

Cully TIF District Community Leadership Committee

January 22, 2025



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Agenda

1. Welcome, Group Agreements, Roll Call
2. Icebreaker
3. Items of Interest
4. Refresher from Last Time
5. Action Planning 101
6. Break
7. Key Questions, Engagement, Timeline
8. Public Comment
9. Feedback Loop & Next Steps



CLC Group Agreements



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Roll Call



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Icebreaker

The committee needs to buy a single gallon of ice cream for our next meeting. The options are vanilla, chocolate and strawberry.

We can only purchase one.
What do we purchase?

STEPS

1. Recognition
2. State a Motion
3. Second a Motion
4. Debate and Discuss
5. Vote

Consensus -2?

Motion passes OR



CLC Members' Items of Interest



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Refresher from Last Time

Learned about current PHB programs that are TIF eligible:

- Down payment assistance, home repair
- Building new units, rehabbing older units

Talked about the steps PHB staff will need to go through to help the committee and bureau decide if, and which, new programs to create



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Action Planning 101



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Action Planning and Project Lists

TIF Plan

30-year Vision, Values,
Goals

Principles that Guide
Implementation

TIF Eligible Projects

The TIF Plan creates a legally allowable “menu” for future TIF investments & guides action plans

The Action Plan sets forth a strategy for implementation: project & budget prioritization, measures of success, and accountability & oversight

Action Plans
5-year Priorities

Identify Specific
Projects

Identify budget



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What's in an Action Plan?

I. Introduction

II. Investing the \$ Million in
Tax Increment Financing

III. Practices and Policies

IV. Attachments



I. Introduction

A. About the Plan

- Orient readers to document
- Legal Framework
- Public Engagement

District Plan

B. Goal

District Plan

C. The “Why”

- Demographics & Data
- Priority Communities

Staff Update

District Plan



II. Investing the \$ Million in TIF

**Priority/
Strategy**

*to meet
District Plan
Goals*

Action

*Must be on
District Plan
Eligible
Projects List*

Tools

2 Support Business Ownership and Growth

Provide Financing for Small Business Growth: Assist small business growth through grants and loans:

Grants: Provide 75 percent matching grants of up to \$75,000 to assist property owners to improve and develop their assets. Up to \$25,000 may be used for project planning

Tenant Improvement Loan: Offer small business loans to pay for match.

- Interest Rate: Range from Prime to Prime+3% based on leverage and adjusted for risk (Currently: 3.5% - 6.5%)
- Fee: 1% loan fee
- Payments: Principal and interest in real payment; up to 1 year of interest-only payments, based on project underwriting
- Guarantee: Personal and/or corporate guaranty from all principals and entities with at least a 20% ownership interest in the business.

Create Affordable Commercial Space: Assist emerging or displaced small business owners by creating affordable commercial space. Could include landbanking. Reserve \$1,500,000 to assist small business owners located within a Cultural-Business Hub, if one is selected.

⌚ TIMING

Start immediately, annual allocation for five years

Funds may be allocated through a Notice of Funding Availability (NOFA)

Start immediately. Funding may be allocated through a Notice of Funding Availability (NOFA).

📊 OUTCOMES

40 grants for tenant improvements

40 loans to finance match for above tenant improvements

Approximately 15,000 sq ft commercial space at 10 - 25% less than market. Assists approximately 10-15 businesses.

💰 TOTALS OVER 5 YRS

\$3,000,000

\$1,000,000

\$5,250,000

Timing

Projected Outcomes & Dollar Allocation

Hasan Artharee is the owner of the newly renovated North by Northeast Community Health Center (formerly Coast Industries, Inc.).



III. Practices and Policies

A. Role of the CLC in Implementation

Governance Charter

B. Priority Communities

District Plan

C. Improving Outcomes

Implementation Principles

D. Other Expenditures within the 5-year Timeline

E. Non-TIF Resources



IV. Attachments

A. District Map

District Plan

B. Glossary

District Plan

C. Demographics & Data

Update

D. Investment
Caps/Criteria for TIF
Funds



Break



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From District Plan to Action Plan- Key ??s

District Plan	Action Plan	Key Questions for CLC
Goals, Identified Priorities	II. Investing the \$	What are the priorities for next 5 years?
Eligible Projects List	II. Investing the \$	What actions do we want to take? 45/45/10
Budget Projections	II. Investing the \$	How much money do we want to allocate to each action? Timing?
Priority Communities	IV. Attachments	What eligibility criteria will help us reach our goals? What caps make sense?
Implementation Principles	III. Practices & Policies	What barriers exist for our communities accessing resources? How can we work to eliminate these?



Tentative Meeting Sequence

Jan

Feb

Mar

Apr

May

June

July

Aug

Sept

CLC Meeting Topics	Public Engagement
Action Planning 101	Relationship-building, Education
Public Engagement Planning	
Community Context: Data, Other Projects	Priorities, Needs, Barriers
Economic Development, Part 1: Priorities, Tools, Allocations	
Economic Development, Part 2: Priorities, Tools, Allocations	
Affordable Housing, Part 1: Priorities, Tools, Allocations	
Affordable Housing, Part 2: Priorities, Tools, Allocations	Draft Action Plan
Draft Plan, Public Engagement Summary	
Draft Plan Discussion, cont'd	



Next Time: Public Engagement Planning

There are many community priorities identified in the District Plan.

What questions do we still need to ask? Of whom?

A goal of the District Plan is to reduce/eliminate barriers to accessing resources.

What questions do we need to ask? Of whom?

What else do we need to feel confident putting forth an Action Plan?

What forms of reporting on outcomes will be most informative? Accessible?



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Public Comment



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Next Steps Feedback Loop

Next Meeting is Wednesday, February 26

Grace Presbyterian Church



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