



PROSPER
PORTLAND

East Portland TIF

Exploration

Steering Committee Meeting #1

August 3, 2023

Agenda

1. Welcome from Commissioner Rubio
2. Goals & Objectives
3. Role of Steering Committee
4. Introductions
 - *** Break ***
5. Operating Agreements
6. Project Background, TIF 101
7. Project Roles, Process, & Timeline
8. Next Steps

Project Goals & Objectives

Incorporate
lessons of the past



Center disadvantaged
and low-income
communities in
engagement, goals
and governance



Advance inclusive
economic growth and
wealth creation

Support
entrepreneurship
and job growth

Further **Community
Stabilization** and
Equitable Development

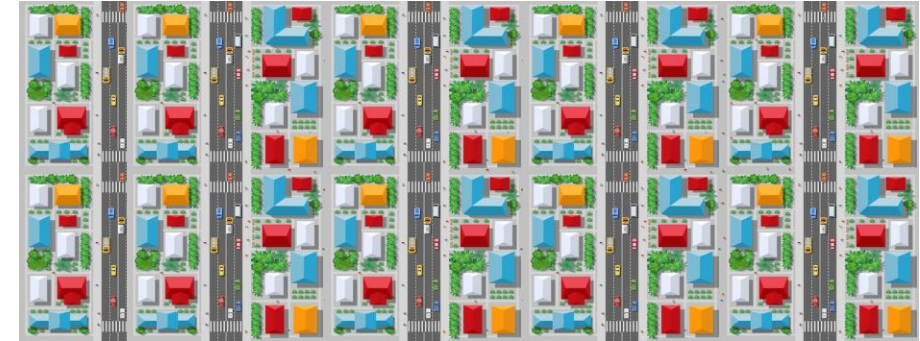


Advance **Housing
production** for a full range
of income levels



Steering Committee Role

- Advise on, and review engagement processes for exploration
- Allocate available acreage and assessed value across as many as three districts in East Portland, inclusive of the area surrounding 82nd Avenue.
- Support community-led Working Groups conducting exploration processes in each of those defined areas
- Provide guidance to Working Groups on issues that arise which have implications across districts and/or for the broader East Portland geography
- Ensure any TIF District Plans resulting from exploration align with prior City Council guidance



Introductions

Name

Pronouns

Organization

Icebreaker: What is your vision for the future of East Portland?

Break

Let's take a 3-minute break.

Feel free to grab a snack.

Stretch.

Drink water.

And return to this space prepared to learn more about the project.

Operating Agreements

Active participation

Share the mic

Question the problem vs. the individual

Permission to make mistakes

Intent vs. impact

Lead with curiosity

Commit to confidentiality

Prioritize communities most impacted

Project Background

- What is TIF?
- Stabilization & Inclusive Growth-Focused Districts
- Community-Identified Needs



TIF is a tool that re-allocates property taxes

PROPERTY DESCRIPTION: 1
 5175 SE HAYTHORNE BLVD
 MULTNOMAH PL BLOCK 132 LOT 1-5

PROPERTY OWNER: 2
 5175 SE HAYTHORNE BLVD
 PORTLAND, OR 97214

VALUES	LAST YEAR	THIS YEAR
MARKET VALUE:		
LAND	142,000	142,000
IMPROVEMENTS	290,898	312,940
TOTAL MARKET VALUE	432,898	454,940
ADJUSTED VALUE:		
MARKET VALUE	290,898	312,940
ADJUSTED VALUE	290,898	312,940

PROPERTY TAXES: 3
 2016-17: \$4,320.43 2017-18: \$4,567.43

TAX PAYMENT OPTIONS: 4
 PAY BY: DISCOUNT NET PAYMENT DATE

DATE	AMOUNT	NET PAYMENT DATE
12/15/17	\$4,700.07	12/15/17
1/15/18	\$4.41	1/15/18
3/15/18	\$1,873.43	3/15/18

TOTAL DEDUCTIBLE TAXES: 5
 2016-17: \$4,320.43 2017-18: \$4,567.43

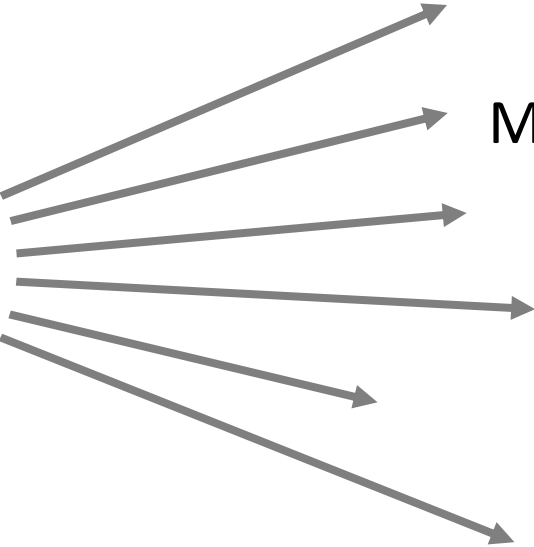
TOTAL DEDUCTIBLE TAXES: 6
 2016-17: \$4,320.43 2017-18: \$4,567.43

TOTAL DEDUCTIBLE TAXES: 7
 2016-17: \$4,320.43 2017-18: \$4,567.43

TOTAL DEDUCTIBLE TAXES: 8
 2016-17: \$4,320.43 2017-18: \$4,567.43



TAXING JURISDICTIONS



City of Portland

Multnomah County

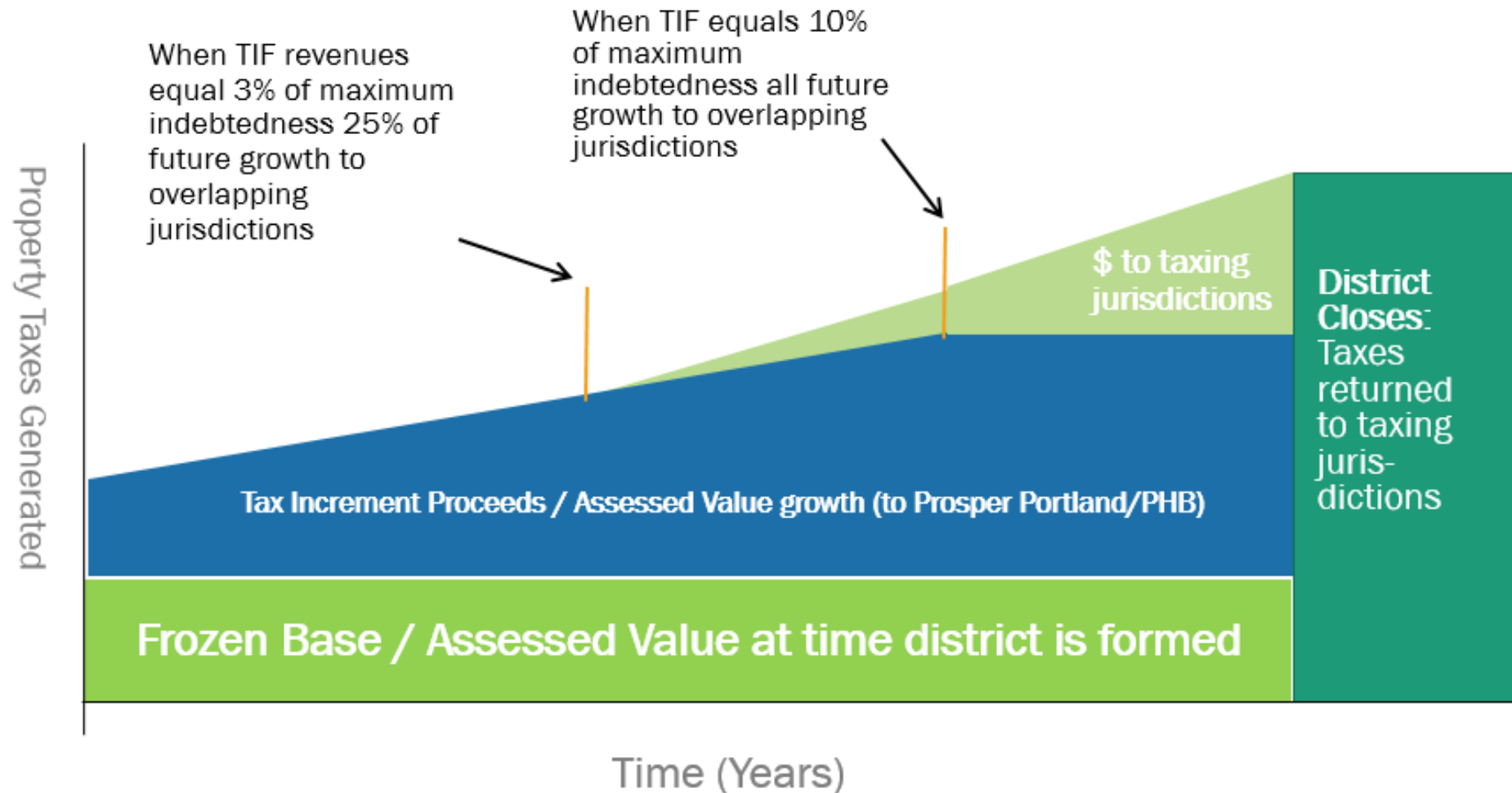
Port of Portland

Metro

Public Schools

Others

How TIF Works



What can TIF fund?

- Physical improvements and related investments:
 - Loans and grants to renovate buildings or redevelop property
 - Property acquisition and disposition by City
 - Affordable housing development and preservation
 - Commercial tenanting
 - Infrastructure (ex: parks, streets & sidewalks, transit)
 - Project-allocated administration



Portland
Housing Bureau



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Examples of what TIF cannot fund:



**Workforce
development
programs**



**Business technical
assistance**



**Non-physical
rental
or homeowner
services**



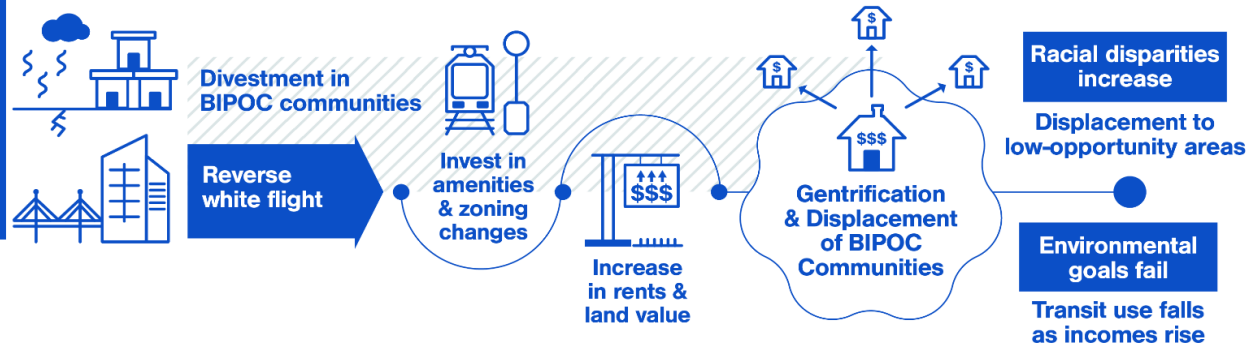
**Portland
Housing Bureau**



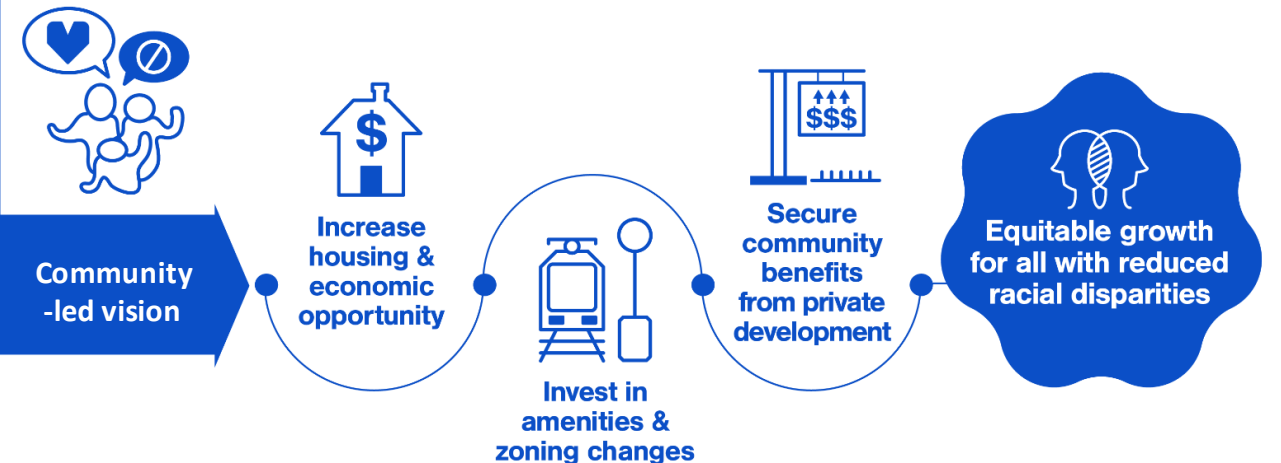
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Stabilization and Inclusive Growth Model


Dynamics of Displacement



A New Approach for Equitable Outcomes



East Portland Community-Identified Needs



Access to Capital* &
Finance Education

Arts & Culture*

Childcare*

Community Connection

Community Pride &
Identity*

Development*

Economic Development*

Emergency Preparedness
& Resilience*

Environment*

Health*

Housing Continuum*

Justice System & Policing



Parks, Recreation & Open
Space*

Public Infrastructure &
Utilities*



Public Safety & Livability*

Resource Navigation

Safety Net Programs &
Services

Schools & Youth

Transportation & Transit*

Workforce Continuum

Wealth Building*

**Some needs in this category are TIF-eligible*

Roles, Process & Project Timeline

- Steering Committee & Working Groups Roles
- Exploration Process
- Project Timeline



Roles, Engagement: Broad and Deep

East PDX TIF Exploration Steering Committee (24 members)

- Leads process and alignment with City Council resolution & direction.
- Looks for alignment and opportunities for learnings and sharing across working groups.
- As exploration process proceeds, balances acreage and AV allocation distribution across district(s) if needed



Geographically-Focused Working Groups (10 – 12 members each)

- Lead deep dive community district exploration conversations.
- Coordinate district-focused community engagement, advise on contracts, support public events.
- Determine whether to move forward and, if supported, co-creates Plan Documents with City staff for consideration by City Council.

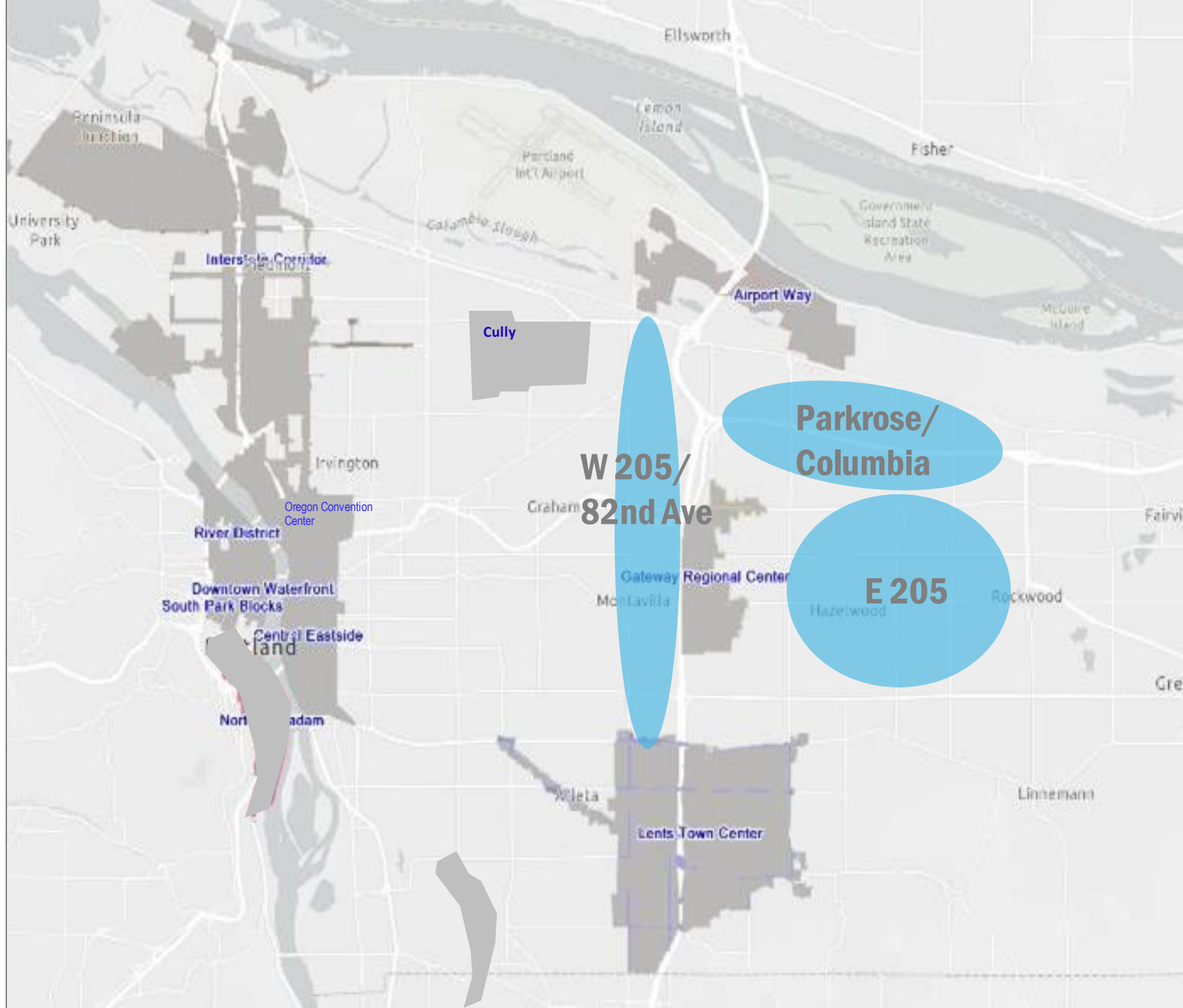
- 5 District Specific Partners
 - NPN District Managers
 - Neighborhood Association
 - School District Partner
 - Local Business Association
 - Other CBO/non-profit



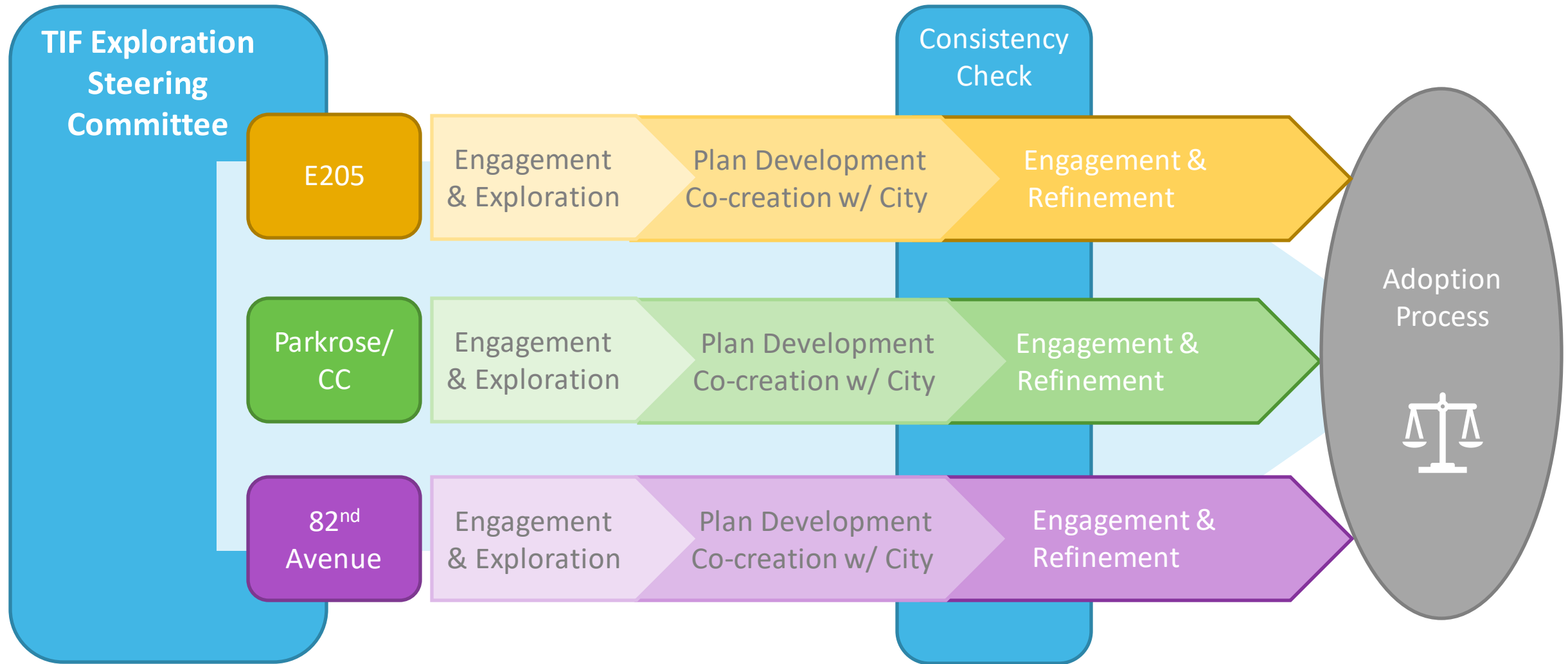
- ~3-4 Open Call Seats
- ~2-3 Steering Committee members

East Portland TIF Exploration:

*Confirm Potential
Geographies in order to
kick off Working Groups*

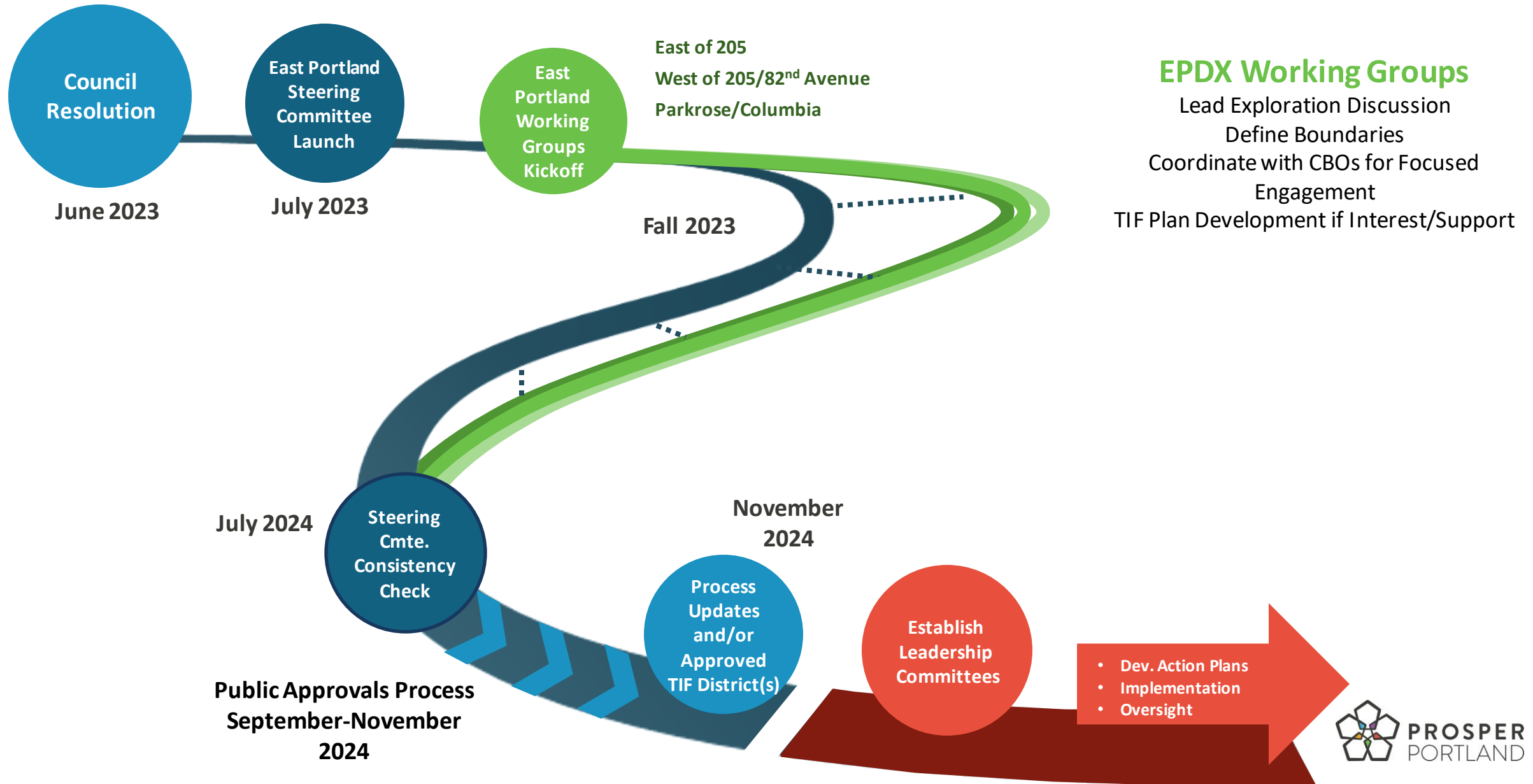


TIF District Plan Development Process



At any phase in the process, the Working Group may choose to not move forward

East Portland TIF Exploration Timeline



Meeting Dates and Tentative Topics

1 August 3, 9-11 am
PCC SE; Student Commons, Rm 234

Welcome, Project Background, Role of Steering Committee & Working Groups

2 August 24, 9-11 am
PCC SE; Student Commons, Rm 234

Previous Planning; **Exploration Geographies**; Acreage Allocation; Other Guidance

3 September 25, 10 am-noon
PCC SE; Community Hall Annex

Community Engagement Guidance for Working Groups; Funding Allocation

4 October 23, 3-5 pm
PCC SE; Community Hall Annex

East Portland **Vision, Values & Goals**; Implementation Principles



5 November 27, 10 am – noon
PCC SE; Community Hall Annex

Vision, Values & Goals cont'd; Begin **Governance Conversation**



**Portland
Housing Bureau**



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Housekeeping



Check your email

- We may occasionally send materials to review in advance of meetings, or ask for feedback



Reach out with questions

- Confused? Have concerns or questions? Please reach out to project staff.



RSVP to meetings

- Let us know how you'll be attending meetings so we can prepare and order food.

Project Website:

<https://prosperportland.us/portfolio-items/east-portland-tif-exploration/>

Project Email Address:

EastPortlandTIF@prosperportland.us

Questions?

EastPortlandTIF@prosperportland.us