

Lloyd-Holladay TIF Action Plan Working Group Meeting #6

October 2025



**Portland
Housing Bureau**



**PROSPER
PORTLAND**

Today's Outcomes:

- Review final budget (30 minutes)
 - Discuss priorities for small business support
- Discuss governance models (50 minutes)



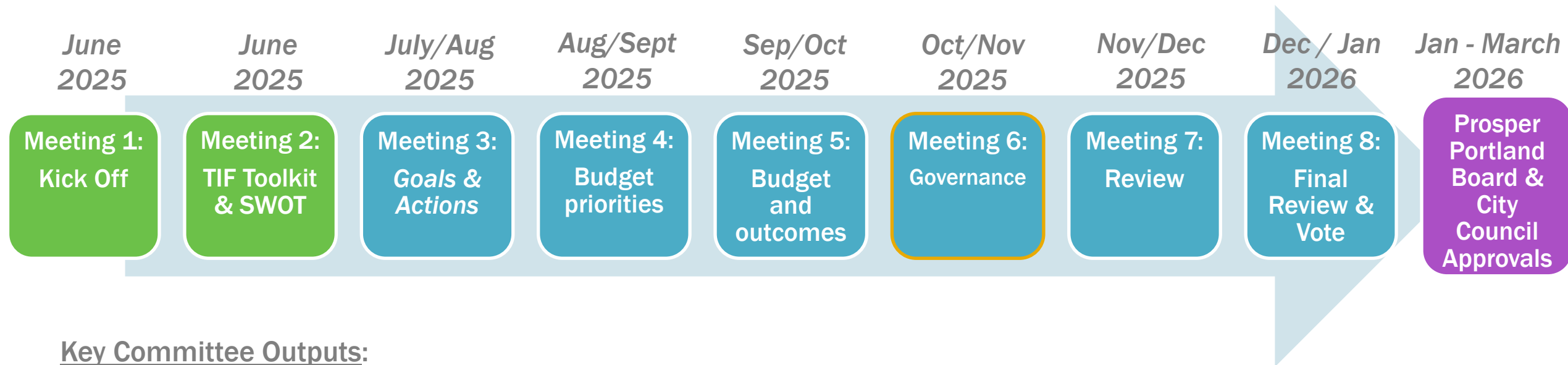
Operating Agreements

- 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



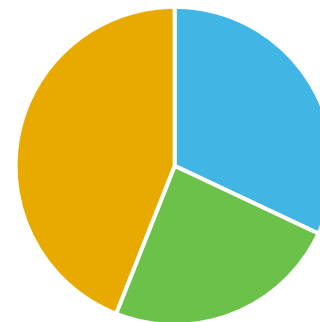
Key Committee Outputs:

- ✓ 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



Final Recommended Budget

Recommended Action Plan Budget



- Commercial Vitality 32%
- Vibrant Public Realm & Infrastructure 24%
- Housing Production 44%

	Yr 1-2	Yr 3-4	Yr 5-6	Total FY 25-26 thru 30-31
Prosper Portland: Economic & Urban Development¹				
Small Business Support - Grants	153,000	400,000	700,000	\$1,253,000
Small Business Support - Loans			444,000	\$444,000
910 Building Food Hall			1,500,000	\$1,500,000
Employer Retention / Recruitment / Expansion		90,000	90,000	\$180,000
Public Realm - Grants		130,000	400,000	\$530,000
Infrastructure / Open Space			2,000,000	\$2,000,000
PHB: Affordable Housing Set-Aside²				
Affordable Housing - Acquisition			3,247,000	\$3,247,000
Affordable Housing – Predevelopment			800,000	\$800,000
Affordable Housing – Homeowner Stabilization	100,000			\$100,000
Affordable Housing – Renter Stabilization		500,000		\$500,000
Total Action Plan Budget				\$10,554,000

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

Commercial Vitality	Yr 1-2	Yr 3-4	Yr 5-6	Total	Outcomes
Small Business Support - Grants	\$153,000	\$400,000	\$700,000	\$1,253,000	17 – 30 Grants (~\$45,000-75,000 each)

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
- Demising 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?**
- 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
- What are ways the community stays engaged?**

**CENTRAL EASTSIDE, OREGON
CONVENTION CENTER, AIRPORT
WAY:**

**Annual Budget &
Project Focused Consultation**



Consultative and/or driven by Development Agreements and specific projects

Annual budget engagement informs investment priorities

**OLD TOWN, LENTS, GATEWAY:
Ad Hoc Engagement & Reporting**



Engagement informs Action Plan as five-year investment strategy

Engagement and oversight varies by priority projects

- River District & Downtown Waterfront TIF: Old Town Community Association, Broadway Corridor Steering Committee, Pearl District Neighborhood Association

**CULLY, NORTH/ NORTHEAST:
Action Plan Committee
Engagement & Reporting**



Engagement informs Action Plan as five-year investment strategy

Engagement and oversight by singular standing committee

- Interstate TIF: N/NE Action Plan Leadership Committee – advisory to staff
- Cully TIF: Community Leadership Committee - empaneled by City Council

What We Heard:

Meeting Frequency

- Regularity may increase as resources grow over time; need lighter touch now
- Need to inform City Council via annual budget cycle if budget adjustments are needed

Participants

- Support for continuation of the existing working group
- Opportunity to assess if additional representation is needed / required 'seats of interest'
- Already lots of existing organizational capacity and ongoing district coordination
- Could be revisited in future action planning processes

Engagement & Information Sharing

- Opportunity for annual reporting at Lloyd District Open House
- Partner with community organizations to help with distributing information and opportunities to engage broader neighborhood – and identify gaps where information is not being distributed (i.e. HOAs, renters)
- Information sharing and engagement should not be constrained by TIF district boundaries; neighbors also care
- Lots of interest and willingness to lean in and problem-solve for the benefit of the district
- Identify opportunities for initiative/project specific engagement; opportunities to influence

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
	Quarterly reports available on Prosper’s website Representation in Prosper’s and PHB’s annual budget processes	
Initiative Specific Engagement	Stakeholder participation in initiative specific committees, focus groups, etc. <i>Examples: Community Livability Grant selection committee; 910 Building; affordable housing loan financing selection committee</i>	
Cross-District Coordination, Community Engagement & Information Sharing	Prosper Portland & PHB staff to attend standing district meetings and share updates Provide update at annual Lloyd District meeting Seek input / share information including via various district organizations	

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

October 29: City Council District Office **tour & social hour**

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 be sure to 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