Introduction
Letter from the Directors of Prosper Portland and the Portland Housing Bureau
Focus Geographies
Photo Gallery

A. Neighborhood Centers - Objectives & Accomplishments
1. Concentrate investment along 92nd Avenue and initiate “game changing” redevelopment
2. Promote redevelopment and/or occupancy of Prosper Portland-owned properties (Lents Town Center)
3. Invest in planned infrastructure (PBOT)
4. Promote business development (Prosper Portland & Lents Grown)
5. Promote redevelopment and/or occupancy of Prosper Portland-owned properties (West Foster Node)
6. Facilitate redevelopment and occupancy of privately owned properties (Property Owners & Prosper Portland)
7. Invest in Planned Infrastructure (PBOT)
8. Promote Business Development (Prosper Portland)

B. Commercial Corridors - Objectives & Accomplishments
9. Invest in commercial corridor safety (PBOT & Metro)
10. Promote commercial corridor vitality & business development (Prosper Portland & Community Organizations)

C. Affordable Housing - Objectives & Accomplishments
11. Encourage construction of additional housing units through the use of non-tax increment financing programs (PHB)
12. Preserve housing affordability for homeowners and renters (PHB)
13. Take advantage of opportunities to construct new multifamily housing units (PHB)

D. Industrial and Open Space - Objectives & Accomplishments
14. Promote traded sector business development (Prosper Portland)
15. Facilitate redevelopment and expansion of privately owned properties
16. Prepare for the future of regionally significant industrial lands and natural amenities

E. Metrics
Lents Five-Year Action Plan Metrics
Lents Town Center Properties Map (2014)
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

Commercial Corridors
Neighborhood Centers
Affordable Housing
Industrial and Open Space
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

<table>
<thead>
<tr>
<th>Action</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Grocery Anchor</td>
</tr>
<tr>
<td>1.2</td>
<td>Bakery Blocks – Re-tenant the Prosper Portland-owned building with active retail uses.</td>
</tr>
<tr>
<td>1.3</td>
<td>92H-92nd Ave Frontage</td>
</tr>
<tr>
<td>1.4</td>
<td>92H East Portion</td>
</tr>
<tr>
<td>1.5</td>
<td>92H Southwest Corner</td>
</tr>
<tr>
<td>1.6</td>
<td>McGalliard/Foster Rd/ Crossroads Plaza</td>
</tr>
</tbody>
</table>

### ACTIONS TO DATE

<table>
<thead>
<tr>
<th>Action</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Prosper staff engaged multiple developers and grocery store executives to explore locating in Lents. No store has chosen to locate to date.</td>
</tr>
<tr>
<td>1.2</td>
<td>Property to be sold to Palindrome Communities. Public plaza will be developed for Lents Farmer Market. Retenanting of remaining space in progress including a home for the Green Lents Tool Library.</td>
</tr>
<tr>
<td>1.3</td>
<td>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.</td>
</tr>
<tr>
<td>1.6</td>
<td>Lents Commons project completed on the site. All 54 residential units leased. Affordable commercial spaces available and currently being improved and marketed.</td>
</tr>
</tbody>
</table>

**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

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

### 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)

<table>
<thead>
<tr>
<th>KEY ACTIONS</th>
<th>ACTIONS TO DATE</th>
<th>PROGRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action 3.1 Implement Lents Entryways and Foster/Woodstock streetscape improvements</td>
<td>Project completed</td>
<td>![Progress Icon]</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>KEY ACTIONS</th>
<th>ACTIONS TO DATE</th>
<th>PROGRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action 4.1 Prosper Portland business assistance in the form of outreach, financial and technical assistance programs</td>
<td>28 businesses received assistance in the form of loans or grants totaling $803K in both Lents Town Center and West Foster Node.</td>
<td>![Progress Icon]</td>
</tr>
<tr>
<td>Action 4.2 Support new business district formation</td>
<td>Worked with Venture Portland to support the Lents Grown Business Association.</td>
<td>![Progress Icon]</td>
</tr>
<tr>
<td>Action 4.3 Facilitate redevelopment and occupancy for private property owners</td>
<td>Provided grants and loans to three private property owners.</td>
<td>![Progress Icon]</td>
</tr>
</tbody>
</table>
## WEST FOSTER NODE
### 5. Promote redevelopment and/or occupancy of Prosper Portland-owned properties

<table>
<thead>
<tr>
<th>KEY ACTIONS</th>
<th>ACTIONS TO DATE</th>
<th>PROGRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action 5.1</td>
<td>Facilitate redevelopment of 72nd &amp; Foster – East Site</td>
<td>![Circle]</td>
</tr>
<tr>
<td></td>
<td>Successful development of the Portland Mercado by Hacienda Community Development Corporation</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Action 5.2</td>
<td>Facilitate redevelopment of 72nd &amp; Foster – West Site</td>
<td>![Circle]</td>
</tr>
<tr>
<td></td>
<td>REACH CDC successfully redeveloped the site with 101 affordable residential rental units and ground floor commercial space. All residential and commercial units occupied.</td>
<td>![Circle]</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>KEY ACTIONS</th>
<th>ACTIONS TO DATE</th>
<th>PROGRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action 6.1</td>
<td>Mt. Scott Fuel</td>
<td>![Half-Circle]</td>
</tr>
<tr>
<td></td>
<td>Provided grant assistance; redevelopment did not move forward and business remains in operation.</td>
<td>![Half-Circle]</td>
</tr>
<tr>
<td>Action 6.2</td>
<td>Phoenix Pharmacy</td>
<td>![Half-Circle]</td>
</tr>
<tr>
<td></td>
<td>Provided grant assistance; owners still considering development options.</td>
<td>![Half-Circle]</td>
</tr>
</tbody>
</table>
WEST FOSTER NODE
7. Invest in Planned Infrastructure (PBOT)

**KEY ACTIONS**
Action 7.1 Foster Road Streetscape Improvements from 52nd to 89th

**ACTIONS TO DATE**
Project complete.

**PROGRESS**

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

**KEY ACTIONS**
Action 8.1 Prosper Portland business assistance in the form of outreach, financial and technical assistance programs

**ACTIONS TO DATE**
28 businesses received assistance in the form of loans or grants totaling $803K in both Lents Town Center and West Foster Node.

**PROGRESS**

**$803K**
IN LOANS AND GRANTS TO 28 LOCAL BUSINESSES

**$11.9M**
IN TRANSPORTATION INFRASTRUCTURE INVESTMENTS
B. Commercial Corridors
Objectives & Accomplishments

82ND, POWELL BLVD, 122ND, 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)

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

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

<table>
<thead>
<tr>
<th>KEY ACTIONS</th>
<th>ACTIONS TO DATE</th>
<th>PROGRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action 10.1</td>
<td>Invest in affordable and/or workforce mixed-use projects, with high-density housing</td>
<td>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).</td>
</tr>
<tr>
<td>Action 10.2</td>
<td>PP business assistance in the form of outreach, financial and technical assistance programs</td>
<td>Provided 36 businesses loans or grants totaling $618K.</td>
</tr>
<tr>
<td>Action 10.3</td>
<td>Support local community organizations</td>
<td>Provided grant funding to Portland Mercado, Portland Youth Builders for $202K and $195K respectively.</td>
</tr>
</tbody>
</table>
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
- Action 12.2 Create new homebuyer opportunities, particularly among communities of color
- Action 12.3 Provide fair housing education and advocacy

**ACTIONS TO DATE**

- City provided 297 home repair loans and grants.
- City provided 56 down payment assistance loans. 66% went to homeowners of color.
- City provided funding to organizations serving 554 people with fair housing resources.

**PROGRESS**

---
### Key Actions

Action 13.1 Leverage private sector (for-profit and non-profit) investments in multi-family housing when public resources are available

### Actions to Date

Leveraged $65M in private funds with Prosper Portland and City of Portland resources.

### Progress

- **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

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

**ACTIONS TO DATE**
- Explored redevelopment opportunities with private property owners.
- Provided $4M in grants and intergovernmental resources to three community-based organizations.

**PROGRESS**

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

**ACTIONS TO DATE**
- Partnered with Oregon Solutions and bureau partners on Lents Stabilization and Job Creation Project.
- Project remains in City planning phase.

**PROGRESS**
E. Metrics
## ACTION PLAN METRICS

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

<table>
<thead>
<tr>
<th>Metric</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline and tracking of census data* (unemployment, poverty, income, minority, &amp; education) over 5 years (Prosper Portland)</td>
<td>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.</td>
</tr>
<tr>
<td>Baseline and tracking of Gentrification and Displacement over 5 years (BPS)</td>
<td>An increase of risk factors contributing to possible gentrification (+51% points of households) between 2013-2018</td>
</tr>
<tr>
<td>Number of pedestrian fatalities and injuries*** (PBOT)</td>
<td>7 fatalities; 114 injuries</td>
</tr>
<tr>
<td>Number of auto accidents, fatalities and injuries*** (PBOT)</td>
<td>3,893 total accidents; 6 fatalities; 3,080 injuries</td>
</tr>
<tr>
<td>Number of employees in each commercial corridor**** (Prosper Portland)</td>
<td>NC +(56) CC +(957) AH +(287) IO -(41)</td>
</tr>
<tr>
<td>Number of businesses on each commercial corridor**** (Prosper Portland)</td>
<td>NC +(17) CC +(143) AH +(67) IO +(35)</td>
</tr>
</tbody>
</table>

*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