

# East Portland TIF Exploration 82<sup>nd</sup> Avenue Area Exploration

March 6, 2024



Portland  
Housing  
Bureau

# Agenda

1. Welcome
2. Roles & Responsibilities Refresh;  
Meeting Topics & Timeline
3. Boundary Discussion, cont'd
4. Introduction to Governance
5. Steering Committee Debrief, Discussion

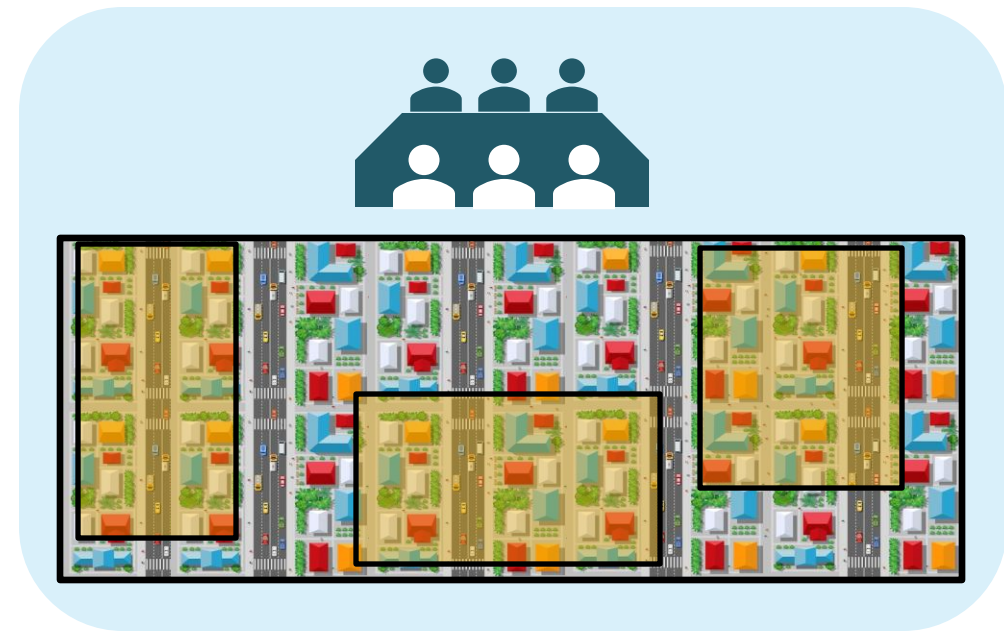
## Meeting Goals:

- Decide if Draft Boundary (with or without modifications) is ready for additional vetting
- Begin Governance Conversation, Discuss Key Topics

# **Roles & Responsibilities Refresh, Meeting Topics & Timeline**

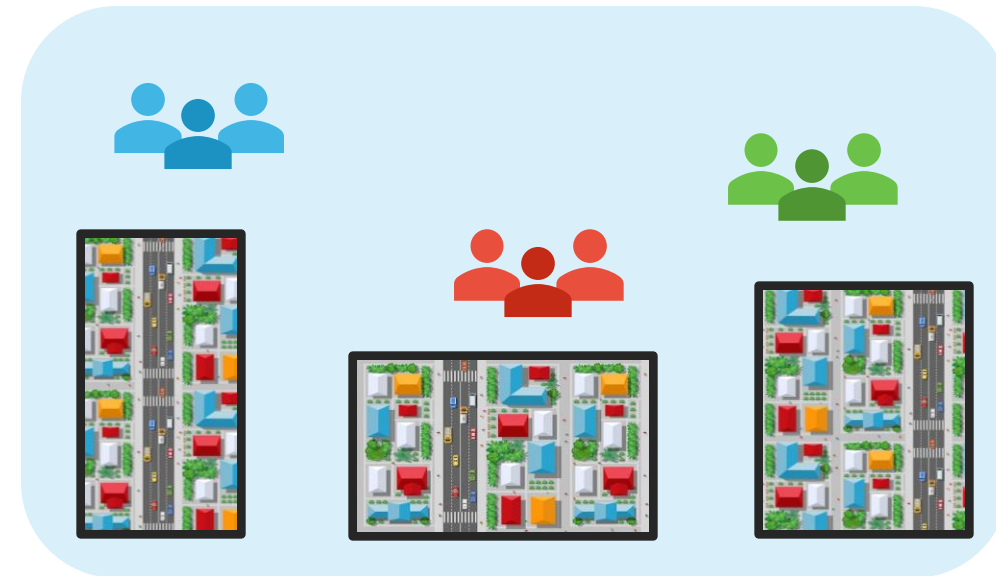
# Steering Committee Role

- Advise on and review engagement processes
- **Allocate available acreage and assessed value** for further study
- Provide guidance to Working Groups on issues that arise with **implications across districts**
- **Support community-led Working Groups** conducting exploration processes
- Ensure any TIF District Plans resulting from exploration **align with City Council guidance**



# Working Group(s) Role

- Lead **deep dive community district exploration** conversations
- **Understand TIF District creation process**
- **Coordinate district-focused community engagement**, advise on contracts with community-based organizations, support public events
- **Determine whether to move forward** and, if supported, **co-create Plan Documents** with Prosper Portland and City staff for consideration by City Council.
- As needed, **elevate challenges or opportunities to Steering Committee** for additional guidance



# Steering Committee, Working Group Coordination

## Steering Committee



- Confirm key inputs & exploration areas
- Engagement Guidance
- Vision, Values & Goals Guidance
- Implementation Principles
- Governance Structure

## Working Groups



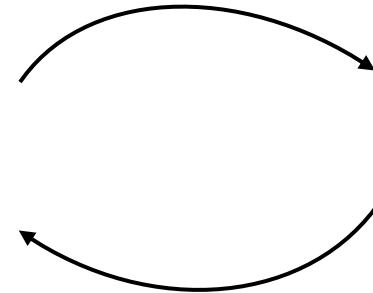
- Vision, Values & Goals
- Community Engagement
- Develop Draft Boundaries
- Develop Background & Context
- District Project List
- Governance & Imp. Princ.
- Confirm district boundary

## Technical Consultant



Existing Conditions

Legal Description of Boundary



# 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

Implementation Principles & Project List

**Apr\***

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

Project List

Project List and/or Governance Structure

**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

# **Boundary Discussion, cont'd**



# Philosophies of Inclusion/Exclusion

## *82<sup>nd</sup> Avenue Area DRAFT*

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, employment and higher density residential on entire 82<sup>nd</sup> Avenue** corridor
3. **Include western “fingers” on neighborhood corridors and greenways for approximately 10 blocks**, to meaningfully support **82<sup>nd</sup> Avenue nodes and communities**
4. Prioritize **higher-density residential near the corridor** but include some surrounding **single-family areas for ownership programs**
5. Remove **school properties, except for PCC**
6. **Include parks properties** to support an inclusive, diverse and cohesive community
7. **Exclude areas of higher value single-family residential** near Rocky Butte

# Rationale Translation

## Along the Corridor loosely, include:

- Commercial Mixed-Use Zoning: CM1, CM2 and CM3 *pink, orange, darker pink*
- Commercial Employment: CE *red*
- General Employment: EG1 *lavender*
- Campus Institutional: CI2 (PCC Campus) *peach*
- Residential Manufactured Dwelling Park *tan*
- Residential Mixed Use
  - RM2 *darker aqua*
  - RM1 within ~2 blocks of 82<sup>nd</sup> *lighter aqua*

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## Western Fingers

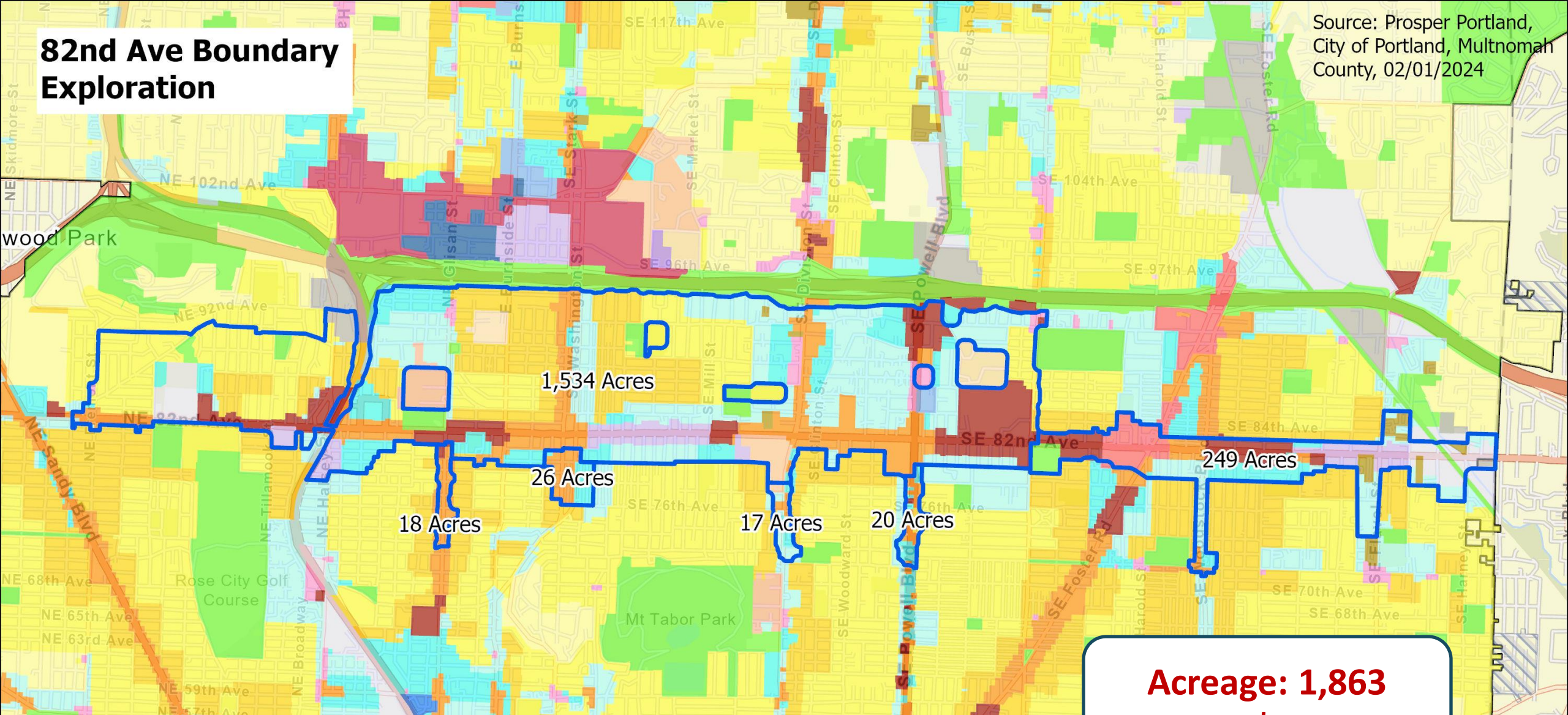
- Neighborhood Corridors
  - Glisan
  - Stark
  - Division
  - Powell
  - Woodstock (THIS IS NEW)

## Single Family

- Focus on areas between 82<sup>nd</sup> & I-205
- Exclude single family areas near Rocky Butte, with generally higher values

# 82nd Ave Boundary Exploration

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



**Acreage: 1,863**  
**AV: \$1.7B**

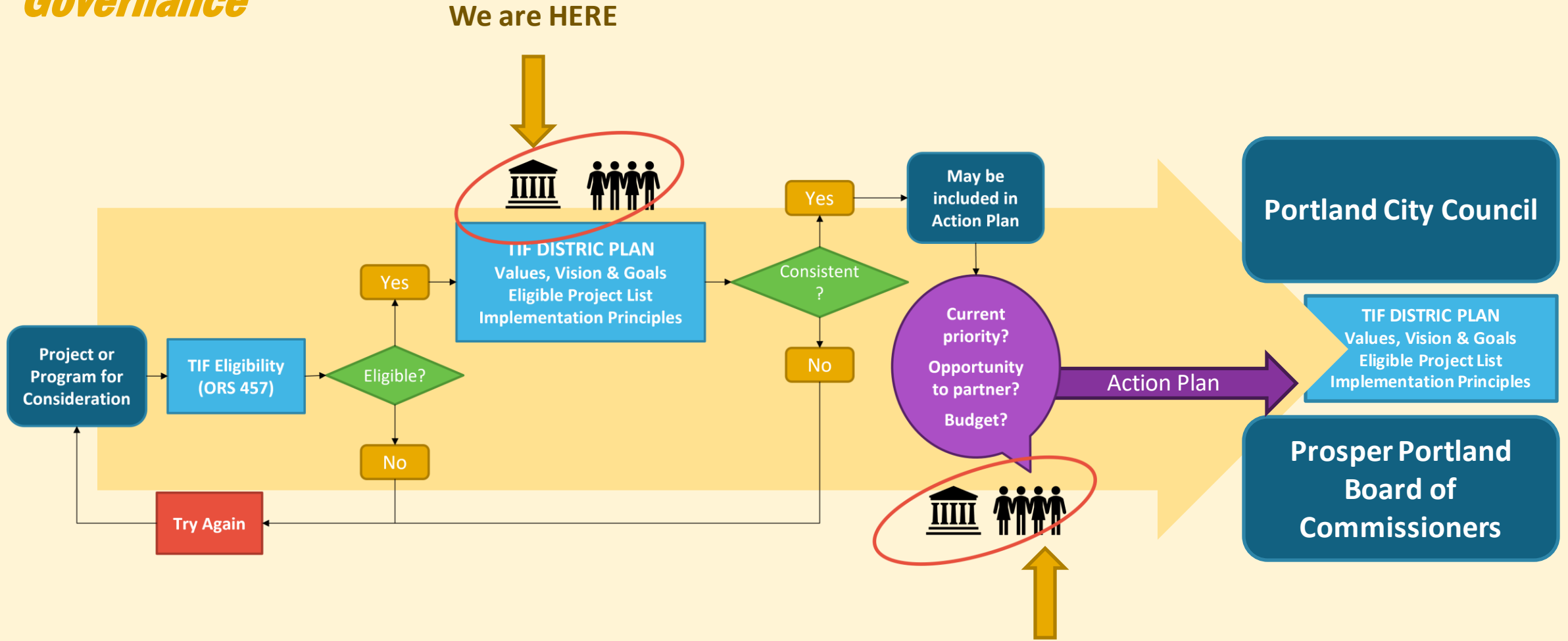
# **Introduction to Governance**

***The Cully Example***



# How are Decisions Made?

## Governance



When discussing Governance, we are talking about HERE

# Cully Governance Process – the BOX

## Questions that came up in the Cully process

1. Who is the **ultimate decision maker** on investment dollars in Cully?
2. Why **can't the community make these decisions themselves** and control implementation of the TIF District Plan?
3. **Can we have veto power** if City Council proposes something outside of what's in an Action Plan?
4. **How can we push the envelope** on “Community Leadership” within our current legal and political system?
5. How can we **balance power** between the City and community members?

# 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**

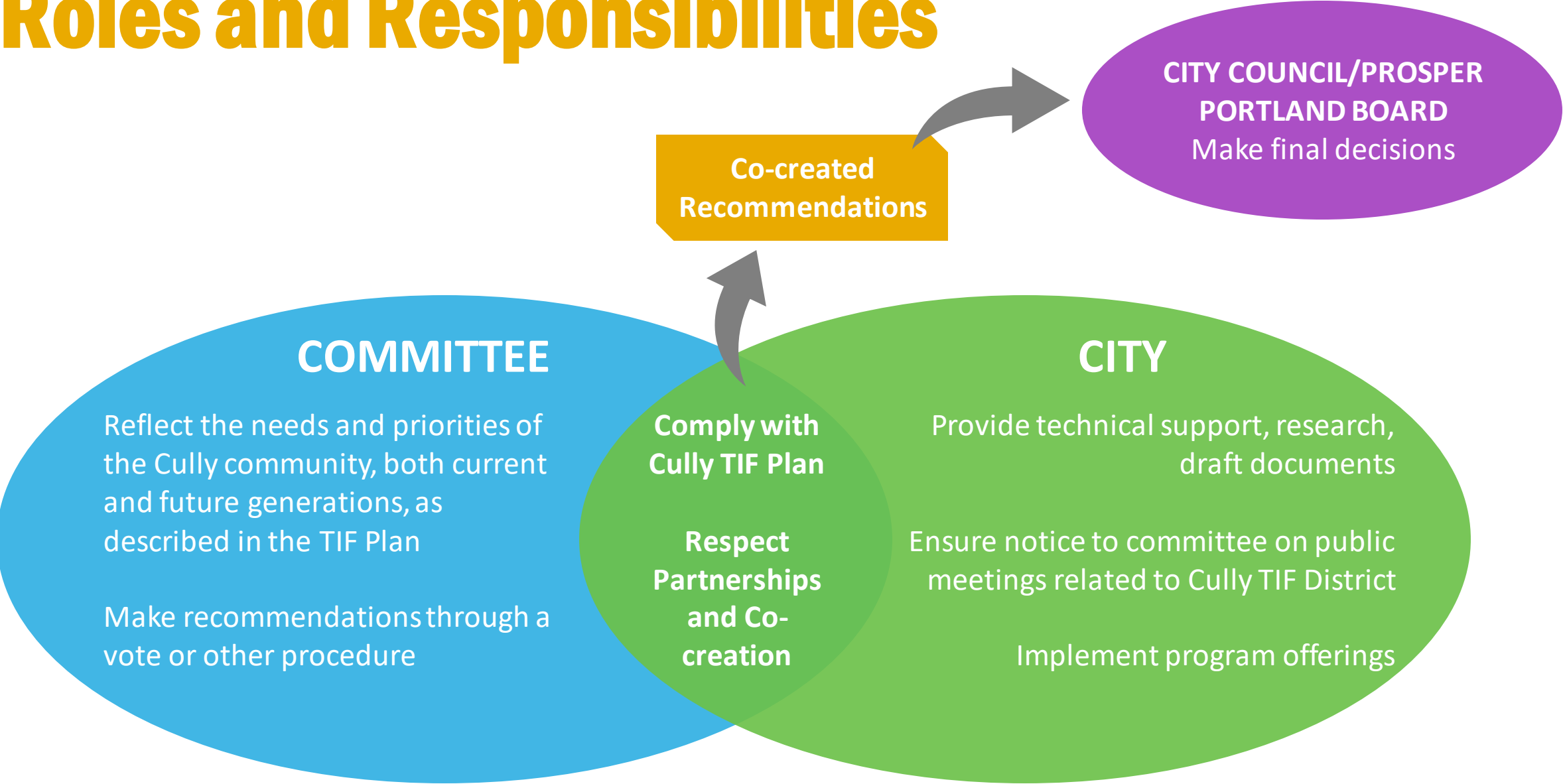
In 2018, a group of community-based organizations, representing people of color, tribal and Indigenous communities, immigrants, and low-income people in Northeast Portland's Cully neighborhood, approached Prosper Portland and the Portland Housing Bureau ("PHB") to determine whether Tax Increment Financing ("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>

# Roles and Responsibilities





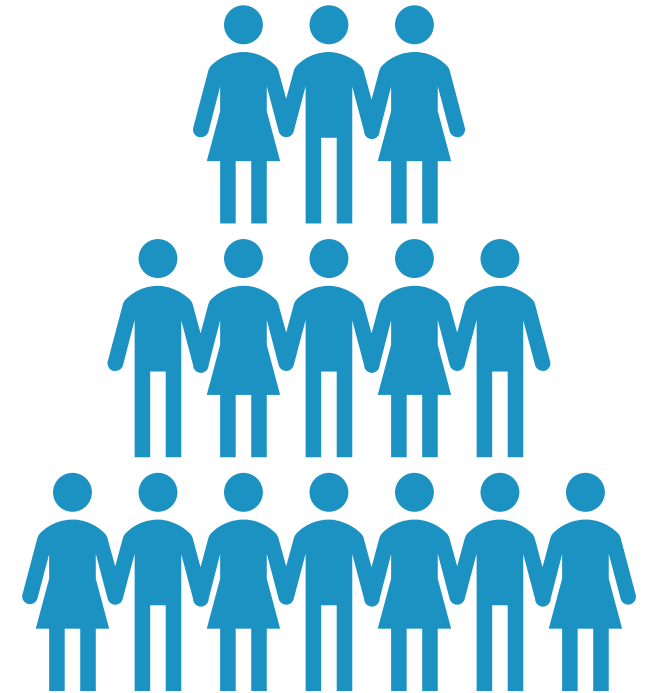
# Community Advisory Body

**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



**Portland  
Housing Bureau**



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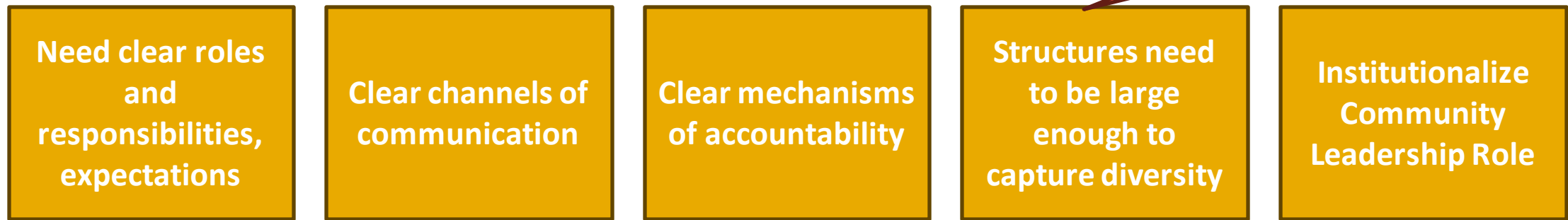
# East Portland Governance

## Questions from Community for Discussion

1. East Portland is **not the same as Cully**. Is there a way to engage more people in governance?
2. Does it make more sense to have an **“East Portland” advisory body with areas subcommittees**, rather than separate advisory bodies?
3. 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?
4. How can this body **support ongoing and long-term engagement** so that opportunities for funding continue to reach those who need them most?

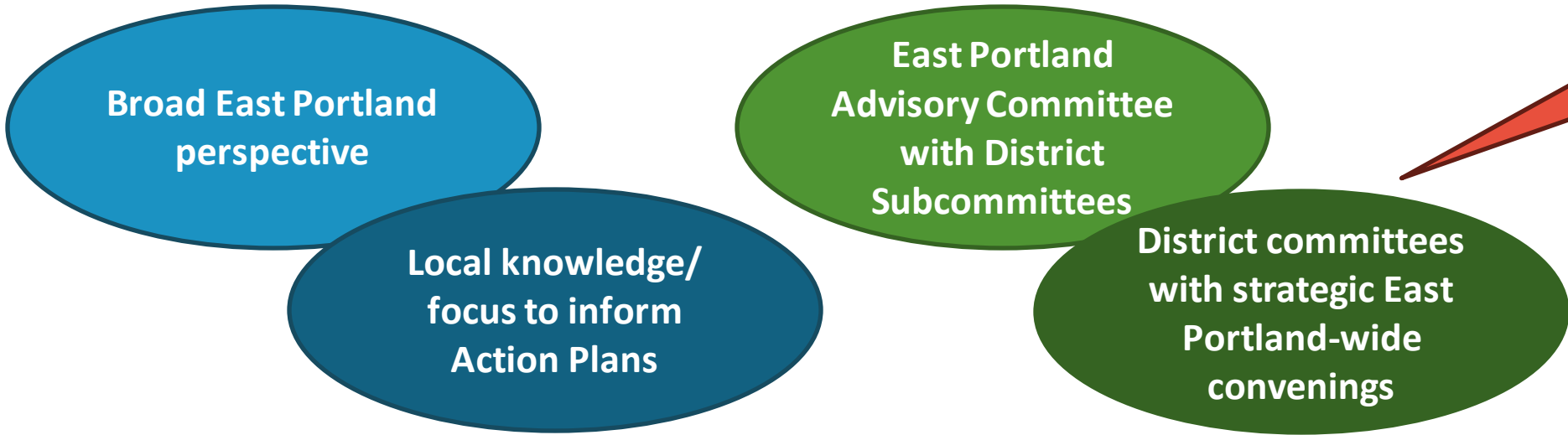
# Steering Committee Debrief

## Governance Structure Goals



What would you change or add?

## Governance Structure Discussions



What do you think about these discussions?

# **Next Steps**

## **Implementation Principles**

### **Project List**

***Review Implementation Principles and Eligible Project List  
from the Cully TIF District Plan***

# 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:

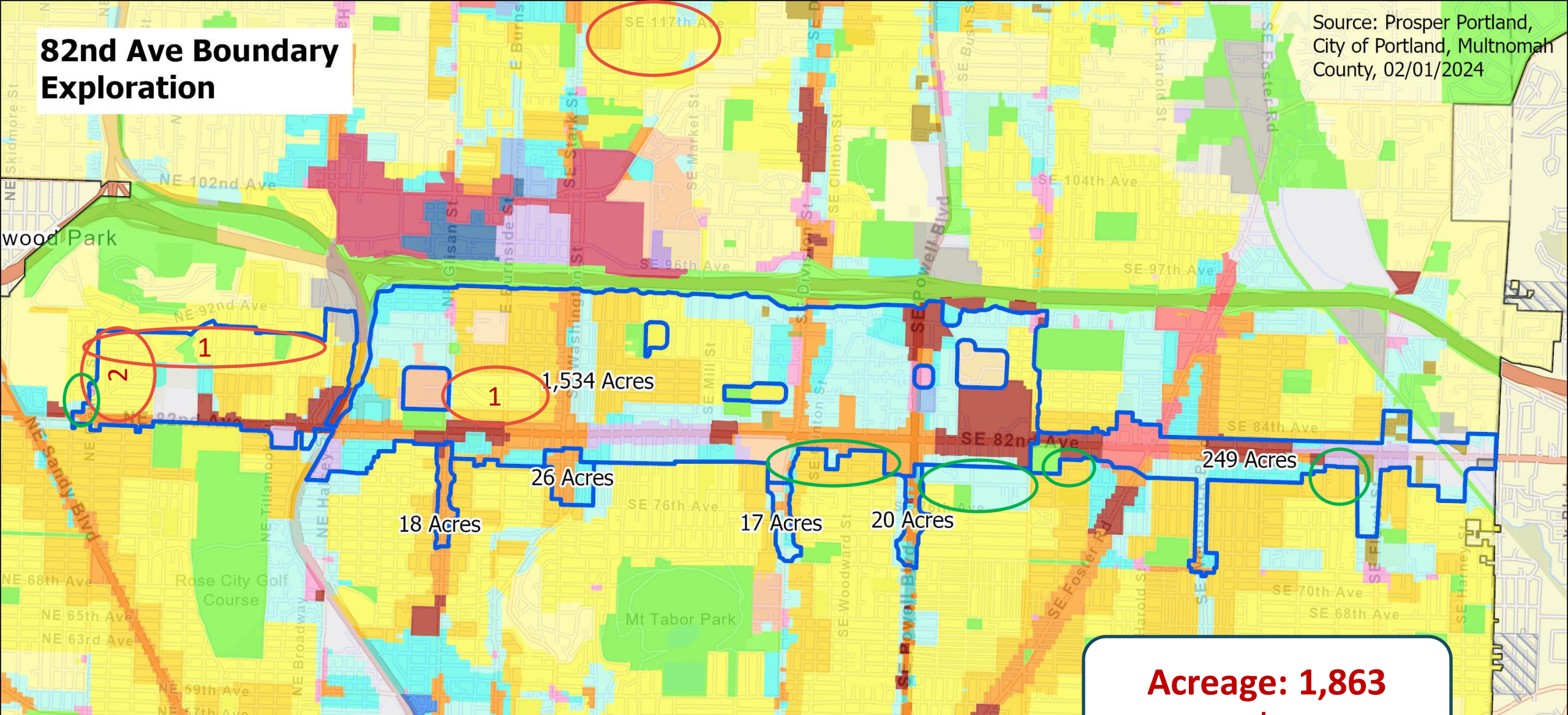
*1<sup>st</sup> and 3<sup>rd</sup> Thursdays, 9-10 am, drop-in*

Request honoraria after  
each meeting



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