

Central Eastside TIF Action Plan Working Group Meeting #4

August 2025



**Portland
Housing Bureau**



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Today's Outcomes:

- Provide feedback on Action Plan budget scenarios (60 minutes)
- Brainstorm District partnerships and investment synergies (20 minutes)



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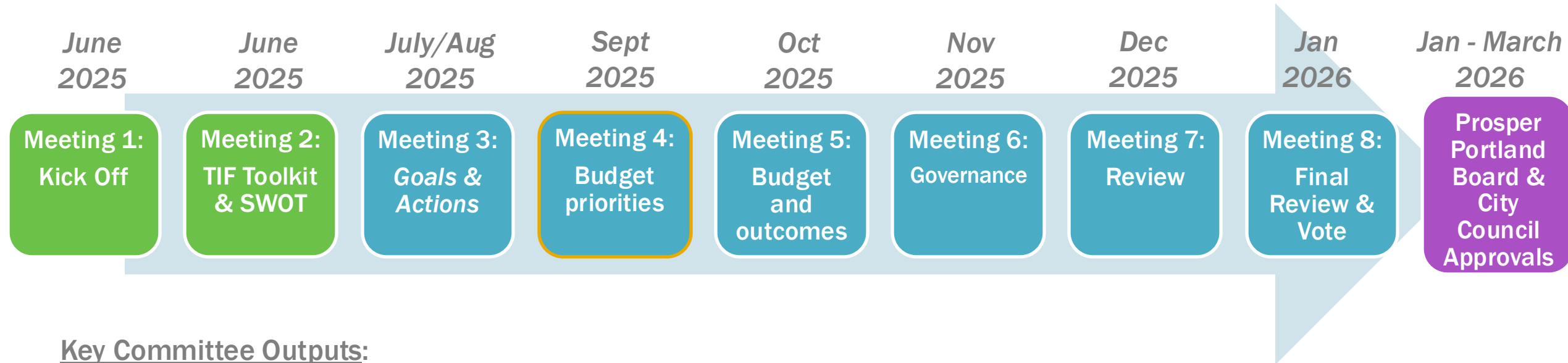
Operating Agreements

- Active participation
- Share the mic – and use your name tent
- Question the problem vs. the individual
- Permission to make mistakes
- Intent vs. impact
- Lead with curiosity
- Expect and accept non-closure
- Prioritize communities most impacted

Public Participation Guidelines

- Working Group meetings are open to the public
- Public invited to comment at start of meeting
- Public and staff asked to observe and listen for the remainder of the meeting
- Reserve discussion / questions / activity participation to members only

Working Group Process



Key Committee Outputs:

- ✓ Inform context and vision for 5-year investment strategy
- ✓ Develop investment priorities
 - Align budget allocations and anticipated outcomes
 - Recommend future approach for governance and reporting on Action Plan progress
 - Recommend Action Plan for Prosper Board and City Council approval



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Building an Equitable Economy

TIF Eligibility Refresh

What can TIF fund?

Physical improvements and related investments:

- Loans and grants to renovate buildings or redevelop property
- Property acquisition and disposition by City
- Affordable housing development and preservation
- Commercial tenanting
- Infrastructure (ex: parks, streets & sidewalks, transit)
- Project-allocated administration



Examples of what TIF cannot fund:



**Workforce
development
programs**



**Business
technical
assistance**



**Non-physical
rental
or homeowner
services**



**Safety &
Cleanliness**

Highlights:

**Example District Investment
Opportunities**

Investment Priorities



Vibrant Arts & Culture District

- Amplify as a tourist destination and include safe pathways / wayfinding for visiting restaurants, shops, and anchor entertainment destinations (OMSI + new music venue)
- Prioritize public art and infrastructure investments to support district activations
- Invest in a multi-cultural district with a thriving Indigenous/Native American Hub
- Provide support for artists and art organizations to access to affordable spaces



Thriving Business Community

- Support locally owned businesses offering diverse products and services through grants and loans
- Incentivize business incubation and access to affordable space via grants
- Invest in employers through recruitment, retention and expansion strategies
- Maintain industrial sanctuary and preserve industrial businesses, while celebrating connections

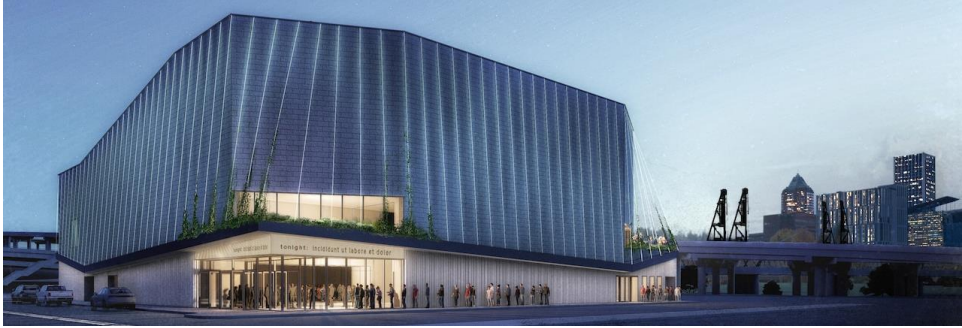


Housing Production

- Invest in new housing development that accommodates housing growth at a mix of incomes (e.g. OMSI)
- Invest in creating new homeowners and stabilizing existing homeowners

Vibrant Arts & Culture District

Public realm and infrastructure investments



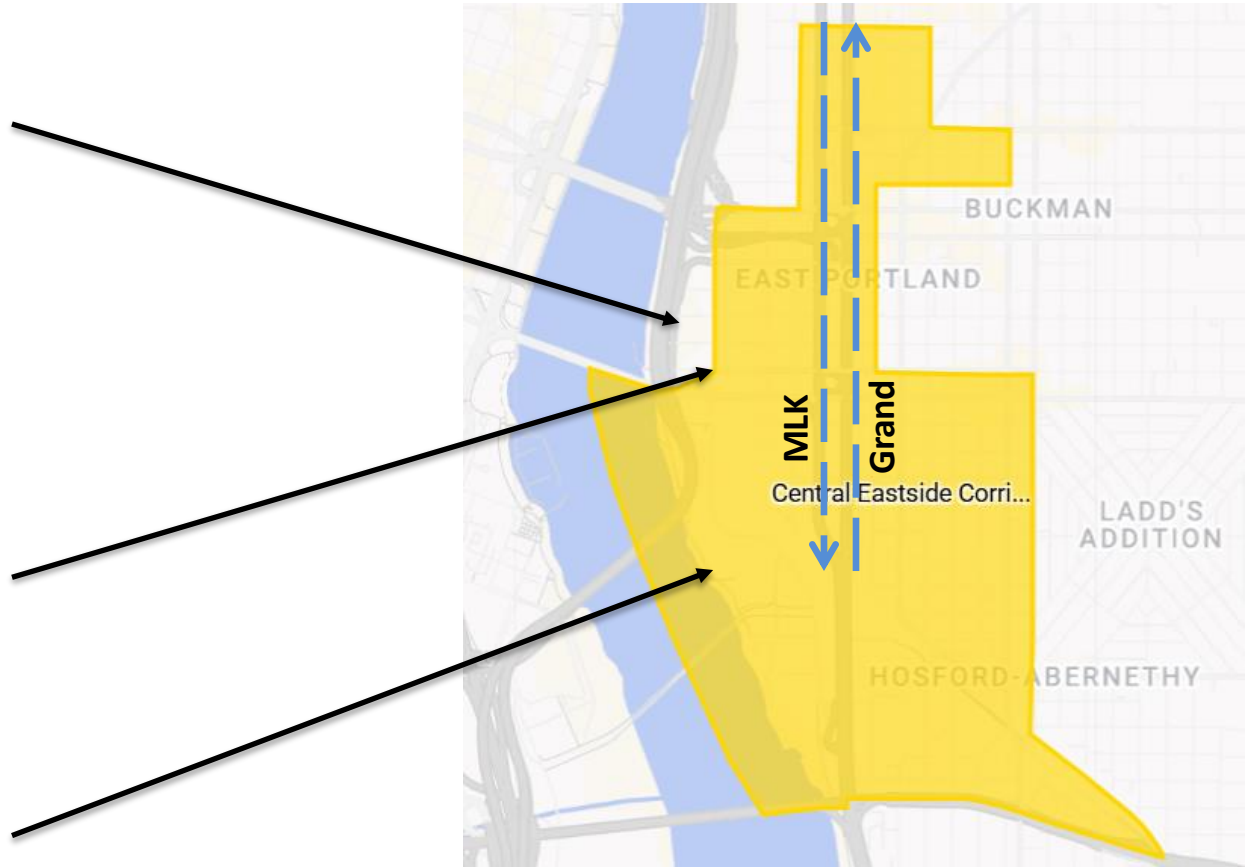
Central Eastside Entertainment Venue, Opening in 2027. (Outside of TIF district)



Community Livability Grant, Avenue of Murals installed by Portland Street Art Alliance



OMSI District, Housing, Center for Tribal Nations, Waterfront Education Park



Thriving Business Community

Grants and loans for small business support and employer retention/recruitment



Dos Hermanos Bakery moved to a new headquarters in CES. Provided loan for tenant improvements and equipment.



Hot Mama Salsa received a Prosperity Investment Program (PIP) Grant for production, and office space build out.



KACHKA Bar + Food, automate manual dumpling making to prepare for equipment investments and space planning

Housing Production

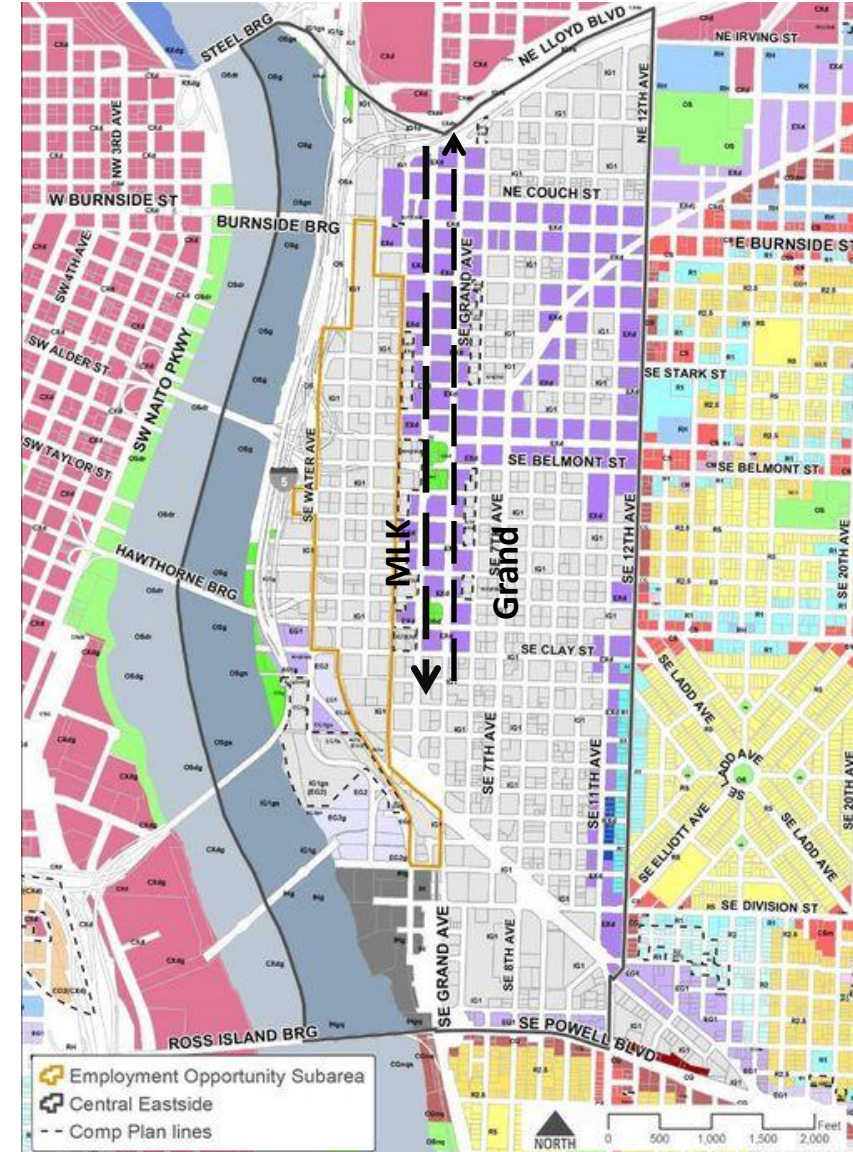


The Clifford



The new OMSI District Central Pedestrian Spine, near Tract C looking north across the Loop Road.

The EXd zone along MLK & Grand, and surrounding area, and OMSI District. Allows for high density commercial, light industrial, institutional and residential uses.



Discussion:

Action Plan Budget Scenarios

Central Eastside Corridor: Action Plan Budget

Central Eastside Corridor 30-year Total = \$187M

Prosper Portland Budget Scenarios

- Assumes foundational funding for **small business support** and limited funds for **retention/recruitment**.
- Balance of Prosper Portland investment in an **arts & culture/public realm, thriving business community**, and investment in **middle-income housing projects**

Portland Housing Bureau Budget Scenarios

- Assumes highest priority for **land/property acquisition** for future development or conversion
- Tests balance of investments in **resident stabilization** and **predevelopment** support

	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	Total
Economic Development/ Development*	3,000	140,426	193,955	248,975	307,947	3,207,810	4,102,113
Affordable Housing*	27,109	117,716	201,481	271,345	346,228	2,875,931	3,839,810

*Net of Prosper Portland and PHB Program Delivery Costs

Vibrant Arts & Culture District: Budget Alt 1

DRAFT Prosper Portland Investment Strategy

Alternative 1: Vibrant Arts & Culture District

Vibrant Arts & Culture District	Yr 1-2	Yr 3-4	Yr 5-6	Total	\$3,400,000
Public Realm (via CLG Grants, Activations)	\$100,000	\$200,000	\$1,500,000	\$1,800,000	
Infrastructure (Open Space, Streets)	\$0	\$100,000	\$1,500,000	\$1,600,000	
Thriving Business Community					\$702,113
Small Business Support (via PIP, ACT Grants)	\$43,426	\$92,930	\$300,000	\$436,356	
Small Business Support (via Loans)	\$0	\$0	\$115,757	\$115,757	
Employer Retention / Recruitment / Expansion (via OMEP, Loans, Grants)	\$0	\$50,000	\$100,000	\$150,000	
Housing Production					\$0
Middle-Income Housing Predevelopment (Prosper)	\$0	\$0	\$0	\$0	

- Assumes a foundational funding amount for small business support and limited funds for retention/recruitment
- Early investment in public realm enhancements increasing to a signature investment in open space and infrastructure

Thriving Business Community: Budget Alt 2

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Alternative 2: Thriving Business Community

Vibrant Arts & Culture District		Yr 1-2	Yr 3-4	Yr 5-6	Total	\$500,000
	Public Realm (via CLG Grants, Activations)	\$0	\$0	\$500,000	\$500,000	
	Infrastructure (Open Space, Streets)	\$0	\$0	\$0	\$0	
Thriving Business Community						\$3,602,113
	Small Business Support (via PIP, ACT Grants)	\$143,426	\$242,930	\$1,515,757	\$1,902,113	
	Small Business Support (via Loans)	\$0	\$0	\$1,000,000	\$1,000,000	
	Employer Retention / Recruitment / Expansion (via OMEP, Loans, Grants)	\$0	\$200,000	\$500,000	\$700,000	
Housing Production						\$0
	Middle-Income Housing Predevelopment (Prosper)	\$0	\$0	\$0	\$0	

- Supplements the funding for small business support and retention/recruitment and increases significantly over time
- Limited investment in public realm in final years

Middle-Income Housing: Budget Alt 3

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Alternative 3: Housing Production

Vibrant Arts & Culture District		Yr 1-2	Yr 3-4	Yr 5-6	Total	\$100,000
	Public Realm (via CLG Grants, Activations)	\$100,000	\$0	\$0	\$100,000	
	Infrastructure (Open Space, Streets)	\$0	\$0	\$0	\$0	
Thriving Business Community						\$702,113
	Small Business Support (via PIP, ACT Grants)	\$43,426	\$92,930	\$300,000	\$436,356	
	Small Business Support (via Loans)	\$0	\$0	\$115,757	\$115,757	
	Employer Retention / Recruitment / Expansion (via OMEP, Loans, Grants)	\$0	\$50,000	\$100,000	\$150,000	
Housing Production						\$3,300,000
	Middle-Income Housing Predevelopment (Prosper)	\$0	\$300,000	\$3,000,000	\$3,300,000	

- Assumes a foundational funding amount for small business support; and limited funds for retention/recruitment and small allocation for public realm investment
- Provides for middle-income predevelopment support in later years

Affordable Housing: Budget Alt 1

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Alternative 1: Acquisition and Resident Stabilization - *homeowners*

Housing Production		Yr 1-2	Yr 3-4	Yr 5-6	Total	\$3,839,810
	Land/Property Acquisition	\$0	\$0	\$3,539,810	\$3,539,810	
	Predevelopment Loans	\$0	\$0	\$0	\$0	
	Resident Stabilization (Home Repair)	\$100,000	\$100,000	\$100,000	\$300,000	

- Majority of funds spent in years 5-6 on land or property acquisition
- Nominal funds spent on resident stabilization, single family programs only, operate each year

Affordable Housing: Budget Alt 2

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Alternative 2: Acquisition and Resident Stabilization - *renters*

Housing Production		Yr 1-2	Yr 3-4	Yr 5-6	Total	\$3,839,810
	Land/Property Acquisition	\$0	\$0	\$2,839,810	\$2,839,810	
	Predevelopment Loans	\$0	\$0	\$0	\$0	
	Resident Stabilization (Rehab)	\$0	\$0	\$1,000,000	\$1,000,000	

- Majority of funds spent in years 5-6 on land or property acquisition
- Single multi-family resident stabilization opportunity in years 5-6

Affordable Housing: Budget Alt 3

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Alternative 3: Acquisition and Predevelopment

Housing Production		Yr 1-2	Yr 3-4	Yr 5-6	Total	\$3,839,810
	Land/Property Acquisition	\$0	\$0	\$2,839,810	\$2,839,810	
	Predevelopment Loans	\$0	\$0	\$1,000,000	\$1,000,000	
	Resident Stabilization	\$0	\$0	\$0	\$0	

- Majority of funds spent in years 5-6 on land or property acquisition
- Single predevelopment opportunity in years 5-6

Round Table Share Out:

What other resources and partnerships exist in the District that can help deliver on our aspirations?

Thank you!

TIF Investment Toolbox

	Prosper Portland	Portland Housing Bureau
Grants	<ul style="list-style-type: none"> • Prosperity Investment Program (PIP) • Affordable Commercial Program (ACT) • Community Livability Grants (CLG) 	<ul style="list-style-type: none"> • Home Repair Grant (through Community Org.) • Other Programs: <ul style="list-style-type: none"> • Home Buyer Education • Foreclosure Prevention Education • Estate Planning
Loans	<ul style="list-style-type: none"> • Predevelopment • Construction • Permanent • Business Tenant Improvements 	<ul style="list-style-type: none"> • Multifamily Predevelopment Loan • Multifamily Construction/Permanent Loan • Home Repair Loan • Homebuyer Downpayment Assistance Loan
Property	<ul style="list-style-type: none"> • Acquisition • Disposition 	<ul style="list-style-type: none"> • Acquisition • Disposition

Prosper Portland additionally provides programs and services that are not funded by TIF district resources, including small business loans, technical assistance, and energy efficiency programs. These tools may be available within TIF districts but are not allocated via Action Plans.