55;

THENCE EASTERLY 327 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 2003-55, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 887 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 2003-55, AND THE EASTERLY LINE OF PARCEL 2, SAID PARTITION PLAT NO. 2003-55, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE SANDY BOULEVARD (RD. 917);

THENCE NORTHEASTERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SANDY BOULEVARD (RD. 917), TO THE CENTERLINE OF NE DELORES STREET (RD. 1437);

THENCE EASTERLY 1,930 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE DELORES STREET (RD. 1437), TO THE CENTERLINE OF NE 92ND AVENUE (RD. 2769);

THENCE NORTHERLY 660 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 92ND AVENUE (RD. 2769), TO THE CENTERLINE OF NE PRESCOTT STREET (RD. 1241);

THENCE EASTERLY 2,670 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE PRESCOTT STREET (RD. 1241), TO THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING ON THE CENTERLINE OF NE 102ND AVENUE (RD. 3254);

THENCE SOUTHERLY 2,660 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, AND COINCIDENT WITH CENTERLINE OF NE 102ND AVENUE (RD. 3254), TO THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE EASTERLY 1,058 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, AND COINCIDENT WITH THE CENTERLINE OF NE FREMONT STREET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE EASTERLY 1,321 FEET (MORE OR LESS) ALONG A CURVE OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, AND COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NE FREMONT STREET, TO A POINT ON SAID SOUTHERLY LINE OF SECTION 22;

THENCE EASTERLY 266 FEET (MORE OR LESS) ALONG SOUTHERLY LINE OF SECTION 22, TO THE SOUTH QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTHEASTERLY 355 FEET (MORE OR LESS) ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 1, 2, 3, 4 AND 5, BLOCK 5, PLAT OF VIEW RIDGE, TO A POINT ON THE CENTERLINE OF NE FREMONT STREET (RD. 2215);

THENCE EASTERLY 8,542 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE FREMONT STREET (RD. 2215, RD. 2688, RD. 2804, RD. 2864, RD. 3462, RD. 3547), TO THE EASTERLY END OF NE FREMONT STREET AS SHOWN ON THE PLAT OF LANCASHIRE;

THENCE SOUTHERLY 604 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE FREMONT STREET, AND THE EASTERLY LINE OF LOT 1, BLOCK 3, SAID LANCASHIRE, AND THE EASTERLY LINE OF LOTS 2, 3, 4 AND 6, BLOCK 3, THE EASTERLY RIGHT-OF-WAY LINE OF NE FREMONT COURT, AND THE EASTERLY LINE OF LOT 1, BLOCK 7, PLAT OF LANCASHIRE FRACTIONAL BLOCKS 3 & 4 AND BLOCKS 5, 6 & 7, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 7;

THENCE EASTERLY 407 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF PARCEL 6 AS DESCRIBED IN DOCUMENT NO. 2012-163532, TO THE SOUTHWEST CORNER OF LOT 6, PLAT OF SPRINGWATER ACREAGE;

THENCE EASTERLY 325 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 6, SPRINGWATER ACREAGE, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 148TH AVENUE;

THENCE NORTHERLY 4,304 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 148TH AVENUE;

THENCE WESTERLY 232 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2370, PAGE 1985, RECORDED 12/17/1970, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 2370, PAGE 1985, RECORDED 12/17/1970;

THENCE SOUTHERLY 30 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2370, PAGE 1985, RECORDED 12/17/1970, TO THE CENTERLINE OF THE COLUMBIA SLOUGH;

THENCE NORTHWESTERLY 1,326 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF THE COLUMBIA SLOUGH, TO THE WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1992-80;

THENCE NORTHERLY 2,336 FT (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1992-80, THE WESTERLY LINE OF LOTS 1 AND 4, PLAT OF PROLOGIS PARK PORTLAND, AND THE EASTERLY LINE OF LOT 39, PLAT OF REYNOLDS MOUNTAIN VIEW PLAT 2, TO THE ORDINARY HIGH WATER LINE OF THE COLUMBIA RIVER;

THENCE NORTHWESTERLY 91 FEET (MORE OR LESS) ALONG SAID ORDINARY HIGH WATER LINE OF THE COLUMBIA RIVER, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN;

THENCE SOUTHERLY 2,451 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, AND THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-267931;

THENCE WESTERLY 1,300 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF PARCEL DESCRIBED IN DOCUMENT NO. 2003-267931, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 138TH AVENUE;

THENCE SOUTHERLY 219 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF NE 138TH AVENUE;

THENCE WESTERLY 375 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT 20.95 ACRE PARCEL SHOWN ON BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY NO. 54619, MULTNOMAH COUNTY SURVEY RECORDS, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE SOUTHERLY 69 FEET (MORE OR LESS) ALONG A SOUTHERLY BEARING PORTION OF SAID SOUTHERLY LINE OF THAT 20.95 ACRE PARCEL SHOWN ON BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY NO. 54619, MULTNOMAH COUNTY SURVEY RECORDS, TO THE NORTHERLY LINE OF LOT 4, PLAT OF SPACE INDUSTRIAL PARK;

THENCE WESTERLY 523 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF LOT 4, SPACE INDUSTRIAL PARK, TO THE EASTERLY LINE OF LOT 11, PLAT OF WHITAKER WAY INDUSTRIAL PARK;

THENCE SOUTHERLY 260 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID LOT 11, WHITAKER WAY INDUSTRIAL PARK, TO THE NORTHERLY RIGHT-OF-WAY LINE OF NE WHITAKER WAY;

THENCE WESTERLY 31 FEET (MORE OR LESS) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NE WHITAKER WAY, TO A POINT BEING 30 FEET WEST OF SAID EASTERLY LINE OF LOT 11, WHITAKER WAY INDUSTRIAL PARK, WHEN MEASURED PERPENDICULAR THERETO;

THENCE NORTHERLY 412 FEET (MORE OR LESS) ALONG A LINE BEING PARALLEL WITH SAID EASTERLY LINE OF LOT 11, WHITAKER WAY INDUSTRIAL PARK, TO THE NORTHERLY LINE OF SAID LOT 11;

THENCE WESTERLY 1,086 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 11, 10, 9 AND 8, SAID WHITAKER WAY INDUSTRIAL PARK, TO THE MOST NORTHERLY CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NE WHITAKER WAY;

THENCE SOUTHWESTERLY 71 FEET (MORE OR LESS) TO THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1993-92, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE WHITAKER WAY;

THENCE NORTHWESTERLY 482 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1993-92, AND THE NORTHERLY LINE OF PARCEL 2, SAID PARTITION PLAT NO. 1993-92, TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTHERLY LINE OF PARCEL 3, PARTITION PLAT NO. 1992-57;

THENCE NORTHWESTERLY 853 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 3, PARTITION PLAT NO. 1992-57, AND THE NORTHERLY LINE OF PARCELS 2 AND 1, SAID PARTITION PLAT NO. 1992-57, TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE NORTHWESTERLY 721 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 8, PLAT OF PACIFIC BUSINESS PARK, TO THE MOST NORTHERLY CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 122ND BOULEVARD (RD. 3119);

THENCE NORTHWESTERLY 82 FEET (MORE OR LESS) TO THE MOST SOUTHERLY CORNER OF PARCEL 2, PARTITION PLAT NO. 1998-144, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 122ND BOULEVARD (RD. 3119);

THENCE NORTHWESTERLY 967 FEET (MORE OR LESS) ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1998-144, AND THE SOUTHWESTERLY LINE OF PARCEL 1, SAID PARTITION PLAT NO. 1998-144, TO THE MOST WESTERLY CORNER OF SAID PARCEL 1, PARTITION PLAT NO. 1998-144, SAID POINT BEING ON THE NORTHERLY LINE OF LOT 2, BLOCK 3, PLAT OF FLOOD OAK;

THENCE NORTHWESTERLY 979 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 3, FLOOD OAK, TO THE ORDINARY HIGH WATER LINE OF THE COLUMBIA SLOUGH;

THENCE NORTHWESTERLY 4,184 FEET (MORE OR LESS) ALONG THE NORTHERLY HIGH WATER LINE OF THE COLUMBIA SLOUGH, TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY I-205;

THENCE SOUTHWESTERLY 3,435 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY I-205, TO THE NORTHERLY RIGHT-OF-WAY LINE OF NE SANDY BOULEVARD;

THENCE WESTERLY 185 FEET (MORE OR LESS) TO THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-041148, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE NORTHWESTERLY 1,822 FEET (MORE OR LESS) ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD, BEING THE SOUTHWESTERLY LINE OF THE COLUMBIA BOULEVARD OVERPASS OF U.S. INTERSTATE I-205, TO THE EASTERLY RIGHT-OF-WAY LINE OF NE 92ND AVENUE;

THENCE SOUTHERLY 17 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 92ND AVENUE, TO THE CENTERLINE OF NE EMERSON STREET;

THENCE WESTERLY 256 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE EMERSON STREET, TO THE CENTERLINE OF NE 91ST AVENUE;

THENCE NORTHERLY 172 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 91ST AVENUE, TO A POINT BEING 25 FEET EASTERLY OF THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-097463, WHEN MEASURED PERPENDICULAR THERETO;

THENCE WESTERLY 25 FEET (MORE OR LESS), TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-097463, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE LOMBARD STREET;

THENCE WESTERLY 1,630 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NE LOMBARD STREET TO THE SOUTHWEST CORNER OF THAT STRIP OF LAND CONVEYED TO THE STATE OF OREGON IN BOOK 1903, PAGE 1565, RECORDED MAY 2, 1986;

THENCE NORTHERLY 100 FEET (MORE OR LESS) TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-197020, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NE LOMBARD STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE NORTHERLY 111 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE EASTERLY 68 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE NORTHERLY 63 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE WESTERLY 68 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE NORTHERLY 133 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE EASTERLY 10 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD;

THENCE NORTHWESTERLY 31 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE COLUMBIA BOULEVARD, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE O.W.R. & N. CO. RAILROAD;

THENCE NORTHWESTERLY 542 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE O.W.R. & N. CO. RAILROAD, TO THE EASTERLY RIGHT-OF-WAY LINE OF NE 82ND AVENUE;

THENCE SOUTHERLY 563 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 82ND AVENUE, TO THE CENTERLINE OF NE LOMBARD STREET;

THENCE EASTERLY 182 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE LOMBARD STREET;

THENCE SOUTHERLY 671 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2001-021766, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 7, BLOCK 9, PLAT OF HELENSVIEW-REPLAT;

THENCE WESTERLY 460 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 7, BLOCK 9, PLAT OF HELENSVIEW-REPLAT, AND THE NORTHERLY LINE OF LOTS 6, 5, 4, 3, 2, 1, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 82ND AVENUE;

THENCE SOUTHERLY 2,568 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 82ND AVENUE, TO THE CENTERLINE OF NE SKIDMORE STREET;

THENCE WESTERLY 1,296 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SKIDMORE STREET, TO THE CENTERLINE OF NE 77TH AVENUE;

THENCE SOUTHERLY 1,540 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 77TH AVENUE, TO THE CENTERLINE OF NE BEECH STREET;

THENCE EASTERLY 1,299 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE BEECH STREET, TO THE CENTERLINE OF NE 82ND AVENUE;

THENCE NORTHERLY 143 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 82ND AVENUE, TO THE **POINT OF BEGINNING.**

**EXCEPTING THEREFROM** THAT PORTION OF U.S. INTERSTATE HIGHWAY I-205 RIGHT-OF-WAY LYING NORTHERLY OF THE NE SANDY BOULEVARD OVERPASS.

**ALSO EXCEPTING THEREFROM** THAT PORTION OF U.S. INTERSTATE HIGHWAY I-205 RIGHT-OF-WAY LYING SOUTHERLY OF THE NE SANDY BOULEVARD OVERPASS.

**ALSO EXCEPTING THEREFROM** THAT PORTION OF THE OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY RAILROAD RIGHT-OF-WAY LYING WESTERLY OF THE NE 122ND AVENUE UNDERPASS.

**ALSO EXCEPTING THEREFROM** THAT PORTION OF THE OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY RAILROAD RIGHT-OF-WAY LYING EASTERLY OF THE NE 122ND AVENUE UNDERPASS.

**ALSO EXCEPTING THEREFROM** LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 9, PLAT OF MONTCLAIR.

**ALSO EXCEPTING THEREFROM** THAT PARCEL DESCRIBED IN DOCUMENT NO. 2000-087206.

**ALSO EXCEPTING THEREFROM** LOTS A, B, C, F, AND THE NORTHERLY 150 FEET OF LOT E, BLOCK 28, AND LOTS A, B, THE NORTHERLY 150 FEET OF LOTS C AND D, BLOCK 29, THE EASTERLY 35 FEET OF LOT A, AND THE NORTHERLY 150 FEET OF LOT F, BLOCK 30, PLAT OF PARKROSE.

**ALSO EXCEPTING THEREFROM** LOTS A AND B, BLOCK 26, PLAT OF PARKROSE.

**ALSO EXCEPTING THEREFROM** THE EASTERLY 50 FEET OF LOT A, BLOCK 27, PLAT OF PARKROSE.

**ALSO EXCEPTING THEREFROM** A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE CENTERLINE OF NE 116TH AVENUE (RD. 1506) AND THE CENTERLINE OF NE PRESCOTT STREET (RD. 1241);

THENCE EASTERLY 1,293 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE PRESCOTT STREET, TO THE CENTERLINE OF NE 121ST PLACE (RD. 1251);

THENCE SOUTHERLY 641 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 121ST PLACE (RD. 1251), TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NE SKIDMORE STREET;

THENCE SOUTHEASTERLY 544 FEET (MORE OR LESS) ALONG THE CENTERLINE OF VACATED NE 121ST PLACE, AS VACATED AUGUST 25, 1983, BY ORDINANCE 4836, TO THE WESTERLY RIGHT-OF-WAY LINE OF NE 122ND BOULEVARD;

THENCE SOUTHERLY 14 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 122ND BOULEVARD, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-053149;

THENCE WESTERLY 167 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2021-053149, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 171 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2021-053149, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE SHAVER STREET (RD. 3865);



THENCE WESTERLY 469 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SHAVER STREET (RD. 3865);

THENCE SOUTHERLY 664 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2073, PAGE 516, RECORDED 7/31/1961, AND THE NORTHERLY EXTENSION THEREOF, TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-164109;

THENCE EASTERLY 9 FEET (MORE OR LESS) ALONG SAID WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-164109, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-164109;

THENCE SOUTHERLY 332 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2003-164109, TO THE NORTHERLY RIGHT-OF-WAY LINE OF NE 120TH AVENUE;

THENCE WESTERLY 9 FEET (MORE OR LESS) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NE 120TH AVENUE, TO THE NORTHEAST CORNER OF BLOCK 3, PLAT OF ELLERY HEIGHTS;

THENCE NORTHERLY 10 FEET (MORE OR LESS) ALONG THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF NE 120TH AVENUE;

THENCE WESTERLY 670 FEET (MORE OR LESS) ALONG A LINE BEING PARALLEL WITH, AND 10 FEET NORTH OF THE NORTHERLY LINE OF BLOCKS 1, 2 AND 3, SAID ELLERY HEIGHTS, WHEN MEASURED PERPENDICULAR THERETO, TO THE EASTERLY LINE OF BLOCK 5, PLAT OF VIEW RIDGE;

THENCE NORTHERLY 990 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID BLOCK 5, PLAT OF VIEW RIDGE, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE SHAVER STREET (RD. 1507);

THENCE WESTERLY 428 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SHAVER STREET (RD. 1507), TO THE CENTERLINE OF NE 115TH AVENUE (RD. 1511);

THENCE NORTHERLY 997 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 115TH AVENUE (RD. 1511);

THENCE EASTERLY 228 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, BLOCK 2, PLAT OF EAST PARKROSE, AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF NE 116TH AVENUE (RD. 1506);

THENCE NORTHERLY 323 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 116TH AVENUE (RD. 1506), TO THE **POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** LOT 1, BLOCK 1, PLAT OF STONEHURST.

**ALSO EXCEPTING THEREFROM** THAT PARCEL DESCRIBED IN DOCUMENT NO. 2000-009244.

**ALSO EXCEPTING THEREFROM** A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PLAT ARGAY TERRACE, SAID POINT BEING ON THE EASTERLY LINE OF LOT 3, BLOCK 13, PLAT OF ARGAY TERRACE;

THENCE NORTHERLY 372 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID BLOCK 13, ARGAY TERRACE, AND THE EASTERLY LINE OF LOT 1 AND 2, BLOCK 5, PLAT OF BEECHWAY, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, BEECHWAY, SAID POINT BEING ON THE SOUTHERLY LINE OF THAT 50 FOOT WIDE STRIP OF LAND SHOWN AS "PROPOSED N.E. BEECH ST." ON SURVEY NO. 31039, MULTNOMAH COUNTY SURVEY RECORDS;

THENCE NORTHEASTERLY 517 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT 50 FOOT WIDE STRIP OF LAND SHOWN AS "PROPOSED N.E. BEECH ST." ON SURVEY NO. 31039, TO THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1996-153;

THENCE EASTERLY 365 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-153, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 391 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-153, TO THE EASTERLY NORTHEAST CORNER OF SAID PARCEL 2, SAID POINT BEING AN ANGLE POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2000-009244;

THENCE EASTERLY 81 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2000-009244, TO AN ANGLE POINT ON SAID WESTERLY LINE;

THENCE NORTHERLY 168 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2000-009244, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 532 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2000-009244, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 4, PLAT OF EXBURY;

THENCE SOUTHERLY 289 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF BLOCK 3 AND BLOCK 4, SAID EXBURY, TO THE SOUTHWEST CORNER OF LOT 7, SAID BLOCK 3, EXBURY;

THENCE SOUTHWESTERLY 302 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 1, 2, 3 AND 4, SAID BLOCK 3, EXBURY, TO THE MOST NORTHERLY CORNER OF NE 131ST PLACE RIGHT-OF-WAY;

THENCE SOUTHWESTERLY 84 FEET (MORE OR LESS) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE 131ST PLACE, TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTHEASTERLY 839 FEET (MORE OR LESS) ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE 131ST PLACE, TO THE NORTHERLY LINE OF BLOCK 3, SAID ARGAY TERRACE;

THENCE WESTERLY 1,379 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF BLOCKS 1, 2 AND 3, SAID ARGAY TERRACE, TO THE **POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** LOT 15, BLOCK 23, PLAT OF STRATHMORE BLOCKS 22, 23 & 24.

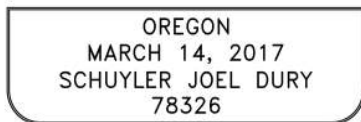
**ALSO EXCEPTING THEREFROM** THAT PARCEL DESCRIBED IN BOOK 2022, PAGE 1306, RECORDED 7/9/1997.

THE TRACT OF LAND DESCRIBED ABOVE CONTAINS 1,578 ACRES, MORE OR LESS.

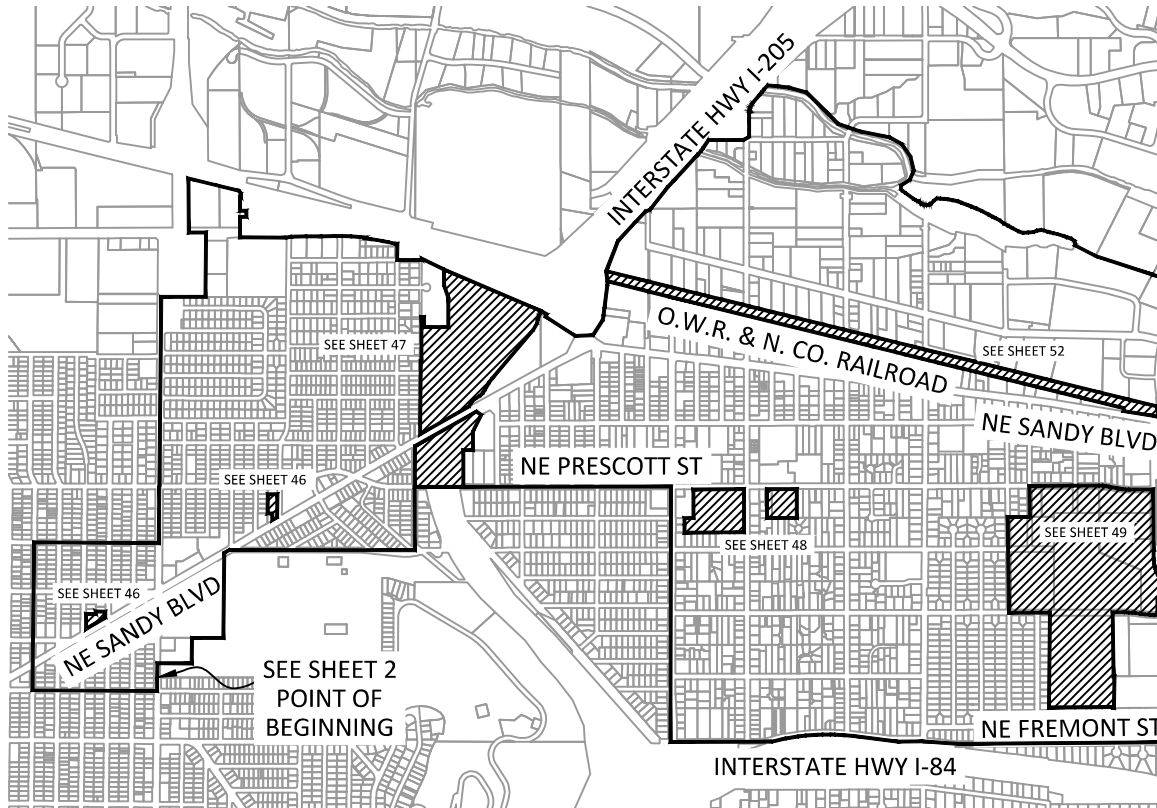
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.



**DIGITALLY SIGNED** 2024.10.01  
13:16:41-07'00'



RENEWAL 12/31/2025




SEE BELOW LEFT



SEE ABOVE RIGHT

# LEGEND:

 = EXCLUDE



SCALE: 1" = 2,000'

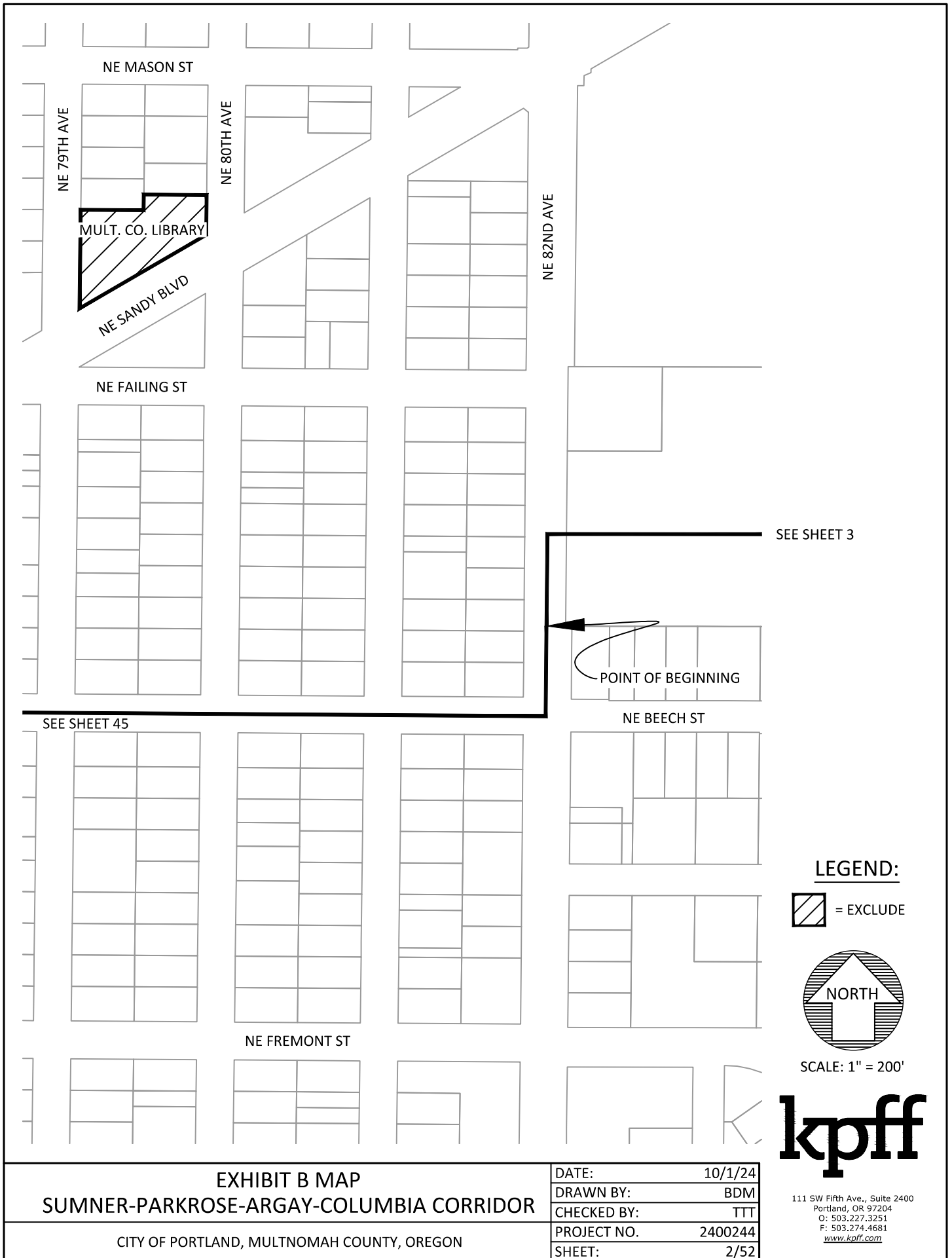
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

## EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	1/52



SEE SHEET 4

NE SANDY BLVD

NE 82ND AVE

POINT OF BEGINNING

SEE SHEET 2

NE BEECH ST

NE 85TH AVE

NE MILTON ST



SCALE: 1" = 200'

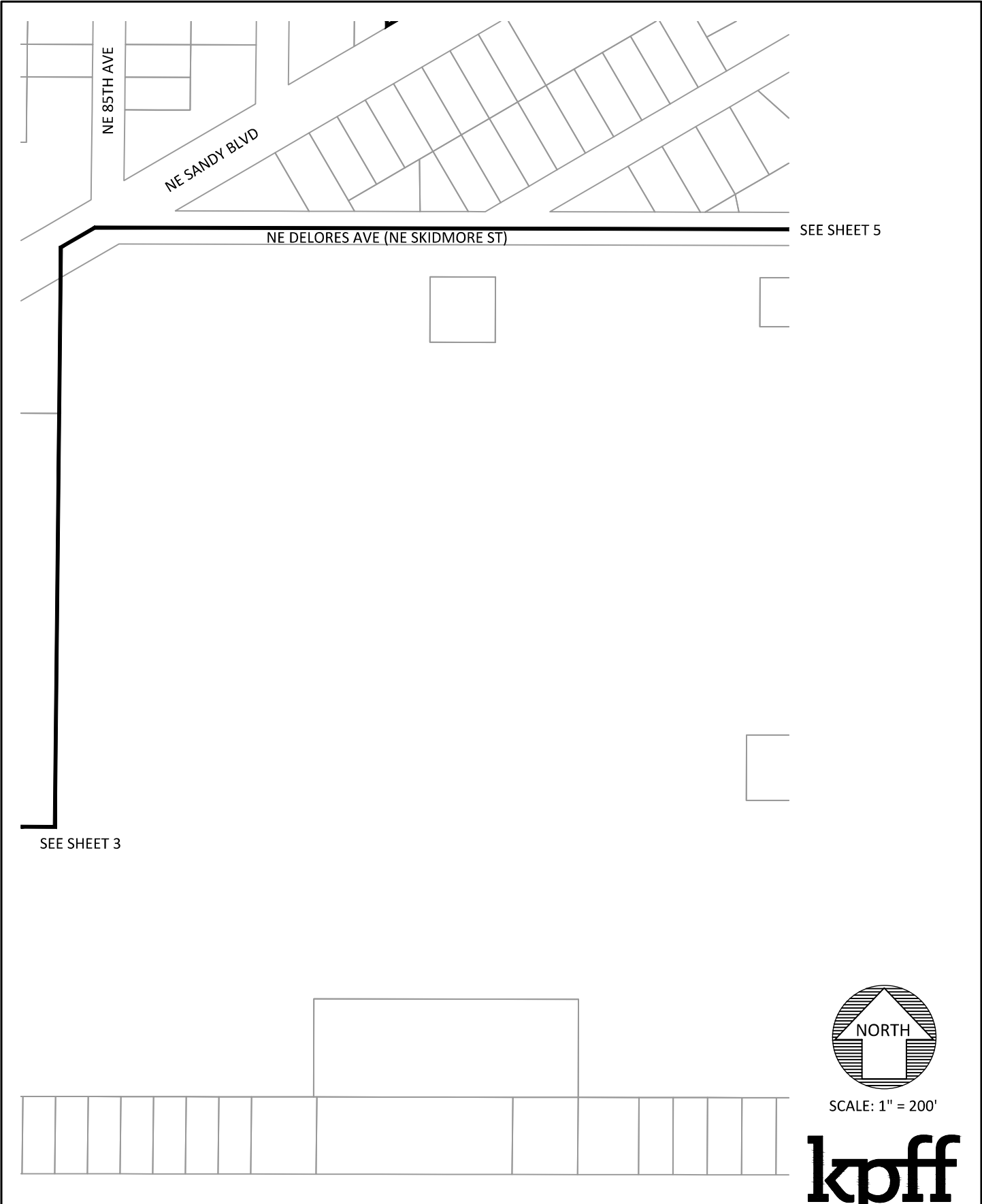
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**  
**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	3/52



SEE SHEET 3

SEE SHEET 5



SCALE: 1" = 200'

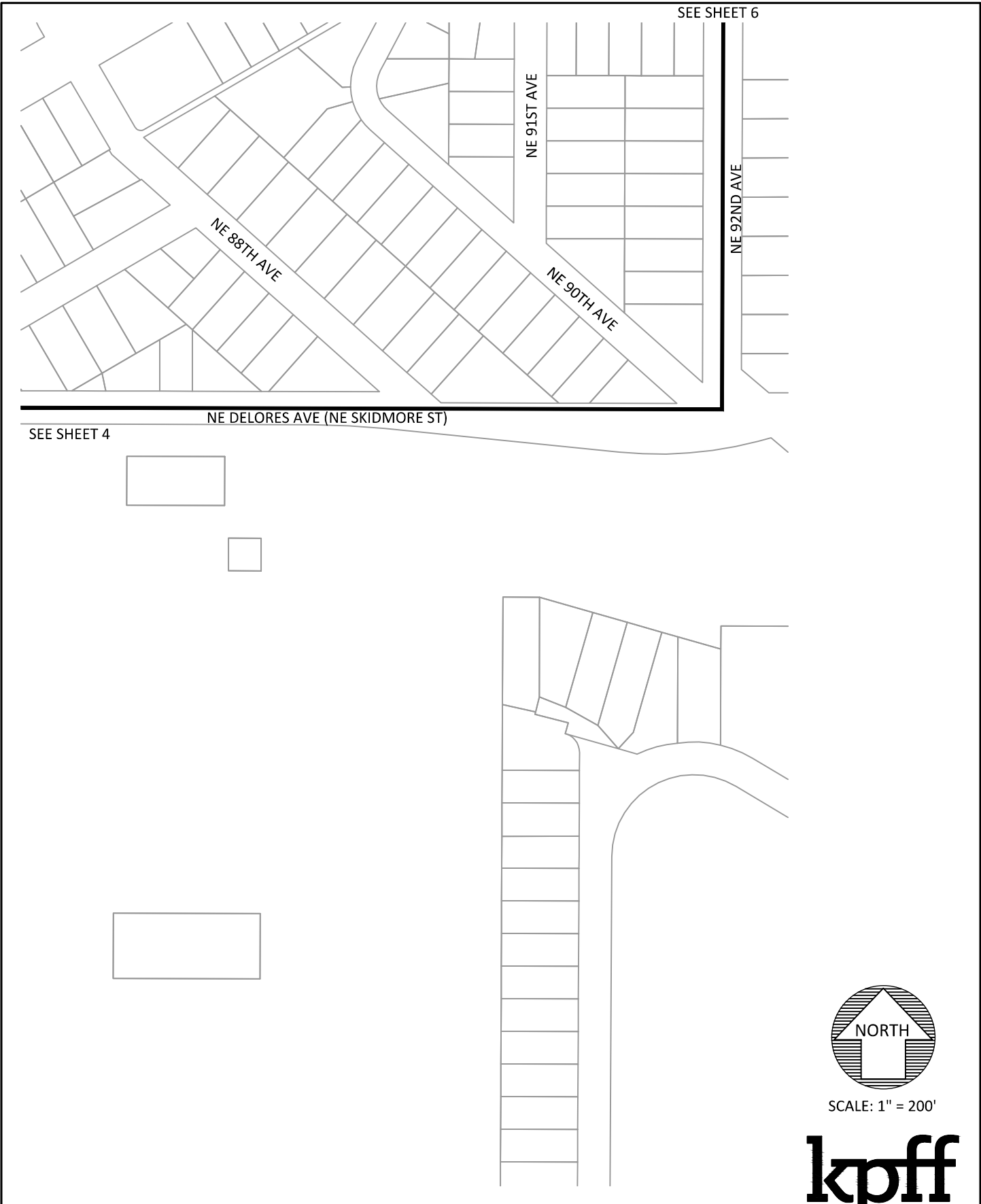


111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	4/52



SEE SHEET 6

SEE SHEET 4



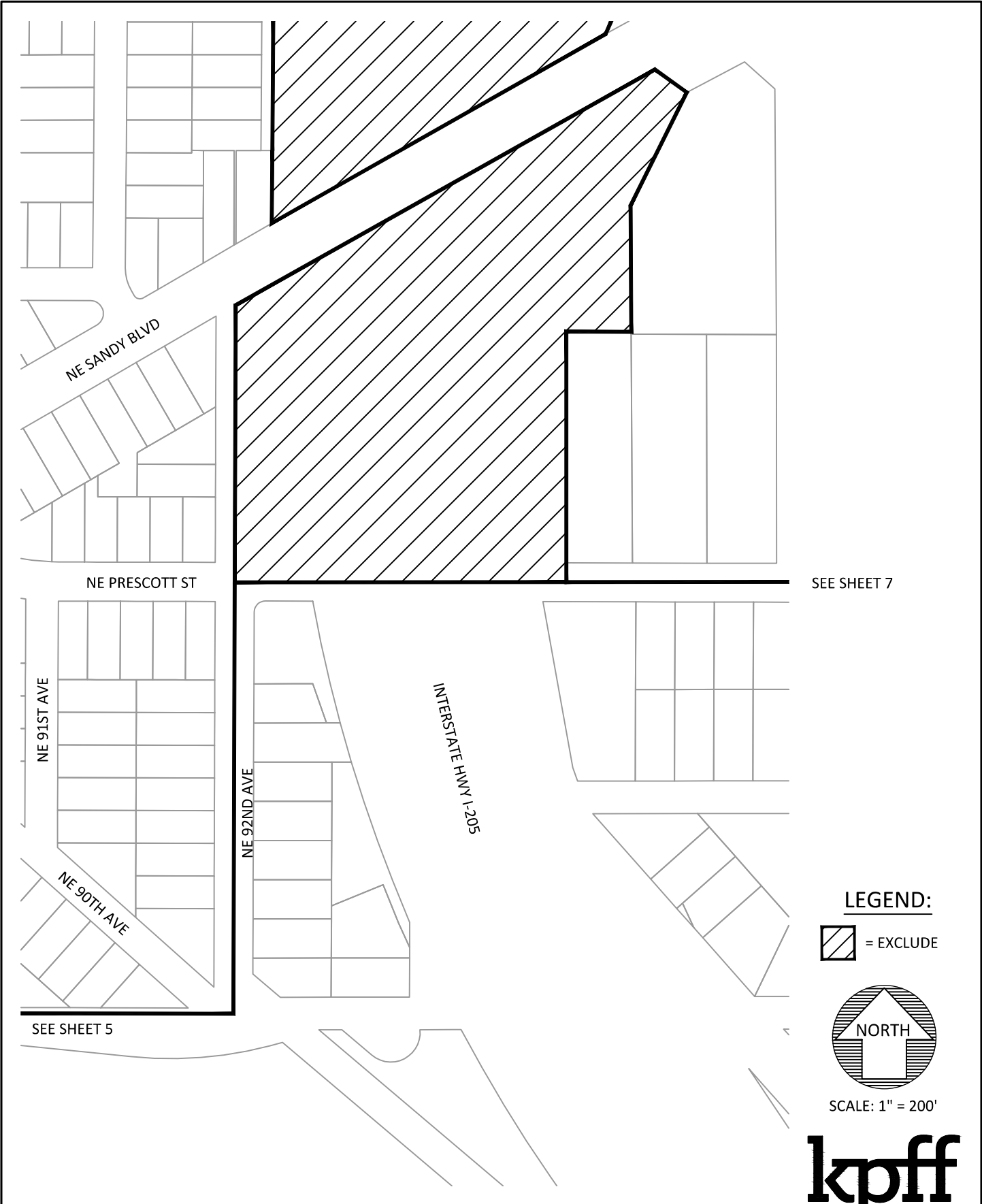
SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	5/52





SEE SHEET 7

NE 91ST AVE

NE SANDY BLVD

NE PRESCOTT ST


INTERSTATE HWY I-205

NE 92ND AVE

NE 90TH AVE

SEE SHEET 5

LEGEND:

 = EXCLUDE



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	6/52



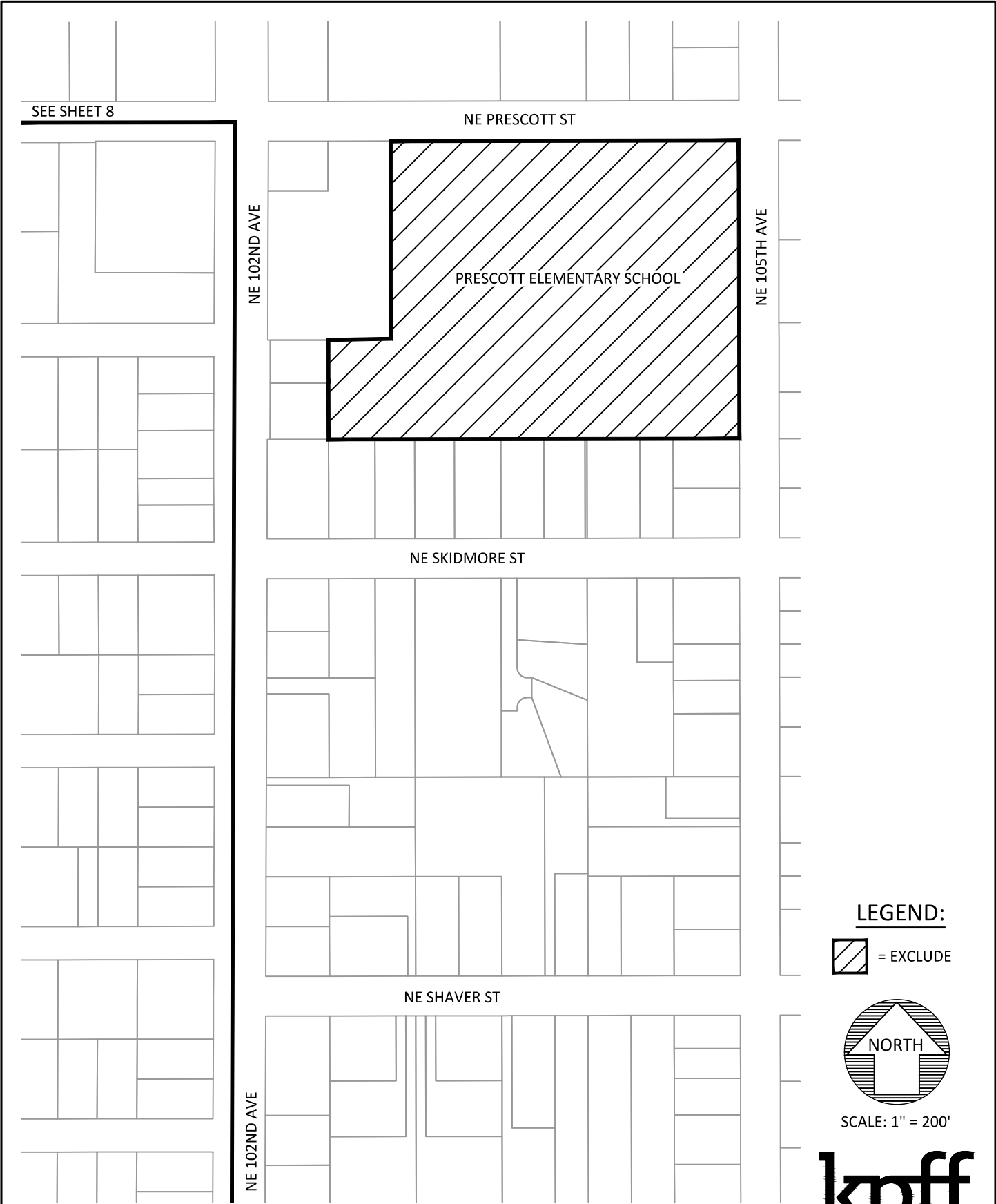


SCALE: 1" = 200'




111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	8/52



LEGEND:

 = EXCLUDE



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	9/52

SEE SHEET 9

NE 102ND AVE

NE BEECH ST

NE 105TH AVE

NE FREMONT ST

SEE SHEET 11

INTERSTATE HWY I-84  
(BANFIELD EXPRESSWAY)



SCALE: 1" = 200'

**kpff**

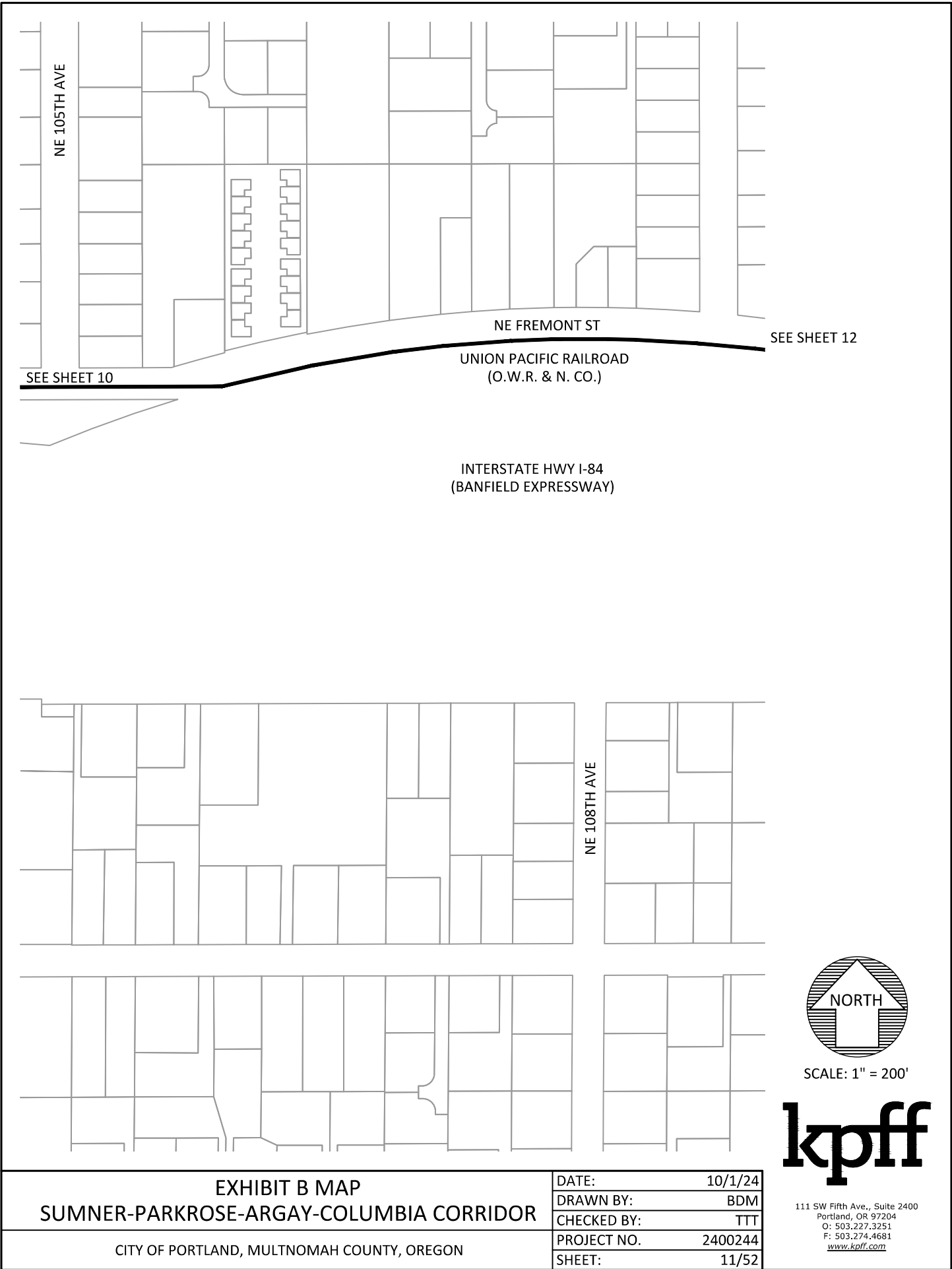
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**

**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	10/52





INTERSTATE HWY I-84  
(BANFIELD EXPRESSWAY)



SCALE: 1" = 200'

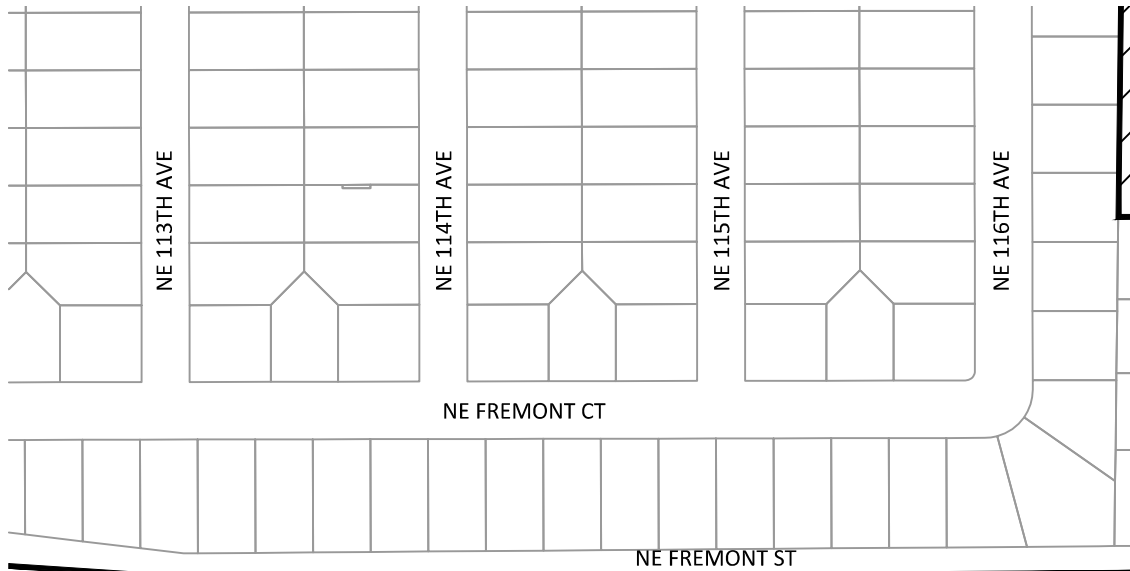
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**  
**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	12/52



SEE SHEET 12

SEE SHEET 14

INTERSTATE HWY I-84  
(BANFIELD EXPRESSWAY)



SCALE: 1" = 200'

**kpff**

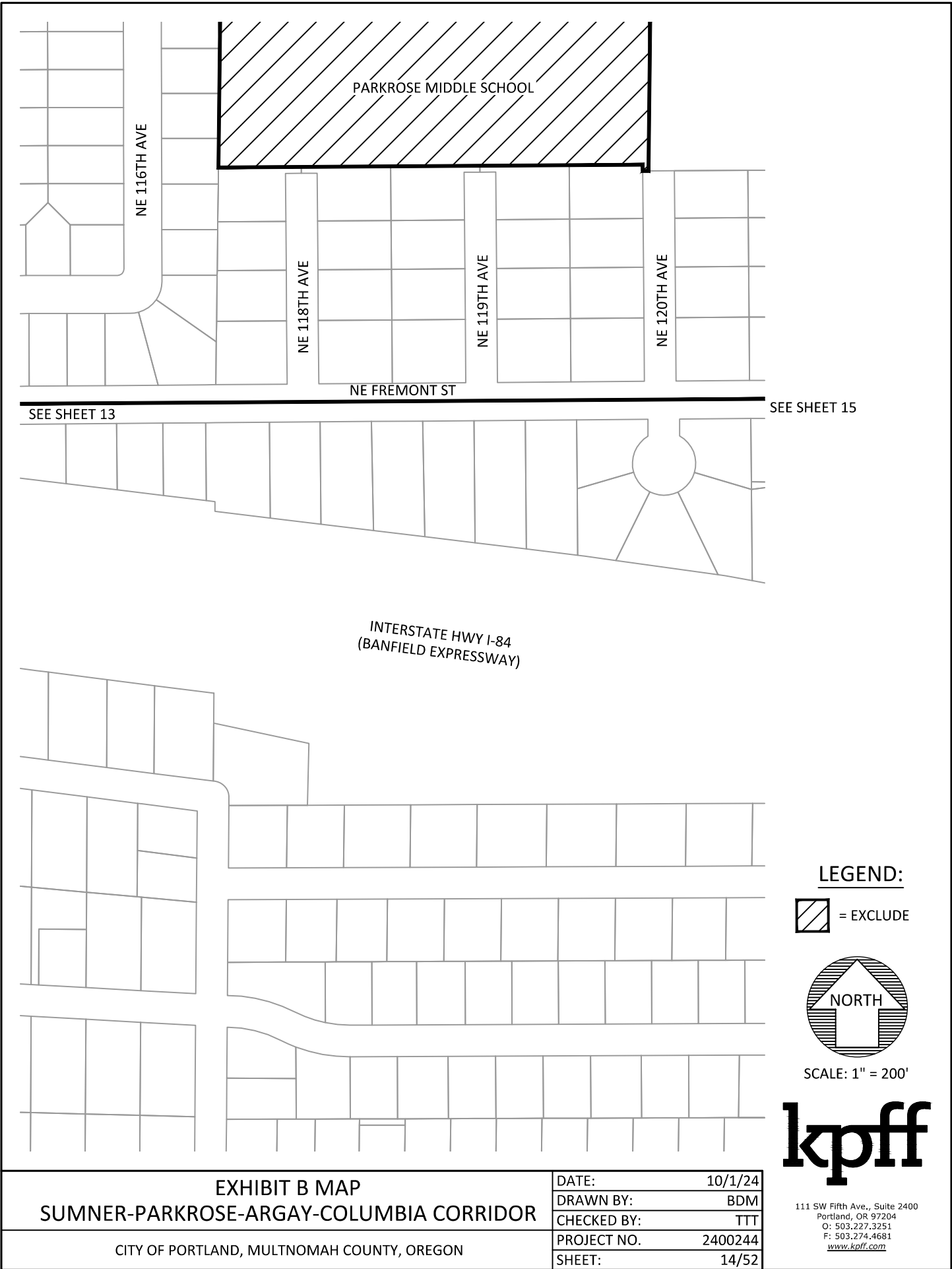
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**  
**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**


CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	13/52





LEGEND:

 = EXCLUDE



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

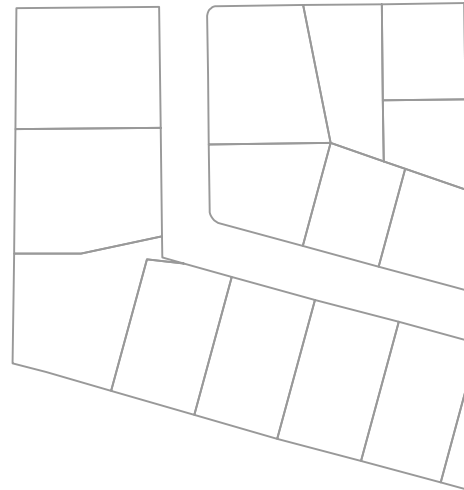
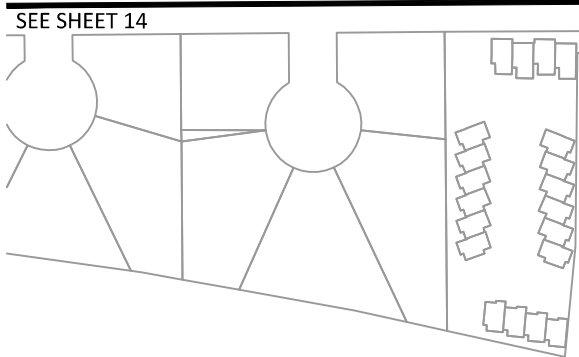
EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

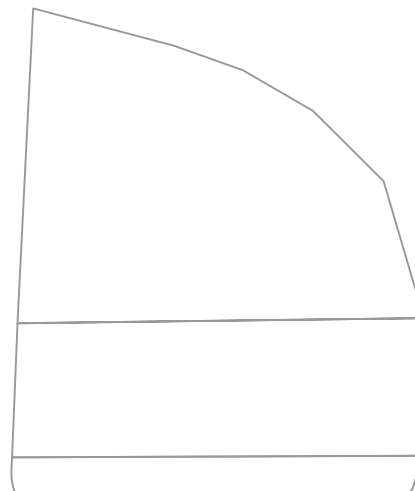
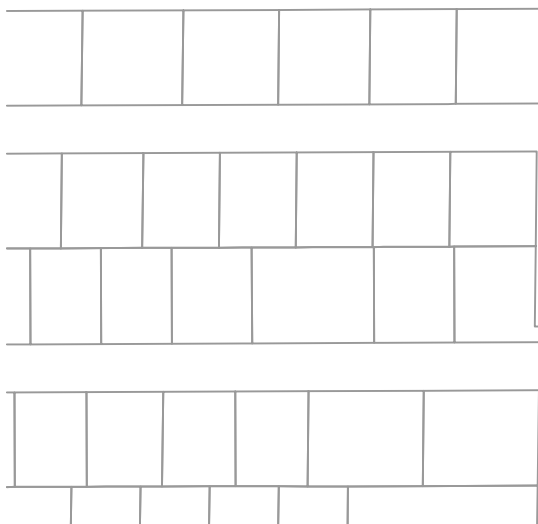
DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	14/52



SEE SHEET 16



INTERSTATE HWY I-84  
(BANFIELD EXPRESSWAY)



SCALE: 1" = 200'

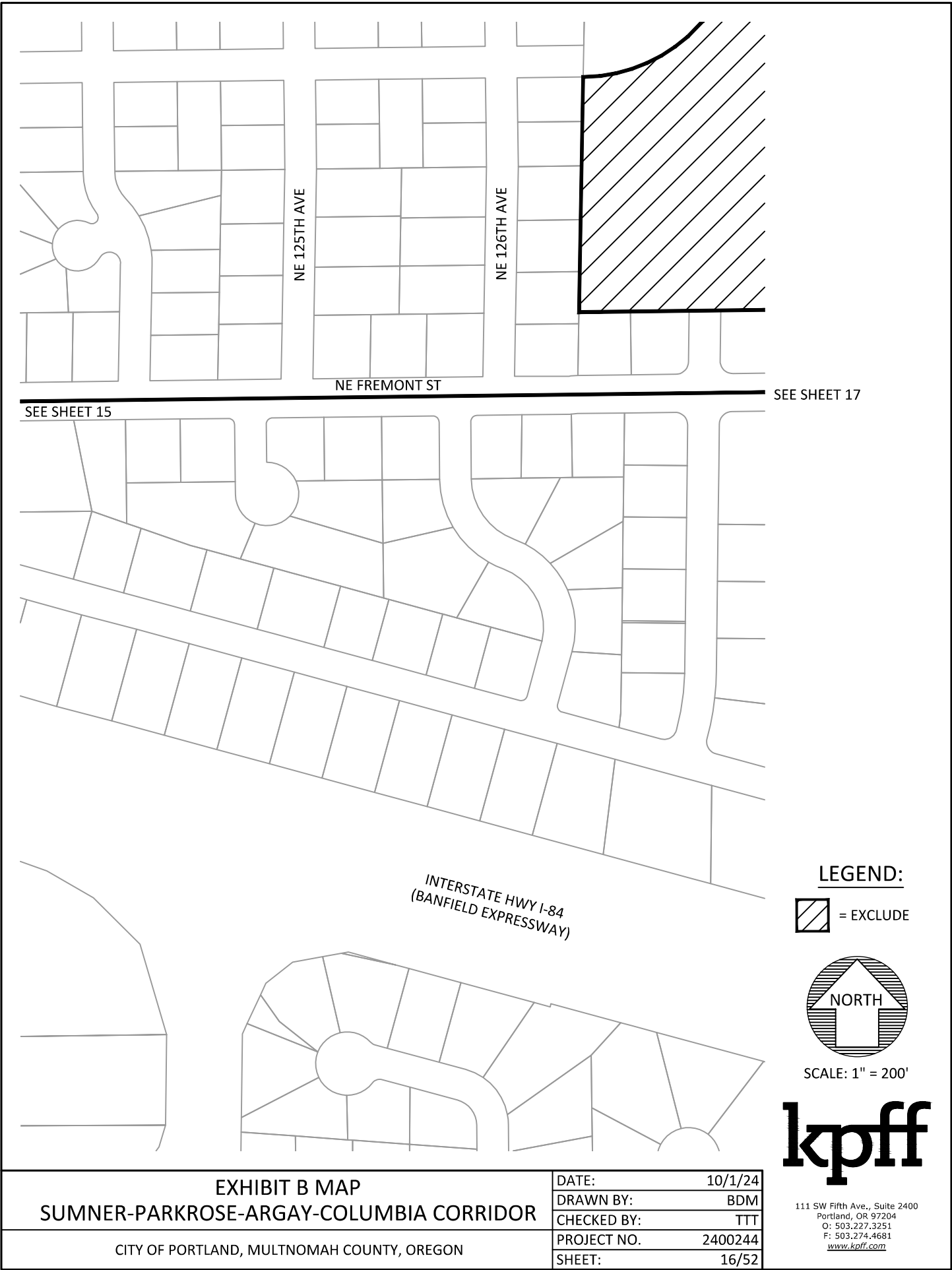
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

# EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

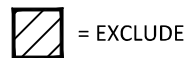
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	15/52





**LEGEND:**



SCALE: 1" = 200'

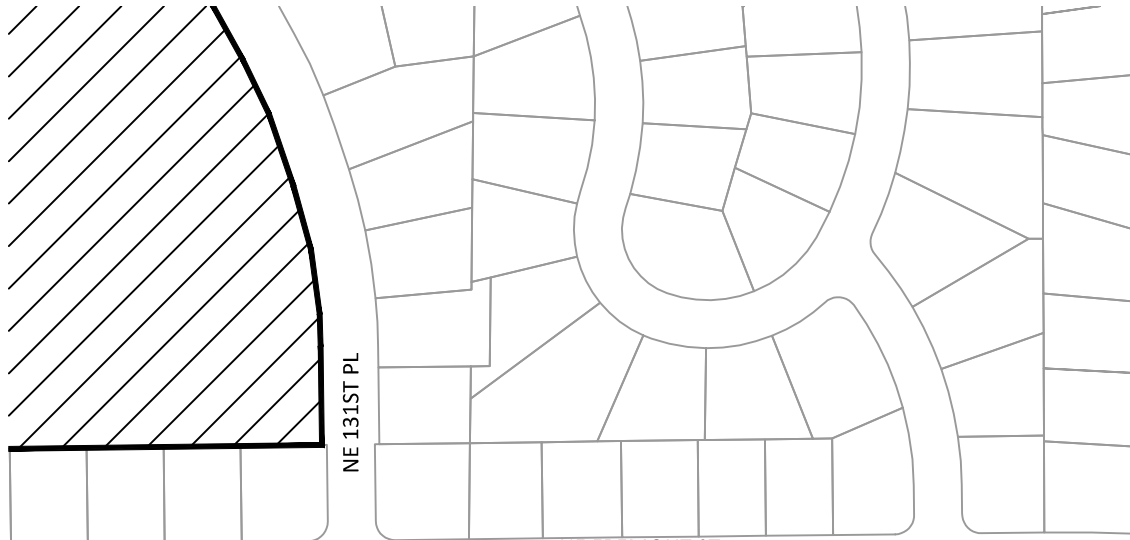
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	17/52

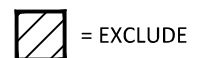


SEE SHEET 17

SEE SHEET 19



**LEGEND:**



SCALE: 1" = 200'

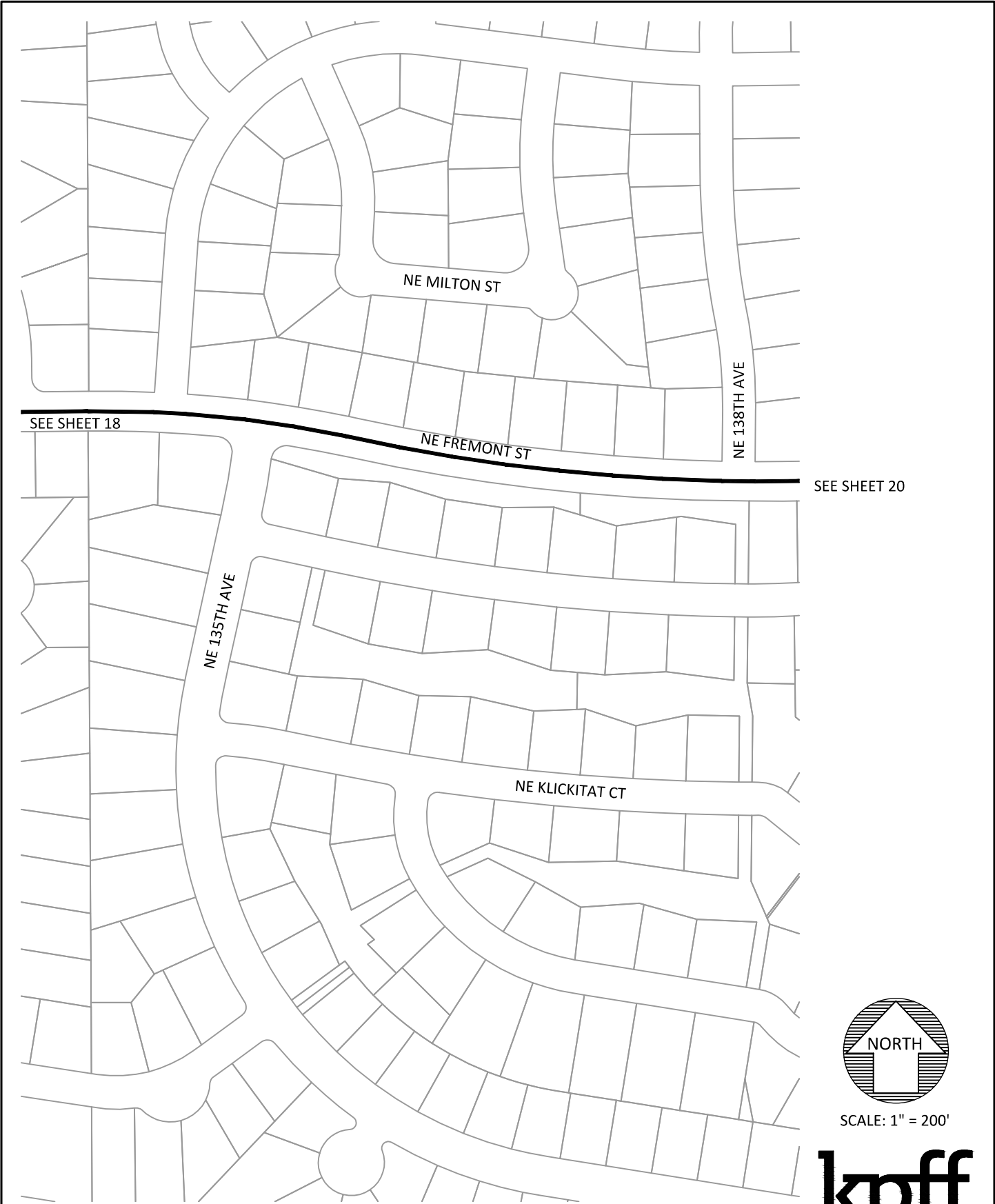
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	18/52



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	19/52

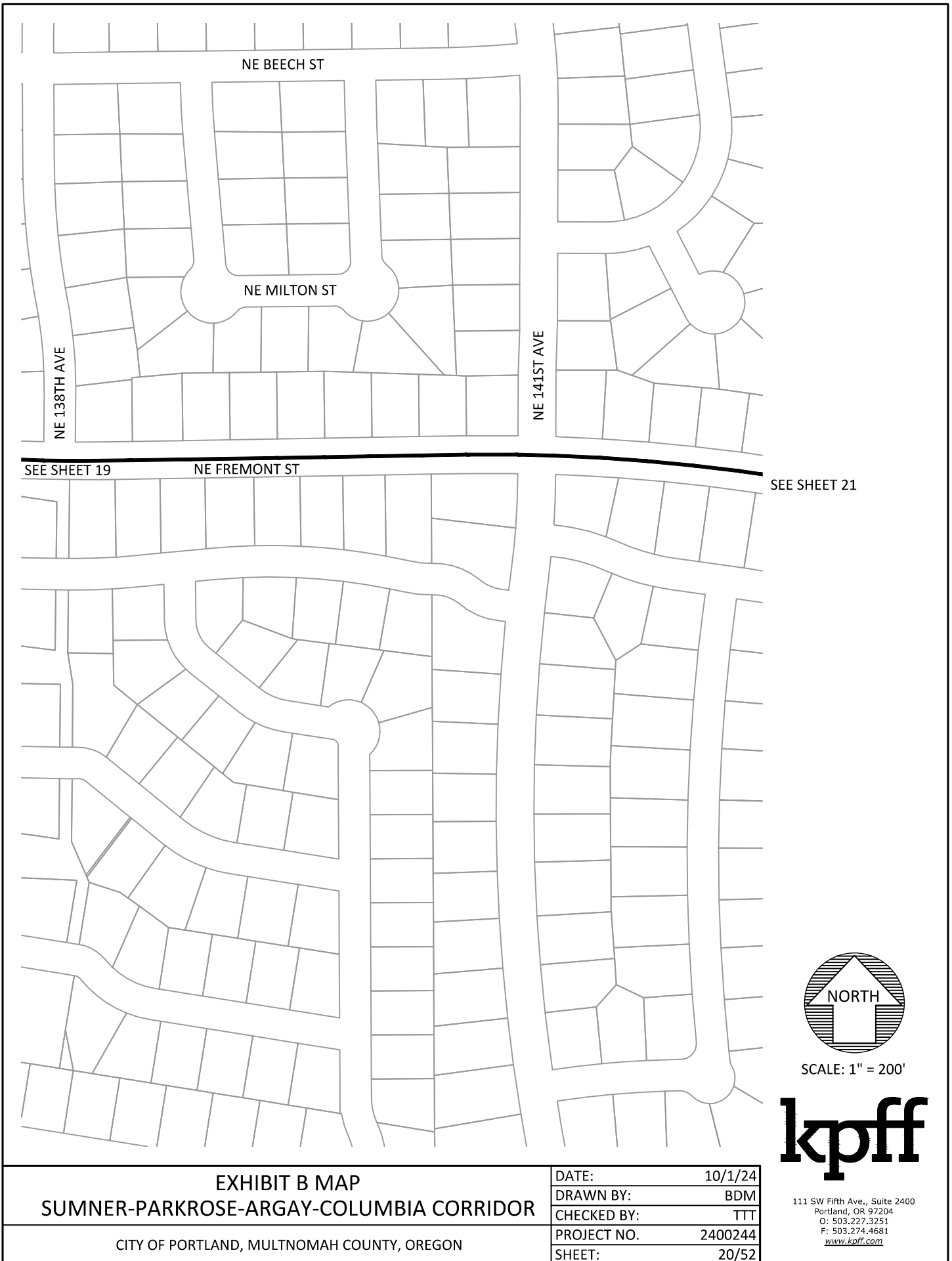
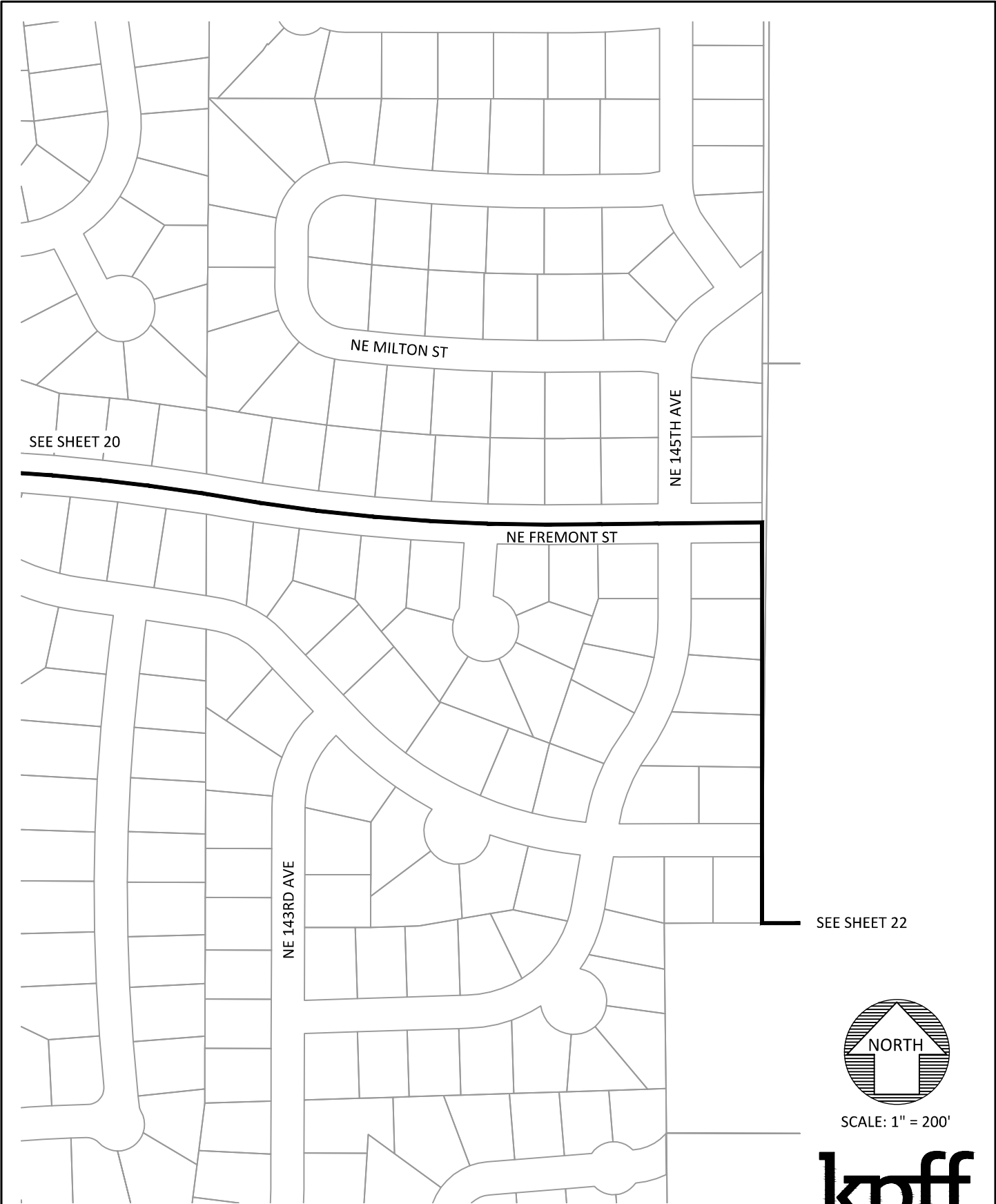


EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	20/52



SEE SHEET 20

NE 145TH AVE

NE FREMONT ST

NE 143RD AVE

SEE SHEET 22



SCALE: 1" = 200'

**kpff**

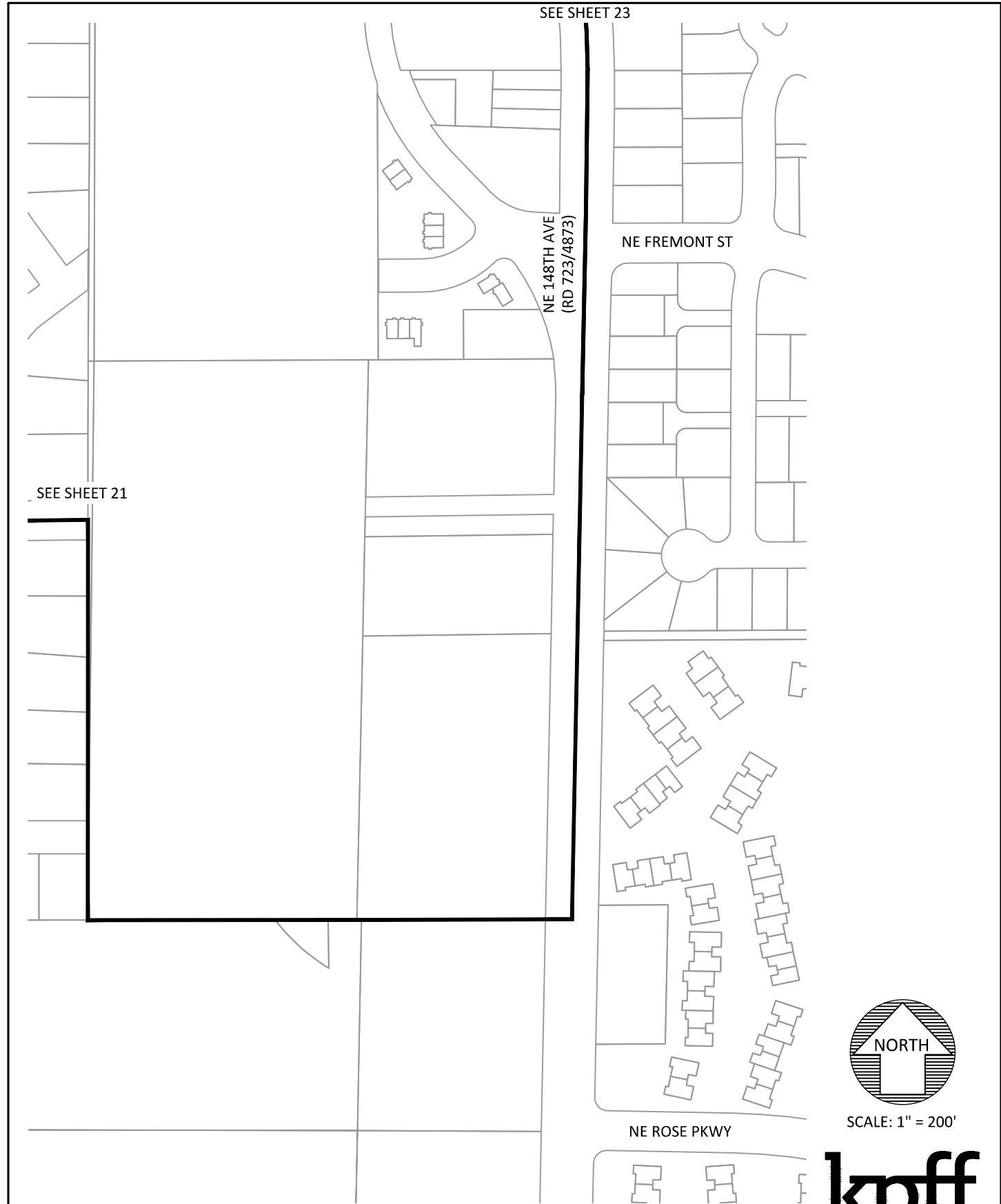
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**  
**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

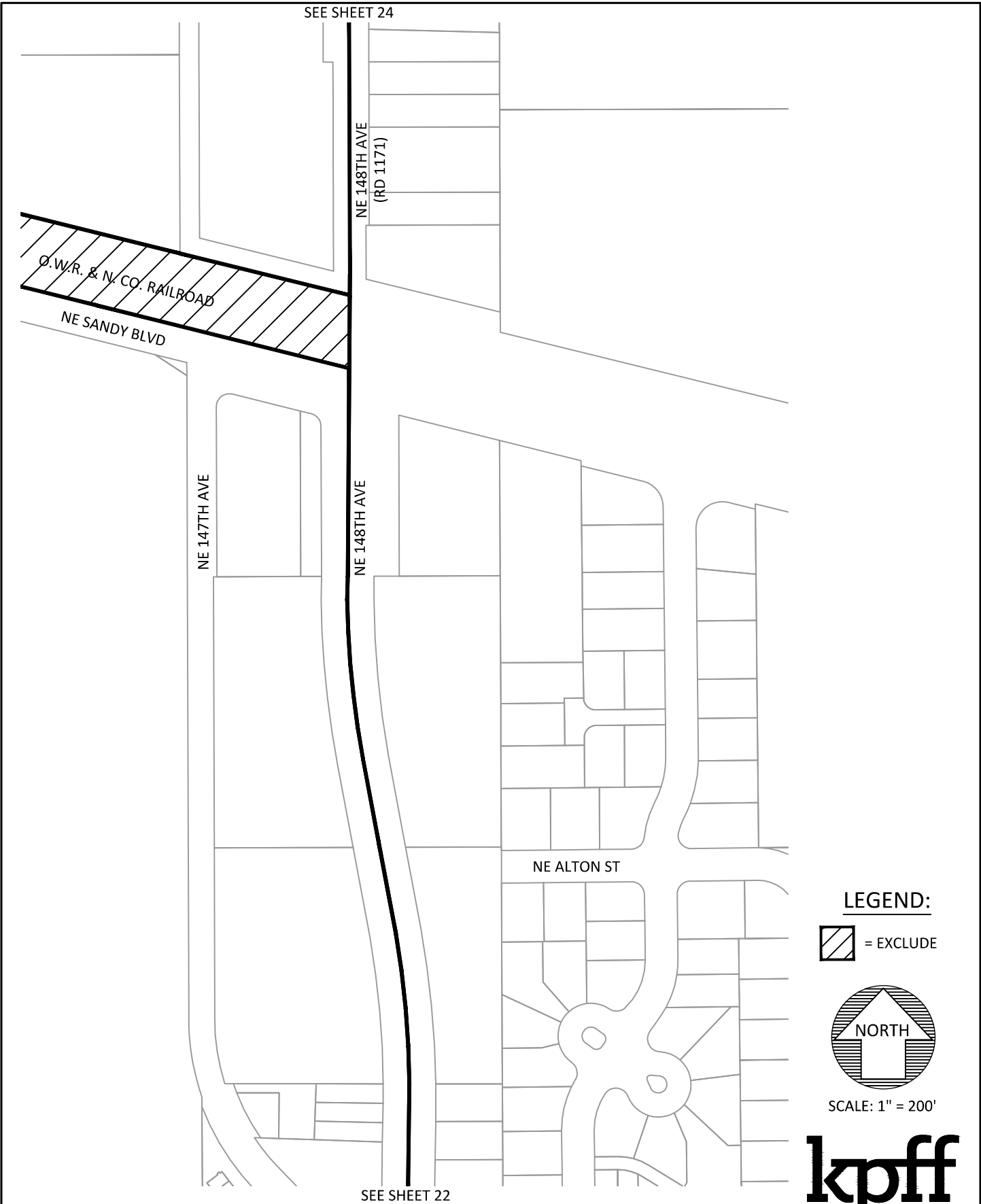
DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	21/52






<div>EXHIBIT B MAP</div> <div>SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR</div> <div>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</div>	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	22/52

111 SW Fifth Ave., Suite 2400  
 Portland, OR 97204  
 O: 503.227.3251  
 F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)



**LEGEND:**

 = EXCLUDE

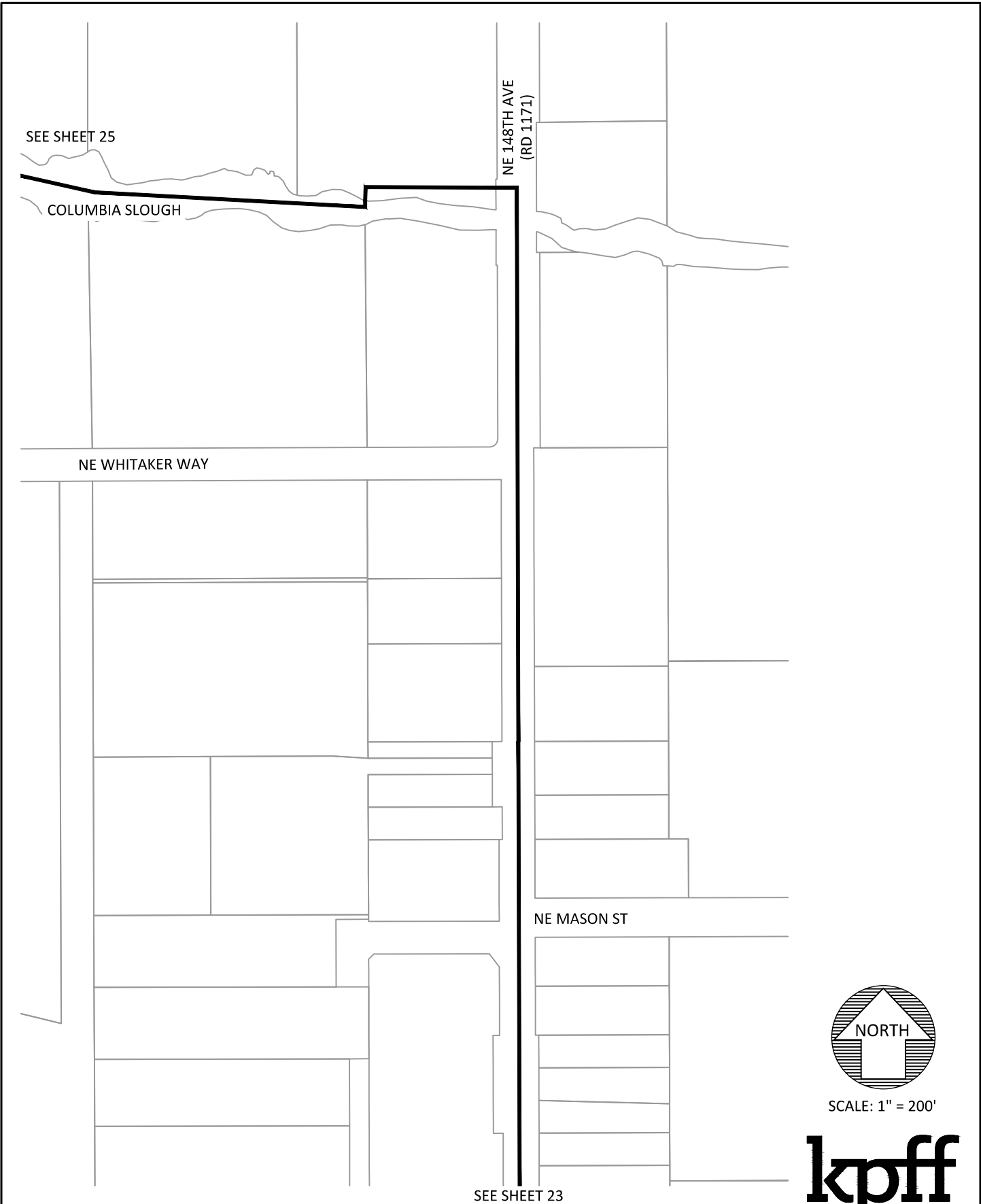


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	23/52



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	24/52

SEE SHEET 26

NE AIRPORT WAY

SEE SHEET 27

COLUMBIA SLOUGH

SEE SHEET 24

NE WHITAKER WAY



SCALE: 1" = 200'

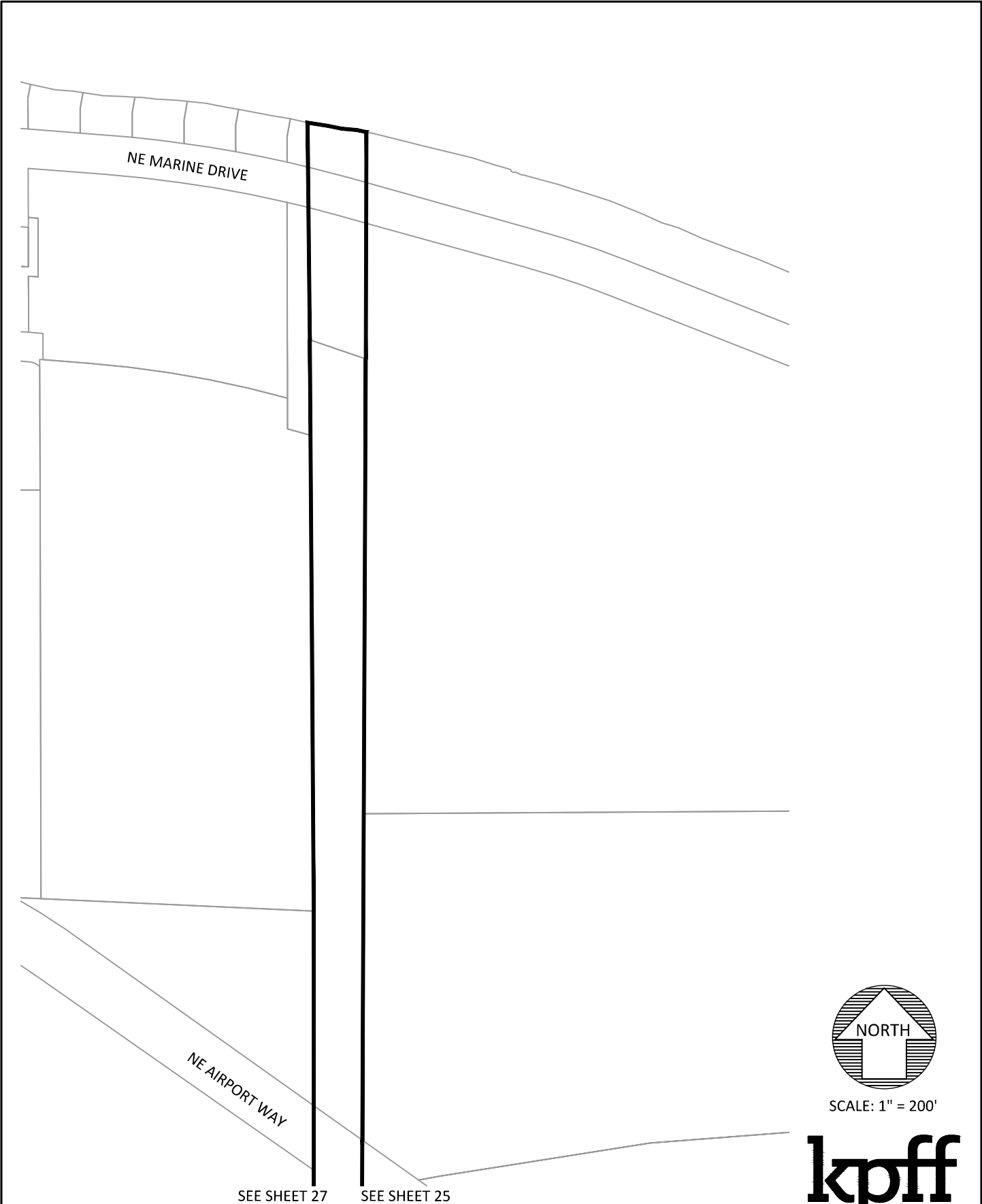
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	25/52

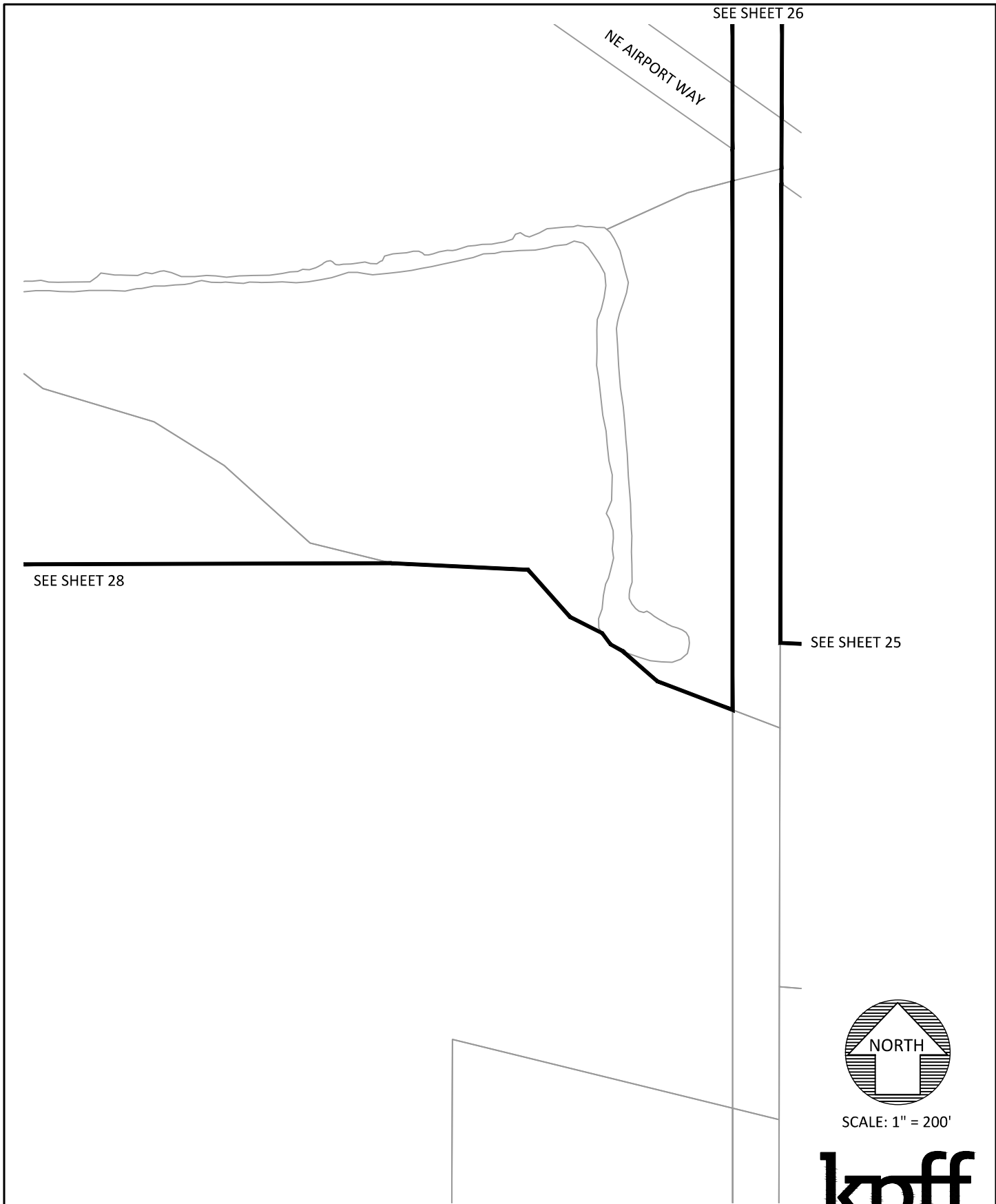


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	26/52

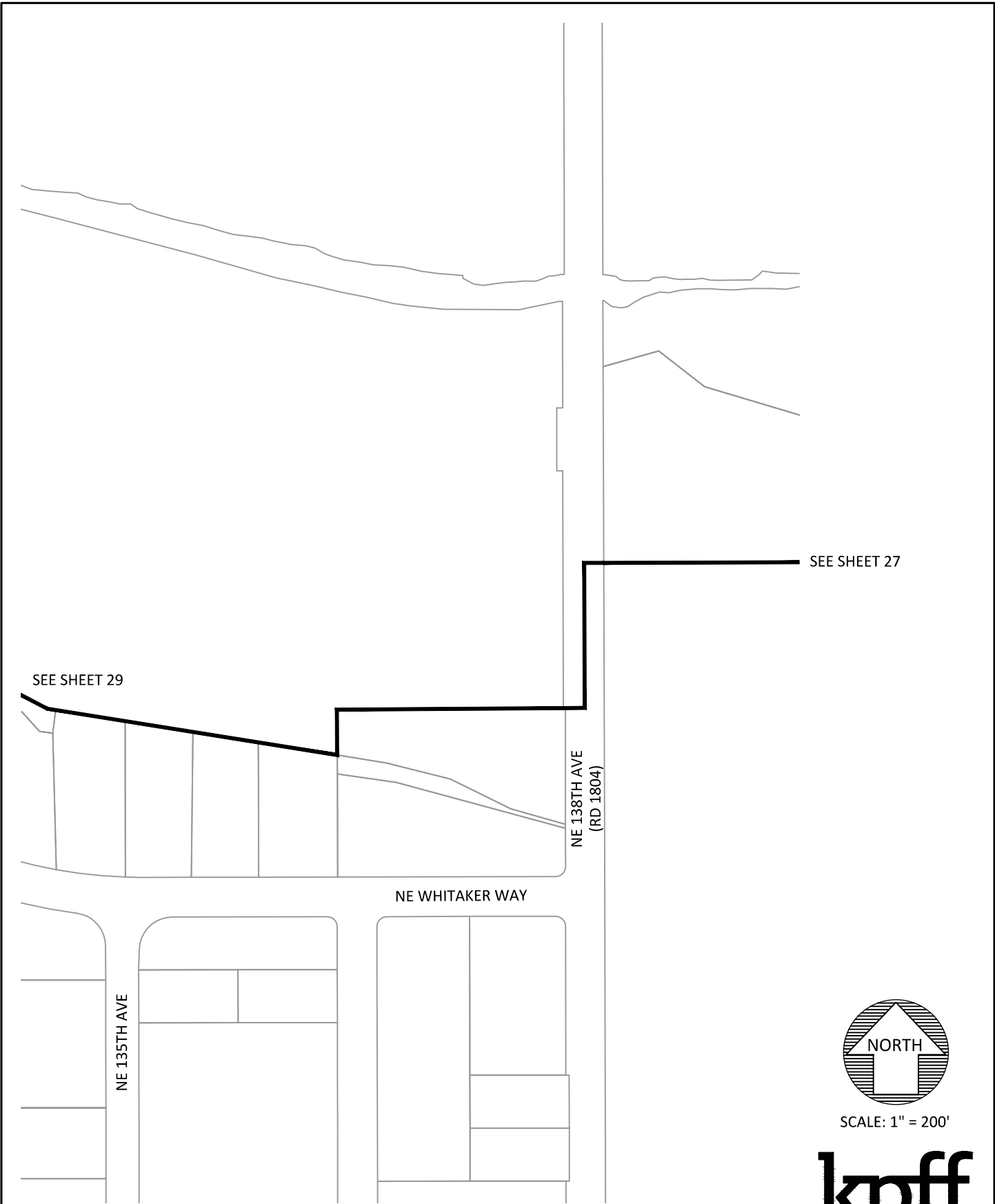


SCALE: 1" = 200'

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	27/52

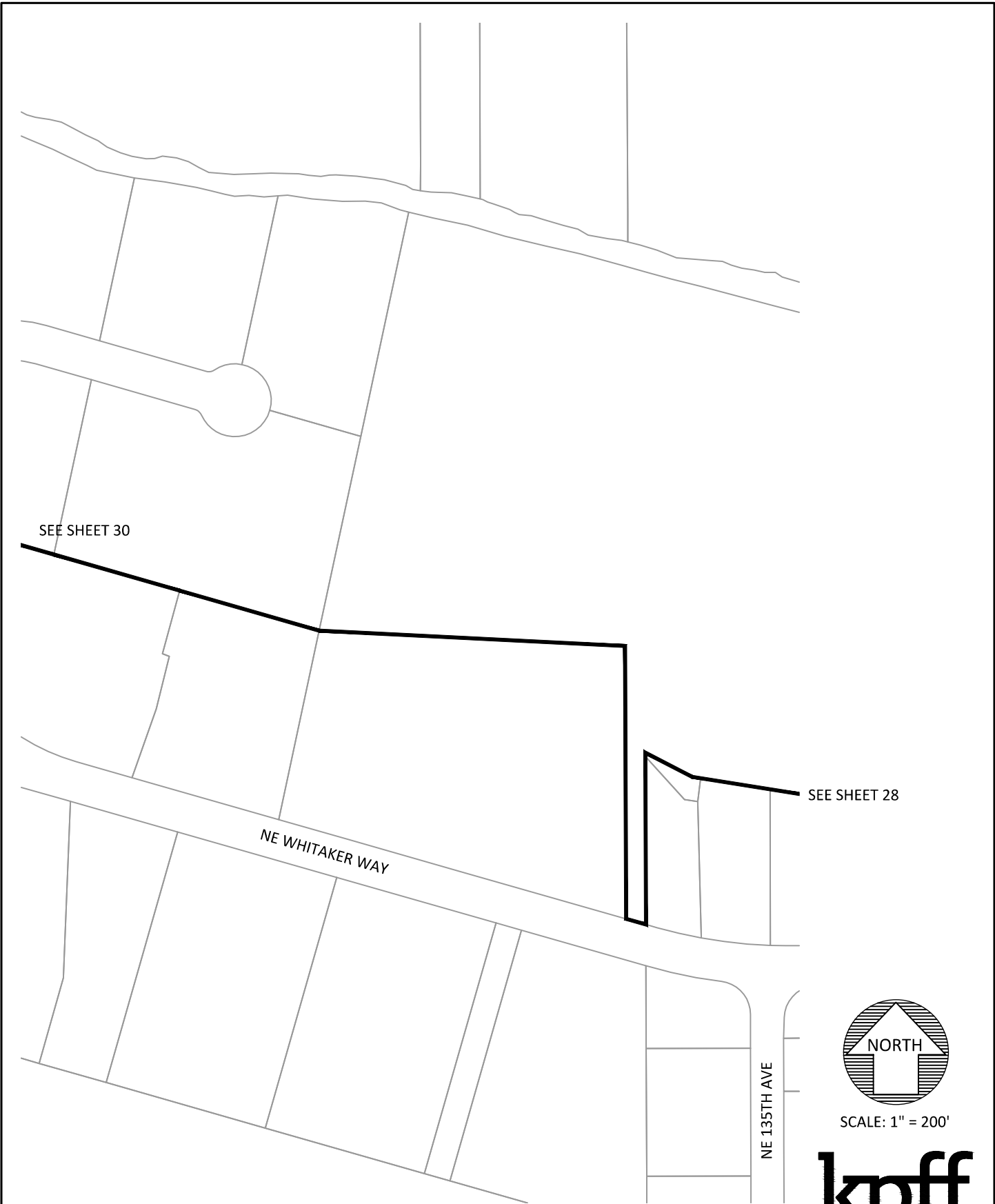


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	28/52



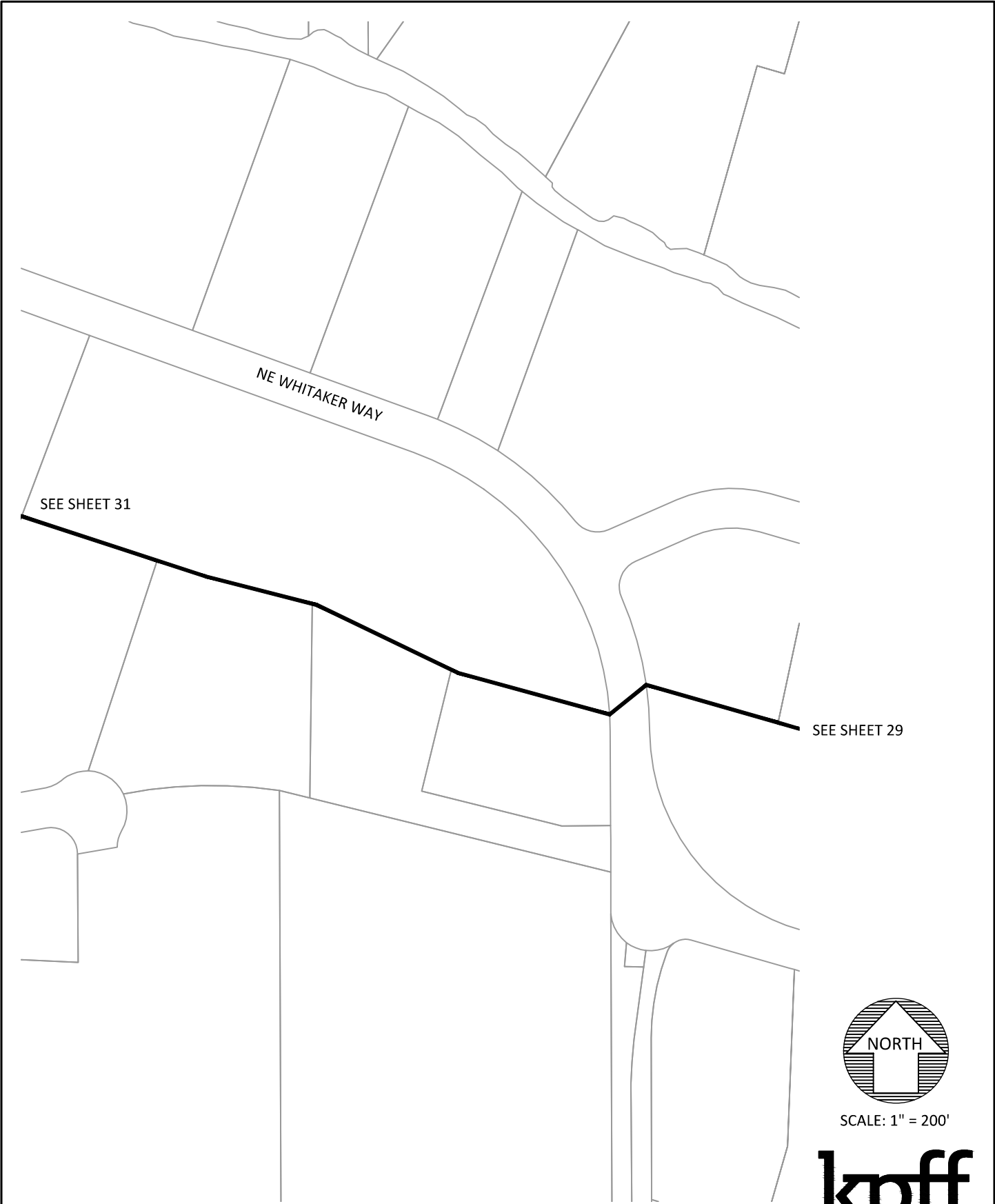
SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	29/52



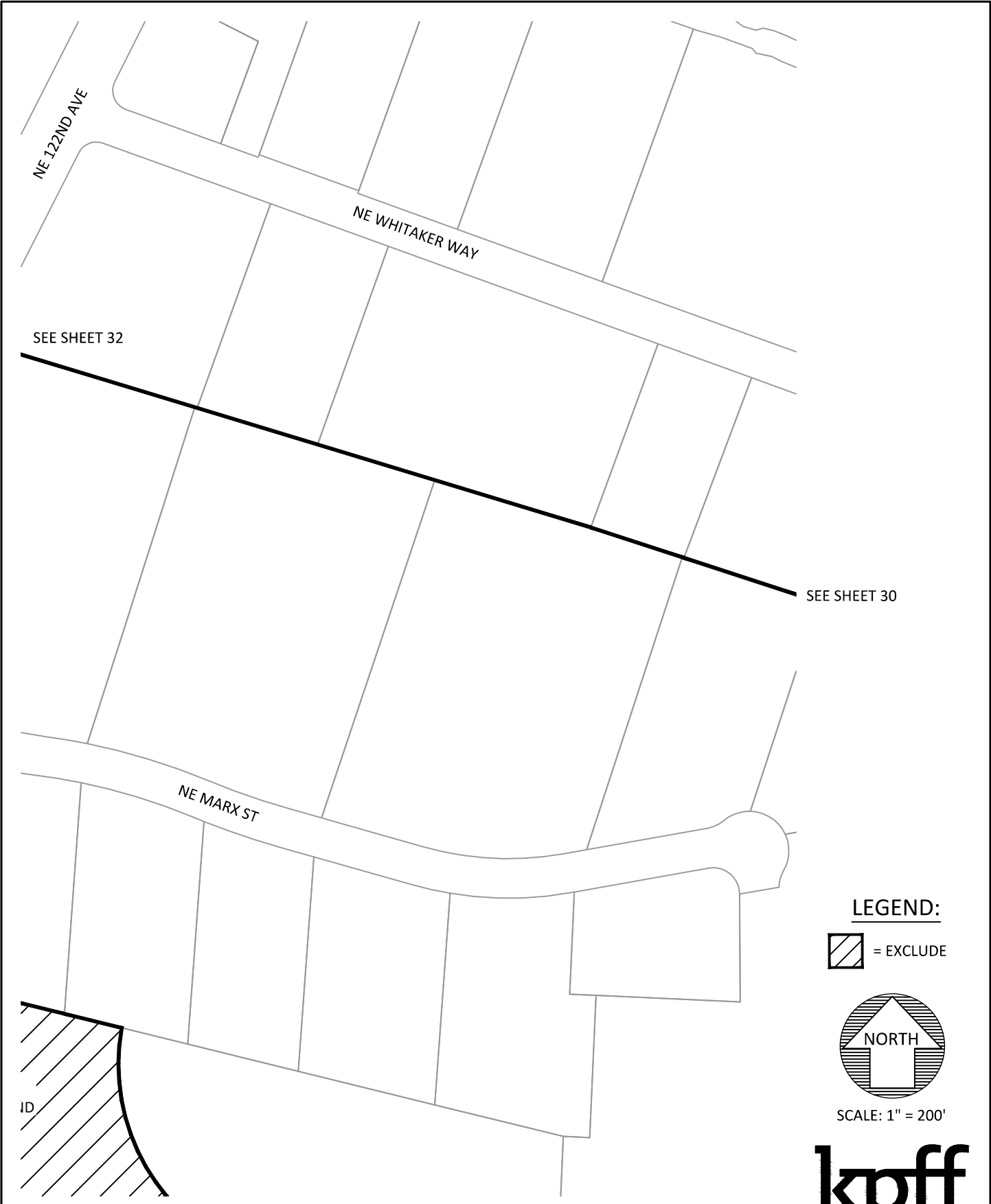


SCALE: 1" = 200'




111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	30/52



LEGEND:

 = EXCLUDE

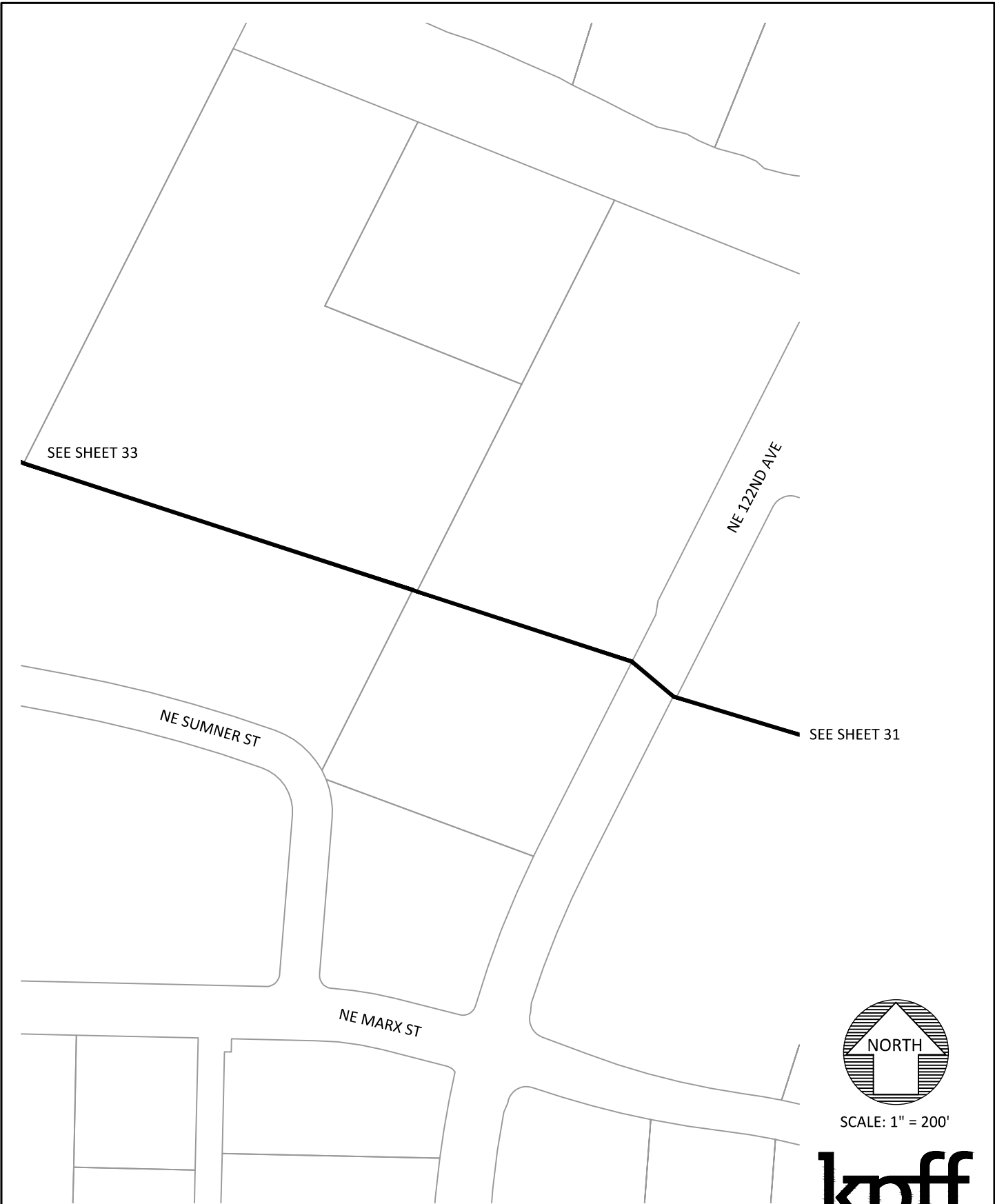


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	31/52

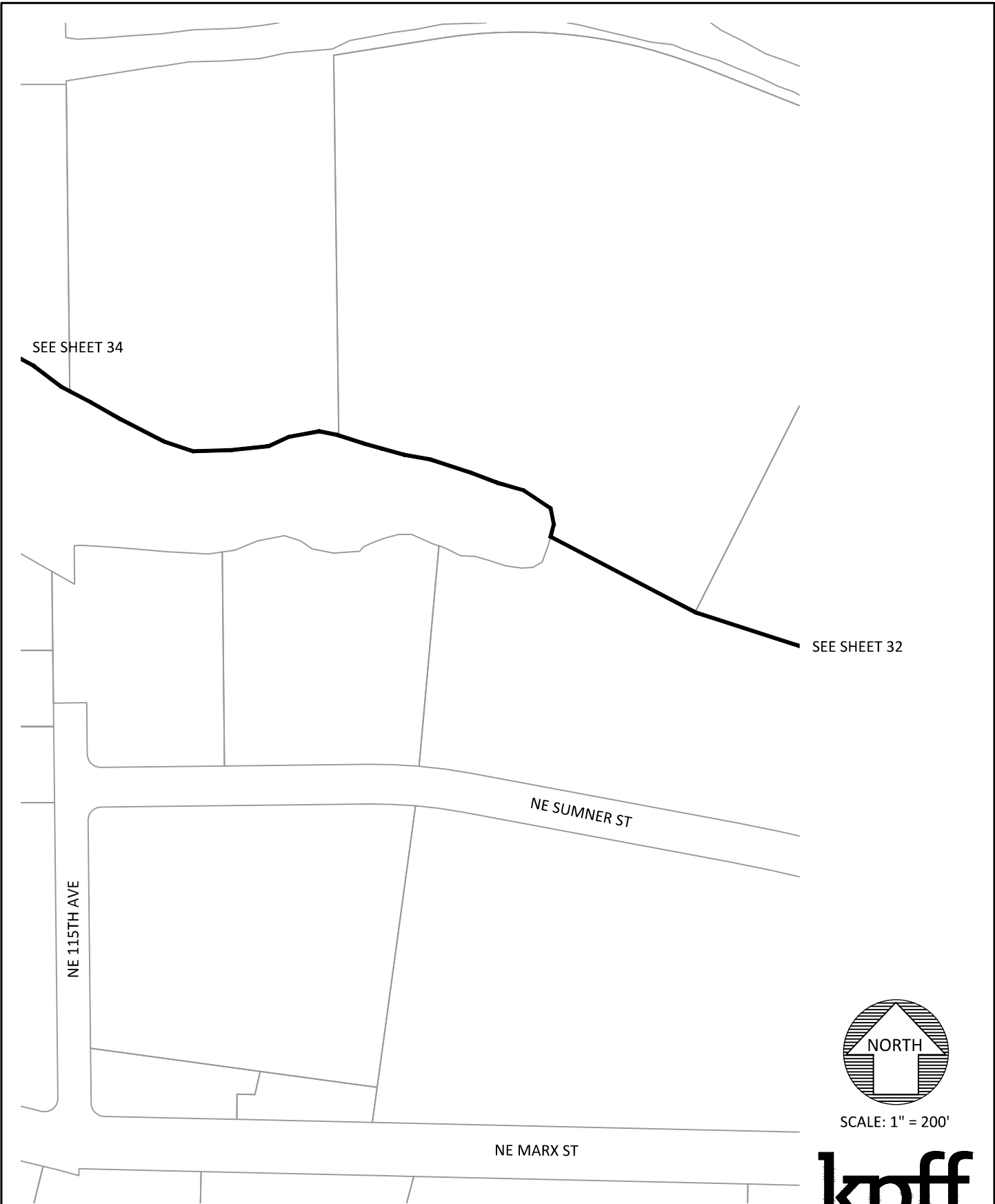


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	32/52

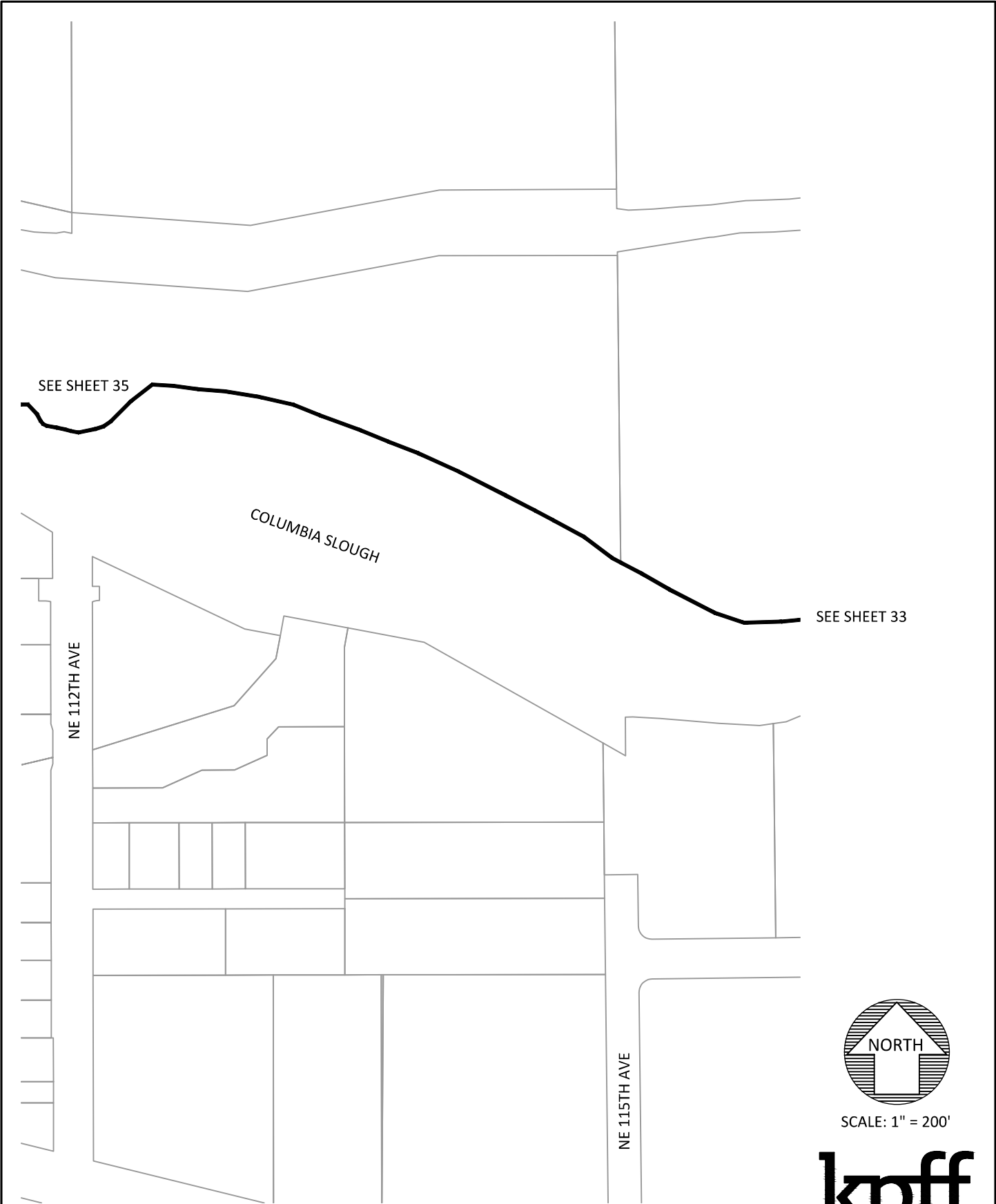


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<div>EXHIBIT B MAP</div> <div>SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR</div> <div>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</div>	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	33/52

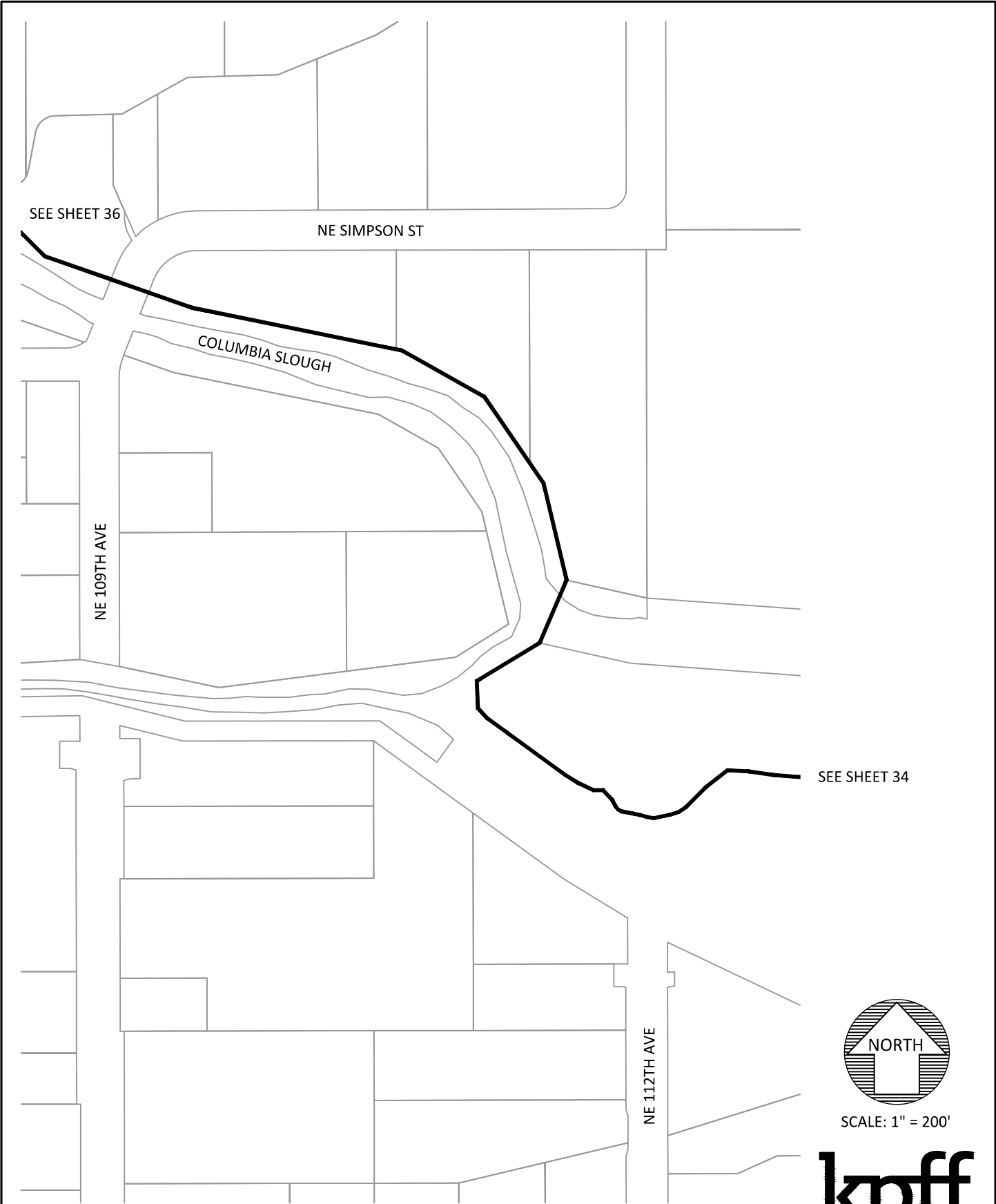


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	34/52

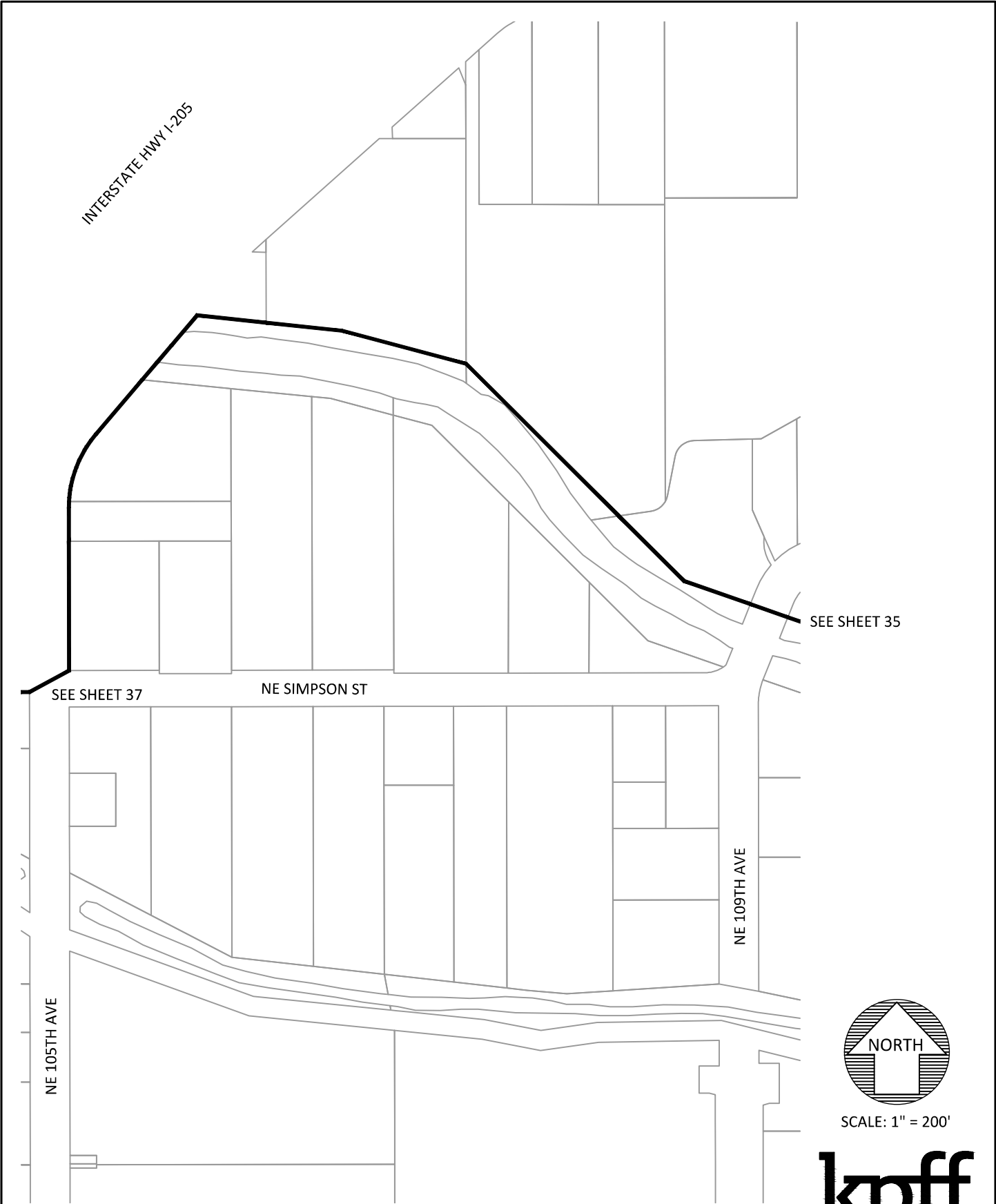


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP	DATE:	10/1/24
	DRAWN BY:	BDM
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR	CHECKED BY:	TTT
	PROJECT NO.	2400244
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	SHEET:	35/52

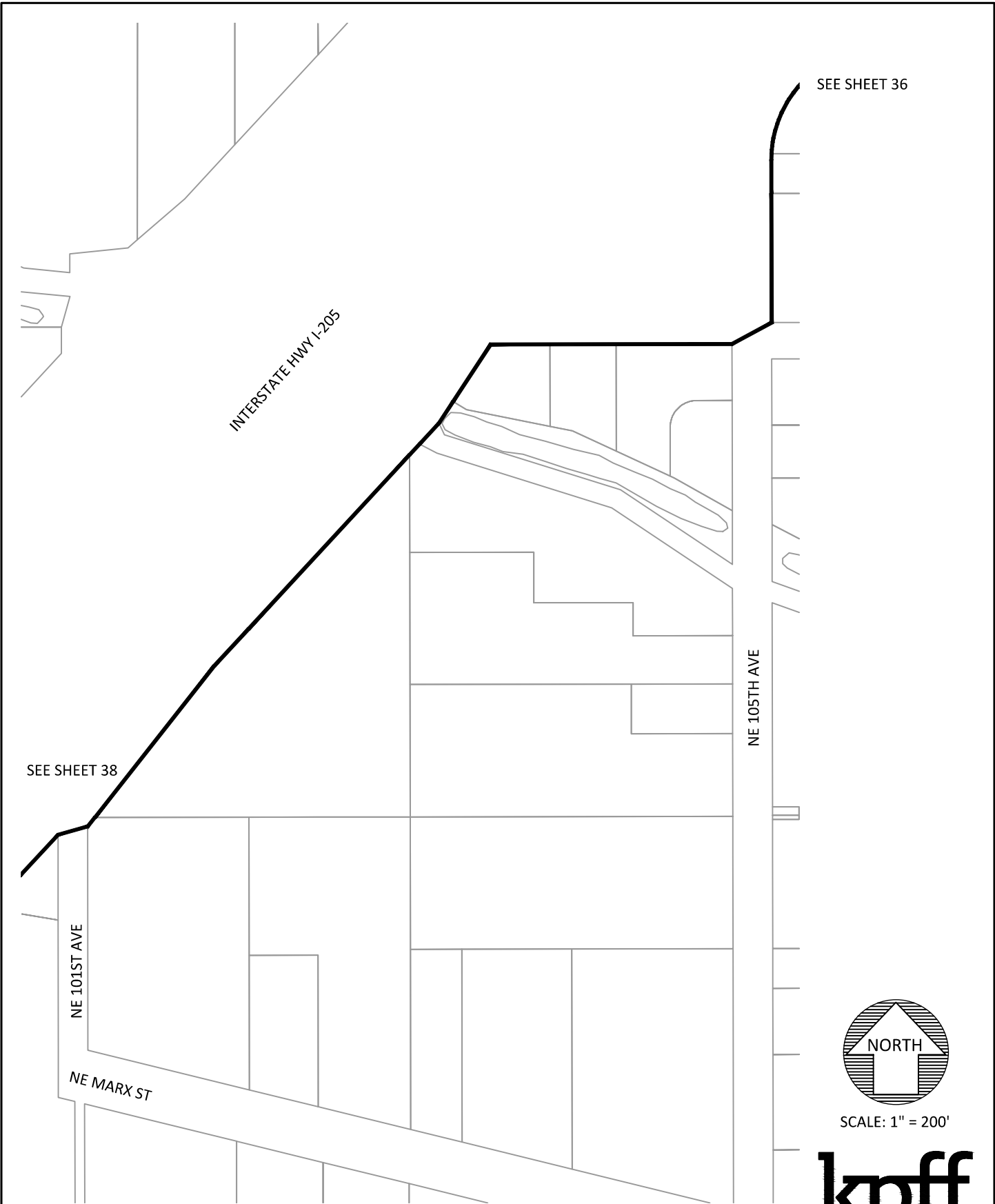


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	36/52



SEE SHEET 36

INTERSTATE HWY I-205

SEE SHEET 38

NE 101ST AVE

NE 105TH AVE

NE MARX ST



SCALE: 1" = 200'



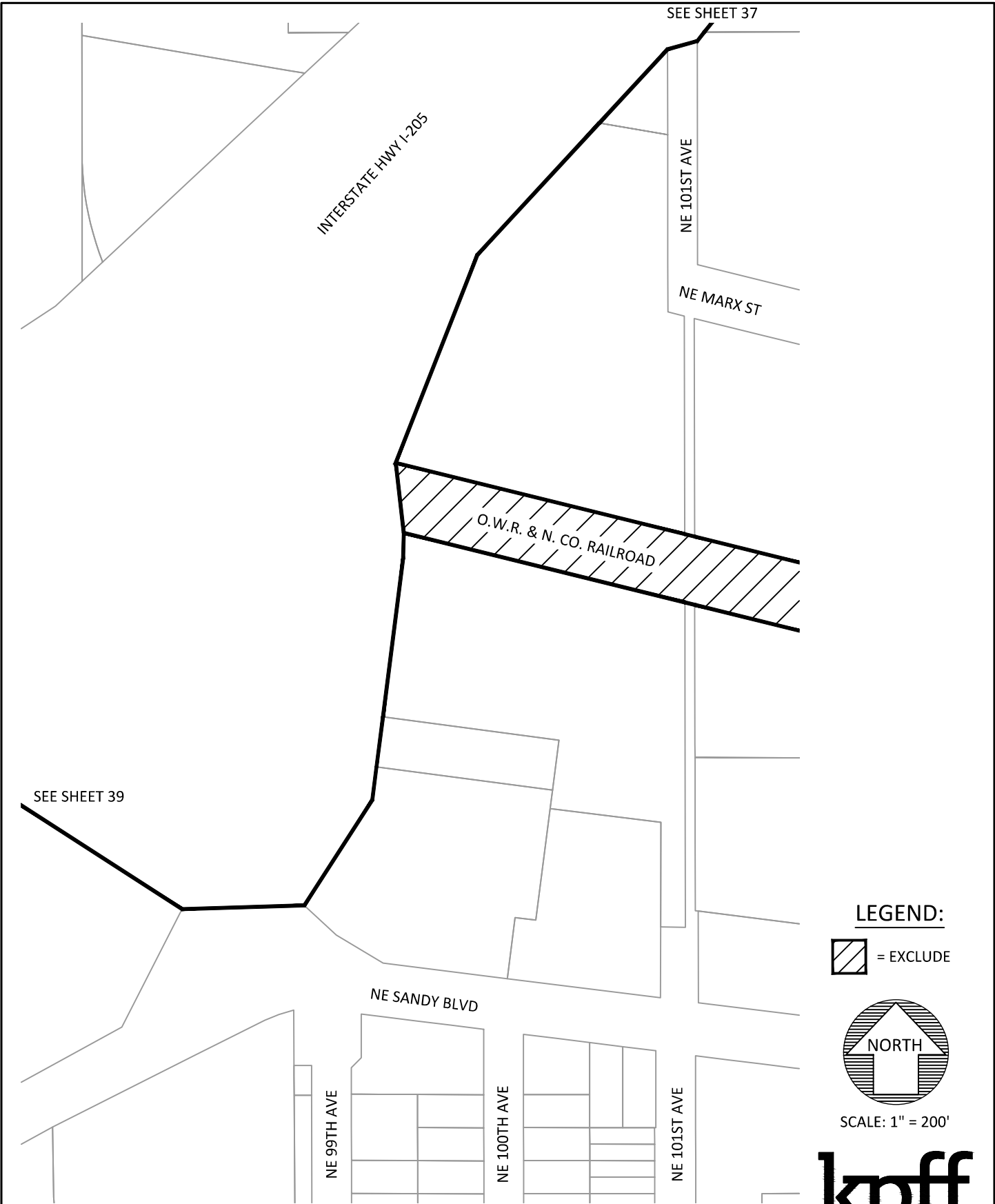
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR


CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	37/52





LEGEND:

 = EXCLUDE

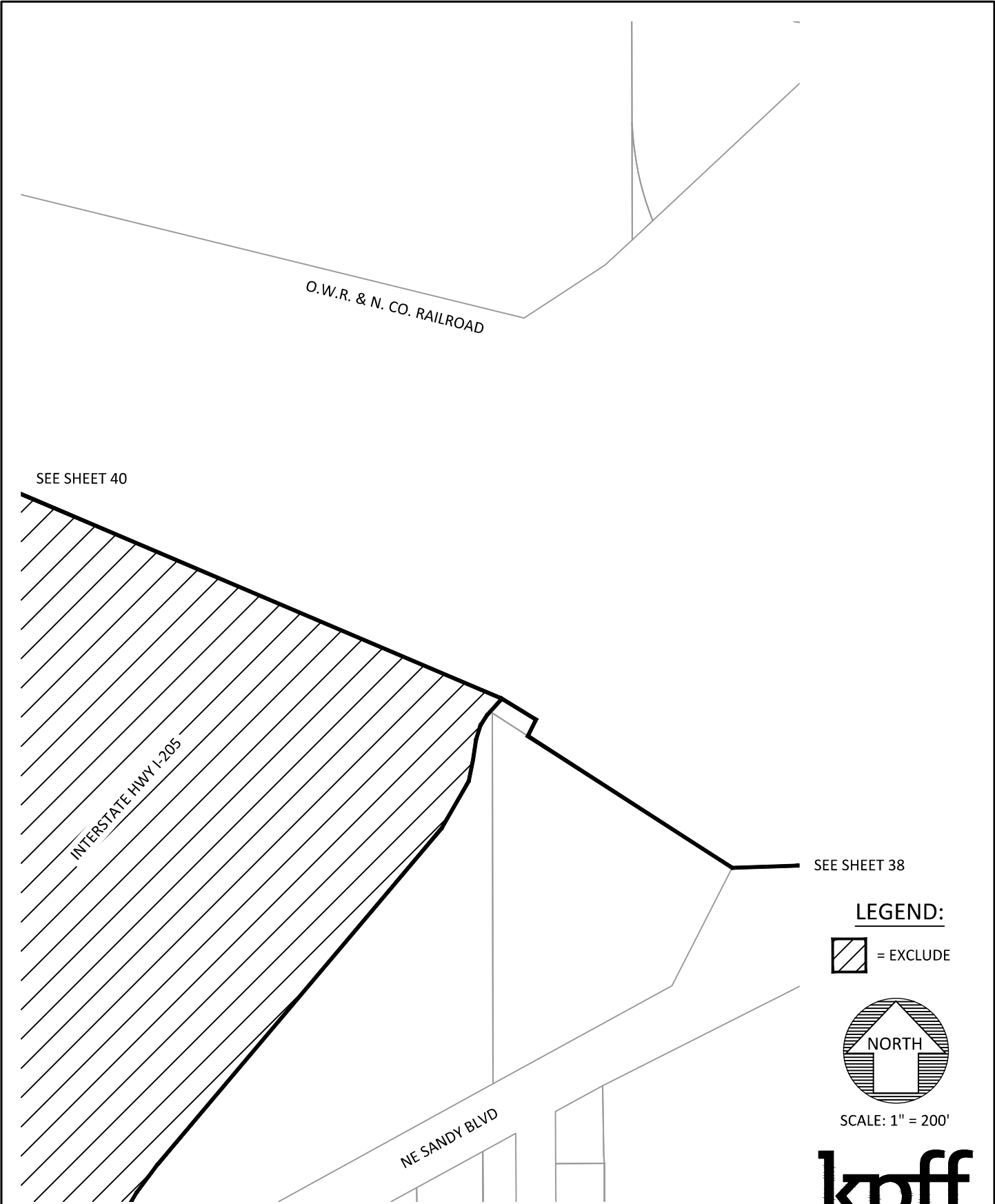


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

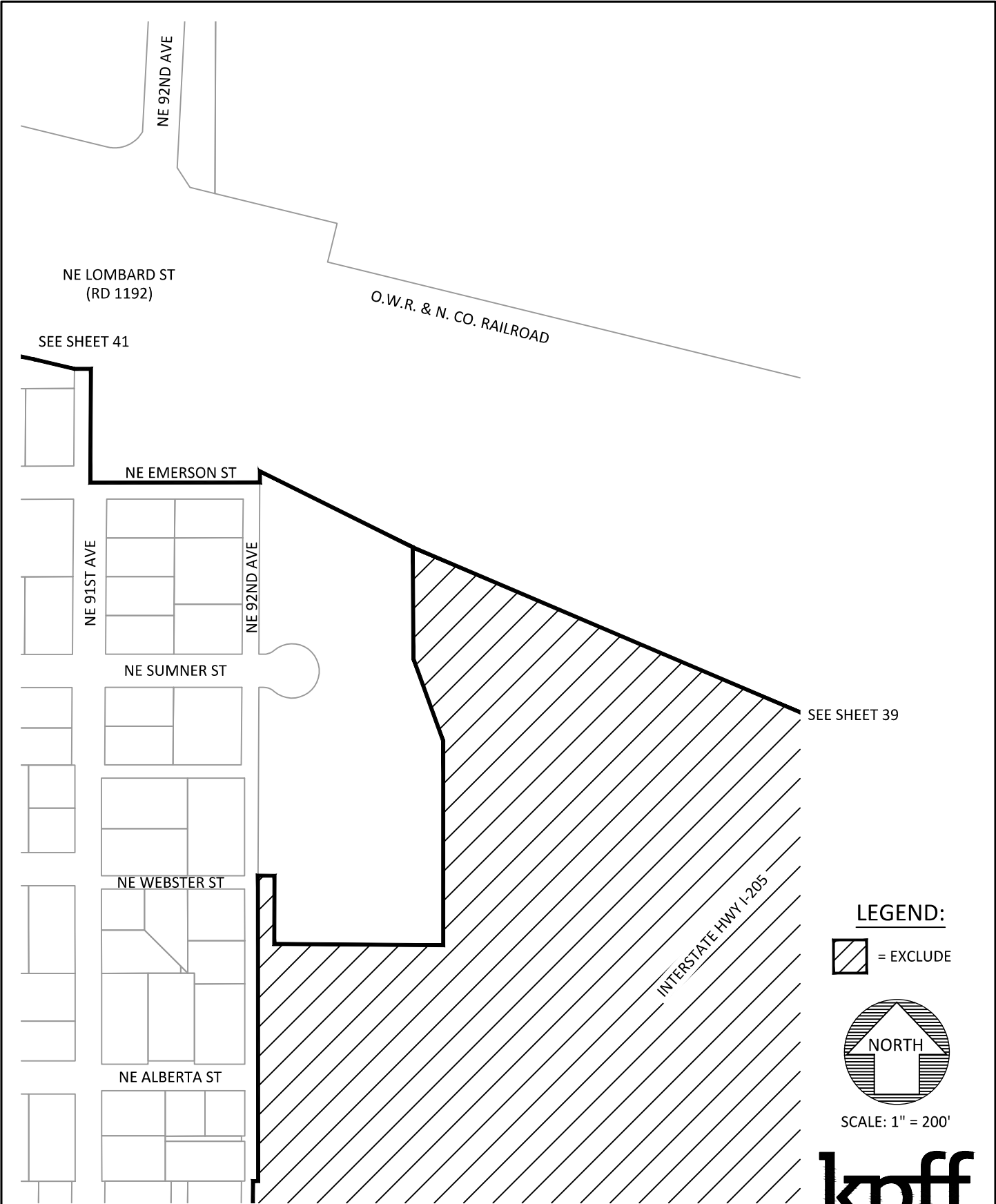
EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	38/52




**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<p>EXHIBIT B MAP</p> <p>SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR</p> <p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	39/52



**LEGEND:**

 = EXCLUDE

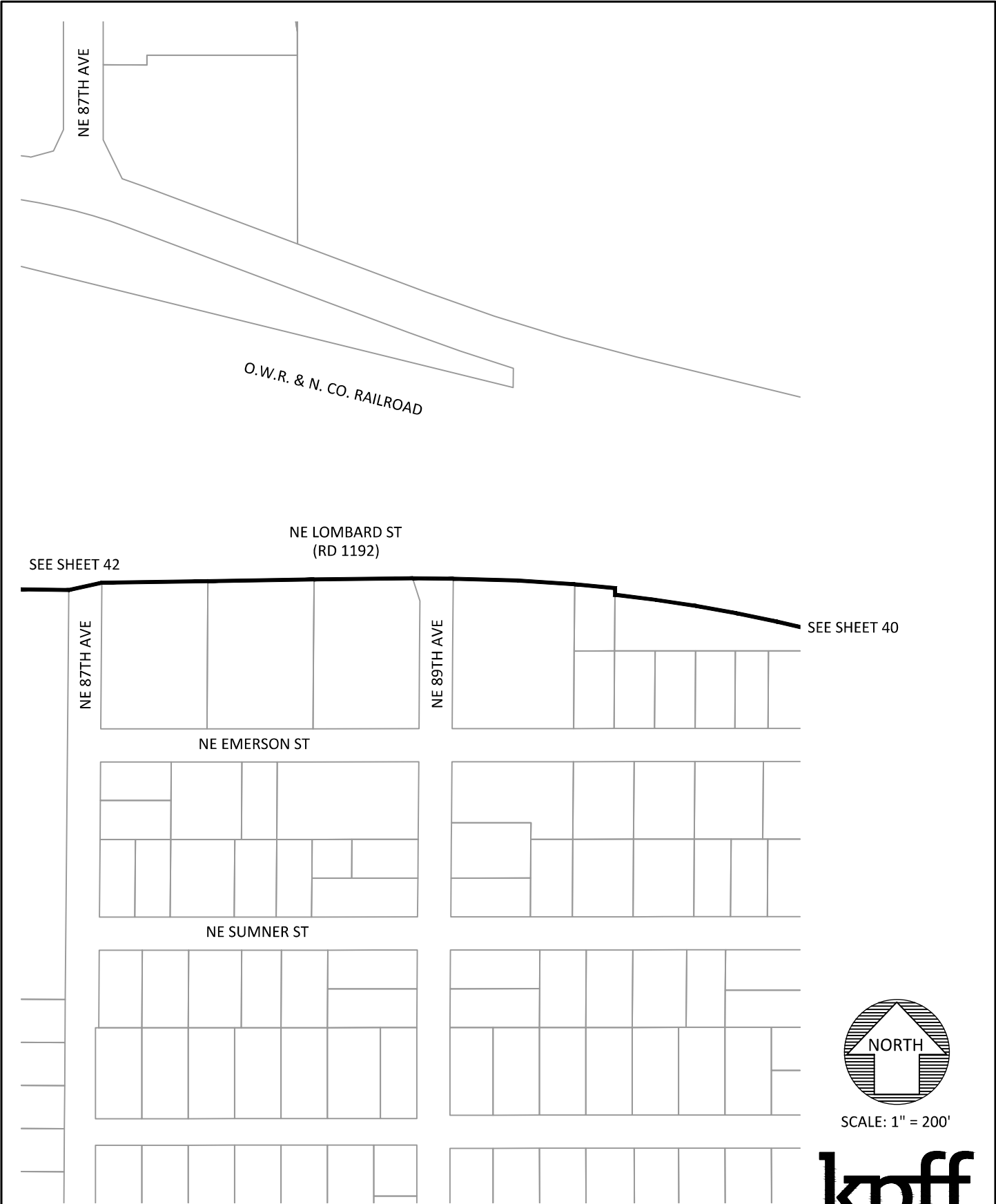


SCALE: 1" = 200'



EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	40/52

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

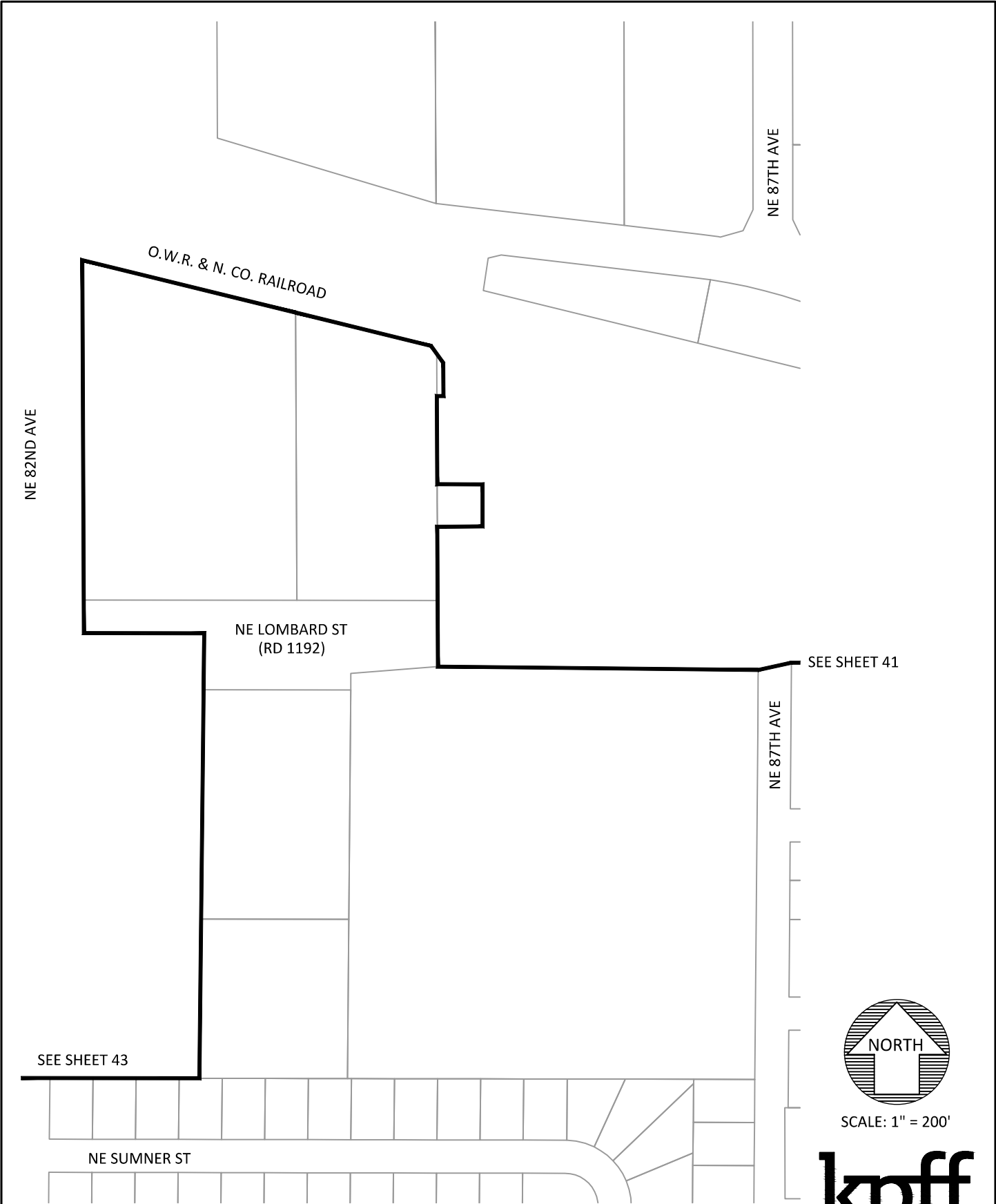


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR  CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	41/52



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

EXHIBIT B MAP	DATE:	10/1/24
	DRAWN BY:	BDM
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR	CHECKED BY:	TTT
	PROJECT NO.	2400244
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	SHEET:	42/52

SEE SHEET 42

NE 82ND AVE

NE SUMNER ST

NE WEBSTER ST

NE ALBERTA ST

NE ALBERTA ST

NE HUMBOLT ST

NE WYGANT ST

NE WYGANT ST

NE GOING ST

NE GOING PL

SEE SHEET 44



SCALE: 1" = 200'

**kpff**

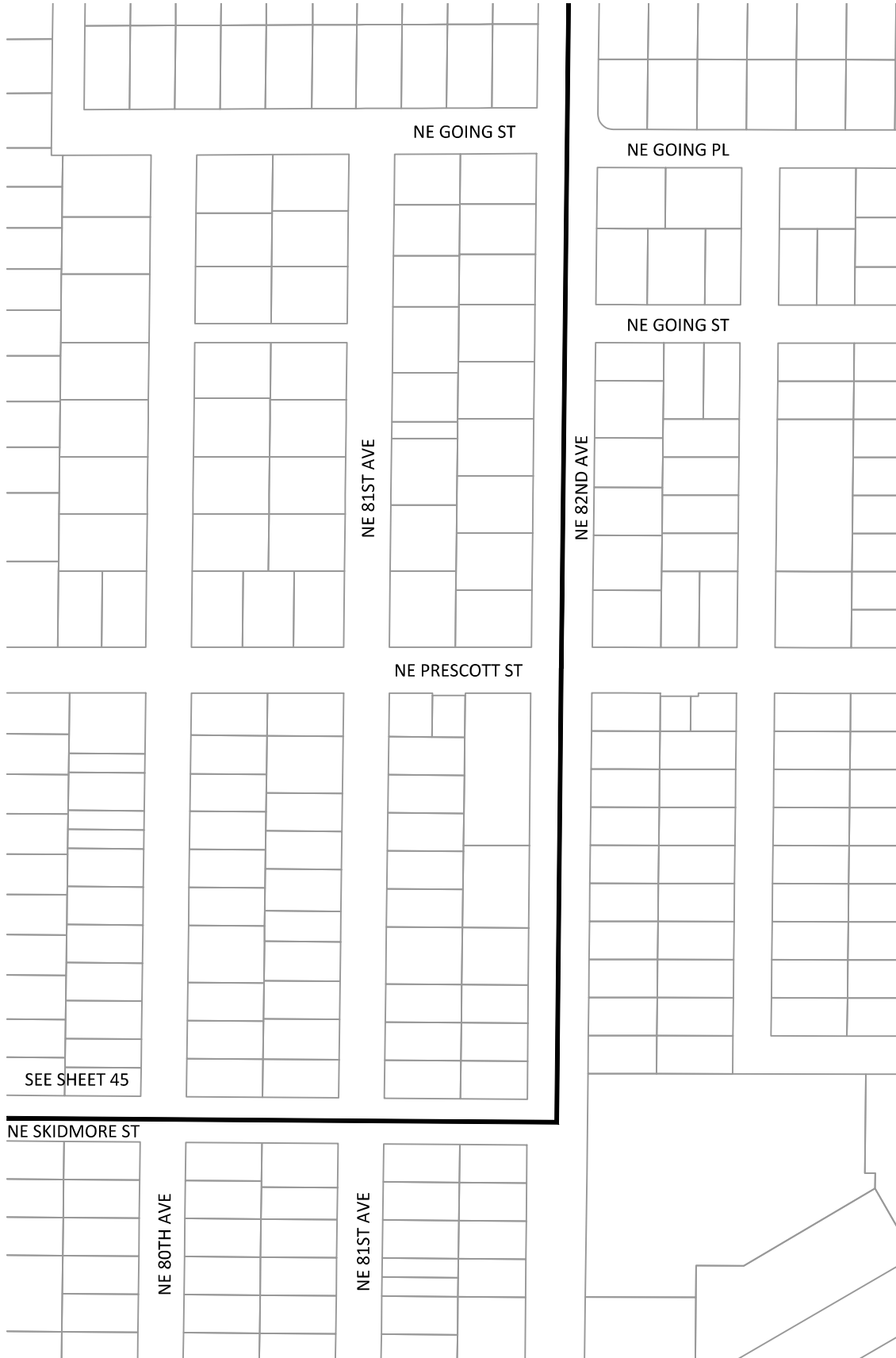
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**  
**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	43/52

SEE SHEET 43



SCALE: 1" = 200'

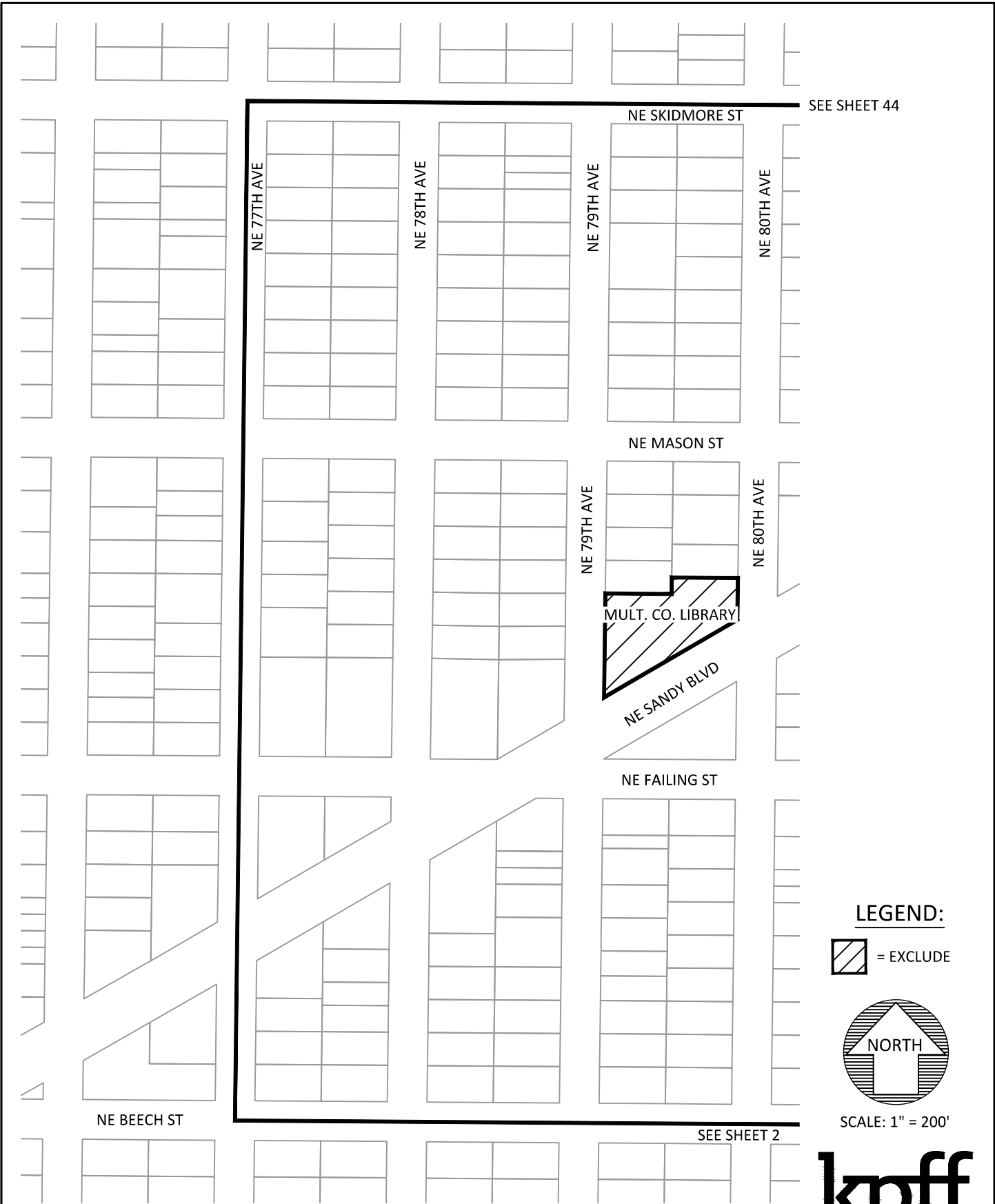
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	44/52


# EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



SEE SHEET 44

**LEGEND:**

 = EXCLUDE



SCALE: 1" = 200'

**kpff**

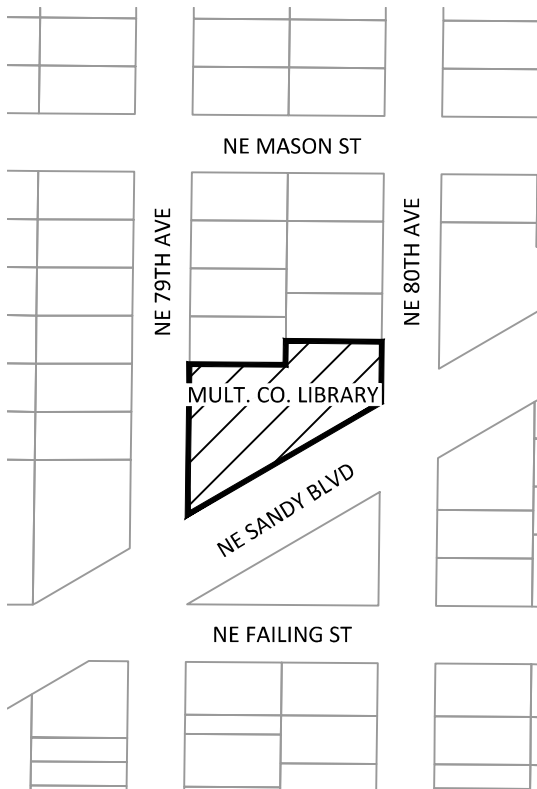
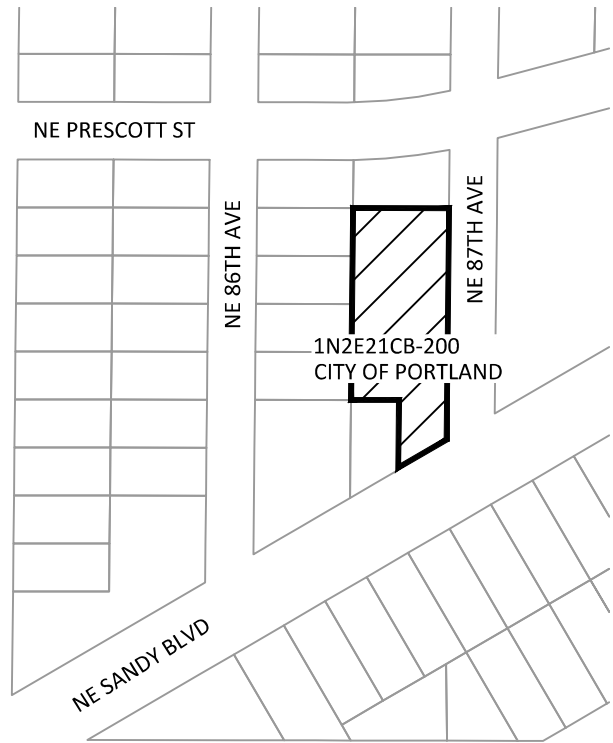
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON


DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	45/52





SCALE: 1" = 200'

**LEGEND:**

 = EXCLUDE

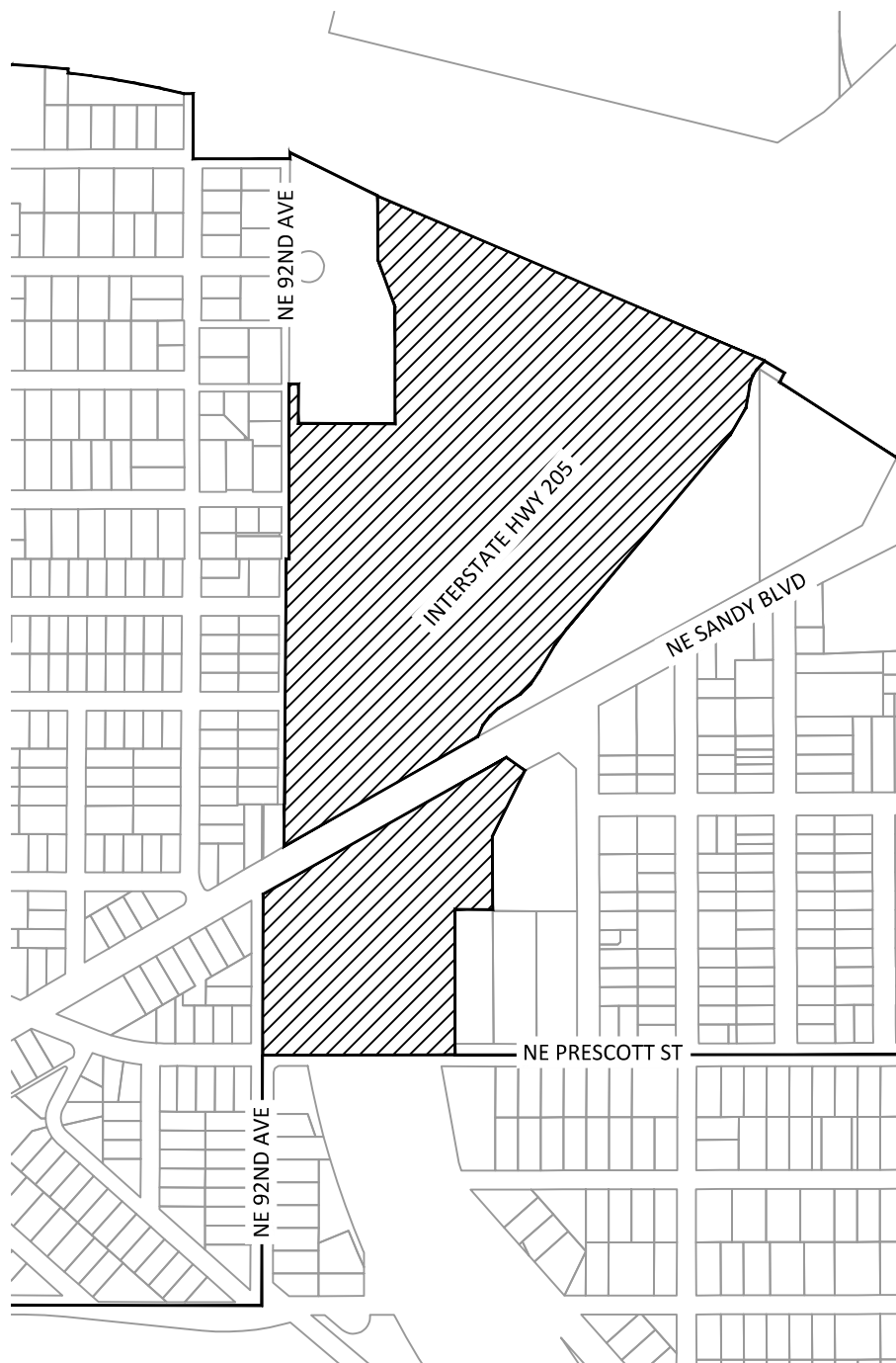
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

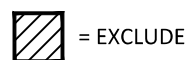
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	46/52



SCALE: 1" = 500'

**LEGEND:**



**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**


CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	47/52



SCALE: 1" = 200'

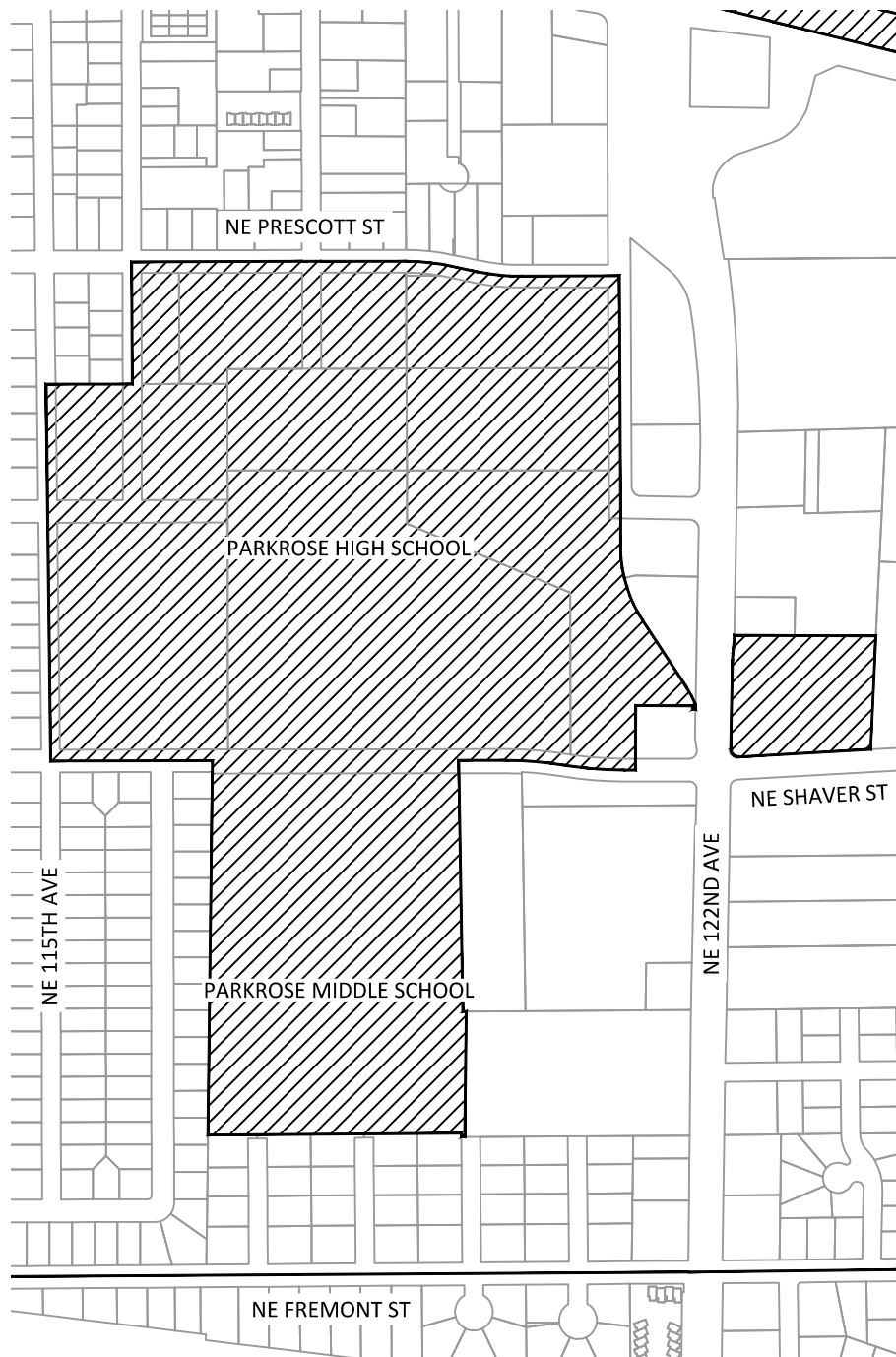
**LEGEND:**

 = EXCLUDE




111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<p><b>EXHIBIT B MAP</b></p> <p><b>SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR</b></p> <p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	DATE:	10/1/24
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	48/52



SCALE: 1" = 500'

**LEGEND:**

 = EXCLUDE

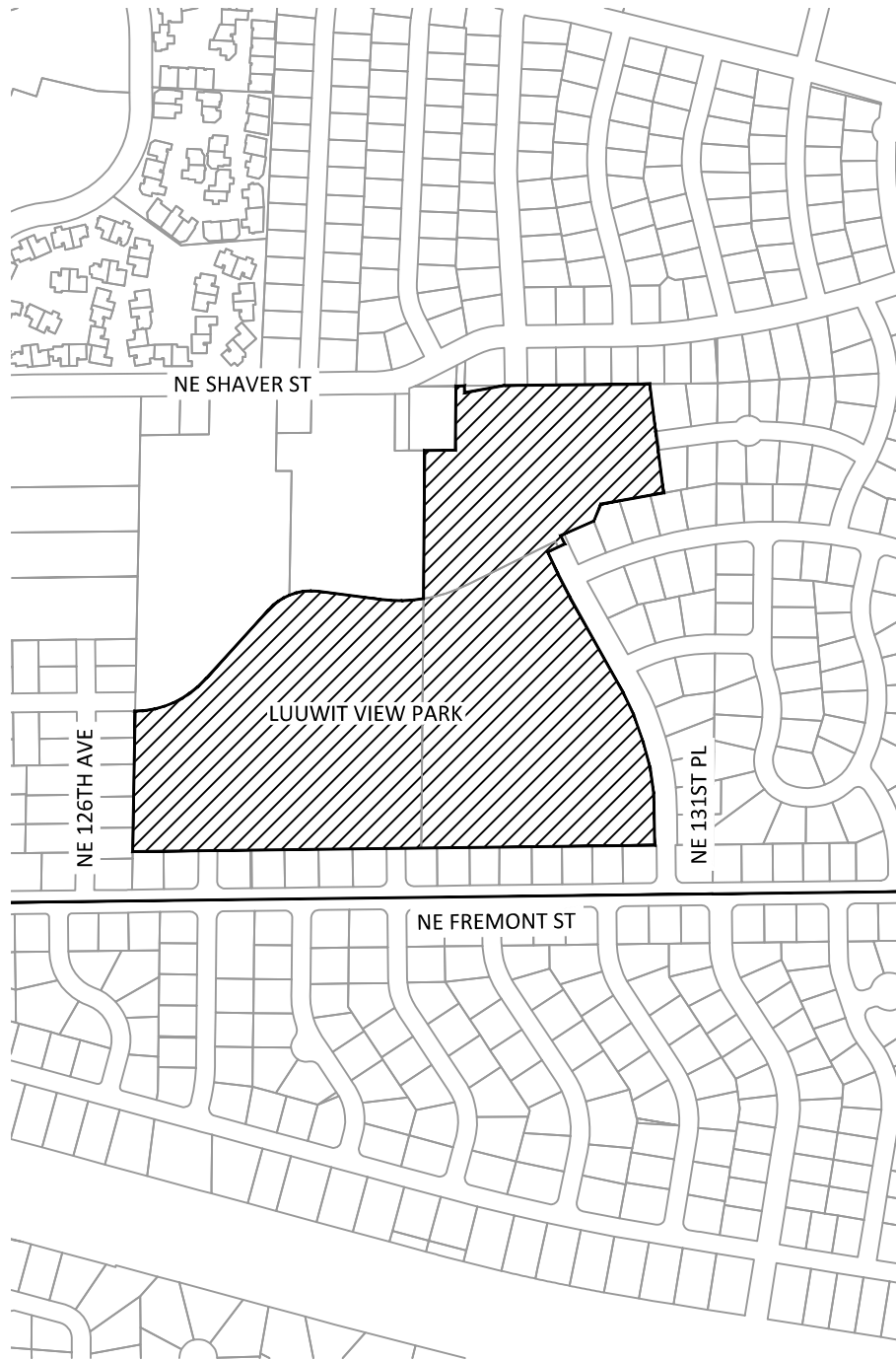
**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT B MAP**  
**SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

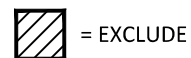
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	49/52



SCALE: 1" = 500'

**LEGEND:**

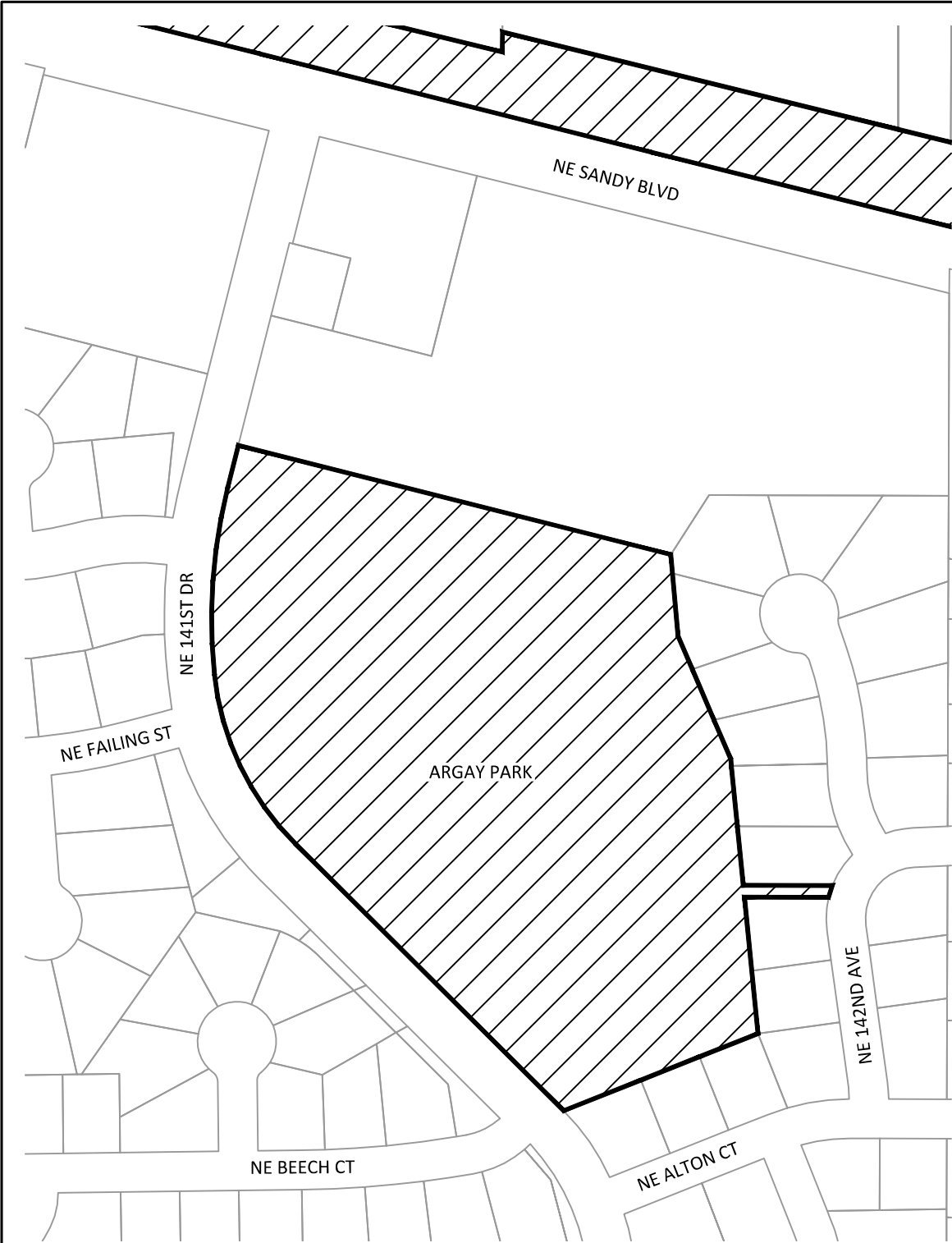


111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)


**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	50/52



**LEGEND:**

 = EXCLUDE



SCALE: 1" = 200'

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)


**EXHIBIT B MAP  
SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	51/52



# LEGEND:

 = EXCLUDE



SCALE: 1" = 1,000'

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

## EXHIBIT B MAP SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	52/52

## Exhibit B: Public Engagement Summary

The community engagement process sought to gather 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.

### Phase 1: Steering Committee Convening

The engagement process was initiated through 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 committee also includes individual community members (e.g., small business owners and residents). These individuals were identified and selected by Commissioner Carmen Rubio's office:

East Portland TIF Exploration Steering Committee Members	
Commissioner Carmen Rubio	Portland City Council
Helmi Hisserich	Portland Housing Bureau Director
Kimberly Branam	Prosper Portland Executive Director
Jeff Renfro	Multnomah County
Jessica Arzate	Multnomah Education Service District
Andy Miller	Our Just Future
Nick Sauvie	Rose, CDC
ShaToyia Bentley	Ebony Collective
Matina Kauffman	Habitat for Humanity
Moe Farhoud	Property Owner
Kevin Martin	Renter
Sabrina Wilson	Rosewood Initiative
Bill Bruce	Raimore Construction
Tye Gabriel	East Portland Chamber
Duncan Hwang	APANO
Alando Simpson	City of Roses Disposal & Recycling



Jonath Colon	Centro Cultural
Qing Tan	Small Business Owner
Mourad Ratbi	Civic Life Interim Director
Lee Po Cha	Immigrant and Refugee Community Organization (IRCO)
Nuhamin Eiden	Unite Oregon
JR Lilly	Former EPAP Advocate
Annette Mattson	Mount Hood Community College

Besides holding a larger conversation on vision and strategy, the Steering Committee was tasked with providing guidance in the overall East Portland TIF exploration process.

This phase of community engagement occurred from August 2023 – August 2024. The topics for these meetings included:

- *Steering Committee Meeting 1:* Goals & Objectives; Role of Steering Committee; Project Background; TIF 101; Project Roles; Process & Timeline
- *Steering Committee Meeting 2:* Refresh Goals & Steering Committee Role; Identifying Areas for Working Group Exploration; Scenarios & Key Considerations; Guidance to Working Groups
- *Steering Committee Meeting 3:* Working Group Materials – Exploration Maps & Acreage; Quantitative Data; Existing Plans & Priorities; Working Group Kick-Off and Roles – Roles Refresh; Steering Committee Volunteers; Open Call Seats & Selection Process
- *Steering Committee Meeting 4:* Working Group Selection Update; Recommendations for Working Groups; Data, Plans & Engagement Context; Working Group Engagement Guidance
- *Steering Committee Meeting 5:* Introduction to Basecamp; Working Group Updates; Implementation Principles Discussion; Introduction to Governance
- *Steering Committee Meeting 6:* Process Check-In; Engagement & Working Group Updates; Governance
- *Steering Committee Meeting 7:* Roles & Responsibilities Refresh, Topics, Timeline; Working Group Updates; Governance Structures – Scope, Scenarios Discussion; Governance Charter Discussion; Scope & Membership Discussion
- *Steering Committee Meeting 8:* Roles, Working Group Updates, Governance Charter Discussion, Committee Scope and Membership
- *Steering Committee Meeting 9:* Community Engagement Update; ECONorthwest TIF Performance Report Presentation; Lessons & Implications for East Portland TIF Exploration & Plan Development
- *Steering Committee Meeting 10:* Plan Document Orientation, Jurisdictional Partner Impacts; Engagement to Date Summary

- *Steering Committee Meeting 11:* Plan Document Orientation, Review Process and Timeline, Engagement Themes by Section, Next Steps
- *Steering Committee Meeting 12:* Draft Plan Summaries; Jurisdiction Partner Impacts; Vote on Alignment of Draft District Plans with City Council Resolution guidance

Feedback from this phase of engagement:

- Exclude from consideration areas with high assessed value
- Balance residential with industrial
- Engage culturally specific organizations in addition to the neighborhood associations
- Reduce housing insecurity, displacement, and homelessness
- Develop affordable housing that is beautiful, includes green space, and enhances wellbeing
- Affordable homeownership and rental opportunities
- Increase rates of BIPOC home and business ownership
- Projects and programs that help build generational wealth for BIPOC community members
- Support small businesses and community-serving retail/services
- Priority for economic growth for marginalized populations
- Balance between housing and economic growth
- Equitable development and investment on opportunity sites that increase living wage job opportunities
- Projects that help meet daily needs within community

## Phase 2: Working Group Priorities

Geographically focused Working Group members were selected through an open call for applications. Applications were made available in English, Spanish, Chinese, Russian, Somali and Vietnamese. A five-member selection panel was assembled to select Working Group members. Each exploration area panel included the two Steering Committee members who would also serve on their respective Working Group, one Prosper Portland staff member, one PHB staff member, and the East Portland Action Plan (EPAP) Advocate.

The Sumner-Parkrose-Argay-Columbia Corridor Working Group was comprised of 10 community with deep knowledge and connection to the exploration area including residents, employers, business owners, affordable housing advocates, a realtor, and representatives of neighborhood/business associations, school districts, cultural/community organizations and advocacy groups:

SPACC (Parkrose-Columbia Corridor) Working Group Members	
JR Lilly	Portland Parks Foundation, Historic Parkrose
Michael Lopes Serrao	Parkrose School District
Annette Stanhope	Historic Parkrose, Parkrose Neighborhood Association

Donnell Morgan	Elevate Oregon
Dave Ganslein	Sumner Neighborhood Association
Corky Collier	Columbia Corridor Association
Colleen Johnson	Resident
Danell Norby	Resident
Lin Felton	Argay Terrace Neighborhood Association
Bill Kent	COR Disposal & Recycling

Working Group members were tasked with providing their expertise regarding the community’s needs, desires, challenges, and opportunities. The community engagement strategy, TIF district boundaries, visions, values, goals, project list, priority communities’ definition, investment priorities, and governance considerations were all developed in tandem with the Working Groups and guided by their feedback and input.

The working group met twice a month for two-hour sessions from December 2023 – July 2024 (excluding June with a joint session at the beginning of the month). Additionally, the Steering Committee and Working Groups reconvened in three joint sessions at key milestones during this phase of engagement. The topics for these meetings included:

- *Joint Steering Committee / Working Group Meeting 1:* Context; Steering Committee and Working Groups Roles & Responsibilities; East Portland TIF Exploration Values, Vision, and Goals
- *Working Group Meeting 1:* Background & Context; Vision, Values, and Goals
- *Working Group Meeting 2:* Engagement
- *Working Group Meeting 3:* Boundaries
- *Working Group Meeting 4:* Boundaries
- *Working Group Meeting 5:* Governance Structure
- *Working Group Meeting 6:* Governance Structure
- *Working Group Meeting 7:* Project List
- *Joint Steering Committee / Working Group Meeting 2:* Community Engagement Update; EcoNorthwest TIF Performance Report and Discussion
- *Working Group Meeting 8:* Project List
- *Working Group Meeting 9:* Governance
- *Working Group Meeting 10:* Project List – Priorities and Percentages; Priority Communities
- *Joint Steering Committee / Working Group Meeting 3:* Process Update; Plan, Report and Governance Charter Orientation; Financial Impacts on Taxing Jurisdiction Partners; Engagement to Date; Public Comment
- *Working Group Meeting 11:* Review/Discuss Draft Plans, Address Outstanding Issues

- *Working Group Meeting 12: Review/Discuss Draft Plans, Address Outstanding Issues*
- *Working Group Meeting 13: Decision to Move Forward, Pause or Stop*

Feedback from this phase of engagement:

- Include industrial land north of Sandy
- Capture appropriate amount of high Assessed Value property to balance industrial areas
- Capture some residential and single-family housing areas
- Anchor with Historic Parkrose Neighborhood Prosperity Network
- Include Slough access in district
- Include commercial corridor on Sandy west of I-205
- Remove school districts
- TIF funds eligible for pedestrian lighting including lighting on commercial buildings that improve visibility and safety
- TIF funds not eligible for stormwater/drainage or park facility improvements

### Phase 3: Community Project Manager Engagement

There was a robust effort to engage the broader community in the TIF exploration process which included hiring a community project manager to facilitate engagement opportunities and be a resource for the community throughout this process. This phase of engagement occurred between January – July 2024.

The community project manager used several modes of communication to engage the community in the TIF process. A survey was created to capture the communities' TIF understanding, their concerns with using this tool, and what they see as redevelopment priorities for their community. The survey was translated into seven languages in addition to English including Spanish, Chinese, Somali, Arabic, Russian, Vietnamese, and Karen and has received 223 responses to date. A short informational video was also created by the Community Project Manager and the Rosewood Communications team and shared on social media platforms to ensure broad accessibility and has received over 130 views to date.

In-person public engagement was a collaborative effort from the community project manager in partnership with the Rosewood Initiative, Historic Parkrose, and The Jade Districts. Each organization hosted one Community Open House. Information regarding these events was distributed through email lists, organizational newsletters, social media, and word of mouth. The Community Open House presentation was given four times in English and translated into Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali. There were more than 100 registrants and participants.

In addition to in-person open house events, the community project manager was available to meet with community members and organizations on an individual basis upon request. To date, the community project manager held 47 scheduled one-on-one conversations with individuals and community organizations including the President of the National Association of Minority Contractors (NAMC), the Founder of HOLLA Mentors and School, the Executive Director of Imagine Black, and their staff.

The engagement included a quick overview of the TIF process, examples of what TIF has funded in other districts an interactive activity that captured the ‘must haves’, ‘concerns’, and questions of the community. A shared concern is the displacement of the community, especially those that have already been displaced in previous TIF districts, but also affordability; the concern around maintaining affordability in a redeveloped neighborhood. This comprehensive approach ensured that diverse community voices were heard and that the TIF process was made transparent and accessible to all community members.

Other district specific themes/highlights from the open houses included:

- This is a community of generational residents and homeowners who have witnessed changes in East County and have some skepticism of this process.
- Sidewalks, lighting, and a community center were identified as top priorities.
- There is a strong interest in multi-generational housing, particularly three and four-bedroom apartment developments.
- Requests for new, upgraded, and accessible parks, open spaces, tree canopy, and community gardens.
- Desire for more retail services, coffee shops, affordable fresh foods, and commercial spaces.

#### Phase 4: Prosper Led Engagement

In addition to the work of the community project manager, Prosper staff facilitated a range of engagement activities including events, office hours, regular email updates to interested parties, 1:1 conversations with community members, and briefings to community organizations. This phase of engagement occurred between January – July 2024.

Prosper kicked-off engagement efforts with a community leader luncheon on March 1<sup>st</sup>, 2024, from noon – 2 pm at the Y. O. U. T. H. Center to initiate relationships with community partners on broader outreach efforts. Community/culturally specific organizations identified by working group members to assist with community outreach were directly invited to attend this event.

Prosper Portland initiated contracts with the following organizations to conduct community outreach regarding East Portland TIF Exploration:

- 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

- Immigrant and Refugee Community Organization

Prosper additionally hosted two open house events. The first was held on May 6<sup>th</sup>, 2024, from 6 – 8 pm at Orchards of 82<sup>nd</sup> and the second open house was held on June 27<sup>th</sup>, 2024, from 5:30-7:30 PM at Rosewood Initiative. Both featured several activity stations to facilitate conversation and feedback with participants. Activity stations included opportunities to provide feedback on district scenarios, areas to be included or excluded for investment, ranking investment priorities by district, and open-ended comments.

The open houses were promoted via social media, newsletter, East Portland TIF webpage, emails to the interested parties list (individuals who signed up for East Portland TIF Exploration updates), and direct communications to various community stakeholders.

Staff held twice monthly virtual office hours to be available to answer questions and discuss project details with community members and sent regular informational emails to interested parties list with more than 250 individuals signed up to receive progress updates. This same email address was available for individuals to comment, ask questions, or share concerns.

Staff created an informational pamphlet for East Portland TIF Exploration to distribute to community. This document was available in the following languages: Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali.

Staff were also available upon request to provide briefings for community organizations. Briefings were provided with the following organizations:

- Pathfinder Network
- Argay Terrace Neighborhood Association
- Sumner Neighborhood Association
- East Portland Action Plan
- Thrive
- East Portland Chamber of Commerce
- SE Uplift
- Venture Portland
- Hazelwood Neighborhood Association
- Powellhurst-Gilbert Neighborhood Association
- Montavilla East Tabor Business Association
- Dads Helping Dads
- League of Women's Voters

Feedback from this phase of engagement:

- Overarching between districts:
  - Housing for families and aging populations

- Prioritize anti-displacement and stabilization strategies
- Support for investment in arts/culture/signage and infrastructure for more walkable and easily navigable neighborhoods
- District specific:
  - Requests for safety improvements along Sandy Blvd including crosswalks and lighting
  - Requests for multimodal infrastructure including improved bike access and multi-use paths
  - Requests for community center and indoor recreational opportunities
  - Requests to limit large polluting uses and for pollution mitigation around industrial areas
  - Requests for shelters, pantries, and day centers to support unhoused residents and other vulnerable populations
  - Requests for additional retail services, restaurants, and business opportunities, including support for home-based businesses and entrepreneurs

#### Phase 5: Review & Revision

Information gathered from the Steering Committee, Working Group, and Broader Community Engagement was utilized to draft the TIF district boundaries, plan and report which then went to the working groups to review and revise. Through the month of June 2024, staff wrote a draft TIF plan and report that was available online for working group members to review, discuss, and edit as necessary. Staff continued to be available as a resource to community members and working group members as needed.

#### Phase 6: Finalize Recommendations

The working group reconvened in July 2024 to finalize their recommendations for the TIF plan, report and governance charter in order to move forward with the legislative process.

In the 13<sup>th</sup> and final working group meeting on July 23rd, a formal vote was held to determine whether to move forward with the legislative process, request more time for exploration, or stop the process all together. Of nine working group members present, six voted to proceed, and three voted to request more time. The final Working Group member voted to proceed via email.

## Exhibit C: Governance Charter

### **SUMNER-PARKROSE-ARGAY-COLUMBIA CORRIDOR TIF DISTRICT Community Governance Charter**

#### **Creation and Purpose**

The Sumner-Parkrose-Argay-Columbia Corridor TIF District Community Leadership Committee (the “Committee”) is hereby created. The Committee’s purpose is to advise Prosper Portland and City staff, the Executive Director of Prosper Portland and the Director of the Portland Housing Bureau (PHB) (collectively, the “Directors”), the Mayor and the City Administrator’s office, the Portland City Council (“City Council”) and the Prosper Portland Board of Commissioners (“Board”) on the implementation of the TIF Plan by providing essential guidance, public recommendations, and oversight of the City of Portland’s and Prosper Portland’s implementation of the TIF Plan. As the Committee will advise City Council and the Board directly on certain decisions, it is a public body pursuant to ORS Chapter 192.

This Charter was created to ensure and institutionalize the representation, elevation and centering of Priority Community needs and voices over the life of the TIF Plan. Priority Communities refers to the intended beneficiaries of the Sumner-Parkrose-Argay-Columbia Corridor TIF District, which are people systemically vulnerable to exclusion from the Sumner-Parkrose-Argay-Columbia Corridor 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; renters; mobile home residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and women.

The following sections describe the processes and roles that will be followed to develop and present public recommendations to decision-makers about the implementation of the District Plan. Consequences for not following this Charter can be found in Section VI.

#### **I. Roles and Responsibilities**

- a. Shared among the Committee, City Staff, Directors, City Council and Prosper Portland Board of Commissioners are commitments to:<sup>1</sup>
  - i. Comply with this TIF District Plan
    - 1. Recommendations and decisions about the implementation of the Sumner-Parkrose-Argay-Columbia Corridor TIF District Plan will be guided by the Plan, with particular attention to Section III (Values, Vision and Goals) and Section IV (Plan Implementation).

---

<sup>1</sup> The term “City,” for purposes of this document, is intended to refer primarily to PHB, a bureau of the City of Portland, and Prosper Portland, the City of Portland’s economic development and urban redevelopment agency, but if context requires otherwise, it may include staff of other City of Portland bureaus who are or become responsible for administering or assisting with this Committee.



2. Recommendations and decisions related to the Sumner-Parkrose-Argay-Columbia Corridor Area TIF District Plan will draw on community engagement that centers the voices and needs of area community members, particularly those representing Priority Communities, as defined in the TIF Plan.

ii. Respect Partnerships and Adhere to the Co-creation Process

1. The goal of the co-creation process is to produce recommendations, as outlined in Sections II(a) and II(b), that are supported in their entirety by the Committee, Prosper Portland, and PHB.
2. Through collaboration, transparent and proactive communication, community engagement, and technical support, the City and the Committee will develop public recommendations.
3. If full support of both the Committee and the City cannot be reached, recommendations will make clear which areas have joint support. Remaining areas will include both the Committee's and the City's recommendations.
4. The Committee and the City will jointly present their recommendation(s), including alternate versions of any sections that could not be agreed on, to the relevant decision-maker(s), as identified in Section II.
5. If for any reason the Committee is not able to provide recommendations, the work of the City to implement the TIF Plan may still proceed, in line with the TIF Plan and any sections of this Charter that are still able to be implemented.

- b. Community Leadership Committee: Members are responsible for complying with laws and regulations applicable to the Committee as a public body, such as city and state ethics codes, conflict of interest rules, and public meeting and record laws.

The Committee will establish its collective position on recommendations through a vote or other procedure that will be established in the Committee by-laws.

- c. PHB and Prosper Portland: The agencies are responsible for implementing program offerings in line with this TIF Plan and the processes described in this Charter, including financial and competitive land offerings that align with the TIF Plan and Action Plans. Staff will provide research and technical support and engage with the Committee on co-creation, and will coordinate with staff in other City bureaus as needed (e.g., Portland Bureau of Transportation, Bureau of Planning and Sustainability, etc.). Staff are responsible for communicating with the broader Sumner-Parkrose-Argay-Columbia Corridor area community regarding the Bureaus' work.

City Administrator or a designee will support the co-creation process by ensuring adequate staffing, subject to appropriations, and by providing guidance on recommendations and alignment with citywide affordable housing and economic

development policies, together with any political opportunities and challenges, as needed. The City Administrator, or a designee, will consider co-created recommendations and will provide an explanation, in writing, within 30 days to the Committee if their final decision differs from the recommendation.

## **II. Scope of Work and Processes**

- a. Implementing the TIF Plan through Action Plans and Program Offerings: This subsection outlines how Sumner-Parkrose-Argay-Columbia Corridor TIF funds will generally be programmed and allocated over the life of the District, notwithstanding investments made outside of an Action Plan. Through the co-creation process, as outlined in Section I.a.ii, the steps below will be followed to select and implement investments and programs (“Program Offerings”) from this TIF District Plan. Section 4.2 of the TIF Plan contains the complete list of eligible Sumner-Parkrose-Argay-Columbia Corridor TIF District projects. Through the co-creation process, the District Plan’s Values, Vision and Goals (Section 3) and Guiding Principles (Section 4.1) will be applied to guide the following processes:

- i. Action Plans and Action Plan Amendments: Approximately every five years, an Action Plan will be presented to City Council to select the Program Offerings that are expected to be implemented over the subsequent five years.
  - 1. Through the co-creation process, the Committee and the City Staff will collaborate to create a recommended Action Plan, which will be a public document presented to the City Council.
  - 2. Portland City Council makes the final decision to adopt and amend Action Plans, after receiving for consideration the recommendation(s) of the Committee and City staff together with any public testimony.
  - 3. This same process will be used to consider amendments to an existing Action Plan.

It is possible for investments to be made outside of an Action Plan’s identified Program Offerings, typically at the direction of City Council, provided that the investment is consistent with the TIF Plan. When these types of investments are made, there is a commitment by the City to bring announcements and information regarding the proposed investment to the Committee at the first possible opportunity to engage in the co-creation process to the extent possible based on the negotiations of the project.

- ii. Program Offerings: When a Program Offering has been included in an adopted Action Plan, but before it is moved forward for implementation by Prosper Portland or PHB, its structure and details should be considered to determine how it could be implemented as part of the Sumner-Parkrose-Argay-Columbia Corridor TIF District.
  - 1. Through the co-creation process, the Committee and the City will collaborate to create recommended Program Offerings, which will be public documents presented to the relevant decision makers.

- a. Existing programs. The Committee and the City will review the existing program and may elect to make recommendations for adapting or tailoring the program to best fulfill the TIF Plan.
- b. New programs. The Committee and the City will work together to make recommendations about the program's structure, guidelines, and other elements of program design and implementation.
- c. Funding solicitations. The City will develop drafts in-line with the TIF Plan, Action Plan, and dialogue with the Committee, and then refine them in consultation with the Committee.

The final decision makers for approving Program Offerings will vary depending on the specific offering, but they will consist of one or more of the following: City staff; Bureau director(s); the City Administrator or designee; the Prosper Portland Board of Directors; and/or Portland City Council. Final decisions to move forward with implementation of Program Offerings should happen only after the relevant decision makers have received for consideration the Committee's and City's recommendation(s).

- iii. Program Implementation: After Program Offerings are developed and approved as described above, they will be implemented by the City, subject to appropriations and staff capacity.
  - 1. Subject to City practices and policies, the City will strive to use competitive processes to select for development partners and owners. When screening applicants in response to a competitive process, the City will work with the Committee to select at least two representatives from the Committee to serve on selection advisory committees for projects within the 82nd Avenue Area TIF District, subject to policies and practices regarding conflicts of interest and committee diversity. The selection process for development partners, owners and projects will incorporate the values, goals and Priority Communities of this plan.
- b. TIF Plan Amendments: The Committee and City may propose both substantial and minor amendments to the Sumner-Parkrose-Argay-Columbia Corridor TIF Plan. If and when an amendment is proposed, the co-creation process will be used to make recommendations about those amendments.
  - i. The adoption processes for amendments to the Sumner-Parkrose-Argay-Columbia Corridor TIF Plan are outlined in Section 5.2 of the Plan. For substantial amendments, the Committee will have the opportunity to provide guidance for the community engagement aspects of the adoption process.

### **III. Committee Membership, Appointments, and Terms**

#### **a. Membership**

- i. The Committee will consist of thirteen (13) positions and will not convene if fewer than seven (7) positions are filled.
- ii. All Committee members must either live, work, worship, have children enrolled in school, or have been displaced from within the Sumner-Parkrose-Argay-Columbia Corridor TIF District boundaries.
- iii. All committee members will represent the interests of community members vulnerable to displacement within the Sumner-Parkrose-Argay-Columbia Corridor TIF District boundaries, rather than their own personal or organizational interests.
- iv. The Committee's composition should reflect the socio-economic, gender, racial, ethnic, cultural, and geographic diversity of the Sumner-Parkrose-Argay-Columbia Corridor community, and specific effort should be made by the agencies, community partners, and CLC members once formed to attract and retain Priority Community members, such as financial support, targeted engagement, interpretation and translation.
- v. Committee members should have a range of experience and knowledge to inform implementation of the TIF Plan, drawing from life experiences, community connections and leadership, education, and professional experience. The committee makeup will limit any singular perspective (e.g., resident (homeowner or renter), community-based organization or nonprofits, and private business) to no greater than 30% of the total membership.
- vi. One seat shall be designated for a resident representative (renter or homeowner) of each of the following:
  - 1. Sumner neighborhood
  - 2. Parkrose neighborhood
  - 3. Argay Terrace neighborhood
- vii. Designated seats are not required to be filled to consider quorum or conduct business. Designated seats should be filled in a timely manner and vacancies should be filled within 3 months.

b. Appointments

- i. Creating the inaugural committee:
  - 1. The City will announce an opportunity for community members to apply for membership on the Committee, in alignment with the City's Advisory Body Program rules.
  - 2. The Board will nominate, or delegate to the Executive Director of Prosper Portland the ability to nominate, seven (7) Committee members for initial

3-year terms. The City Administrator's office will nominate six (6) Committee members for initial 2-year terms. City Council will confirm Committee members.

ii. Filling vacancies:

1. Once the Committee is established and initial members appointed and confirmed, the Committee, Prosper Portland and the City will collaborate through co-creation to identify nominees to fill any vacancies. City Council will confirm new Committee members.
2. The Committee should develop additional procedures to involve community members and groups in the process of nominating Committee members.

c. Removals:

- i. The Committee will develop procedures that involve community members and groups in the process of removing Committee members.

d. Terms

- i. Seven (7) initial members will be appointed for 3-year terms. Six (6) initial members will be appointed for 2-year terms. The length of terms for members after the initial members will be defined in the by-laws.
- ii. Each member's term will start upon the City Council's confirmation.
- iii. Committee members can be reappointed, and a Committee member may continue to serve until their replacement is confirmed, unless they were removed from the Committee through the process described in the by-laws.

**IV. Resourcing**

- a. Financial support for CLC members will be structured into the budget on an ongoing basis. Honoraria will be offered consistently via an accessible and transparent process and compensation is commensurate with market rates.
- b. Committee members are not expected to hold the community engagement work that is necessary for successful implementation of Action Plans. CLC members are encouraged to support the identification of communities where additional engagement work may be

needed and other guidance, but the responsibility for conducting the engagement remains with Prosper Portland, PHB and other City staff.

## **V. Staffing**

All staffing commitments are subject to appropriations.

- a. Prosper Portland and/or PHB will provide staffing for the administration and logistics of Committee meetings (regular and special meetings as necessary) as described in the by-laws.
- b. Bureaus will dedicate appropriate program and subject area staff to fully participate in the governance processes defined in this Charter, as needed.
- c. Additional staff dedicated to supporting the Committee and its members and engaging the Sumner-Parkrose-Argay-Columbia Corridor community in the processes defined in this Charter, may be employed by the City or funded by the City but housed in an external, community-based organization.

## **VI. Operating Procedures**

- a. Up to and including the creation of the first Action Plan, the Committee will plan to meet at least monthly. After the initial Action Plan is adopted by City Council, the Committee will plan to meet at least once every 3 months on a regular date established by the Committee and the City. Additional meetings may also be scheduled as determined by the Committee Co-Chairs and the City. The Committee Co-Chairs, in partnership with City staff, will develop meeting agendas in consultation with other Committee members.
- b. One-half of the total number of Committee positions (thirteen), plus one person, will constitute a quorum (seven) of the Committee.
- c. The Committee will elect two Co-Chairs.
- d. The Committee may at any time establish standing or temporary subcommittees of at least three (3) Committee members to address specific issues. Subcommittee members are responsible for complying with laws and regulations applicable to the Subcommittee as a public body.
- e. The Committee shall adopt, and may subsequently amend or update, by-laws to govern its procedures, which must not conflict with any portion of this Charter, and which are subject to the prior review and approval of the Mayor, with approval as to legal sufficiency by the City Attorney.
  - i. The Office of Civic Life provides a standardized by-laws template that includes, among other things, specifications concerning selection and tenure of subcommittee chairs, division of responsibilities, attendance policies, meeting schedules, as well as communications between the Committee and the City, the media, and the general public.

## **VII. Accountability**

- a.** If the Committee determines that City staff is not working in co-creation or in alignment with the Sumner-Parkrose-Argay-Columbia Corridor TIF Plan Vision, Values, and Goals, it has the responsibility to elevate this concern to the Directors for resolution. If the Committee determines the Directors are not working in co-creation, the Committee may elevate this concern to the Mayor.
- b.** If the City determines the Committee is not working in co-creation or in alignment with the Sumner-Parkrose-Argay-Columbia Corridor TIF Plan Vision, Values, and Goals, the Directors may elevate this concern to the Committee co-chairs. If the Directors determine the co-chairs are not working in co-creation, the Directors may elevate this concern to the Mayor.
- c.** Each year, the Committee should prepare and submit to the Council a report summarizing the Committee's perspective, concerns, and recommendations on the co-creation process and implementation of the Sumner-Parkrose-Argay-Columbia Corridor TIF District during the previous year, providing its assessment of how the co-creation framework is working, how it could be improved or strengthened, and if the TIF District should be terminated. The Committee may receive assistance from and provide guidance to non-City support staff in preparation of the report. The Committee should present its report to the Council in a regular meeting or work session.
- d.** Prosper Portland, Portland Housing Bureau, and other City bureaus or partners will work to implement the Action Plans in good faith and staff will report to the Community Leadership Committee annually on the spend-down of the status of TIF investments, with a shared goal of placing maximum direct investment of TIF resources in the community (relative to administrative overhead) and maximizing benefit to the Sumner-Parkrose-Argay-Columbia Corridor community.

## **VIII. Amendments to this Charter**

- a.** A charter review process will occur when:
  - i.** The Committee or the City determines a review is needed, as described in the by-laws; or
  - ii.** The City charter, local statutes, or statewide statutes relevant to this Charter change.
- b.** Revisions will be drafted in co-creation and enacted if agreed to by the Committee and the Directors.