

# East Portland TIF Exploration

**East of 205 Working Group  
Meeting 3 – February 2024**



**Portland  
Housing  
Bureau**

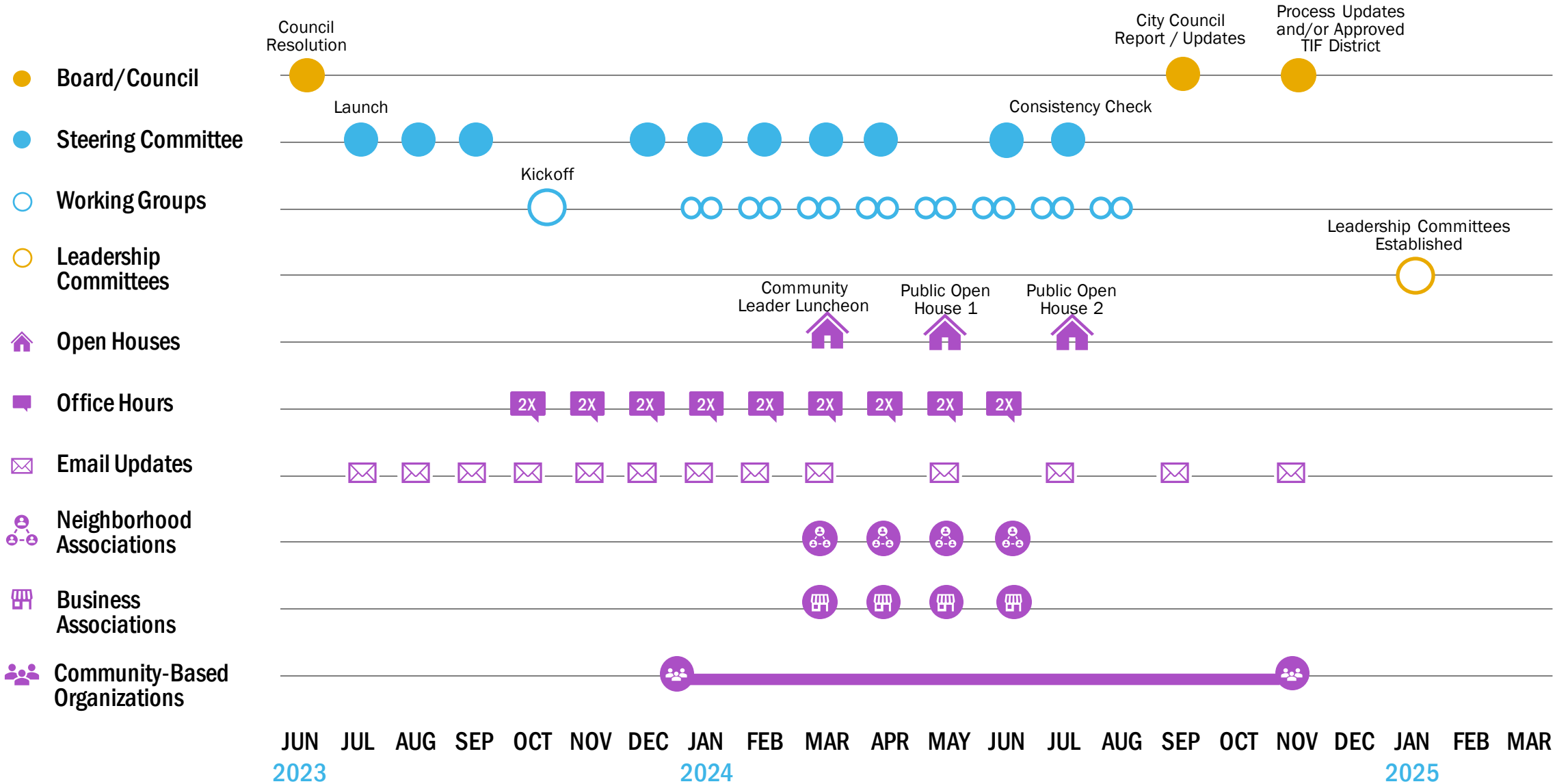
# Agenda

1. Community Engagement Update
2. Principles of Inclusion/Exclusion  
-- BREAK --
3. E205 District Boundary Discussion

## *Meeting Goals:*

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

# 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.
- **Short video on TIF exploration**
- **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.
- **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**

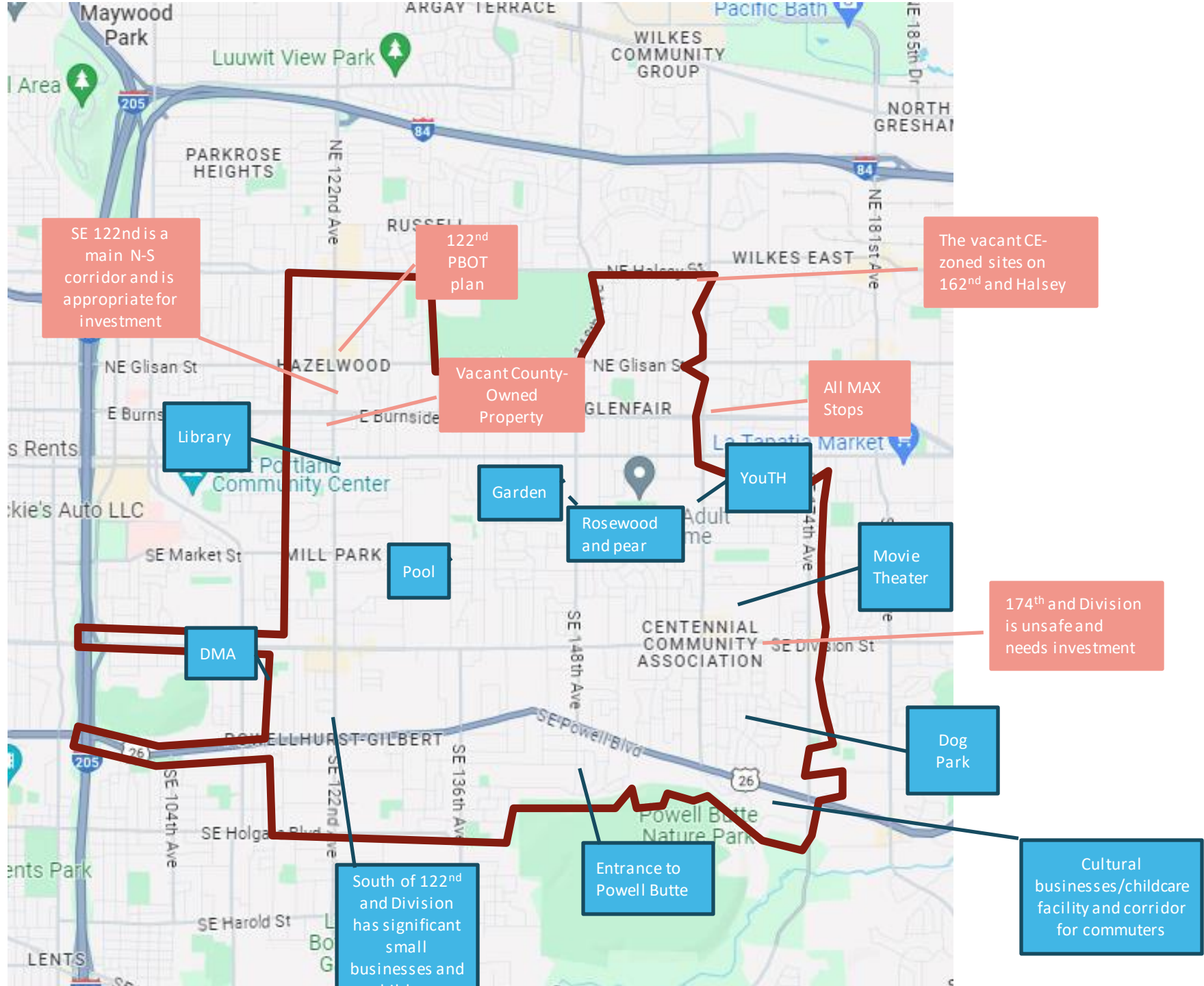
# Engagement Activities

- 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

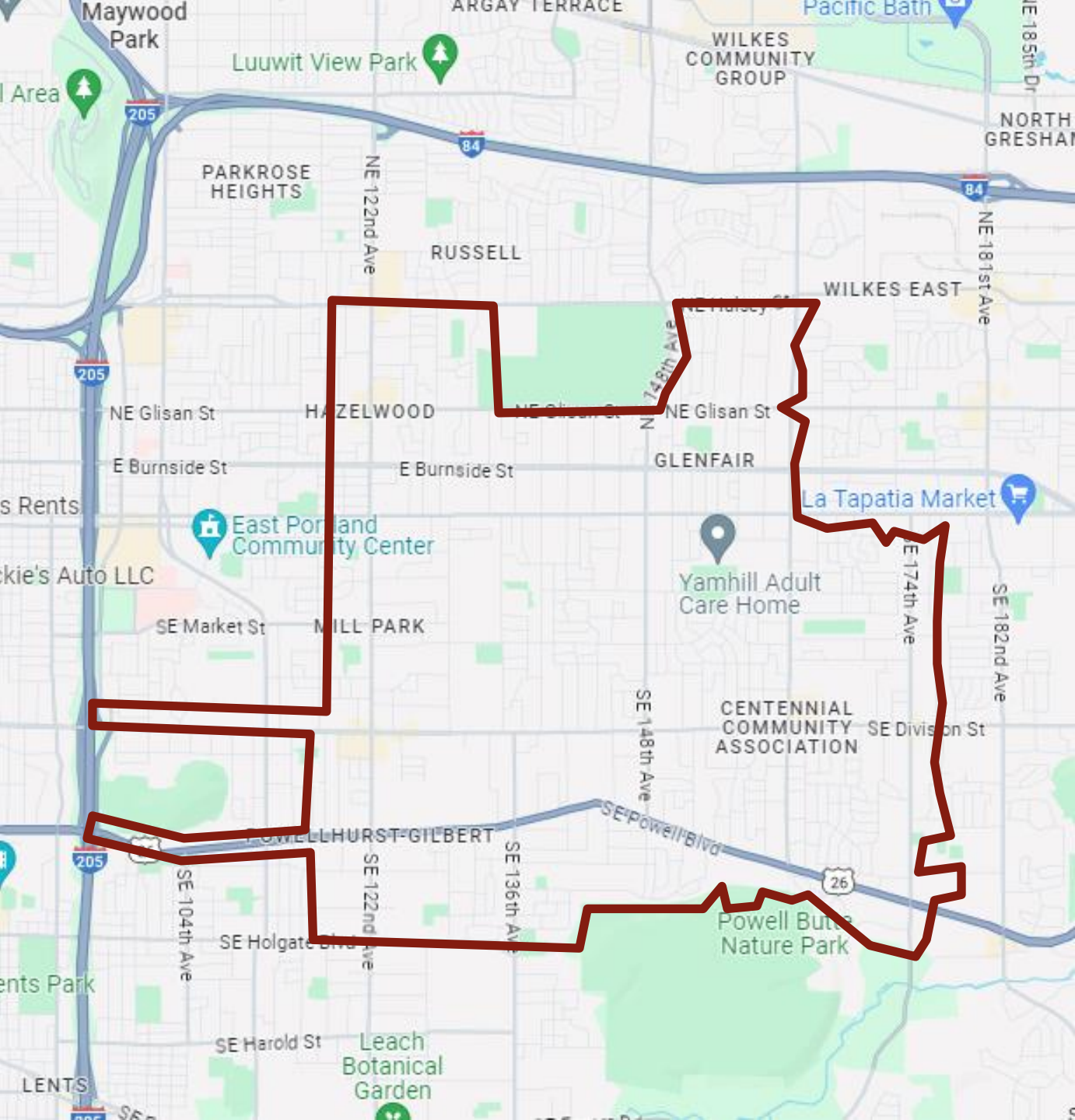
# And then there is the implementation...

- 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

# E205 Assets and Opportunities







# Exploration Area Orientation

*Starting point for discussions*

**Requirements**  
Acreage  $\leq 3,750$   
AV  $\leq \$3B$

**Current**  
Acreage  $\leq 5,209$   
AV  $\leq \$3.86B$

**Need to CUT**  
1,459 acres  
\$0.86B

# Philosophies of Inclusion/Exclusion

Explore going  
**NORTH** to Halsey

Explore going  
**SOUTH** to Holgate

**EAST** to 122<sup>nd</sup> Ave

**WEST** to  
the City Limit

**ANCHOR** with  
NPNs (Rosewood  
and DMA)

Remove the Golf  
Course

Include the  
southern side of  
Powell

122nd North to  
Halsey

Prioritize more  
dense residential  
zoning

Generational  
wealth for first  
time BIPOC  
homeowners

Go North to Glisan

Celebration of the  
multicultural  
identity

122nd South to  
Halsey

Include SF for  
ownership  
programs

Remove publicly  
owned property on  
Powell

Include  
commercial  
corridors

**5 Minute Stretch Break**



# Keep/Remove

Keep

Include Division  
finger from  
freeway

Include all properties  
along 122<sup>nd</sup> to from  
Halsey all the way to  
Holgate

Include all properties  
along 122<sup>nd</sup> to from  
Halsey all the way to  
Holgate

Remove -1,459 acres

Remove

Remove North of  
Glisan

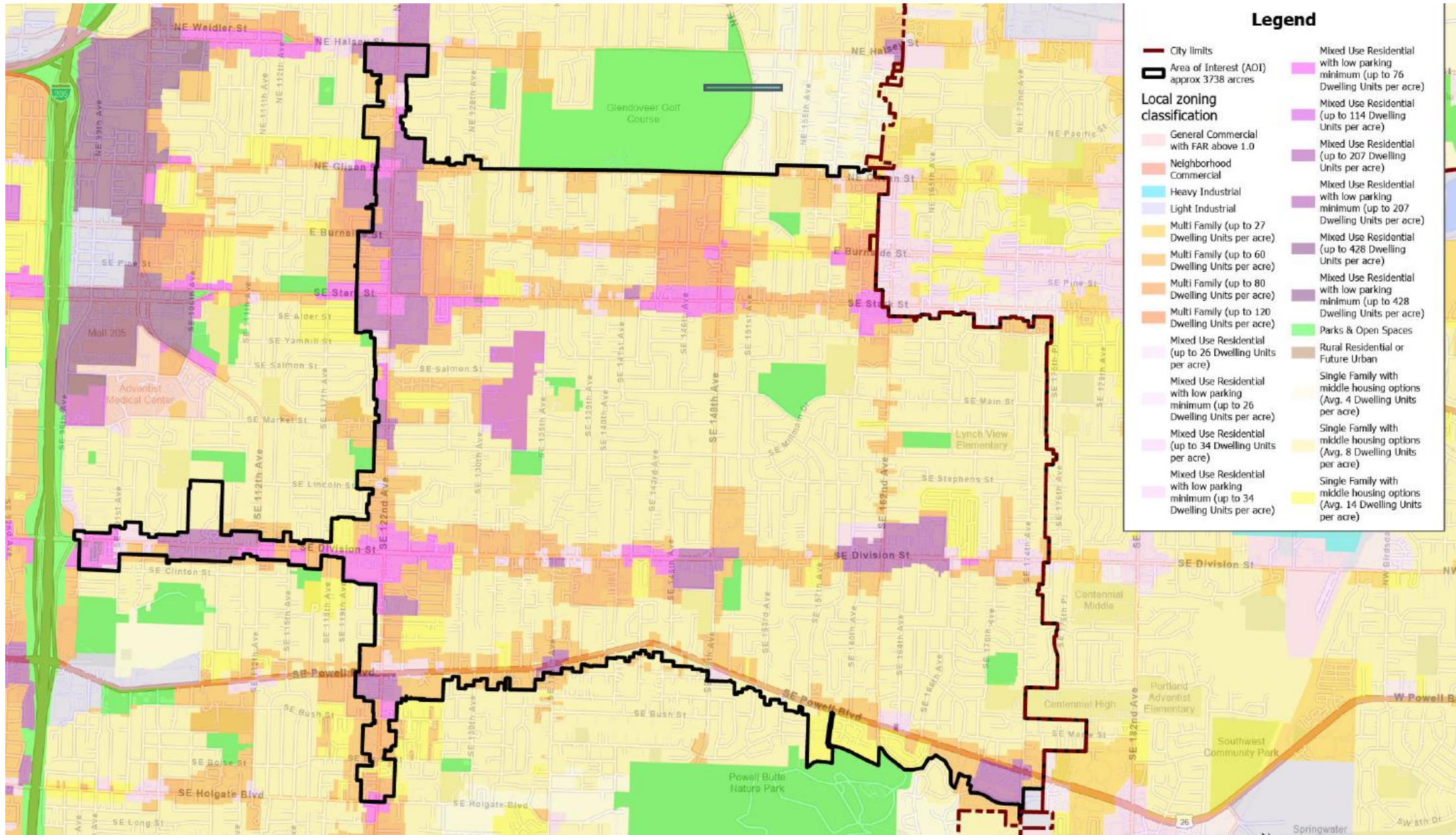
Remove properties  
West of 122<sup>nd</sup>

Remove Powell finger  
from freeway to  
122nd

Remove properties  
south of Powell

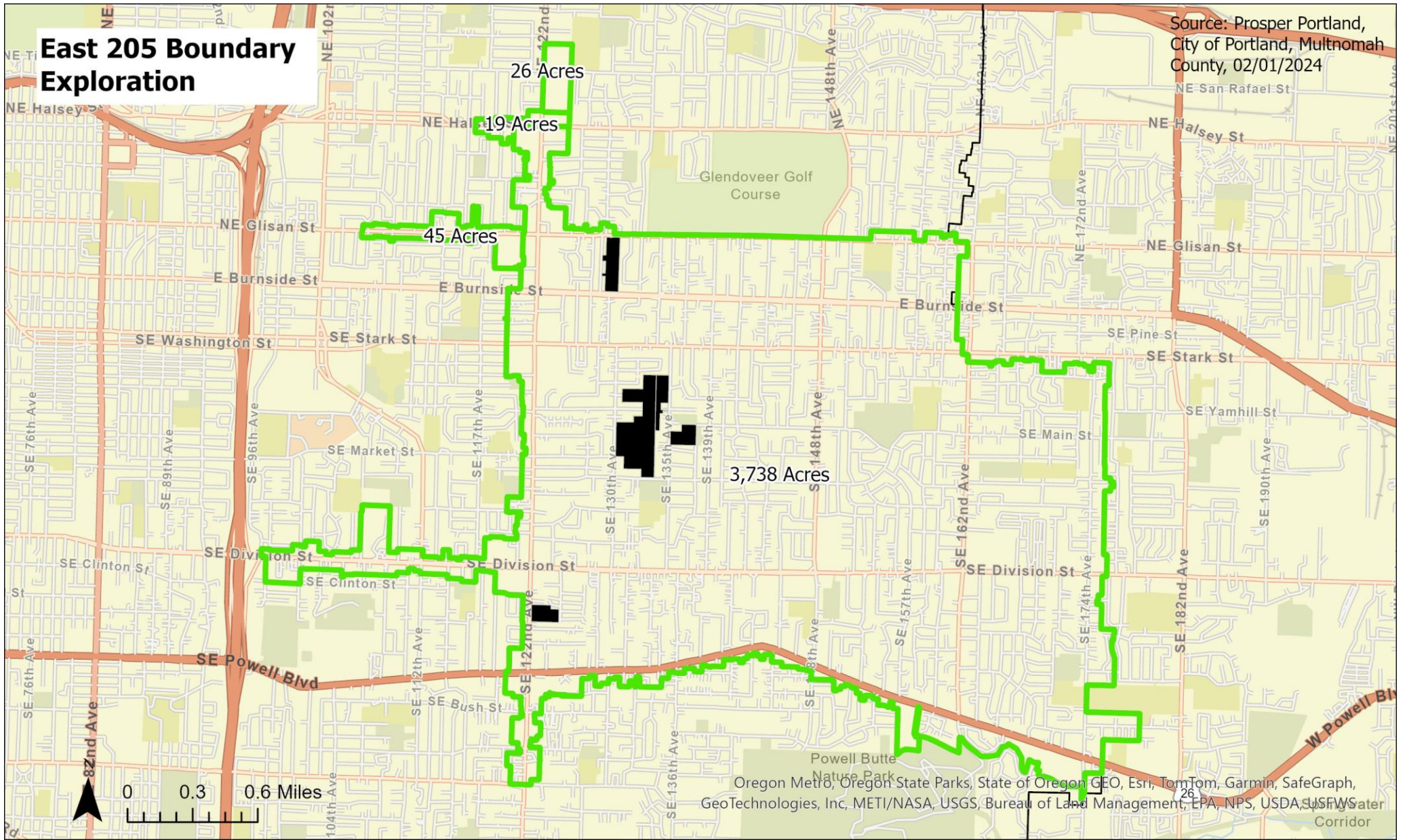


# Map





# 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 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)

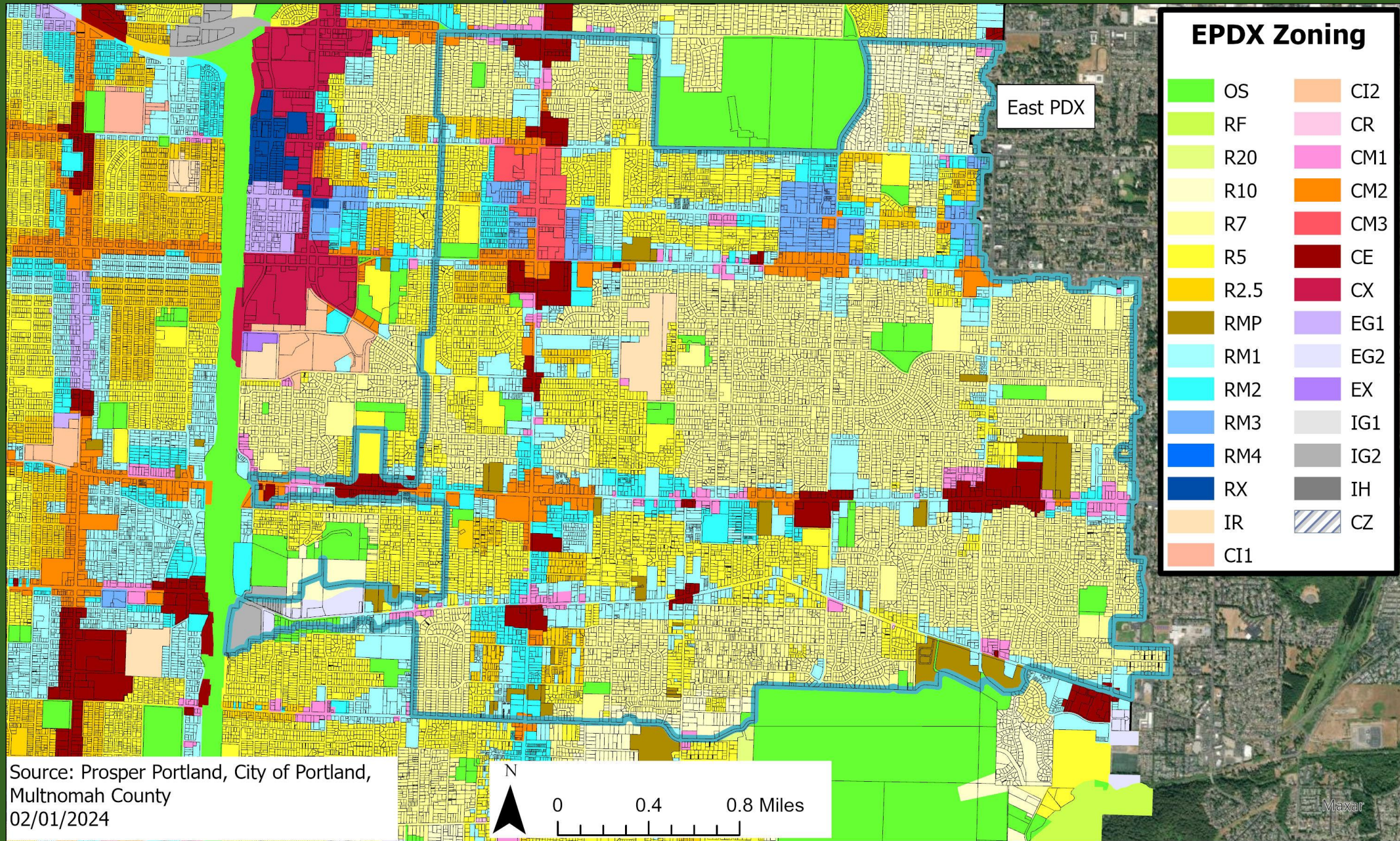
## Staff Office Hours:

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

Request honoraria after  
each meeting!



# Zoning Map

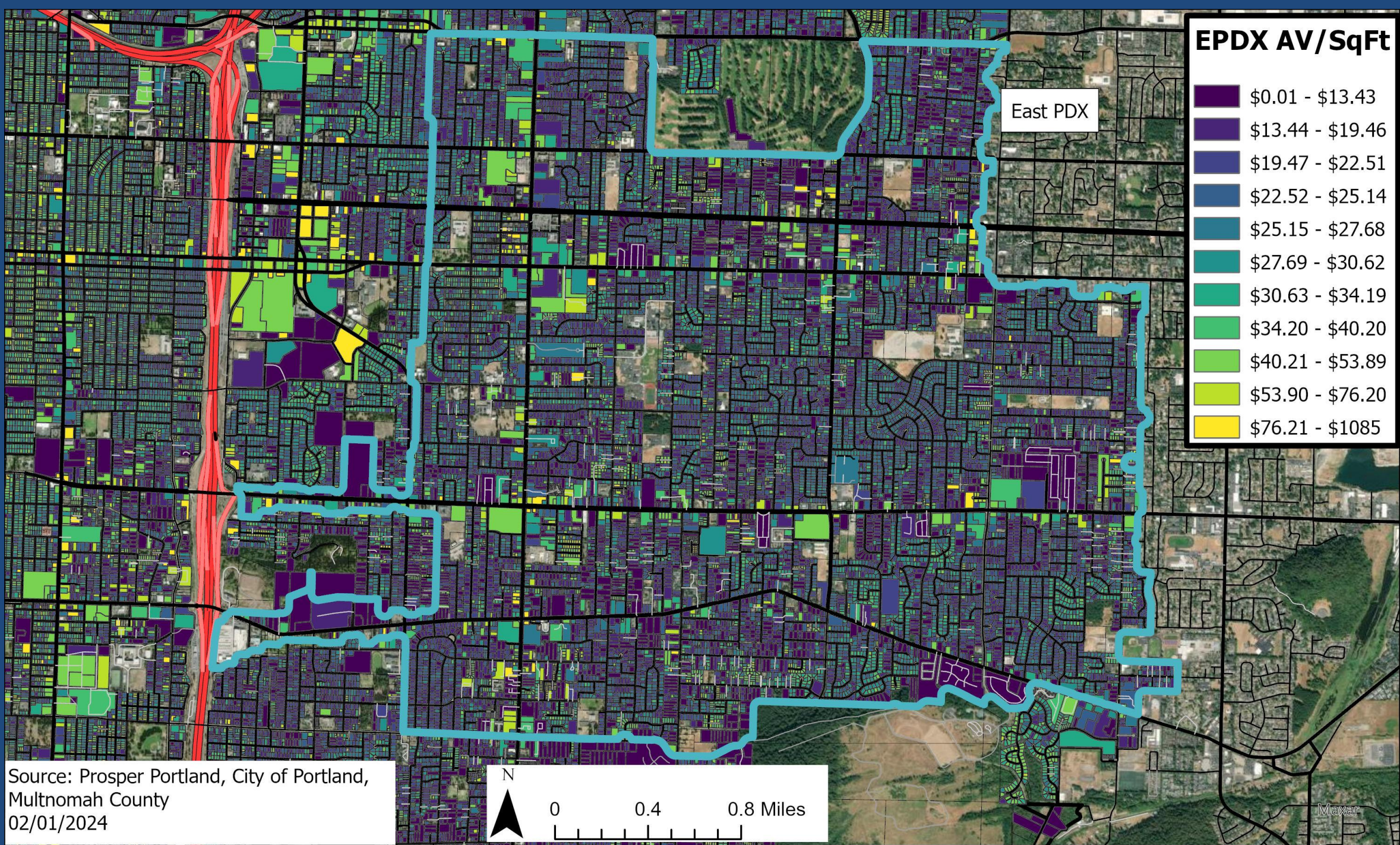








# AV Density Map





# Community Engagement

