

East Portland Tax Increment Financing (TIF) District Exploration Steering Committee

Working Group Open Call

Application: <https://forms.gle/NxHAYfANRNQxkamm7>

Deadline for Applicants: October 2, 2023

Contacts: Dana DeKlyen, Roger Gonzalez, Kathryn Hartinger,
eastportlandtif@prosperportland.us

Purpose and Background

As private market pressures intensify in East Portland, there is an urgent need for community-centered investments to help stabilize residents and small businesses; and to support inclusive growth that benefits everyone.

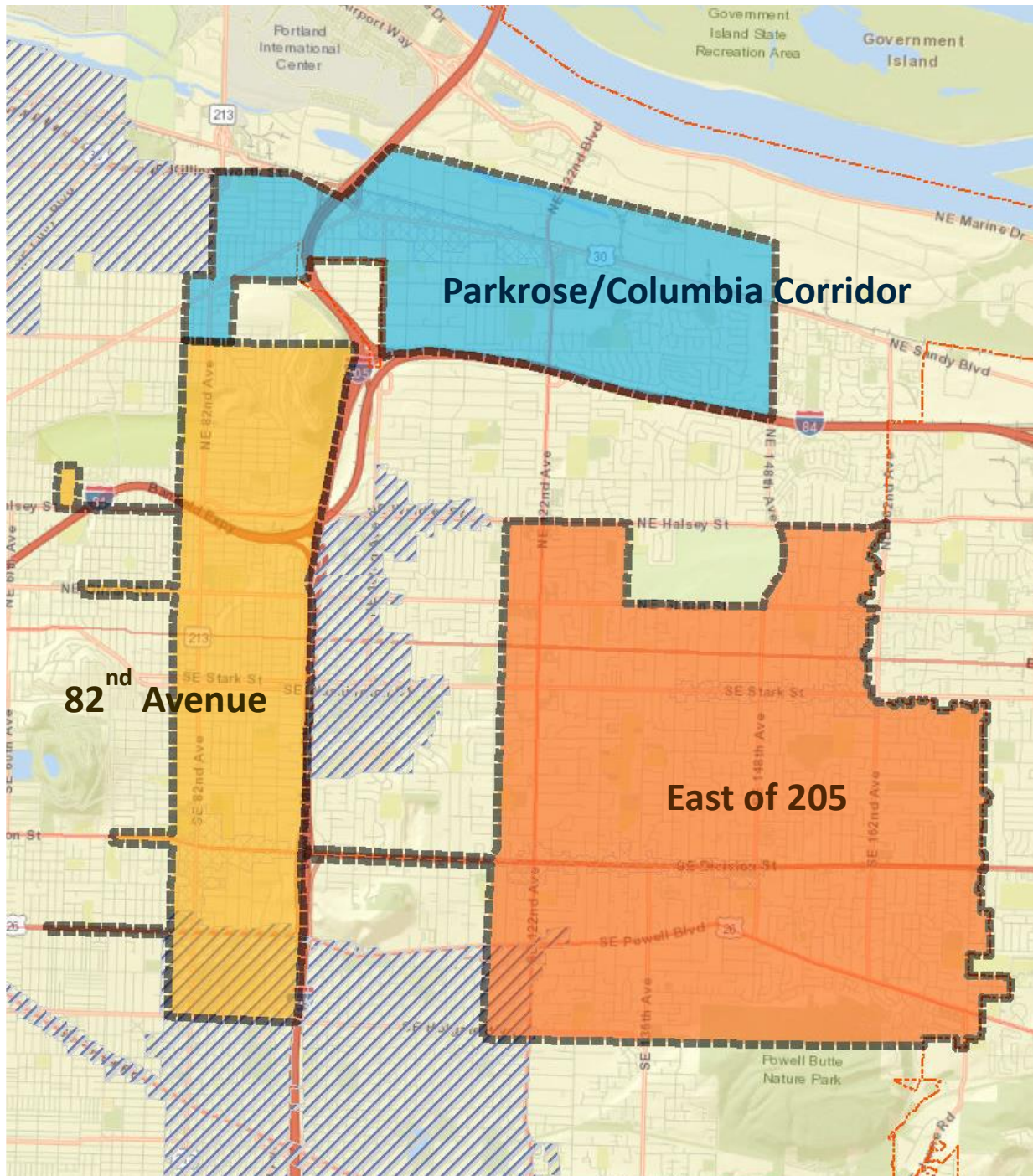
Housing that is affordable for working families, people with disabilities, seniors, and low-income households are a high priority for the City of Portland, and the City's current policy of setting aside 45 percent of TIF revenues for affordable housing investments ensures that a significant portion of TIF supports the preservation or creation of affordable homes within the TIF District boundary. It is estimated that since 2000, TIF has funded approximately 5,900, or one-half, of all affordable housing units produced in Portland.

TIF dollars can fund permanent, physical improvements. That means things like loans and grants to renovate buildings or redevelop property, down-payment assistance, property acquisition, affordable housing development and preservation, equitable access to capital, living-and high-wage employment, affordable commercial tenancing and infrastructure (e.g., parks, streets, community spaces, sidewalks).

TIF as a tool of urban renewal has a complicated and racist legacy both nationally and in Portland; it was a contributing factor in the displacement of thousands of Black Portlanders from inner north and northeast Portland.

The adoption of the Cully TIF District in November 2022 set a new precedent for TIF district exploration and creation, centering community needs and low-income communities through engagement and governance. Through that process, both City staff and community partners learned numerous lessons that can inform how future TIF districts are created to ensure investments stabilize residents and business owners who are vulnerable to displacement.

In August 2023, Commissioner Carmen Rubio convened a Steering Committee to guide TIF exploration in East Portland, inclusive of the area around 82nd Avenue. The group is charged with allocating up to 7,500 acres and \$6 billion of assessed (property) value to as many as three potential districts. The Steering Committee has identified the following three areas for working group exploration and focus:



The map reflects areas for engagement, discussion and exploration, not district boundaries. In sum, the three mapped areas comprise roughly 9,000 acres, which is larger than the 7,500 acres allocated for district creation. The map also shows some acreage in the 82nd Avenue exploration area that is currently also in the existing Lents TIF District. Properties cannot be in two districts at one time. However, there are a number of ways in which a portion of this overlapping area could become eligible for inclusion in a potential 82nd Avenue district, so this area is being included for Working Group discussion.

The E205, Parkrose/Columbia Corridor and 82nd Avenue Working Groups will conduct individual explorations in each respective area, determining whether or not to move forward with TIF. If there is support, Working Groups will co-create District Plan documents for consideration by City Council, always centering those households and businesses most economically vulnerable.

East Portland TIF Exploration Working Groups

Working Groups will work with City staff, leadership, and other partners in a model of co-creation. Co-creation includes collaborative idea generation as well as equitable participation in discussion. It requires sharing a deep understanding and respect for each other's positions, power and expertise as proposals and guidance are being developed. Co-creation relies on transparency, technical support, and open communication among all parties.

Working Group activities include:

- Leads deep dive community district exploration conversations.
- Coordinates district-focused community engagement, advises on contracts, and supports public events.
- Determines whether to move forward and, if supported, works to identify district boundaries that meet acreage limitations, co-creates lists of community priorities, and co-creates a list of TIF-eligible projects to help address those priorities.

Working Group Composition:

- 2-3 Steering Committee members to provide connection between Steering Committee and Working Group discussions.
- 5 District Specific Partners (representatives from the local Neighborhood Prosperity Network District(s), Neighborhood Association, school district, local business association, etc.). These seats will be selected through a separate process.
- **3-4 Open Call Seats**

Who Can Join

All Working Group members must either live, work, worship, have children enrolled in school, or have been displaced from one of the exploration areas. You may apply for multiple areas if appropriate (e.g., if you live in one area and work in another).

What We Look For

- Working Group members should have local knowledge of the specific geography for which they are applying. They should be trusted community members who are committed to engagement and communication within the exploration area.
- All Working Group members are expected to represent the interests of community members vulnerable to displacement within the specific geography, rather than their own personal or organizational interests.

- Working Group members should have a range of experience and knowledge to inform implementation of the TIF Plan, drawing from life experiences, community connections and leadership, education, and professional experience.

Knowledge, and/or experience (lived or professional) in the following areas will be particularly helpful for the Working Group: affordable housing; environmental sustainability; small business; workforce development; community engagement; real estate or banking; cultural institutions; community organizing and advocacy; or education and training.

- Preference may be given to Working Group applicants who are fluent in multiple languages.

Time Commitment

Working Groups are anticipated to meet twice monthly, for two hours each meeting, for approximately 12 months. Initial meetings will be hybrid with both-in person and virtual attendance options. The first meeting will be in late October.

We Remove Barriers

Please let us know if there are barriers to your participation. We anticipate the work of these groups to occur in a diverse, multi-cultural and multi-lingual environments. Working Group members will receive honoraria for their time and the City will provide translation/interpretation, food, and stipends as needed for things like childcare.

Volunteer Ethics

While Working Groups are not formal “public bodies” required to comply with state public meetings laws, individuals who join these Working Groups will become what we call “Public Officials,” which means that while you serve you must behave fairly and ethically. We will provide more information on this once you are accepted.

How to Apply

Applications are due on October 2, 2023.

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To talk with someone about this opportunity or to receive assistance completing the application, please contact please contact the East Portland TIF Exploration project team at eastportlandtif@prosperportland.us.