

East Portland TIF Exploration Working Group Presentation

April 16-17, 2024



**Portland
Housing
Bureau**

Agenda

- 1. Welcome**
- 2. Joint Meeting Debrief**
- 3. Eligible Project List Basics**
- 4. Community Plans/Asks**
- 5. Cully Project List/City Programs**
- 6. Discussion**

Joint Meeting Debrief

Thoughts? Takeaways?

Relation to District Area?

Eligible Project List Basics

Relationship between TIF Plan & Action Plans

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



**Portland
Housing Bureau**



**PROSPER
PORTLAND**

Proposed Projects & Major Activities

Funding for the projects and programs below will use Tax Increment Financing (TIF) resources and leverage, to the extent practical, other resources to achieve the goals of this Plan. In general, financial resources will be made available through either loans or grants (or both), and the City's direct acquisition of property. The list below outlines the projects and programs eligible to be funded with these resources, including those selected through Action Plans.

In addition to the programs listed in this section, other programs can be added as eligible investments through amendments to this plan, following the process established in the Charter.



Community Plan Asks

East Portland Community-Identified Needs

Access to Capital* &
Finance Education

Arts & Culture*

Childcare*

Community Connection

Community Pride &
Identity*

Development*

Economic Development*

Emergency Preparedness
& Resilience*

Environment*

Health*

Housing Continuum*

Justice System & Policing

Parks, Recreation & Open
Space*

Public Infrastructure &
Utilities*

Public Safety & Livability*

Resource Navigation

Safety Net Programs &
Services

Schools & Youth

Transportation & Transit*

Workforce Continuum

Wealth Building*

**Some needs in this category are TIF-eligible*

Needs/Asks Structure in Summary Document

COMMUNITY BUILDING

Arts & Artists
Culture & Community Events
Community Connection

PHYSICAL DEVELOPMENT

Residential
Mixed-Use
Commercial
Industrial
General Development

ECONOMIC DEVELOPMENT

EMERGENCY PREPAREDNESS

ENVIRONMENT & SUSTAINABILITY

HEALTH

HOUSING CONTINUUM

Affordable Housing
Housing Rights, Resources, Policy &
Regulation
Unhoused Neighbors

JUSTICE SYSTEM & POLICING

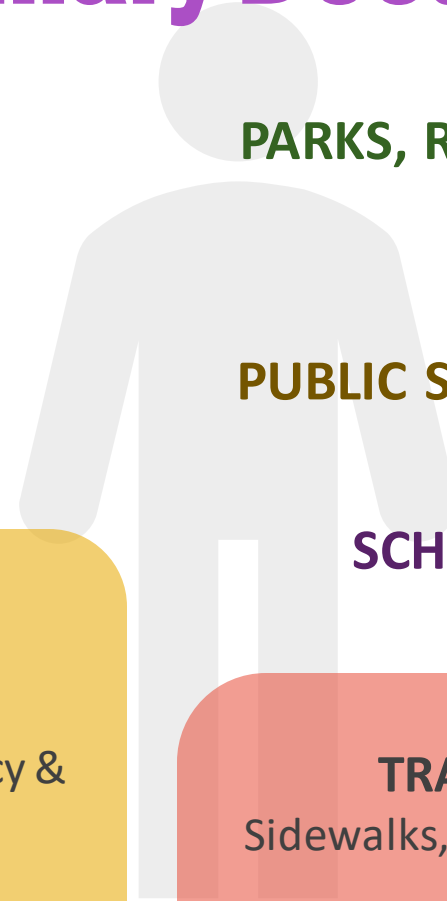
PARKS, RECREATION & OPEN SPACE

PUBLIC SAFETY/LIVABILITY

SCHOOLS & YOUTH

TRANSPORTATION

Sidewalks, Streetscape, Pedestrian
Infrastructure
Bicycle & Multimodal Infrastructure
Road & Car Infrastructure
Transit Infrastructure



Stabilization-Focused Eligible Projects List

Cully TIF District Project List

- A. Affordable Housing
- B. Commercial Property Acquisition, Development & Renovation
- C. Arts, Culture and Signage
- D. Land Acquisition and Land Banking
- E. Recreational Improvements
- F. Infrastructure Improvements
- G. Administration



Affordable Housing

- Single Family Home Repair
- Homeownership
- Multi-family Rental Development
- Rehabilitation & Preservation of Existing Regulated Housing
- Acquisition & Rehabilitation of Existing Market-Rate Housing
- Limited Resources for Shelters & Sanitation Facilities

REQUESTED PROGRAMS THAT WOULD BE ELIGIBLE

- Affordable infill and middle-density housing
- Manufactured housing park stabilization
- Rehabilitation loans or grants to single family owners of manufactured structures



Commercial & Small Business Dev. & Renovation

- Predevelopment assistance to determine project feasibility
- Commercial & middle- income housing development or renovation
- Funding for permanent infrastructure to support food carts, seasonal, low-barrier retail opportunities
- Small business tenant improvements, emergency repair and rehabilitation to prevent displacement

PRIORITIES

Affordable and culturally relevant groceries, fresh food and restaurants

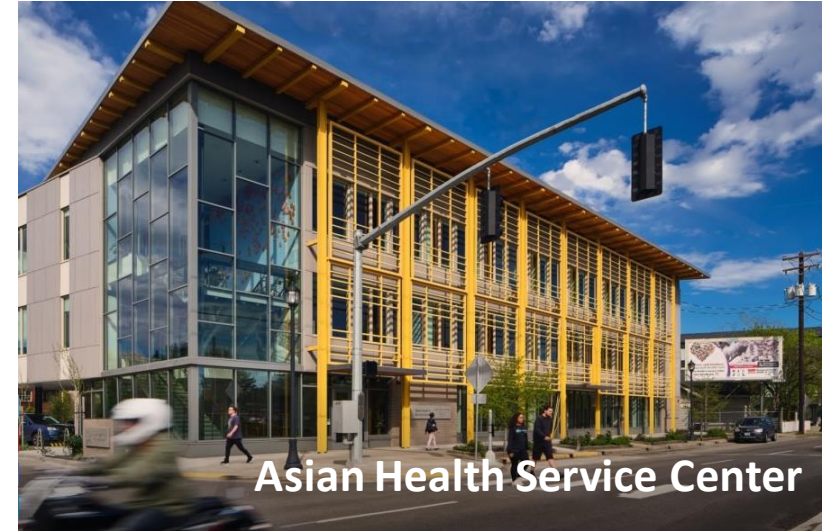
Credit union or bank

Affordable childcare

Retail goods and services to meet regular household needs

Services and businesses that expand multimodal transportation options

Health services, including mental health



Break!

Arts, Culture & Signage

- Include historical and cultural art and signage to celebrate Priority Communities
- Projects should be developed by, and/or in collaboration with artists and community members who represent those communities
- Adding stand-alone elements (not part of another TIF-funded project) need to be included in Action Plan



Chinese Consolidated Benevolent Assoc



Las Adelitas

Land Acquisition & Land Banking

- Set aside funds for rapid, opportunistic property acquisition when TIF eligible opportunities arise that would further the goals of the Plan
- Controlling property (land, commercial space) so it remains affordable
- Remediation activities eligible for funding



Recreational Improvements

- Community centers
- Community gardens
- Athletic facilities (e.g, basketball, soccer)
- Recreational facilities located in affordable housing and commercial developments

PRIORITIES

Community and adult education

Youth activities & gathering spaces

Indoor recreation

Safe space for community gathering & connection

Gallery space, art studios and other facilities to support local artists



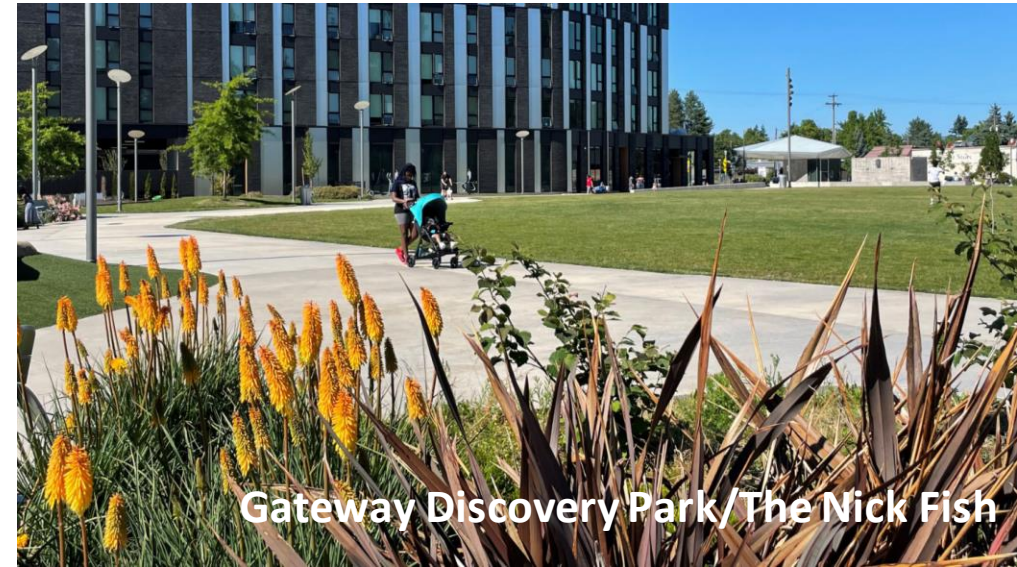
Green Lents Comm'ty Tool Library



June Key Delta Comm'ty Center

Infrastructure

- Safety-related transportation improvements, sidewalks, natural areas, green infrastructure or other climate resilience investments, ***triggered by or directly supporting community stabilization*** of Priority Community members ***or the implementation of other investments*** in the Plan
- Not to be used for general infrastructure improvements



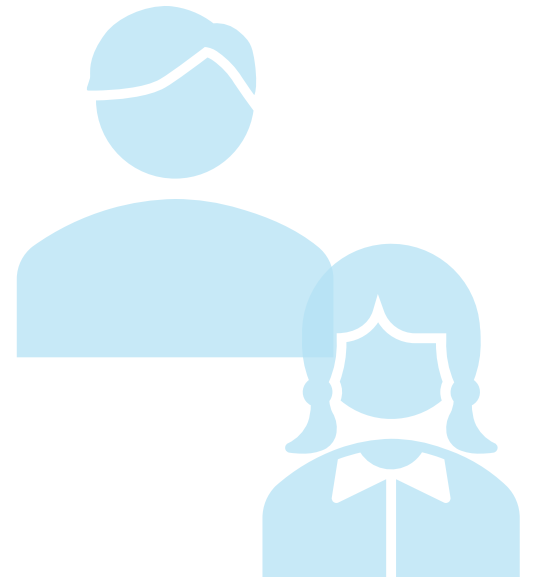
Gateway Discovery Park/The Nick Fish



Halsey/Weidler Streetscape Improvements

Administration

- Prosper Portland & City project staff: project managers, relationship managers, grants, loan underwriters
- Finance & Legal: Budgeting, contracting & reporting
- Engagement: Planning, committee support & implementation, outcomes reporting
- Community-based project manager



Things to Consider...

What's missing?

Are there things in existing plans, consistent with our values and goals, that wouldn't be eligible for funding?

How do we want to handle eligible infrastructure investments?

Next Steps

Project List, cont'd

Review Eligible Project List in the Cully TIF District Plan
Review Summary of Existing East Portland Plans

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