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**Portland
Housing Bureau**

Cully TIF District

**Cully Leadership Committee Meeting
February 2024**



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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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Building an Equitable Economy

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

Public Meetings

Dietary
Preferences

Breaks

Hard copies of
Plan Documents

Interpretation/
Translation

Trainings/
Information

Recording/
Closed Captioning

Other stuff?
Contact Verity if
things pop up!

Cully TIF District Refresh



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Building an Equitable Economy

Building on Neighborhood Prosperity Network Capacity Partnerships & Successes



CULLY BLVD
ALLIANCE

42nd
Ave



▲ Division
▲ Midway
▲ Alliance



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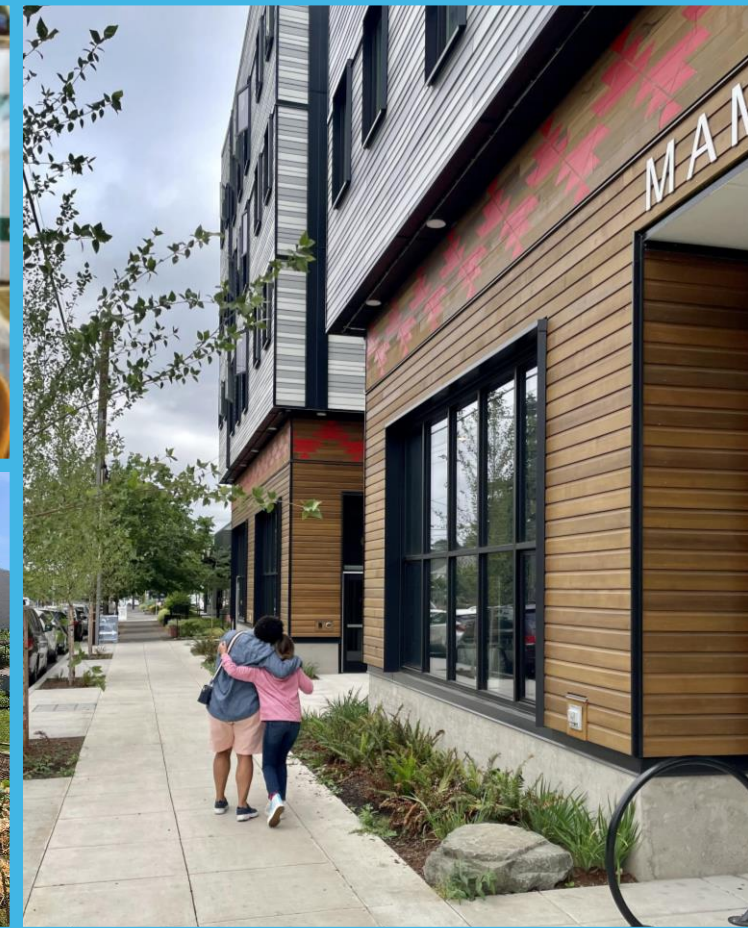


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Who are the Cully Partners?

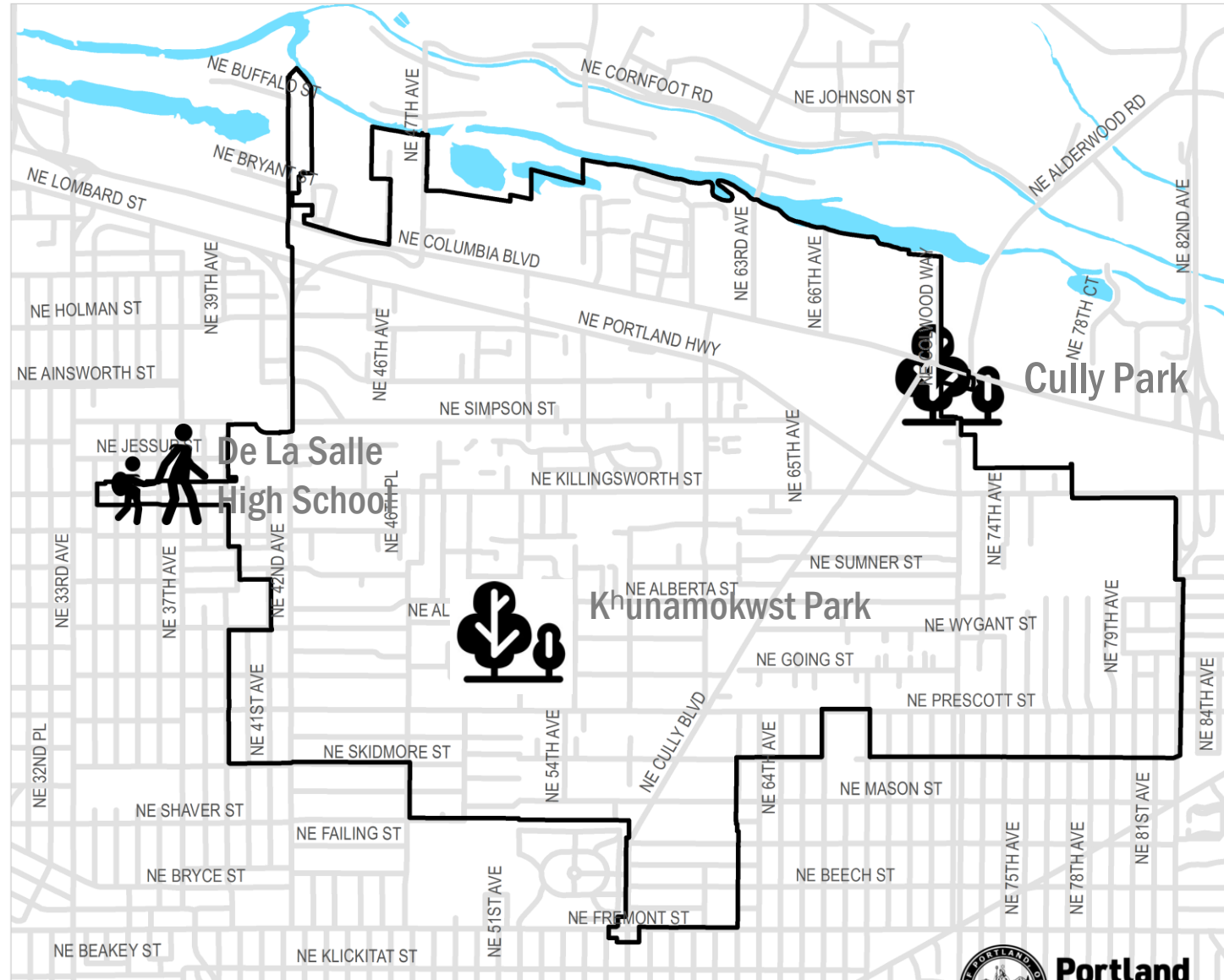


**Community
partners
requested TIF
exploration to
help stabilize
community**



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**



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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



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Eligible Projects List

1. Affordable housing, homeownership and home repairs
2. Business support, property acquisition, development and renovation
3. Arts, culture and signage
4. Land acquisition and land banking
5. Recreational improvements
6. Infrastructure improvements**



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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.



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Maximum Indebtedness

District anticipated to reach maximum indebtedness in FY 2054-55

Proposed Uses of TIF

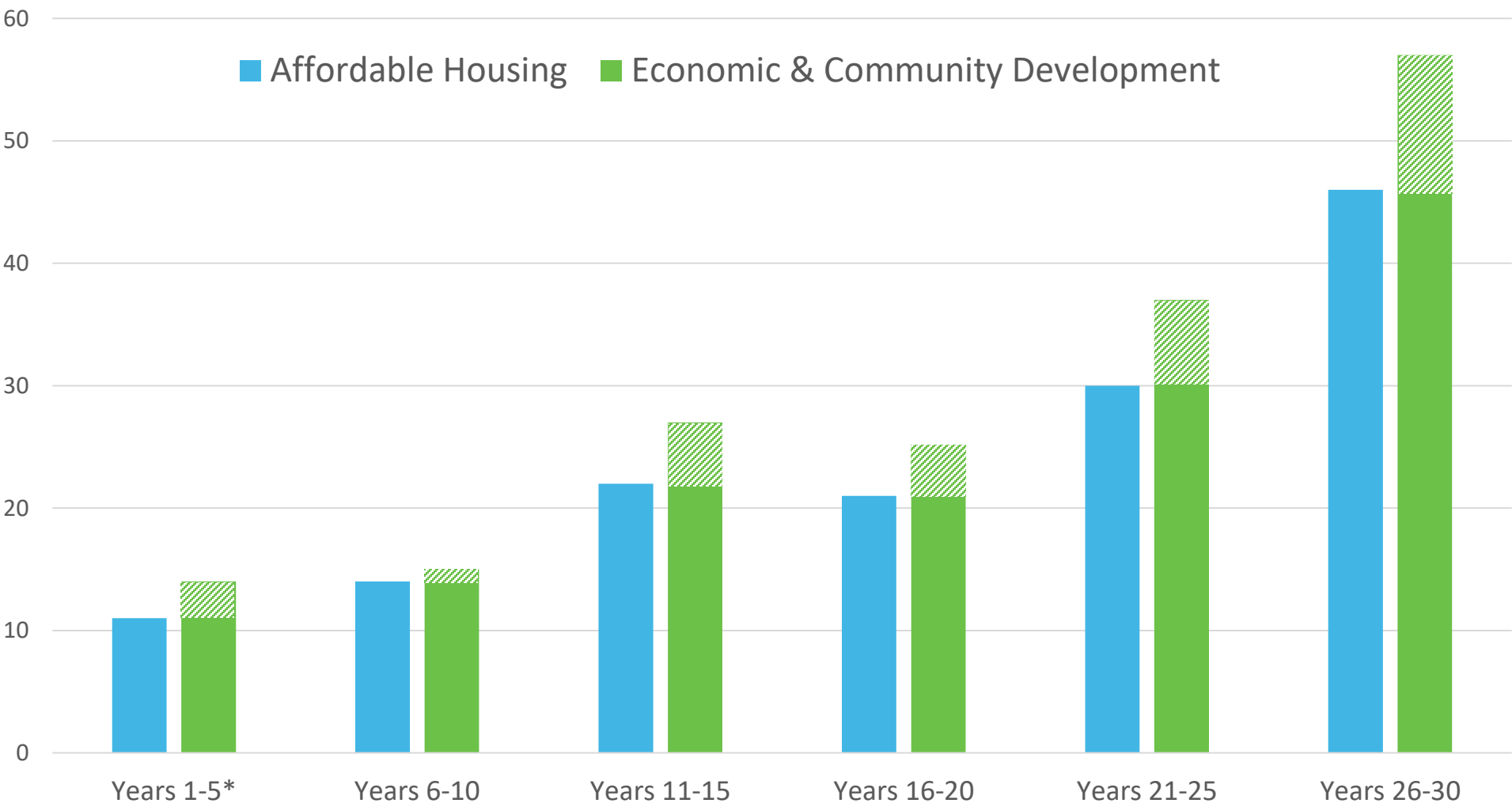
Affordable Housing Projects (At least 45%)	\$143.7M
Economic & Community Development (45% to 55%)	\$175.7M
Debt Administration, Issuance Costs & Reserves	\$30.6M
Total Maximum Indebtedness	\$350M



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Projected Resources Over Time



* Includes bonding issued at year five



Break!



Governance & Action Planning



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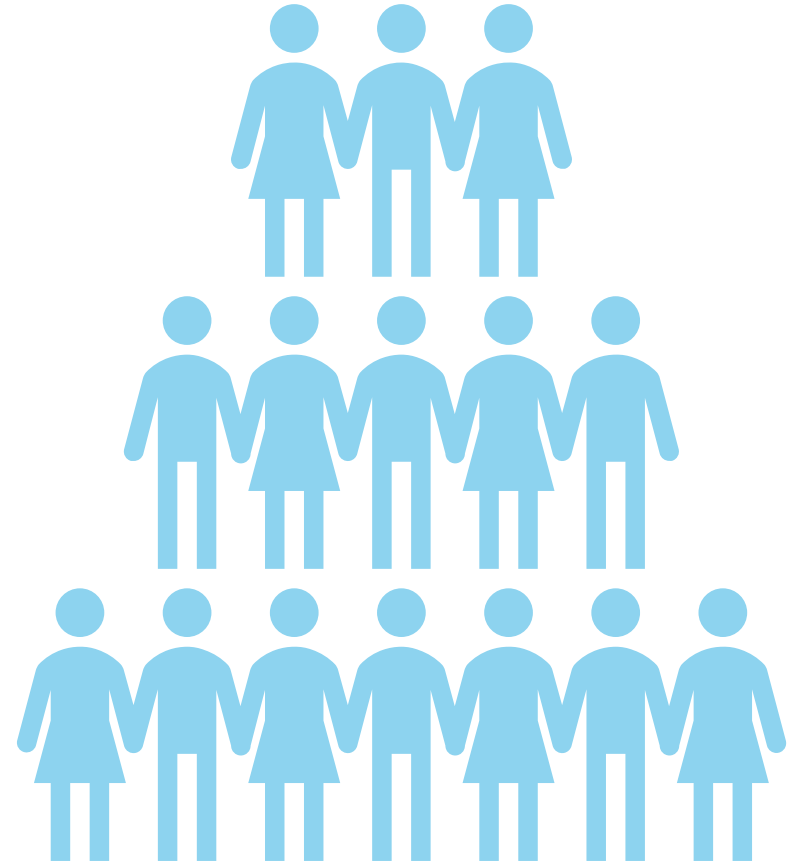


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Building an Equitable Economy

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.



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How TIF Plan relates to Action Plan

TIF Plan

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

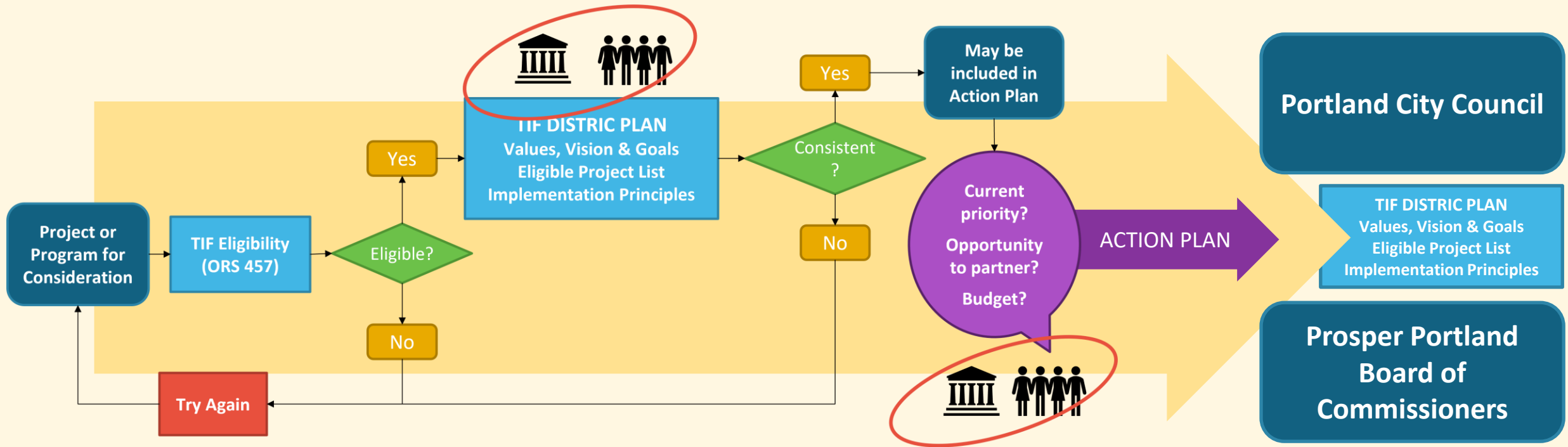


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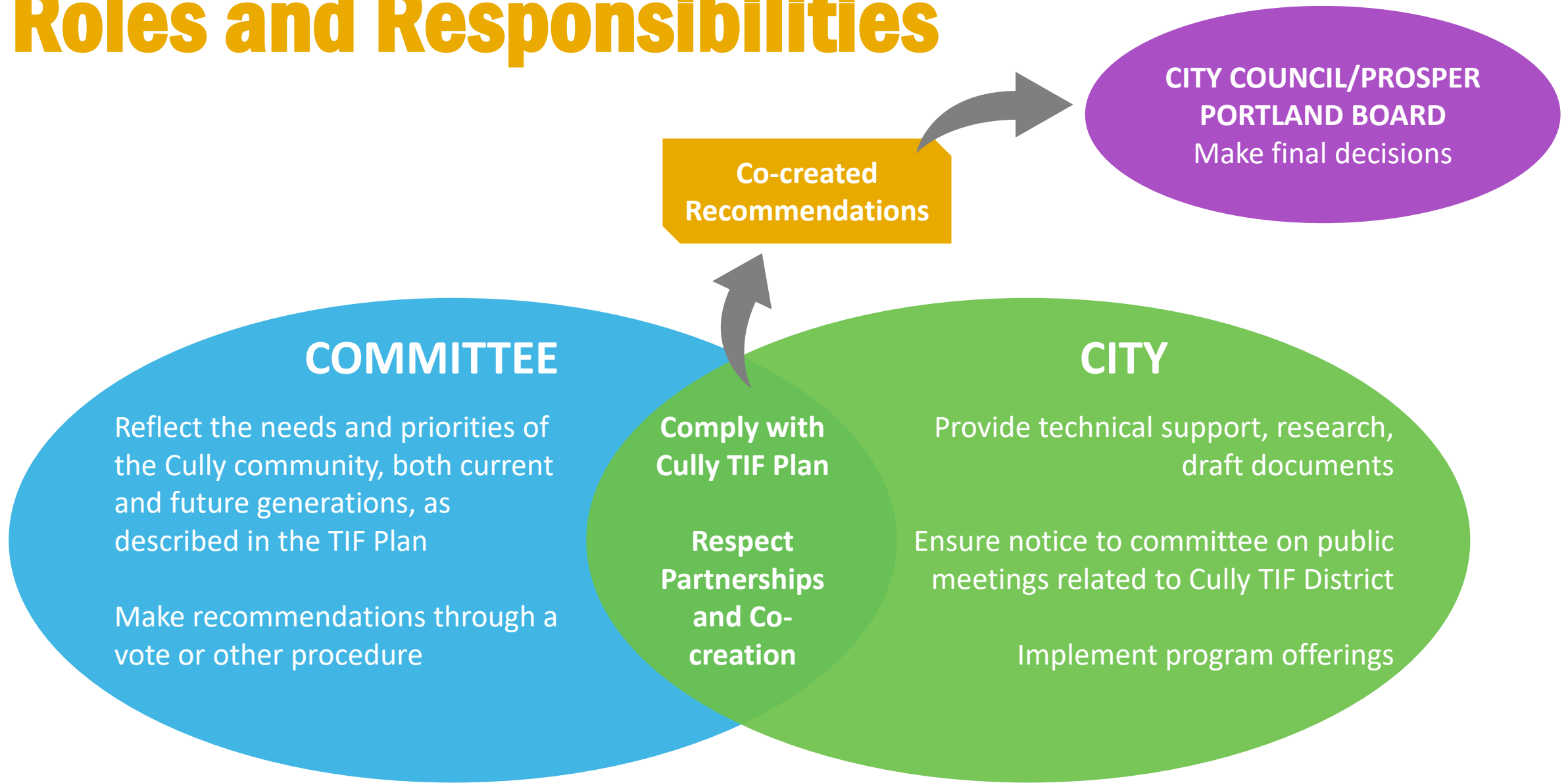


How are Decisions Made?

Governance



Roles and Responsibilities

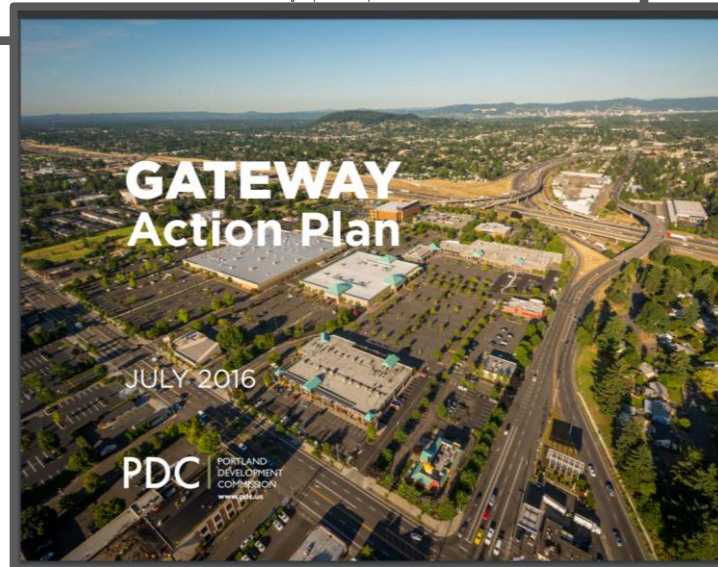


Action Plan Examples

NORTH/NORTHEAST COMMUNITY DEVELOPMENT INITIATIVE ACTION PLAN

Fostering Economic Prosperity
Among African Americans and People of Color

January 2017



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



<https://prosperportland.us/wp-content/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:

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



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