

Portland Planning Commission

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October 9, 2024

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Dear Mayor Wheeler and City Commissioners:

The Planning Commission enthusiastically offers our support for the Sumner-Parkrose-Argay-Columbia Corridor Tax Increment Finance District Plan (**SPACC Plan**), currently scheduled to come before Portland City Council on October 23, 2024. The Planning Commission held a public hearing on this item on September 24, 2024, and on October 8, 2024, voted unanimously to recommend that City Council adopt the amendment, finding it in conformance with Portland's *Comprehensive Plan*, and to recommend that City Council adopt the SPACC Plan.

The proposed plan estimates generating \$310 million in tax increment funding resources over the life of the district. The Portland Housing Bureau and Prosper Portland, in coordination with community stakeholders, are prioritizing investments in affordable housing; economic and urban development; and public infrastructure. In creating the plan, the East Portland TIF Exploration Steering Committee and SPACC Working Group (formerly the Parkrose-Columbia Corridor Working Group) identified the following priorities specific to the area: buffers between industrial and residential land and desire for mutually beneficial development; recreational improvements to publicly accessible open spaces, including the Columbia Slough; workforce training center(s) and spaces to learn additional skills and acquire certifications; and remediation and redevelopment of sites along Sandy Boulevard. The Planning Commission strongly supports these priorities and encourages the Portland Housing Bureau and Prosper Portland to continue action planning with the community in the implementation of these priorities. The proposed district boundary and investment priorities are a result of extensive community engagement, and it is imperative that this co-creation continues to guide investment of TIF resources.



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The SPACC Plan is in conformance with Portland's *Comprehensive Plan*, in particular by supporting and implementing Guiding Principles on Economic Prosperity and Equity, and the Goals and Policies of Chapter 2 Community Involvement, Chapter 3 Urban Form, Chapter 5 Housing, and Chapter 6 Economic Development. The SPACC Plan's goals and implementation principles support benefitting existing residents and businesses by emphasizing and providing resources for preserving existing affordable housing and economic opportunities and the prevention of involuntary residential and business displacement. The Plan intentionally limits spending on general public infrastructure to ensure more funds directly support household and businesses stabilization efforts.

It is vitally important for the City to continue to invest in East Portland. We strongly urge the City Council to adopt the SPACC Plan. Thank you for considering our recommendation.

Sincerely,



Mary-Rain O'Meara
Chair

