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PORTLAND

# **Central City**

# **TIF Exploration**

## **Steering Committee Meeting #1**

**October 23, 2023**

# Agenda

1. Welcome from Commissioner Rubio
  2. Introductions & Agreements
  3. Background
    - Council Direction
    - Goals & Objectives
  4. Project Roles, Process & Timeline
    - Steering Committee
    - Subcommittees
    - Process & Timeline
- \*\*\* Break \*\*\***
5. TIF 101 & Early Priorities Discussion

# Introductions

**Name**

**Pronouns**

**Organization**

# 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

# Public Participation Guidelines

- Steering Committee meetings are open to the public
- Public invited to comment at start of meeting
- Public asked to observe and listen
- Reserve discussion / questions / activity participation to Committee members only

# Background



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Building an Equitable Economy

# Advance Portland: Inclusive Economic Development

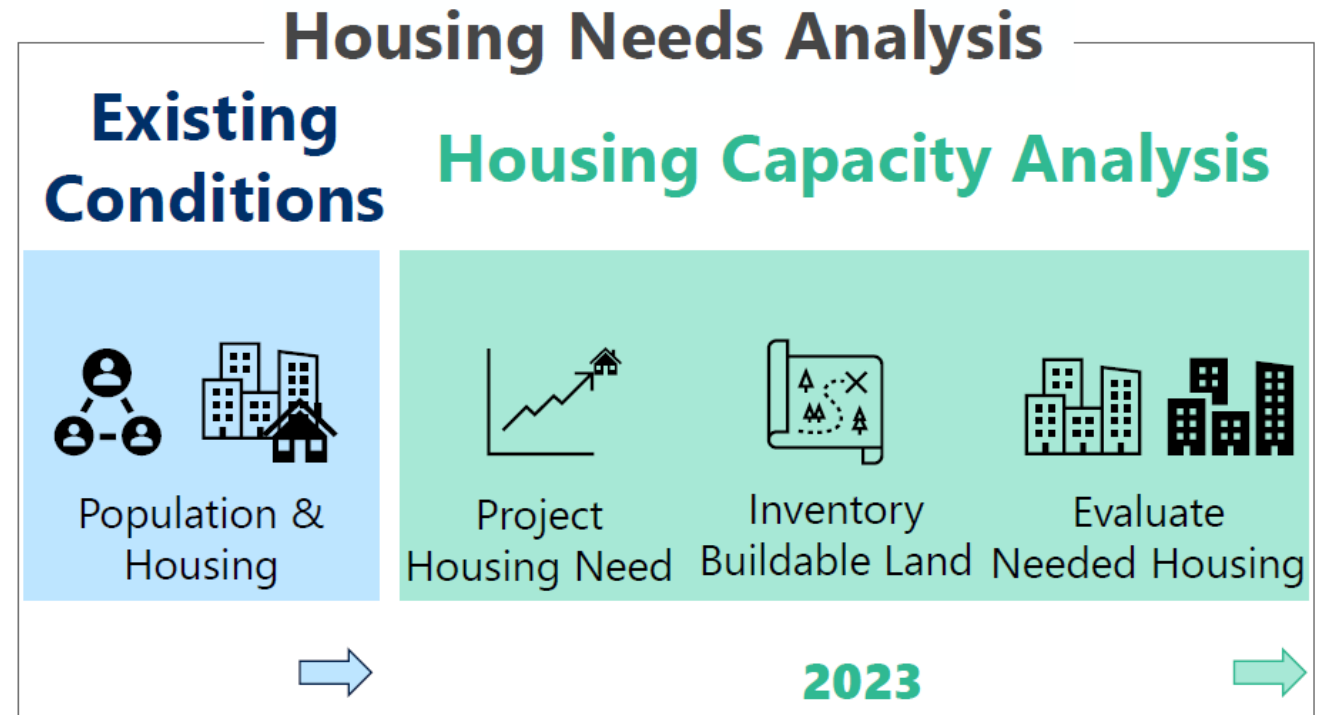


## Objective 3. Foster a vibrant Central City and neighborhood commercial districts

- Pursue TIF as a tool for inclusive growth and stabilization
- Return to City Council within 90 days of approval to launch a TIF district exploration process
  - ✓ East Portland (including 82<sup>nd</sup> Avenue)
  - ✓ Central City (subdistricts & larger master plan sites)

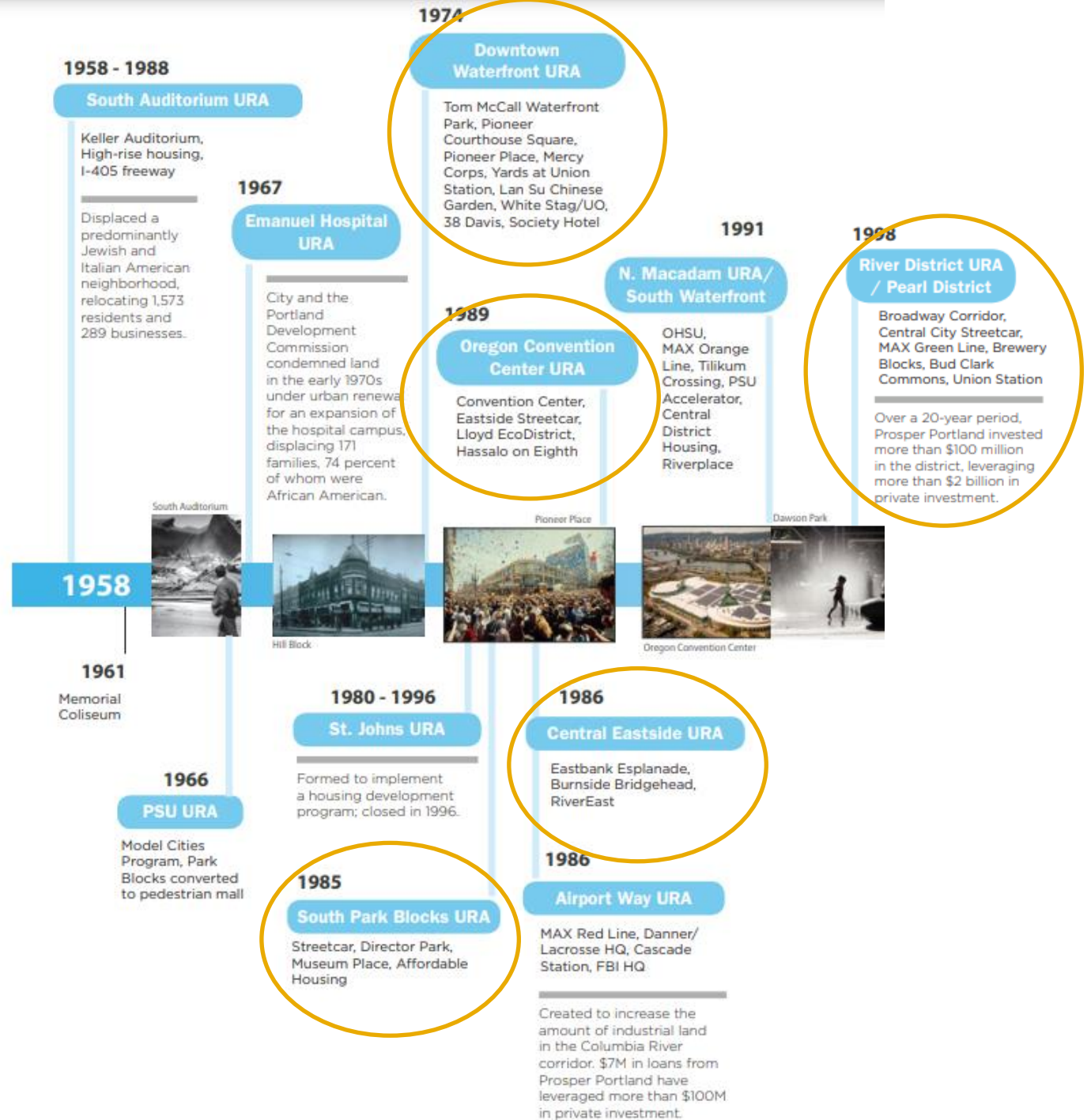
# Housing Production Strategy

- City's Set Aside policy dedicates 45% of TIF investments for affordable housing investment
- Since 2000, TIF has funded approximately 8,500 affordable housing units in Portland
- Non-set aside TIF funds can support development of middle-income housing
- East Portland and Central City have capacity for new housing development under current zoning

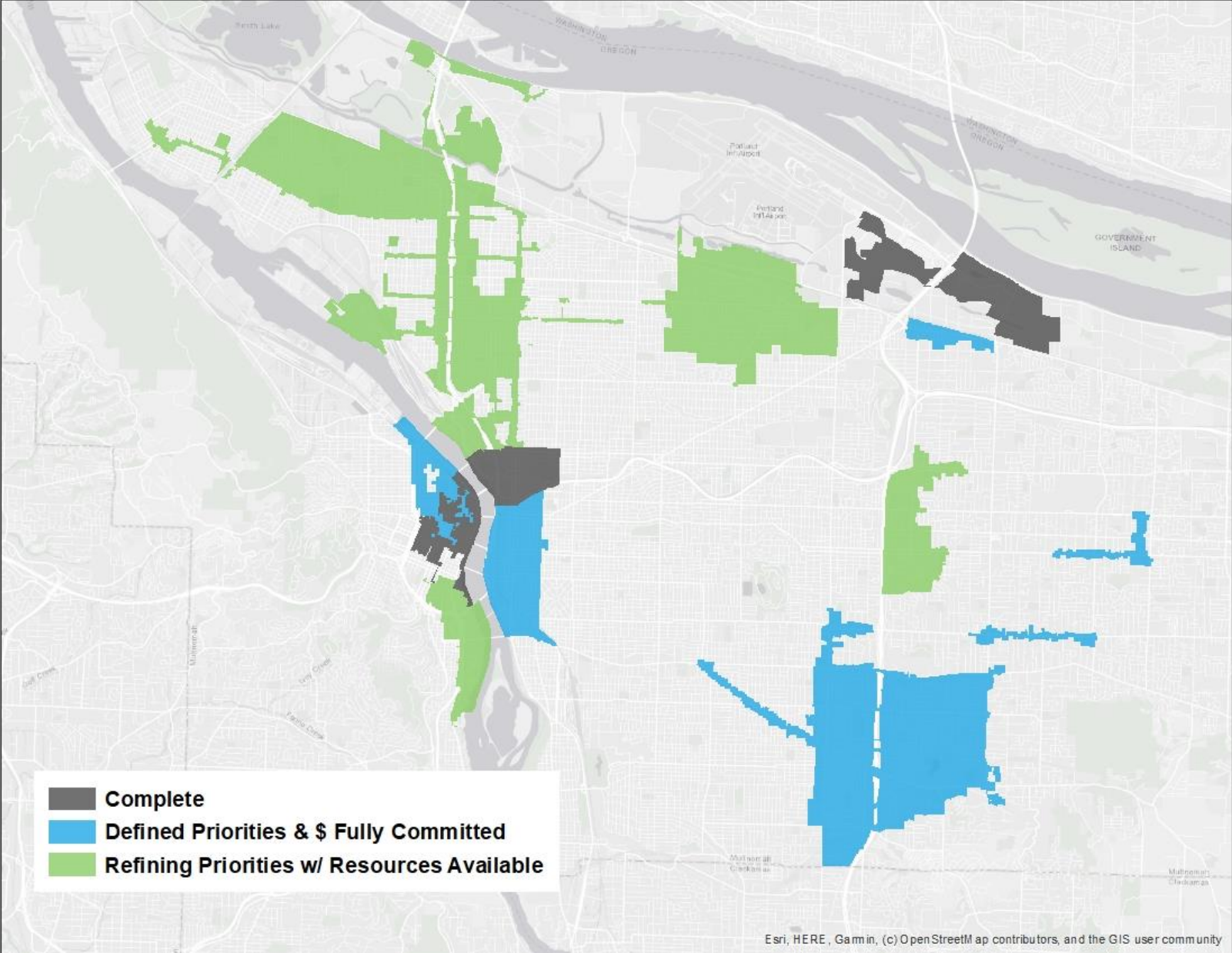




# History of TIF Districts in Central City



# Status of TIF Districts: Resource Availability



**Affordable Housing**  
45%

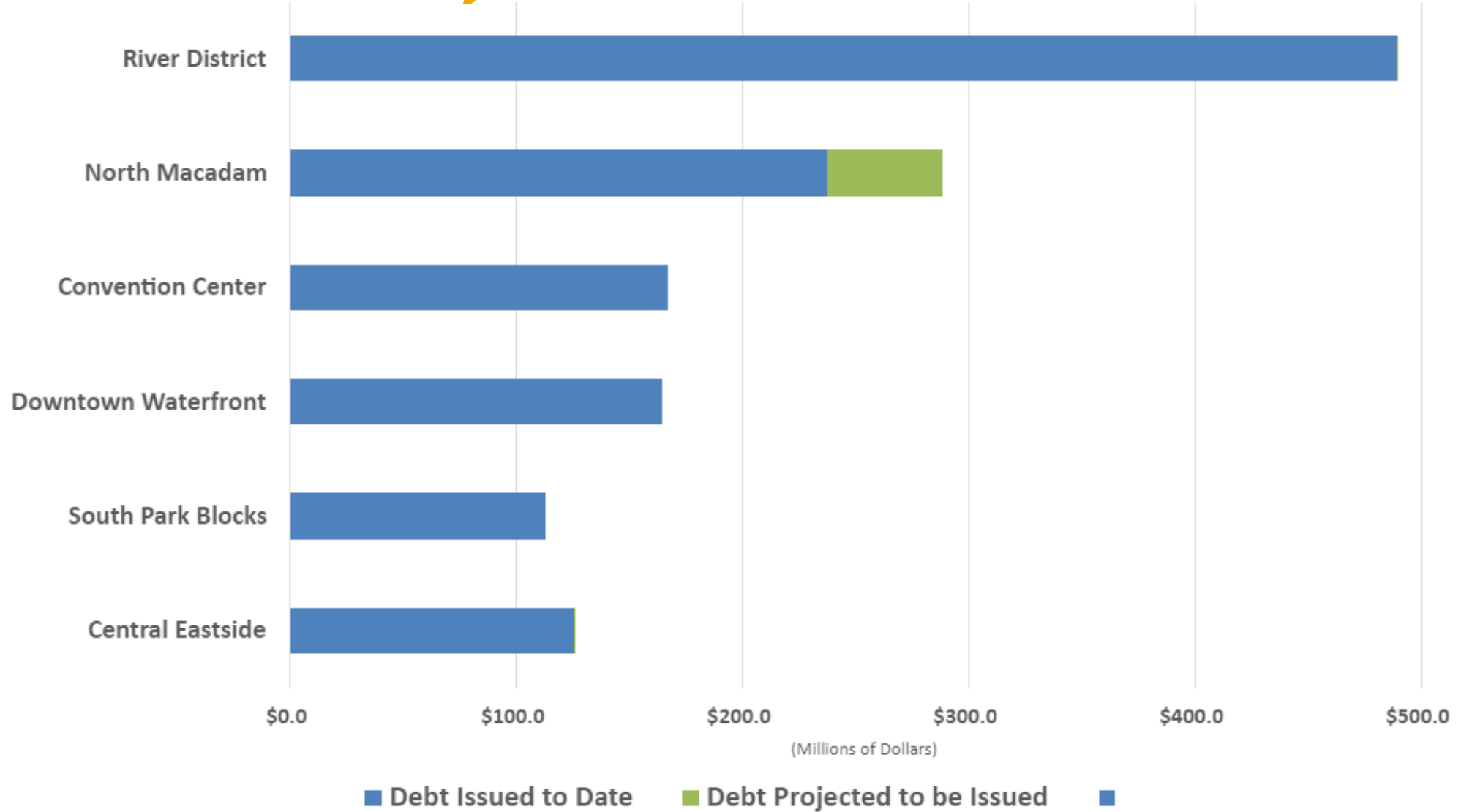


**Economic Development**  
55%

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

# Status of Portland's Central City TIF Districts

## *Maximum Indebtedness by TIF District*



# Acreage & Assessed Value – July 2024\*

<b>3%</b>	City acreage to be in TIF districts (max is 15%)	<b>3%</b>	City assessed value (AV) to be in TIF districts (max is 15%)
<b>2,729</b>	Acreage in TIF districts collecting new TIF	<b>\$2.0B</b>	AV in TIF districts collecting new TIF
<b>11,186</b>	Available acreage for TIF in FY24/25	<b>\$9.8B</b>	Available AV for TIF in FY24/25

\* Assumes Downtown Waterfront, Lents Town Center, Interstate Corridor, and Central Eastside TIF districts are amended to officially terminate collections of property tax revenues & release acreage when MI is reached, and all debt is repaid

# Resolution: Acreage & Assessed Value

**3%**

City acreage to be in TIF districts (max is 15%)

**3%**

City assessed value (AV) to be in TIF districts (max is 15%)

**11,186**

Available acreage for TIF in FY24/25

**\$9.8B**

Available AV for TIF in FY24/25

**7,500**

Max East Portland Acreage

**\$6B**

Max East Portland AV

**1,500**

Max Central City Acreage

**\$3.8B**

Max Central City AV

Additional 447 acres released and available by end of FY 2026-27

# Why Central City?

- Unique access to mass transit, together with potential to deploy innovative green building technologies at a district scale
- Opportunity for reimagined growth through infill development and larger scale projects that unlock affordable, mixed-use and high-density housing
- COVID brought a more permanent shift toward hybrid work, with strong impacts on office and commercial
- In 2022, ECONorthwest showed increased office vacancy rates and foot traffic down 31%



# Central City Goals



**Center Priority Communities**



**Balance priorities with financial impacts**



# Roles, Process & Timeline

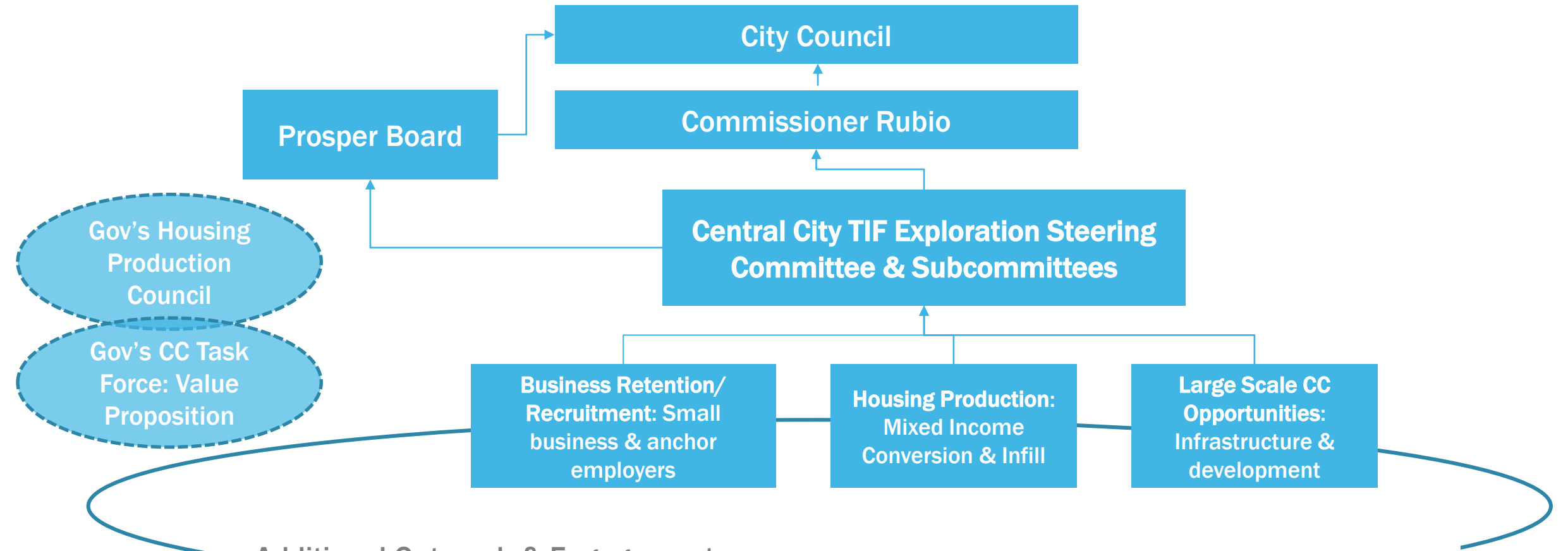


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# Engagement & Advisory Structure



## Additional Outreach & Engagement:

- Community Based Orgs (Business & Neighborhood Assocs.; Chambers; Inclusive Business Resource Network (IBRN) providers working with Central City businesses)
- Geographic based interests not participating in Subcommittees
- Commercial brokerage community & real estate industry networks (NAIOP, ULI, CREW)

# Steering Committee & Subcommittee Assignments

## Public Partners

- Partner Taxing Jurisdictions**
- Jeff Renfro/Multnomah County
  - Jonathan Garcia/Portland Public Schools

## Business Retention/ Recruitment Subcommittee: Small business & anchor employers

- *Kimberly Branam/Prosper (co-chair)*
  - *Monique Claiborne/Greater Portland (co-chair)*
- Brokers & Property Owners/Operators**
- Lauren Peng/CBRE
  - Justin Hobson/Miller Nash
  - Peter Andrews/Melvin Mark
- Business Organizations & Districts**
- Sydney Mead/Portland Metro Chamber
  - Nicole Davison Leon/Hispanic Chamber
  - Jessie Burke/Old Town CA
  - Carlyne Holcomb/CEIC
- Anchor Businesses & Industries**
- Jessica Curtis/Brookfield, Pioneer Place
  - Brian Ferriso/Portland Art Museum (Travel Portland Board)
  - Kurt Huffman/ChefStable (Travel Portland Board)
- Design Considerations**
- Brad Cloepfil/Allied Works
- City of Portland**
- Andrew Fitzpatrick/Office of Mayor Ted Wheeler

## Housing Production Subcommittee: Residential In-fill & Affordability

- *Michael Buonocore/Portland Housing Bureau (co-chair)*
  - *Damien Hall/Home Forward (co-chair)*
- Market Rate Housing Development**
- Sam Rodriguez/Mill Creek
  - Matt Goodman/Downtown Development Group
  - Jason Franklin (VP Planning/Dev)/PSU Student Housing
- Affordable Housing Development & Operations**
- Stef Kondor/Related
  - Mary-Rain O'Meara/Central City Concern
  - Sarah Stevenson/Innovative Housing
  - Eric Paine/Community Development Partners
- Design Considerations**
- Connie Hotovec/Gensler
- City of Portland**
- Christina Ghan/Office of Commissioner Carmen Rubio

## Large Scale CC Opportunities Subcommittee: Infrastructure & development

- *Millicent Williams/Portland Bureau of Transportation (co-chair)*
  - *Jill Sherman/Edlen & Co (co-chair)*
- Master Plan Site Owners**
- Natalie King/Trail Blazers
  - Erin Graham/OMSI
  - Tom Kilbane, URG/Lloyd Mall
- Master Plan Site Partners**
- James Parker/Oregon Native American Chamber
  - Winta Yohannes/Albina Vision Trust
  - Dr. Carlos Richard/Historic Albina Advisory Board
- Infrastructure & Sustainability Considerations**
- Catherine Ciarlo/Metro
  - Scott Shumaker/SERA
- City of Portland**
- Angela Rico/Office of Commissioner Carmen Rubio

# Steering Committee

## *Roles and Responsibilities*

### Key Outputs:

- **Develop investment priorities & opportunity site recommendations via Subcommittees**
- **Develop an integrated proposal for City Council consideration (district geographies including acreage and financial constraints; priority project lists)**
- **Balance proposal with potential impacts to taxing jurisdictions**

### Process:



# Subcommittees

## *Roles and Responsibilities*

### **Business Retention/ Recruitment: Small business & anchor employers**

#### Key Outputs:

Identify key locations and opportunities for:

- Retaining and recruiting anchor employers committed to job preservation / creation with an equity focused alignment;
- Supporting small businesses, retailers and restaurants and activation of ground floor commercial spaces

### **Housing Production: Residential In-fill & Affordability**

#### Key Outputs:

Inventory of opportunity areas and infill capacity to inform:

- Geographic priorities
- Financial gaps & support to support affordable and middle-income housing production

### **Large scale CC opportunities: Infrastructure & development**

#### Key Outputs:

Identification of:

- Key development opportunities to inform geographic priorities
  - Unfunded extraordinary infrastructure investments necessary to unlock development
  - Opportunities to deploy innovative green technology

# Timeline

**Staff Analysis**  
Inventory input; identify preliminary boundaries and project lists; ensure equitable development opportunities  
(NOV-MAR)

**Staff Analysis**  
Financial analysis and scenario modelling  
(APRIL)

**Staff Analysis**  
Finalize proposed Plan Reports & Findings  
(JUNE-JULY)

Steering Committee Kick-Off  
(OCT)

Sub-committees Kick-Off  
(NOV)

Steering Committee Mtg: What We Know  
(MAR)

Steering Committee Mtg: Modelling Review  
(MAY)

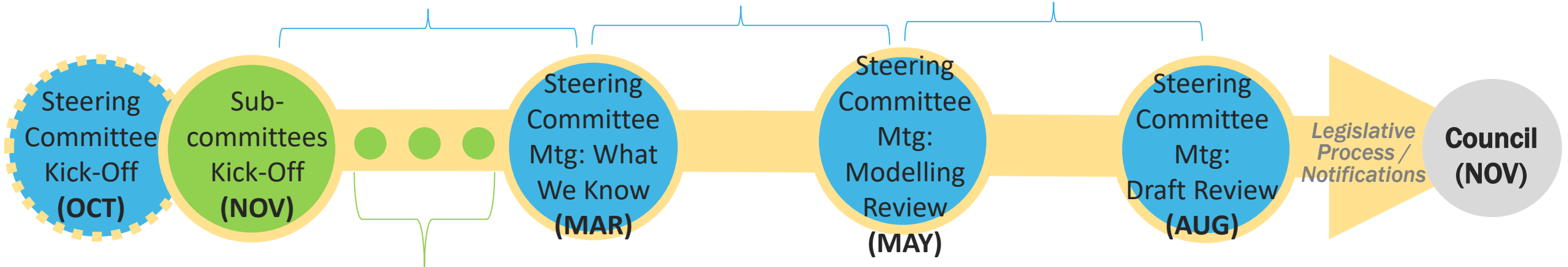
Steering Committee Mtg: Draft Review  
(AUG)

Council  
(NOV)

**Subcommittee Meetings**  
Gaps analysis; identification of needs that are TIF-eligible and key opportunity areas  
(NOV - MAR)

*Issue Super Notice*

*Legislative Process / Notifications*



# Break

Let's take a 5-minute break.

Feel free to grab a snack.

Stretch.

Drink water.

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

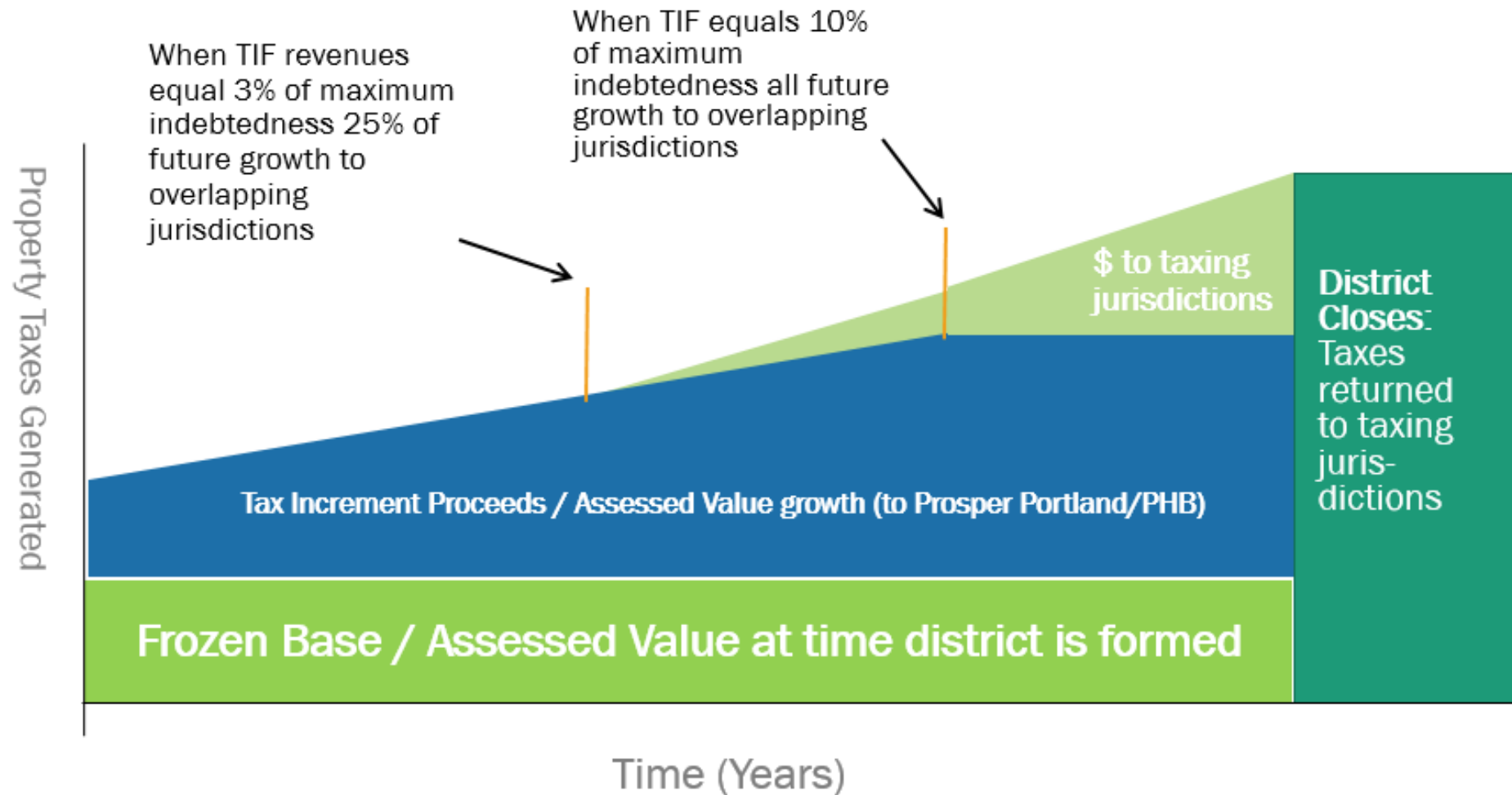
# TIF 101 & Study Areas



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# How TIF Works

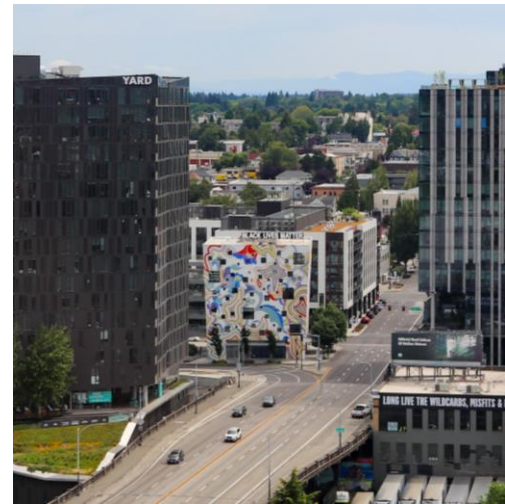




# What can TIF fund?

## Physical improvements and related investments:

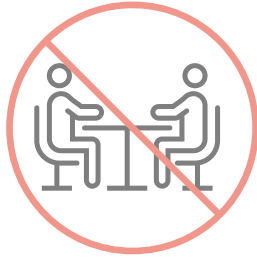
- Loans and grants to renovate buildings or redevelop property
- Property acquisition and disposition by City
- Affordable housing development and preservation
- Commercial tenanting
- Infrastructure (ex: parks, streets & sidewalks, transit)
- Project-allocated administration



# Examples of what TIF cannot fund:



**Workforce  
development  
programs**



**Business  
technical  
assistance**



**Non-physical  
rental  
or homeowner  
services**



**Safety &  
Cleanliness**

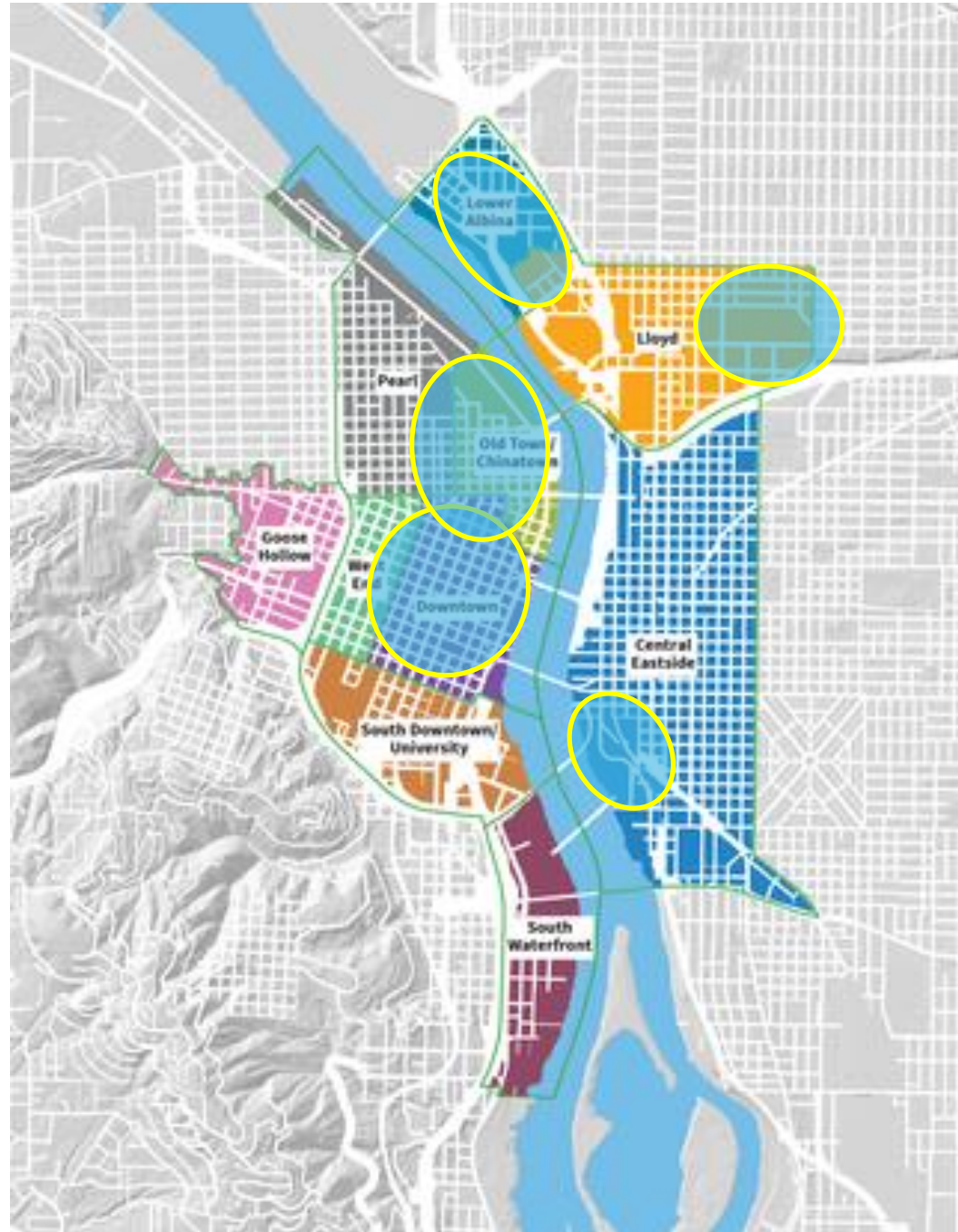
# Central City TIF Study Areas

**1,500**

Max Central  
City Acreage

**\$3.8B**

Max Central  
City AV





# Start with What We Know

*Gaps analysis, identification of needs that are TIF-eligible*

## Citywide Economic & Housing Analyses

- Advance Portland
- Displacement Risk Analysis (BPS)
- Portland Housing Needs Analysis
- State of Housing Report

## District Plans & Strategies

- Albina Vision Trust
- Broadway Corridor Master Plan
- Lloyd Mall Master Plan
- Old Town Chinatown Action Plan
- OMSI Master Plan

## Central City Analyses

- Central City 2035
- Central City Analysis (EcoNorthwest)
- Central City housing:
  - Office to Residential Conversion Feasibility
  - Middle-Income Residential Feasibility (underway)
- Central City in Motion
- Commercial Valuation Analysis

***What's missing from this list?***

# Central City Typology Results

## Reinvest

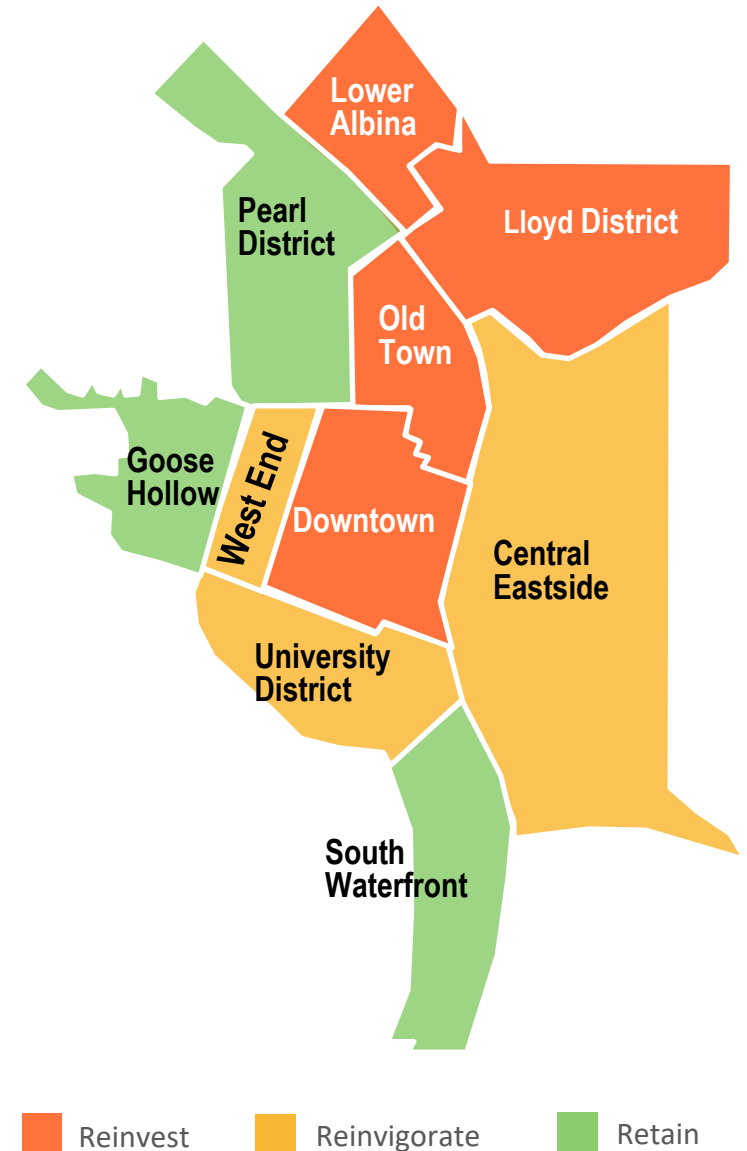
Composed predominantly of office and retail uses with less residential (Downtown and Lloyd); facing public safety challenges (Old Town/Chinatown and Downtown).

## Reinvigorate

Broader mix of uses that have all been impacted by the pandemic, but not to same extent as Subdistricts in the Reinvest typology (Central Eastside); tourism dependency with likelihood for economic rebound (West End); dominated by institutional or government uses (South Downtown).

## Retain

Balanced mix of residential and commercial uses and strong pre-pandemic performance (Pearl, South Waterfront, Goose Hollow).



# Discussion

## Geography

What are 2-3 key areas or sites in the Central City that have to be looked at?

## Investment Priorities

If you were investing long term in Portland's Central City to support inclusive equitable growth, what types of TIF-eligible projects would you prioritize and why?



# Meeting Schedule and Topics

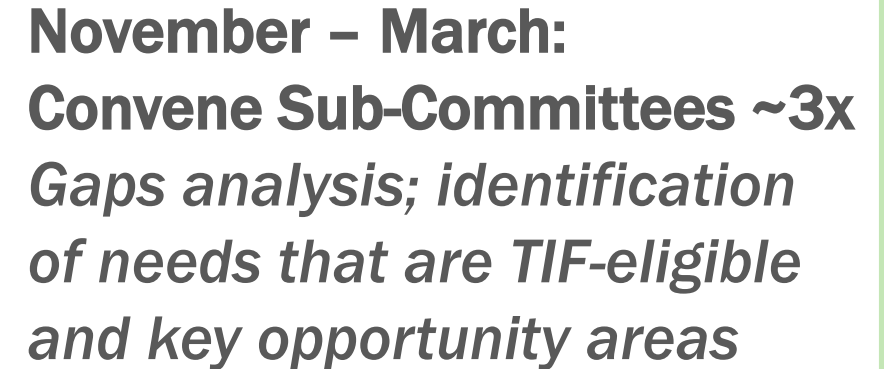
✓ **October 23, 9:30-11:00**  
*Project Kick-Off*

**2** **November 7, 3:00 – 4:30**  
*Kick-off Sub-Committees*

**3** **March 19, 10:30 – 12:00**  
*Synthesize Input + Preliminary Recommendations*

**4** **May 9, 10:30 – 12:00**  
*Refine Recommendations*

**5** **August 1, 1:00 – 2:30**  
*Confirm Recommendations – Plans, Reports, Findings*



**November – March:**  
**Convene Sub-Committees ~3x**  
*Gaps analysis; identification of needs that are TIF-eligible and key opportunity areas*

# 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/central-city-tif-exploration/>

## Project Email Address:

[CCTIF@prosperportland.us](mailto:CCTIF@prosperportland.us)



# Questions?

Contact Sarah Harpole at:  
[CCTIF@prosperportland.us](mailto:CCTIF@prosperportland.us)



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