

East Portland TIF Exploration E205 District Exploration

March 20, 2024



Portland
Housing
Bureau

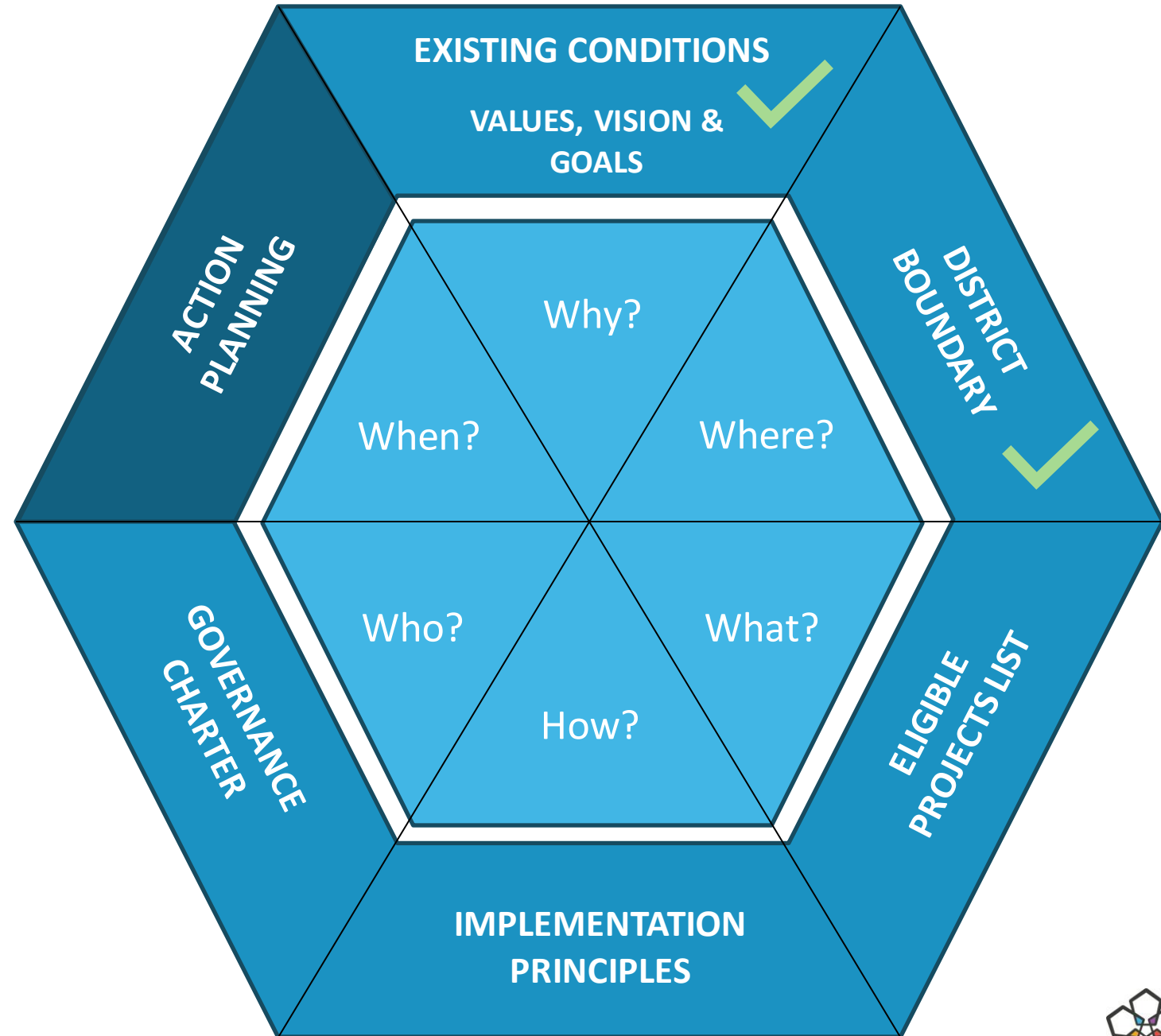
Agenda

- 1. Welcome**
- 2. Meeting Topics & Sequencing; Joint Session Prep**
- 3. Draft District Boundary Recap**
- 4. Steering Committee Governance Discussions**
- 5. Implementation Principles Discussion**

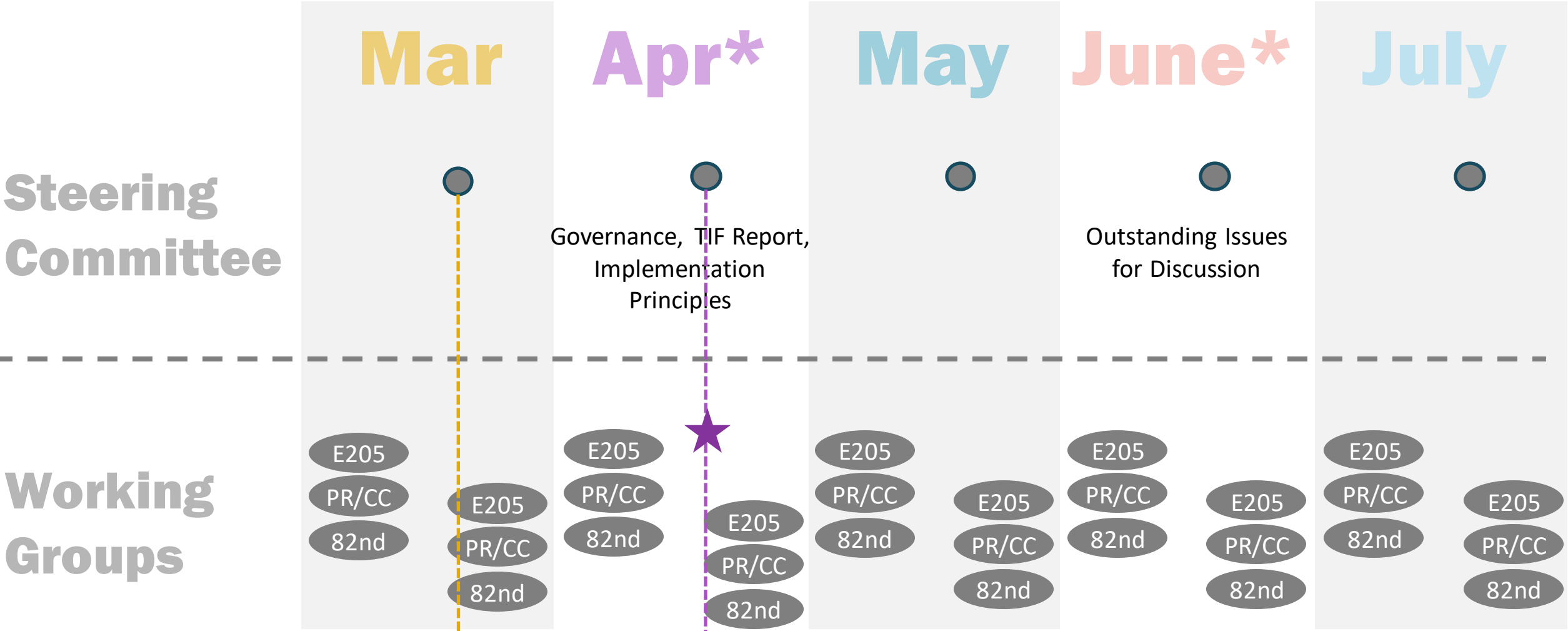
Meeting Topics & Sequencing

Main Pieces of the TIF District Plan

*Where are
we?*



Meeting Sequencing Updates



Meeting Sequencing Updates

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 & Governance

Apr*

Joint Meeting: Governance & Implementation

Implementation Principles & Governance

Project List

May

Outstanding Issues, Review Sections of Draft Reports

Project List

Governance

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

Draft District Boundary

East 205 Boundary Exploration

Source: Prosper Portland, City of Portland, Multnomah County, Date: 03/11/2024

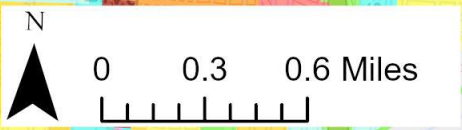
34 Acres

3,676 Acres

40 Acres

Zoning

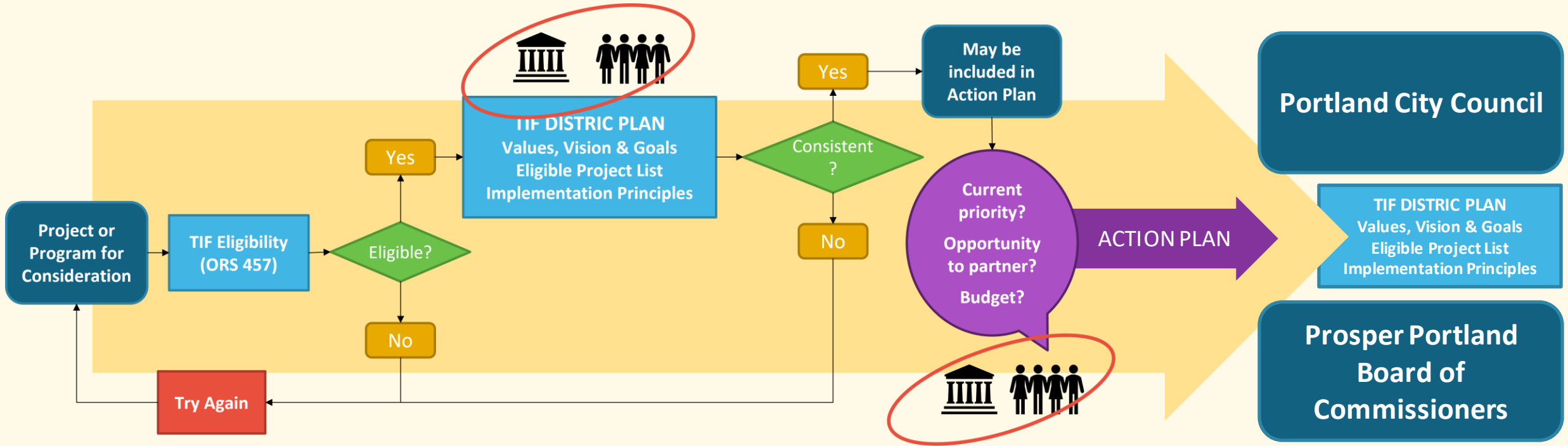
- | | |
|------|-----|
| OS | CX |
| RF | EG1 |
| R20 | EG2 |
| R10 | EX |
| R7 | IG1 |
| R5 | IG2 |
| R2.5 | IH |
| RMP | CZ |
| RM1 | |
| RM2 | |
| RM3 | |
| RM4 | |
| RX | |
| IR | |
| CI1 | |
| CI2 | |
| CR | |
| CM1 | |
| CM2 | |
| CM3 | |
| CE | |



Implementation Principles

How are Decisions Made?

Governance



Draft Implementation Principles

Thoughts? Anything stand out as missing or unnecessary?

- A. Analyze Potential Impacts
- B. Strategically Sequence Investments
- C. Set Aside Funds for Opportunistic Property Acquisition
- D. Consider the District in Context**
- E. Leverage and Prioritize TIF Resources Alongside Other Funding Sources**
- F. Create Community Benefits from TIF Investments
- G. Create Equitable Contracting and Employment Opportunities
- H. Prioritize and Support Community-based Organizations and Businesses
- I. Advance Climate Action and Environmental Stewardship
- J. Incorporate Arts, Culture and Signage
- K. Remove Barriers to TIF-Funded Opportunities
- L. Support Cooperative Ownership
- M. Ensure Physical Accessibility



Governance Charter

Structure, Consistency, Scope, Membership

Discussion from Last Time...

Governance Structure Goals

Need clear roles and responsibilities, expectations

Clear channels of communication

Clear mechanisms of accountability

Structures need to be large enough to capture diversity

Institutionalize Community Leadership Role

Need to Balance

Broad East Portland perspective

Local knowledge/ focus to inform Action Plans

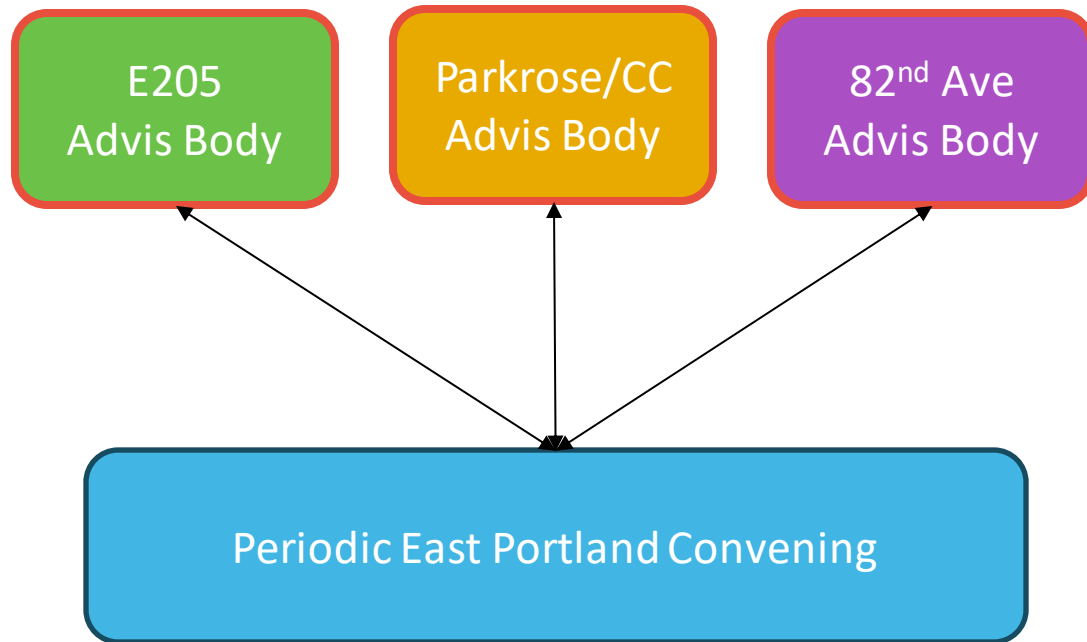
Structural Discussion

East Portland Advisory Committee with District Subcommittees

District committees with strategic East Portland-wide convenings

Multiple Recommending Bodies

Process



Potential Action Planning Process

- District Advisory Bodies draft Action Plans in co-creation with City staff.

Ongoing Implementation Guidance

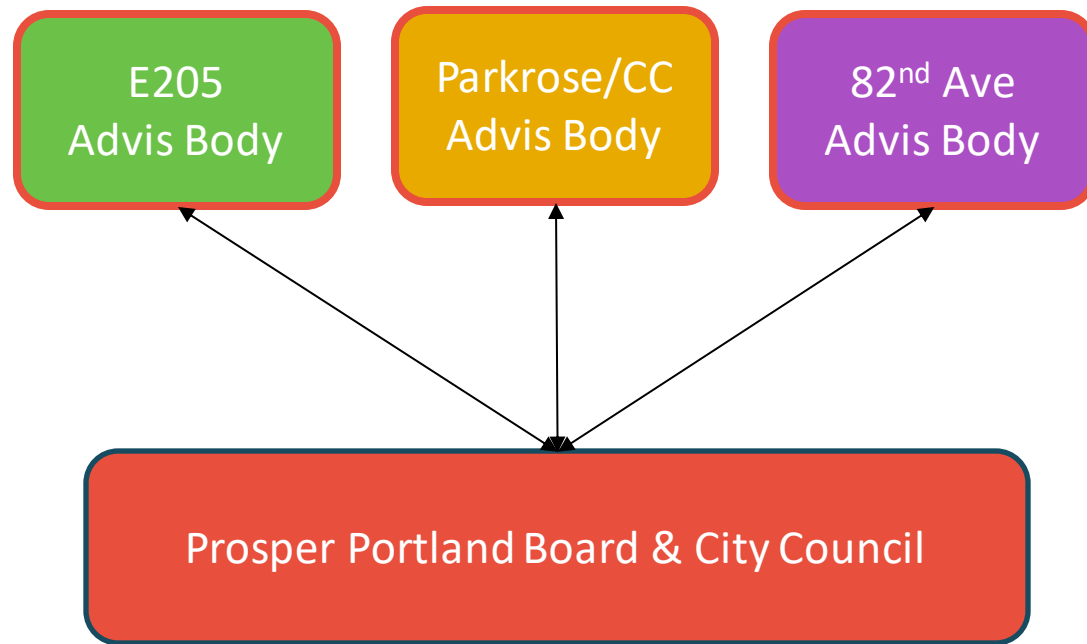
- District Advisory Bodies

Periodic Convening – Potential Goals

- Networking & Relationship Building
- Information sharing
- East Portland Strategy Development & Planning
- Accountability Discussions (process, metrics)
- Opportunity to coordinate requests for other funds to support TIF investments across districts

Multiple Recommending Bodies

Accountability Mechanisms



Process – Escalation Paths

- District Advisory Bodies → Bureau Directors, Deputy City Administrator, City Administrator → Elected Officials
- Annual Report

Outcomes

- Annual Report to City Council

Structure: Key Questions

1. Strategic Convenings. How often should they be held? Who should attend? Potential goals/topics?
2. Where should service providers or other stakeholders not necessarily tied to a geography participate in the most meaningful way?
3. Are there ideas on how new advisory structures could interact with the new form of City government? New opportunities? Potential challenges?

Where could Strategic Convening be mentioned?

** Sections in which elements of the Strategic Convening may be woven in*

- 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 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
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- 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 recommendations¹, 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>

Scope of Work (from Cully)

ACTION PLANNING AND ACTION PLAN AMENDMENTS

Develop Action Plans and Action Plan Amendments

Provide Guidance on Program Offerings

tailoring, requests for new programs, funding solicitation

development

Provide Guidance on Program Implementation

representation on selection committees

TIF PLAN AMENDMENTS

Propose Amendments

Provide Guidance on Community Engagement as Part of Adoption Process

Scope of Work

ACTION PLANNING AND ACTION PLAN AMENDMENTS

Develop
Action Plans
and Action
Plan
Amendments

Provide
Guidance on
Program
Offerings

tailoring,
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Provide
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TIF PLAN AMENDMENTS

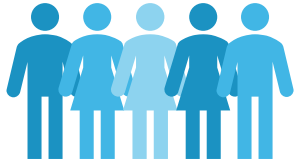
Propose
Amendments

Provide
Guidance on
Community
Engagement
as Part of
Adoption
Process

Strategic Convening

Participate
and lead in
East Portland
Equitable
Development
and Inclusive
Growth
Convenings

Membership (Cully)



13 members



Strong connection to Cully:
live, work, worship, have
children enrolled in school,
previously displaced



Members represent
**interests of vulnerable
community members** rather
than their own personal or
organizational interests



**Reflect full diversity of
community, and
specifically, representatives
from populations
disproportionately
vulnerable to displacement**



**Range of experience and
knowledge to inform
implementation, drawing
from life experiences,
community connections and
leadership, education and
professional experience**

For Bodies Developing Action Plans...

- 1. Does 13 feel like the right number of members? Too big? Too small?**
- 2. Areas of expertise: what types of lived experiences and community connections are we looking to reflect in the committees?**
- 3. What types of leadership, education or professional expertise are we looking for?**

Next Steps

Implementation Principles & Governance cont'd

***Review and provide comment on Implementation
Principles on Basecamp***

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