

Central Eastside TIF Action Plan Working Group Meeting #6

October 2025



**Portland
Housing Bureau**



**PROSPER
PORTLAND**

Today's Outcomes:

- Review final budget and outcomes (15 minutes)
- Discuss governance models & principles (60 minutes)



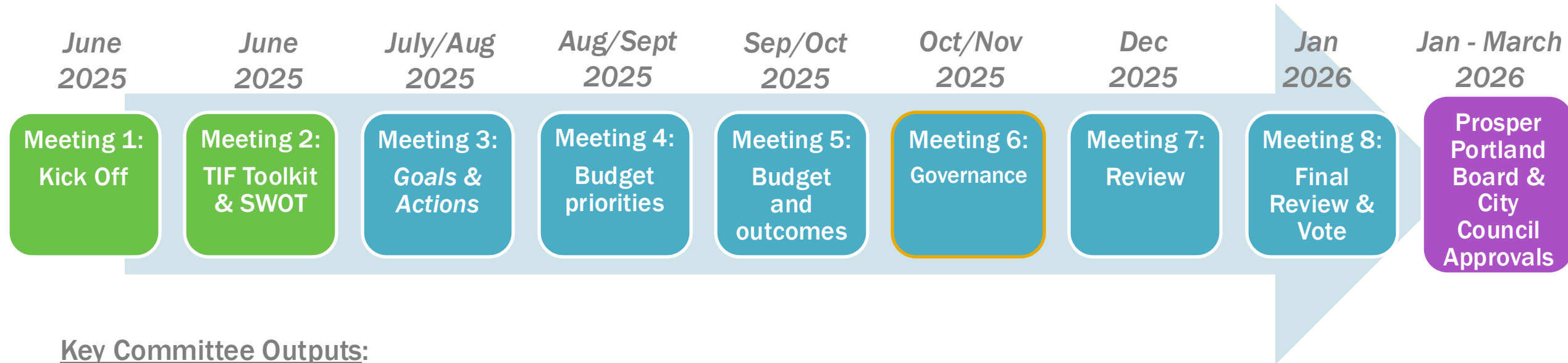
Operating Agreements

- 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
- Experience discomfort
- Expect and accept non-closure

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

Final Recommended Budget

Recommended Action Plan Budget

	Yr 1-2	Yr 3-4	Yr 5-6	Total
Prosper Portland: Economic & Urban Development¹				
Public Realm - Grants	\$ 70,000	\$ 75,000	\$ 1,225,000	\$ 1,370,000
Infrastructure / Open Space	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Small Business Support - Grants	\$ 50,000	\$ 218,000	\$ 400,000	\$ 668,000
Small Business Support - Loans	\$ -	\$ 50,000	\$ 400,000	\$ 450,000
Employer Retention / Recruitment / Expansion	\$ 24,000	\$ 100,000	\$ 400,000	\$ 524,000
PHB: Affordable Housing Set-Aside²				
Affordable Housing – Development	\$ -	\$ -	\$ 2,754,000	\$ 2,754,000
Affordable Housing – Homeowner Stabilization	\$ 100,000	\$ -	\$ -	\$ 100,000
Affordable Housing – Renter Stabilization	\$ -	\$ 300,000	\$ -	\$ 300,000

1) Net of Prosper Portland Admin (10%) and Program Delivery (12%) costs

2) Net of PHB Admin (12%) and Program Delivery (13%)

Small Business Support Priorities

Thriving Business Community	Yr 1-2	Yr 3-4	Yr 5-6	Total	Outcomes
Small Business Support - Grants	\$50,000	\$218,000	\$400,000	\$668,000	9 – 15 Grants (\$45k-\$75k ea.)

Should the Action Plan include specific priorities for supporting small businesses? Examples include:

- Business type (i.e., ground floor retail)
- Location on key district corridors and/or corners
- Sub-Dividing large ground floor spaces to create opportunities for small businesses
- Provide ‘micro-grants’ to make smaller investments across more businesses in initial years

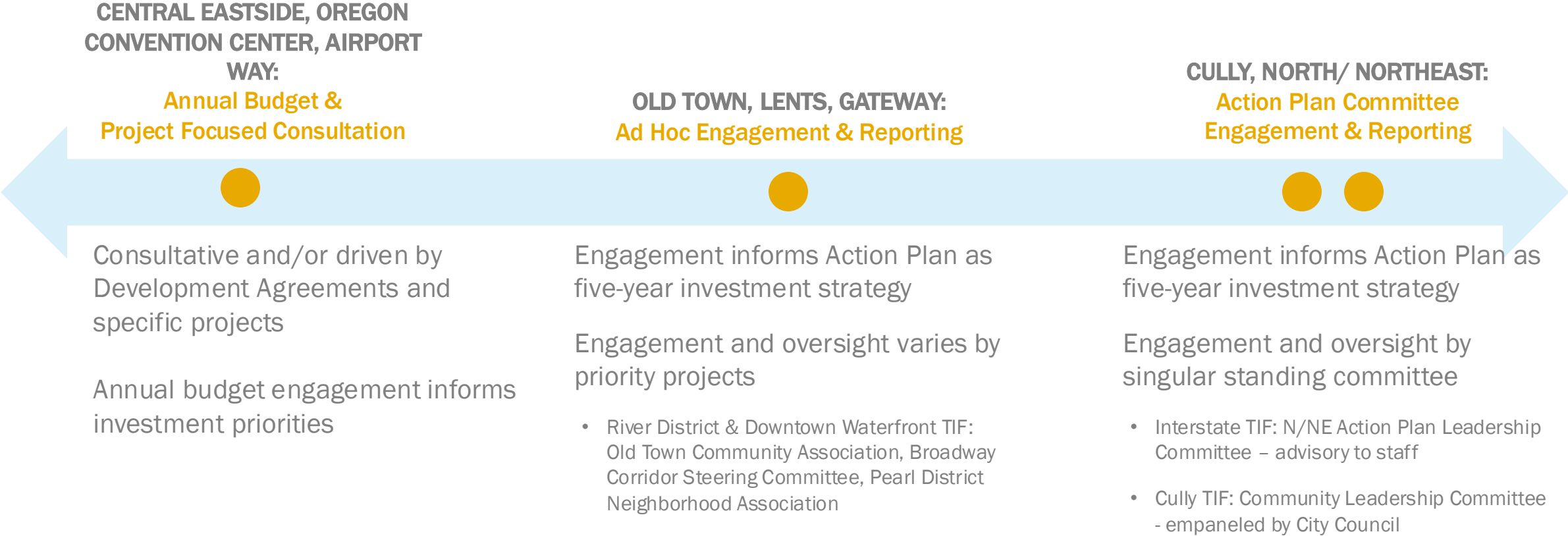
Discuss:
Governance Models

Different Types of Governance Models

- What's known?*

What are ways the community stays engaged?

- TIF District Plan governs district geography and eligible projects
 - City Council has approval authority for Plan amendments and annual budget
 - Prosper Portland Board and City Council have approval authority for TIF expenditures



Engagement Needs & Methods for Input



Governance

Reporting on TIF investments to assess if investments are accomplishing Action Plan identified outcomes

Consider and recommend budget adjustments if needed based on outcome performance

Initiative Specific Engagement

Additional points of influence to inform and/or recommend specific TIF investments/initiatives

Cross District Coordination, Engagement & Information Sharing

Community engagement and information sharing from Prosper Portland and Portland Housing Bureau including partnering with community organizations to help with distributing information and opportunities to engage

District Governance & Engagement

	Scenario 1: Ad Hoc Engagement	Scenario 2: Action Plan Committee
Governance	Attend standing district meetings to share status reports and seek input on budget adjustments as needed	Meet 2x per year in alignment with annual budget cycle A. Continue working group with augmented membership as needed; Advisory to Prosper and PHB staff – or B. Seek applications for new committee to be approved by City Council; Advisory to Prosper Board & City Council
	<p>Quarterly reports available on Prosper’s website</p> <p>Representation in Prosper’s and PHB’s annual budget processes</p>	
Initiative Specific Engagement	<p>Stakeholder participation in initiative specific committees, focus groups, etc.</p> <p><i>Examples: Community Livability Grant selection committee; affordable housing loan financing selection committee</i></p>	
Cross-District Coordination, Community Engagement & Information Sharing	<p>Prosper Portland & PHB staff to attend standing district meetings and share updates</p> <p>Provide update at quarterly CEIC meeting</p> <p>Seek input / share information including via various district organizations</p>	

Next Steps: Finalize Action Plans



Draft Action Plan

Final Recommended Action Plan

November 12:

Distribute Draft Action Plan to Working Group for Review

December 10:

Distribute Final Recommended Action Plan to Working Group for Review

November 18:

Working Group Meeting to **discuss Draft Action Plan**

December 16:

Working Group Meeting to **vote on Action Plan**

Next Steps: Action Plan Approvals

Briefings

October – Dec: City Council District Office briefings and tour

Approvals

January - February 2026:
City Council Committee hearing and **Prosper Portland Board** action

March 2026:
Seeking **City Council** approval of Action Plan

Implementation

Fall-Winter 2026:
Review of Set Aside Policy for Council consideration

Action Plan implementation and reporting

What should we keep top of mind as we prepare the Draft Action Plan?

1. Executive Summary
2. Community Vision
3. Summary of Stakeholder Engagement
4. District Context & SWOT Analysis
5. Plan Goals, Outcomes, Measures of Success
6. Forecasted Budget
7. Governance