

East Portland TIF Exploration

Steering Committee / Working Group Joint Meeting

June 3, 2024

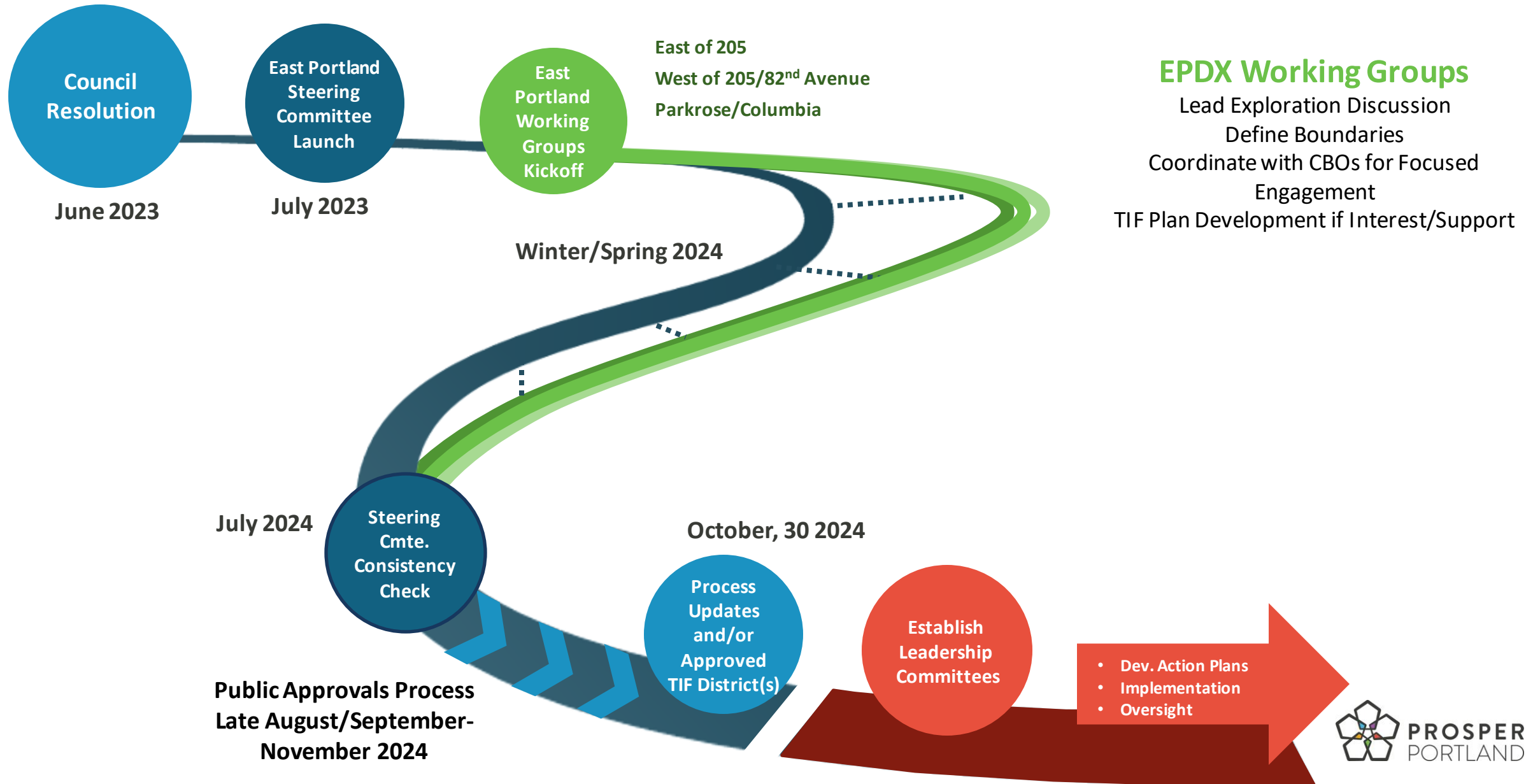


**Portland
Housing
Bureau**

Agenda

1. Welcome!
2. Where are we in the process?
3. Plan, Report and Governance Charter Orientation
4. Financial Impacts on Taxing Jurisdiction Partners
5. Engagement to Date
6. Public Comments
7. Next Steps

East Portland TIF Exploration Timeline

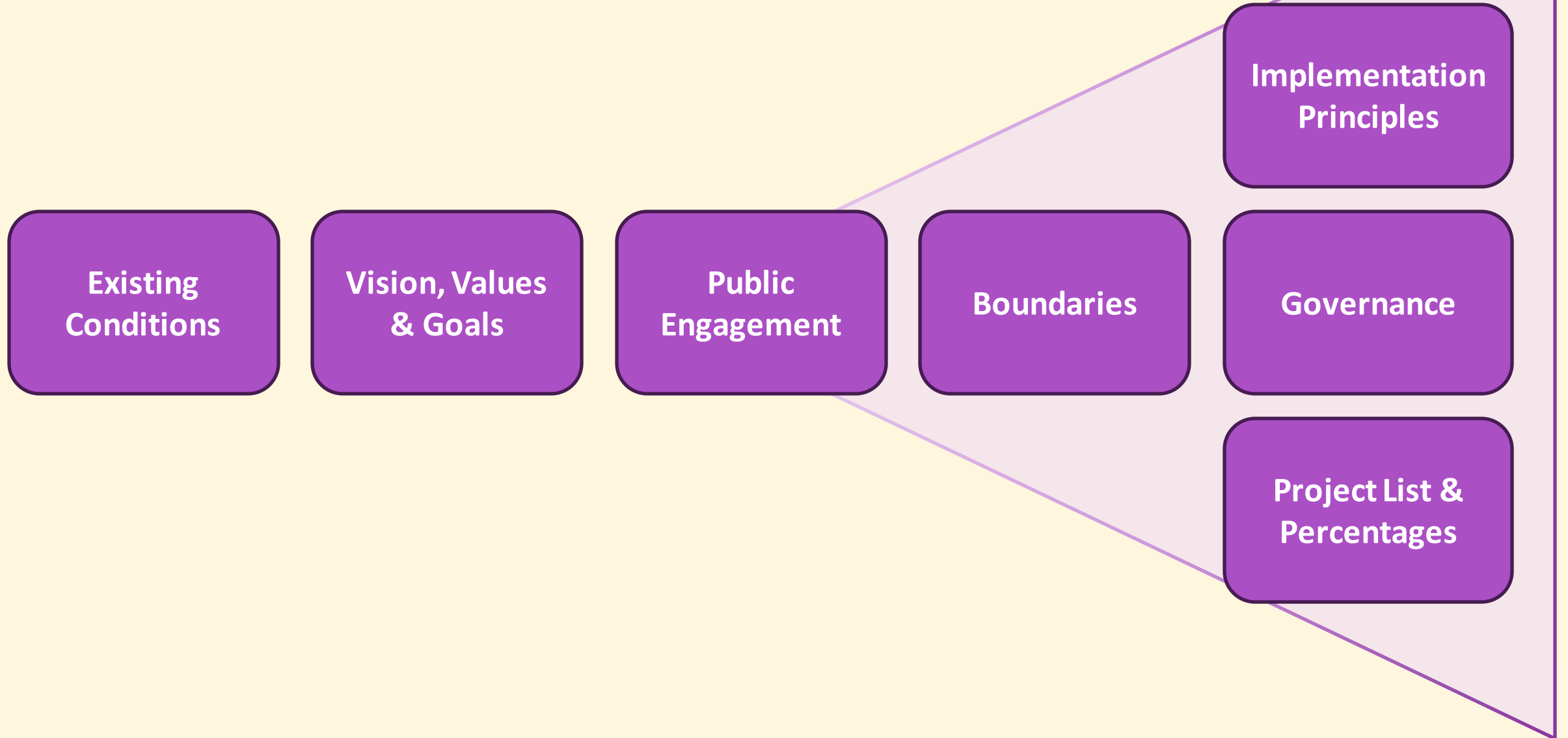


Where are we right now?



Working Group Discussion, Document Orientation

Working Group Discussions



Documentation Orientation



- I. Proposed TIF District Area Report
 - Existing Conditions
 - Investment Needs
 - Boundary Selection
- II. Proposed Projects Report
- III. Financial Report



- I. Background & Context
- II. Values, Vision & Goals
- III. Plan Implementation
 - Proposed Projects & Major Activities
 - Plan Finances
- IV. Governance of the District
 - Community Committee
 - Amendments
- V. Exhibits
 - Engagement Summary



- I. Creation & Purpose
- II. Roles & Responsibilities
- III. Scope of Work & Processes
- IV. Membership, Appointments, Terms
- V. Staffing
- VI. Operating Procedures
- VII. Accountability
- VIII. Amendments

From Discussion/Engagement to Draft Plans

Discussion Topic	WWWWH?	Location in Draft Documents	
Existing Conditions	Why?	Report	Existing Conditions
Values, Vision & Goals	Why?	Plan	Values, Vision & Goals
Boundaries	Where?	Report; Plan	Boundary Selection; Background & Context
Implementation Principles	How?	Plan	Plan Implementation
Governance	Who?	Governance Charter	--
Project List & Percentages	What?	Report; Plan	Proposed Projects Report; Proposed Projects & Major Activities
FUTURE ACTION PLANNING	When?	Action Plan	--

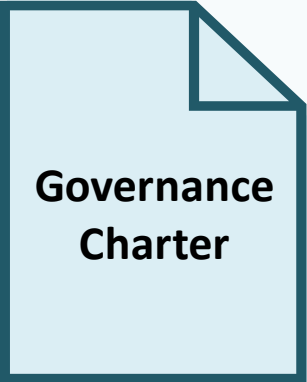
Basecamp Availability



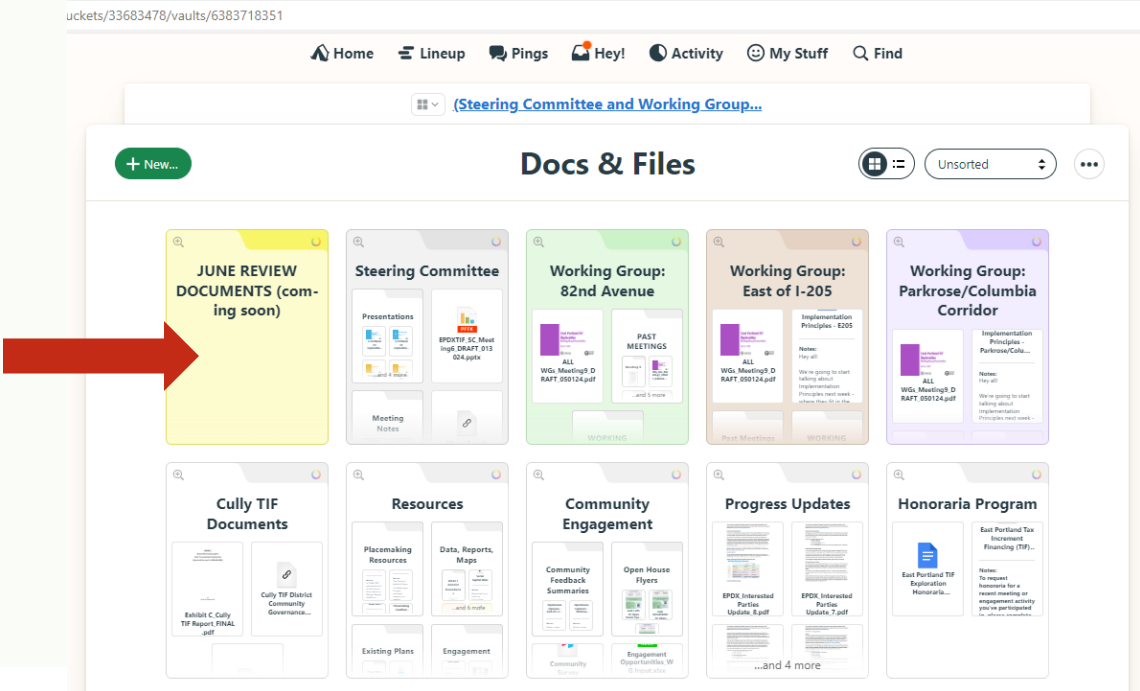
Early July on Basecamp



June 10 on Basecamp



June 10 on Basecamp



Jurisdictional Partner Impacts

Estimated Foregone Revenue

Nominal Vs. Real Dollars

\$1.5B-\$1.9B over 35 Years*

City of Portland: \$378M-\$465M

Mult. County: \$358M-\$441M

Library: \$100M-\$123M

K-12: ~\$20-25M across districts with SSF backfill

MESD & Community Colleges: \$61M-75M

\$980M Accounting for Inflation

City of Portland: \$239M

Other General Govt: \$452M

K-12: ~\$12M across districts with SSF backfill

MESD & Community Colleges: \$35M

*Depending on debt issuances



Recent Public Engagement



Recent Engagement

- Rosewood Initiative Open House 4.25.24
- Historic Parkrose Open House 4.30.24
- Parkrose High School Pathfinder Club 5.2.24
- East PDX Rosewood Initiative Open House 5.6.24
- APANO Open House 5.9.24
- DMA TIF Community Session 5.11.24
- Oregon Walks Led Engagement 5.14.24
- East Portland Sunday Parkways Tabling 5.19.24
- Hazelwood Neighborhood Association 5.20.24
- Sumner Neighborhood Association 5.21.24
- Argay Terrace Neighborhood Association 5.22.24
- East of 205 Community Led TIF Tour 5.23.24
- The Pathfinder Network 5.29.24



Upcoming Engagement

- PDX Saints Love – East PDX TIF Engagement
 - Community Artist Visioning - Wednesday, June 12th 4:30-7:00
 - Community BBQ - Thursday, July 11th 4:00-7:00 PM
- IRCO Community Session – June 20th 4:00-7:00 PM
- METBA Engagement TBD
- Prosper Portland hosted Open House #2 in late June (details to come)
- Leaders Become Legends – June 18th/June 29th
- Powellhurst-Gilbert NA Meeting – June 25th
- Additional meeting w/ Sumner & Argay Terrace NAs TBD

Major Themes So Far: Broad Perspectives

Support

- Investments that benefit those who have been harmed by urban renewal, displaced, or are vulnerable to displacement
- Investments to help implement existing community plans and coordinating/leveraging resources
- More affordable and additional housing opportunities
- Support for businesses and entrepreneurs and economic opportunities/mobility
- Spaces for community to gather and placemaking that leads to community pride/sense
- Investments that create safer, accessible, healthier, climate resilient communities
- Investments that keep CBOs in community
- Investments to keep current residents in their communities

Major Themes So Far: Broad Perspectives

Opposition

- Skepticism of this tool and history of urban renewal
- Concerns about being displaced
- Desire for more community control
- Concerns around timeline and feeling rushed
- Potential impacts to schools and/or other services
- Lack of faith in government agencies to implement
- Concerns about inflation

Major Themes So Far: Broad Perspectives

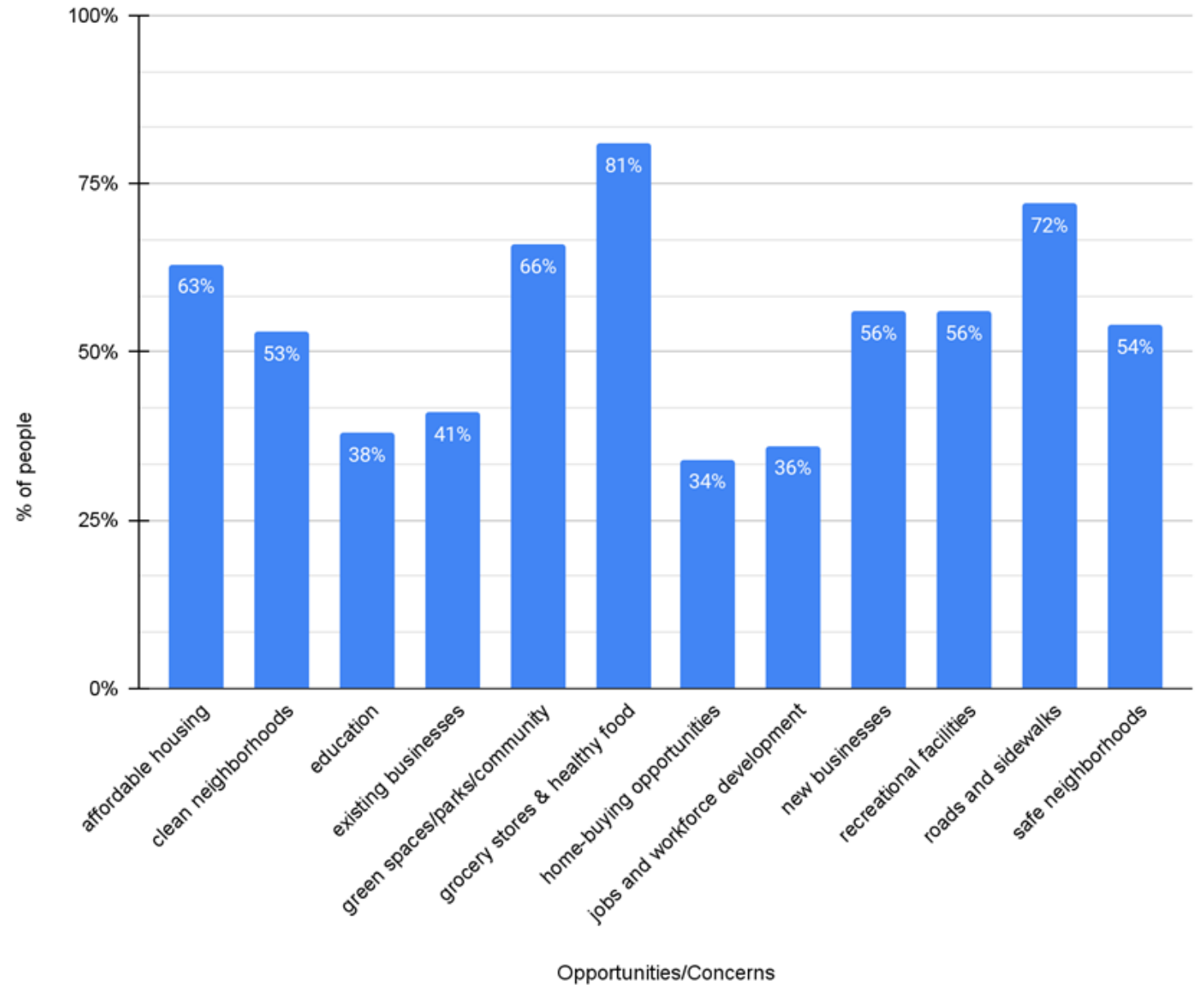
Curiosity

- Need for more accessible information on the basics of this tool and how it works
- Understanding how this will be implemented, who would receive dollars, lessons learned, who selects projects, criteria used, etc.
- How will TIF impact property owners (private, nonprofit) and support redevelopment
- How will the City maintain outreach and engagement to ensure people are aware of resources they can access
- How to get the City to invest other resources in East Portland
- How to keep youth connected
- A lot of contextual questions that really get at "how can this support me, my family, my community?"

Total Responses: 147

- 82nd Ave: 15
- E205: 52
- P-CC: 57

TIF Survey Responses



Highlights from NPN-led Open Houses

Rosewood Initiative

- **Must Haves:** Affordable housing options, not just for renters, but for those who wish to own their own home.
- **Concerns:** displacement of residents, especially those that are most vulnerable.
- **Questions:** How do we make housing more equitable for priority communities?

Highlights from NPN-led Open Houses

Historic Parkrose at Rossi Farms

- **Must Haves: Sidewalks!**
- **Concerns: Taking money from schools that they need in the district.**
- **Questions: How will schools, the fire department, and other public service agencies get the money that is needed to support them?**

Highlights from NPN-led Open Houses

Jade District/APANO at AYCO

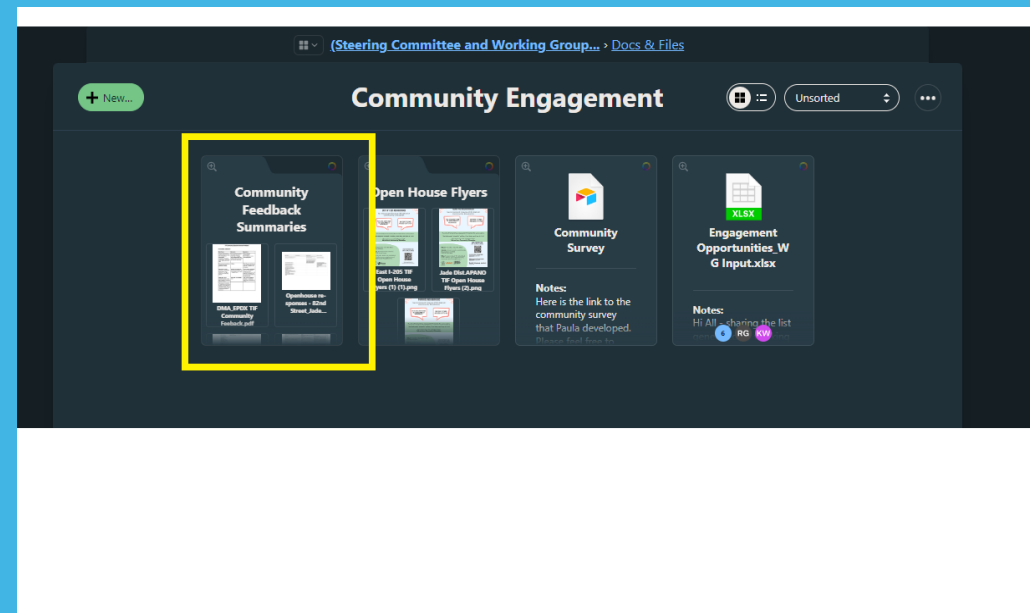
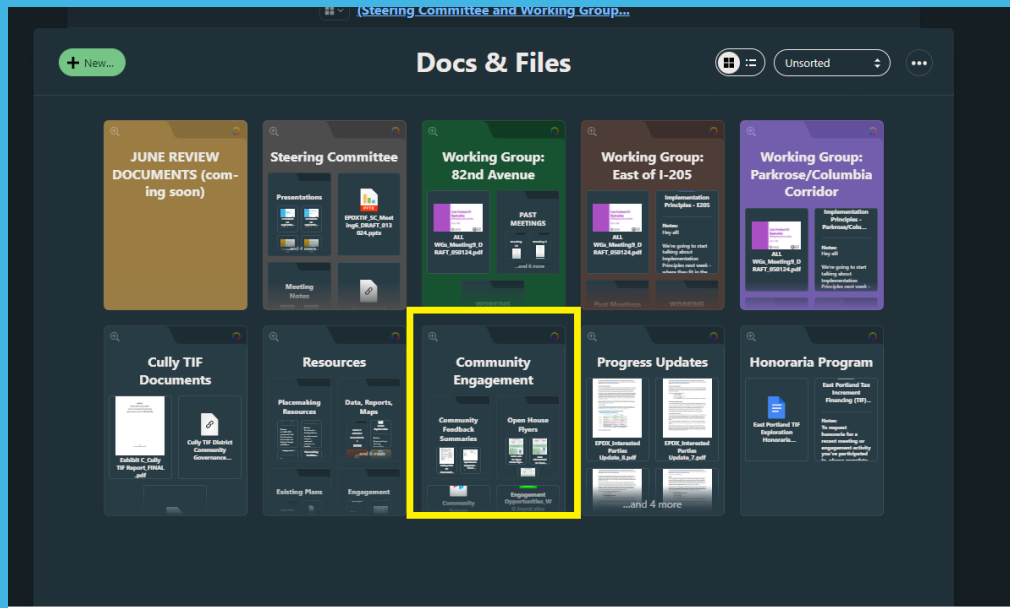
- **Must Haves:** Diverse income affordable housing (mixed market)
- **Concerns:** There will not be money to support CBO's and programs to stabilize the community through the redevelopment of the area.
- **Questions:** TIF money doesn't pay for programs, so how will the community sustain itself with the new development?

Highlights from NPN-led Open Houses

Division Midway Alliance

- **Must Haves:** lighting/safety investments, community center(s), economic opportunities, places for youth, affordable housing
- **Concerns:** inflation, rent & tax increases
- **Questions:** How will we be able to access and benefit from resources? Especially curious about homeownership and rehabilitation resources

Reminder: Full notes from NPN-led open houses are on Basecamp!



This is your footer



Building an Equitable Economy

Highlights from CPM Conversations

- Longtime East Portland Resident: “Stop comparing us to Cully. We are not the same.”
- Community Leaders in the Black Community: “True community ownership only comes with policy change.”
- Small Business Owners: “What does this mean for my business?”
- Residents of N/NE that were displaced to East County: “There’s no more room further East.”

Ongoing Engagement

- Affiliated Tribes of NW Indians-Economic Development Corp
- Ebony Collective
- Community Project Manager:
 - 2x per month community update meetings
 - Office Hours every 2nd & 4th Tue/Wed 10:00 AM-3:00 PM
 - Email paula@rosewoodinitiative.org or visit www.rosewoodinitiative.org
- Video and Survey are still live & capturing feedback
- Legislative Process – public testimony/hearings

Steering Committee & Working Group Members: What have you heard?

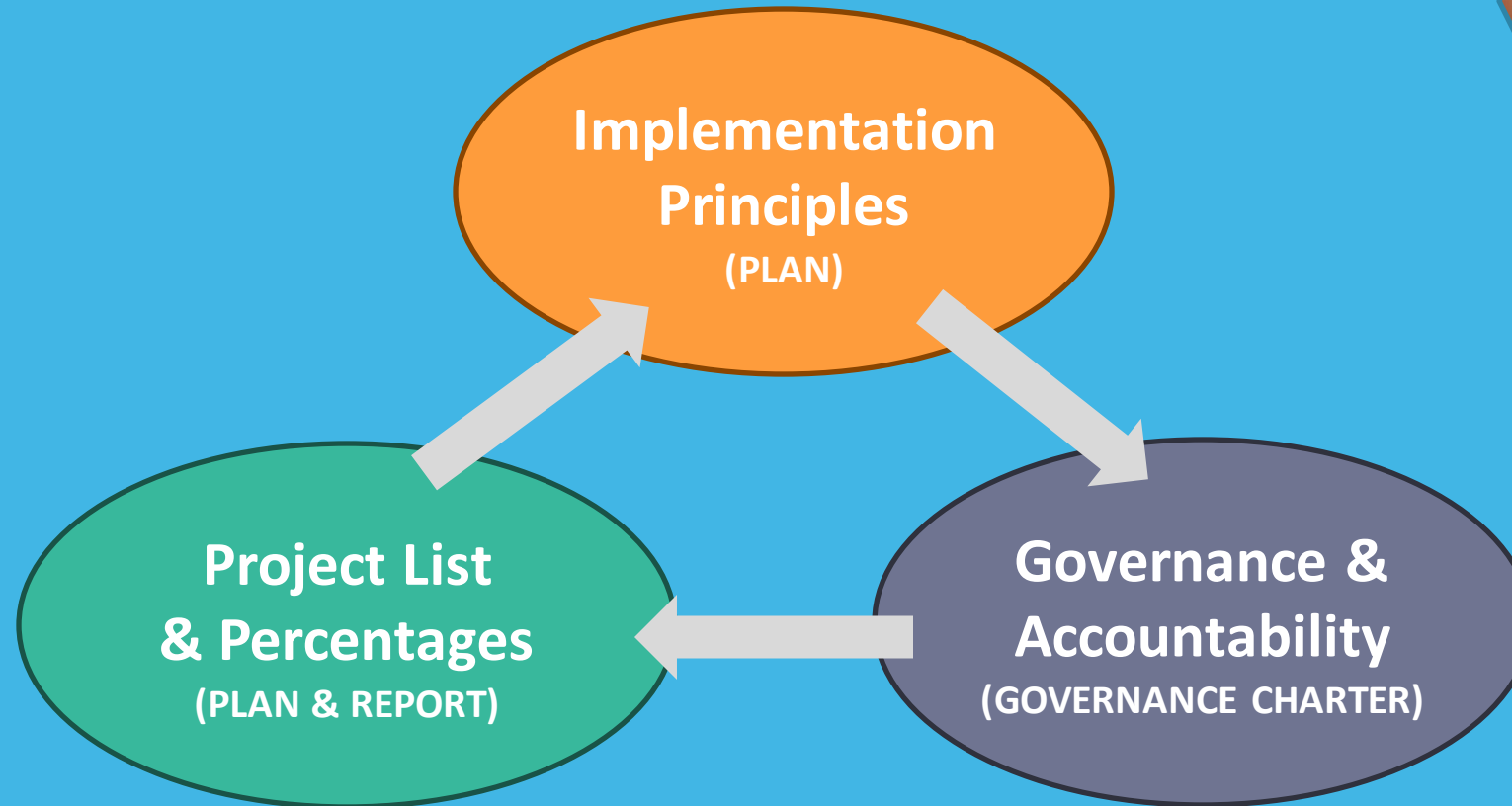


**PROSPER
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Building an Equitable Economy

Primary Community Concern

City Council is the ultimate decision maker. How do we ensure future decision makers implement the plan in the way we want them to?



Public Comments



PROSPER
PORTLAND

Building an Equitable Economy

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