

East Portland TIF Exploration

**Parkrose/Columbia Corridor Working Group
Meeting 4 – February 2024**



**Portland
Housing
Bureau**

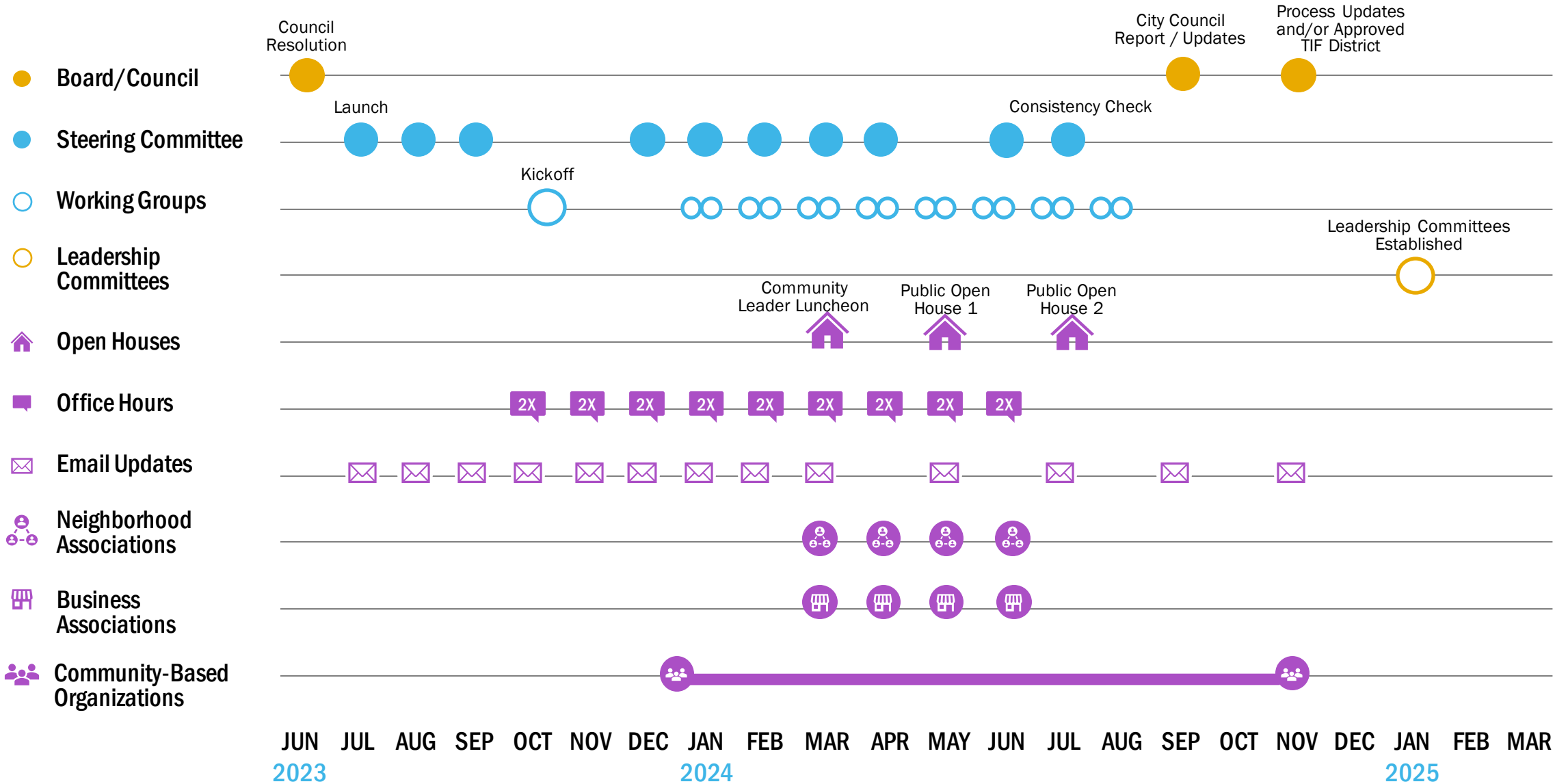
Agenda

1. Community Engagement Update
 2. Principles of Inclusion/Exclusion
- BREAK --
3. Parkrose/Columbia Corridor
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.
- **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**

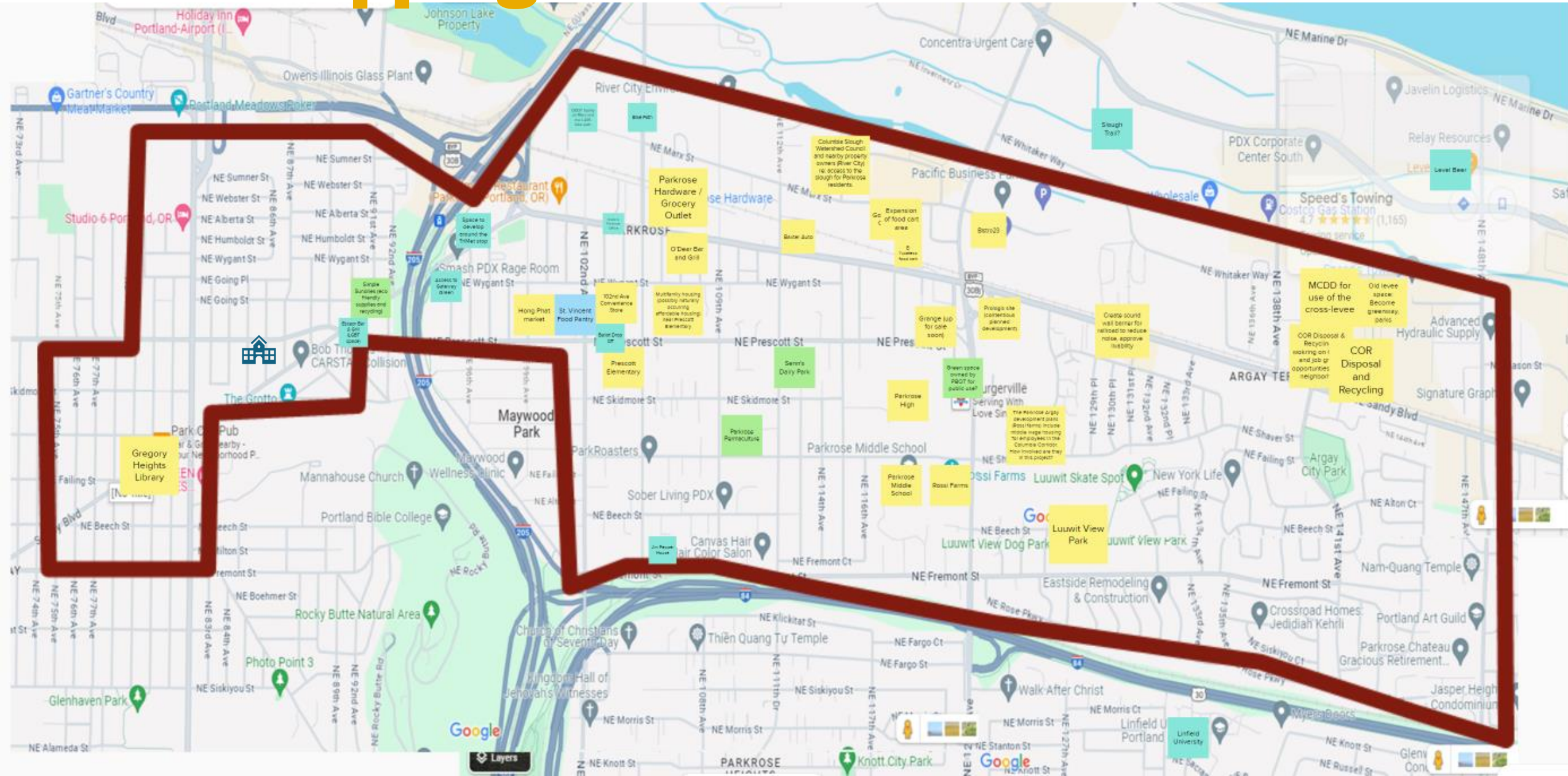
Engagement Activities

- 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

Asset Mapping Check-in



Philosophies of Inclusion/Exclusion

Remove railroad
ROW

Include Sumner
area based on
Cully TIF
exploration

**Include some
industrial/slough
& areas to I-84**

Capture
some residential,
SFH

Anchor with NPNs
(Historic Parkrose)

Expand
further into
slough?

Capture an
appropriate
amount of high AV

Possibly remove
school sites

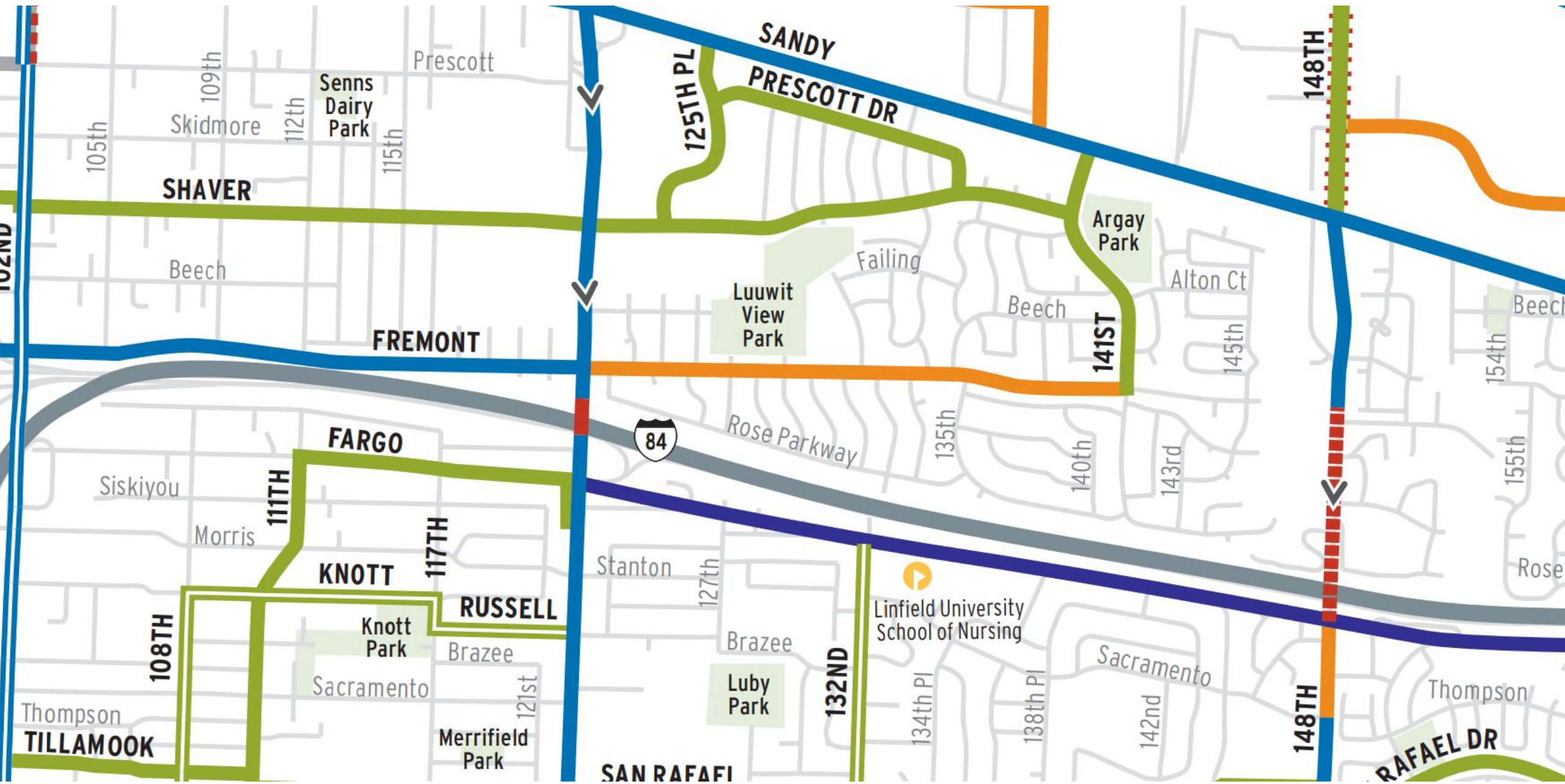
Include MFH east
of 148th

Improve access to
key community
assets

Include
commercial
corridor of Sandy
west of I-205

5 Minute Stretch Break





Exploration Area Orientation

Current Acreage: 1,864

Current Assessed Value: \$1.35B

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



Working Group:

- **Exclude Railroad Acreage**

Subtractions/Additions

Additions

More of the industrial land in slough/trail

MFH east of 148th

Bike/Walk path to Linfield College

Available = ? acres

Subtractions

Remove the Fremont Corner on 82nd (82nd Ave District has it included)

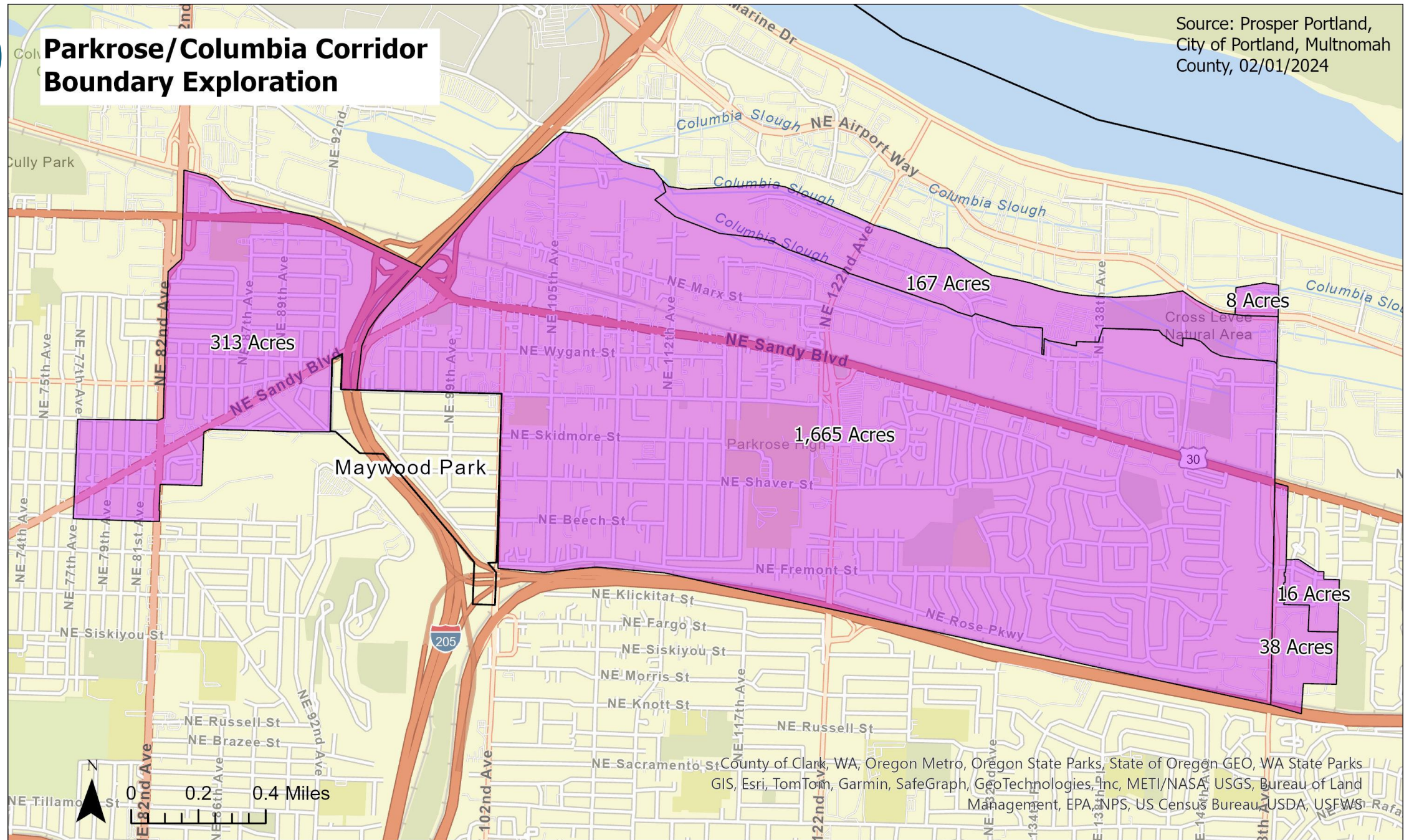
Other areas needed to stay in cap

School sites ineligible for TIF investment

Map

Parkrose/Columbia Corridor Boundary Exploration

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

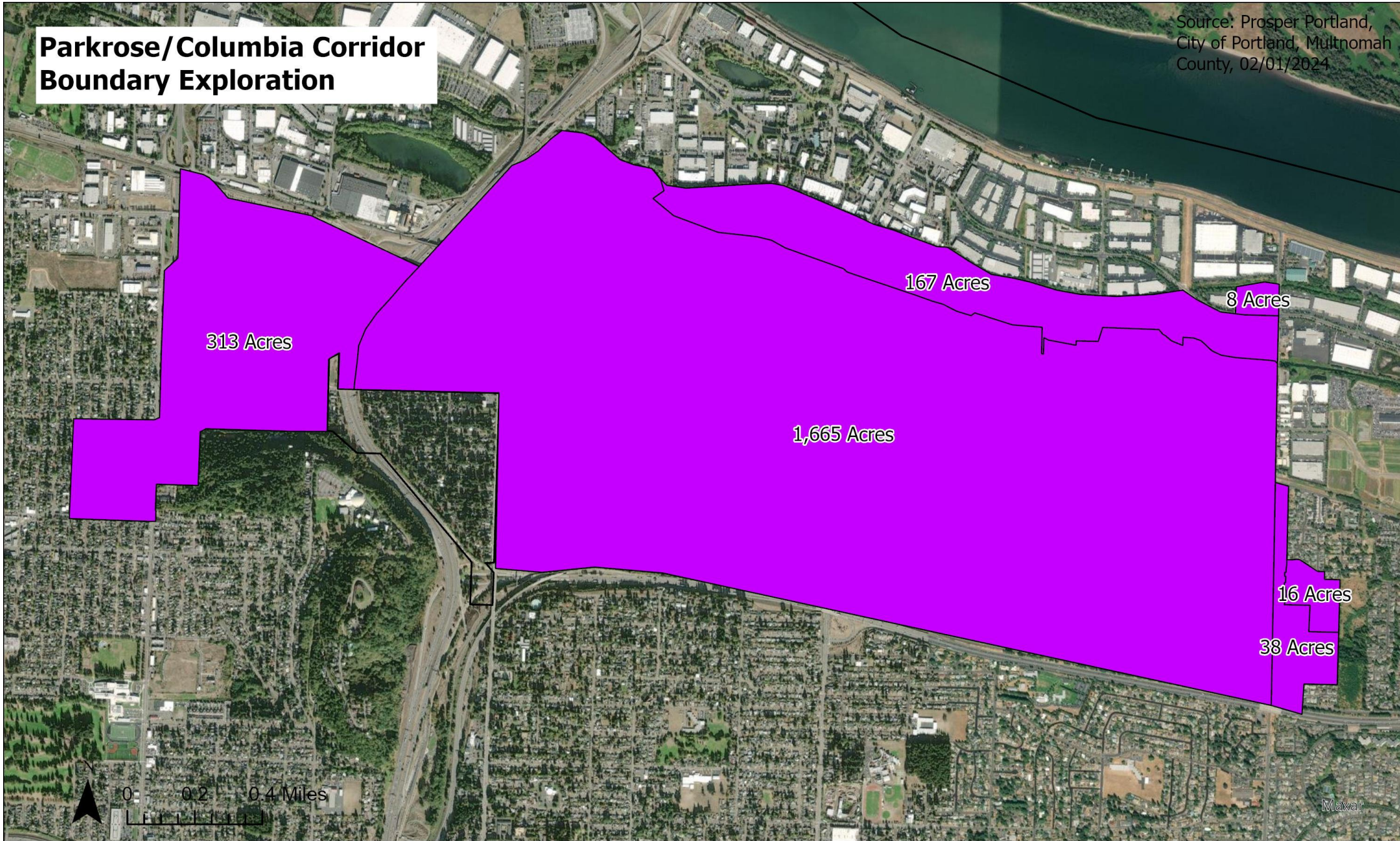


County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks
GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land
Management, EPA, NPS, US Census Bureau, USDA, USFWS

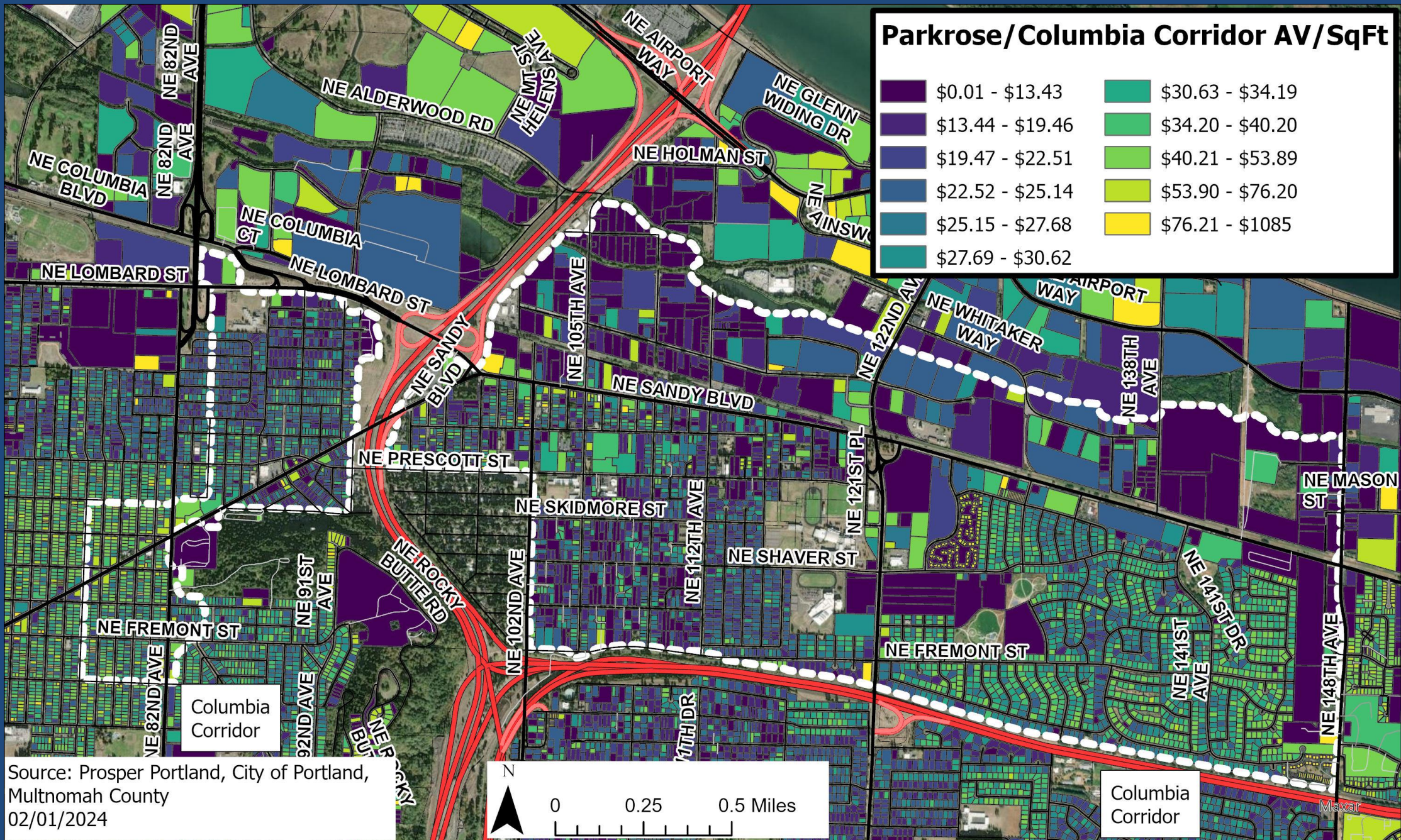
Map

Parkrose/Columbia Corridor Boundary Exploration

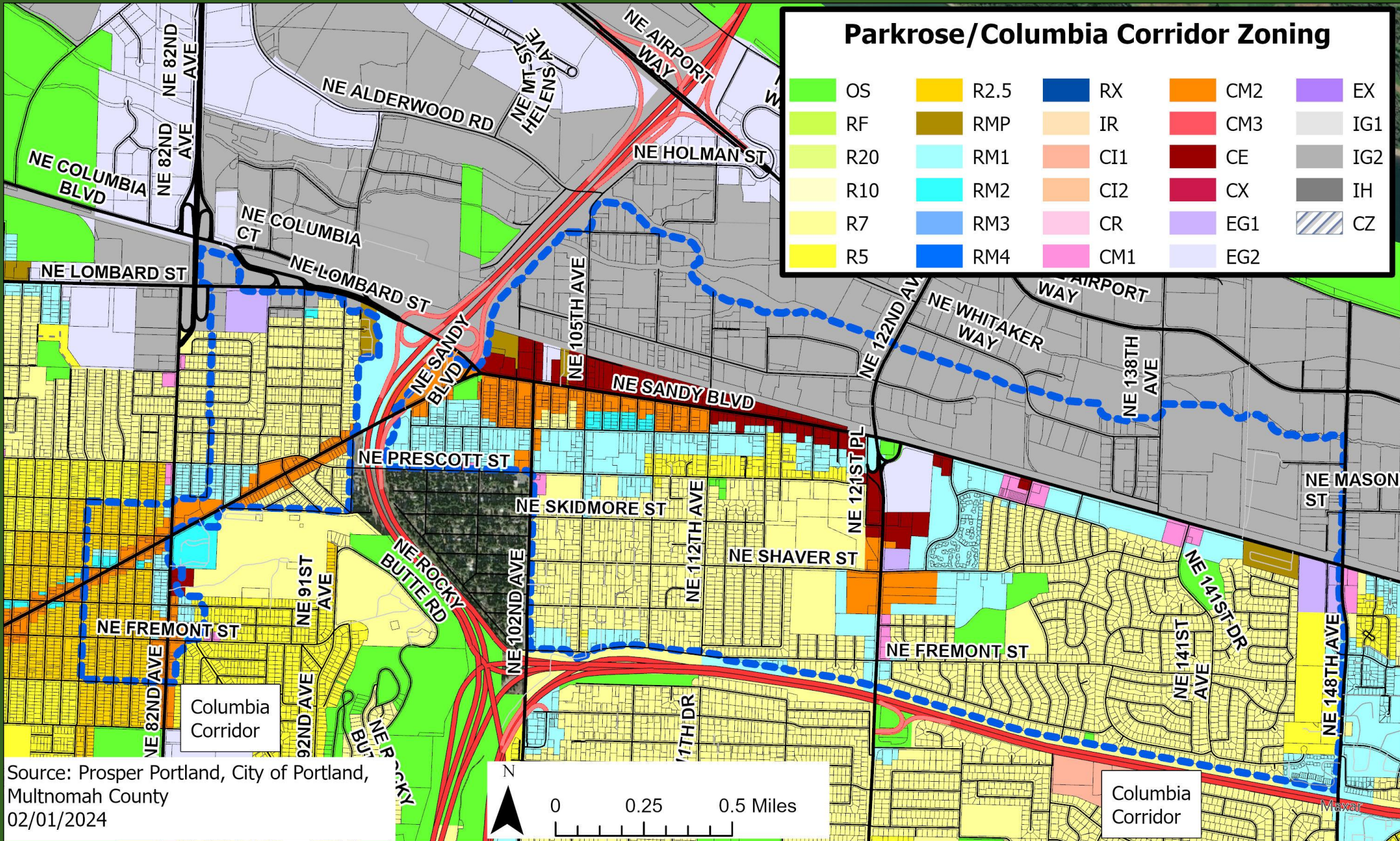
Source: Prosper Portland, City of Portland, Multnomah County, 02/01/2024



AV Density Map



Zoning Map



Philosophies of Inclusion/Exclusion

82nd Avenue Area

EXAMPLE

1. **Focus on nodes** rather than a continuous strip of development; support less car-centric 15-minute micro-communities
2. Capture **commercial mixed-use zoning on entire 82nd Avenue** corridor
3. Prioritize **higher density residential** but include **single-family for ownership programs**
4. Remove **school properties**
5. **Remove existing park** properties; **ok for TIF to fund NEW parks**, but existing parks should be funded by PPR
6. **Include western “fingers”** for approximately 10 blocks, connection to 82nd Avenue
7. **Remove areas of higher value single-family residential**



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

Staff Office Hours:

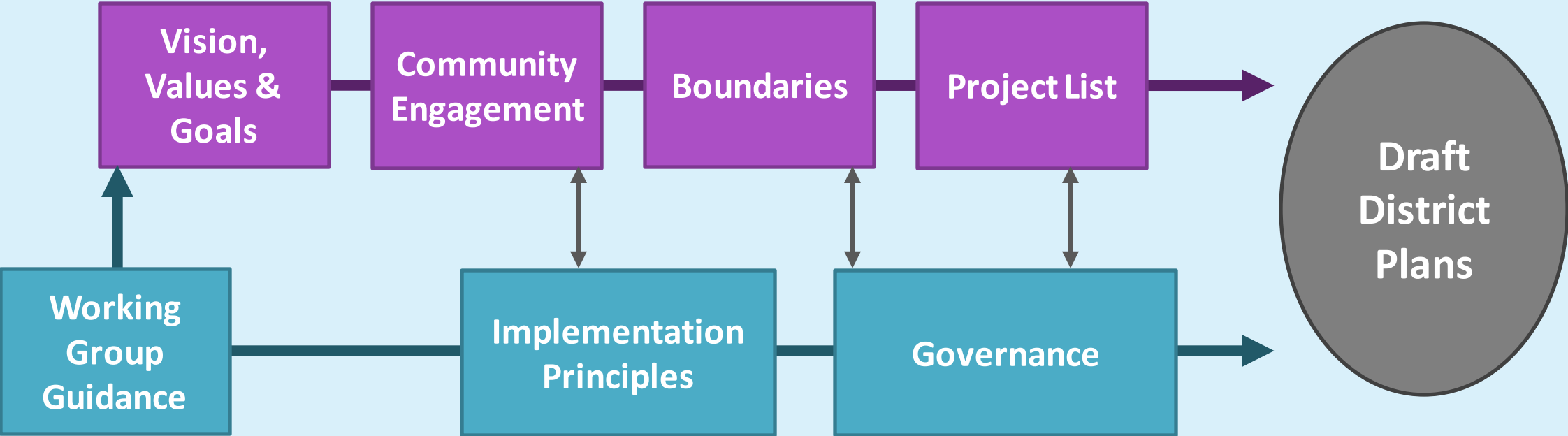
1st and 3rd Thursdays, 9-10 am, drop-in

Request honoraria after
each meeting!

Big Picture: Division of Labor

Broad Community Engagement

Working Groups: Exploration & Plan Development - what should be in a District Plan?



Steering Committee: Guidance & Implementation - how should the Plan be implemented?



Tentative Meetings Sequence

Steering Committee

Working Groups

Meeting 1

Meeting 2

Jan

Implementation Principles & Governance Structure

Background & Context; Vision, Values, Goals

Engagement

Feb

Governance Structure

Boundaries

Boundaries

Mar

Governance Structure

Governance Structure

Governance Structure

Apr*

Joint Meeting: Engagement update; SC/WG Updates (Governance/Content)

Project List

Project List

May

Governance Structure, Incorporation of WG input

Review Draft Documents

Review Draft Documents

June*

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

Review/Refine

Review/Refine

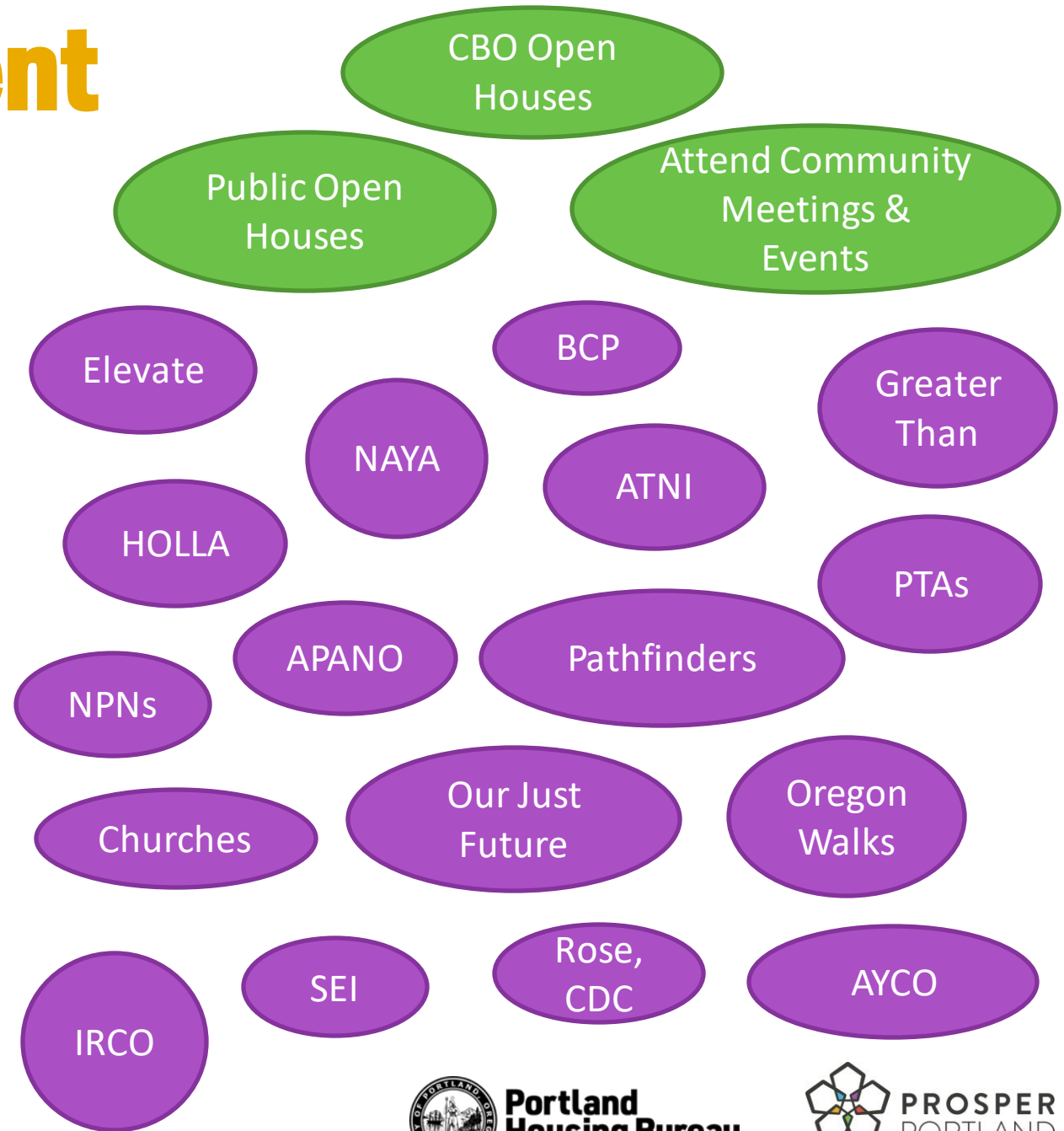
July

Review WG Drafts for Consistency

Engagement w/ Proposed Draft

Incorporate engagement /public consideration

Community Engagement



Boundaries Discussion, Part 1

- 1. Review of Steering Committee Guidance*
- 2. Context: What are some of the opportunities/investments TIF can fund to support our goals? What can we do with existing zoning?*
- 3. Do we need to supplement/revise the Steering Committee's philosophy on inclusion/exclusion? (Mural Board)*



To the Mural Board!

Philosophies of Inclusion & Exclusion

Parkrose/Columbia Corridor

Philosophies of Inclusion/Exclusion

Include some industrial land north of Sandy	Southern Edge Is I-84	Eastern Edge Is NE 140th	Include Summer neighborhood	Include 82nd south to Fremont; capture continuous Sandy corridor	Include some single-family residential	Exclude railroad acreage
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Eligible Project List (Cully)

Affordable Housing

Single-Family Home Repair

Down-Payment Assistance

Multi-Family Rental Development

Rehabilitation & Preservation of Existing Regulated Housing

Acquisition & Rehabilitation of Existing Market-Rate Housing

Limited funds for houseless neighbors (shelters, sanitation)

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Affordable infill and middle-density housing

Manufactured housing park stabilization, preservation and development

Commercial Property Acquisition, Development & Renovation

Technical/financial assistance to determine feasibility of potential projects

Property acquisition

Development, redevelopment and renovations (new, improvements, landscaping, lighting, tenant improvements, building repairs, solar, seismic, accessibility)

Funding for permanent infrastructure for food cart operations and other temporary, pop-up, seasonal, or low-barrier opportunities for start-ups and non-profits

Set aside of funds for emergency repair and rehabilitate projects

Eligible Project List (Cully)

Arts, Culture and Signage

Historical and cultural art, developed in collaboration with artists and communities who represent those communities; infused into projects

Signage not specifically for beautification, but to serve the purpose of the district

Land Acquisition & Banking

Control land so that it remains affordable (take land off the private market)

Set aside funds for rapid, opportunistic property acquisition that aligns with goals of the Plan

Remediation activities to ensure land banked property may be developable in the future

Recreational Improvements

Community centers, community gardens, athletic facilities, recreation facilities in affordable housing and commercial development

Infrastructure Improvements

Eligible when triggered by or directly supporting community stabilization for Priority Community members, but not for general improvements.

Administration

Administrative costs associated with budgeting, reporting, planning and implementation

Exploration Area Orientation

Current Acreage: 2,036

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



Steering Committee:

- Include some industrial land north of Sandy
- Southern edge is I-84; Eastern is 148th.
- Includes portions of Sumner and 82nd to Fremont/Sandy corridor
- Include some single-family areas
- Anchored by NPNs

To the Mural Board!

Health & Medical
Services/Resources



Event Area/
Gathering Spaces



Employment
Centers

Retail
Establishments



Institutions, Non-
profits, CBOs



Single Family
Housing Areas

Public Restroom



Multi Family
Housing Areas

Transportation or
Infrastructure Need



Historic or Cultural
Landmark



Parks, Open Spaces,
Green Infrastructure



1. Asset Mapping
2. Investment Opportunities

Boundaries Discussion, Part 2

- 1. Asset Mapping: Where are some of the places/businesses/communities/institutions/organizations that are important to the area? (Mural Board)*
- 2. Opportunity Mapping: Where are there opportunities for investment? TIF-eligible or non-TIF-eligible? (Mural Board)*

