



**DATE:** April 10, 2024  
**TO:** Board of Commissioners  
**FROM:** Kimberly Branam, Executive Director  
**SUBJECT:** Report Number 24-14  
Update on Tax Increment Finance District Exploration Processes

### **BOARD ACTION REQUESTED AND BRIEF DESCRIPTION**

No action is requested; information only.

At the April 10, 2024, Prosper Portland Board of Commissioners (Board) meeting, staff will provide an update on tax increment finance district (TIF) exploration processes currently underway in East Portland and the Central City.

### **STRATEGIC ALIGNMENT AND OUTCOMES**

This action delivers on the following Advance Portland objectives:

- Increase Mixed Income Housing in Subdistricts with a Lack of Residential Use and Imbalanced Mix of Uses
- Retain and Increase Commercial Activity and Support Small Businesses in the Central City
- Catalyze Public-Private Partnerships to Unlock Infill Development of Large Scale Mixed-Use, Mixed-Income Sites with High Transit Accessibility
- Activate Vacant Properties and Storefronts with Community-Serving Businesses; Attract New Commercial Development
- Address Housing Production Across a Continuum of Affordability

### **BACKGROUND AND CONTEXT**

On June 28, 2023, Portland City Council through Resolution 37623 directed Prosper Portland to “pursue analysis and creation of new Tax Increment Finance districts to advance equitable development and inclusive growth in East Portland and the Central City.” The resolution further stipulated that:

- The East Portland TIF exploration process shall consider up to 7,500 of available acres and up to approximately \$6 billion in available assessed value for up to three new districts, including a potential district along 82nd Avenue to support the City's parallel investments in transportation improvements; and
- The Central City TIF exploration process shall consider up to 1,500 of available acres and up to approximately \$3.7 billion in available assessed value for new TIF district(s).

Since that time, at the direction of Commissioner Carmen Rubio, staff have convened steering committees to oversee the East Portland and Central City exploration processes (see a list of the steering committee members in Attachment A).

East Portland TIF Exploration. In East Portland, the steering committee convened in July 2023 and identified three areas for further exploration: East of 205, Columbia Boulevard/Parkrose, and 82<sup>nd</sup> Avenue. As part of the engagement process, the steering committee is chartered to:

- advise on and review engagement processes;
- allocate available acreage and assessed value for further study;
- provide guidance to working groups on issues that arise with implications across districts;
- support community-led working groups conducting exploration processes; and,
- ensure any TIF District Plans resulting from exploration align with City Council guidance

Working Groups for each of the three areas, including key partners and community representatives selected via an open call process, kicked off their work in fall 2023 focused on:

- Leading deep dive community district exploration conversations;
- Understanding the TIF District creation process;
- Coordinating district-focused community engagement and advising on contracts with community-based organizations, support public events;
- Determining whether to move forward with a TIF District plan and, if supportive, co-creating Plan Documents with Prosper Portland and City staff for consideration by the Steering Committee and City Council;
- As needed, elevating challenges or opportunities to Steering Committee for additional guidance

Central City TIF Exploration. Members of the Central City TIF exploration steering committee represent a broad range of interests and expertise including housing production across varied levels of affordability, economic development, and development of key large scale development opportunities. The committee is collaborating in the development of a proposal for Prosper Portland Board and City Council consideration, including proposed district geographies and priority project lists. Interest-specific subcommittees were convened to support the work by identifying investment needs, projects, and opportunity site recommendations.

Next Steps. In areas where there is community support for new TIF district plans, staff anticipates bringing forward draft TIF District Plans and Reports for Prosper Portland Board consideration in September 2024; with jurisdictional notice, super notice, and Planning Commission hearings to follow; and City Council action in November 2024.

### **EQUITY IMPACT**

Any new districts created as a result of these exploration processes are intended to acknowledge past learnings, and advance inclusive economic growth, entrepreneurship and job growth, equitable development, community stabilization, and housing production for a full range of income levels.

### **COMMUNITY PARTICIPATION AND FEEDBACK**

Staff have conducted a considerable amount of public participation through the steering committees, working groups, and other community engagement opportunities.

### **ATTACHMENTS**

- A. East Portland Steering Committee Members
- B. Central City Steering Committee Members

**EAST PORTLAND STEERING COMMITTEE MEMBERS**

<b>Name</b>	<b>Affiliation</b>
Alando Simpson	City of Roses Disposal & Recycling
Andy Miller	Our Just Future
Angela Rico	Office of Commissioner Rubio
Annette Mattson	Mt. Hood Community College
Bill Bruce	Raimore Construction
Carmen Rubio	City of Portland Commissioner
Christina Ghan	Office of Commissioner Rubio
Duncan Hwang	Asian Pacific American Network of Oregon
Jeff Renfro	Multnomah County
Jessica Arzate	Multnomah Educational Services District
Jonath Colon	Centro Cultural
JR Lilly	Former East Portland Action Plan Advocate
Kevin Martin	Renter
Kimberly Branam	Prosper Portland
Lee Po Cha/Tina Do	Immigrant Refugee Community Organization
Leslie Goodlow	Portland Housing Bureau
Matina Kauffman	Habitat for Humanity
Moe Farhoud	Property Owner
Mourad Ratbi	East Portland Community Office
Nick Sauvie	Rose CDC
Qing Tan	Pure Spice Restaurant
Sabrina Wilson	Rosewood Initiative
ShaToyia Bentley	The Ebony Collective
Tye Gabriel	East Portland Chamber of Commerce

**CENTRAL CITY STEERING COMMITTEE MEMBERS**

<b>Name</b>	<b>Affiliation</b>
Andrea Pastor	Metro
Andrew Fitzpatrick	Office of Mayor Wheeler
Angel Medina	Republica
Angela Rico	Office of Commissioner Rubio
Brad Cloepfil	Allied Works
Brian Ferriso	Portland Art Museum / Travel Portland Board
Carolyne Holcomb	Central Eastside Industrial Council
Christina Ghan	Office of Commissioner Rubio
Damien Hall	Home Forward
Dana White	Portland Public Schools
Dr. Carlos Richard	Warner Pacific
Eric Paine	Community Development Partners
Erin Graham	OMSI
Gus Baum	Security Properties
Ian Roll	Gensler
James Parker	Oregon Native American Chamber
Jason Chupp	Swinerton
Jason Franklin	Portland State University
Jeff Renfro	Multnomah County
Jessica Curtis	Brookfield Properties / Pioneer Place
Jessie Burke	Old Town Community Association
Jill Sherman	Edlen & Co
JT Flowers	Albina Vision Trust
Justin Hobson	Miller Nash
Kimberly Branam	Prosper Portland
Lauren Peng	CBRE
Marc Brune	PAE Engineers
Mary-Rain O’Meara	Central City Concern
Matt Goodman	Downtown Development Group
Michael Buonocore	Portland Housing Bureau
Millicent Williams	Portland Bureau of Transportation
Monique Claiborne	Greater Portland Inc
Natalie King	Trail Blazers
Nicole Davison Leon	Hispanic Chamber
Peter Andrews	Melvin Mark
Sam Rodriguez	Mill Creek Residential
Sarah Stevenson	Innovative Housing
Stef Kondor	Related Northwest
Sydney Mead	Portland Metro Chamber
Tom Kilbane	Urban Renaissance Group / Lloyd Mall