



# **Cully TIF District**

#### **Cully Leadership Committee Meeting** February 2024





Portland Housing Bureau

### Agenda

- 1. Welcome!
- 2. Introductions
- 3. Group Resources, Materials, Needs
- 4. Cully TIF 101 Refresh

#### - BREAK -

5. Governance & Action Planning

Meeting Goals:

1.Get to know one another, as well as available resources, support and materials 2.Understand the basics of the Cully TIF District Plan, Action Planning and Governance

# Introductions!

- Name, Pronouns
- What is your favorite thing about the Cully community?
- What do you hope to get out of today's meeting? Are there questions you're coming in with?





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### **Resources & Materials**



**Project Website** General information

**Plan Documents** 

Prior presentations, meeting notes



**Google Drive** 

**Working Documents** 

**Resource Materials** 



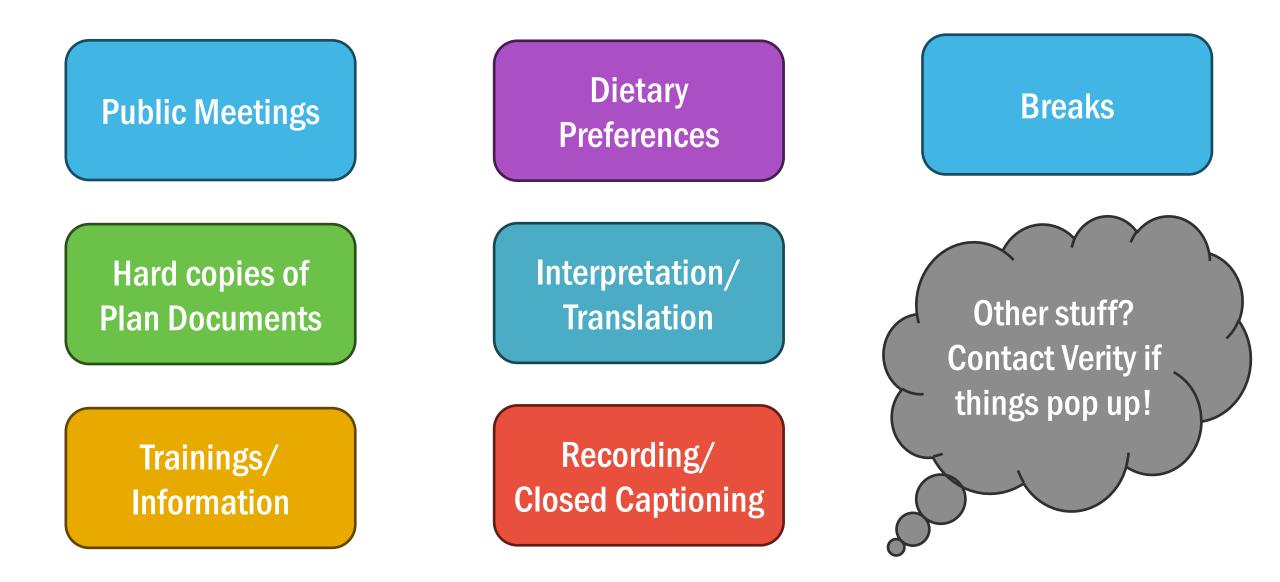
#### **Community-based Staff**

**City Staff** 





### **Access & Support Needs**



# **Cully TIF District Refresh**





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### Building on Neighborhood Prosperity Network Capacity Partnerships & Successes





### Who are the Cully Partners?







Cully Association of Neighbors









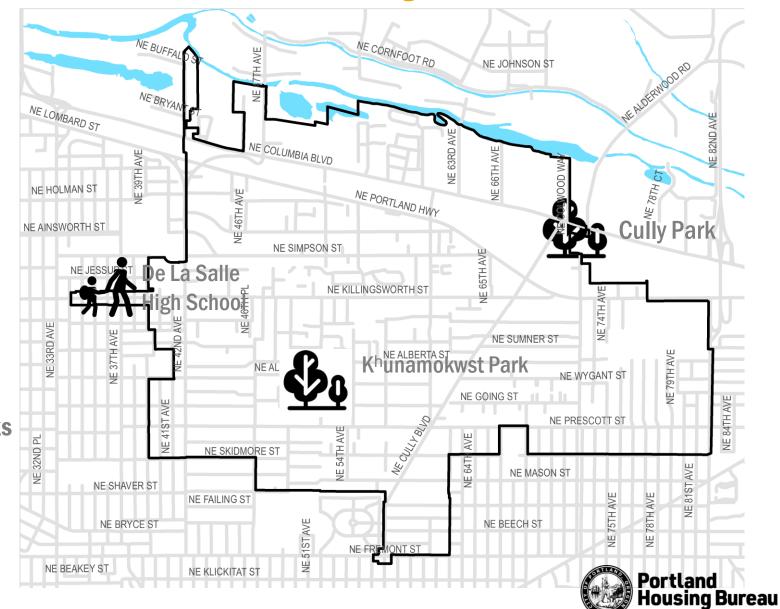


# Community partners requested **TIF** exploration to help stabilize community



# **Cully TIF District Boundary**

- 1,623 Acres
- 56% single-family
- 25% employment/ industrial
- 11% multi-dwelling
- 4% commercial
- 2% mobile home parks
- 1% open space





## **District Goals**

- 1. Prevent displacement
- 2. Preserve existing opportunities for affordable housing and economic prosperity, and create new opportunities
- 3. Ensure that current residents benefit from investments
- 4. Ensure that those most affected will play lead roles
- 5. Develop and inspire a new model for TIF
- 6. Actively work to remove access barriers
- 7. Spur innovation of environment and climate change





# **Eligible Projects List**

- L. Affordable housing, homeownership and home repairs
- 2. Business support, property acquisition, development and renovation
- 3. Arts, culture and signage

4.

5.

- Land acquisition and land banking
- **Recreational improvements**
- 6. Infrastructure improvements\*\*



## **Priority Communities**

"Priority Communities" refers to the intended beneficiaries of the Cully TIF District: African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; mobile home residents; persons with disabilities; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from Cully due to gentrification and displacement.



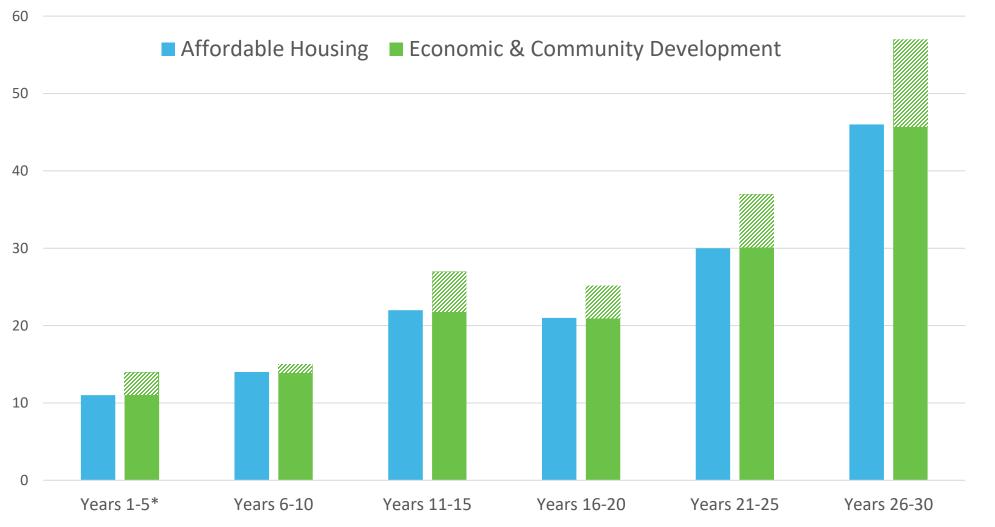
### **Maximum Indebtedness**

District anticipated to reach maximum indebtedness in FY 2054-55

Proposed Uses of TIF	
Affordable Housing Projects (At least 45%)	\$143.7M
Economic & Community Development (45% to 55%)	\$175.7M
Debt Administration, Issuance Costs & Reserves	\$30.6M
Total Maximum Indebtedness	\$350M



### **Projected Resources Over Time**





\* Includes bonding issued at year five

# **Break!**



# **Governance & Action Planning**

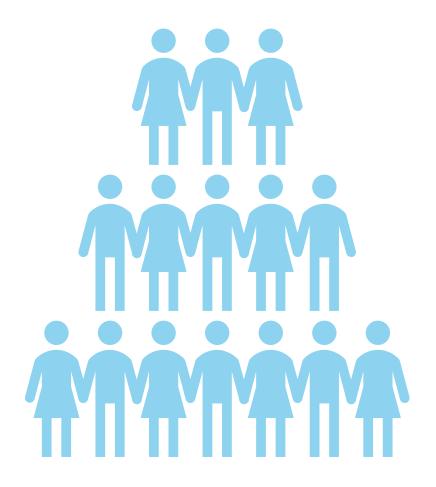




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## **Community Leadership Committee**

**Purpose:** Advise Decision **Makers on different types of** decisions, providing essential guidance, recommendations, and oversight regarding the **City of Portland's and Prosper Portland's implementation of** the TIF Plan.







### **How TIF Plan relates to Action Plan**

#### <u>TIF Plan</u> 30-year Vision, Values, Goals

Principles that Guide Implementation

**TIF Eligible Projects** 

The TIF Plan creates a legally allowable "menu" for future TIF investments & guides action plans

The Action Plan sets forth a strategy for implementation: project & budget prioritization, measures of success, and accountability & oversight **Action Plans** 5-year Priorities

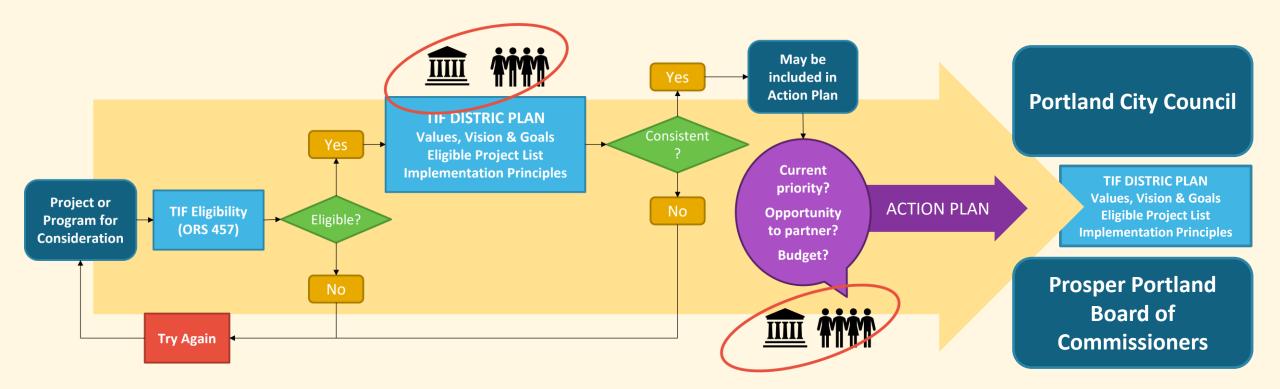
Identify Specific Projects

Identify budget





### How are Decisions Made? Governance





### **Roles and Responsibilities**

Co-created Recommendations

#### CITY COUNCIL/PROSPER PORTLAND BOARD Make final decisions

#### COMMITTEE

Reflect the needs and priorities of the Cully community, both current and future generations, as described in the TIF Plan

Make recommendations through a vote or other procedure

Comply with Cully TIF Plan

Respect Partnerships and Cocreation CITY

Provide technical support, research, draft documents

Ensure notice to committee on public meetings related to Cully TIF District

Implement program offerings





### **Action Plan Examples**



JULY 2016

PDC



Old Town/ Chinatown







# **Cully Governance Charter**

- I. Preamble
- II. Creation and Purpose
- III. Roles and Responsibilities
- IV. Scope of Work and Processes
- V. Committee Membership, Appointments, and Terms
- VI. Staffing
- **VII.** Operating Procedures
- VIII. Accountability
- IX. Amendments to this Charter

Ordinance - Approve the Cully Tax Increment Finance District Plan November 9, 2022 Exhibit 2 to Exhibit A Page 1 of 8

#### Cully TIF District Community Governance Charter

#### Preamble

In 2018, a group of community-based organizations, representing people of color, tribal and Indigenous communities, immigrants, and low-income people in Northeast Portland's Cully neighborhood, approached Prosper Portland and the Portland Housing Bureau ("PHB") to determine whether Tax Increment Financing ("TIF") could be available for community development and anti-displacement efforts.

To realize the neighborhood's vision, Cully community organizations, together with Prosper Portland and PHB, have facilitated a community process during the calendar years of 2019-22 to explore the creation of a Cully TIF District. While past use of TIF as a tool of urban renewal in the City of Portland has produced racially and economically unjust outcomes that are in opposition to the neighborhood's community development and anti-displacement objectives, all parties believe TIF can be repurposed to benefit people of color and low-income people. To support this shift, a new Cully TIF District needs to prioritize different types of investments than past TIF Districts, and be governed in a new, community-led way. To fully explore and vet this possibility through community engagement, research, and policy analysis, the parties worked together to secure a Metro 2040 Planning and Development Grant. This grant supported a community-driven, iterative process to determine priorities for the programming, rules, and leadership of a prospective community-led TIF District.

Along with the Cully TIF District Plan, this Community Governance Charter ("Charter") is the result of a cocreation process between Cully community members, Cully-based community organizations, Prosper Portland, and PHB. Co-creation includes collaborative idea generation as well as equitable participation in discussion. It requires sharing a deep understanding and respect for each other's positions, power and expertise as proposals are being developed. Co-creation relies on transparency, technical support, and communication, the process of which is set forth in this Charter. We expect this Charter to inspire and facilitate ongoing guidance and recommendations<sup>1</sup>, so that implementation of the Cully TIF District Plan ("TIF Plan") and actions taken pursuant to the TIF Plan reflect in-depth input and specific recommendations and guidance from residents and stakeholders of the Cully neighborhood.

https://prosperportland.us/wpcontent/uploads/2022/10/Cully-TIF-District-Community-Governance-Charter.pdf



Next Meeting: Developing Committee Bylaws

# DISCUSSION & QUESTIONS (about anything...)

# 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 order food.

#### **Project Website:**

<u>https://prosperportland.us/portfolio-</u> items/cully-tif-district/



#### Living Cully: VerityVogel@livingcully.org

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#### **Portland Housing Bureau:**

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