

# **East Portland TIF Exploration Working Group Presentation**

**April 2-3, 2024**



**Portland  
Housing  
Bureau**

# Agenda

- 1. Welcome**
- 2. Governance: Committee Membership Discussion**
- 3. Implementation Principles Discussion & Review of Document Draft**
- 4. Next Steps, Joint Session Info**

# 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: TIF Report, Implications for Governance, IPs and Project List

Implementation Principles & Governance

Project List

May

Outstanding Issues, Review Sections of Draft Reports

Project List

Draft Governance Charter Review

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

# 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**

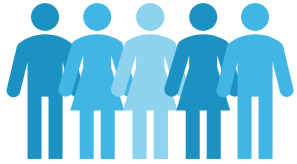
In 2018, a group of community-based organizations, representing people of color, tribal and Indigenous communities, immigrants, and low-income people in Northeast Portland's Cully neighborhood, approached Prosper Portland and the Portland Housing Bureau ("PHB") to determine whether Tax Increment Financing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

# 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. What types of skills, education, background or professional expertise are we looking for?
3. What types of lived experiences, leadership and community connections are we looking to reflect in the committee's composition?

# Cully – Skills, Education, Professional Background

Knowledge, and/or experience (lived or professional) in the following areas\* will be particularly helpful for the work of the committee:

- affordable housing
- environmental sustainability
- small business
- workforce development
- community engagement
- real estate development
- banking and/or access to capital
- cultural institutions
- community organizing and advocacy
- education and training

1. What do you think about this list?
2. What's missing?
3. Do we want to describe a range or have reserved seats? (e.g., two small business owners)

*\*This list is not exhaustive. Applicants are not expected to have knowledge or experience in all areas.*

# Cully – Lived Experience, Leadership, Connection

## Relevant Cully Goals for Committee Composition/Representation:

Ensure that **current residents benefit** from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.

Ensure that **historically marginalized and underrepresented communities** play lead roles in decisions about investments and policies that affect them and their communities.

1. **What do you think about this approach?**
2. **What's missing?**
3. **Do we want to describe a range or have reserved seats? (e.g., a renter)**



# Questions

- A. In a charter – do we describe a range or designate seats? What do we gain? What do we lose?
- B. What is **best for the desired outcome we seek**? How will this decision or strategy create more equitable outcomes?
- C. Are there ways this committee could reinforce **systemic inequities**, and—if so—how do we avoid that?
- D. Does the **committee composition** reflect the **community** and is it inclusive of the **community most impacted by the work** that we will do?

Desired Skills/  
Backgrounds/Experiences:  
Committee Scope

Committee Composition:  
Alignment with Values & Goals



**Break!**

# Implementation Principles

# 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



# Draft Implementation Principles

**To the draft document on Basecamp!**



**Portland  
Housing Bureau**



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# **Next Steps**

## **Steering Committee Joint Session Project List**

***Revise/comment on Draft Implementation Principles  
Review Eligible Project List in 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

# Skills/Expertise - Scope of Work

## 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

Strategic Convening

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