

# East Portland TIF Exploration

## Steering Committee Meeting #7

February 2024



Portland  
Housing  
Bureau

# Agenda

*Goal: Identify an initial framework for a sustainable, inclusive and empowered community governance structure for potential East Portland TIF Districts*

1. Welcome!
2. Process check-in, Basecamp
3. Engagement & Working Group Updates
4. Governance
  - Cully Governance Charter Review & Questions
  - Discussions:

East Portland  
Governance  
Structure

Long-term  
Leadership &  
Engagement

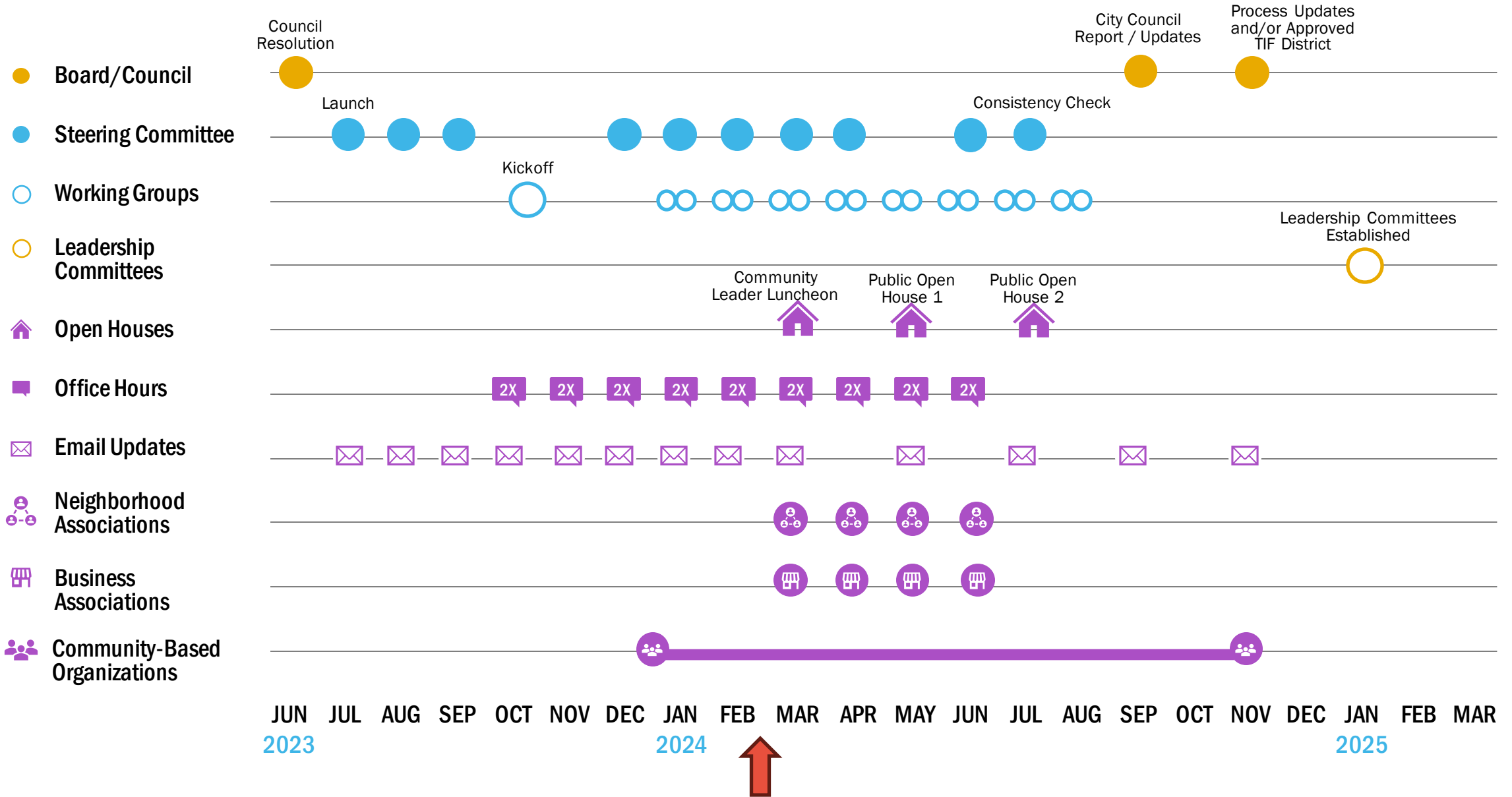


# **Engagement & Working Group Updates**

# 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**

# East Portland TIF Exploration Timeline



# 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

# 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

**Cully TIF District  
Community Governance Charter**

**I. 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 co-creation 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/wp-content/uploads/2022/10/Cully-TIF-District-Community-Governance-Charter.pdf>

# Working Group Updates

JAN

Background & Context  
Vision, Values & Goals

JAN

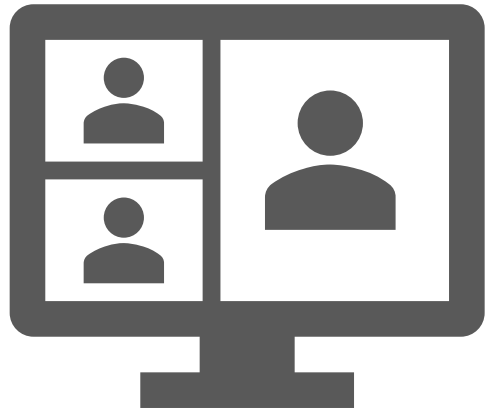
Engagement Guidance,  
Partner Identification

FEB/MAR

Potential District  
Boundaries

MAR

Next Up: Governance



**Governance**  
**Cully Review**  
**East Portland Discussions**

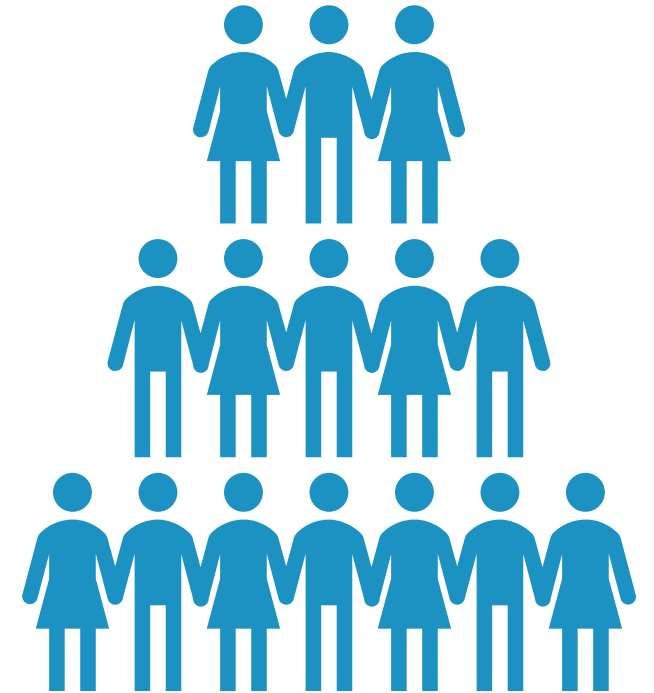
# Community Advisory Body

**Purpose:** Advise Decision Makers on different types of decisions, providing essential guidance, recommendations, and oversight regarding implementation of the TIF Plan

**Membership:** All Committee members must either live, work, worship, have children enrolled in school, or have been displaced from within the Cully TIF District boundary

**Accountability:** Governance Structure details escalation paths; annual report directly to City Council

**Support:** Community-based and City staff

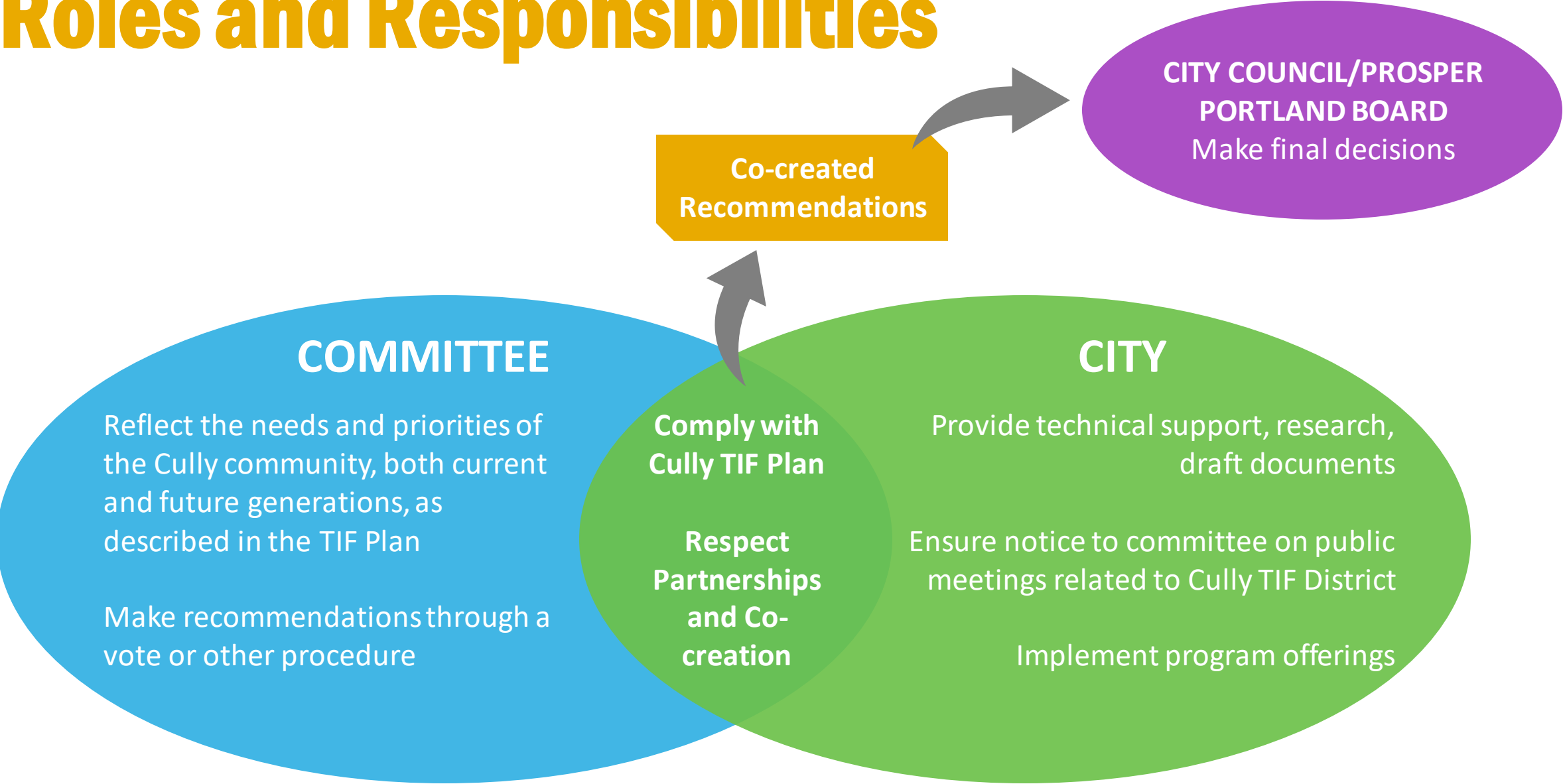


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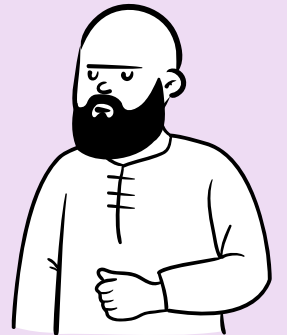
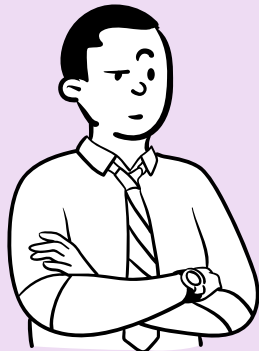
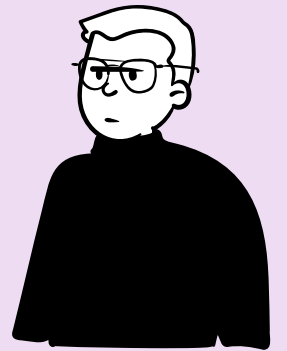
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PORTLAND**

# Roles and Responsibilities





# STRETCH BREAK

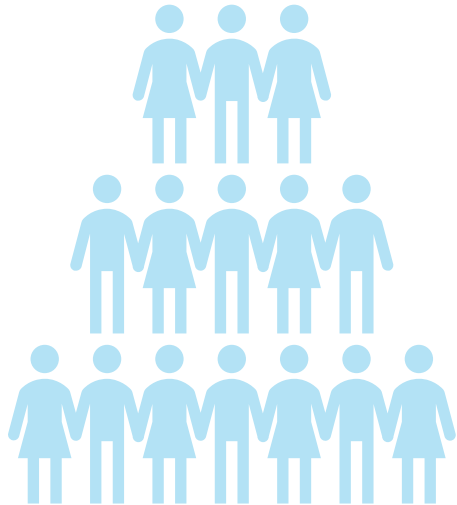


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# East Portland Governance Discussion 1

## East Portland Governance Structure



### Guiding Questions

1. Does it make more sense to have an “East Portland” advisory body with area subcommittees, rather than several separate advisory bodies? What would roles and responsibilities look like?
2. East Portland is much larger than Cully. Is there a way to engage more people in governance?



# East Portland Governance Discussion 1

## Long-term Leadership & Engagement



### Guiding Questions

1. If districts are formed, how do we ensure we're always "training a bench" of future advisory body members? How do we keep this body "vibrant and empowered" for the long term?
2. How can this body support ongoing and long-term engagement so that opportunities for funding continue to reach those who need them most?

# Next Steps

**Staff and Steering Committee Members will share today's discussions with Working Groups**

**Working Groups will be discussing Governance in March**

**We'll bring those conversations back to this group for further discussion**



# 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