

East Portland TIF Exploration

**Parkrose/Columbia Corridor Working Group
Meeting 3 – February 2024**



**Portland
Housing
Bureau**

Agenda

1. Process Check-in (Project, Basecamp)
2. Steering Committee Recap & Community Engagement Update
3. Boundary Discussion

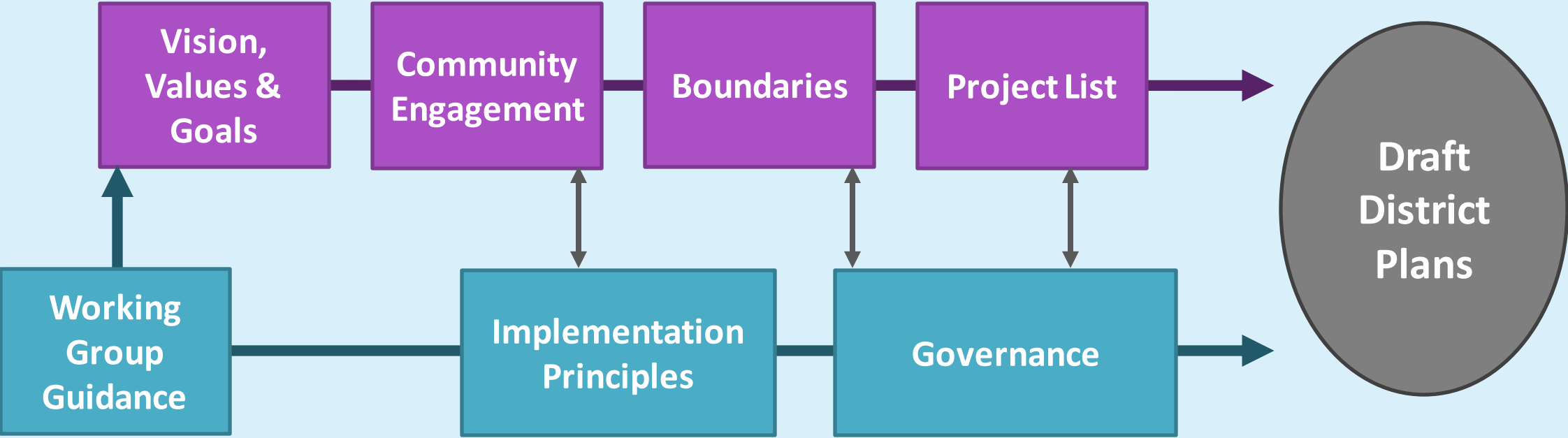
Meeting Goals:

- 1. Understand TIF-Eligible Investment Opportunities*
- 2. Confirm Philosophies of Inclusion/Exclusion*
- 3. Identify important Places in Boundary, start to think about Investment Opportunities*

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

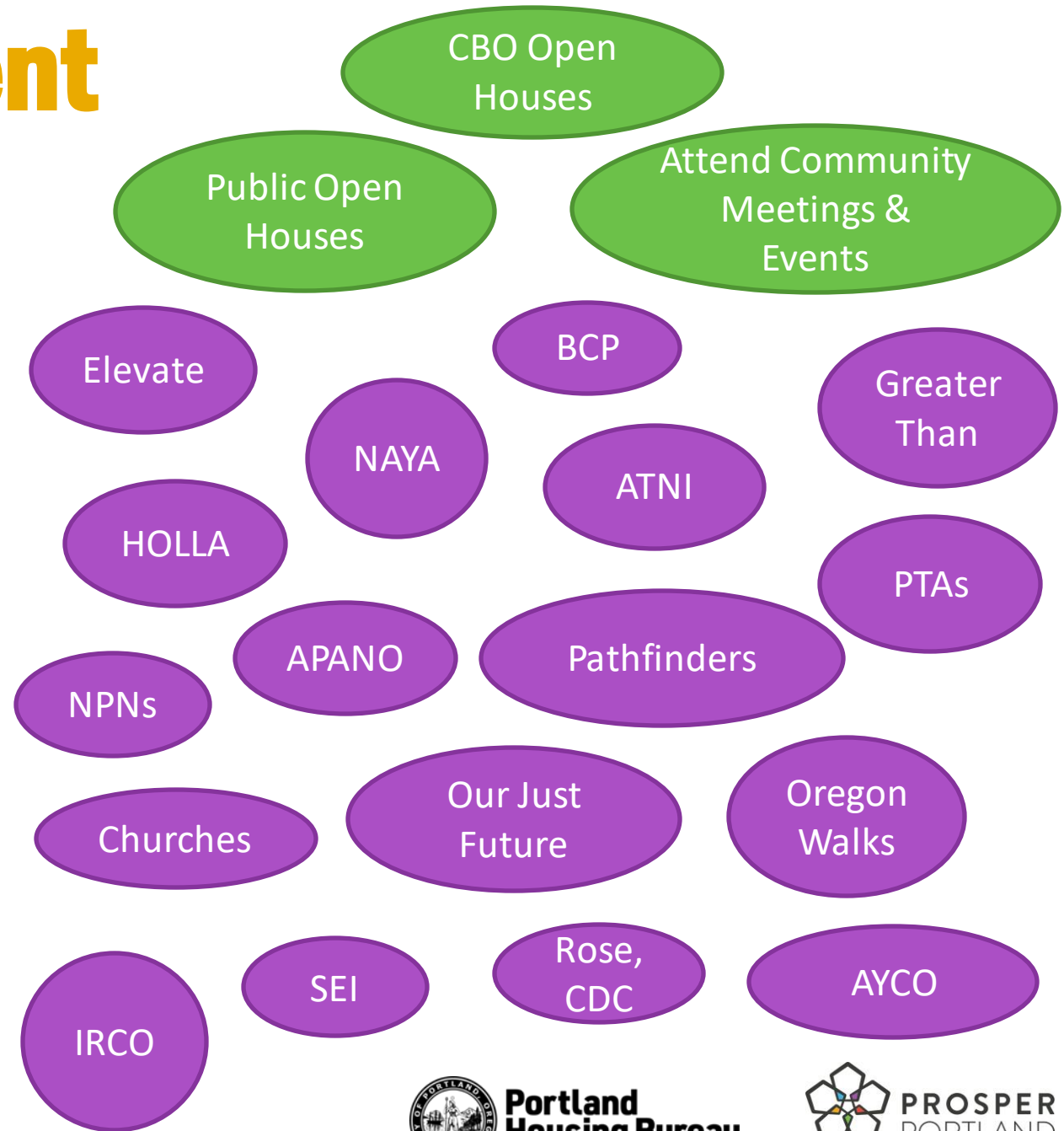
July

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)*



Exploration Area Orientation

Current Acreage: 2,036

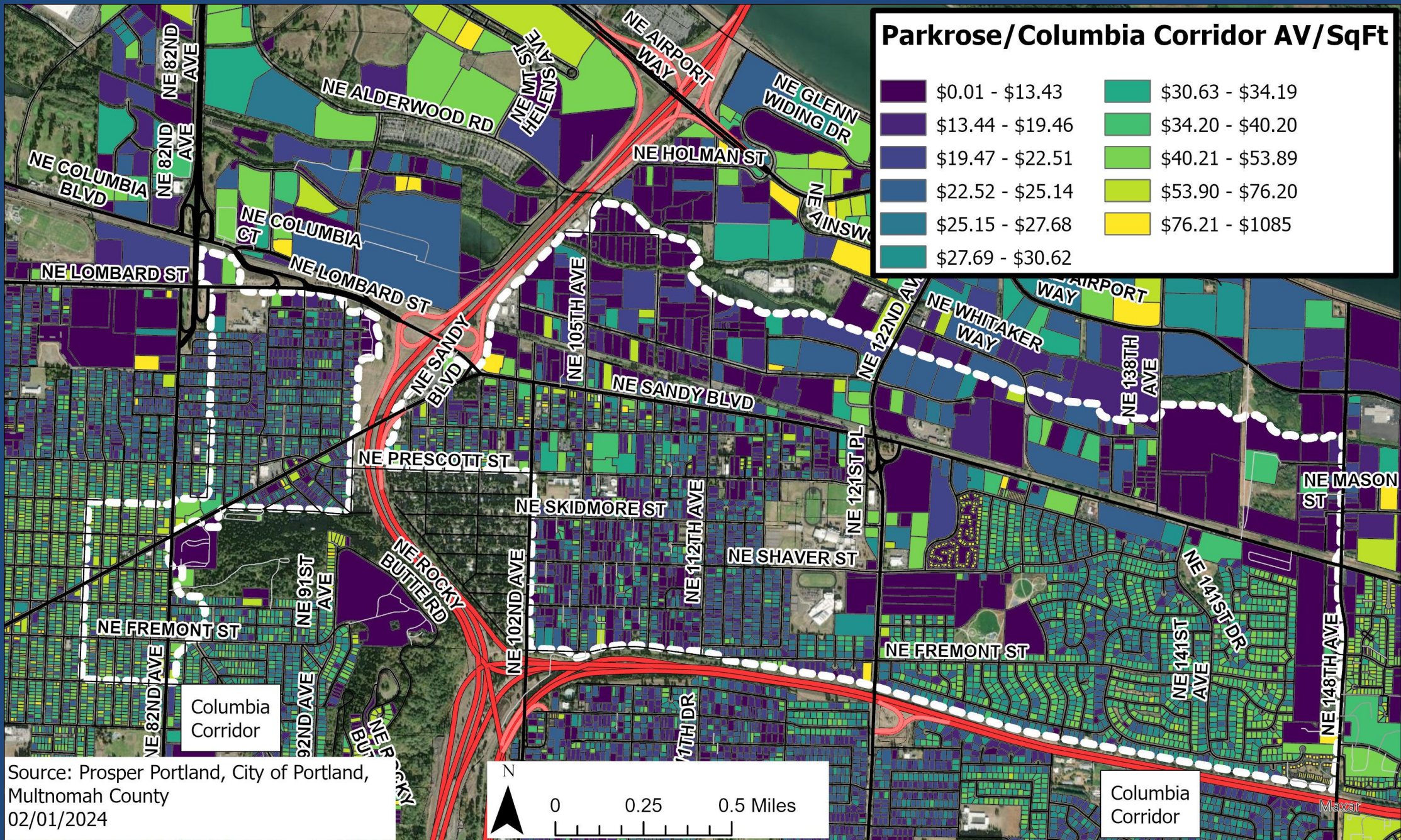
Requirements
Acreage \leq 1,875
AV \leq \$1.5B



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

AV Density Map



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**

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
---	-----------------------	--------------------------	-----------------------------	--	--	--------------------------

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)

--

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

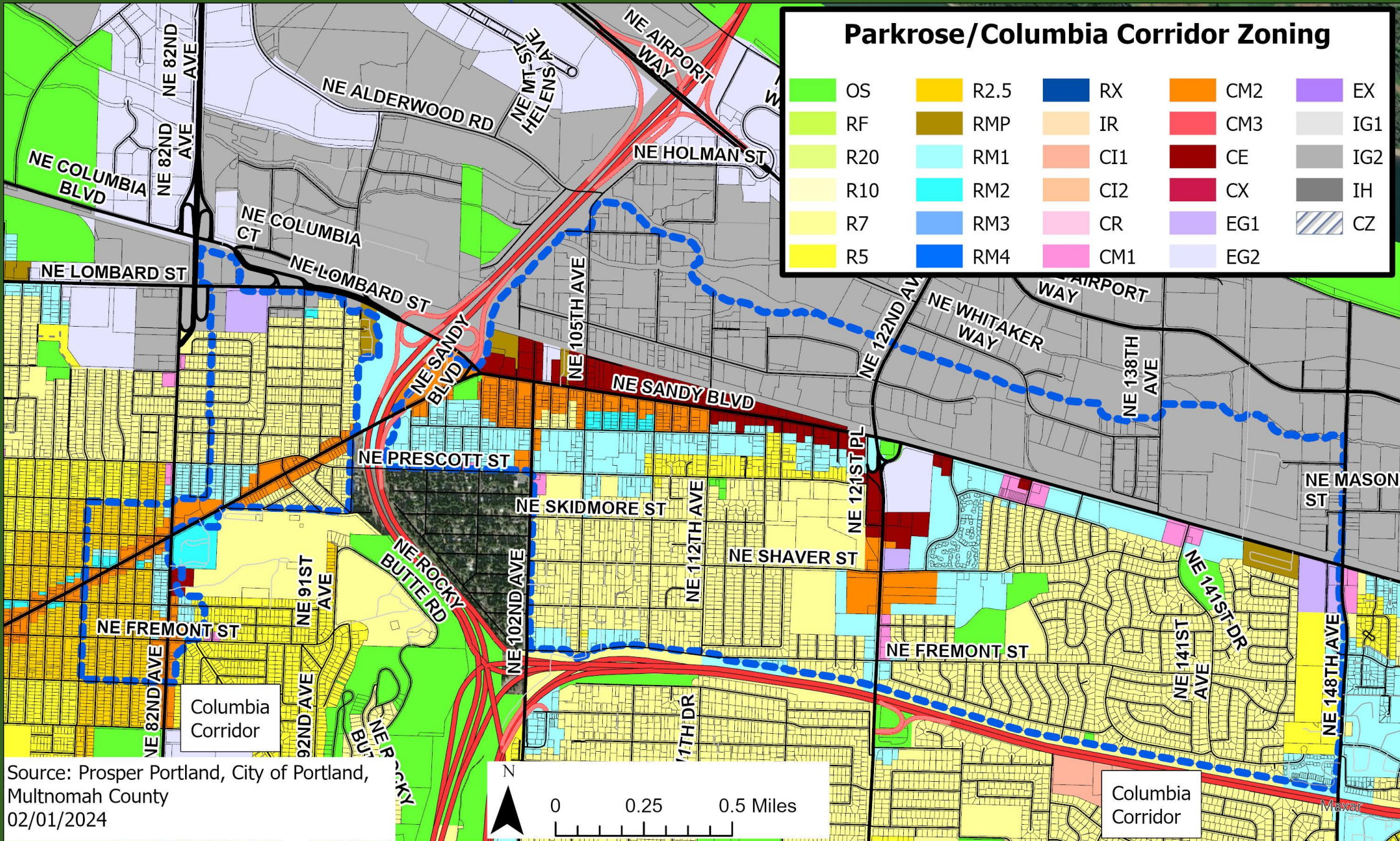
Infrastructure Improvements

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

Zoning Map



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)*



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



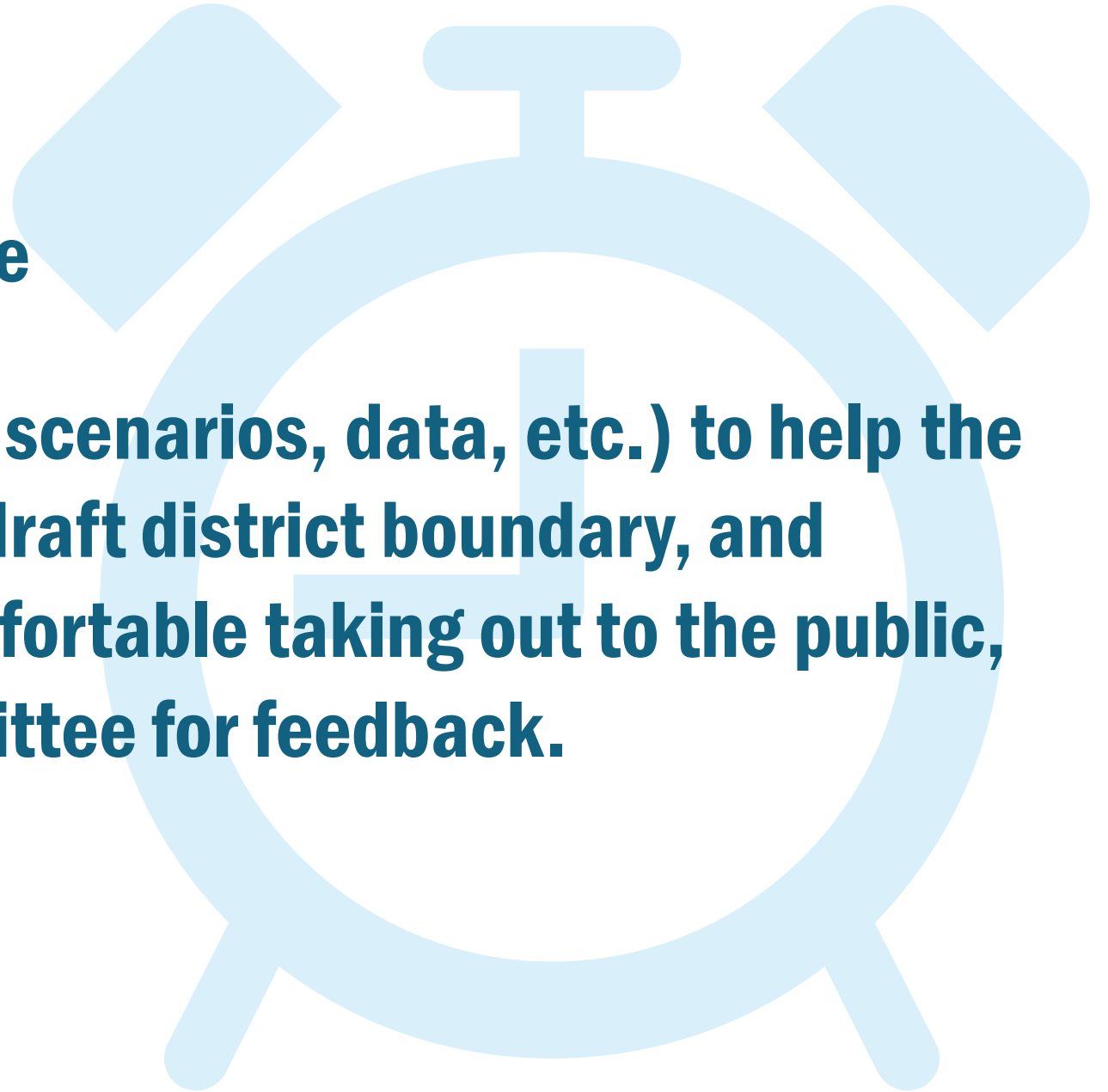
Parks, Open Spaces,
Green Infrastructure



1. Asset Mapping
2. Investment Opportunities

Next Time

- 1. Public Engagement Update**
- 2. Staff will bring tools (e.g., scenarios, data, etc.) to help the Working Group confirm a draft district boundary, and rationale, that we are comfortable taking out to the public, and to the Steering Committee for feedback.**



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!