

# East Portland TIF Exploration

**82<sup>nd</sup> Avenue Working Group  
Meeting 4 – February 2024**



**Portland  
Housing  
Bureau**

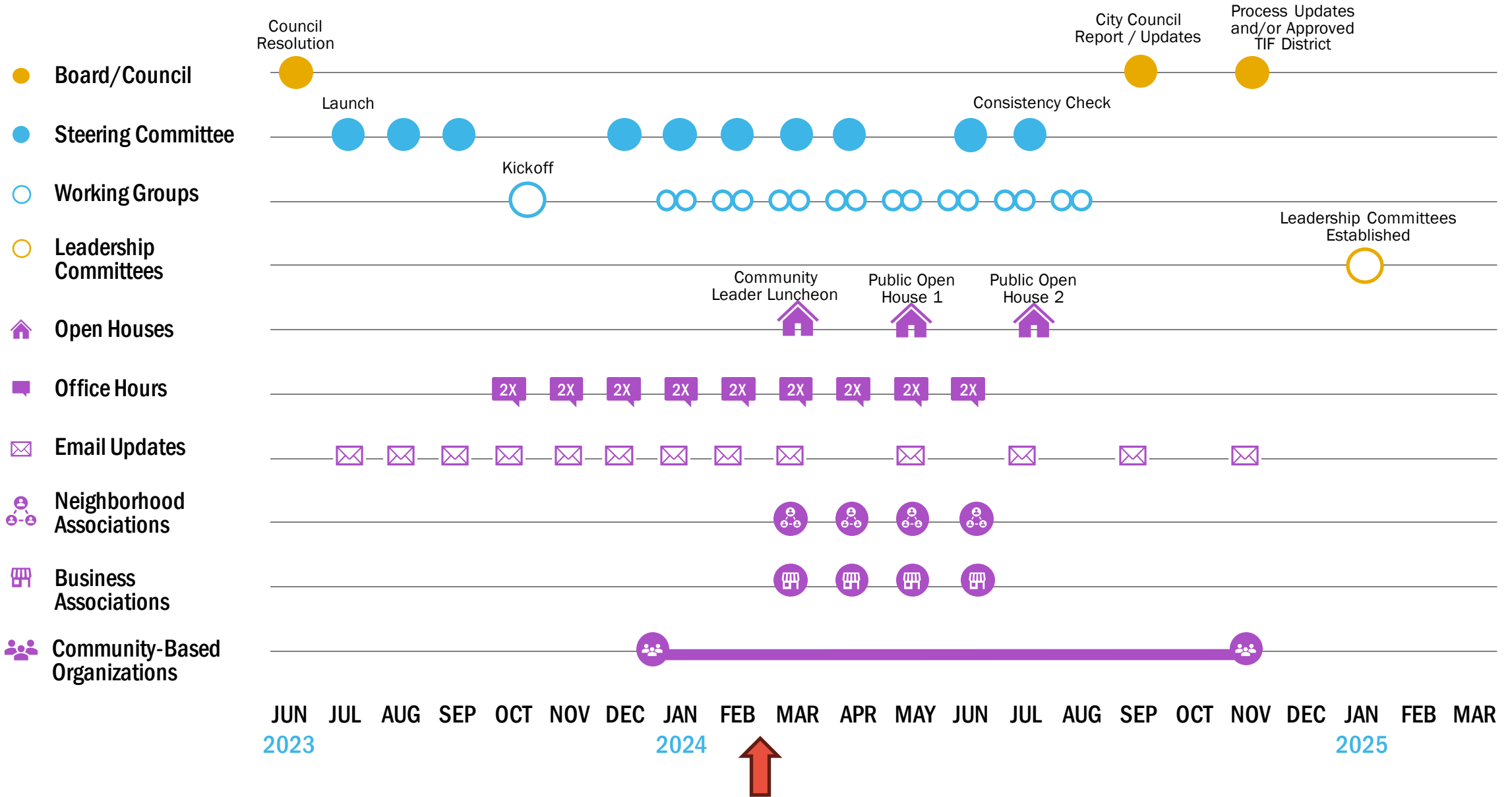
# Agenda

1. Community Engagement Update
  2. District Boundary Discussion
- BREAK --
3. Principles of Inclusion/Exclusion

## *Meeting Goals:*

1. *Confirm draft boundaries to share with Steering Committee, public*
2. *Confirm Philosophies of Inclusion/Exclusion*

# East Portland TIF Exploration Timeline



# Engagement Activities

- **Developing new TIF 101 materials to make more accessible**
  - TIF 101 presentation, leave behind (one-pager) - neutral information on the tool/use
- **Outreach to increase awareness and share how to learn more, upcoming engagement activities, etc.**
  - Including information in upcoming newsletters
  - Sharing to networks (partner CBOs, institutional leaders, neighbors, etc.)
  - Canvassing, adding to existing outreach, etc.
- **Healing sessions to unpack the harms of urban renewal, gather input to process through investments, governance, etc. as we explore using TIF**

# Engagement Activities

- **Direct surveys/polls**
  - Rosewood Initiative launching soon
  - City public feedback survey in summer 2024 following draft plans, if applicable
  - WG/partner direct surveying to capture priorities, investment types/project lists, understand gaps, etc.
- **Short video on TIF exploration**
- **Partner organization hosted forum, focus group, etc. to review draft information (e.g., investments, governance) and securing feedback to bring back to the WG to process**

# Engagement Activities

- Presentations to groups to share on TIF, the exploration process, work to date, and gather feedback
  - City-led began last year, will continue throughout this year
  - City/Prosper staff to support presentations
- Public Open Houses
  - CBO-led Town Hall tentatively planned for March
  - City-led in April and another in early/mid-summer
- Community Leader Luncheon scheduled for March 1st
  - Based on input from Working Groups

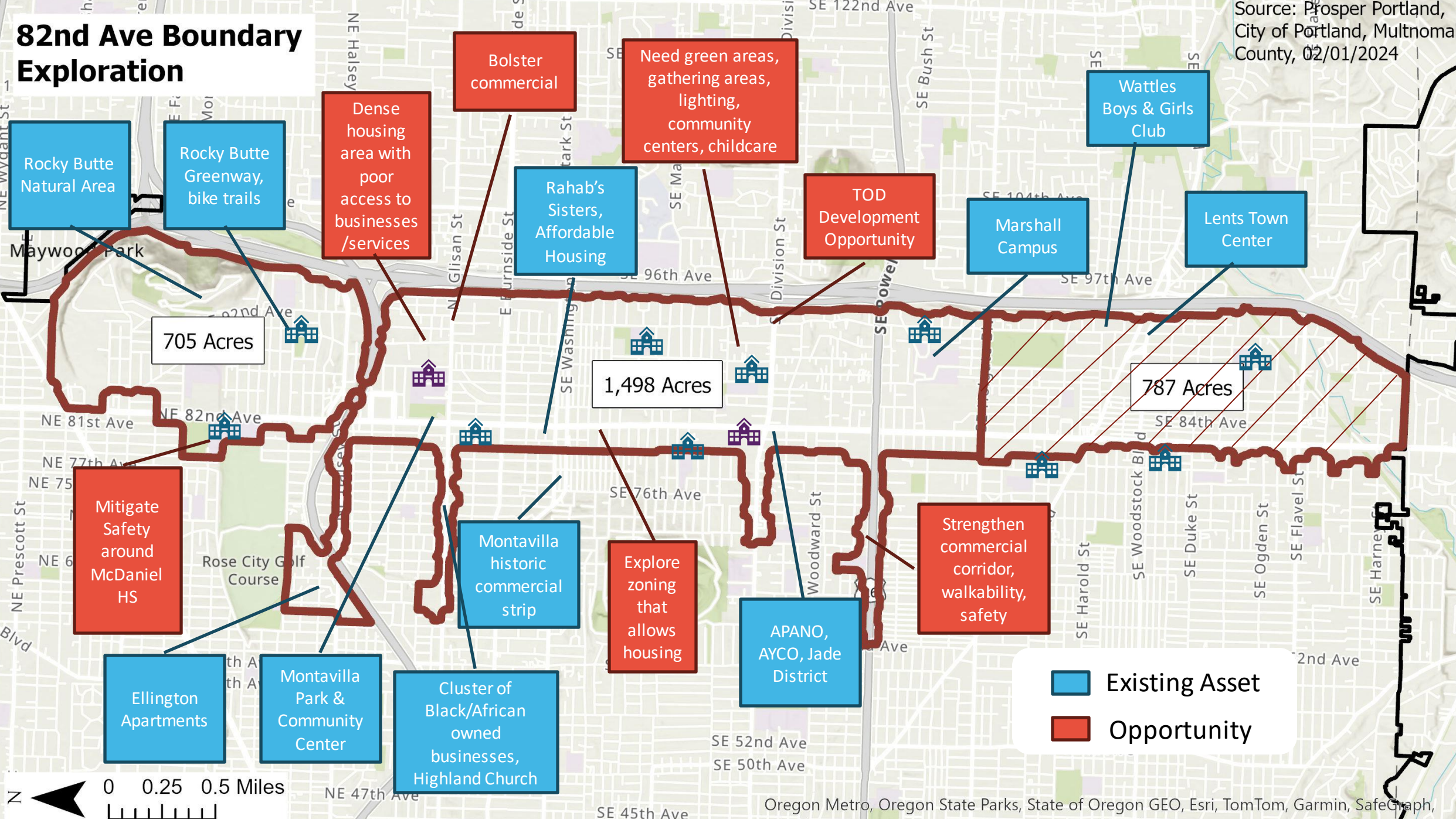
# And then there is the implementation...

- TIF districts have a lifespan of 20-30 years
- Relationships are critical to ensure we remain committed to the priorities set by community
- Community Leadership Committee supports implementation and oversight
  - Reminder: governance will address key aspects of implementation
  - Action Planning sets investment priorities for 5 years at a time

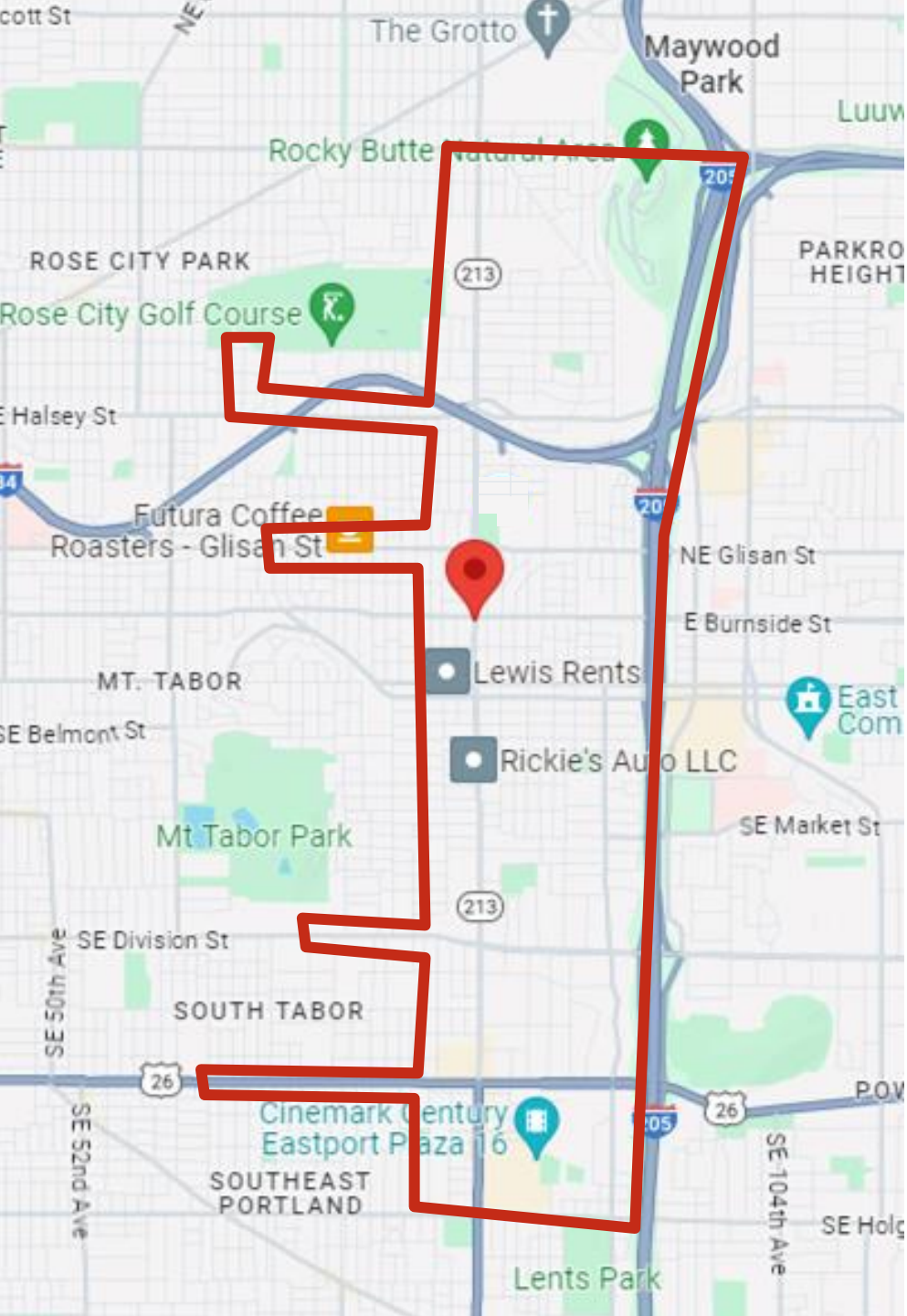


# 82nd Ave Boundary Exploration

Source: Prosper Portland, City of Portland, Multnomah County, 02/01/2024







# Exploration Area Orientation

Requirements  
Acreage  $\leq 1,875$   
AV  $\leq \$1.5B$

Current  
Acreage  $\leq 2,203$   
AV  $\leq \$1.79B$

Need to CUT  
328 acres  
\$0.29B

# Inclusion/Exclusion Asks & Comments

**NORTH** to Fremont  
(Parkrose/CC to capture northern end of corridor)

**SOUTH** to Holgate to Capture Eastport Plaza/Marshall Opportunity Area

**EAST** to I-205

Capture a few blocks **WEST** of 82<sup>nd</sup>; capture commercial areas, including fingers

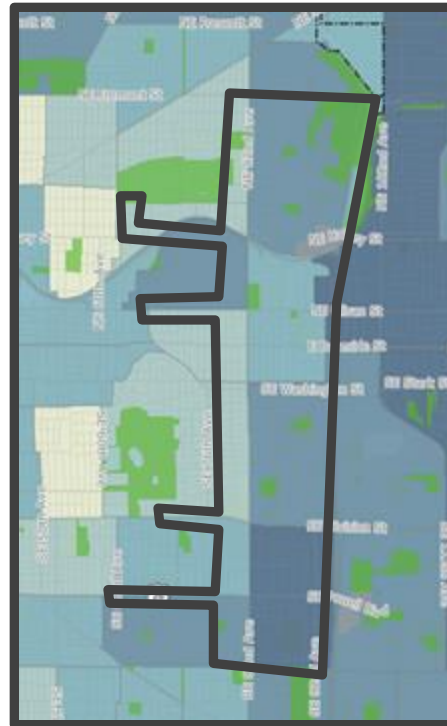
**ANCHOR** with NPNs (Jade District)

Focus on nodes rather than continuous strip; support less car-centric 15-minute microcities along the corridor (McDaniel, Montavilla, Jade, Lents)

Prioritize more dense residential zoning

Include SF for ownership programs

Remove schools and parks (include parks in project list for new parks)



Include commercial corridor from Holgate south

Shorten fingers – 10 blocks?

Include a Stark “finger”; it is heart of the neighborhood; higher value area

Remove higher value SF properties near Rocky Butte; between Glisan & Burnside

Remove Ellington property/Halsey finger if needed, not connected to 82<sup>nd</sup> corridor

**5 Minute Stretch Break**



# Adds & Removes

Add

Include commercial corridor from Holgate south

Include a Stark “finger”; it is heart of the neighborhood; higher value area

Remove

Shorten fingers – 10 blocks?

Remove higher value SF properties near Rocky Butte; between Glisan & Burnside

Remove schools and parks (include parks in project list for new parks)

If necessary, remove Ellington property/Halsey finger; not connected to 82<sup>nd</sup> corridor

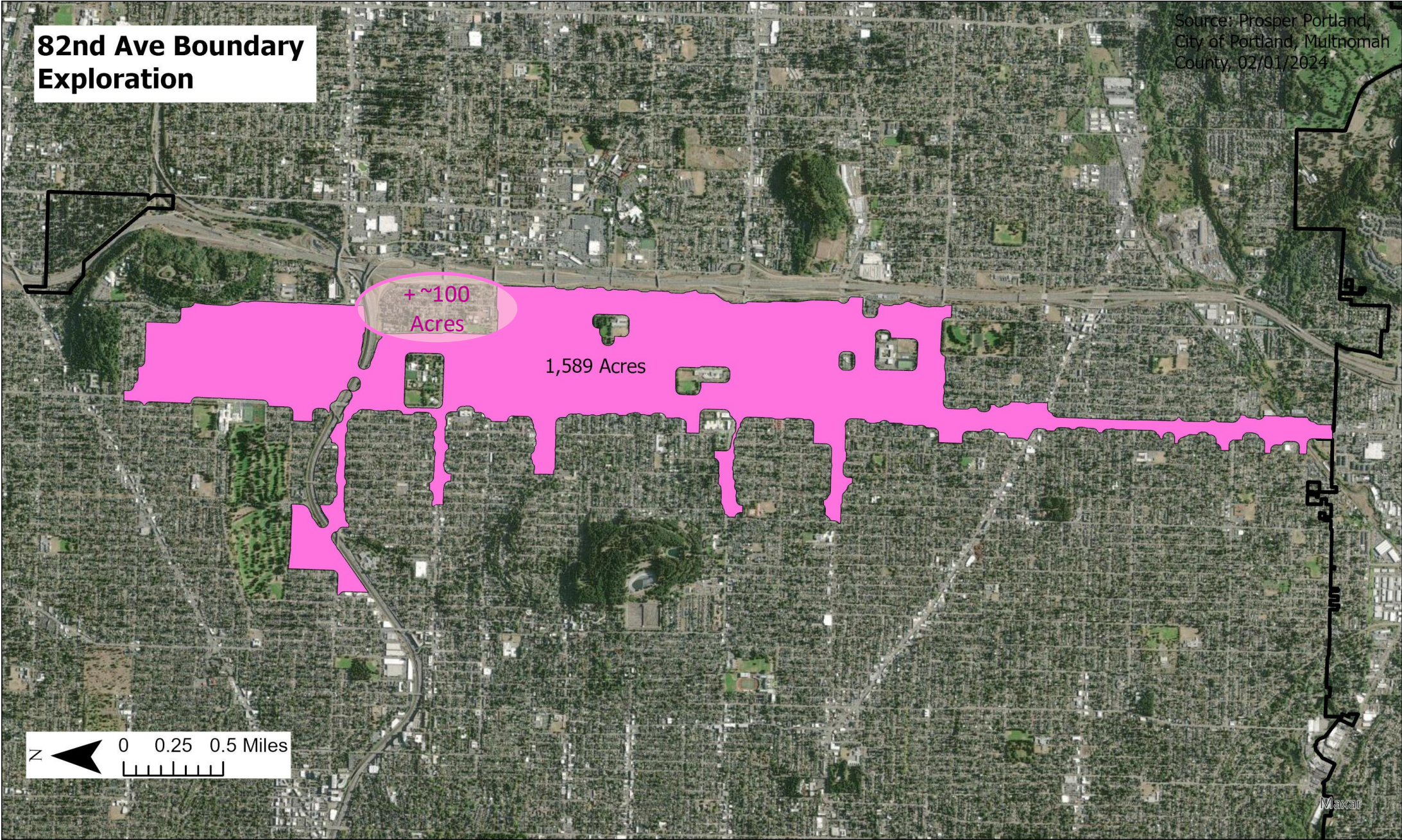
Add + Remove =  
-328 acres



# Map

## 82nd Ave Boundary Exploration

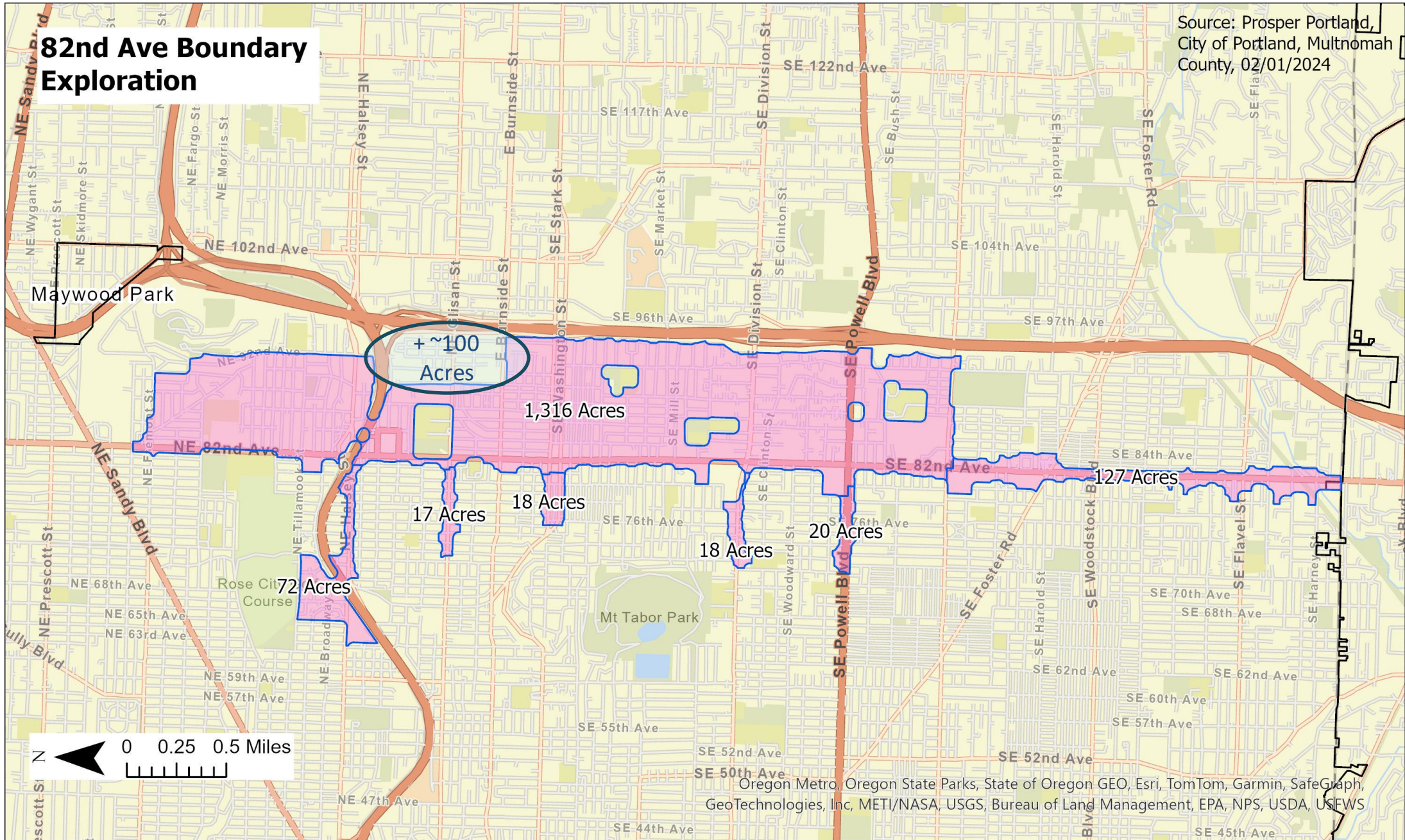
Source: Prosper Portland, City of Portland, Multnomah County, 02/01/2024



0 0.25 0.5 Miles



# Map







# Next Time - Governance



- 1. Cully Governance Charter, Process, Questions**
- 2. Steering Committee Discussions on Governance to Date**

***HOMework: Please Review the Cully Community Leadership Committee Charter (on Basecamp). Come prepared with questions/comments (if possible, send ahead of time!)***

# 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 set agendas and prep.

## Project Website:

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

## Project Email Address:

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

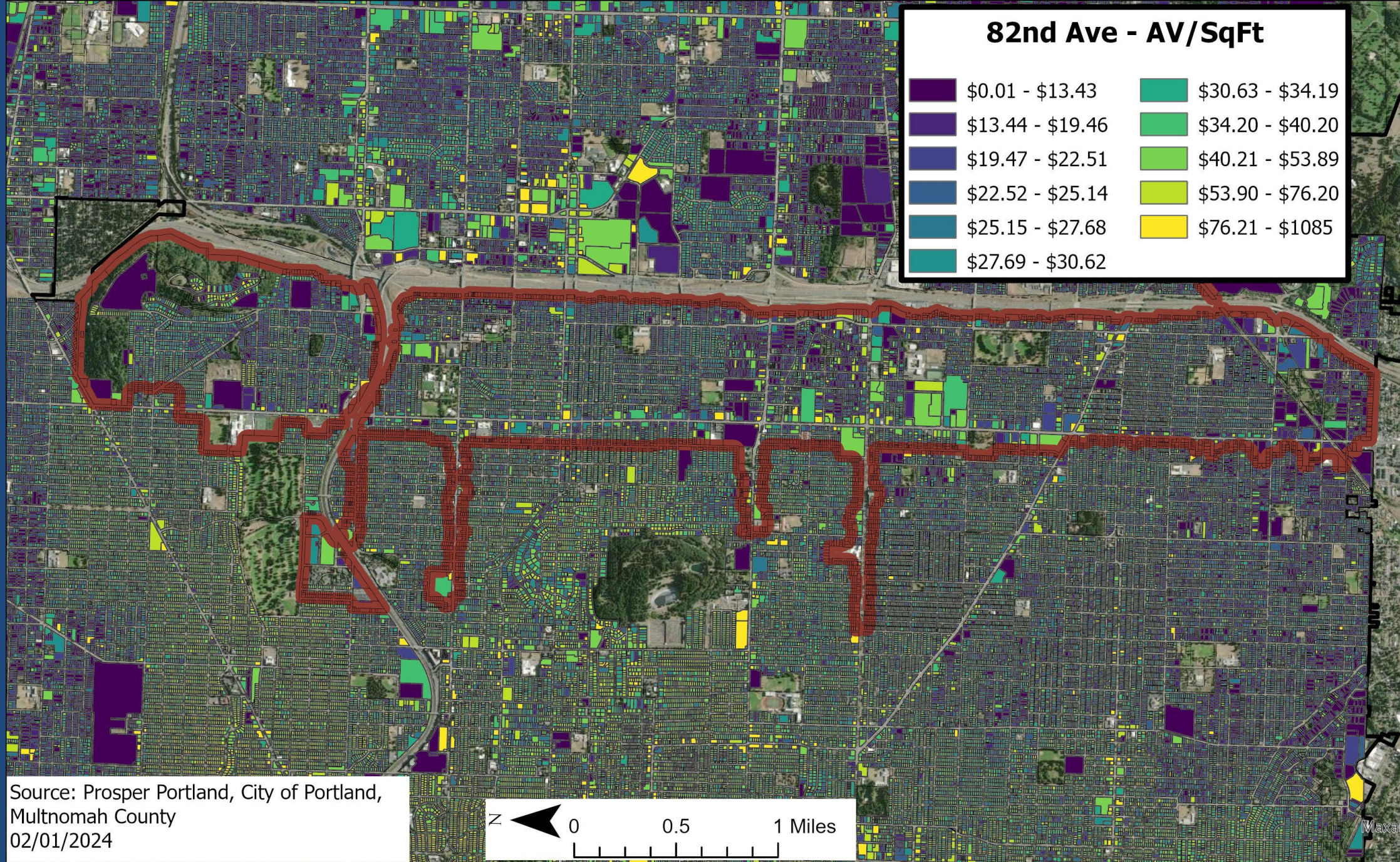
## Staff Office Hours:

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

Request honoraria after  
each meeting!



# Assessed Value Map





# Zoning Map

