

# LENTS FIVE-YEAR ACTION PLAN ACCOMPLISHMENTS REPORT

FEBRUARY 2020



**PROSPER  
PORTLAND**  
Building an Equitable Economy

**Portland  
Housing Bureau**

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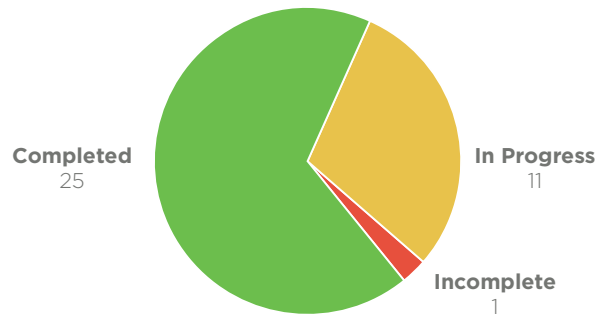
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# Letter from the Directors of Prosper Portland and the Portland Housing Bureau

In 2014, the Lents Five-Year Action Plan (Action Plan) developed key priorities for the district's neighborhood centers, commercial corridors, affordable housing, and industrial and open space. Building on the solid foundation laid by public investments in infrastructure and community development in Lents between 1998 and 2013, the Action Plan set out a strategy to deliver on community priorities and ensure existing residents and businesses would benefit.

The Action Plan was predicated on the assumptions that i) Lents deserved bold actions and calculated risks, and ii) making key investments ahead of market changes would both preserve affordability and create economic opportunity.



This Accomplishments Report evaluates the results of the Action Plan, which identified 37 actions to be completed or significantly underway by 2020. In sections A through E, the report summarizes implementation of each action in the five-year plan. We made substantial progress on these actions and fully achieved 25 (or 68 percent) by 2020. Eleven actions are nearly completed or remain in progress, while one has faced obstacles to implementation.

The Action Plan also identified key metrics with which to evaluate progress quantitatively. The final sections of this Accomplishments Report show performance on each of these measures.

We're proud of the significant accomplishments detailed in the Accomplishments Report. Alongside our partners, ranging from the Portland Bureau of Transportation, to neighborhood partner organizations, to project developers and the community, we collectively:

- Delivered innovative, community-centered projects: Portland Mercado, Woody Guthrie Place, 72 Foster, Lents Commons, Oliver Station, Asian Health & Service Center, 93rd & Woodstock, Flipside;
- Dramatically increased our investment in affordable housing to \$23.6 million;
- Built 406 new housing units, including 299 affordable;
- Leveraged \$65 million in private funds for multi-family housing;
- Supported 64 businesses with \$1.4 million in loans and grants;
- Directed 55% of Prosperity Investment Program grant assistance resources to businesses owned by People of Color; and
- Completed 25 transportation infrastructure projects increasing community safety, livability and connectivity.

Progress has been slower on some fronts. Despite years of staff efforts, a grocery store has not located in the Lents Town Center. And while significant inter-bureau discussions have occurred regarding alternative Johnson Creek flood management approaches, industrial lands adjacent to I-205 and Johnson Creek have yet to evolve into more dense industrial development.

Examining baseline census data shows that Lents has experienced positive changes over the past five years with an influx of nearly 4,000 new residents,

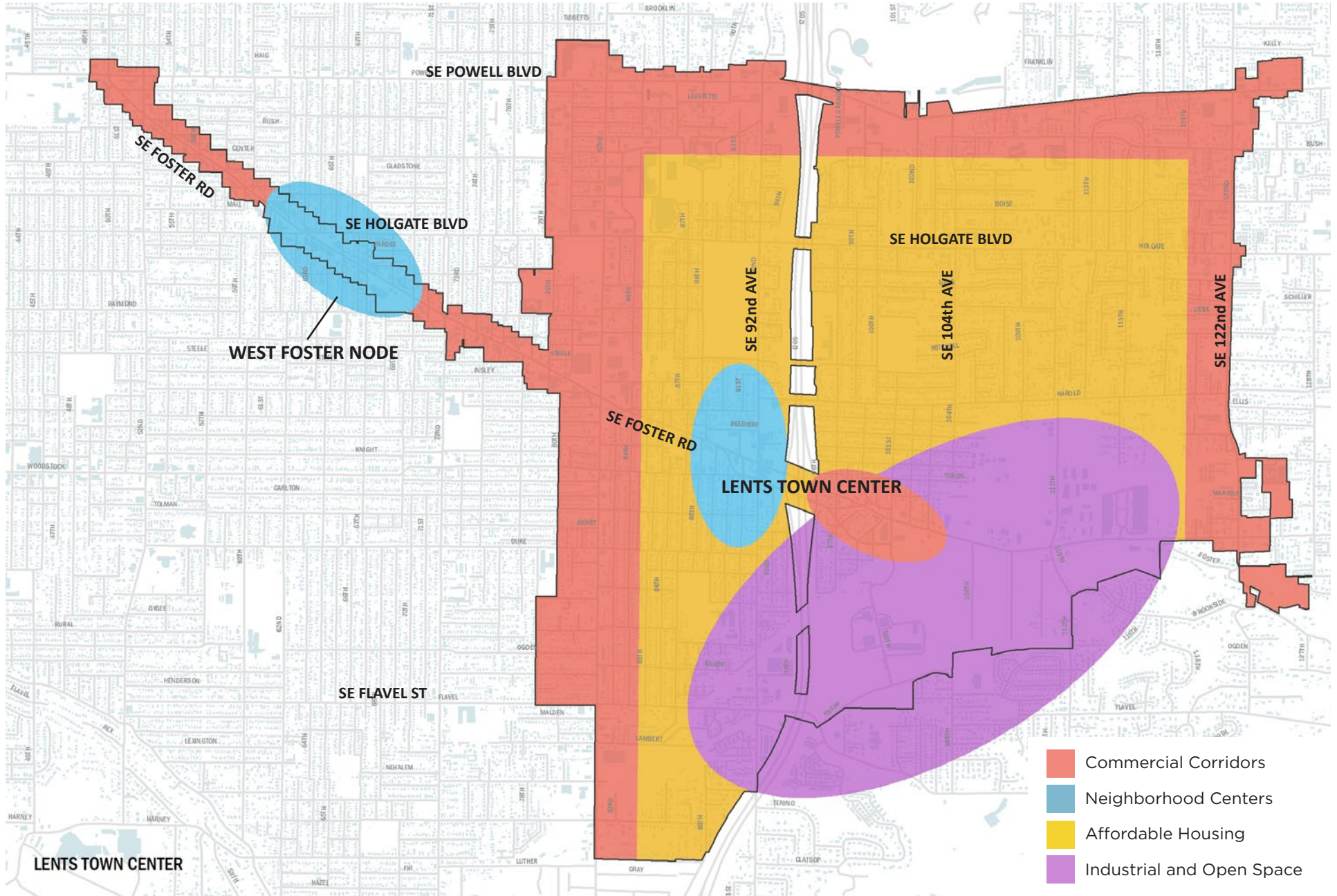
a decrease in the poverty rate from 21 percent to 18 percent, and 262 new businesses over the five-year period. However, change isn't happening quickly enough nor benefiting People of Color to the same degree; while poverty rates for Black or African American, Asian, and Hispanic or Latino residents of Lents decreased over the same time period, they still remain higher than that of their White counterparts.

As we look toward the next phase of engagement, investment and partnership in the Lents Town Center Tax Increment Finance District, we remain committed to applying a racial equity lens and to ensuring that our work benefits longtime residents and business owners. In the process of understanding Lents in 2020, and applying lessons learned from the past five years, we know with certainty that partnership and engagement with the community will remain central to our future endeavors as we work to support and promote the inclusion, vibrancy and prosperity of Lents.

**Kimberly Branam**  
Executive Director, Prosper Portland

**Shannon Callahan**  
Director, Portland Housing Bureau

# FOCUS GEOGRAPHIES





# PHOTO GALLERY



Photos, left to right: Lents Commons groundbreaking; Lents Commons; Asian Health & Service Center grand opening; Lents Entryway (Charley ZHnag Photography); Lents Commons grand opening; Oliver Station; Lents Town Center Open House (Feb 2019); Portland Mercado, Portland YouthBuilders; Foster-Woodstock Streetscape Enhancements ribbon cutting; and Lents Mural.

# A. Neighborhood Centers Objectives & Accomplishments

## Lents Town Center

Stimulate development that positively changes the reputation and increases the vitality of the Lents Town Center.

1. Concentrate investment along 92nd Avenue and initiate “game changing” redevelopment
2. Promote redevelopment and/or occupancy of Prosper Portland-owned properties.
3. Invest in planned infrastructure
4. Promote business development

## West Foster Node

Leverage infrastructure improvements to facilitate placemaking along the West Foster Node by tenanting and redeveloping Prosper Portland-owned properties, promoting private investment, and supporting businesses.




5. Promote redevelopment and/or occupancy of Prosper Portland-owned properties.
6. Facilitate redevelopment and occupancy of privately owned properties
7. Invest in planned infrastructure
8. Promote business development





## LENTS TOWN CENTER

## 1. Concentrate investment along 92nd Avenue and initiate “game changing” redevelopment









KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 1.1 Grocery Anchor	<b>Prosper staff engaged multiple developers and grocery store executives to explore locating in Lents. No store has chosen to locate to date.</b>	
Action 1.2 Bakery Blocks – Re-tenant the Prosper Portland-owned building with active retail uses.	<b>Property to be sold to Palindrome Communities. Public plaza will be developed for Lents Farmer Market. Retenancing of remaining space in progress including a home for the Green Lents Tool Library.</b>	
Action 1.3 92H-92nd Ave Frontage Action 1.4 92H East Portion Action 1.5 92H Southwest Corner	<b>Successfully completed negotiations with Palindrome Communities for first phase of redevelopment of 92H. Portland Housing Bureau committed to developing 30-50 affordable housing units on Block F.</b>	
Action 1.6 McGalliard/Foster Rd/ Crossroads Plaza	<b>Lents Commons project completed on the site. All 54 residential units leased. Affordable commercial spaces available and currently being improved and marketed.</b>	



**LENTS COMMONS** 16 AFFORDABLE AND 38 MARKET RATE RESIDENTIAL RENTAL UNITS; 7,600 SQ. FT. OF AFFORDABLE COMMERCIAL SPACE

## LENTS TOWN CENTER

## 2. Promote redevelopment and/or occupancy of Prosper Portland-owned properties

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 2.1 93rd & Woodstock	Property sold by Prosper to developer who built Flipside Bar & Carts and 6 townhouses.	
Action 2.2 Architectural Iron Products building	Property offered during Request for Interest; currently leased to local business and remains a redevelopment opportunity.	
Action 2.3 Tate	Property offered during Request for Interest; remains a redevelopment opportunity.	
Action 2.4 Sullivans / Church Lots	Project complete and fully leased as Woody Guthrie Place with 64 affordable and workforce residential rental units and ground floor community space.	
Action 2.5 LTC II	Project complete as Asian Health and Service Center.	
Action 2.6 Bauske	Property sold to adjacent business owner for surface parking and for art installation.	
Action 2.7 Edmondson	Project development is complete; five active tenants as of January 2020.	
Action 2.8 Dagel	Property remains vacant and undevelopable.	


**ASIAN HEALTH & SERVICE CENTER**

30,000 SQ. FT. COMMERCIAL BUILDING THAT SERVES AS THE AHSC OFFICE, COMMUNITY AND CLINIC SERVICES, AND AN EVENT SPACE.






## LENTS TOWN CENTER

## 3. Invest in planned infrastructure (PBOT)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 3.1 Implement Lents Entryways and Foster/Woodstock streetscape improvements	<b>Project completed</b>	

## LENTS TOWN CENTER



4. Promote business development  
(Prosper Portland & Lents Grown)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 4.1 Prosper Portland business assistance in the form of outreach, financial and technical assistance programs	<b>28 businesses received assistance in the form of loans or grants totaling \$803K in both Lents Town Center and West Foster Node.</b>	
Action 4.2 Support new business district formation	<b>Worked with Venture Portland to support the Lents Grown Business Association.</b>	
Action 4.3 Facilitate redevelopment and occupancy for private property owners	<b>Provided grants and loans to three private property owners.</b>	


**WEST FOSTER NODE****5. Promote redevelopment and/or occupancy of Prosper Portland-owned properties**

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 5.1 Facilitate redevelopment of 72nd & Foster – East Site	<b>Successful development of the Portland Mercado by Hacienda Community Development Corporation</b>	
Action 5.2 Facilitate redevelopment of 72nd & Foster – West Site	<b>REACH CDC successfully redeveloped the site with 101 affordable residential rental units and ground floor commercial space. All residential and commercial units occupied.</b>	

**WEST FOSTER NODE****6. Facilitate redevelopment and occupancy of privately owned properties (Property Owners & Prosper Portland)**

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 6.1 Mt. Scott Fuel	<b>Provided grant assistance; redevelopment did not move forward and business remains in operation.</b>	
Action 6.2 Phoenix Pharmacy	<b>Provided grant assistance; owners still considering development options.</b>	

WEST FOSTER NODE  
7. Invest in Planned Infrastructure (PBOT)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 7.1 Foster Road Streetscape Improvements from 52nd to 89th	Project complete.	

WEST FOSTER NODE  
8. Promote Business Development (Prosper Portland)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 8.1 Prosper Portland business assistance in the form of outreach, financial and technical assistance programs	28 businesses received assistance in the form of loans or grants totaling \$803K in both Lents Town Center and West Foster Node.	

\$803K

IN LOANS AND GRANTS TO  
28 LOCAL BUSINESSES

\$11.9M

IN TRANSPORTATION  
INFRASTRUCTURE  
INVESTMENTS



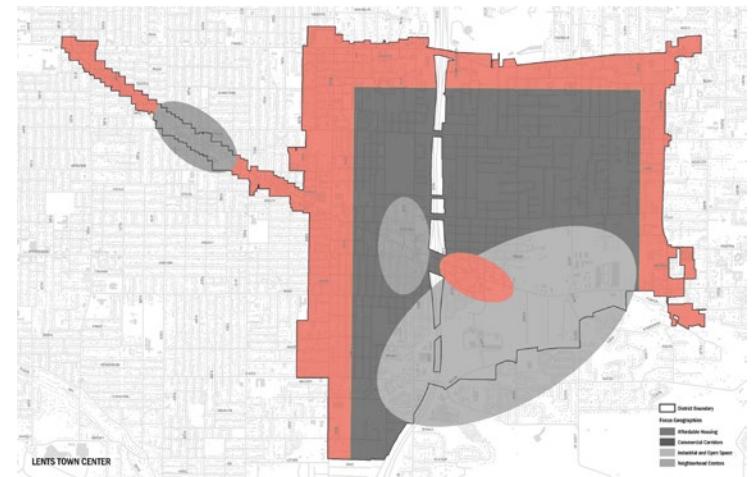
## B. Commercial Corridors

### Objectives & Accomplishments



#### **82<sup>ND</sup>, POWELL BLVD, 122<sup>ND</sup>, FOSTER WEST & FOSTER EAST**

Increase safety and vitality of Lents commercial corridors.




9. Invest in commercial corridor safety
10. Promote commercial corridor vitality & business development



## 9. Invest in commercial corridor safety (PBOT & Metro)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 9.1 Implement streetscape improvements on 122nd Avenue from SE Holgate to SE Ramona	<b>Project complete.</b>	
Action 9.2 Improvement Transit Service along Division and Powell	<b>Division Transit Project final design and construction beginning in 2020.</b>	

## 10. Promote commercial corridor vitality & business development (Prosper Portland & Community Organizations)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 10.1 Invest in affordable and/or workforce mixed-use projects, with high-density housing	<b>Projects completed and occupied: Woody Guthrie, Lents Commons, Oliver Station, 72 Foster. Total housing units: 406 including 106 market-rate/workforce and 299 affordable. Lents Town Center Phase 2 in pre-development (92H).</b>	
Action 10.2 PP business assistance in the form of outreach, financial and technical assistance programs	<b>Provided 36 businesses loans or grants totaling \$618K.</b>	
Action 10.3 Support local community organizations	<b>Provided grant funding to Portland Mercado, Portland Youth Builders for \$202K and \$195K respectively.</b>	

## C. Affordable Housing Objectives & Accomplishments

### **FOSTER-POWELL, CRESTON-KENILWORTH, MOUNT SCOTT-ARLETA, LENTS, PLEASANT VALLEY & POWELLHURST-GILBERT**

Encourage construction and rehabilitation of units and preserve housing affordability for homeowners and renters

11. Encourage construction of additional housing units through the use of non-tax increment financing programs
12. Preserve housing affordability for homeowners and renters
13. Take advantage of opportunities to construct new multifamily housing units





## 11. Encourage construction of additional housing units through the use of non-tax increment financing programs (PHB)

### KEY ACTIONS

Action 11.1 Provide System Development Charges and limited tax exemptions

### ACTIONS TO DATE

**City approved 319 affordable homeownership unit limited tax exemptions (HOLTE) and system development charge (SDC) exemptions.**

### PROGRESS



## 12. Preserve housing affordability for homeowners and renters (PHB)

### KEY ACTIONS

Action 12.1 Invest in home repair loans and grants

### ACTIONS TO DATE

**City provided 297 home repair loans and grants.**

### PROGRESS



Action 12.2 Create new homebuyer opportunities, particularly among communities of color

**City provided 56 down payment assistance loans. 66% went to homeowners of color.**




Action 12.3 Provide fair housing education and advocacy

**City provided funding to organizations serving 554 people with fair housing resources.**



### 13. Take advantage of opportunities to construct new multi-family housing units (PHB)

KEY ACTIONS	ACTIONS TO DATE	PROGRESS
Action 13.1 Leverage private sector (for-profit and non-profit) investments in multi-family housing when public resources are available	Leveraged \$65M in private funds with Prosper Portland and City of Portland resources.	

**297**  
HOME REPAIR  
LOANS AND GRANTS

**66%**  
OF DOWN PAYMENT  
ASSISTANCE LOANS  
WENT TO HOMEOWNERS  
OF COLOR

**554**  
PEOPLE PROVIDED  
WITH FAIR  
HOUSING SERVICES

**\$65M**  
IN PRIVATE FUNDS  
LEVERAGED

# D. Industrial and Open Space Objectives & Accomplishments

## EAST FOSTER

Intensify industrial uses and plan for mitigation of 100-year flooding.

- 14. Promote traded sector business development
- 15. Facilitate redevelopment and expansion of privately owned properties
- 16. Prepare for the future of regionally significant industrial lands and natural amenities





## 14. Promote traded sector business development (Prosper Portland)

### KEY ACTIONS

Action 14.1 Promote retention, recruitment, and growth of industrial traded-sector businesses

### ACTIONS TO DATE

**Enrolled two traded sector businesses in Enterprise Zone program.**

### PROGRESS



## 15. Facilitate redevelopment and expansion of privately owned properties

### KEY ACTIONS

Action 15.1 Facilitate development and expansion of privately owned industrial properties

### ACTIONS TO DATE

**Explored redevelopment opportunities with private property owners.**

### PROGRESS



Action 15.2 Facilitate development and expansion of regional destinations and a connected open space network – Leach Botanical Gardens, Zenger Farms, Springwater Wetlands

**Provided \$4M in grants and intergovernmental resources to three community-based organizations.**



## 16. Prepare for the future of regionally significant industrial lands and natural amenities

### KEY ACTIONS

Action 16.1 Explore ways to initiate planning to mitigate for 100-year flood impacts

### ACTIONS TO DATE

**Partnered with Oregon Solutions and bureau partners on Lents Stabilization and Job Creation Project.**

### PROGRESS



Action 16.2 Initiate planning for improvements for bicycle and pedestrian connections east of I-205

**Project remains in City planning phase.**



## E. Metrics

## LENTS FIVE-YEAR ACTION PLAN METRICS

**FOCUS GEOGRAPHIES:**  NEIGHBORHOOD CENTERS  COMMERCIAL CORRIDORS  AFFORDABLE HOUSING  INDUSTRIAL & OPEN SPACE





### ACTION PLAN METRICS

	Number of Released Request for Interests/Qualifications/Proposals (Prosper Portland)	1
	Number of Development Transactions (loans) and/or Executed Disposition and Development Agreements (Prosper Portland)	5
	Formation and recognition of Lents Grown as new business district association (Prosper Portland)	✓
	Number of businesses/property owners that received assistance from a Prosper Portland Business Development Officer (Prosper Portland)	NC 40, CC 37, IO 7
	Number of businesses/property owners receiving Prosper Portland Grants- Storefront Improvement, Development Opportunity Study, and Green Features (Prosper Portland)	NC 30, CC 37, IO 7
	Number of businesses/property owners receiving Prosper Portland loans (Prosper Portland)	10
	Infrastructure projects completed (PBOT)	25
	Number of affordable units built/dollars invested (PHB)	299 \$23.6M
	Number of home repair loans/dollar amount (PHB)	20 \$515K
	Number of home repair grants/dollar amount (PHB)	277 \$2.6M
	Number of people utilizing HOLTE and DPAL programs (PHB)	372
	Number of people accessing fair housing resources (PHB)	554
	Lead assigned for Action 16.1 Planning to mitigate for 100-year flood impacts (Mayor's Office)	✓

## LENTS FIVE-YEAR ACTION PLAN METRICS

FOCUS GEOGRAPHIES:  NEIGHBORHOOD CENTERS  COMMERCIAL CORRIDORS  AFFORDABLE HOUSING  INDUSTRIAL & OPEN SPACE

### BASELINE METRICS

Baseline and tracking of census data* (unemployment, poverty, income, minority, & education) over 5 years (Prosper Portland)	Lents grew by nearly 4,000 residents between 2013-2018, with an increase in residents of color (35% to 37% respectively). Educational attainment grew by 2% over the same time period, as well as median income, from \$37,952 in 2013 to \$43,104 in 2018. The poverty rate decreased from 21% to 18%, with unemployment also declining from 11.5% to 6.2% over the same time period.
Baseline and tracking of Gentrification and Displacement over 5 years (BPS)	An increase of risk factors contributing to possible gentrification (+51% points of households) between 2013-2018
 Number of pedestrian fatalities and injuries*** (PBOT)	7 fatalities; 114 injuries
 Number of auto accidents, fatalities and injuries*** (PBOT)	3,893 total accidents; 6 fatalities; 3,080 injuries
 Number of employees in each commercial corridor**** (Prosper Portland)	NC +(56) CC +(957) AH +(287) IO -(41)
 Number of businesses on each commercial corridor**** (Prosper Portland)	NC +(17) CC +(143) AH +(67) IO +(35)

\*ACS Census data used from 2013 and 2018 for unemployment, poverty, population, and education figures. ESRI data used for median income from 2014-2019.

\*\*Data from Bureau of Planning and Sustainability Gentrification and Displacement Study typology from 2010-2017; household figures from 2013-2018

\*\*\*Data provided by PBOT, totals are from 2013- 2017

\*\*\*\*Data from Quarterly Census of Employment and Wages, totals are from 2013-2018

# LENTS TOWN CENTER PROPERTIES (2014)

