

# **East Portland TIF Exploration Steering Committee Meeting #5**

**December 5, 2023**



**Portland  
Housing  
Bureau**

# Agenda

1. Welcome from Commissioner Carmen Rubio
2. Context; Steering Committee and Working Groups: Roles & Responsibilities
3. Introductions
4. East Portland TIF Exploration: Values, Vision and Goals
5. Interactive Exercise/Discussion

# TIF Exploration in Context

- Community advocacy and engagement
- Advance Portland and State of Housing Report identifying community, economic, and market conditions
- Tax increment financing as a source of geographically focused funding to support stabilization and inclusive growth
- City Council direction supporting up to 7,500 acres and up to \$6 billion in assessed value for TIF exploration
- City Council allocation of resources to explore creation of up to three districts
- Under the leadership of Commissioner Carmen Rubio, Prosper Portland and PHB launch the exploration process



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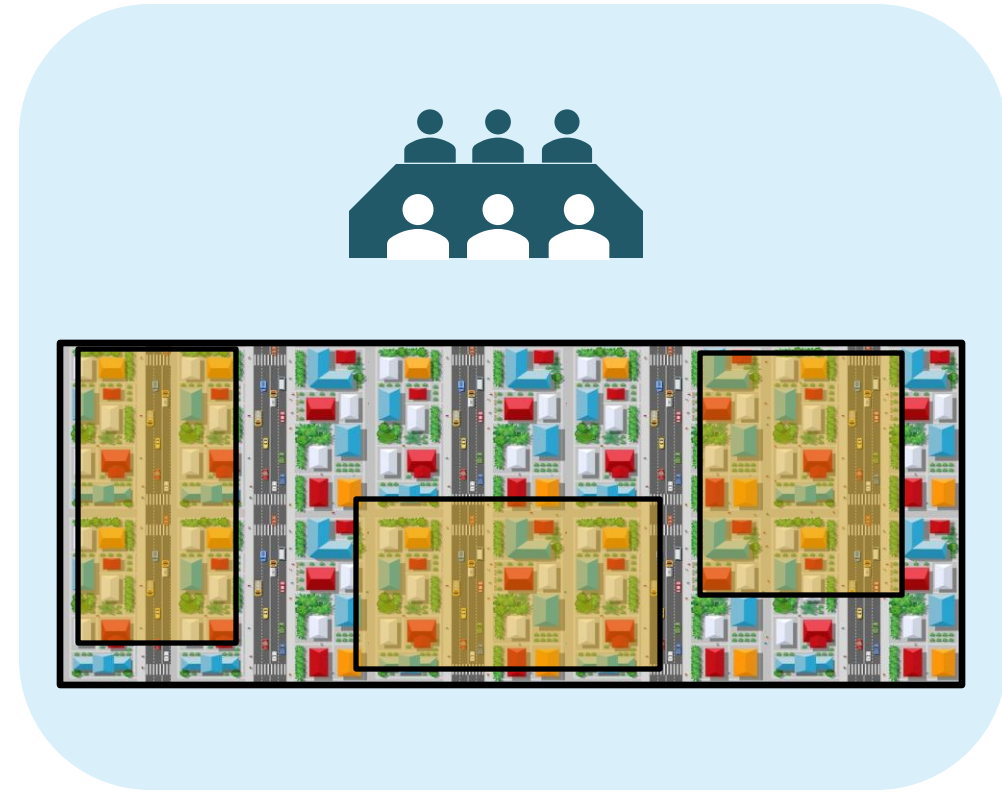


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# **Steering Committee & Working Groups**

# 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 82<sup>nd</sup> Avenue
- Provide guidance to Working Groups on issues that arise which have **implications across districts** and/or for the broader East Portland geography
- **Support community-led Working Groups** conducting exploration processes in each of those defined areas
- Ensure any TIF District Plans resulting from exploration **align with prior City Council guidance**

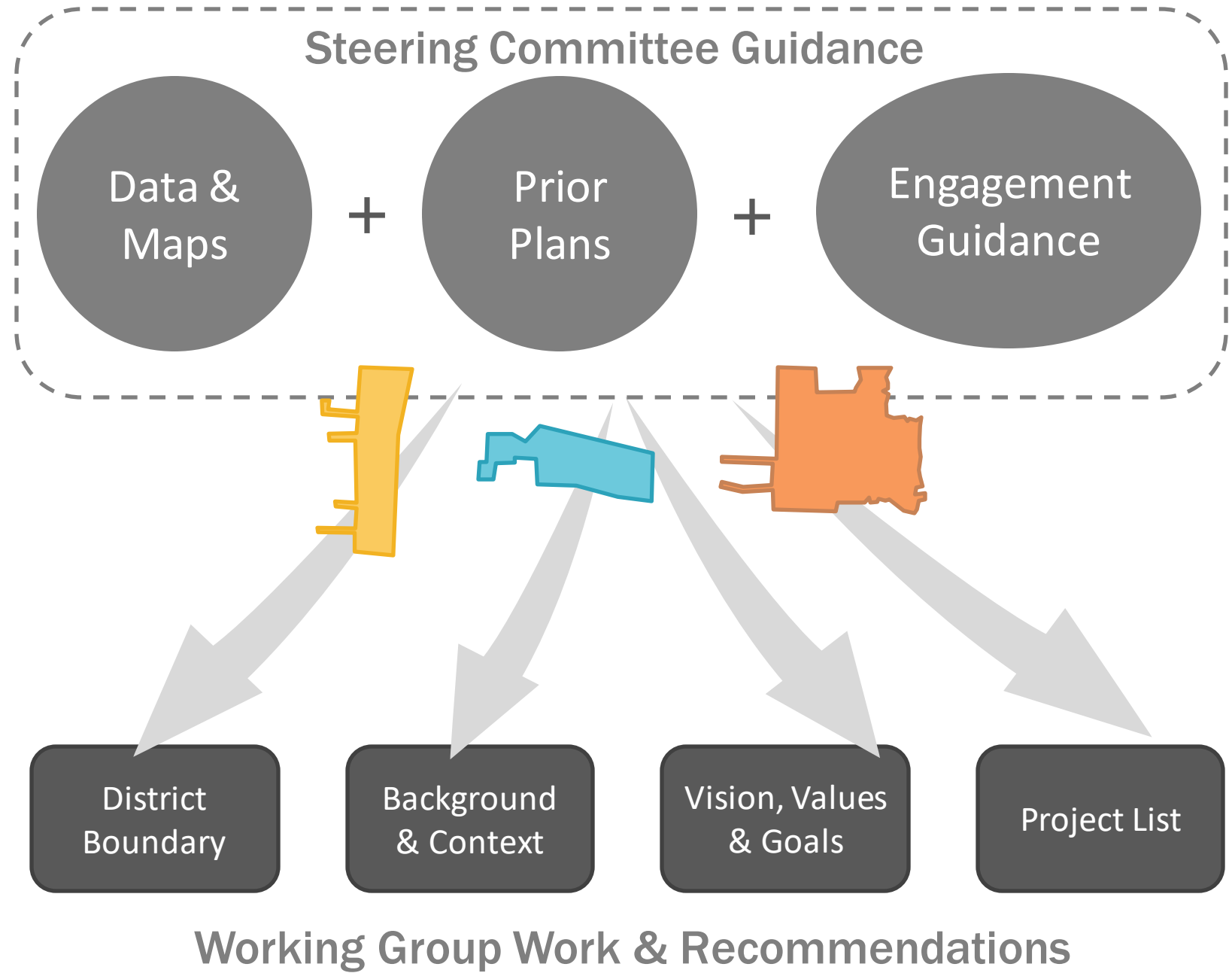


# Steering Committee Work to Date

- 1) Established exploration areas based on initial maps
- 2) Set allocation of acreage/assessed value per geographically specific working group (WGs)
- 3) Gave guidance on plans, data, and engagement recommendations/starting points for WGs

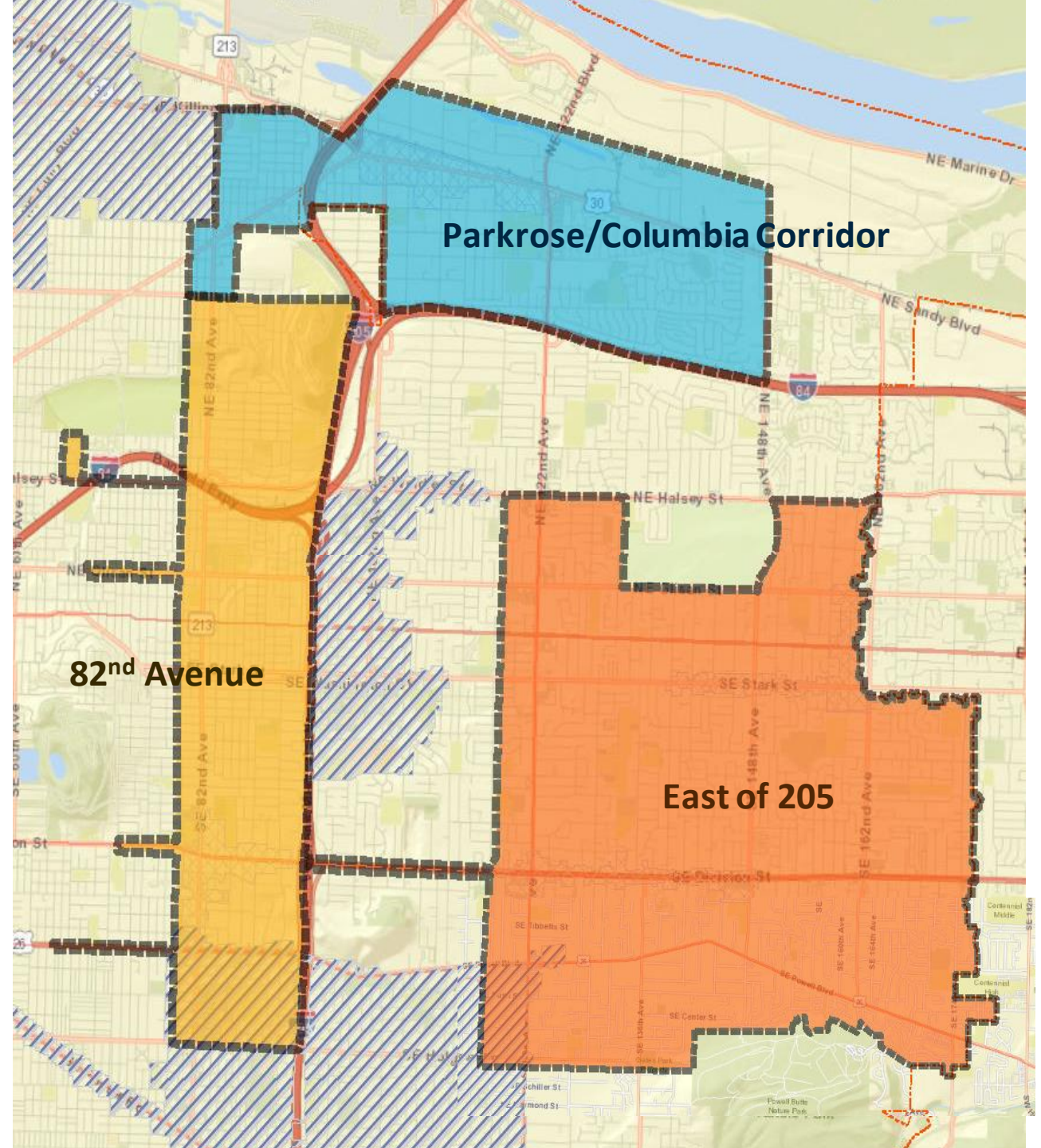


# Steering Committee Guidance to Working Groups





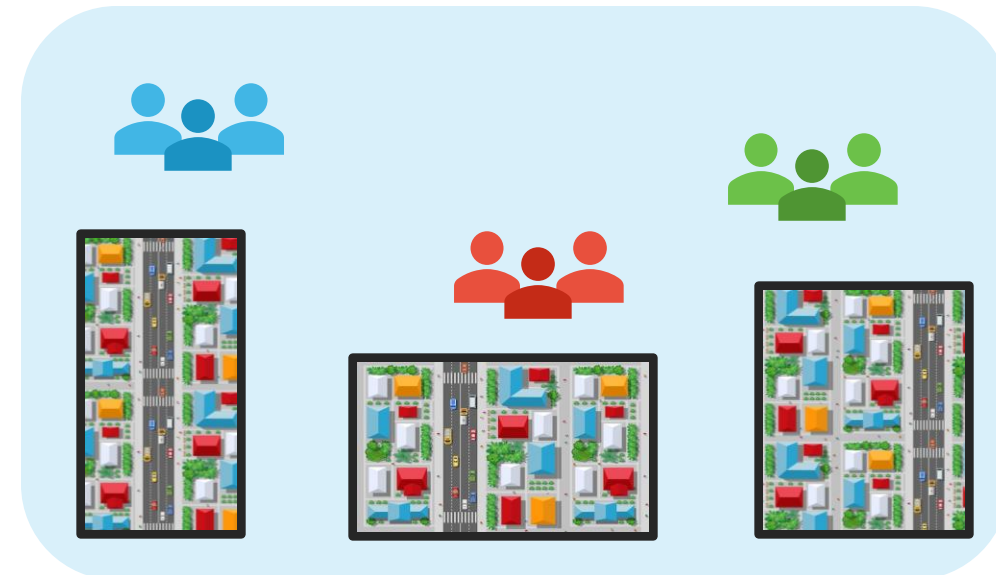
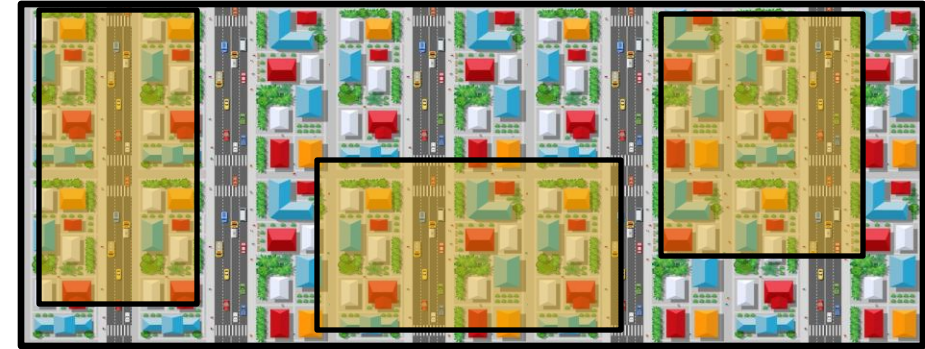
# Exploration Areas for Working Group Formation, Consideration





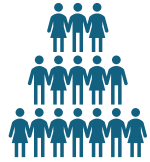
# Working Group(s) Role

- Lead **deep dive community district exploration** conversations
- **Understand TIF District creation process**
- **Coordinate district-focused community engagement**, advise on contracts with community-based organizations, support public events
- **Determine whether to move forward** and, if supported, **co-create Plan Documents** with Prosper Portland and City staff for consideration by City Council.
- As needed, **elevate challenges or opportunities to Steering Committee** for additional guidance



# Exploration Discussion Topics

## Steering Committee



## Working Groups



## Technical Consultant

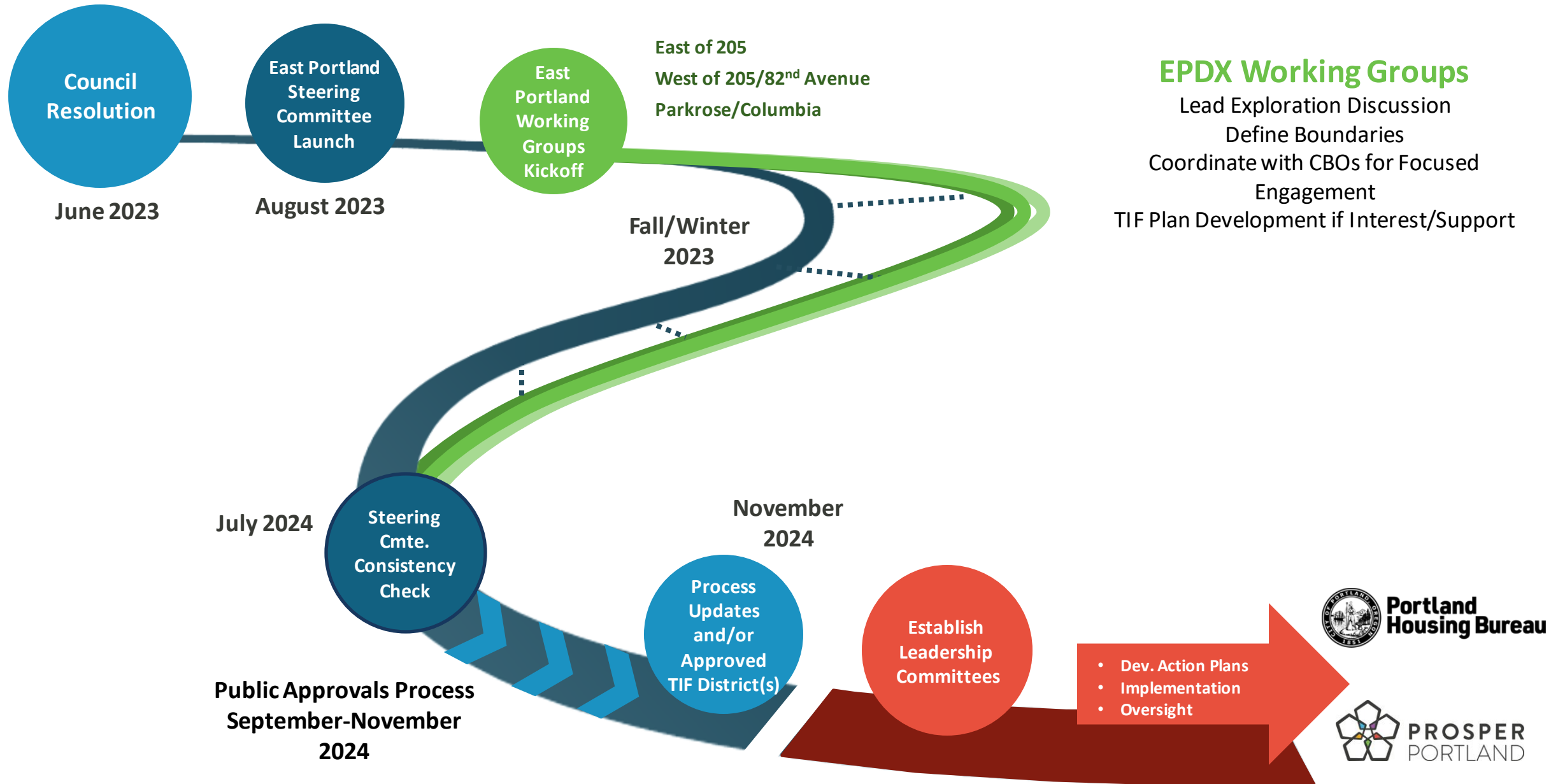


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# East Portland TIF Exploration Timeline





# Introduce Yourself!

1. **NAME, PRONOUNS**

2. **CONNECTION/AFFILIATION** to East Portland

3. **ROLE** in East Portland TIF Exploration  
*e.g., Steering Committee, E205 Working Group*

4. **WHAT MOTIVATED** you to contribute to this work?



# Project Goals & Objectives

Incorporate  
lessons of the past

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

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Advance inclusive  
economic growth and  
wealth creation

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Support  
entrepreneurship  
and job growth

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Further **Community  
Stabilization** and  
**Equitable Development**



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



# **Values, Vision & Goals:** ***Examples from East Portland Community Plans & the Cully TIF Plan***



# Values



*From Existing East Portland Plans*



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We envision communities that are safe, supportive, and full of opportunity.







I AM THE PEOPLE'S PLAN

**Black Portlanders want and need to be reflected in our city and to have the sacredness of our history and culture recognized.**

The district features **safe, walk-able areas** rich with many different **cultural establishments** serving food & drink, arts, entertainment and gathering places that foster a **sense of ethnic diversity**.

The neighborhood is identified as a **distinct regional cultural district** using consistent signage, lighting, calming traffic, physical improvements and signature events focusing on our many different cultures.



**JAD** 玉  
DISTRICT





Neighbors want to feel **accepted, welcome and safe** in their community.

Neighbors want to see **positive, healthy businesses and amenities** that are easily accessible.

Neighbors want **affordability**, in housing and in life.

Neighbors want a **spectrum of services** that will help them improve their lives.





In our future, one's household income, immigrant status, country of origin, or primary spoken language has no bearing on one's ability to launch or grow a business, or access and achieve education and career goals.

In our future, long-standing residents and businesses eagerly welcome newcomers.



MIDWAY  
THE WAY TO SHOP





Our goal is to **empower East Portland communities** to construct a proactive economic prosperity and neighborhood revitalization strategy designed to **avoid the displacement which typically occurs when neighborhoods prosper.**





Our goal is to increase the number of community partnerships to:

1. Increase the number and diversity of people involved in their community;
2. Strengthen community capacity to engage civically and;
3. Increase community impact on public decision-making





# Cully Values





**The community's long-term VISION is to transform Cully into a place that provides a sense of belonging for its residents, particularly for Priority Communities. This means Cully will have plentiful safe, affordable housing, thriving Black-, Indigenous-, and People of Color (BIPOC)-owned businesses, rewarding employment opportunities, safe and accessible transportation options, parks and open spaces, a clean and healthy environment, climate resiliency, with places and programs that reflect the cultural diversity of BIPOC individuals.**







## GOALS

- Prevent displacement
- Preserve existing opportunities for affordable housing and economic prosperity for vulnerable communities while creating new opportunities
- Ensure current residents benefit
- Ensure Priority Communities play lead roles in decision-making
- Develop and inspire a new TIF model

# **Group Exercise & Report Outs**

# What does 2024 Look Like?

## Steering Committee

## Working Groups

### Meeting 1

### Meeting 2

Jan

Engagement Discussion, cont'd

Background & Context;  
Vision, Values, Goals

Engagement

Feb

Implementation Principles

Boundaries

Boundaries

Mar

Governance Structure, Part 1

Project List

Project List

Apr\*

Joint Meeting: Engagement to date;  
SC/WG Updates (Governance/Bound.)

Governance (feedback  
on SC structure)

Governance  
(refinement)

May

Governance Structure, Incorporation  
of WG input

Review Draft Documents

Review Draft  
Documents

June\*

Joint Meeting: SC/WG Updates  
(Governance/Project List), Questions

Review/Refine

Review/Refine

July

Review WG Drafts for Consistency

Engagement w/  
Proposed Draft

Incorporate engagement  
/ public consideration



# 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](mailto:EastPortlandTIF@prosperportland.us)

## Staff Office Hours:

*1<sup>st</sup> and 3<sup>rd</sup> Thursdays, 9-10 am, drop-in*

Request  
honoraria &  
stipends!!

TIF 101  
Training

Note  
Scheduling...

# Questions?

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