



**PROSPER**  
**PORTLAND**  
Building an Equitable Economy

**DATE:** July 18, 2018  
**TO:** Board of Commissioners  
**FROM:** Kimberly Branam, Executive Director  
**SUBJECT:** Report Number 18-32  
Update on the N/NE Community Development Initiative Action Plan

#### **BRIEF DESCRIPTION OF INFORMATION ITEM**

No action is requested; information only.

The N/NE Community Development Initiative Action Plan (Action Plan) is a comprehensive strategy that articulates how Prosper Portland will invest the remaining \$32,000,000 in Tax Increment Financing (TIF) resources available for economic development in the Interstate Corridor Urban Renewal Area (URA). The Action Plan, which can be found as Attachment A, was adopted by City Council through Ordinance No. 37264 on January 26, 2017, and has guided Prosper Portland's activities and investments for approximately a year and a half. At the July 18, 2018 Prosper Portland Board of Commissioners (Board) meeting, staff will provide an update on implementation of the Action Plan to date; a summary of these accomplishments can be found in the N/NE Community Development Initiative Progress Report (January 2017 - June 2018) in Attachment B.

#### **STRATEGIC PLAN ALIGNMENT AND OUTCOMES**

The Action Plan delivers on Prosper Portland's 2015-2020 Strategic Plan by creating opportunities for a community-led, community-driven approach to equitable wealth creation strategies for Portlanders of color. The objective of the Action Plan is to use Prosper Portland's remaining TIF resources to foster economic prosperity among communities and individuals that have not fully participated in, or benefited from, opportunities in the Interstate Corridor URA.

#### **BACKGROUND AND CONTEXT**

Since adoption of the Action Plan, Prosper Portland has invested \$4,903,069 in non-profit organizations, homeowners, business owners, and long-time property owners of color within the Interstate Corridor URA. The Prosperity Investment Program (PIP) matching grant and the Community Livability Grant (CLG) program continue to represent the largest expenditures and have exceeded originally proposed expenditure targets.

While investments in medium - and large-scale business have lagged due, in part, to the complexity and longevity of the development process, staff is actively engaged in redevelopment projects with nine long-time property owners that include utilizing the PIP grant and agency lending products. In an effort to help property owners understand the development process, staff has released a Request for Qualifications for consultants to assist long-time property owners with real estate services and technical assistance.

Prosper Portland’s implementation of the Action Plan is guided by the N/NE Community Development Initiative Oversight Committee (CDI Committee), which was established to track and advise on implementation of the Action Plan. The CDI Committee held its first meeting on May 25, 2017 and has met 15 times since then. Its accomplishments to date include:

1. Adoption of Project Charter and Decision-Making Process Map
2. Assisted Prosper Portland staff with the review and selection of 15 Community Livability Grant recipients
3. Assisted staff with the review and selection of Micro Enterprises Services of Oregon as the N/NE Business Navigator
4. Participation in eight subcommittees that address key implementation issues and objectives of the Action Plan

The Portland Housing Bureau (PHB) administers \$5,000,000 allocated in the Action Plan for home repair, down payment assistance, and accessory dwelling units (ADU) programs serving people of color. Due to changing priorities, PHB leadership has decided not to move forward with the ADU program so Prosper Portland staff will work with the CDI Committee to develop a recommendation on where to reallocate those funds.

In fiscal year 2018-2019, staff will focus Action Plan implementation on:

- Developing a strategic community outreach plan that will increase awareness and access to Prosper Portland financial and technical assistance programs.
- Reviewing and making adjustments in investment allocations, including redirecting the ADU program funds to other Action Plan priorities.
- Administering the Community Livability Grant program for up to ten awardees that will deliver on community priorities.
- Collaborating with the MESO N/NE Business Navigator to connect business owners of color to Prosper Portland financial assistance programs.
- Exploring amendments to the Interstate Corridor Urban Renewal Plan to increase revenue and include new properties that will meet Action Plan objectives.
- Coordinating with the Hill Block Project Working Group should the Interstate Corridor Urban Renewal Plan be amended to include the Hill Block property.

### **EQUITY IMPACT**

The Action Plan targets \$32,000,000 of TIF resources specifically to communities and individuals that historically have not fully participated in, or benefited from, opportunities in the Interstate Corridor URA. As such, 91 percent of the Prosperity Investment Program recipients are property or business owners of color. Please see the attached Progress Report for more details about investment and equity impacts as of June 30, 2018.

### **ATTACHMENTS**

- A. N/NE Community Development Initiative Action Plan
- B. N/NE Community Development Initiative Progress Report (January 2017 - June 2018)