

ORDINANCE No.

Approve the 42nd Avenue Neighborhood Prosperity Initiative Urban Renewal Plan (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. On May 25, 2011, the Portland City Council (“Council”) adopted the Neighborhood Economic Development Strategy (the “NED Strategy”) with the goal of fostering economic opportunity and neighborhood vitality throughout the City of Portland (the “City”).
2. The NED Strategy is intended to proactively support communities of color citywide and residents and businesses within priority neighborhoods, including those with lagging commercial investment and increased poverty.
3. The Portland Housing Bureau proactively supports communities of color and low-income people through housing investments which complement the outcomes of the NED Strategy and the Portland Plan.
4. On October 18, 2011, Mayor Adams and Multnomah County Chair Cogen announced that six commercial districts in priority neighborhoods were eligible to participate in a new commercial corridor economic development program known as the Neighborhood Prosperity Initiative (“NPI”).
5. The 42nd Avenue Neighborhood Prosperity Initiative Urban Renewal Plan (the “Plan”), attached hereto as Exhibit “A”, and incorporated herein is a critical tool for achieving the goals of the NED Strategy and is supportive of the Equity Framework and Integrated Strategies of the Portland Plan.
6. The NPI is a community-driven approach to district revitalization which will focus on stabilizing and growing businesses within the district, reducing vacancies, growing jobs, and raising the visibility of the district.
7. NPI districts will use urban renewal funds to implement district revitalization projects; districts will also receive administrative grants and technical assistance and training to carry out their mission.
8. The 42nd Avenue community, through an open and transparent process, has carefully considered the opportunity to participate in the NPI, and subsequently submitted a letter of interest to PDC in January 2012 indicating their desire to be included in the NPI program.
9. The 42nd Avenue Neighborhood Prosperity Initiative Urban Renewal Area (the “Area”) as defined in the Plan is blighted based on the information set forth in Section II.C.2 of

the Report Accompanying the 42nd Avenue Neighborhood Prosperity Initiative Urban Renewal Plan, attached and incorporated as Exhibit “B” (the “Report”) that the Area is characterized by a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare in accordance with ORS 457.010(1)(h).

10. The rehabilitation and redevelopment of property within the Area are necessary to protect the public health, safety and welfare of the City. Based on the information set forth in Sections II.D and IV of the Report, the urban renewal projects described in the Plan will benefit the public health, safety and welfare of the City.
11. The Plan conforms to the City’s Comprehensive Plan based on the information set forth in the Findings of Compliance from the Portland Planning and Sustainability Commission attached and incorporated as Exhibit “C” (the “Report from the Planning Commission”)
12. The Plan conforms to the City’s Five-Year Economic Development Strategy and the City’s Neighborhood Economic Development Strategy based on the information set forth in Section V.B of the Plan and the Plan provides an outline for accomplishing the urban renewal projects the Plan proposes.
13. Section VI of the Plan establishes the procedures for the relocation of displaced persons in accordance with ORS 281.045 to 281.105.
14. Acquisition of real property is not necessary for purposes of carrying out the Plan. As such, no real property acquisition is anticipated under the Plan as set forth in Section VII of the Plan.
15. Adoption and carrying out of the Plan is economically sound and feasible based, in part, on the Financial Analysis of the Plan set forth in Section VII of the Report.
16. The City, by and through the Commission, shall assume and complete any activities prescribed by it by the Plan.
17. The Portland Development Commission (the “Commission”) has sought and received valuable input from overlapping taxing jurisdictions pursuant to ORS 457.085(5), citizens and other interested parties in the City, as indicated in the documents attached hereto as Exhibit “D”.
18. On March 12, 2012, the Commission held a public hearing and, after considering testimony and other information presented, adopted Resolution No. 6924 approving the Plan and Report.
19. The Commission Executive Director, under authorization from the Commission’s Board of Commissioners, submitted the Plan and Report, along with resolutions and other

supporting materials, to the Portland Planning and Sustainability Commission (the “Planning Commission”) for review and recommendation, and to the Council for final approval in accordance with the terms of the Plan and ORS 457.095.

20. The Planning Commission reviewed the Commission’s proposed Plan at a public hearing on March 13, 2012. After considering testimony and other information presented, the Planning Commission submitted the Report from the Planning Commission, finding that the Plan conforms with the City’s Comprehensive Plan and recommending Council approval of the Plan.
21. On April 4, 2012, Council held a public hearing to receive comment on the Plan and accordingly made the determinations and findings contained herein.

NOW, THEREFORE, the Council directs:

- a. The Report and the Report from the Planning Commission attached hereto respectively as Exhibits B and C, and incorporated herein by reference, are hereby approved.
- b. The Plan attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.
- b. The Commission shall administer the implementation of the Plan.
- c. The Plan shall be financed, in part, by division of taxes as provided in ORS 457.420 to 457.450.
- d. The City Auditor shall forward to the Commission and to the Planning Commission certified copies of this Ordinance upon adoption by Council.
- e. The Commission shall record in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the Plan upon adoption by Council.
- f. The Commission, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Plan, including the provisions of ORS 457.135, in the newspaper having the greatest circulation in the City within four days following the adoption of this Ordinance.
- g. The Area and the Plan are hereby exempt from application of the Tax Increment Financing Set Aside Policy for Affordable Housing adopted by Council on November 16, 2011. This exemption is subject to review in the instance of boundary or duration changes of the Plan.

Passed by the Council:

Mayor Sam Adams

Prepared by: Lisa Gramp

Date Prepared: March 21, 2012

LaVonne Griffin-Valade
Auditor of the City of Portland
By

Deputy