

Westside TIF Action Plan Working Group Meeting #6

November 2025



**Portland
Housing Bureau**



**PROSPER
PORTLAND**

Today's Outcomes:

- Review final budget and outcomes (20 minutes)
 - Discuss priorities for small business support
- Discuss governance models & principles (60 minutes)

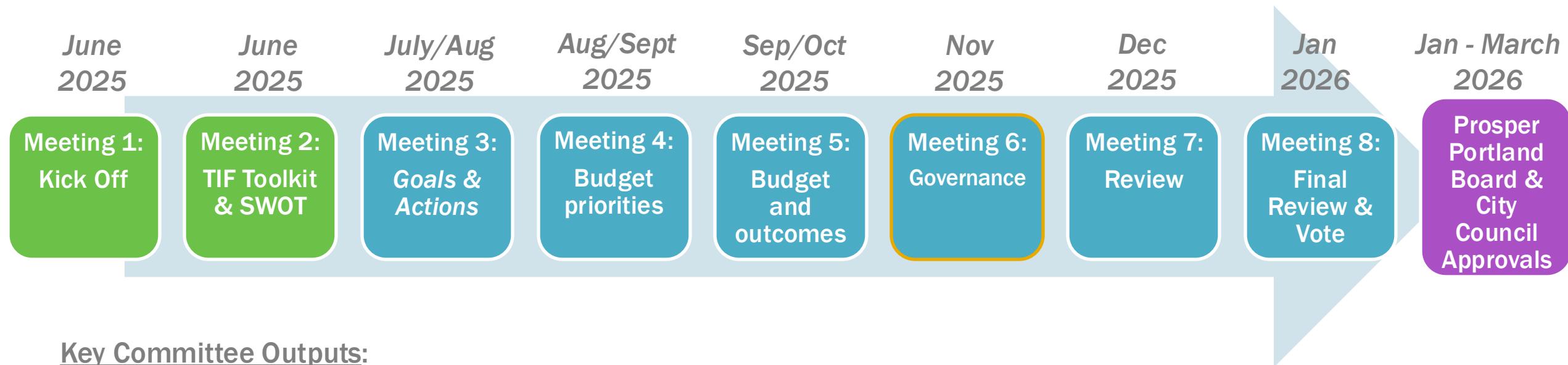
Operating Agreements

- 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

Final Recommended Budget

Recommended Action Plan Budget + Program Income

	Yr 1-2	Yr 3-4	Yr 5-6	Total FY 25-26 thru 30-31
Prosper Portland: Economic & Urban Development (55%)				
Small Business Support - Grants	100,000	200,000	400,000	\$700,000
Anchor Retail - Loans	225,000	700,000	2,000,000	\$2,925,000
Employer Retention / Recruitment / Expansion	100,000	170,000	200,000	\$470,000
Cultural Capital Improvements - Loans	0	0	1,033,000	\$1,033,000
Public Realm - Grants	100,000	200,000	500,000	\$800,000
Infrastructure / Open Space	0	500,000	6,000,000	\$6,500,000
PHB: Affordable Housing Set-Aside (45%)				
District Preservation Study	200,000	0	0	\$200,000
Mixed-Income Housing Fund	0	0	4,000,000	\$4,000,000
Affordable Housing Fund	0	0	4,182,000	\$4,182,000
Total Action Plan Budget				\$20,810,000
Prosper Portland: Old Town & Broadway Corridor Program Income (Net)				\$59,000,000
TOTAL NET WESTSIDE RESOURCES (TIF + Program Income)				\$79,810,000

1) Action Plan budget is net of Prosper Portland Admin (4%) and Program Delivery (5%); balance funded via Prosper Portland Program Income investment in Old Town and Broadway Corridor

2) Action Plan budget is 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	\$100,000	\$200,000	\$400,000	\$700,000	10 – 15 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
- 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

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 Participation 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; 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 Seek input / share information including via various district organizations	

Next Steps: Finalize Action Plans

Draft Action Plan

November 21:
Distribute Draft Action Plan to Working Group for Review

December 4:
Working Group Meeting to **discuss Draft Action Plan**

Final Recommended Action Plan

January 2:
Distribute Final Recommended Action Plan to Working Group for Review

January 8:
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 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