

Welcome!

Please find a seat at your district table

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 Email Address:
eastportlandtif@prosperportland.us

East Portland TIF Action Plan On-Boarding Meeting #2

January 14, 2026

Meeting Agreements

- Show up and choose to be present
- Participate in an authentic and active way
- All ideas are valid
- Uphold commitments and come prepared
- Listen to understand
- Exercise consideration and respect in your speech and actions

Agenda

- Welcome & Introductions
- Public Official Refresh
- TIF 101
 - What is TIF
 - Lessons Learned & New Approach
- Five-Year Action Plans
- Community Leadership Committee 2026 Work Plan
- Closing & Next Steps



Reminder

- You are a public official while serving on the CLC
- All CLC meetings are open to the public
- CLC documents, emails you send/receive regarding official business, meeting minutes, and texts are all subject to **Oregon Public Records Law**.
- Complete required Office of Civic Life Training and Quizzes <https://www.portland.gov/civic/advisorygroups/advisory-body-trainings>
- Send an email to EastPortlandTIF@ProsperPortland.us to let us know you have completed them



TIF 101



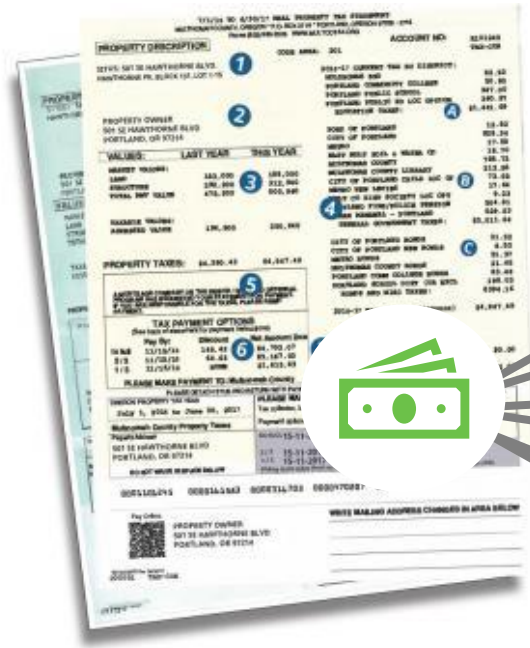
**Portland
Housing Bureau**



**PROSPER
PORTLAND**

TIF is a tool that re-allocates property taxes

Tax Increment Financing is a **funding tool** by which **property taxes on the growth of assessed value within a particular area remain in that area for a specific amount of time**, to **address community priorities outlined in a district plan**.



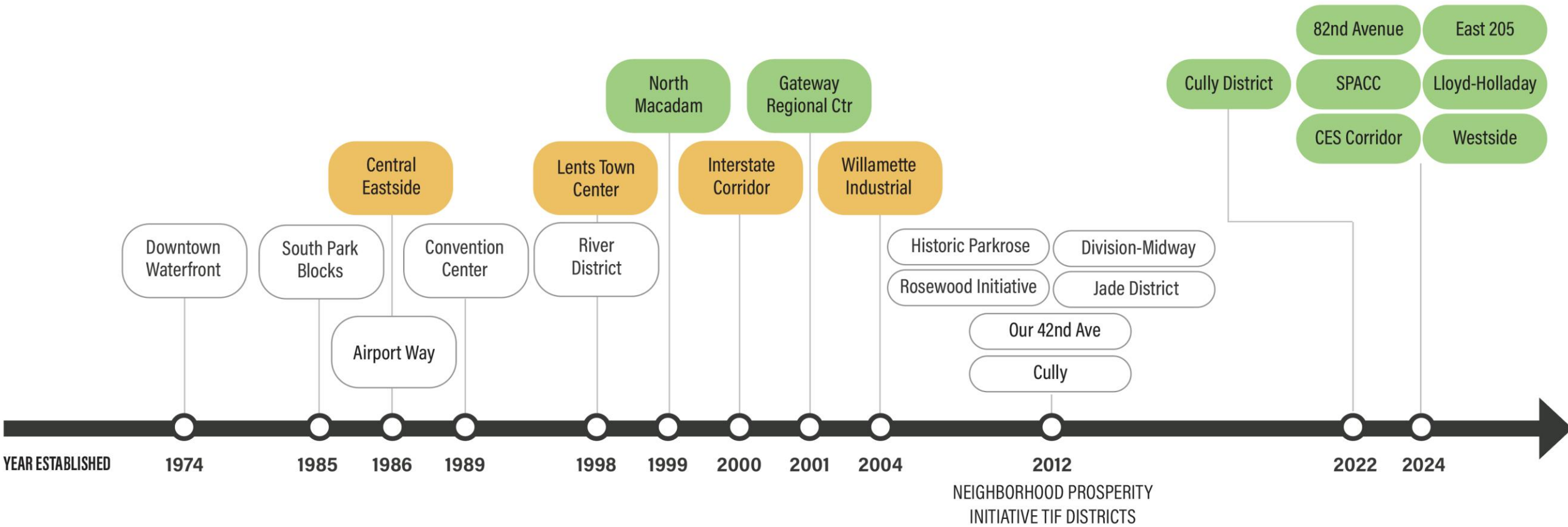
TAXING JURISDICTIONS

- City of Portland
- Multnomah County
- Port of Portland
- Metro
- Public Schools
- Others

TIF Districts Past & Present: Establishment & Status

District Status

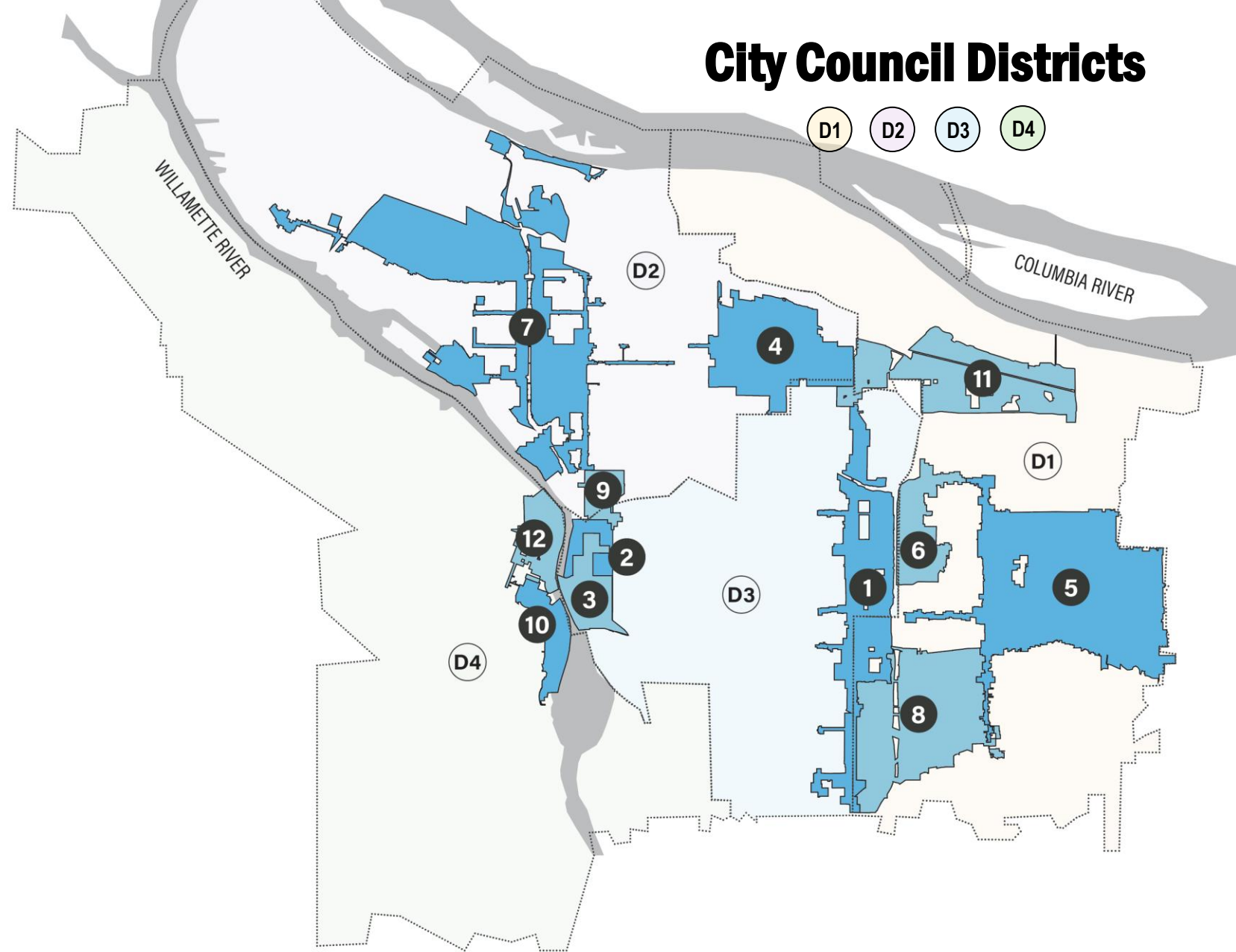
- **ACTIVE**
TIF proceeds remain;
district active
- **SUNSETTING**
TIF proceeds remain;
district winding down
- **TERMINATED**
District is complete



TIF Districts

- 1 82nd Avenue
- 2 Central Eastside
- 3 Central Eastside Corridor
- 4 Cully
- 5 East 205
- 6 Gateway Regional Center
- 7 Interstate Corridor
- 8 Lents Town Center
- 9 Lloyd-Holladay
- 10 North Macadam
- 11 Sumner-Parkrose-Argay-Columbia Corridor
- 12 Westside

City Council Districts



What TIF can fund?

Stuff you build or things that support building physical stuff:

- Loans and grants to make buildings nicer or build something new
- Buy and sell land (by City)
- Build affordable housing / repair existing affordable units
- Help businesses to set up in a building
- Design and build parks, streets & sidewalks
- Staff time and backend support to make this possible



Examples of what TIF cannot fund:



**Workforce
development
programs**



**Business
technical
assistance**



**Non-physical
rental
or homeowner
services**



**Safety &
Cleanliness**

Applying Lessons Learned for a New Approach to TIF



Center communities in engagement, goals and governance



Strategically sequence investments and layer policy and financial tools



Further community stabilization and remove barriers to opportunities



Advance inclusive economic growth and wealth creation



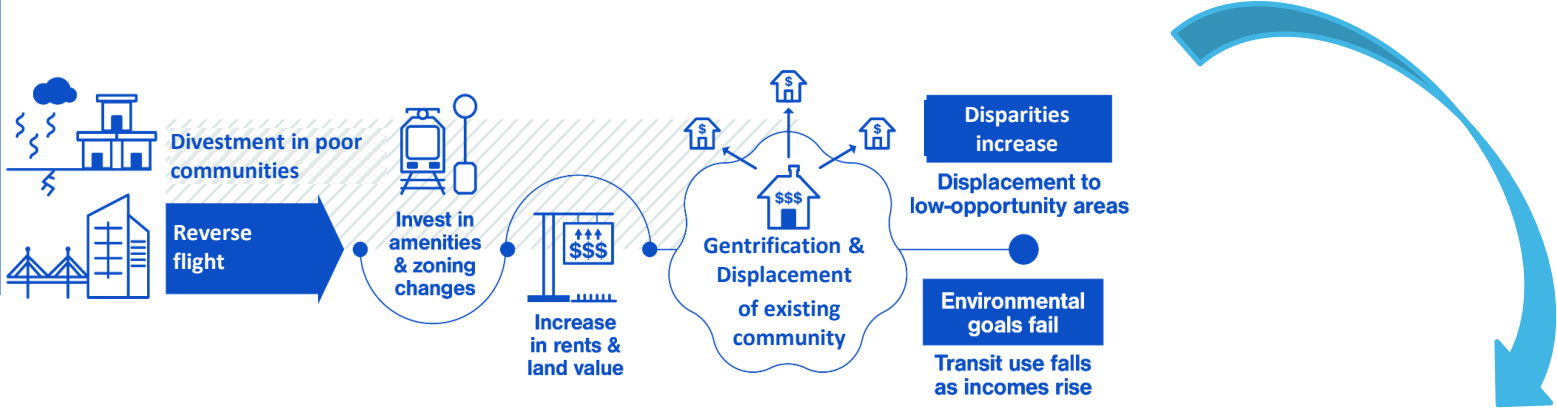
Support entrepreneurship and job growth



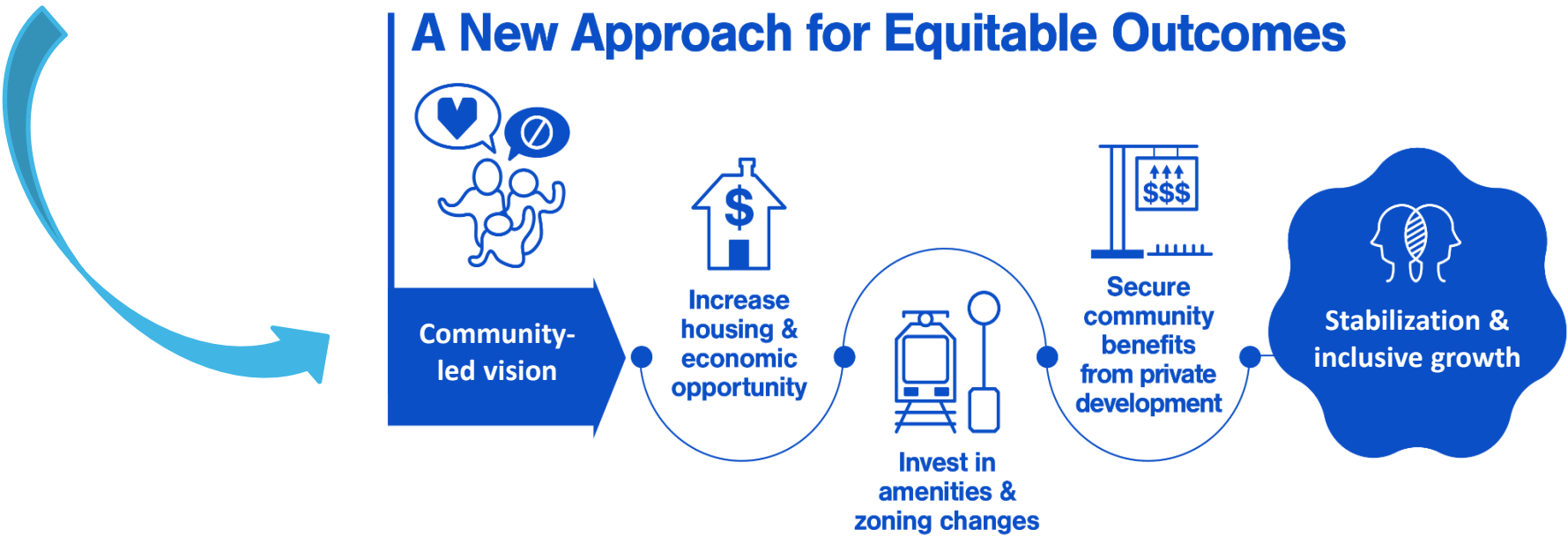
Advance housing production for a full range of income levels

Stabilization and Inclusive Growth Model

Unintended Outcomes of Neighborhood Improvements and Change



A New Approach for Equitable Outcomes



- **What additional questions do you have about TIF?**
- **What other background information would be helpful in your CLC meetings?**



Break – Take 7 min

07:00

From District Plan to Action Plan

TIF District Plan

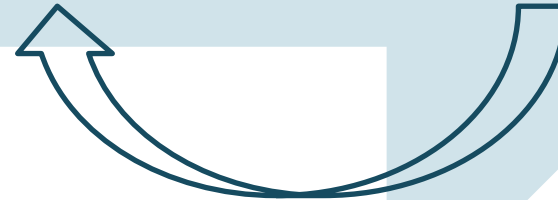
Outlines long term vision, values, goals, menu of eligible investments, and total forecasted budget allocations over the life of the TIF district (~30 years)

Action Plan

Outlines near term vision, goals, investment priorities, budget allocations, and projected outcomes based on what is eligible in TIF plan, current community needs, and forecasted near term budget (~5 years)

Implementation & Reporting

Prosper Portland and Portland Housing Bureau invest funds via loans and grants, and report on outcomes in alignment with Action Plans



East Portland TIF District Plans

	82 nd Avenue	E205	SPACC
Economic & Urban Development			
<ul style="list-style-type: none"> Commercial Property Acquisition, Development & Renovation (includes land banking, small business support and workforce housing) Arts, Culture and Signage Recreational Improvements 	\$170M (40%)	\$323M (45%)	\$129M (45%)
Infrastructure			
<ul style="list-style-type: none"> Street and utilities improvements Connectivity and accessibility Public parks & open spaces Public recreation investments 	\$64M (15%)	\$72M (10%)	\$29M (10%)
Affordable Housing			
<ul style="list-style-type: none"> Single family home repair & homeownership Multifamily rental, inc. rehab and preservation Land acquisition Houselessness related capital expenditures Affordable infill/middle density housing Manufactured dwelling parks 	\$191M (45%)	\$323M (45%)	\$129M (45%)
SUBTOTAL*	\$425M	\$718M	\$287M



TIF Plan



Action Plan Example

"Menu" of Eligible Projects & Allocations



~30 years / ~\$300M - \$700M

Specific Investment Priorities & Allocations (*Outcomes*)



~5 Years / ~\$10M - \$20M

Elements of an Action Plan

1. Community Vision
2. Summary of Stakeholder Engagement
3. District Context & SOAR Analysis
4. Plan Goals, Investment Priorities, Outcomes, Measures of Success
5. Forecasted Budget
6. Governance & Implementation

What's Next



District Table Break-Out



- What other tables, groups, or committees have you been part of?
- What did you like about those processes? What would you have changed?
- Anything we should know about how you work best?



Public Comment

02:00



**Portland
Housing Bureau**



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PORTLAND**

Building an Equitable Economy

Next Steps

1 Early February: Individual District CLC Meetings Start
Dates vary

2 Complete required Office of Civic Life Training and Quizzes

- ☐ HR Harassment & Discrimination
- ☐ Advisory Bodies HRAR 2.02 Training
- ☐ Shared Equity Language PowerPoint

<https://www.portland.gov/civic/advisorygroups/advisory-body-trainings>

Thank you!