

AFTER RECORDING RETURN TO:

Prosper Portland
Attn. Karen Harris
220 NW 2nd Avenue, Suite 200
Portland, OR 97209

Multnomah County Official Records
E. Murray, Deputy Clerk

2024-071216



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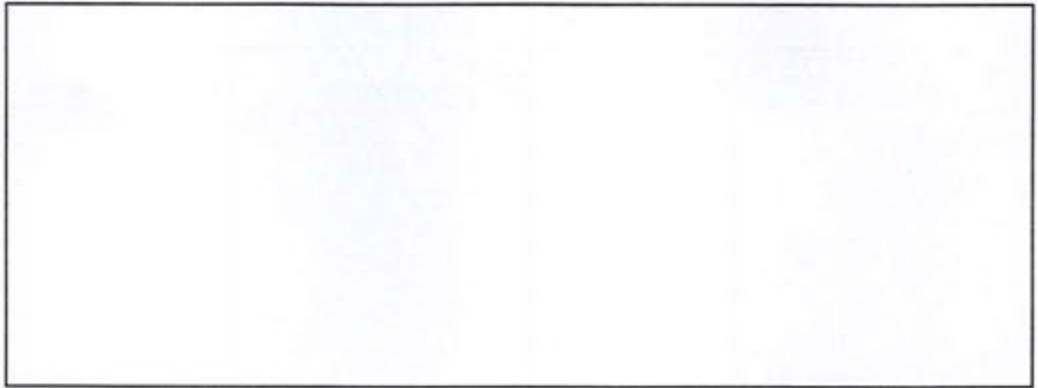
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East 205 Tax Increment Finance District Plan

(document follows this coversheet)



CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

I hereby certify Ordinance 191937 to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on November 20, 2024.

Simone Rede
Auditor of the City of Portland
By 
Deputy



191937

Ordinance

Adopt the East 205 Urban Renewal Plan

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. On April 26, 2023, City Council through Resolution 37617 adopted Advance Portland: A Call to Action for Inclusive Economic Growth, which directs action to pursue Tax Increment Financing (TIF) as a tool for inclusive growth and stabilization within the Central City and in alignment with community led TIF exploration in East Portland.
2. On June 28, 2023, City Council through Resolution 37623 directed Prosper Portland, as the duly organized urban renewal agency of the City of Portland, together with the Portland Housing Bureau and the Bureau of Revenue and Financial Services/Office of Management & Finance, to collectively pursue analysis and creation of new urban renewal districts ("TIF districts").
3. Prosper Portland convened a community-led steering committee to oversee the East Portland exploration processes as well as a community-led working group to specifically advise Prosper Portland regarding the optimal boundaries of a TIF District located east of I-205, and the priorities for investment within that district that could ultimately be codified in a new urban renewal plan ("TIF plan") for that area.
4. As a product of this extensive community engagement process, a TIF plan (the "East 205 TIF Plan" or "Plan") was developed for a proposed new TIF district containing 3,745 acres of area roughly bounded by 122nd Avenue to the west, the City line to the east, NE Glisan Street to the north, and SE Powell Blvd to the south and including the around the 82nd Avenue corridor running from roughly NE Fremont Street to the north and the City/County line to the south and including both the Rosewood Initiative and Division-Midway Alliance Neighborhood Prosperity Initiative areas, with a proposed maximum indebtedness of \$770,000,000 to finance projects under the TIF plan (the "East 205 TIF District" or "District").

Introduced by

[Mayor Ted Wheeler](#);
[Commissioner Carmen Rubio](#)

City department

[Prosper Portland](#)

Contact

Justin Douglas

Governance, Learning and
Outcomes Manager

✉ douglasj@prosperportland.us

Requested Agenda Type

Time Certain

Date and Time Information

Requested Council Date

October 30, 2024

Requested Start Time

9:45 am

Time Requested

30 minutes (4 of 9)

5. On August 28, 2024, after considering the proposed Plan, an accompanying Report prepared in accordance with ORS 457.087 (the "TIF Report"), and public testimony, the Prosper Portland Board of Commissioners adopted Resolution 7567, approving the East 205 TIF Plan and TIF Report, directing that the Plan and TIF Report be forwarded to the City Council for adoption, and directing the Plan and TIF Report be forwarded to the City's Planning Commission for its review and recommendations to the City Council. The Plan and TIF Report are attached hereto as Exhibits A and B respectively and are incorporated herein by this reference.
6. On September 24, 2024, the Portland Planning Commission held a public hearing and on October 8, 2024, voted to recommend that the Portland City Council adopt the Plan and found that it conforms to Portland's Comprehensive Plan. The Planning Commission's letter of support is attached as Exhibit C to this Ordinance.
7. The Plan was prepared in conformance with ORS Chapter 457 and with public involvement in all stages of its development. Notice of the October 23, 2024, Council hearing was sent on September 19, 2024, to postal patrons in the city of Portland, as required by ORS 457.120.
8. On October 23, 2024, the City Council held a public hearing to review and consider the Plan, TIF Report, Planning Commission Recommendations, and to receive public testimony.
9. The District, as a whole, is blighted (as defined in ORS 457.010(1)) based on the information set forth in Section 1 of the Report, and the rehabilitation and redevelopment activities set forth in the Plan are necessary to protect the public health, safety and welfare of both the District and the City as a whole.
10. The Plan conforms to the City's Comprehensive Plan and economic development plan as a whole, as set forth in Exhibit D, attached to this Ordinance and incorporated herein by this reference. The Plan provides an outline for accomplishing the urban renewal projects that the Plan proposes.
11. Acquisition of real property as described in the Plan is necessary to carry out the purposes of the Plan. No housing displacement is anticipated in the Plan; however, if displacement occurs, the Plan requires that such displacement will be made in accordance with ORS 35.500 to 35.530.
12. Adoption of and carrying out the Plan is economically sound and feasible, based on the Financial Analysis of the Plan as set forth in Section 3 of the TIF Report.
13. The City will assume and complete any activities prescribed to the City by the Plan.

NOW, THEREFORE, the Council directs:

- A. The East 205 TIF Plan, attached hereto as Exhibit A, is hereby approved and will be effective thirty (30) days after passage of this ordinance.
- B. Prosper Portland will administer implementation of the Plan, and the Portland Housing Bureau will assume and complete activities agreed upon by the City and prescribed to it by the Plan.
- C. The Plan is authorized to be financed, in part, by division of taxes as provided in ORS 457.420 to 457.450.
- D. The City Auditor will forward to Prosper Portland and the Planning Commission certified copies of this Ordinance upon approval by the Council.
- E. Prosper Portland must record in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the Plan, upon adoption by the Council.
- F. Prosper Portland must send a copy of this Ordinance and the Plan to the Multnomah County Assessor.
- G. Prosper Portland, in accordance with ORS 457.115, must publish notice of adoption of this Ordinance approving the Plan, including the provisions of ORS 457.135, in the newspaper having the greatest circulation in the City within four days following adoption of this Ordinance.

Exhibits and Attachments

 [Exhibit A](#) 26.07 MB

 [Exhibit B](#) 1.41 MB

 [Exhibit C](#) 335.9 KB

 [Exhibit D](#) 1020.17 KB

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
October 30, 2024

Auditor of the City of Portland
Simone Rede

Impact Statement

Purpose of Proposed Legislation and Background Information

The proposed East 205 District is 3,745 acres and is roughly bounded by 122nd Avenue on the west, the City line to the east, NE Glisan Street to the north, and SE Powell Blvd to the south. It includes both the Rosewood Initiative and Division-Midway Alliance NPIs and is estimated to generate up to \$770 million in TIF resources.

East Portland, in general, is home to many of Portland's most economically vulnerable households and small businesses. With this commonality, it's not surprising that the three areas voiced many of the same investment priorities focused on stabilizing existing residents and businesses so they could remain over time, thrive, and anchor new, inclusive growth, rather than be displaced by it.

Some of these priorities include:

- Creation of housing opportunities for all incomes
- Development of spaces for connection that create pride and belonging for diverse communities
- Access to middle- and living-wage jobs
- Addition of new, thriving small businesses and community-service retail services
- Support for targeted infrastructure improvements to improve safety, walkability and resilience
- Need for ongoing community education, engagement and leadership over the life of each district

However, each district area also has its own identity, and unique set of opportunities and challenges. These differences are reflected in the following priorities specific to East 205: Communities designed with multigenerational residential and commercial hubs; upskilling/coworking centers to support "solopreneurs" and home-based business owners; generational wealth for first-time BIPOC homeowners; and improved walkability, connectivity and transit access, with a focus on sidewalks.

Financial and Budgetary Impacts

The combined estimated fiscal impact to the City of Portland for the proposed East 205 TIF District over the life of the district totals approximately \$230 million.

Of the estimated \$770 million in TIF resources generated within the district over time, \$323 million would go to affordable housing, \$323 million to economic and urban development, and \$72 million to infrastructure in the district.

District	2030 / YR 5	2035 / YR 10	2050 / YR 30
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Economic and Real Estate Development Impacts

Consistent with Oregon Revised Statutes chapter 457.089, Prosper Portland sent the draft plans and reports to 15 taxing districts offering an opportunity to meet and discuss the proposals and estimated fiscal impacts. In addition, Prosper Portland and PHB staff met with the Multnomah County Commission at a hearing on September 17, 2024, to discuss the draft plans and reports and the estimated fiscal impacts to the county.

Consistent with Oregon Revised Statutes chapter 457.120, Prosper Portland sent a mailer with notice of the October 23, 2024, City Council public hearing to approximately 356,000 households in the city of Portland.

Approving the plans and reports will provide access to a tool and financial incentive that has proven to advance equitable economic growth.

According to an April 2024 third-party analysis conducted by consultant ECONorthwest titled 'Understanding Portland Tax Increment Finance District Investment Impacts, 2000-2022,' relative to non-TIF comparison areas, TIF districts saw:

- 6x the amount of total square footage of development
- 25x the amount of high-density development
- 4x the growth rate in housing production
- 5,300 units of TIF-funded affordable housing (46% of all affordable housing built in the city)
- 24,000 more jobs, which generally had 20% higher wages

Community Impacts and Community Involvement

Prosper Portland and Portland Housing Bureau staff conducted significant and thorough public participation related these actions. Engagement summaries are included in the East 205 TIF Plan, attached as Exhibit A to the ordinance, and provide further detail on the following engagement processes:

East Portland TIF Exploration Steering Committee. The East Portland Steering Committee convened in July 2023 and identified three areas for further exploration: East of 205, Parkrose/Columbia Corridor, and 82nd Avenue. As part of the engagement process, the steering committee was chartered to:

- advise on and review engagement processes;
- allocate available acreage (land area) and assessed value for further study;
- provide guidance to working groups on issues that arise with implications across districts;
- support community-led working groups conducting exploration processes; and,
- ensure any TIF District Plans resulting from exploration align with City Council guidance.

Steering Committee members included the following individuals and organizations:

Alando Simpson, City of Roses Disposal & Recycling
Andy Miller, Our Just Future
Angela Rico, Office of Commissioner Rubio
Annette Mattson, Mt. Hood Community College
Bill Bruce, Raimore Construction
Christina Ghan, Office of Commissioner Rubio
Duncan Hwang, Asian Pacific American Network of Oregon
Jeff Renfro, Multnomah County
Jessica Arzate, Multnomah Educational Services District
Jonath Colon, Centro Cultural
JR Lilly, Former East Portland Action Plan Advocate
Kevin Martin, Renter
Kimberly Branam, Prosper Portland
Lee P Cha, IRCO
Leslie Goodlow, Portland Housing Bureau
Matina Kauffman, Habitat for Humanity
Moe Farhoud, Property Owner
Mourad Ratbi, East Portland Community Office
Nick Sauvie, Rose CDC
Qing Tan, Pure Spice Restaurant
Sabrina Wilson, Rosewood Initiative
ShaToyia Bentley, The Ebony Collective
Tye Gabriel, East Portland Chamber of Commerce

Working Groups. Working Groups for each area were selected through an open call process, ensuring key partners and community representatives with deep knowledge of their respective geographies, and the diverse communities within those geographies, would lead the work. The three Working Groups kicked off their work in the fall of 2023, charged with:

- understanding the TIF District creation process and leading deep dive community district exploration conversations;
- coordinating district-focused community engagement and advising on contracts with community-based organizations and support public events;
- determining whether to move forward with a TIF District plan and, if supportive, co-creating Plan Documents with Prosper Portland and City staff for consideration by the Prosper Portland Board of Commissioners and City Council

Members of the Working Group for East 205 included the following individuals and organizations:

Karen Wolfgang, Resident
Annette Mattson, Mount Hood Community College
Sabrina Wilson, The Rosewood Initiative
Lisha Shrestha, Division Midway Alliance

Ken Richardson, David Douglas Superintendent
Mike Devlin, East Portland Chamber of Commerce
Kristin Romaine, Resident
Ali Omar Ibrahim, Africa Youth & Community Organization
Amanda Pham Haines, Unite Oregon
Jennifer Parrish Taylor, Urban League of Portland
Ana Meza, Rose CDC
Marie Josee Kangabe, East Portland Action Plan Advocate
Blanca Jimenez, Resident
Giovanni Bautista, Resident

Community Project Manager Engagement. There was a robust effort to engage the broader community in the TIF exploration process which included hiring a community-based project manager to facilitate engagement opportunities and be a resource for the community throughout this process. The Project Manager, Paula Byrd, developed a community survey, developed a short YouTube video, and worked with the Neighborhood Prosperity Network organizations to host a series of community open houses.

Prosper Portland and City-led Engagement. Prosper Portland and City staff facilitated a range of activities related to TIF exploration, including events, twice-monthly virtual office hours, regular email updates to interested parties, one-on-one conversations with community members, and briefings to community organizations. In addition, staff contracted with a dozen community/culturally specific organizations to partner on outreach and engagement.

100% Renewable Goal

This action does not have an impact on the city's 100% renewable goal.

Financial and Budget Analysis

\$770 million in TIF resources is estimated to be generated within the new district over 30 years, with \$323 million going to affordable housing, \$323 million to economic and urban development, \$72 million to infrastructure investments in the district, and \$52 million to administration and financing costs.

The combined estimated fiscal impact to the City of Portland for the proposed TIF District over the life of the district totals approximately \$230 million.

The new TIF District would provide resources for the Housing Production Strategy, and over time can increase revenues via increases in tax value and generation of system development charges (SDCs) via development. TIF funds can also be used as a funding match when pursuing federal funds that could benefit the region. To the extent the district creates new taxable assessed value due to new development in the district, the City of Portland and overlapping taxing jurisdictions will realize the additional tax revenue

when value is returned either by the end of the district or sooner as revenue sharing thresholds are reached in accordance with ORS 457.

Document History

Item 912 Time Certain in [October 23, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/10/23)
(<https://www.portland.gov/council/agenda/2024/10/23>)

City Council

Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

Item 926 Time Certain in [October 30-31, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/10/30)
(<https://www.portland.gov/council/agenda/2024/10/30>)

City Council

Passed

Aye (5):

Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

East 205 Tax Increment Finance District Plan

October 1, 2024

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Exhibit A: Legal Description

Exhibit B: Public Engagement Summary

Exhibit C: Governance Charter

SECTION 1. INTRODUCTION

This Plan will be used for decision-making related to the East 205 TIF District, from the development and adoption of Action Plans to the implementation of individual programs and investments. This Plan is the result of ongoing collaboration and co-creation process between stakeholders in the East 205 District and surrounding areas, Prosper Portland, and the Portland Housing Bureau, among others.

SECTION 2. BACKGROUND AND CONTEXT

The trends in East Portland underline a pressing need for targeted, community-centered investments to stabilize residents and small businesses while fostering inclusive growth. According to the City's 2022 State of Housing Report, median home sales prices increased citywide by 17 percent from 2016 to 2021, reaching \$525,000 in 2021. This rise was even more pronounced in East Portland, where neighborhoods such as 122nd-Division and Centennial-Glenfair-Wilkes experienced increases of close to 30 percent or more in median home sales prices. These spikes disproportionately impact low-income communities and communities of color.

The City's 2035 Comprehensive Plan identifies the area's town and neighborhood centers - including Midway, 122nd/Hazelwood, Rosewood/Glenfair, and Division/162nd. These centers are nodal locations where growth and community services are anticipated to serve as thriving hubs for commercial and community services.

Additionally, East Portland has a significant concentration of small businesses, with the Oregon Employment Department estimating that in 2021, 44 percent of all private sector employment in the area was at businesses with fewer than 20 employees. These small businesses form the backbone of the local economy and are crucial to the community's livelihood.

Given these dynamics, it is essential to implement stabilizing projects that prioritize the East 205 District and its communities. Such initiatives could include affordable housing developments, economic development and employment, small business support programs, and infrastructure improvements. Investing in these areas will help mitigate the adverse effects of market pressures and ensure that growth benefits all community members equitably.

Since 2012, Division Midway Alliance and The Rosewood Initiative, two Neighborhood Prosperity Initiative Districts (NPIs) within the East 205 TIF District have targeted investments of their respective TIF funds into the community, and BIPOC-focused economic development efforts in the neighborhood. Both NPIs have strategically utilized TIF funds to support BIPOC-owned businesses through tenant improvement grants. During the pandemic, these NPIs played a crucial role in sustaining East 205 businesses by helping them access grants from Prosper Portland, as well as state and federal support. This intentional focus and commitment was the last line of defense preventing countless business closures and job losses. Working together, neighborhood organizations and public agencies have an opportunity to align programs and policies once again so that Outer East Portland remains a place where diverse residents can live, work, and thrive.

After four years of community building and co-creation, in 2022, Prosper Portland, the Portland Housing Bureau, and a coalition of community groups in the Cully neighborhood introduced the Cully Tax Increment Financing (TIF) District Plan. This innovative model for TIF usage emphasizes community

stabilization and inclusive growth. Observing this approach, members of the East Portland Action Plan (EPAP) took a keen interest in the work being done in Cully. Inspired by the potential benefits, EPAP began convening a group in East Portland to discuss the possibility of implementing a similar model to fund long-held community goals.

The Cully TIF District Plan serves as a pioneering example of how targeted investment can support community resilience and inclusivity. By exploring a similar initiative, East Portland aims to address its unique challenges and leverage TIF funds to stabilize neighborhoods, support small businesses, and promote equitable growth. This effort underscores the importance of community-driven planning and the potential for public agencies and neighborhood groups to achieve sustainable development and economic vitality in East Portland collaboratively.

In 2023, Portland City Council (Council) passed Resolution 37623, directing Prosper Portland and the Portland Housing Bureau to begin a TIF exploration process for East Portland. With heightened concern about potential concerns about gentrification and displacement, the need for intentional, community-led development became evident. This exploration process aims to stabilize existing residents and businesses while fostering long-term inclusive growth and wealth-building.

Due to the significant vulnerability to displacement in the area, and with the goal of ensuring that current residents benefit from the investments and amenities generated through TIF resources, this Plan aims to uplift and empower Priority Communities. “Priority Communities” refers to the intended beneficiaries of the East 205 TIF District, which are people systemically vulnerable to exclusion from the District due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; veterans; elders and youth; renters; manufactured dwelling residents; persons with disabilities; low-income people; and houseless people.

By prioritizing these groups, the Plan seeks to support a more equitable and inclusive East Portland. It aims to implement strategies that prevent displacement, support small businesses, and ensure that development benefits the community members who need it most. The TIF exploration process initiated by Commissioner Rubio highlights the importance of community involvement and intentional planning in creating sustainable and inclusive growth.

Ensuring adequate housing that is affordable for working families, people with disabilities, seniors, and low-income households is a high priority for the City. To address this, the City's current policy mandates setting aside 45 percent of TIF revenues for affordable housing investments. By allocating nearly half of TIF revenues to affordable housing, the City demonstrates its commitment to supporting vulnerable populations and mitigating the risk of displacement. This approach not only aims to stabilize housing for those who need it most but also contributes to the overall health and sustainability of the community.

For the East Portland TIF Exploration, co-creation occurred with a Steering Committee made up of East Portland community stakeholders and district-specific Working Groups made up of neighborhood representatives. Additionally, an extensive community engagement process was conducted to inform plan development that includes EPAP-facilitated community discussions. The specific exploration areas included in the East Portland TIF Exploration were established by Council and boundaries for the individual TIF districts plans were initially established by the Steering Committee and were further refined by the working group members and broader community feedback.

SECTION 3. VALUES, VISION AND GOALS

Numbers in each section, below, are for reference only and do not reflect a prioritization.

Section 3.1 – Values

These shared values, which were specifically affirmed by the East 205 Working Group, guided the process of planning, community engagement, and development of this Plan:

1. Equity of Process and Outcomes
2. Community Stabilization and Shared Prosperity
3. Inclusivity and Accessibility, including elders and those with disabilities
4. Authenticity is supported and uplifted in the process
5. Diversity, within and between different communities
6. Promote & Preserve Community Diversity & Cultural Identities
7. Environmental and Climate Justice
8. Community Led Decision-Making
9. Data Driven Conversation
10. Transparency and Trust Building

Section 3.2 – Vision

The community's long-term vision is to transform East 205 TIF District into a place that provides a sense of belonging for its residents. This means East 205 will have plentiful safe, affordable housing, thriving diverse businesses, rewarding employment opportunities, safe and accessible transportation options, parks and open spaces, a clean and healthy environment, and climate resiliency, with places and programs that reflect the cultural diversity of the community.

The community envisions that East 205 will be a place where residents regularly engage in decision-making at all levels of governance and grassroots organizing to strengthen area neighborhoods, cultures and communities and develop their own leadership and collective political power, with the City's respect, support and accountability. The vision is that East 205 will be a District where:

1. Neighborhood changes are guided by the community and result in more opportunities, greater housing stability, and shared economic prosperity.
2. East 205 is a group of neighborhoods that is multigenerational, culturally diverse, and accessible for people of all abilities with amenities and opportunities to meet the needs for a diverse community.
3. Culturally diverse community members are politically educated, civically engaged, and empowered to lead in decision making and create meaningful change while balancing the needs of current residents with those of future generations.
4. Home ownership opportunities and resources to help keep people in their homes and support first-time home buyers. Support for immigrants and those historically challenged in purchasing housing, as well as funds to help ensure low-income homeowners can maintain and repair their homes that are in jeopardy of losing their stability.
5. East 205 stands as an example of how development and prosperity can occur with leadership, ownership, and support from the community.
6. East 205 neighborhoods have community centers and spaces that encourage connection, collaboration, engagement, and shared purpose to strengthen community bonds for residents and community groups.

7. East 205 neighborhoods are places of choice for all income demographics. People choose to stay in East Portland long term. Access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-income people as well as middle-income housing to ensure people who can't afford market-rate housing are not displaced from their homes and neighborhoods.
8. East 205 residents, including Priority Communities, will have access to meaningful, living-wage employment and economic opportunities. New investment will bring community benefits including jobs, education, and workforce training.
9. East 205 based small businesses are thriving, supported, and retained.
10. East 205 is stable and resilient in the face of climate change and related impacts to public and environmental health. Incorporate, grow, and protect renewable energy resources, sustainable infrastructure, and environmental assets.

Section 3.3 – Goals

This TIF plan is intended to address challenges by guiding the identification of specific capital investments that can meet needs identified by the community as well as leveraging, motivating, and encouraging private investment in capital projects that also meet the needs of the community.

The following goals provide long term guidance to those implementing the plan per the Governance Charter to inform the kinds of projects and partnerships to seek out for implementation and investment of TIF resources.

1. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.
2. Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work, and thrive in East 205.
3. Ensure affordable housing is equitably distributed across geographies to meet community needs, avoiding over/under saturation in various neighborhoods.
4. 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.
5. Ensure that current residents are empowered to play lead roles in directing investments and policies that affect them and their communities. Create opportunities for people to be civically engaged and politically educated to make informed decisions for their communities.
6. City-owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources are used strategically, and sparingly, to leverage and support critical infrastructure needs that align with the Plan values.
7. Ensure that the East 205 business community is thriving with opportunities for starting and operating successful businesses. Abundant, locally available, living-wage employment opportunities offer stability and growth.
8. Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities, including barriers such as immigration status, credit history, legal history, rental history, eviction history, and experience of domestic violence.
9. Spur innovation of resiliency and sustainability initiatives to address impacts of climate change in TIF projects.

SECTION 4. PLAN IMPLEMENTATION

Section 4.1 - Principles that Guide Implementation

The principles that will guide the implementation of the Plan are described below. These principles should be applied to guide all decisions about the use of TIF funds, including the selection and prioritization of projects, programs, and investments for inclusion in Action Plans. Once projects, programs, and investments are selected, these principles should also guide design, implementation, and public feedback and reporting mechanisms, in order to achieve the goals and purposes of the TIF District. Co-creation principles and processes are described in Exhibit E Governance Charter.

A. Analyze Potential Investments

Proactively analyze potential projects, programs and investments, in order to ensure that they meet and do not undermine the Values, Vision, and Goals set forth in Section 3, and the Guiding Implementation Principles in this Section. This analysis will be undertaken with significant community leadership – as described in the Governance Charter – and will serve as a key input into the development of Action Plans and other decisions about the use of TIF funds.

This analysis should:

- Assess a program's, project's, or investment's anticipated contributions to achieving goals.
- Identify any potential for the project, program, or investment to contribute to gentrification and displacement -- especially in terms of contributing to upward pressure on rents and property values.
- Identify mitigation measures for any potential displacement impacts, to include the options of foregoing, delaying or revising the project, or accompanying the project with other mitigating benefits.
- Creatively identify if and how each of the guiding principles in this Section can be applied to the proposed program, project or investment.
- Analyze administrative and staffing requirements necessary to advance investments, as well as potential for private/outside leverage investment to optimize impact.

B. Strategically sequence investments over time

Action Plans will thoughtfully and strategically prioritize and sequence activities and investments to achieve the Values, Vision, Goals and Guiding Principles of the Plan. In general, investments will be prioritized in the following order over time:

1. Projects that prevent displacement and stabilize current residents, businesses and community institutions.
2. Real estate acquisition to remove property from the market, including to protect current leaseholders from displacement (residential and commercial), and secure opportunities for later development of the eligible projects set forth in Section 4.2.
3. New development to expand opportunities for affordable housing, economic prosperity and wealth building for Priority Communities.
4. Amenities that improve the quality of life for District residents, but whose primary function is neither affordable housing nor economic prosperity.

When investments are made in category 4 (Amenities), every attempt should be made to couple these investments with programs and projects that explicitly prevent or counteract displacement and gentrification and provide additional community benefits.

C. Set Aside Funds for Opportunistic Property Acquisition

When developing Action Plans, strongly consider the inclusion of dedicated, flexible property acquisition funds for Prosper Portland or Portland Housing Bureau implementation. Such funding should enable the governmental entities to complete quick and nimble property acquisition and to enter into partnerships with nonprofit or other entities for the purposes of:

- Preventing the displacement of residents, businesses and community-based institutions from existing buildings; and/or
- Securing opportunities for the subsequent development of eligible projects included in Section 4.2 of this plan.

A set-aside of funds for emergency repair and rehabilitation projects, for the purpose of preventing displacement, should also be stewarded by the TIF Community Leadership Committee. Short term and/or temporary uses should be explored on acquired properties to strategically support Plan goals, and when appropriate, support expenses associated with holding the land, including property taxes and maintenance.

D. Consider the District in Context

District-specific Action Planning and investments in East Portland should not happen in a vacuum. Prioritization processes should consider how investments support the TIF District Plan as well as consider broader East Portland and City opportunities, challenges, strategies, investments, resources and plans.

E. Leverage and Prioritize TIF Resources Alongside Other Funding Sources

Ensure that finite TIF funds have the largest possible impact in terms of achieving the Values, Vision, and Goals of the Plan.

Whenever possible, TIF-funded projects should leverage other funding sources in order to preserve TIF funds for additional projects. Where TIF is unavailable or certain undertakings are not eligible for TIF funding, or where TIF funding is prioritized for other goals described in this Plan, other funding sources should be pursued, utilized, and coordinated with TIF investments.

Specifically, TIF investments should be paired with non-TIF funds that support community programmatic/operating needs, if available, that can ensure the long-term success of the TIF capital investment.

TIF investments should be focused on projects that are not likely to be adequately funded by other sources. Where adequate non-TIF funding already exists, TIF funding should be deprioritized.

F. Create Community Benefits from TIF Investments

In relative proportion to the scale of each project, TIF investments should produce meaningful, long-term benefits to the broader community, in addition to whatever benefits go to a property owner, developer or other recipient of TIF funds.

G. Create Equitable Contracting and Employment Opportunities

Ensure that there are equitable opportunities and outcomes for workers and small business owners who represent Priority Communities. Opportunities and outcomes should extend beyond construction to include ongoing maintenance, property management, architecture work, and tenancing and operations of properties that receive TIF investments.

H. Prioritize and Support Community-based Organizations and Businesses

When making TIF investment decisions, prioritize organizations and businesses that have an established presence or strong connection to the district, or represent Priority Communities. It is critical that entities or partnerships performing/leading TIF investments represent these communities. TIF investments should create opportunities to sustain, enhance, invest in, develop, and grow the environment of organizations and businesses led by those from Priority Communities.

Additionally, to build on lessons learned from existing localized economic development initiatives, such as the work of the Neighborhood Prosperity Network, it is critical to maintain place-based community capacity that leverages other City of Portland funding sources, serves as key pipeline and referral infrastructure for TIF products, projects and programs, and aligns with capacity opportunities tied to 5-Year Action Plans.

I. Advance Climate Action and Environmental Stewardship

Ensure that TIF investments respond to the reality that climate disaster and environmental inequities are a driving force of displacement. TIF investments should result in environmentally sustainable development, and the resulting benefits should go to Priority Community members.

For example, reduce barriers, spur innovation, and provide incentives for energy efficiency, renewable energy, stormwater management, climate resiliency, and robust environmental standards in affordable housing and commercial projects.

J. Incorporate Arts, Culture and Signage

Seek opportunities to include historical and cultural art and signage in TIF investments, to celebrate and represent Priority Communities, and reflect historical demographics and experiential trends. These elements should be developed by and/or in collaboration with artists and community members who represent those communities. When possible, integrate these elements into projects invested in within the District.

K. Remove Barriers to TIF-Funded Opportunities

Actively partner with financial institutions and others to address barriers that could preclude community members from accessing TIF-funded projects and opportunities (e.g. housing, commercial investments, contracting, employment, etc.). Work with community lenders and financial institutions to increase access to capital regardless of barriers such as immigration status, credit history, legal history, rental history, eviction history and experience of domestic violence.

L. Support Cooperative Ownership

Support the formation of resident, tenant, and business cooperatives in conjunction with the acquisition, rehabilitation or development of residential and commercial properties.

M. Ensure Physical Accessibility

Design buildings and physical spaces to ensure accessibility for people of all ages and abilities and incentivize the use of innovative standards, such as universal design, that provide accessibility, potentially beyond legal requirements. Support accessibility and safety through design elements such as pedestrian-focused lighting for public spaces.

N. Support Community Self Determination

Recognize that community-based organizations have, and will continue to do, important work identifying and advocating for the needs, barriers and aspirations of their respective communities. Honor these works and when in alignment with this TIF District Plan, look to partner with these respective organizations to implement their visions.

O. Prioritize Long-Term Relationship Building and Repair

Prioritize repair in investment decisions, both for historic harm caused by public-agency action or inaction, as well as for potential future harm caused inadvertently by investment decisions made within the district.

Section 4.2 – Proposed Projects and Major Activities

This Section provides detailed information on the projects identified in the Plan. Each of the Plan’s projects fall into one of the following four categories. Tables X-X describe the connection between these categories, the Plan’s goals, and the estimated tax increment financing contribution. None of the anticipated projects is a “Public Building Project”, as that term is defined in ORS 457.010.

- **Affordable Housing:** Single family home repair, homeownership support, multi-family rental development, rehabilitation and preservation of existing regulated housing, manufactured dwelling parks, land acquisition, and rehabilitation of existing market-rate housing, capital expenditures related to community services for people experiencing homelessness.
- **Inclusive Growth**
 - **Economic and Urban Development:** Predevelopment for commercial, middle-income or market rate residential, and/or mixed-use development; land acquisition and land banking; development, redevelopment and renovation (including storefront improvements and business expansion); arts and culture; signage; infrastructure investments triggered by development, redevelopment or renovation activities.
 - **Infrastructure:** Street, utilities and green infrastructure improvements; connectivity and accessibility; and public recreation, safety, health and resilience investments.
- **Plan Administration:** City staff, community-based staff, public engagement and/or consultant time spent coordinating Agency activities.

A. Affordable Housing (45%)

In partnership with mission-driven organizations and developers, preserve and create regulated affordable housing for families and individuals. Tax Increment Financing funds may be used for activities that support property acquisition, pre-development, development, rehabilitation and/or preservation of affordable housing.

As a result of the TIF Set-Aside Policy adopted by Council in 2006, (Ordinance #180889) and the 2015 update, (Ordinance #187415) at least 45% of all TIF resources generated in the District will be allocated for affordable housing. In accordance with City policy, rental housing is created and preserved with a

focus on families earning less than 60% of area median income, and homeownership housing with focus on families earning 80% to 100% or less of area median income depending on home size.

This Plan authorizes projects and programs which fulfill the housing-related goals and objectives of this Plan. This Plan envisions that through collaboration with the community, the Portland Housing Bureau will lead implementation of affordable housing related activities. The type and funding level for projects and programs will be based on the Action Plans and the Portland Housing Bureau’s Strategic Framework, as well as other adopted City housing policies, where applicable.

The following programs that are currently operated by the Portland Housing Bureau and are eligible to receive funding through the East 205 TIF District.

AFFORDABLE HOUSING (45%)		
Project Short Name	Description	Relationship to Plan Goals
Single Family Home Repair	Support low-income community members who currently own their homes, so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.	<p><u>Goal 2:</u> Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.</p> <p><u>Goal 3:</u> Ensure affordable housing is equitably distributed across geographies to meet community needs, avoiding over/under saturation in various neighborhoods.</p>
Homeownership Support	Provide down payment assistance and other types of financial assistance, as well as the financial subsidization of the development of new homes. The preferred model for homeownership investments made under this plan offers both	<p>Goal 3</p> <p>Goal 4: Ensure that current residents benefit from investments and neighborhood change, and that opportunities</p>

	permanently affordable housing stock and access to homeownership for communities who haven't had access utilizing mechanisms such as down payment assistance, shared-equity models, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.	for housing and economic prosperity activities will be preserved and expanded for future generations.
Multi-family Rental Development	Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).	<u>Goal 2.</u>
Rehabilitation and Preservation of Existing Regulated Housing	Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.	Goal 2 Goal 4
Land Acquisition & Rehabilitation of Existing Market-Rate Housing	Purchase market-rate housing, including foreclosed and unoccupied properties, make needed repairs and renovations, and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental).	Goal 4
Capital Expenditures for Community Services for Houseless Neighbors	Housing development for people experiencing houselessness, and limited resources for capital expenditures related to community services, including the creation of sanitation facilities.	Goal 2 Goal 3

The East 205 community is particularly interested in the implementation of existing programs which align with identified community priorities. Additional details highlighting housing stabilization, anti-displacement, resident-owned cooperatives, and repair funds that can be quickly accessed to respond to emergency situations are examples of these priorities.

In addition to the programs operated by the Portland Housing Bureau in 2024, East 205 community members and stakeholders have expressed an interest in new programs using TIF funds. These new programs may or may not be developed in accordance with the definitions of affordable housing, as defined in the Section 6 Glossary, but if agreed to as part of an Action Plan, will be implemented in line with the vision, values, goals and implementation principles in this District Plan. Consideration of and decisions regarding any new programs the Housing Bureau currently does not operate will occur during the planning process for an Action Plan. The following new programs are eligible for legal, financial,

feasibility and impact analysis, and if determined feasible by PHB, for program development and implementation through a five-year action plan.

- Affordable infill and middle housing: Add regulated affordable housing (for both rental and homeownership) in middle-density configurations including attached units (e.g., duplexes, triplexes, other -plexes), cottage clusters, tiny houses and accessory dwelling units (ADUs).
- Manufactured housing park stabilization, preservation and development: Support the acquisition and rehabilitation of existing manufactured housing parks, and the development of new manufactured housing parks, by affordable housing providers and resident-owned cooperatives, including repairs to existing manufactured homes and purchase of new manufactured homes.

Alongside current and new programs, there is an intention for the Community Leadership Committee to work in partnership with the City to facilitate discussions among mortgage lenders and affordable housing providers to advance the availability of mortgage specific products for ITIN borrowers and other community members experiencing barriers with available products.

B. Inclusive Growth: Economic and Urban Development (minimum 45%)

Retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate.

This project category will be advanced in a manner consistent with the goals, values and implementation principles identified in Section 3 and Section 4.1 of this Plan, respectively. In addition, TIF-funded commercial projects will seek to:

1. Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities; especially existing businesses located within the District boundary, and new businesses being started by community members with ties to the East 205 District and surrounding neighborhoods, including home based businesses. This especially includes investments in properties developed, owned or otherwise controlled for the long term by public agencies and non-profit organizations;
2. Support employment of community members from East 205 and adjacent neighborhoods, particularly of Priority Communities;
3. Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, workforce housing, and priority services and amenities;
4. Support growth and access to high-wage employment for the benefit of East 205 residents; and
5. For the purposes of this Section, the terms "commercial" and "business" also include non-profit uses, unless otherwise stated.

The following types of business and services have been prioritized by community members in existing community-based plans and/or through public engagement efforts related to the creation of this TIF District:

1. Affordable and accessible, culturally specific/ethnic grocery stores, fresh food and restaurants and farmers markets

2. Priority Community makers market space as well as places to showcase home-based businesses.
3. Credit union or bank that serves the community in line with the goals of this Plan
4. Affordable childcare
5. Workforce housing
6. Health services, including mental health and public restrooms
7. Recreational facilities and/or community gathering spaces located in affordable housing, non-profit or commercial developments
8. Business incubation space, share commercial kitchens for food-based entrepreneurs
9. Retail goods and services that meet regular household needs, such as clothing, home goods, and cleaning services
10. Services and businesses that expand multimodal transportation options available in the District (for example, bicycle and electric vehicle charging, services and repair and permanent, long-term bicycle storage lockers and structures)

To achieve the above goals, eligible activities to implement this project category include:

INCLUSIVE GROWTH - ECONOMIC & URBAN DEVELOPMENT (minimum 45%)		
Project Short Name	Description	Relationship to Plan Goals
Predevelopment to support future commercial, middle-income or market-rate residential, and mixed-use development	Support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects.	<p><u>Goal 2:</u> Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205</p> <p><u>Goal 8:</u> Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities, including barriers such as immigration status, credit history, legal history, rental history, eviction history, and experience of domestic violence.</p>

<p>Land Acquisitions & Land Banking for immediate or future commercial and mixed-use purposes</p>	<p>Invest to acquire properties for development or redevelopment in conformance with the goals of this Plan</p> <ul style="list-style-type: none"> ● controlling land so that it remains affordable. ● sets aside funds for rapid, opportunistic property acquisition and carrying costs when TIF eligible opportunities arise that would further the goals of the Plan. ● Remediation activities can be funded through this Plan on all land banked property to ensure that it is developable in the future 	<p>Goal 1: Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.</p>
<p>Commercial, Middle-Income or Market-rate Residential, Mixed-use Development, Redevelopment and Renovation</p>	<p>Support development, redevelopment and renovation activities, including:</p> <ul style="list-style-type: none"> ● New construction ● Building façade improvements ● Remediation activities ● Professional services, building and site design assistance ● Tenant improvements ● Building repairs and upgrades ● Lease and/or loan guarantees ● Climate, resilience and community solar projects ● Seismic, fire suppression, other public safety improvements ● Accessibility improvements; ● Permanent infrastructure to support food cart operations and other temporary, pop-up, 	<p>Goal 1</p> <p><u>Goal 2:</u></p> <p><u>Goal 7:</u></p>

	<p>seasonal and low-barrier opportunities for startup businesses and non-profits.</p> <ul style="list-style-type: none"> • A set-aside of funds for emergency repair and rehabilitation projects, for the purpose of preventing displacement, will also be considered. 	
Arts and Culture	<p>Seek opportunities to include historical and cultural art (not public art as a “public building,” defined in ORS 457.010) and signage in TIF investments, to celebrate and represent Priority Communities in East 205. These elements should be developed by and/or in collaboration with artists and community members who represent those communities. It is the intent that these elements be infused throughout the projects completed in the District.</p>	<p><u>Goal 1:</u> Ensure those historically marginalized or economically vulnerable people play lead roles in decisions about investments and policies that affect them and their communities.</p> <p>Goal 4</p>
Signage	<p>Signage is not specifically for beautification but for the greater purpose of the TIF district. Adding any of these elements outside of a TIF-funded project will require inclusion in an Action Plan.</p>	<p>Goal 4: 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.</p>
Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities	<p>Invest in critical public safety improvements, transportation, stormwater and sewer improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan.</p>	<p><u>Goal 6:</u> City owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources are used strategically, and</p>

	<p><i>See Bullet C of this Section for other eligible infrastructure projects</i></p>	<p>sparingly, to leverage and support critical infrastructure needs that align with the Plan values.</p>
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C. Inclusive Growth: Infrastructure (maximum 10%)

Community members in East Portland are eager for the City to fulfill its promise of providing essential infrastructure, such as sidewalks and streets, which other neighborhoods already benefit from. However, they prefer not to rely primarily on TIF funds for these improvements. Instead, they support reprioritizing the City’s budget to focus on infrastructure projects aligned with community goals. TIF funds can still be used selectively to complete these projects.

Key infrastructure priorities include:

- Sidewalks and Unpaved Roads: Enhancing walkability with sidewalks, unpaved road improvements, and ADA-accessible ramps.
- Safe Routes to School: Ensuring safe, accessible pathways for children walking to and from school.
- High Crash Mitigation for Safe Pedestrian Crossings: Implementing measures to reduce accidents and ensure safer crossings in line with Vision Zero.
- Entrance to Kelly Butte Natural Area: Improving access to Kelly Butte Natural Area to enhance community recreation and connectivity.

By heightening the prioritization of the Bureau's budget towards these projects, the community aims to achieve critical infrastructure improvements while using TIF funds strategically to support and expedite project completion. This approach balances the need for comprehensive infrastructure development with the careful allocation of TIF resources, ensuring they benefit the broader goals of community stabilization and inclusive growth.

INCLUSIVE GROWTH - INFRASTRUCTURE (maximum 10%)		
Project Short Name	Description	Relationship to Plan Goals
Street, utilities and green infrastructure	<ul style="list-style-type: none"> ● Sidewalks and unpaved roads, including ADA-accessible ramps, safe routes to school, and high crash mitigation for safe pedestrian crossings. ● Stormwater improvements, including but not limited to 	<p><u>Goal 6:</u> City owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources</p>

	<p>depaving, tree canopy, and shade equity investments</p>	<p>are used strategically, and sparingly, to leverage and support critical infrastructure needs that align with the Plan values.</p>
<p>Public Recreation, Safety, Health and Resilience Investments</p>	<p>In partnership with public entities and community-based organizations, assist in the creation of recreational facilities for the District.</p> <p>Eligible investments include:</p> <ul style="list-style-type: none"> ● Community centers, resilience hub(s), and pavilions for community economic and social events ● Public exercise equipment ● Community gardens and green spaces ● Athletic facilities such as basketball courts and soccer fields ● Recreational facilities that are located in affordable housing and commercial developments <p>The following have been prioritized by community members as desired elements of a community center:</p> <ul style="list-style-type: none"> ● Community and adult education ● Youth activities and gathering spaces ● Indoor recreation including community pool ● Safe space for community gathering and connection 	<p>Goal 3</p> <p><u>Goal 4:</u> Preserve existing opportunities for affordable housing and economic prosperity activities and create new opportunities for vulnerable and/or historically marginalized people and communities to live, work and thrive along the corridor, including those previously displaced. Explore the use of more mixed use development.</p>

	<ul style="list-style-type: none"> ● Gallery space, art studios and other facilities to support local artists ● Resilience Hub 	
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D. Plan Administration

Expenditures for the administrative costs associated with managing the TIF District including budgeting and annual reporting, planning, and the implementation of projects in the District are authorized.

Section 4.3 – Plan Finances

The Plan will be financed by tax increment revenues (TIF) allocated to the District, as provided in ORS Chapter 457. The ad valorem taxes levied by a taxing district in which all or a portion of the District is located, will be divided as provided in Section 1c, Article IX of the Oregon Constitution, and and ORS 457.420 to 457.470. Amounts collected pursuant to ORS 457.420 to 457.470 will be deposited into the special fund and used to finance indebtedness for projects as described in this Plan, or as otherwise permitted or required by applicable law.

The maximum amount of the principal of indebtedness that may be issued or incurred under this Plan (the “Maximum Indebtedness”) is \$770,000,000. The Maximum Indebtedness does not include any amount of indebtedness that may be incurred to refund or refinance existing indebtedness.

Section 4.4 – Plan Relationship to Local Objectives

The area within the TIF District will be subject to local objectives contained in other City and regional plans regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements, including such other plans that exist at the time of this Plan’s adoption and that may be amended or adopted during the implementation period of this Plan.

This TIF Plan will be administered in a manner that any project undertaken under this Plan will complement and support the objectives described within those other plans. The Five-Year Action plans adopted as amendments to this Plan should further explain how any projects to be performed under the Action Plan will complement and support such other City and regional plans, as appropriate.

Section 4.5 – Proposed Land Uses, Maximum Densities and Building Requirements

This Plan does not propose or authorize any revisions to land uses, maximum densities or building requirements set forth in the City’s Comprehensive Plan, Zoning Ordinance, Building Codes or related regulations. All projects will be expected to comply with the requirements of all such plans and regulations at the time of project implementation.

Section 4.6 – Real Property Acquisition and Disposal

This Plan authorizes the acquisition of real property by purchase or dedication from willing sellers, as needed to carry out any project identified in this Plan. The use of Eminent Domain is not authorized as a means for acquiring real property under this Plan. The Plan further authorizes the disposition of real property, including by sale or lease, as needed to carry out any project identified in this Plan.

A proposed list of real properties to be considered for acquisition and/or disposition may be identified in the Five-Year Action Plans adopted as amendments to this Plan.

Section 4.7 – Relocation Plan

It is not anticipated that any of the proposed projects identified in the Plan will require or result in the temporary or permanent relocation of any residents or businesses. To the extent that temporary or permanent relocation of any residents or businesses is necessary, Prosper Portland and/or PHB will, at a minimum, comply with the requirements set forth in ORS 35.500 to 35.530 to protect the rights of any person or business impacted by such relocation.

If any person is required to move their residence or business as a result of any real property acquisition funded by this Plan, Prosper Portland and/or PHB will make all reasonable efforts to ensure that the displaced persons have the option to relocate within their neighborhood and, except as required by emergency, no person may be displaced from their residence until appropriate residential units have become available to them within the neighborhood that fit within their financial means.

In addition, except as required by emergency, no displaced person will be required to move from their residence or business without first receiving written notice from Prosper Portland and/or PHB at least 90 days prior to the date by which the move is required, and the notice must identify all costs and allowances to which such person is entitled under federal, state or local law. In carrying out their responsibilities under this Section of the Plan, Prosper Portland and PHB must: provide fair and reasonable relocation payments and assistance to or for displaced persons; provide relocation assistance services, as appropriate to the circumstances; and, pay or reimburse property owners for all necessary expenses, as appropriate to the circumstances.

SECTION 5. GOVERNANCE OF TIF DISTRICT

Section 5.1 – Ongoing Community Engagement

Implementation of this plan will be undertaken with community leadership, input and involvement. Prosper Portland and PHB shall convene an East 205 TIF District Community Leadership Committee to inform Five-Year Action Plans and provide ongoing guidance on implementation, as described in Exhibit E. Governance Charter. This Charter was created to ensure and institutionalize the representation, elevation and centering of Priority Community needs and voices over the life of the TIF Plan.

The intent of the Five-Year Action Plan is to establish near-term investment priorities and associated budgets in accordance with this Plan. The Five-Year Action Plans will additionally establish mechanisms for ongoing reporting and implementation oversight.

Section 5.2 – Future Plan Amendments

The process for amending this Plan is described in this Section, which defines amendments as either “Substantial Amendments” or “Minor Amendments”.

A Substantial Amendment is defined as an amendment to the Plan that:

- Adds land to the TIF District, if the addition results in a cumulative addition of more than one percent of the TIF District area;
- Increases the maximum amount of indebtedness that can be issued or incurred under the plan;

Substantial Amendments to the Plan may only be approved by a nonemergency Ordinance of the Council, upon a recommendation by the Prosper Portland Board of Commissioners, and after following the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220.

A Minor Amendment is defined as an amendment to the Plan that is not a Substantial Amendment. Minor Amendments to the Plan may be approved by a Resolution of the Prosper Portland Board of Commissioners.

SECTION 6. GLOSSARY

“Access” means: 1) The ability to approach or make use of transportation facilities, parks and open space, public infrastructure, or businesses and services that are open to the public. Good access means within proximity (up to a half mile) that is free from physical barriers for those with limited mobility. 2) Providing a wide variety of information and involvement opportunities, activities, and settings as part of meaningful community engagement in public decision-making. (2035 Comprehensive Plan)

“Accountability” means the ability to identify and hold public officials responsible for their actions. (2035 Comprehensive Plan)

“Action Plans” means a plan which proposes investments and programs in the TIF Area on a five-year basis.

“Affordable housing” means:

- TIF funded affordable housing is guided by the 2015 City of Portland Affordable Housing Set Aside Policy, and the supplementary Implementation Plan and Income Guidelines which are binding City Policy under Section 1.07.020 A of the City Code.
- For rental housing: the Portland Housing Bureau (PHB) utilizes the HUD affordability standard, which states that the rent plus expenses associated with occupancy, such as tenant paid utilities or fees, does not exceed 30% of the gross household income, based on unit size, at the level of the rent restriction.
- For homeownership units: the purchase price, for which the sum of debt service and housing expenses (including an allowance for utilities and other required ownership fees), when compared to the annual gross income for a family, adjusted for family size, does not preclude conventional mortgage financing.

“Affordable commercial space” means offering access and assistance to qualified businesses in the form of an equitable tenanting application processes, access to space, and in some cases additional financial support or incentives designed to lower the barriers to entry for emerging and small businesses, such as reduced rent, tenant improvement contributions and technical assistance.

“Agency” means Prosper Portland. Prosper Portland is responsible for implementation and administration as required under ORS 457.

“Area” or “TIF Area” means the properties and rights-of-way located within the East 205 Tax Increment District Boundary. It is a defined geography from which tax increment financing is both calculated and spent. This term is understood to refer to and replace references to the term “urban renewal area” as defined in ORS 457.010(18).

“Area median income” means an income threshold set by Department of Housing and Urban Development, updated annually, generally in December. New thresholds are effective immediately. Current MFI thresholds can be found online at <https://www.portlandoregon.gov/phb/>

“BIPOC” means Black, Indigenous and People of Color.

“Charter” is the Governance Charter for the East 205 TIF District, as the same may be amended from time to time, pursuant to its terms and conditions. It establishes the Community Leadership Committee.

“Comprehensive Plan” means the City of Portland comprehensive land use plan and its implementing ordinances, policies, and standards.

“Division Midway Alliance” is an organization engaged in community economic development at the neighborhood scale within micro-TIF district; part of Prosper Portland’s Neighborhood Prosperity Network, this organization serves all who live, work, or support those in the outer SE Portland neighborhood.

“Fiscal year” means the year commencing on July 1 and closing on June 30 of the next calendar year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF Area at the time of adoption as more particularly described in ORS 457.430(1). The County Assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a TIF area attributable to any increase in the assessed value of the property located in a TIF area, or portion thereof, over the Frozen Base.

“ITIN” means Individual Taxpayer Identification Number which is a tax processing number only available for certain nonresident and resident persons, their spouses, and dependent who cannot get a Social Security Number.

“Manufactured Dwelling” A dwelling unit constructed off of the site which can be moved on the public roadways. Manufactured dwellings include residential trailers, mobile homes, and manufactured homes.

“Manufactured housing park” means an area or tract of land where two or more manufactured dwellings or manufactured dwelling lots are rented or held out for rent.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“Middle housing,” sometimes referred to as “middle-density” housing or the “missing middle,” means housing that falls between single-family houses and larger multi-family buildings, in terms of scale. Middle housing can include rowhouses, duplexes, apartment and bungalow courts, stacked flats, cottage clusters and ADUs. This type of housing is generally built at the same scale (size, height, setbacks) as single-family homes, so it feels integrated into the neighborhood. The term was coined by urban planner Daniel Parolek.

“Neighborhood Prosperity Initiative” means a Prosper Portland program focused on community economic development at the neighborhood scale. A community-driven, self-help approach is at the heart of this work. With grants, training, and support from Prosper Portland, each district is responsible for planning and implementing projects to improve the local commercial district.

“NOFA” means Notice of Funding Availability – means the official notice of availability of funds which may be disbursed for projects and is a means of soliciting proposals for undertaking projects.

“ORS” means the Oregon Revised Statutes. ORS Chapter 457 specifically relates to tax increment financing.

“Permanently affordable homeownership” means homeownership opportunities which prescribe affordability for subsequent buyers of the property or home, in contrast with homeownership opportunities which prescribe no additional affordability beyond the first purchaser.

“PHB” means the Portland Housing Bureau

“Priority Communities” refers to the intended beneficiaries of the East 205 TIF District, which are people systemically vulnerable to exclusion from the District due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; veterans; elders and youth; renters; manufactured dwelling mobile home residents; persons with disabilities; low-income people; and houseless people.

“RFP” means request for proposals. It is a means of soliciting proposals for undertaking projects. It is a document issued by the City, Prosper Portland, a business or an organization to request bids for development, products, solutions and services.

“Regulated affordable unit” means a residential unit subject to a regulatory agreement that runs with the land and that requires affordability for an established income level for a defined period of time.

“RFP” means request for proposals. It is a means of soliciting proposals for undertaking projects. It is a document issued by the City, Prosper Portland, a business or an organization to request bids for development, products, solutions and services.

“Rosewood Initiative” is an organization engaged in community economic development at the neighborhood scale within micro-TIF district; part of Prosper Portland’s Neighborhood Prosperity Network, this organization serves all who live, work, or support those in the outer SE Portland neighborhood.

“Steering Committee” refers to the appointed body providing overarching, East-Portland wide guidance to the three Working Groups during exploration. This body was charged with steering engagement and providing guidance on cross-cutting issues, including acreage and assessed value (AV) allocation at the start of exploration. The body was appointed by Commissioner Carmen Rubio to represent a broad range of relationships, demographics, experiences and expertise.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan. In Portland it is a program designed to leverage private investment for economic development and affordable housing projects in a manner that enhances the benefits accrued to the public interest.

“Working Group” means the East 205 Working Group. This group led development of the East 205 Plan. Members applied for this group through an open call process and were selected by committees

composed of a Prosper Portland staff person, PHB staff person, two Steering Committee members and the East Portland Action Plan Advocate.

EXHIBITS TO PLAN

- A. Legal Description of District (See ORS 457.085(2)(c)).**
- B. Public Engagement During Plan Development (See ORS 457.085(1)).**
- C. Governance Charter**

Exhibit A: Legal Description

EXHIBIT 'A'

OCTOBER 1, 2024

EAST 205 TIF DISTRICT LEGAL DESCRIPTION

REFERENCE SOURCES NOTED IN THE FOLLOWING LEGAL DESCRIPTION ARE HEREBY DEFINED AS FOLLOWS:

BOOK AND PAGE: MULTNOMAH COUNTY DEED RECORDS

DOCUMENT NO.: MULTNOMAH COUNTY DEED RECORDS

ORDINANCE NO.: CITY OF PORTLAND RECORDS

PLAT: MULTNOMAH COUNTY PLAT RECORDS

BEARINGS AND DISTANCES LISTED IN THE FOLLOWING LEGAL DESCRIPTION ARE APPROXIMATE ONLY AND HAVE BEEN ESTIMATED USING RECORD INFORMATION AND GIS TAX PARCEL DATA. FOR DISTANCE CALLS ALONG RIGHT-OF-WAY CENTERLINES THAT DO NOT INCLUDE AN ENDING POINT, THE FOLLOWING CALL IS INTENDED TO PROVIDE THE QUALIFYING INFORMATION FOR THE ENDING POINT.

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, THE SOUTHEAST ONE-QUARTER OF SECTION 27, THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 34, THE NORTHWEST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 35, THE NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 1, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 2, THE NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 3, THE SOUTHEAST ONE-QUARTER OF SECTION 4, THE NORTHEAST ONE-QUARTER OF SECTION 9, THE NORTHWEST, NORTHEAST, AND SOUTHEAST ONE-QUARTERS OF SECTION 10, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 11, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 12, THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 14, THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 6, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, PLAT OF ANGELLHURST;

THENCE EASTERLY 322 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1, AND THE NORTHERLY LINES OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, SAID ANGELLHURST, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, ANGELLHURST;

THENCE SOUTHERLY 30 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 2, ANGELLHURST, TO A POINT 65 FEET NORTHERLY OF THE SOUTHERLY LINE OF LOT 7, BLOCK 6, PLAT OF FAIRHAVEN;

THENCE EASTERLY 161 FEET (MORE OR LESS) ALONG A LINE PARALLEL WITH SAID SOUTHERLY LINE OF LOT 7, BLOCK 6, FAIRHAVEN, TO THE CENTERLINE OF NE 118TH AVENUE;

THENCE NORTHERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 118TH AVENUE;

THENCE EASTERLY 483 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 5, SAID FAIRHAVEN, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 8, SAID BLOCK 5, FAIRHAVEN, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOT 7, BLOCK 4, SAID FAIRHAVEN AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 12, PLAT OF F & R SUBDIVISION;

THENCE SOUTHERLY 4 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 12, F & R SUBDIVISION, TO THE SOUTHWEST CORNER OF LOT 11, SAID F & R SUBDIVISION;

THENCE EASTERLY 300 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 11, AND THE SOUTHERLY LINE OF LOT 10, SAID F & R SUBDIVISION, TO THE SOUTHEAST CORNER OF SAID LOT 10, F & R SUBDIVISION;

THENCE NORTHERLY 190 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 9 AND 8, SAID F & R SUBDIVISION, TO THE SOUTHERLY LINE OF LOT 5, SAID F & R SUBDIVISION;

THENCE EASTERLY 344 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 5, 4, 3, 2, 1, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 122ND AVENUE;

THENCE SOUTHERLY 28 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 122ND AVENUE;

THENCE EASTERLY 670 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2009-119417, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 332 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2009-119417, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE HALSEY STREET;

THENCE WESTERLY 9 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HALSEY STREET;

THENCE SOUTHERLY 659 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 5, 6, 7, 8, 9, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 1, PLAT OF ACRE FIELDS, TO THE MOST EASTERLY SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-132725;

THENCE WESTERLY 445 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-132725 TO AN ANGLE POINT;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-132725 AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE MULTNOMAH STREET;

THENCE EASTERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE MULTNOMAH STREET;

THENCE SOUTHERLY 166 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-010844, TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE EASTERLY 14 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-010844, TO THE NORTHWEST CORNER OF LOT 5, PLAT OF PRINCESS ADDITION;

THENCE SOUTHERLY 330 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 5, 6 AND 7, SAID PRINCESS ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 7, PRINCESS ADDITION;

THENCE EASTERLY 85 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 7, PRINCESS ADDITION, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1, PLAT OF JAMES ADDITION;

THENCE SOUTHERLY 75 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 1, JAMES ADDITION, TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 1, JAMES ADDITION;

THENCE WESTERLY 95 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 1, JAMES ADDITION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 1, JAMES ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE HOLLADAY PLACE;

THENCE WESTERLY 104 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HOLLADAY PLACE;

THENCE SOUTHERLY 166 FEET (MORE OR LESS) ALONG A LINE BEING PARALLEL WITH AND 19 FEET WESTERLY OF THE WESTERLY LINE OF LOT 3, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 2, SAID JAMES ADDITION, TO THE SOUTHERLY LINE OF LOT 2, SAID BLOCK 2, JAMES ADDITION;

THENCE EASTERLY 49 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND 3, BLOCK 2, JAMES ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PLAT OF PEACH TREE ANNEX;

THENCE SOUTHERLY 162 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, PEACH TREE ANNEX, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE OREGON STREET;

THENCE EASTERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE OREGON STREET;

THENCE SOUTHERLY 125 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 4, BLOCK 2, SAID PEACH TREE ANNEX, AND THE NORTHERLY EXTENSION, TO A POINT BEING 100 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 4;

THENCE EASTERLY 60 FEET (MORE OR LESS) PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, BLOCK 2, PEACH TREE ANNEX, TO THE WESTERLY LINE OF LOT 5, SAID BLOCK 2, PEACH TREE ANNEX;

THENCE SOUTHERLY 35 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 5, BLOCK 2, PEACH TREE ANNEX, TO THE NORTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2021-19;

THENCE EASTERLY 358 FEET ALONG SAID NORTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2021-19, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 499 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 2021-19, TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 4, PLAT OF PEACH TREE PARK;

THENCE EASTERLY 168 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 4, PEACH TREE PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 125TH AVENUE;

THENCE SOUTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 125TH AVENUE;

THENCE EASTERLY 330 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 16, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 21, AND THE EASTERLY EXTENSION THEREOF, BLOCK 5, SAID PEACH TREE PARK, TO THE CENTERLINE OF NE 127TH AVENUE;

THENCE SOUTHERLY 37 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 127TH AVENUE;

THENCE EASTERLY 163 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 7, AND THE WESTERLY EXTENSION THEREOF, BLOCK 7, SAID PEACH TREE PARK, TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 7, PEACH TREE PARK;

THENCE NORTHERLY 35 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 7, BLOCK 7, PEACH TREE PARK, TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, PLAT OF WANDA PARK;

THENCE EASTERLY 212 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 7 AND 8, BLOCK 1, PLAT OF WANDA PARK, TO THE SOUTHWEST CORNER OF LOT 5, PLAT OF GOLF ESTATES;

THENCE NORTHERLY 161 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 1, 2, 3, 4 AND 5, SAID GOLF ESTATES, TO THE NORTHWEST CORNER OF SAID LOT 1, GOLF ESTATES;

THENCE EASTERLY 138 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 1, GOLF ESTATES, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 128TH AVENUE;

THENCE SOUTHERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 128TH AVENUE;

THENCE EASTERLY 196 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF PARCEL 1, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1999-165, TO THE NORTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1999-165;

THENCE SOUTHERLY 225 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-165, AND THE WESTERLY LINE OF LOT 1, PLAT OF MCCARTY, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 6,245 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE NORTHERLY 240 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 2, BLOCK E, PLAT OF GLENDOVEER ACRES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK E, GLENDOVEER ACRES;

THENCE EASTERLY 1,056 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2, 3, 4, 5, 6, AND THE EASTERLY EXTENSION THEREOF, SAID BLOCK E, GLENDOVEER ACRES, AND THE NORTHERLY LINE OF LOT 1, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOTS 2, 3, 4 AND 5, BLOCK F, SAID GLENDOVEER ACRES, TO THE NORTHEAST CORNER OF SAID LOT 5, BLOCK F, GLENDOVEER ACRES;

THENCE SOUTHERLY 240 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK F, GLENDOVEER ACRES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 262 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE NORTHERLY 240 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 2, BLOCK G, SAID GLENDOVEER ACRES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK G, GLENDOVEER ACRES;

THENCE EASTERLY 400 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2 AND 3, SAID BLOCK G, GLENDOVEER, THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1993-157, AND THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1991-73, TO THE NORTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1991-73;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1991-73, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-088379;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2016-088379, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 160TH AVENUE;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 160TH AVENUE;

THENCE EASTERLY 115 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2020-074205, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-74;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-74, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 100 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-74, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 240 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2001-74, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 289 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE SOUTHERLY 316 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656;

THENCE WESTERLY 194 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656, TO THE NORTHWEST CORNER OF LOT 5, BLOCK 2, PLAT OF MEYERMEAD;

THENCE SOUTHERLY 2,024 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND THE SOUTHERLY EXTENSION THEREOF, SAID BLOCK 2, MEYERMEAD, AND THE WESTERLY LINE OF LOT 3, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 3, SAID MEYERMEAD, AND THE WESTERLY LINE OF LOTS 4, 5, 6, 7 AND 8, SAID BLOCK 3, MEYERMEAD, TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 3, MEYERMEAD;

THENCE EASTERLY 150 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 8, BLOCK 3, MEYERMEAD, TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 3, MEYERMEAD;

THENCE SOUTHERLY 315 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 10, SAID BLOCK 3, MEYERMEAD, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE STARK STREET;

THENCE EASTERLY 180 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE STARK STREET, TO THE CENTERLINE OF SE 162ND AVENUE;

THENCE SOUTHERLY 227 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 162ND AVENUE;

THENCE EASTERLY AND SOUTHERLY 581 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-167256, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-081992, AND THE NORTHERLY AND EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-142272, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1, PLAT OF SHERWOOD PARK;

THENCE EASTERLY 50 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 1, SHERWOOD PARK, TO THE WESTERLY LINE OF LOT 2, SAID BLOCK 1, SHERWOOD PARK;

THENCE NORTHERLY 90 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 2, SAID BLOCK 1, SHERWOOD PARK, AND THE WESTERLY LINE OF LOT 1, SAID BLOCK 1, SHERWOOD PARK, TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SHERWOOD PARK;

THENCE EASTERLY 120 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, SHERWOOD PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 164TH AVENUE;

THENCE NORTHERLY 42 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 164TH AVENUE;

THENCE EASTERLY 165 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 5, SAID PLAT OF SHERWOOD PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 7, PLAT OF EVON;

THENCE EASTERLY 415 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 7 AND THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 7 TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, PLAT OF WAUNA VISTA;

THENCE EASTERLY 295 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 2, WAUNA VISTA, AND THE EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 2, BLOCK 1, SAID WAUNA VISTA, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, WAUNA VISTA;

THENCE SOUTHERLY 34 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1, WAUNA VISTA, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-110856;

THENCE EASTERLY 167 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2015-110856, TO THE WESTERLY LINE OF LOT 2, BLOCK 1, PLAT OF BRAECROFT;

THENCE NORTHERLY 43 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 2, BLOCK 1, BRAECROFT, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 136 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1, BRAECROFT, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 168TH AVENUE;

THENCE SOUTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 168TH AVENUE;

THENCE EASTERLY 140 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-039146, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 278 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-039146, THAT THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-031737, AND THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2022-100357, TO THE NORTHERLY LINE OF LOT 2, BLOCK 3, SAID BRAECROFT;

THENCE EASTERLY 559 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2, 3, 4, 5, 6, 7 AND 8, BLOCK 3, SAID BRAECROFT TO THE WESTERLY LINE OF THE PLAT OF DEREK DOWNS COMMONS, A CONDOMINIUM;

THENCE NORTHERLY 204 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PLAT OF DEREK DOWNS COMMONS, A CONDOMINIUM, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 705 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PLAT OF DEREK DOWNS COMMONS, A CONDOMINIUM, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-294898, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 1543, PAGE 2051, RECORDED 8/12/81, TO THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2015-73;

THENCE SOUTHERLY 122 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2015-73, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARTITION PLAT NO. 2015-73, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 174TH AVENUE;

THENCE NORTHERLY 215 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 174TH AVENUE;

THENCE EASTERLY 356 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-071576, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-192410, TO THE TO THE WESTERLY LINE OF THE PLAT OF LUCKY ADDITION;

THENCE SOUTHERLY 1,268 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LUCKY ADDITION AND THE SOUTHERLY LINE OF SAID LUCKY ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, PLAT OF WAGON WHEEL PARK;

THENCE SOUTHERLY 700 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID WAGON WHEEL PARK, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PLAT OF MERRY DALE;

THENCE SOUTHERLY 644 FEET (MORE OR LESS) ALONG THE WESTERLY LINE AND SOUTHERLY LINE OF SAID MERRY DALE, TO THE NORTHEAST CORNER OF LOT 4, PLAT OF ELLINGSON PARK;

THENCE SOUTHERLY 270 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 4, ELLINGSON PARK, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-087112, AND THE EASTERLY LINE OF PARTITION PLAT NO. 2006-171, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-029290;

THENCE SOUTHERLY AND EASTERLY 170 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-029290, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-093321, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2002-114690, TO THE NORTHWEST CORNER OF PARTITION PLAT NO. 1992-39;

THENCE SOUTHERLY 110 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARTITION PLAT NO. 1992-39, AND SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MILL STREET;

THENCE EASTERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MILL STREET;

THENCE SOUTHERLY 109 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-044036, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF PARTITION PLAT NO. 2017-24;

THENCE WESTERLY AND SOUTHERLY 171 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE AND THE WESTERLY LINE OF PARTITION PLAT NO. 2017-024, TO THE NORTHERLY LINE OF PARTITION PLAT NO. 1994-144;

THENCE WESTERLY 142 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF PARTITION PLAT NO. 1994-144, TO THE NORTHEAST CORNER OF LOT 3, PLAT OF MARY JANE LANE;

THENCE SOUTHERLY AND EASTERLY 1,635 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PLAT OF MARY JANE LANE, THE EASTERLY LINE OF THE PLAT OF DOUGLAS MEADOWS, THE WESTERLY LINE OF THE PLAT OF TOWNSEND, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-075712, THE EASTERLY LINE OF THE PLAT OF FIRWOOD COURT, THE EASTERLY LINE OF THE PLAT OF EMMERT COURT, THE WESTERLY LINE OF PARTITION PLAT NO. 2020-73, THE WESTERLY LINE OF PARTITION PLAT NO. 1991-037, THE EASTERLY LINE OF THE PLAT OF CANDICE, THE EASTERLY LINE OF THE PLAT OF DRAKES ESTATES, AND THE WESTERLY AND SOUTHERLY LINES OF THE PLAT OF HOMELAND ESTATES, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-064921;

THENCE SOUTHERLY 480 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2007-064921, AND ITS SOUTHERLY EXTENSION, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE WESTERLY 109 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET;

THENCE SOUTHERLY 503 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 23-25, LOT 28, AND THE NORTHERLY EXTENSION THEREOF, PLAT OF SHELTON GROVE, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-114508;

THENCE WESTERLY 85 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-114508, TO THE NORTHEAST CORNER OF PARTITION PLAT NO. 1996-13;

THENCE SOUTHERLY 973 FEET (MORE OR LESS) ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARTITION PLAT NO. 1996-13, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-102117, THE NORTHERLY LINE OF SAID PLAT OF SHELTON GROVE, AND THE EASTERLY LINE OF LOTS 15-20, SAID PLAT OF SHELTON GROVE, TO THE NORTHERLY LINE OF THE PLAT OF COYLE ADDITION;

THENCE EASTERLY AND SOUTHERLY 1,084 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID COYLE ADDITION, THE NORTHERLY LINE OF LOTS 1-4, BLOCK 1, PLAT OF SONOMA PARK, THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE EASTERLY LINE OF LOTS 1 AND 3-8, BLOCK 3, SAID SONOMA PARK, TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 3, SONOMA PARK;

THENCE SOUTHERLY 660 FEET (MORE OR LESS) ALONG THE EASTERLY LINES OF THE PLAT OF HEMLOCK, PLAT OF HEMLOCK BLOCKS 3 & 4, AND PLAT OF HEMLOCK BLOCK 5, TO THE SOUTHEAST CORNER OF LOT 3, SAID HEMLOCK BLOCK 5;

THENCE WESTERLY 650 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID HEMLOCK BLOCK 5, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 603, PAGE 301, RECORDED 2/1/68, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 174TH AVENUE;

THENCE SOUTHERLY 658 FEET (MORE OR LESS) ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 174TH AVENUE, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-081400, AND THE WESTERLY EXTENSIONS THEREOF;

THENCE EASTERLY, SOUTHERLY AND WESTERLY 2,829 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-081400, AND THE WESTERLY AND EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF THE PLAT OF SUZIE, THE NORTHERLY LINE OF THE PLAT OF AERONKA, THE NORTHERLY LINE OF THE PLAT OF TRIMBLE ADDITION, THE NORTHERLY LINE OF THAT

PARCEL DESCRIBED IN DOCUMENT NO. 94-161280, THE NORTHERLY LINE OF PARTITION PLAT NO. 1990-061, THE NORTHERLY AND EASTERLY LINES OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-176193, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-126717, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY AND SOUTHERLY LINES OF THAT PARCEL DESCRIBED IN BOOK 2275, PAGE 654, RECORDED 2/8/90, THE SOUTHERLY LINE OF THE PLAT OF DARWIN'S ADDITION, THE SOUTHERLY LINE OF THE PLAT OF SHAY PLACE, THE SOUTHERLY LINE OF THE PLAT OF STARCREST, THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-080815, THE SOUTHERLY LINE OF THE PLAT OF CATE ADDITION, TO THE NORTHEAST CORNER OF THE PLAT BRITTANY TERRACE;

THENCE SOUTHERLY 550 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID BRITTANY TERRACE, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD;

THENCE SOUTHERLY 81 FEET (MORE OR LESS) LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PLAT OF ZANDELL ESTATES;

THENCE SOUTHERLY 189 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID ZANDELL ESTATES, TO THE NORTHEAST CORNER OF LOT 2, PLAT OF KENDALL PARK;

THENCE WESTERLY 442 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID KENDALL PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 174TH AVENUE;

THENCE SOUTHERLY 305 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 174TH AVENUE, TO THE CENTERLINE OF SE NAEGELI DRIVE;

THENCE WESTERLY 1,156 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE NAEGELI DRIVE, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1, PLAT OF NAEGELI RUN;

THENCE NORTHERLY, WESTERLY, AND SOUTHERLY 952 FEET (MORE OR LESS) ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID PLAT OF NAEGELI RUN, TO THE NORTHEAST CORNER OF LOT 13, BLOCK 1, PLAT OF ANDEREGG MEADOWS;

THENCE NORTHWESTERLY 968 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2-13, BLOCK 1, SAID ANDEREGG MEADOWS, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, ANDEREGG MEADOWS;

THENCE WESTERLY 1,361 FEET (MORE OR LESS) LEAVING SAID SOUTHWEST CORNER OF LOT 2, TO THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1993-7, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SE NAEGELI DRIVE, AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2298, PAGE 1295, RECORDED 5/4/1991;

THENCE WESTERLY AND SOUTHERLY 445 FEET (MORE OR LESS) ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2298, PAGE 1295, RECORDED 5/4/1991, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-173559;

THENCE WESTERLY AND NORTHERLY 1,806 FEET (MORE OR LESS) ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2021-173559, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD;

THENCE WESTERLY 57 FEET (MORE OR LESS) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, TO THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1992-40;

THENCE SOUTHERLY, WESTERLY, AND NORTHERLY 2,415 FEET (MORE OR LESS) ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1992-40, TO THE SOUTHEAST CORNER OF THE PLAT OF JONATHAN PARK ADDITION;

THENCE NORTHERLY AND WESTERLY 551 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PLAT OF JONATHAN PARK ADDITION AND THE NORTHERLY LINE OF LOTS 3 AND 4, BLOCK 1, SAID PLAT OF JONATHAN PARK ADDITION, TO THE EASTERLY LINE OF THE PLAT OF ROWAN;

THENCE NORTHERLY, WESTERLY, AND SOUTHERLY 337 FEET (MORE OR LESS) ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINE OF SAID PLAT OF ROWAN, TO THE SOUTHWEST CORNER OF LOT 3, SAID ROWAN;

THENCE WESTERLY 309 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RHONE COURT, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-048259;

THENCE NORTHERLY AND WESTERLY 283 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE AND ITS SOUTHERLY EXTENSION OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-048259 AND THE NORTHERLY LINE AND ITS WESTERLY EXTENSION OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-048259, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 154TH AVENUE;

THENCE NORTHERLY, WESTERLY, AND SOUTHERLY 382 FEET (MORE OR LESS) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 154TH AVENUE, THE SOUTHERLY LINE OF LOTS 1 AND 2, PLAT OF KATHY ADDITION, AND THE WESTERLY LINE OF SAID KATHY ADDITION, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-089926;

THENCE WESTERLY 133 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2012-089926, TO THE EASTERLY LINE OF PARTITION PLAT NO. 1992-159;

THENCE NORTHERLY 392 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF PARTITION PLAT NO. 1992-159, THE SOUTHERLY LINE OF PARCEL 1, SAID PARTITION PLAT NO. 1992-159, AND THE WESTERLY LINE OF SAID PARTITION PLAT NO. 1992-159, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, PLAT OF AWARD SUBDIVISION;

THENCE WESTERLY 535 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, SAID AWARD SUBDIVISION, THE SOUTHERLY LINE OF LOT 1, BLOCK 2, SAID AWARD SUBDIVISION, THE EASTERLY AND SOUTHERLY LINE OF LOT 2, BLOCK 2, SAID AWARD SUBDIVISION, AND THE WESTERLY LINE OF SAID AWARD SUBDIVISION, TO THE NORTHEAST CORNER OF THE PLAT OF THE TRIPLE 'T';

THENCE WESTERLY 207 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID THE TRIPLE 'T', TO THE EASTERLY LINE OF THE PLAT OF RHONE ADDITION;

THENCE NORTHERLY AND WESTERLY 839 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF THE PLAT OF RHONE ADDITION, THE EASTERLY AND NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-087789, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-062101, AND THE NORTHERLY LINE AND ITS WESTERLY EXTENSION OF THE PLAT OF CLYDE'S ADDITION, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 148TH DRIVE;

THENCE NORTHERLY 207 FEET (MORE OR LESS) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 148TH DRIVE, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-102839;

THENCE WESTERLY 123 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-102839, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-062149, TO THE EASTERLY LINE OF PARTITION PLAT NO. 1999-80;

THENCE NORTHERLY AND WESTERLY 105 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF PARTITION PLAT NO. 1999-80 AND THE NORTHERLY LINE OF SAID PARTITION PLAT NO. 1999-80, TO THE NORTHWEST CORNER OF SAID PARTITION PLAT NO. 1999-80;

THENCE WESTERLY 925 FEET (MORE OR LESS) ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARTITION PLAT NO. 1999-80, THE NORTHERLY LINE OF LOT 10, BLOCK 1, PLAT OF POWELL VILLAGE, THE EASTERLY AND NORTHERLY LINE OF LOT 11, BLOCK 1, SAID POWELL VILLAGE, THE NORTHERLY LINE OF LOT 12, BLOCK 1, SAID POWELL VILLAGE, THE NORTHERLY LINE OF THE PLATS RHINE STREET CONDOMINIUM AND RHINE STREET PLACE, AND THE EASTERLY AND NORTHERLY LINE OF THE PLAT OF SPRING PLACE, AND ITS WESTERLY EXTENSION, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 144TH AVENUE;

THENCE NORTHERLY 180 FEET (MORE OR LESS) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 144TH AVENUE TO THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1997-145;

THENCE WESTERLY AND SOUTHERLY 302 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF PARCELS 1 AND 2, SAID PARTITION PLAT NO. 1997-145 AND THE WESTERLY LINE OF PARCEL 3, SAID PARTITION PLAT NO. 1997-145, TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE WESTERLY 241 FEET (MORE OR LESS) ALONG THE SOUTHERLY AND WESTERLY LINE OF THE PLAT OF POWELL STREET CONDOMINIUM, AND THE NORTHERLY LINE OF THE PLAT OF ONE HUNDRED FORTY THIRD AVENUE CONDOMINIUMS, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 94-054841;

THENCE NORTHERLY 68 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 94-054841, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99014110;

THENCE WESTERLY 132 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99014110, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 143RD AVENUE;

THENCE SOUTHERLY 53 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 143RD AVENUE;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2352, PAGE 2072, RECORDED 10/12/90, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 2352, PAGE 2072, RECORDED 10/12/90;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2352, PAGE 2072, RECORDED 10/12/90, TO THE NORTHERLY LINE OF THE PLAT OF CYPRESS COURT CONDOMINIUMS;

THENCE WESTERLY 91 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF CYPRESS COURT CONDOMINIUMS, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 98 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID CYPRESS COURT CONDOMINIUMS, TO THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1994-90;

THENCE WESTERLY 91 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-90, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 80 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-90, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-051785;

THENCE WESTERLY 207 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-051785, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-081888, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 141ST AVENUE;

THENCE SOUTHERLY 21 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 141ST AVENUE;

THENCE WESTERLY 181 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-015401, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 13, PLAT OF O'CONNOR PARK;

THENCE SOUTHERLY 175 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID LOT 13, O'CONNOR PARK TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 296 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 13, O'CONNOR PARK, AND LOTS 10-11, SAID O'CONNOR PARK, TO THE NORTHEAST CORNER OF LOT 8, SAID O'CONNOR PARK;

THENCE SOUTHERLY 19 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, O'CONNOR PARK, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787;

THENCE WESTERLY 75 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787;

THENCE NORTHERLY 19 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787, TO THE SOUTHERLY LINE OF LOT 7, SAID O'CONNOR PARK;

THENCE WESTERLY 75 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 7, O'CONNOR PARK, TO THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1999-153;

THENCE NORTHERLY 27 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-153, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 80 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-153, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 196 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-153, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RHINE STREET;

THENCE WESTERLY 183 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RHINE STREET;

THENCE NORTHERLY 110 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 3, SAID O'CONNOR PARK, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-015253;

THENCE WESTERLY 240 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-015253, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-043302, TO THE EASTERLY LINE OF LOT 1, SAID O'CONNOR PARK;

THENCE SOUTHERLY 96 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 1, O'CONNOR PARK, TO THE CENTERLINE OF SE RHINE STREET;

THENCE WESTERLY 191 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RHINE STREET, TO THE CENTERLINE OF SE 136TH AVENUE;

THENCE SOUTHERLY 9 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 136TH AVENUE;

THENCE WESTERLY 192 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-121511, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 2, PLAT OF SILVER PARK;

THENCE SOUTHERLY 150 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 2, SILVER PARK, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 167 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 2, AND THE SOUTHERLY LINE OF LOT 1, SAID SILVER PARK, TO THE EASTERLY LINE OF TRACT 13, PLAT OF LINN PARK;

THENCE SOUTHERLY 224 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF TRACT 13, LINN PARK, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 536 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID TRACT 13, LINN PARK, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-080871;

THENCE NORTHERLY 241 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-080871, TO AN ANGLE POINT;

THENCE WESTERLY 110 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-080871, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 132ND AVENUE;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 132ND AVENUE;

THENCE WESTERLY 137 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-058737, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-058737;

THENCE SOUTHERLY 140 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-058737, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 6, PLAT OF LAURIE LANE;

THENCE WESTERLY 241 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 6, AND THE NORTHERLY LINE OF LOTS 4 AND 5, SAID LAURIE LANE, TO THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1997-173;

THENCE NORTHERLY 225 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1997-173, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-088308;

THENCE WESTERLY 124 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2006-088308, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY 45 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-126571, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 145 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-126571. AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 130TH AVENUE;

THENCE SOUTHERLY 110 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 130TH AVENUE;

THENCE WESTERLY 176 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-005580, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 95, PAGE 47373, RECORDED 4/21/95;

THENCE SOUTHERLY 70 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 95, PAGE 47373, RECORDED 4/21/95, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 150 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 95, PAGE 47373, RECORDED 4/21/95, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 248 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 5, 4, 3 AND 2, BLOCK 2, PLAT OF ARGLEN PARK, TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, ARGLEN PARK;

THENCE WESTERLY 158 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 2, ARGLEN PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 128TH AVENUE;

THENCE SOUTHERLY 76 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 128TH AVENUE;

THENCE WESTERLY 163 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, BLOCK 1, SAID ARGLEN PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1, ARGLEN PARK;

THENCE SOUTHERLY 407 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 3, AND LOTS 4, 5, 6 AND 8, SAID BLOCK 1, ARGLEN PARK, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RHONE STREET;

THENCE WESTERLY 871 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RHONE STREET, AND WESTERLY EXTENSION THEREOF, COINCIDENT WITH THE SOUTHERLY LINE OF LOTS 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK A, PLAT OF SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF LOT 8, SAID BLOCK A, SUBURBAN HOMES CLUB TRACT;

THENCE SOUTHERLY 98 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK A, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-028865;

THENCE WESTERLY 97 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-028865, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 342 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-028865, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BUSH STREET;

THENCE WESTERLY 160 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BUSH STREET;

THENCE SOUTHERLY 126 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-103012, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1992-143;

THENCE EASTERLY 11 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1992-143, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 126 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1992-143, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY 149 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, BLOCK D, SAID SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 314 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 3, AND LOTS 4 AND 5, SAID BLOCK D, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF LOT 2, PLAT OF DAR-MAR ADDITION;

THENCE WESTERLY 64 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, DAR-MAR ADDITION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHWESTERLY 65 FEET (MORE OR LESS) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, DAR-MAR ADDITION, TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTHWESTERLY 29 FEET (MORE OR LESS) TO THE CENTER OF SE GLADSTONE STREET CUL-DE-SAC;

THENCE WESTERLY 128 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE GLADSTONE STREET;

THENCE SOUTHERLY 119 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 8 AND 9, SAID DAR-MAR ADDITION, AND THE NORTHERLY EXTENSION THEREOF, TO SOUTHEAST CORNER OF SAID LOT 9, DAR-MAR ADDITION;

THENCE WESTERLY 3 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 9, DAR-MAR ADDITION, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-076456;

THENCE SOUTHERLY 130 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2023-076456, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BOISE STREET;

THENCE EASTERLY 340 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BOISE STREET;

THENCE SOUTHERLY 440 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 27, BLOCK E, SAID SUBURBAN HOMES CLUB TRACT, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY 194 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 9 AND 10, SAID BLOCK E, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK E, SUBURBAN HOMES CLUB TRACT;

THENCE SOUTHERLY 440 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 10, BLOCK E, SUBURBAN HOMES CLUB TRACT, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE WESTERLY 368 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE SOUTHERLY 424 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-139827, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE

OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-174485, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-079580;

THENCE EASTERLY 237 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-079580, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-079580, TO THE NORTHEAST CORNER OF LOT 19, PLAT OF NORTHWOODS NO. 2;

THENCE WESTERLY 433 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 19, AND THE NORTHERLY LINE OF LOTS 20-37, INCLUSIVE, SAID NORTHWOODS NO. 2, TO THE NORTHWEST CORNER OF SAID LOT 37;

THENCE SOUTHERLY 180 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 37, NORTHWOODS NO. 2, AND THE SOUTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 2, PLAT OF NORTHWOODS, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 2, NORTHWOODS;

THENCE WESTERLY 14 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, SAID PLAT OF NORTHWOODS, TO THE NORTHEAST CORNER OF LOT 10, PLAT OF ASPEN GROVES TOWNHOMES;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 10, ASPEN GROVES TOWNHOMES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE SCHILLER STREET;

THENCE EASTERLY 40 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE SCHILLER STREET;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 17, PLAT OF ASPEN GROVES TOWNHOMES NO. 2, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688;

THENCE EASTERLY 275 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 260 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-120400;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-120400, TO THE NORTHERLY LINE OF THE PLAT OF CARSON CONDOMINIUM;

THENCE EASTERLY 385 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF CARSON CONDOMINIUM, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 97 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID CARSON CONDOMINIUM, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 434 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID CARSON CONDOMINIUM, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 1299, PAGE 2435, RECORDED 10/5/70;

THENCE SOUTHERLY 151 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1299, PAGE 2435, RECORDED 10/5/1970, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAYMOND STREET;

THENCE EASTERLY 45 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAYMOND STREET;

THENCE SOUTHERLY 149 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 97001523, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-143930;

THENCE EASTERLY 157 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-143930, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 149 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-143930, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-066369, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-066369;

THENCE WESTERLY 171 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-066369, TO THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1995-165;

THENCE SOUTHERLY 159 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1995-165, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE STEELE STREET;

THENCE EASTERLY 17 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE STEELE STREET;

THENCE SOUTHERLY 113 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-098471, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 2, PLAT OF STATE ADDITION;

THENCE EASTERLY 86 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE SAID LOT 2, STATE ADDITION, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 177 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 2, AND THE EASTERLY LINE OF LOT 3, SAID STATE ADDITION, TO THE SOUTHEAST CORNER OF SAID LOT 3, STATE ADDITION;

THENCE WESTERLY 8 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 3, STATE ADDITION, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-050469;

THENCE SOUTHERLY 75 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-050469, TO THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 1996-52;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 3, PARTITION PLAT NO. 1996-52, AND THE NORTHERLY LINE OF PARCEL 2, SAID PARTITION PLAT NO. 1996-52, TO THE NORTHWEST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1996-52;

THENCE SOUTHERLY 150 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-52, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HAROLD STREET;

THENCE EASTERLY 179 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HAROLD STREET;

THENCE SOUTHERLY 133 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL I IN DOCUMENT NO. 2010-164299, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AS PARCEL I IN DOCUMENT NO. 2010-164299;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL I IN DOCUMENT NO. 2010-164299, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL III IN DOCUMENT NO. 2010-164299;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL III IN DOCUMENT NO. 2010-164299, AND THE WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2010-47, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE ELLIS STREET;

THENCE EASTERLY 6 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE ELLIS STREET;

THENCE SOUTHERLY 270 FEET (MORE OR LESS) ALONG THE EASTERLY BOUNDARY OF LOTS 1, 2 AND 3, BLOCK 1, AMENDED PLAT OF COLSON SUBDIVISION, AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE REEDWAY STREET;

THENCE EASTERLY 23 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE REEDWAY STREET;

THENCE SOUTHERLY 159 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1 AND 2, BLOCK 6, SAID AMENDED PLAT OF COLSON SUBDIVISION, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 3, SAID BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION;

THENCE EASTERLY 28 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF LOT 3, BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION, TO THE NORTHWEST CORNER OF LOT 8, SAID BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION;

THENCE SOUTHERLY 60 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 8, BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 55 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 8, BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-159572;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-159572, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-037008;

THENCE EASTERLY 80 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-037008, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 123RD AVENUE;

THENCE SOUTHERLY 71 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 123RD AVENUE, TO THE NORTHWESTERLY LINE OF SPRINGWATER CORRIDOR;

THENCE SOUTHWESTERLY 131 FEET (MORE OR LESS) ALONG SAID NORTHWESTERLY LINE OF SPRINGWATER CORRIDOR, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE;

THENCE SOUTHERLY 101 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE, TO THE NORTHWESTERLY LINE OF BLOCK 1, PLAT OF HERRIN COURT;

THENCE NORTHEASTERLY 104 FEET (MORE OR LESS) ALONG SAID NORTHWESTERLY LINE OF BLOCK 1, HERRIN COURT, TO THE NORTHEAST CORNER OF LOT 8, SAID BLOCK 1, HERRIN COURT;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK 1, HERRIN COURT, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAMONA STREET;

THENCE EASTERLY 178 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAMONA STREET;

THENCE SOUTHERLY 315 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1991-28, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE EASTERLY 110 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1991-28, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-070238;

THENCE SOUTHERLY 240 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-070238, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 286 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-070238, TO THE NORTHEAST CORNER OF LOT 1, PLAT OF CATS HOLLOW;

THENCE SOUTHERLY 77 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, CATS HOLLOW, TO THE SOUTHERLY LINE OF SAID LOT 1, CATS HOLLOW;

THENCE NORTHWESTERLY 86 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 1, CATS HOLLOW, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE;

THENCE SOUTHERLY 39 FEET (MORE OR LESS) ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE, TO THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1996-34;

THENCE EASTERLY 220 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-34, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 77 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-34, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 126 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-34, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2002-150862;

THENCE SOUTHERLY 583 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2002-150862, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2009-007060, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-066044, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-052431, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-011127, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-156729, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE FOSTER ROAD;

THENCE WESTERLY 343 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE FOSTER ROAD;

THENCE NORTHERLY 191 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-033501, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 94 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-033501, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-039638;

THENCE NORTHERLY 131 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-039638, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-113769;

THENCE WESTERLY 50 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-113769, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-049457;

THENCE NORTHERLY 105 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-049457, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 100 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-049457, TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY 60 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2384, PAGE 598, RECORDED 2/5/1991, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-118931;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2011-118931, TO AN ANGLE POINT;

THENCE EASTERLY 50 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-118931, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-143199;

THENCE NORTHERLY 140 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2012-143199, TO THE CENTERLINE OF SE MARTINS STREET;

THENCE EASTERLY 35 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MARTINS STREET;

THENCE NORTHERLY 160 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-143721, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-039765, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 97055763;

THENCE WESTERLY 235 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97055763, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 110 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97055763, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 395 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97055763, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 122ND AVENUE;

THENCE NORTHERLY 563 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 122ND AVENUE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAMONA STREET;

THENCE SOUTHWESTERLY 284 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAMONA STREET;

THENCE NORTHERLY 347 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 6, 7, 8, 9, 10, AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, BLOCK 1, PLAT OF CALKINS, TO THE CENTERLINE OF SE REEDWAY STREET;

THENCE WESTERLY 133 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE REEDWAY STREET;

THENCE NORTHERLY 189 FEET (MORE OR LESS) ALONG A PORTION OF THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE WESTERLY 136 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE SOUTHERLY 64 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE WESTERLY 136 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 120TH AVENUE;

THENCE NORTHERLY 216 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 120TH AVENUE;

THENCE EASTERLY 337 FEET (MORE OR LESS) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE 120TH AVENUE, AND THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO THE SOUTHEAST CORNER OF THE PLAT OF HAROLD STREET TOWNHOMES CONDOMINIUM;

THENCE NORTHERLY 329 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF HAROLD STREET TOWNHOMES CONDOMINIUM, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HAROLD STREET;

THENCE EASTERLY 85 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HAROLD STREET, TO A POINT BEING 30 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF TRACT "A", PLAT OF HAROLD RUN, WHEN MEASURED PERPENDICULAR THERETO;

THENCE NORTHERLY 30 FEET (MORE OR LESS) TO THE SOUTHEAST CORNER OF SAID TRACT "A", HAROLD RUN;

THENCE NORTHERLY 184 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID TRACT "A", HAROLD RUN, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 134 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID TRACT "A", AND THE NORTHERLY LINE OF LOT 10, SAID HAROLD RUN, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 121ST STREET;

THENCE NORTHERLY 127 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 121ST STREET, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-009286;

THENCE NORTHERLY 512 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2011-009286, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-163401, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-038964, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2001-109134, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-005313, TO THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1994-102;

THENCE EASTERLY 39 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-102, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 72 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-102, TO THE SOUTHWEST CORNER OF LOT 7, PLAT OF RAYMOND'S CORNER;

THENCE EASTERLY 119 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 7, AND THE SOUTHERLY LINE OF LOTS 6, 5, 4, 3 AND 2, SAID RAYMOND'S CORNER, TO THE SOUTHEAST CORNER OF SAID LOT 2, RAYMOND'S CORNER;

THENCE NORTHERLY 93 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 2, RAYMOND'S CORNER, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAYMOND STREET;

THENCE EASTERLY 3 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAYMOND STREET;

THENCE NORTHERLY 167 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 5, PLAT OF KIM'S PLACE, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 5, KIM'S PLACE;

THENCE WESTERLY 29 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, KIM'S PLACE, TO THE SOUTHEAST CORNER OF LOT 4, PLAT OF CHOLOMA;

THENCE NORTHERLY 147 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 4, CHOLOMA, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE LIEBE STREET;

THENCE EASTERLY 29 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE LIEBE STREET;

THENCE NORTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2020-53, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-052059;

THENCE WESTERLY 195 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-052059, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 47 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-052059, TO THE SOUTHERLY LINE OF LOT 8, PLAT OF SUNPLACE;

THENCE EASTERLY 99 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 8, AND THE SOUTHERLY LINE OF LOT 7, SAID SUNPLACE, TO THE SOUTHEAST CORNER OF SAID LOT 7, SUNPLACE;

THENCE NORTHERLY 82 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 7, SUNPLACE, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE SCHILLER STREET;

THENCE EASTERLY 112 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE SCHILLER STREET;

THENCE NORTHERLY 98 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF TRACT "A", PLAT OF BORDEUX ESTATES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF LOT 5, SAID BORDEUX ESTATES;

THENCE WESTERLY 10 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 5, BORDEUX ESTATES, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 26 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, BORDEUX ESTATES, TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY 109 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 4, SAID BORDEUX ESTATES, AND THE NORTHERLY LINE OF LOT 4, SAID SUNPLACE, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2637, PAGE 2675, RECORDED 1/13/1993;

THENCE NORTHERLY 229 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2637, PAGE 2675, RECORDED 1/13/1993, AND THE WESTERLY LINE OF PARDEE COMMONS CONDOMINIUM, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE PARDEE STREET;

THENCE WESTERLY 8 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE PARDEE STREET;

THENCE NORTHERLY 320 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, AND THE SOUTHERLY EXTENSION THEREOF, PLAT OF SVABODA COURT, TO THE NORTHEAST CORNER OF SAID LOT 1, SVABODA COURT;

THENCE NORTHWESTERLY 310 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-041264, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE WESTERLY 535 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE NORTHERLY 440 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 12, BLOCK F, PLAT OF SUBURBAN HOMES CLUB TRACT, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 12;

THENCE EASTERLY 388 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 12, THE NORTHERLY LINE OF LOT 11, SAID SUBURBAN HOMES CLUB TRACT, THE NORTHERLY LINE OF THE PLAT OF MARY'S CONDOMINIUM ON HOLGATE, AND THE NORTHERLY LINE OF THE PLAT OF GETTYSBURG, TO THE SOUTHEAST CORNER OF LOT 10, PLAT OF TOWN HOMES;

THENCE NORTHERLY 314 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, PLAT OF TOWN HOMES, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2732, PAGE 928, RECORDED 7/30/1993, TO THE SOUTHWEST CORNER OF LOT 1, PLAT OF JACOBS VILLAS;

THENCE EASTERLY 317 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3 AND 4, SAID JACOBS VILLAS, THE SOUTHERLY LINE OF LOT 1, BLOCK F, PLAT OF SUBURBAN HOMES CLUB TRACT, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2166, PAGE 2019, RECORDED 12/28/1988;

THENCE NORTHERLY 126 FEET ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2166, PAGE 2019, RECORDED 12/28/1988, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BOISE STREET;

THENCE WESTERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BOISE STREET;

THENCE NORTHERLY 126 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-056467, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF LOT 6, BLOCK C, SAID SUBURBAN HOMES CLUB TRACT;

THENCE WESTERLY 160 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 6, BLOCK C, SUBURBAN HOMES CLUB TRACT, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 604 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 6, 5, 4, 3 AND 2, SAID BLOCK C, SUBURBAN HOMES CLUB TRACT, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AS PARCEL II IN DOCUMENT NO. 2017-017863;

THENCE EASTERLY 180 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL II IN DOCUMENT NO. 2017-017863, TO THE WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2003-19;

THENCE NORTHERLY 42 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2003-19, TO THE SOUTHWEST CORNER OF PARCEL 2, SAID PARTITION PLAT NO. 2003-19;

THENCE EASTERLY 64 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2003-19, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 108 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2003-19, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BUSH STREET;

THENCE WESTERLY 31 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BUSH STREET;

THENCE NORTHERLY 391 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1994-160, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1993-128, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 5, BLOCK B, SAID SUBURBAN HOMES CLUB TRACT;

THENCE WESTERLY 200 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF LOT 5, BLOCK B, SUBURBAN HOMES CLUB TRACT, TO THE EASTERLY LINE OF LOT 8, SAID BLOCK B, SUBURBAN HOMES CLUB TRACT;

THENCE NORTHERLY 63 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 8, BLOCK B, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 194 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 26 AND 27, SAID BLOCK B, SUBURBAN HOMES CLUB TRACT, TO THE SOUTHWEST CORNER OF SAID LOT 26;

THENCE NORTHERLY 481 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 26, BLOCK B, SUBURBAN HOMES CLUB TRACT, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE POWELL BOULEVARD;

THENCE WESTERLY 6 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE POWELL BOULEVARD;

THENCE NORTHERLY 49 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-023866, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-023866;

THENCE EASTERLY 116 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-023866, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE POWELL BOULEVARD AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-107536, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 120TH AVENUE;

THENCE EASTERLY 20 FEET (MORE OR LESS), TO THE CENTERLINE OF SE 120TH AVENUE;

THENCE NORTHERLY 562 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 120TH AVENUE, TO THE SOUTHERLY LINE OF THE PLAT OF ONE TWENTIETH STREET CONDOMINIUM;

THENCE EASTERLY 289 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID ONE TWENTIETH STREET CONDOMINIUM, THE SOUTHERLY LINE OF PARCELS 2 AND 3, PARTITION PLAT NO. 1998-21, THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-041288, AND THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2000-82, TO THE SOUTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 2000-82;

THENCE NORTHERLY 657 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2000-82, AND THE NORTHERLY EXTENSION THEREOF, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-081451, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-031006, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-082513, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-064973, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-066577, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-132752, TO THE SOUTHERLY LINE OF LOT 5, PLAT OF WOODWARD COMMONS;

THENCE WESTERLY 20 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 5, WOODWARD COMMONS, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 139 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, WOODWARD COMMONS, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE WOODWARD PLACE;

THENCE WESTERLY 13 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE WOODWARD PLACE;

THENCE NORTHERLY 107 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 2, PLAT OF SPRINGBOARD COMMONS, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF LOT 4, SAID SPRINGBOARD COMMONS;

THENCE WESTERLY 86 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 4, SPRINGBOARD COMMONS, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 121ST AVENUE;

THENCE NORTHERLY 82 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 121ST AVENUE;

THENCE EASTERLY 111 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 2, BLOCK 3, PLAT OF RENEE' PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-115368;

THENCE NORTHERLY 329 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2005-115368, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 28, PAGE 240, RECORDED 4/24/64, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-080711 AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE CLINTON STREET;

THENCE WESTERLY 677 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CLINTON STREET, TO THE CENTERLINE OF SE 119TH AVENUE;

THENCE NORTHERLY 465 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 119TH AVENUE;

THENCE WESTERLY 166 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THE PLAT OF CASTLE CREST CONDOMINIUM, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID CASTLE CREST CONDOMINIUM;

THENCE NORTHERLY 15 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-041942, TO AN ANGLE POINT IN SAID SOUTHERLY LINE;

THENCE WESTERLY 168 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-041942, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 118TH AVENUE;

THENCE NORTHERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 118TH AVENUE;

THENCE WESTERLY 164 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-154009, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374;

THENCE SOUTHERLY 288 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 340 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 62 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374, TO THE SOUTHEAST CORNER OF LOT 1, VACATED PLAT OF LARKWOOD;

THENCE WESTERLY 324 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3, 4, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 115TH AVENUE;

THENCE NORTHERLY 90 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 115TH AVENUE;

THENCE WESTERLY 664 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 9, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOT 16, AND THE WESTERLY EXTENSION THEREOF, PLAT OF MCGREW'S TRACTS, TO THE CENTERLINE OF SE 112TH AVENUE;

THENCE NORTHERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 112TH AVENUE;

THENCE WESTERLY 167 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF PARCELS 1 AND 3, PARTITION PLAT NO. 2001-151, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 11, PLAT OF SOPHIA'S ESTATES;

THENCE NORTHERLY 48 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 11, SOPHIA'S ESTATES, AND THE EASTERLY LINE OF TRACT "B", SAID SOPHIA'S ESTATES, TO THE NORTHEAST CORNER OF SAID TRACT "B";

THENCE WESTERLY 170 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID TRACT "B", SOPHIA'S ESTATES, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 111TH AVENUE;

THENCE SOUTHERLY 101 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 111TH AVENUE;

THENCE WESTERLY 255 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 5, PLAT OF PITTOCK GROVE, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTHERLY 80 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 5, PITTOCK GROVE, TO THE SOUTHWEST CORNER THEREOF;

THENCE WESTERLY 1,056 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 14, SAID BLOCK 5, PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2015-88, THE SOUTHERLY LINE OF LOT 14, BLOCK 4, SAID PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 7, BLOCK 3, SAID PITTOCK GROVE, TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 3, PITTOCK GROVE;

THENCE SOUTHERLY 20 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 8, SAID BLOCK 3, PITTOCK GROVE, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2021-135089;

THENCE WESTERLY 264 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2021-135089, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 105TH AVENUE;

THENCE NORTHERLY 101 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 105TH AVENUE;

THENCE WESTERLY 1,055 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 2, SAID PITTOCK GROVE, AND THE EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 14, SAID BLOCK 2, PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 7, BLOCK 1, SAID PITTOCK GROVE, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF

LOT 14, SAID BLOCK 1, PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 101ST AVENUE;

THENCE SOUTHERLY 340 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 101ST AVENUE, TO THE CENTERLINE OF SE CLINTON STREET;

THENCE WESTERLY 825 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CLINTON STREET, TO THE CENTERLINE OF SE 98TH AVENUE;

THENCE NORTHERLY 594 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 98TH AVENUE, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET, TO THE CENTERLINE OF SE 96TH DRIVE;

THENCE NORTHERLY 183 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 96TH DRIVE;

THENCE EASTERLY 197 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-075280, AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 98TH AVENUE;

THENCE SOUTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 98TH AVENUE;

THENCE EASTERLY 564 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 98187418, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-099952, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-046786, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99019959, TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99019959;

THENCE NORTHERLY 125 FEET (MORE OR LESS) ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99019959, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-177213, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE CARUTHERS STREET;

THENCE EASTERLY 183 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CARUTHERS STREET, TO THE CENTERLINE OF SE 101ST AVENUE;

THENCE SOUTHERLY 14 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 101ST AVENUE;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG A LINE PARALLEL WITH, AND 2 FEET NORTHERLY OF THE SOUTHERLY LINE OF LOT 6, BLOCK 1, PLAT OF BIDE-A-WEE, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF SAID LOT 6;

THENCE NORTHERLY 140 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 6, 7 AND 8, SAID BLOCK 1, BIDE-A-WEE, TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 25, PLAT OF CHERRY BLOSSOM PARK;

THENCE EASTERLY 331 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 10, BLOCK 25, PLAT OF CHERRY BLOSSOM PARK, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 1 AND 2, BLOCK 28, SAID CHERRY BLOSSOM PARK, TO THE WESTERLY LINE OF LOT 2, BLOCK 19, SAID CHERRY BLOSSOM PARK;

THENCE SOUTHERLY 236 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 2, 3, 4, AND 5, SAID BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE EASTERLY 170 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE SOUTHERLY 70 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 6, SAID BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 185 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 6 AND 7, SAID BLOCK 19, CHERRY BLOSSOM PARK, AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF SE 104TH DRIVE;

THENCE NORTHERLY 71 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 104TH DRIVE;

THENCE EASTERLY 276 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 25, AND THE WESTERLY EXTENSION THEREOF, AND LOTS 24 AND 23, BLOCK 17, SAID CHERRY BLOSSOM PARK, TO THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE EASTERLY 183 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2574, PAGE 2485, RECORDED 8/10/92, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 105TH AVENUE;

THENCE NORTHERLY 62 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 105TH AVENUE;

THENCE EASTERLY 216 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2583, PAGE 1403, RECORDED 9/2/92, AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 106TH AVE;

THENCE SOUTHERLY 261 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 106TH AVE, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE EASTERLY 675 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET;

THENCE NORTHERLY 240 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 1, BLOCK 2, PLAT OF BRANDT TRACTS, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 2, BRANDT TRACTS;

THENCE EASTERLY 240 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 2, BRANDT TRACTS, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 110TH AVENUE;

THENCE NORTHERLY 88 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 110TH AVENUE;

THENCE EASTERLY 563 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 4, BLOCK 2, SAID BRANDT TRACTS AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF THE PLAT OF JENNIFER WOODS CONDOMINIUM, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 112TH AVENUE;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 112TH AVENUE;

THENCE EASTERLY 343 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 5, AND THE WESTERLY EXTENSION THEREOF, THE SOUTHERLY LINE OF LOT 10, AND THE EASTERLY EXTENSION THEREOF, BLOCK 2, PLAT OF LAMBERT GROVE, TO THE CENTERLINE OF SE 113TH AVENUE;

THENCE SOUTHERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 113TH AVENUE;

THENCE EASTERLY 179 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THE PLAT OF MILL PARK CONDOMINIUM, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID MILL PARK CONDOMINIUM;

THENCE NORTHERLY 200 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID MILL PARK CONDOMINIUM, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-013213, TO THE SOUTHERLY LINE OF LOT 2, PLAT OF TREE BREEZE;

THENCE EASTERLY 158 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 2 AND THE SOUTHERLY LINE OF LOT 3, TREE BREEZE, TO THE NORTHWEST CORNER OF LOT 26, BLOCK 2, PLAT OF CADYCREST;

THENCE SOUTHERLY 190 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 26, 27 AND 28, SAID BLOCK 2, CADYCREST, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-099446;

THENCE EASTERLY 152 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2016-099446, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-064409, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 115TH AVENUE;

THENCE SOUTHERLY 40 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 115TH AVENUE;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 1, SAID CADYCREST, TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 1, CADYCREST;

THENCE NORTHERLY 73 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, BLOCK 1, CADYCREST, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, BLOCK 1, CADYCREST, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 116TH AVENUE;

THENCE SOUTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 116TH AVENUE;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 10, SAID BLOCK 2, CADYCREST, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 7, SAID BLOCK 2, CADYCREST;

THENCE SOUTHERLY 3 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 7, SAID BLOCK 2, CADYCREST;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG A LINE BEING PARALLEL WITH, AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID LOT 7, BLOCK 2, CADYCREST, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 117TH AVENUE;

THENCE SOUTHERLY 17 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 117TH AVENUE;

THENCE EASTERLY 198 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-127844, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-006916;

THENCE NORTHERLY 503 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-006916, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-006916, TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-053087;

THENCE NORTHERLY 37 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-053087, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PLAT OF MICHAEL TERRACE;

THENCE EASTERLY 330 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3, 4 AND 5, SAID BLOCK 3, MICHAEL TERRACE, TO THE WESTERLY LINE OF LOT 4, BLOCK 2, PLAT OF BARBARA ADDITION;

THENCE SOUTHERLY 37 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 4, BLOCK 2, BARBARA ADDITION, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 334 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 4, 3 AND 2, SAID BLOCK 2, BARBARA ADDITION, AND THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2014-56, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 121ST AVENUE;

THENCE NORTHERLY 165 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 121ST AVENUE, TO THE CENTERLINE OF SE GRANT STREET;

THENCE WESTERLY 59 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE GRANT STREET;

THENCE NORTHERLY 165 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 5, BLOCK 4, SAID BARBARA ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 41 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, BLOCK 4, BARBARA ADDITION, TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, SAID BARBARA ADDITION;

THENCE NORTHERLY 211 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK 4, BARBARA ADDITION AND THE EASTERLY LINE OF LOTS 9 AND 10, BLOCK 4, SAID BARBARA ADDITION, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99020048;

THENCE EASTERLY 79 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99020048, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 138 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99020048, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE LINCOLN STREET;

THENCE WESTERLY 334 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE LINCOLN STREET;

THENCE NORTHERLY 339 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 98136965, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 340 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 98136965, TO THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 2004-2;

THENCE NORTHERLY 1,021 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2004-2, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-104153, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-040511, THE WESTERLY LINE OF THE PLAT OF ARTHUR'S COURT CONDOMINIUM, THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2005-121, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THE PLAT OF AGATE CONDOMINIUMS, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF PARCELS 1 AND 2, PARTITION PLAT NO. 2022-26, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MARKET STREET;

THENCE EASTERLY 85 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MARKET STREET;

THENCE NORTHERLY 180 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-060792, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-036318, TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-036318;

THENCE WESTERLY 70 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-036318, TO THE EASTERLY LINE OF LOT 15, BLOCK 1, PLAT OF PATRICIA ADDITION;

THENCE NORTHERLY 1,606 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 12, 13, 14 AND 15, SAID BLOCK 1, PATRICIA ADDITION, ALONG A LINE BEING PARALLEL WITH, AND 70 FEET WESTERLY OF THE EASTERLY LINE OF LOTS 10 AND 11, SAID BLOCK 1, PATRICIA ADDITION, ALONG THE EASTERLY LINE OF LOT 4, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF LOTS 6, 7, 8 AND 9, SAID BLOCK 1, PATRICIA ADDITION, ALONG THE EASTERLY LINE OF LOT 4, AND THE SOUTHERLY EXTENSION

THEREOF, BLOCK 2, SAID PATRICIA ADDITION, AND ALONG THE EASTERLY LINE OF LOTS 6, 7, 8 AND 9, SAID BLOCK 2, PATRICIA ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 2, PATRICIA ADDITION;

THENCE NORTHERLY 417 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2057, PAGE 332, RECORDED 11/10/87, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MORRISON STREET;

THENCE WESTERLY 295 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MORRISON STREET, TO THE CENTERLINE OF SE 119TH AVENUE;

THENCE NORTHERLY 2,058 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 119TH AVENUE, TO THE CENTERLINE OF EAST BURNSIDE STREET;

THENCE EASTERLY 300 FEET (MORE OR LESS) ALONG THE CENTERLINE OF EAST BURNSIDE STREET, TO THE CENTERLINE OF NE 120TH AVENUE;

THENCE NORTHERLY 556 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 120TH AVENUE, TO THE CENTERLINE OF NE DAVIS STREET;

THENCE WESTERLY 79 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE DAVIS STREET;

THENCE NORTHERLY 970 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 1, AND THE SOUTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 6, AND THE NORTHERLY EXTENSION THEREOF, PLAT OF GLISAN STREET STATION, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 30 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE NORTHERLY 660 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THE UNRECORDED PLAT OF SUBDIVISION-WEST-318FT-LOT-8-HAZELWOOD-ADD-IN-SEC-34-T1N-R2E, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 359 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID UNRECORDED PLAT OF SUBDIVISION-WEST-318FT-LOT-8-HAZELWOOD-ADD-IN-SEC-34-T1N-R2E, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-132429, TO THE SOUTHWEST CORNER OF THEREOF;

THENCE NORTHERLY 666 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-132429, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-033507, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-154738, AND THE NORTHERLY EXTENSION THEREOF, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 6, BLOCK 3, PLAT OF BREN ACRES;

THENCE EASTERLY 392 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, AND THE WESTERLY EXTENSION THEREOF, SAID BLOCK 3, BREN ACRES, TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTHERLY 132 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 3, BREN ACRES, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE HOLLADAY STREET;

THENCE WESTERLY 93 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HOLLADAY STREET, TO THE CENTERLINE OF NE 120TH AVENUE;

THENCE NORTHERLY 333 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 120TH AVENUE, TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4, PLAT OF BAYLE GLEN;

THENCE EASTERLY 25 FEET (MORE OR LESS) TO THE SOUTHEAST CORNER OF LOT 1, SAID BAYLE GLEN,

THENCE NORTHERLY 198 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, BAYLE GLEN, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 190 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 1 AND 2, SAID BAYLE GLEN, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-121556;

THENCE NORTHERLY 72 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2019-121556, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 132 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2019-121556, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 119TH AVENUE;

THENCE NORTHERLY 279 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 119TH AVENUE;

THENCE WESTERLY 160 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, PLAT OF EDISON, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF LOT 1, PLAT OF STODGELL ROWHOUSES;

THENCE SOUTHERLY 141 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5 AND 6, SAID STODGELL ROWHOUSES, TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE WESTERLY 162 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 6, STODGELL ROWHOUSES, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 118TH AVENUE;

THENCE NORTHERLY 141 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 118TH AVENUE;

THENCE WESTERLY 322 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 10, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 11, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 117TH AVENUE;

THENCE NORTHERLY 120 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 117TH AVENUE;

THENCE WESTERLY 322 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2, BLOCK 1, PLAT OF MUSKOPF ADDITION, AND THE EASTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTHERLY 332 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, MUSKOPF ADDITION, AND THE NORTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 2, BLOCK 1, PLAT OF ANGELLHURST, AND THE SOUTHERLY EXTENSION THEREOF, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, PLAT OF TAYLOR'S SUBDIVISIONS, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99214271, AND SHOWN AS DAVID DOUGLAS HIGH SCHOOL ON SURVEY NO. 60640, MULTNOMAH COUNTY SURVEY RECORDS;

THENCE EASTERLY 652 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 135TH AVENUE;

THENCE SOUTHERLY 678 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 135TH AVENUE;

THENCE WESTERLY 201 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 5, PLAT OF TAYLOR'S SUBDIVISIONS, AND THE EASTERLY EXTENSION THEREOF, TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE EASTERLY 215 FEET (MORE OR LESS) ALONG AN EASTERLY BEARING PORTION OF THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 135TH AVENUE;

THENCE SOUTHERLY 21 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 135TH AVENUE;

THENCE WESTERLY 165 FEET (MORE OR LESS) ALONG A WESTERLY BEARING PORTION OF THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, AND THE EASTERLY EXTENSION THEREOF, TO AN ANGLE POINT;

THENCE SOUTHERLY 73 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE WESTERLY 71 FEET (MORE OR LESS) ALONG A WESTERLY BEARING PORTION OF THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE SOUTHERLY 418 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE WESTERLY 110 FEET (MORE OR LESS) ALONG A WESTERLY BEARING PORTION OF THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE SOUTHERLY 1,174 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MILL STREET;

THENCE WESTERLY 323 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MILL STREET;

THENCE NORTHERLY 229 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE WESTERLY 429 FEET (MORE OR LESS) ALONG A WESTERLY BEARING PORTION OF THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE NORTHERLY 299 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE WESTERLY 230 FEET (MORE OR LESS) ALONG A WESTERLY BEARING PORTION OF THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 130TH AVENUE;

THENCE NORTHERLY 832 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 130TH AVENUE;

THENCE EASTERLY 450 FEET (MORE OR LESS) ALONG AN EASTERLY BEARING PORTION OF THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, AND THE WESTERLY EXTENSION THEREOF, TO AN ANGLE POINT;

THENCE NORTHERLY 152 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE EASTERLY 210 FEET (MORE OR LESS) ALONG AN EASTERLY BEARING PORTION OF THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE NORTHERLY 336 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE WESTERLY 501 FEET (MORE OR LESS) ALONG A WESTERLY BEARING PORTION OF THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE NORTHERLY 330 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE EASTERLY 501 FEET (MORE OR LESS) ALONG AN EASTERLY BEARING PORTION OF THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO AN ANGLE POINT;

THENCE NORTHERLY 344 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID DOUGLAS HIGH SCHOOL PARCEL, TO THE **POINT OF BEGINNING**.

CONTAINING 3,730 ACRES (MORE OR LESS).

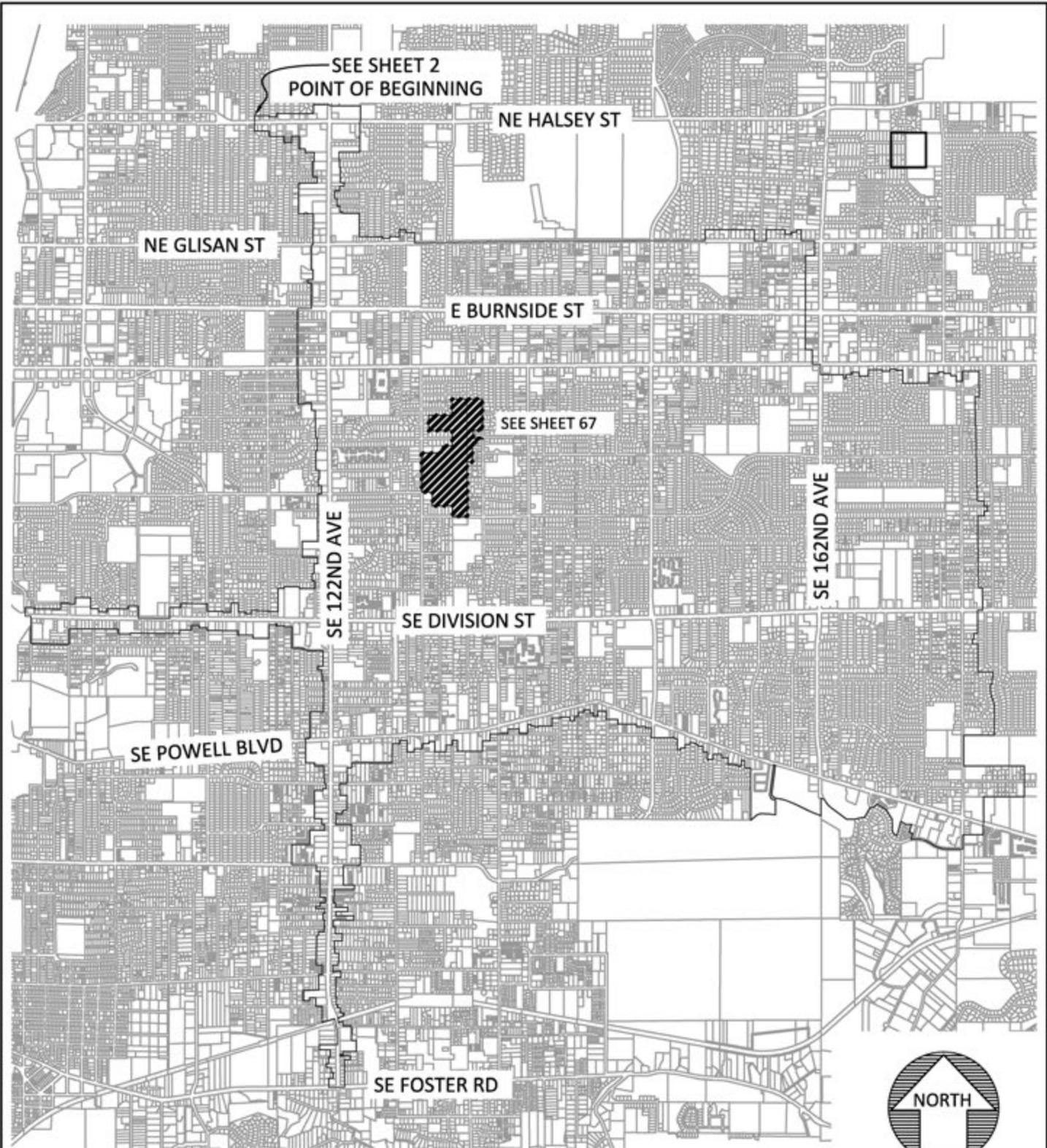
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.10.01
13:06:16-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



SCALE: 1" = 3,000'

LEGEND:

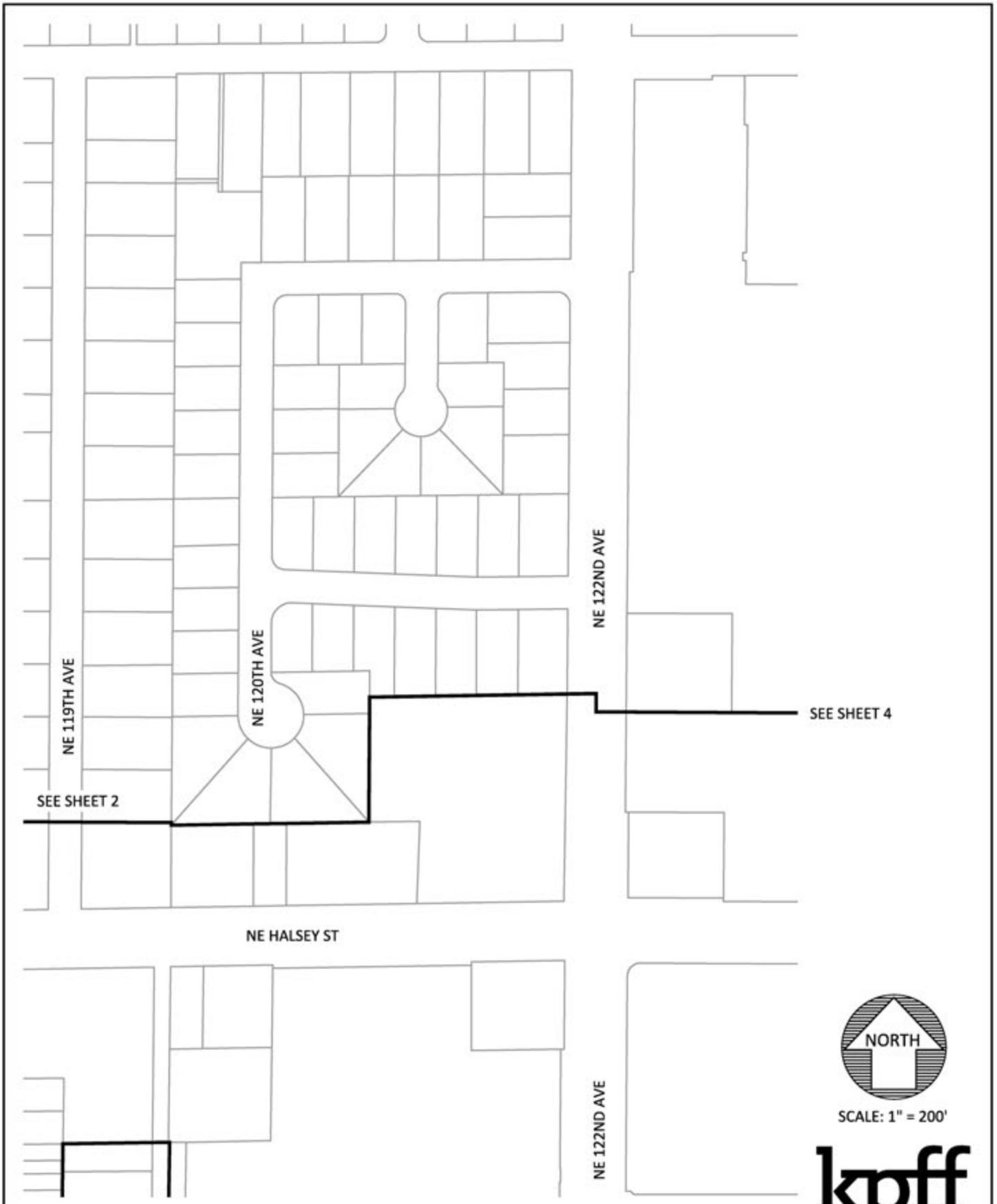


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	1/67



SCALE: 1" = 200'

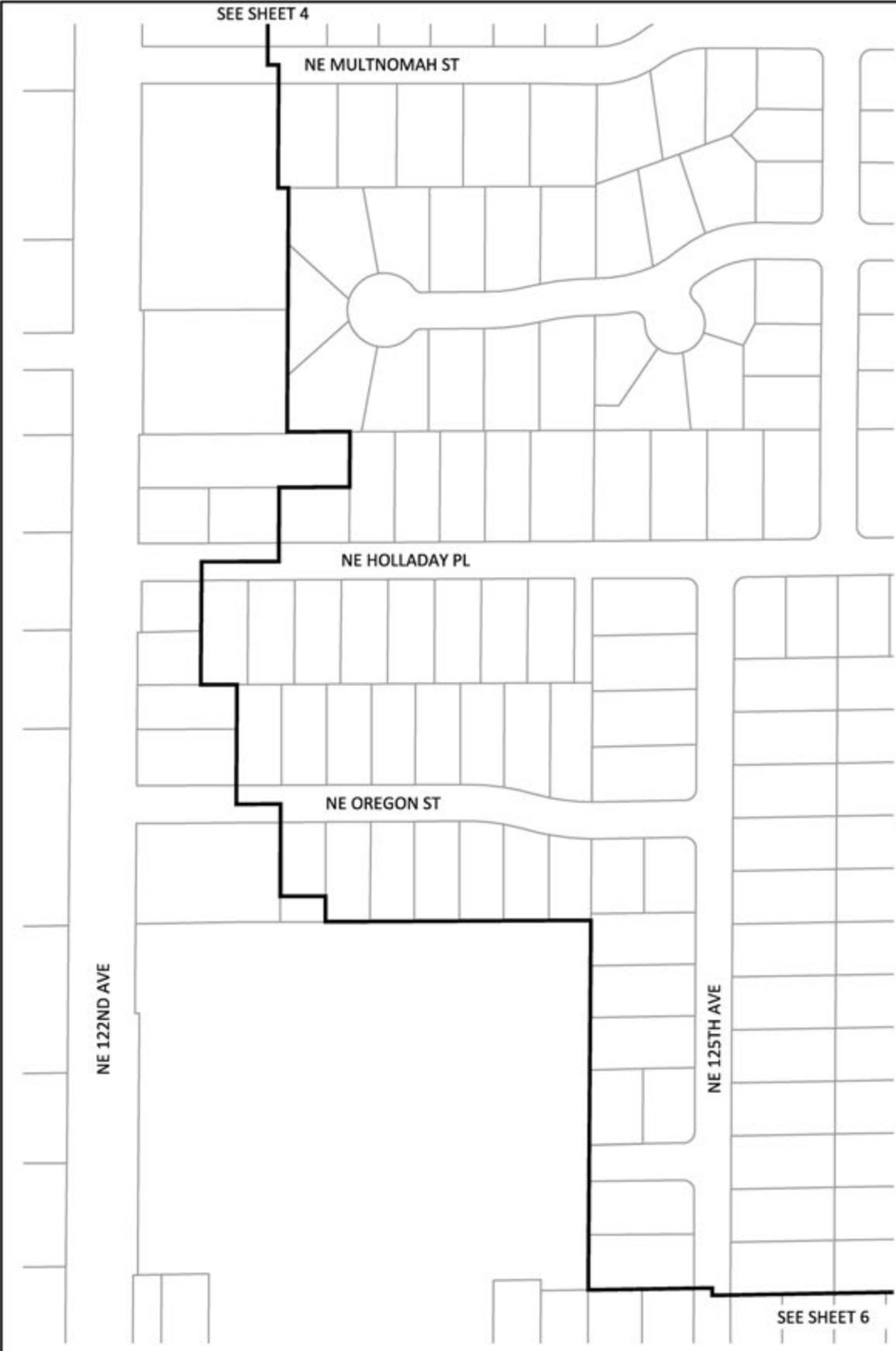


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	3/67



SEE SHEET 4

NE MULTNOMAH ST

NE HOLLADAY PL

NE OREGON ST

NE 122ND AVE

NE 125TH AVE

SEE SHEET 6



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	5/67



SEE SHEET 5

NE GLISAN ST

SEE SHEET 7



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	6/67



SEE SHEET 6

NE 128TH AVE

SEE SHEET 8

NE GLISAN ST

NE 130TH PL

NE 131ST PL

NE 133RD AVE



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	7/67

SEE SHEET 7

SEE SHEET 9

NE GLISAN ST



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	8/67

SEE SHEET 8

SEE SHEET 10

NE GLISAN ST



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	9/67

SEE SHEET 9

SEE SHEET 11

NE GLISAN ST



SCALE: 1" = 200'

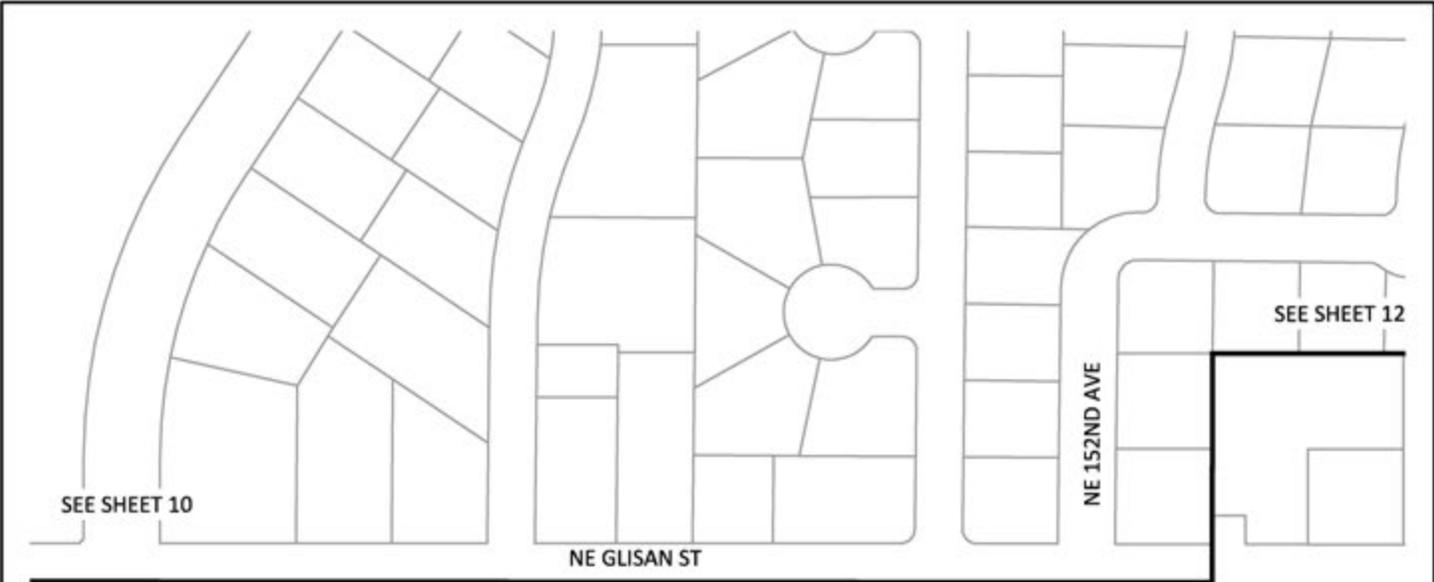
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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	10/67



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	11/67



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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PROJECT NO.	2400244
SHEET:	12/67



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	13/67



SEE SHEET 13

NE EVERETT CT

NE 162ND AVE

NE 160TH AVE

E BURNSIDE ST

SEE SHEET 15



SCALE: 1" = 200'

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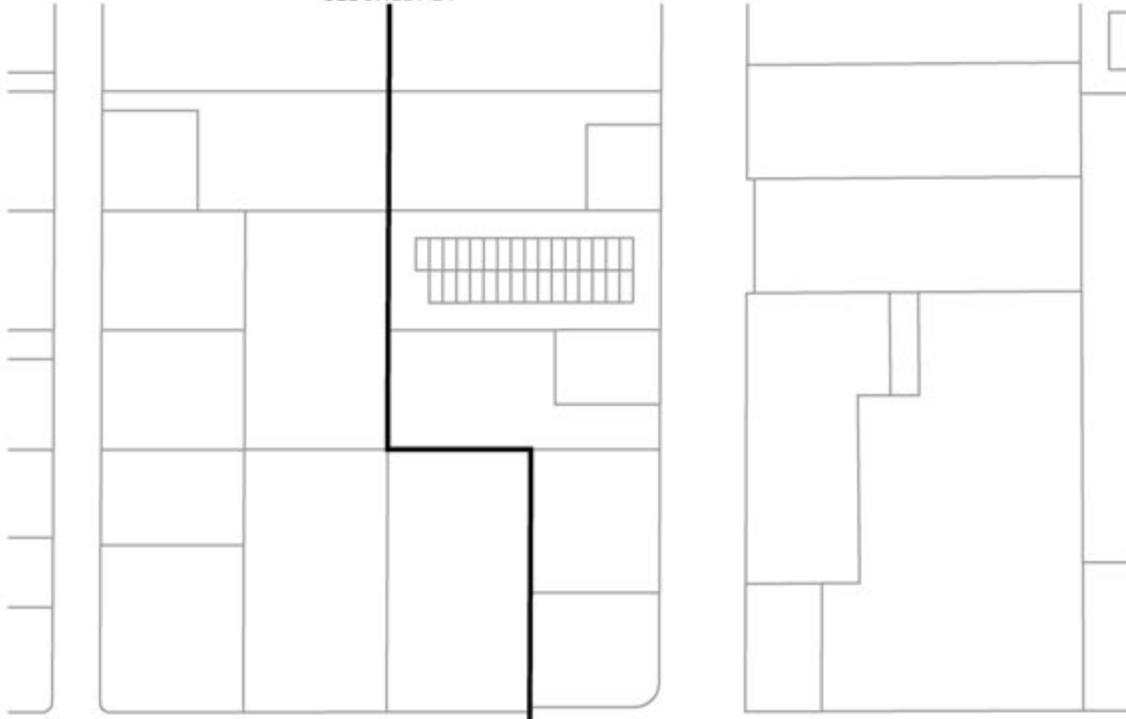
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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	14/67

SEE SHEET 14



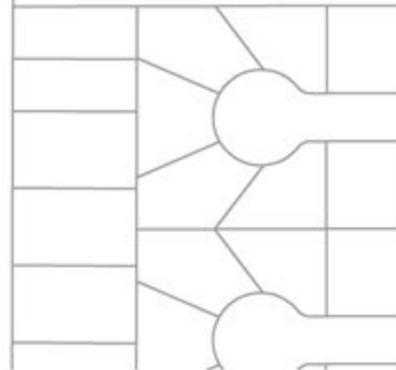
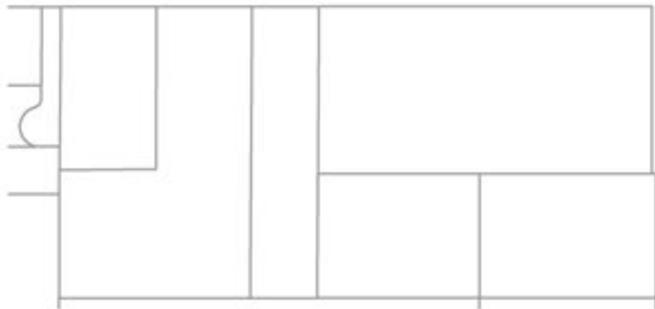
SE STARK ST

SEE SHEET 16



NE 160TH AVE

SE 162ND AVE



SCALE: 1" = 200'

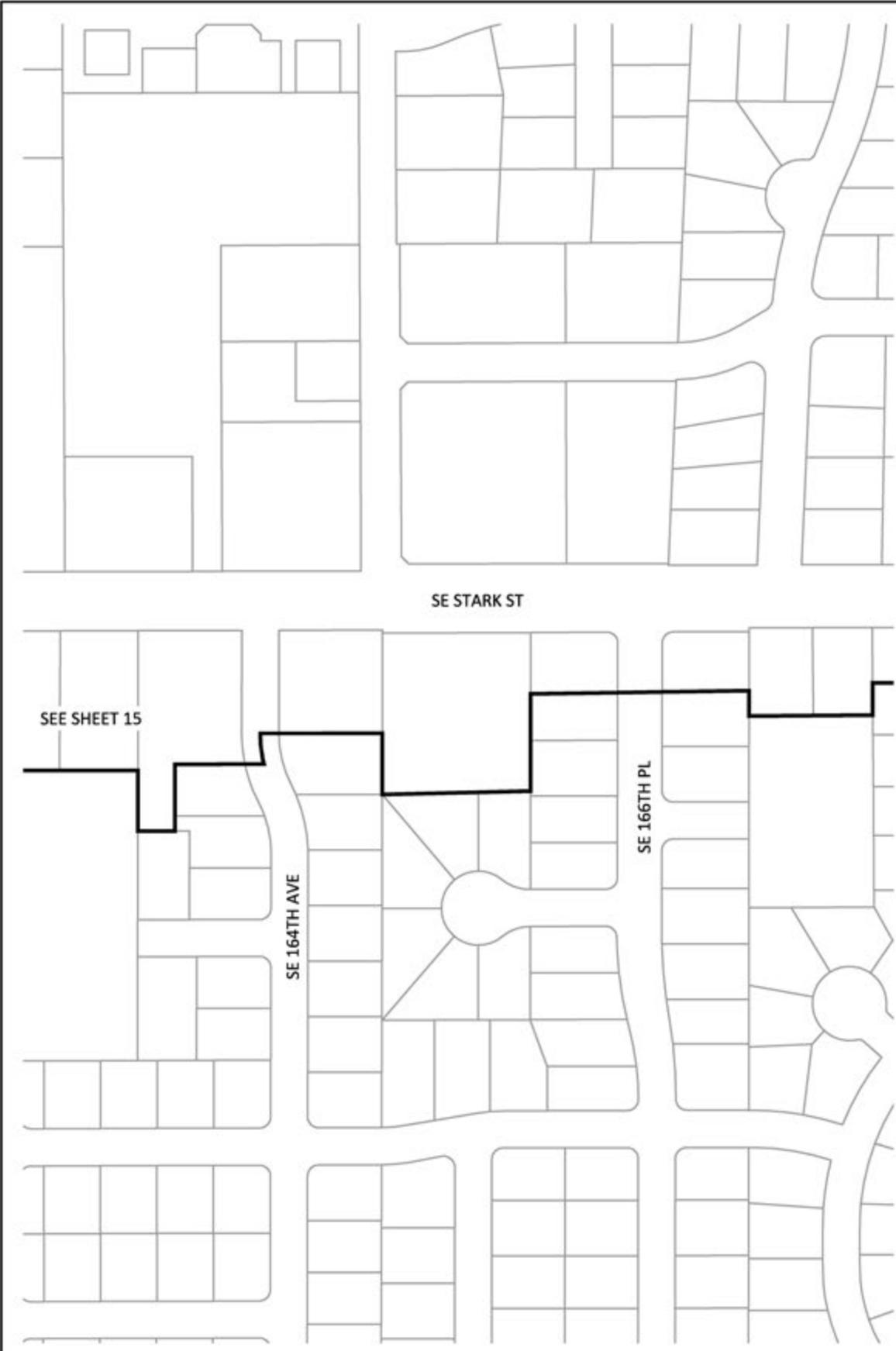
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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	15/67



SE STARK ST

SEE SHEET 15

SEE SHEET 17

SE 164TH AVE

SE 166TH PL



SCALE: 1" = 200'

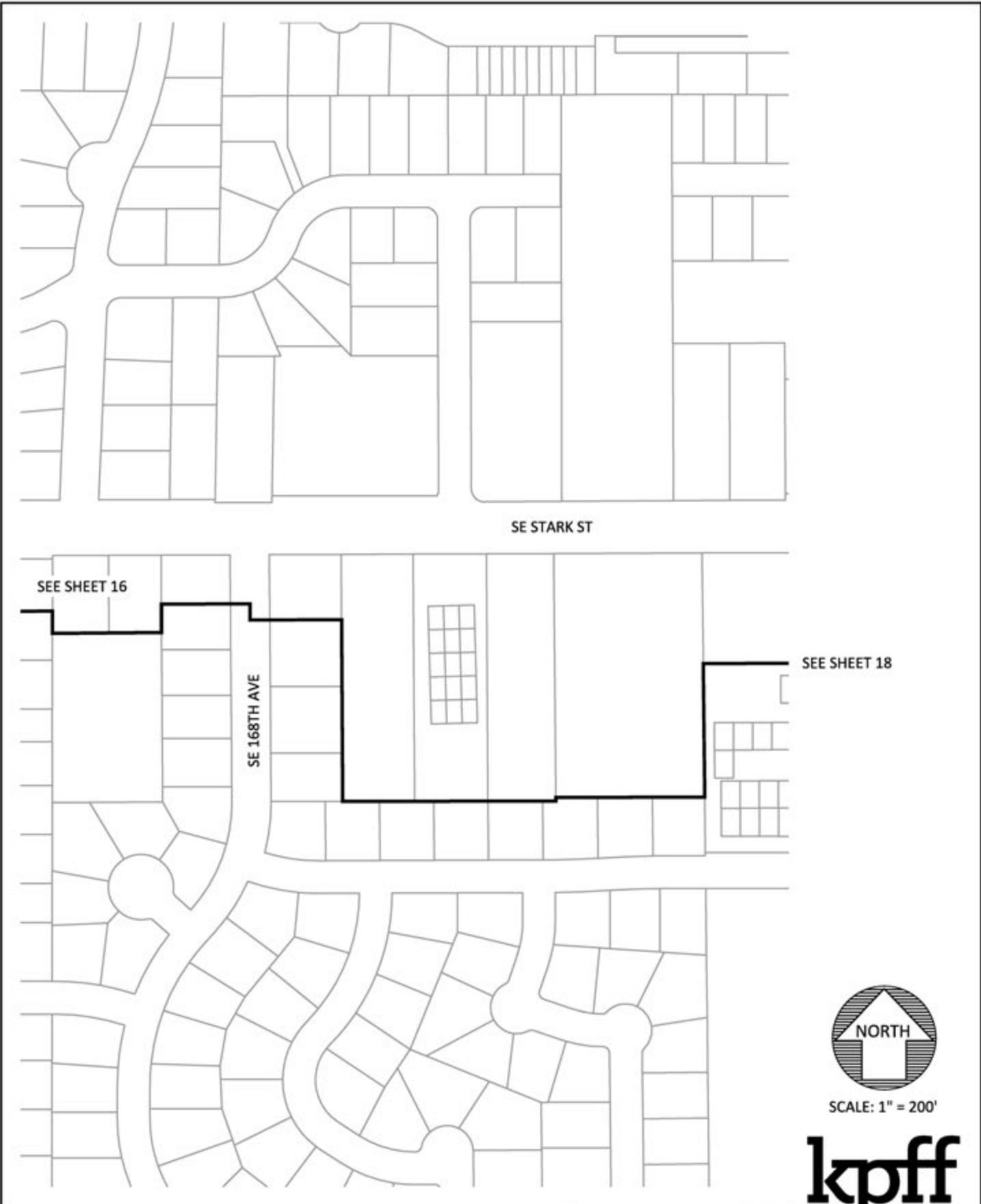


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	16/67



SE STARK ST

SEE SHEET 16

SE 168TH AVE

SEE SHEET 18



SCALE: 1" = 200'

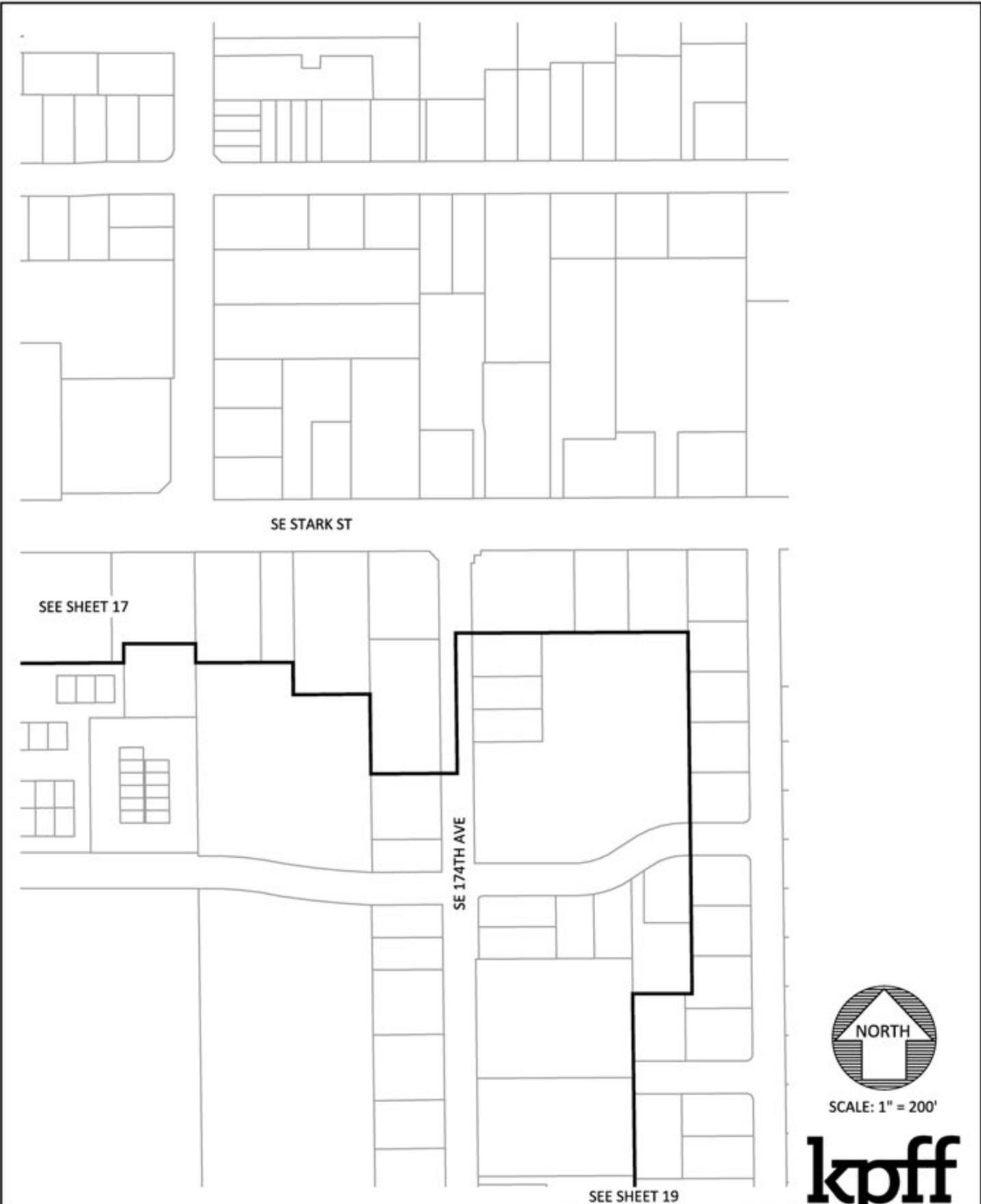


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	17/67



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	18/67



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	19/67

SEE SHEET 20

SE SHERMAN ST

SE DIVISION ST

SE 174TH AVE

SE 175TH PL

SEE SHEET 22



SCALE: 1" = 200'

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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	21/67



SEE SHEET 21

SE DIVISION ST

SE 174TH AVE

SE 175TH PL

SE BROOKLYN ST

SEE SHEET 23



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	22/67



SCALE: 1" = 200'



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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	23/67

SEE SHEET 23

SE 176TH PL

SE HAIG DR

SE 174TH AVE

SE 174TH AVE

SE MARIE ST

SEE SHEET 25



SCALE: 1" = 200'

kpff

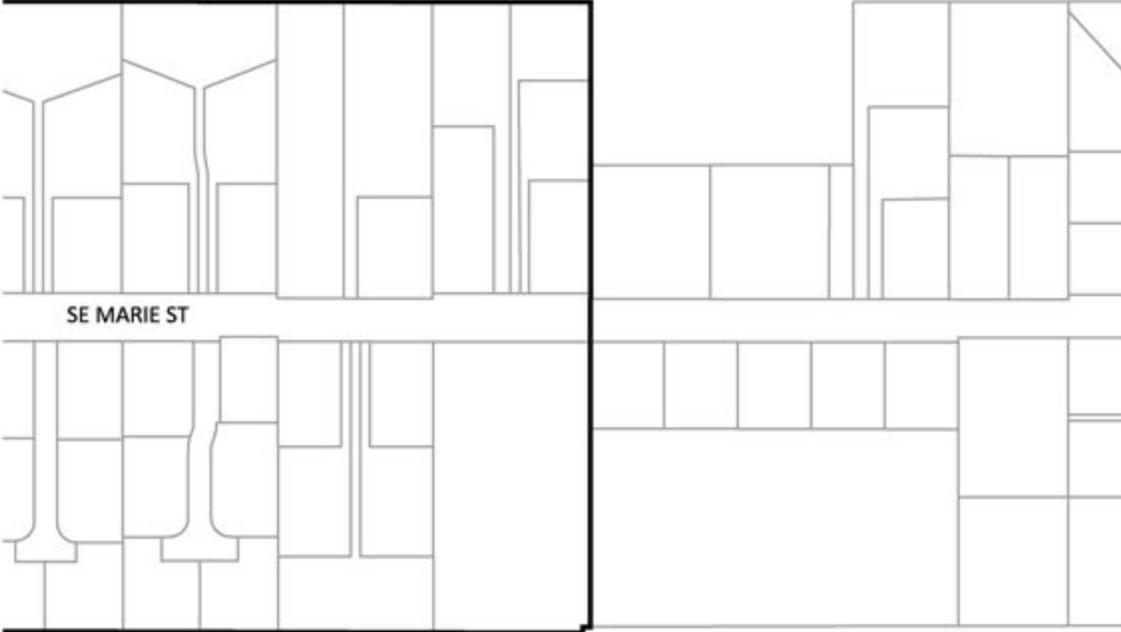
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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

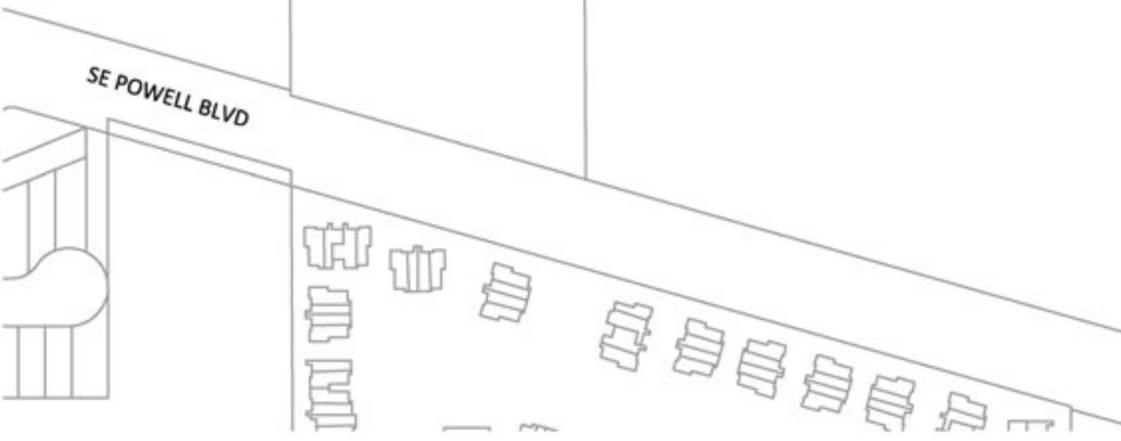
DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	24/67

SEE SHEET 24



SE MARIE ST

SEE SHEET 26



SE POWELL BLVD



SCALE: 1" = 200'

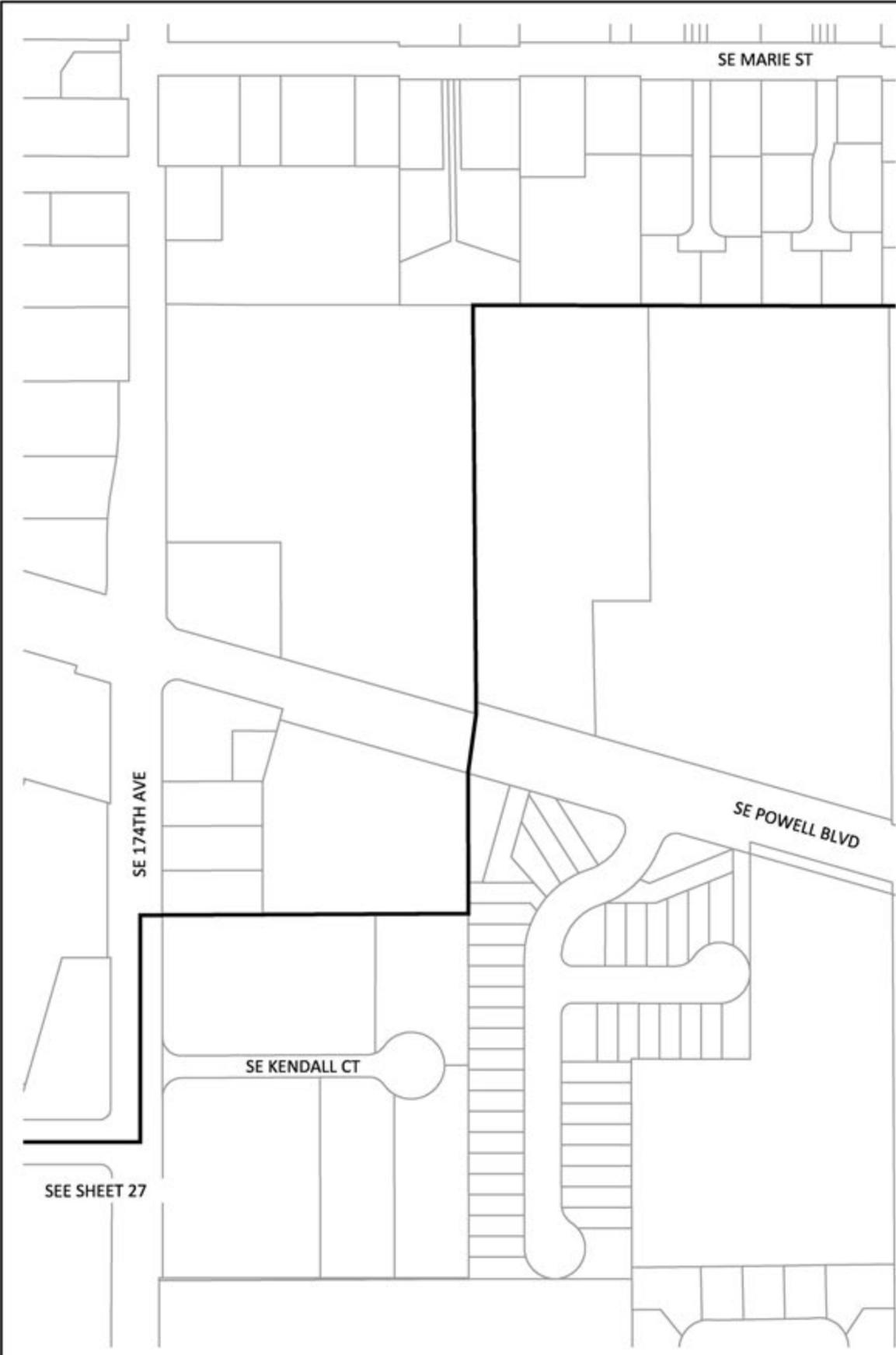


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PROJECT NO.	2400244
SHEET:	25/67



SE MARIE ST

SEE SHEET 25

SE 174TH AVE

SE POWELL BLVD

SE KENDALL CT

SEE SHEET 27



SCALE: 1" = 200'

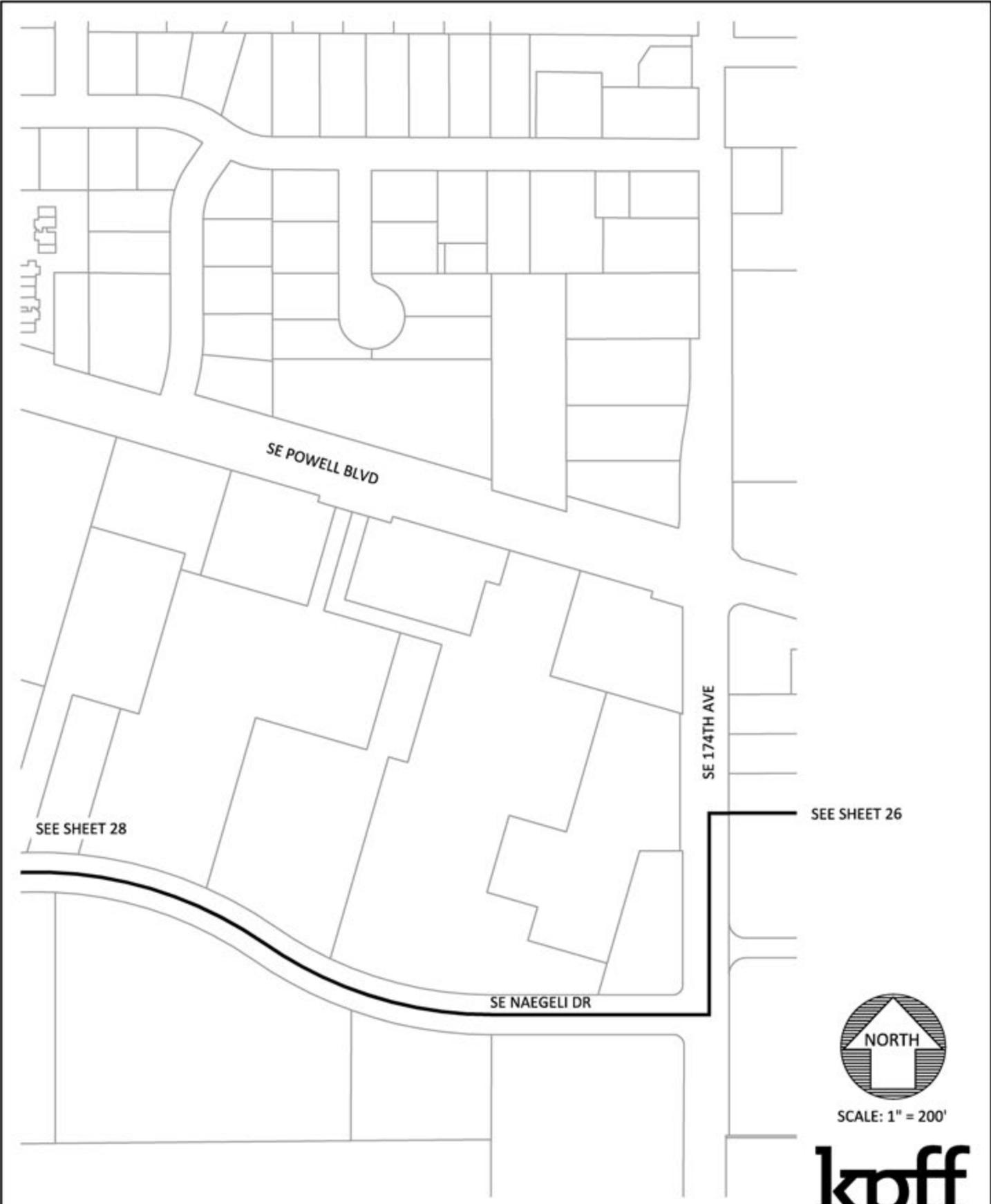


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PROJECT NO.	2400244
SHEET:	26/67



SCALE: 1" = 200'

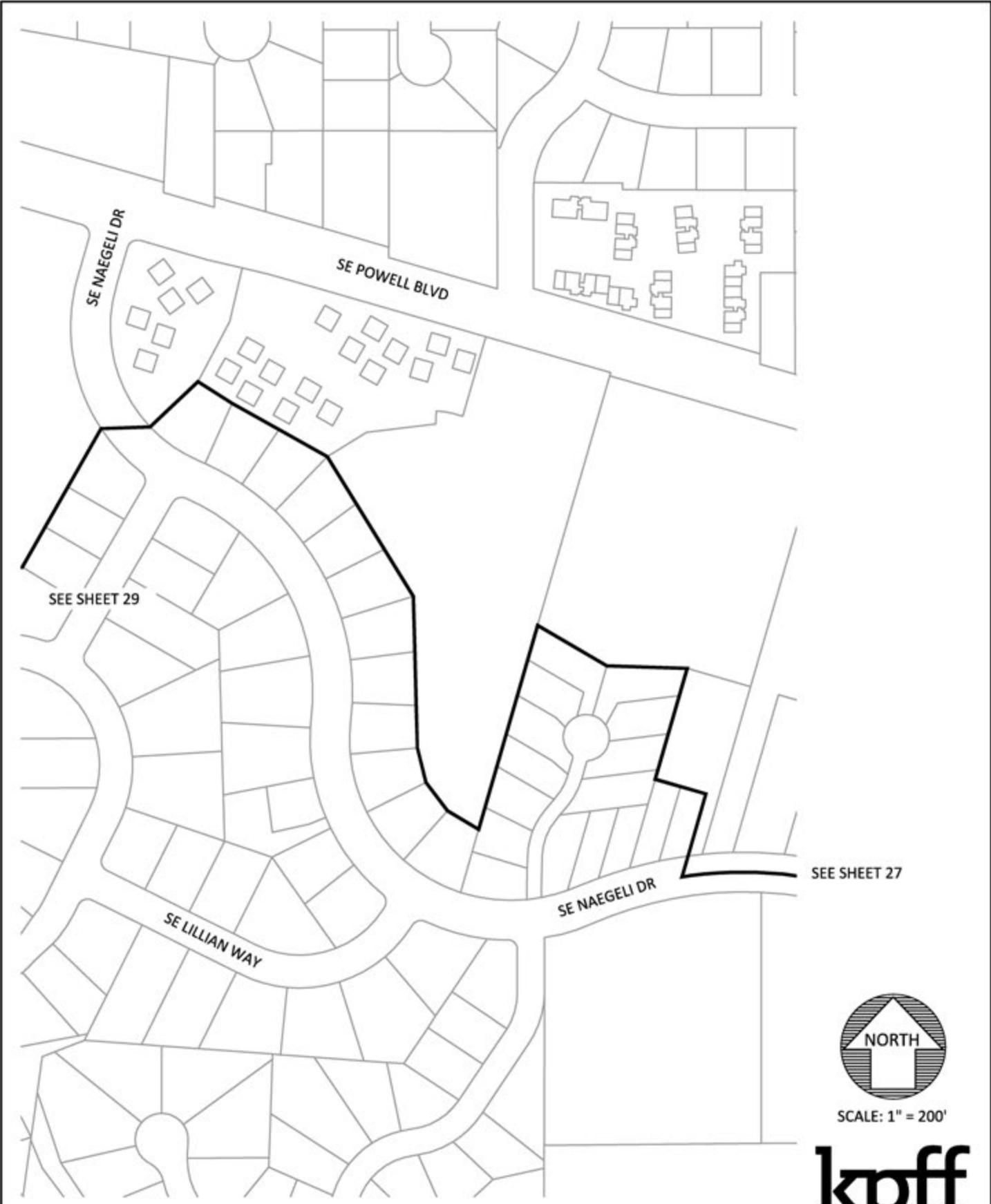


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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	27/67



SCALE: 1" = 200'

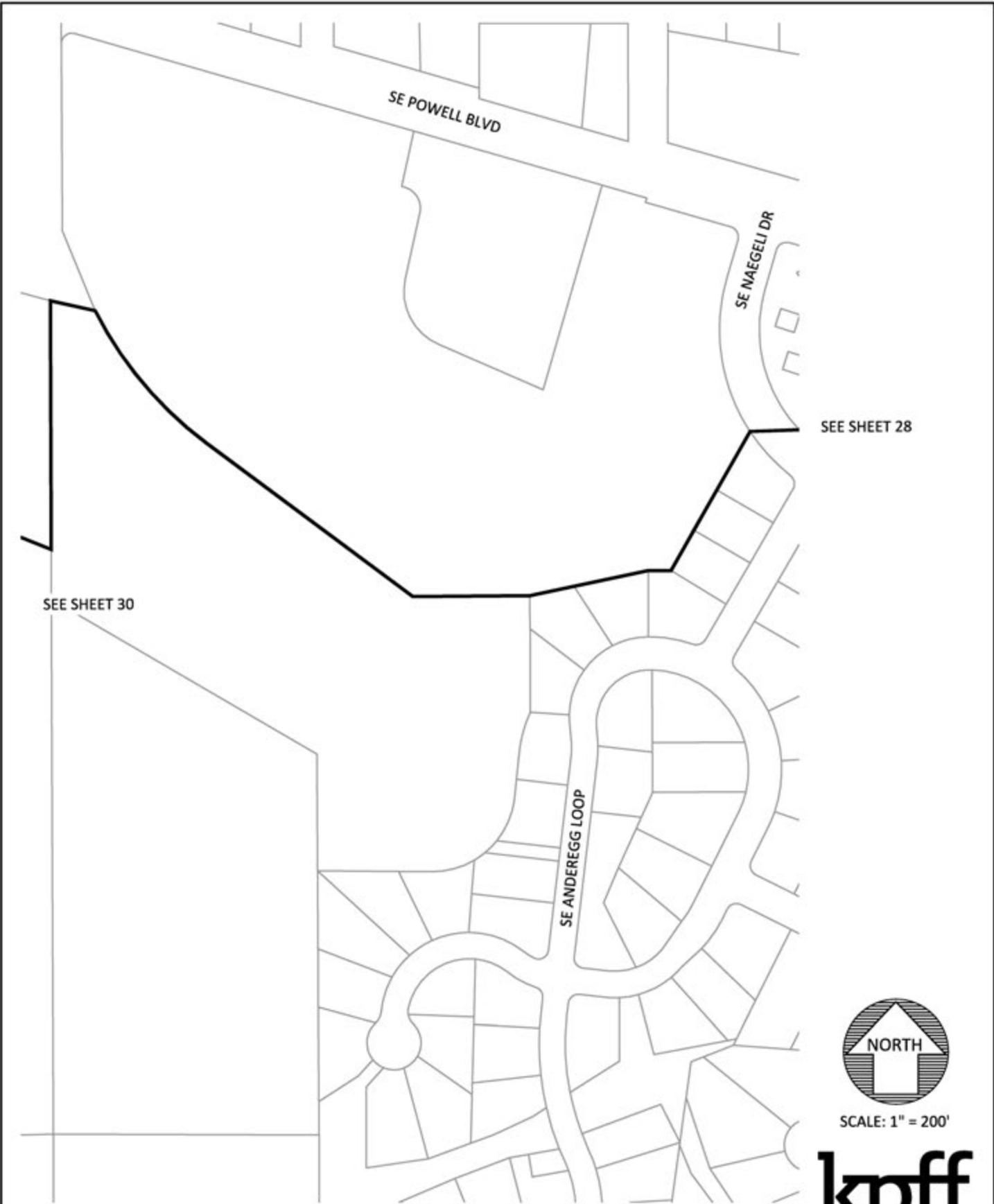


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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	28/67



SEE SHEET 30

SEE SHEET 28



SCALE: 1" = 200'

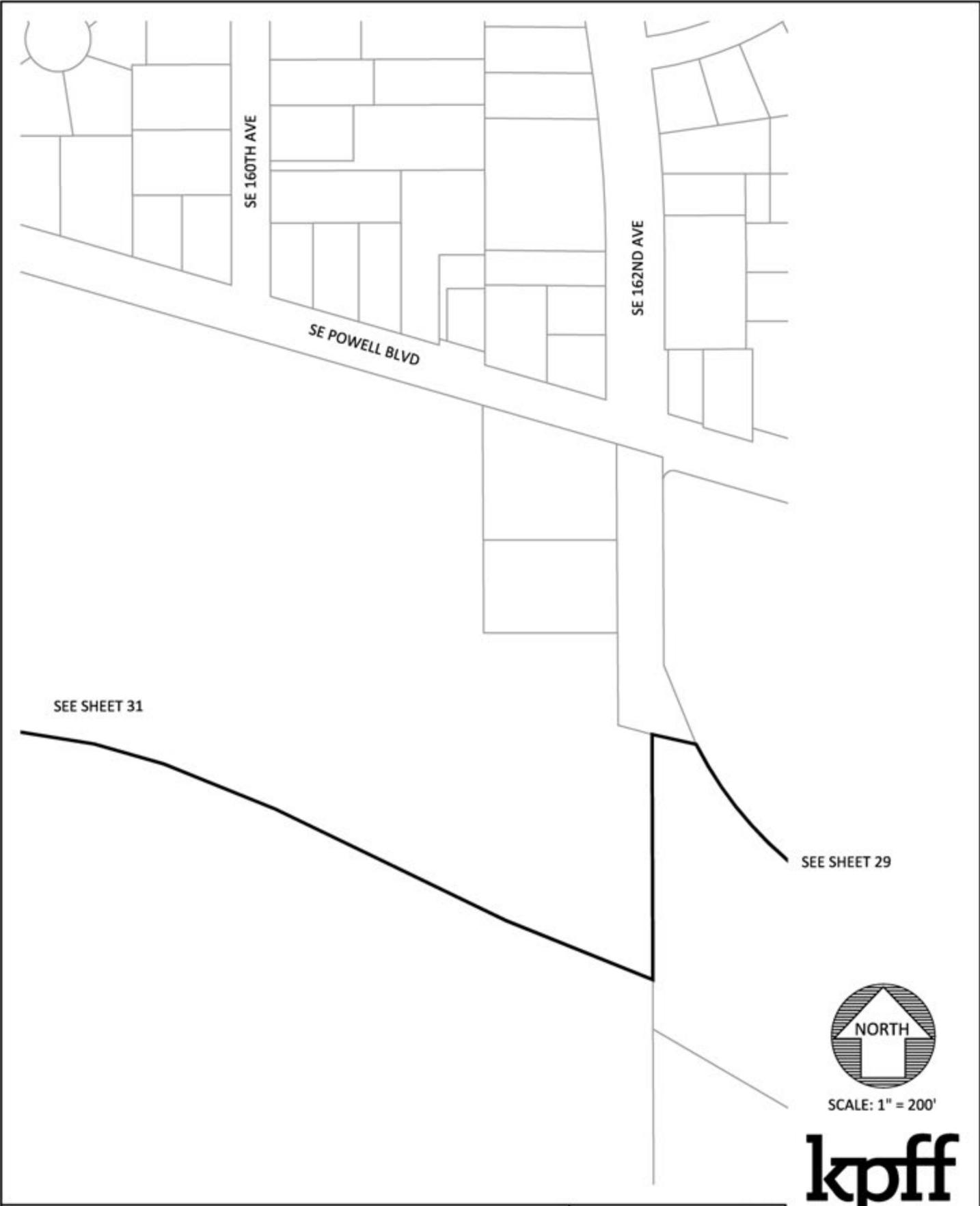


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PROJECT NO.	2400244
SHEET:	29/67



SEE SHEET 31

SEE SHEET 29



SCALE: 1" = 200'



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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	30/67

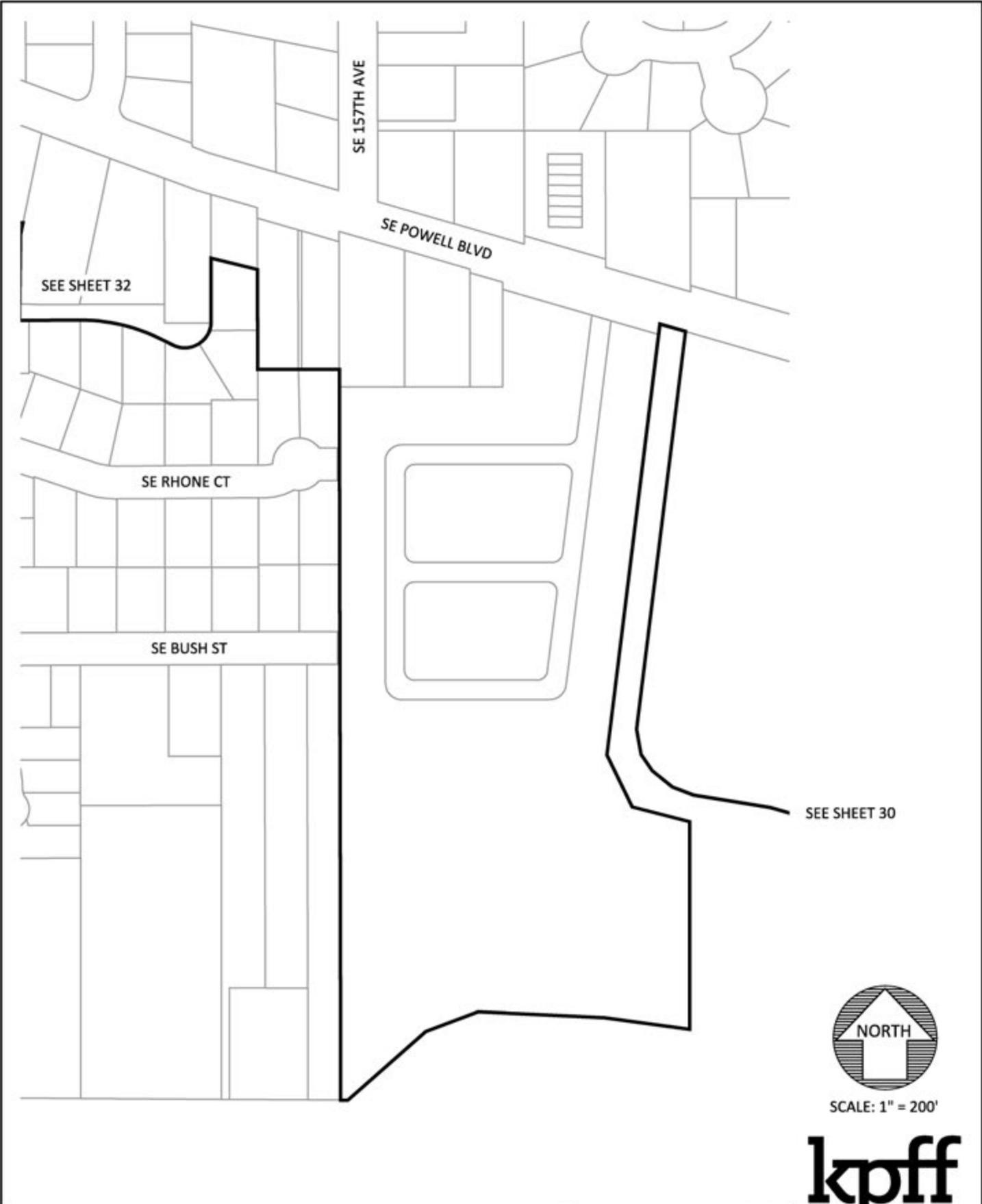


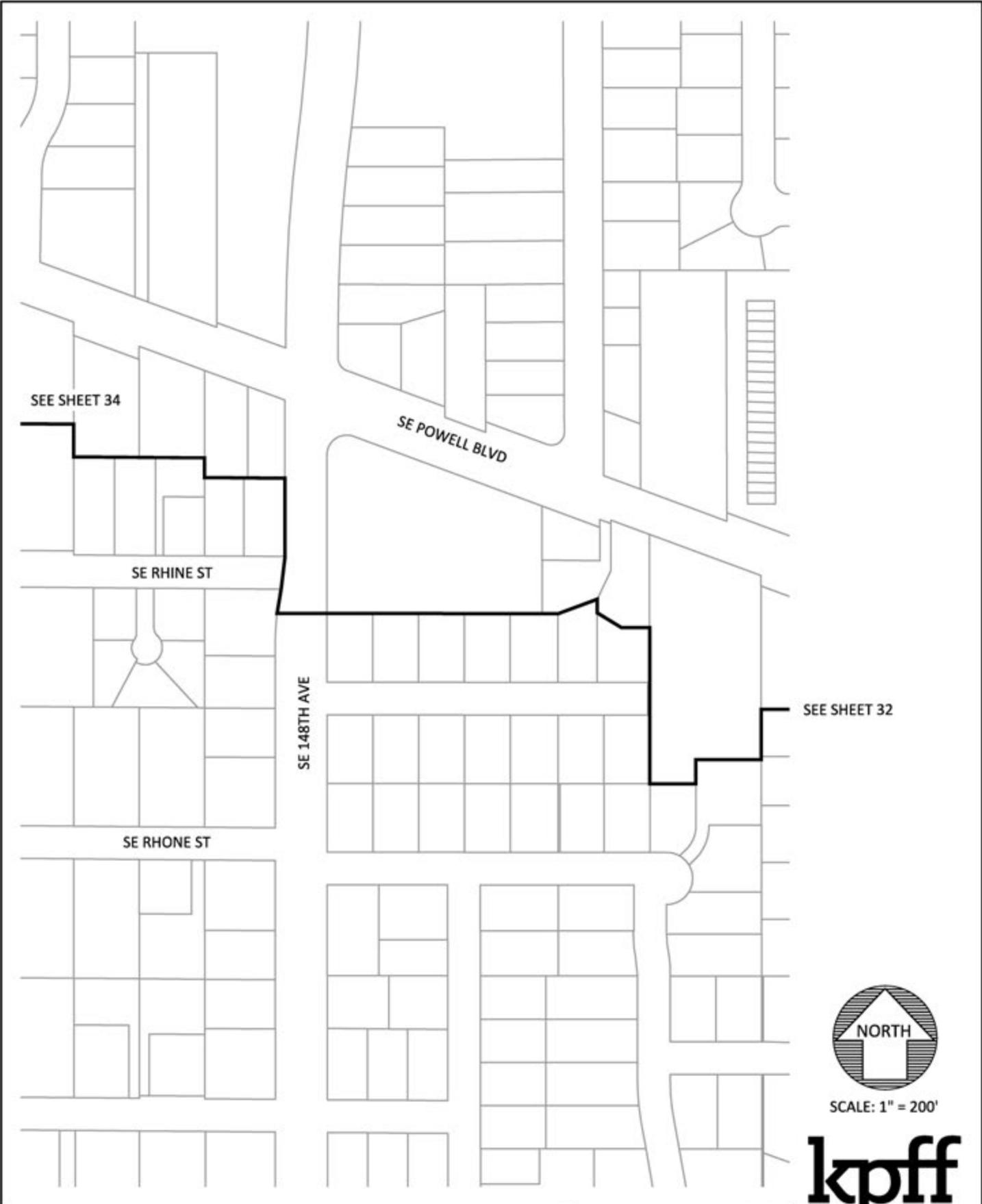
EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	31/67



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SCALE: 1" = 200'

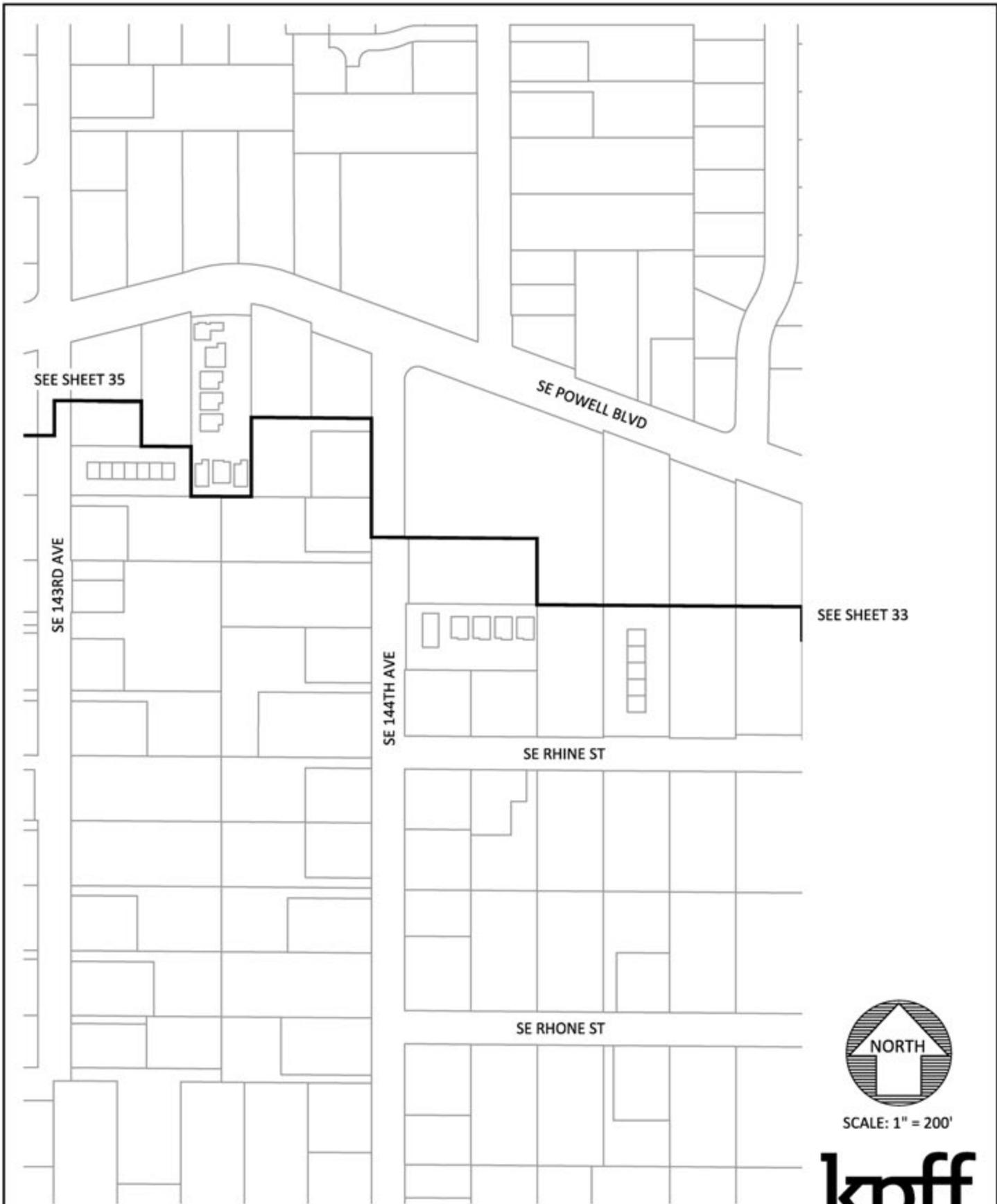


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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	33/67



SCALE: 1" = 200'

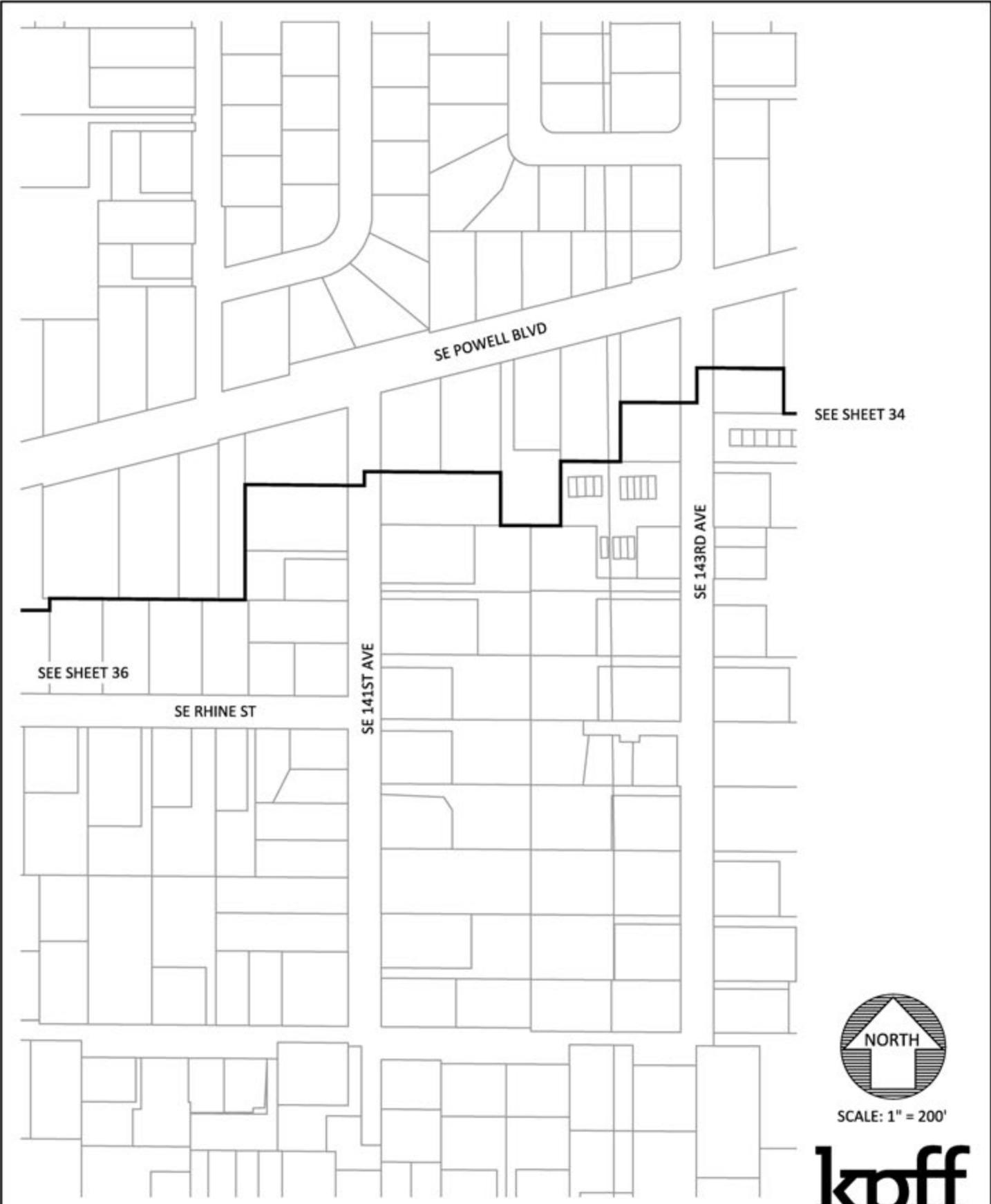


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DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	34/67



SCALE: 1" = 200'

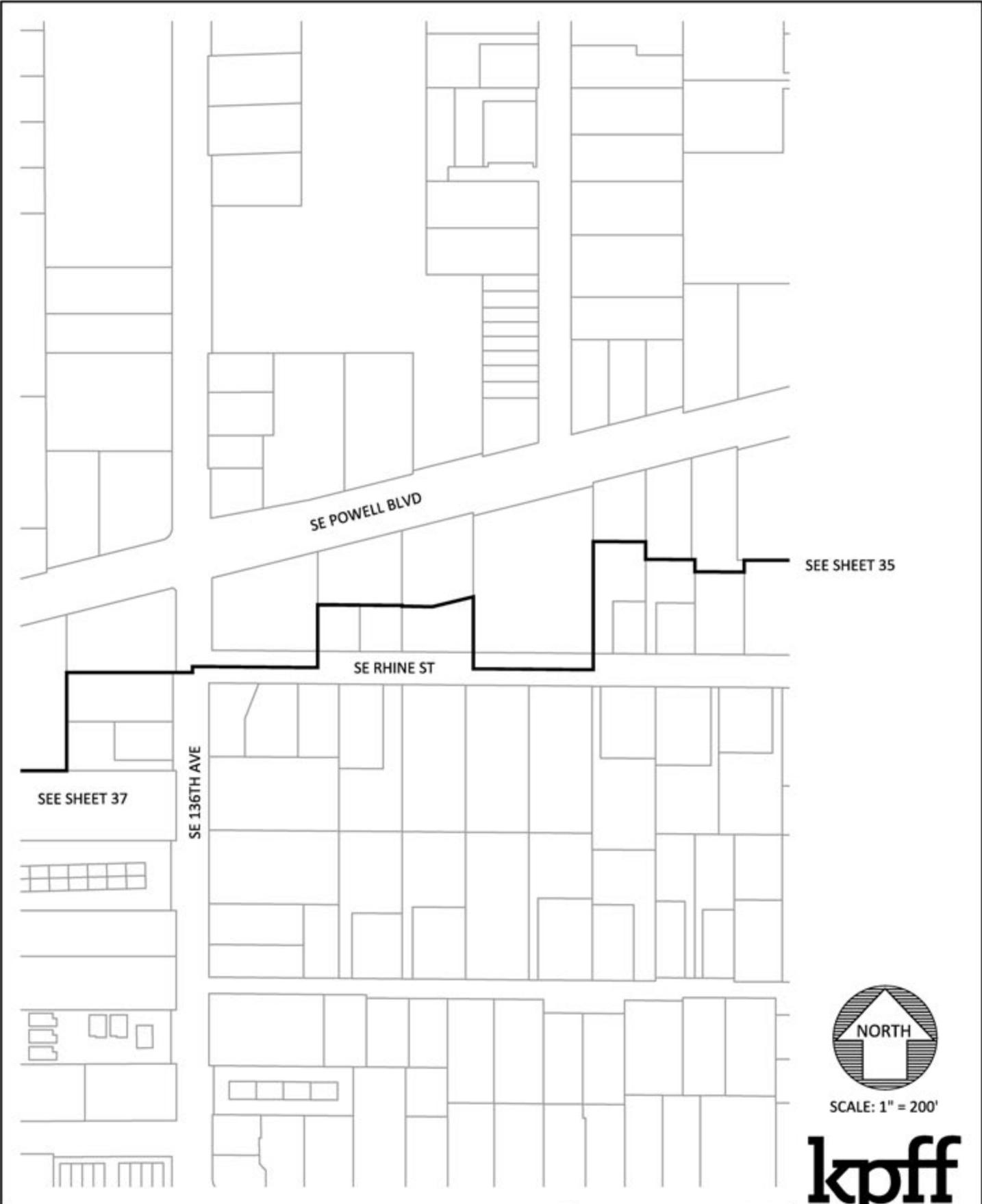


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	35/67



SCALE: 1" = 200'

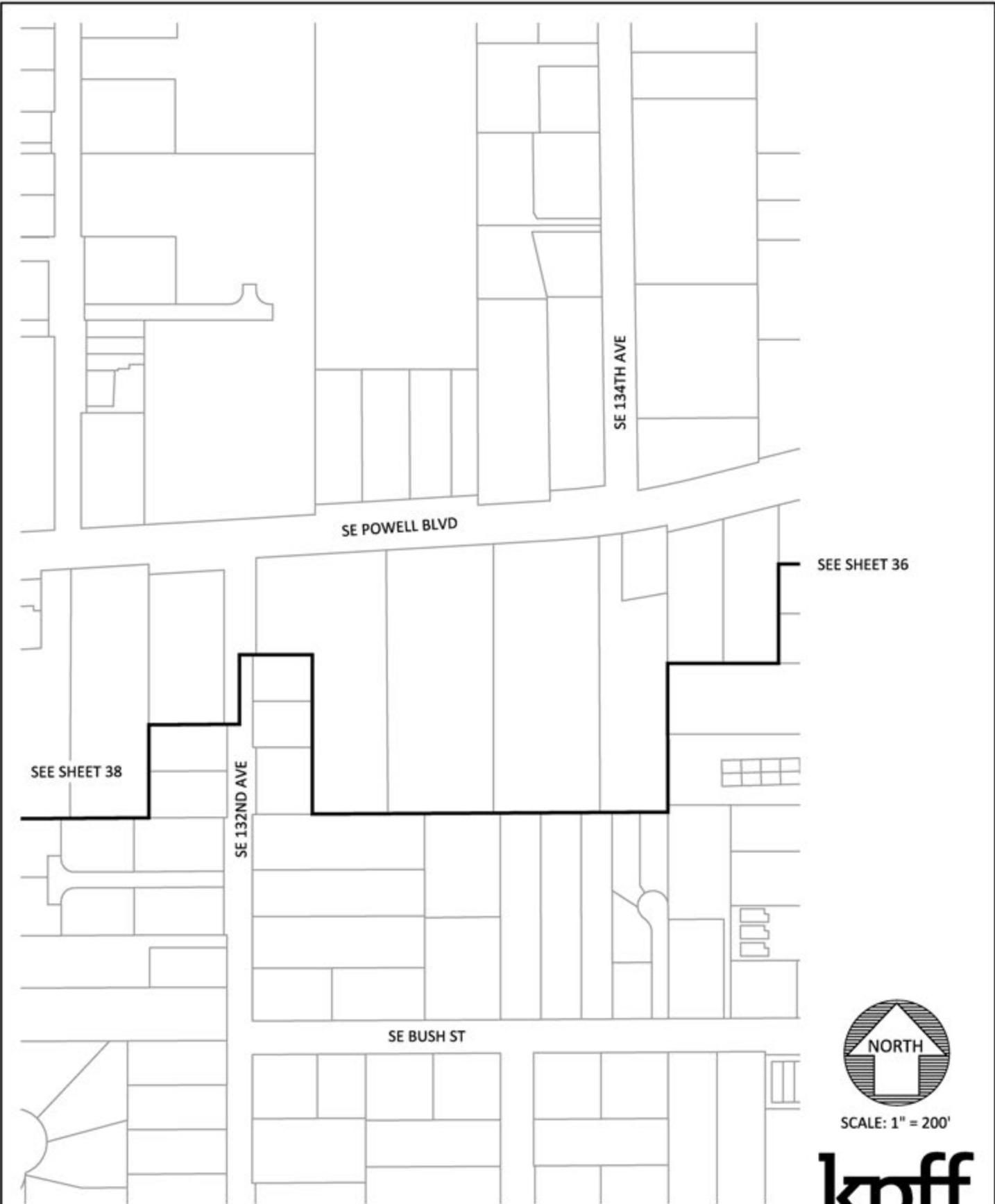


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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PROJECT NO.	2400244
SHEET:	36/67



SCALE: 1" = 200'



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DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	37/67

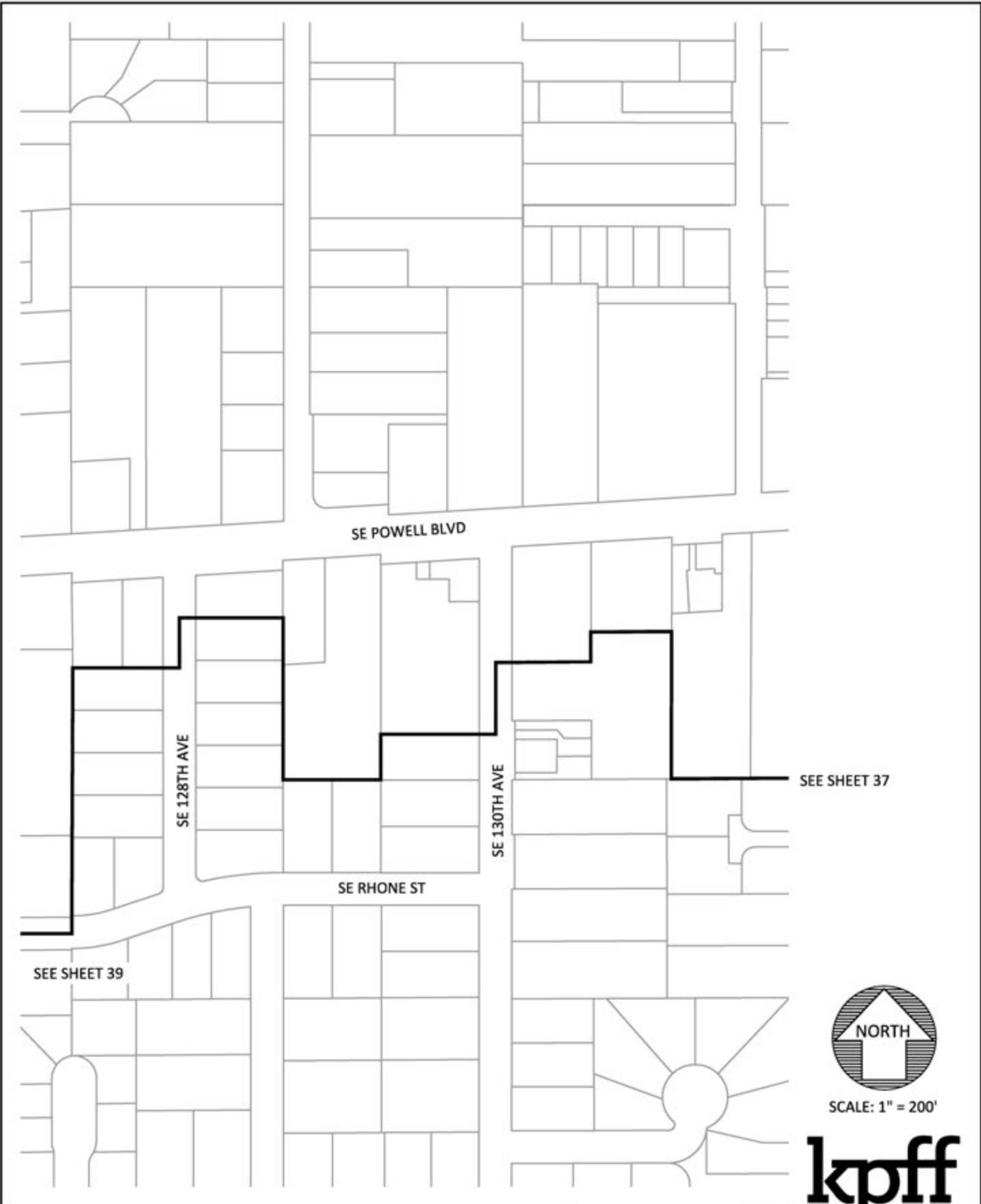


EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

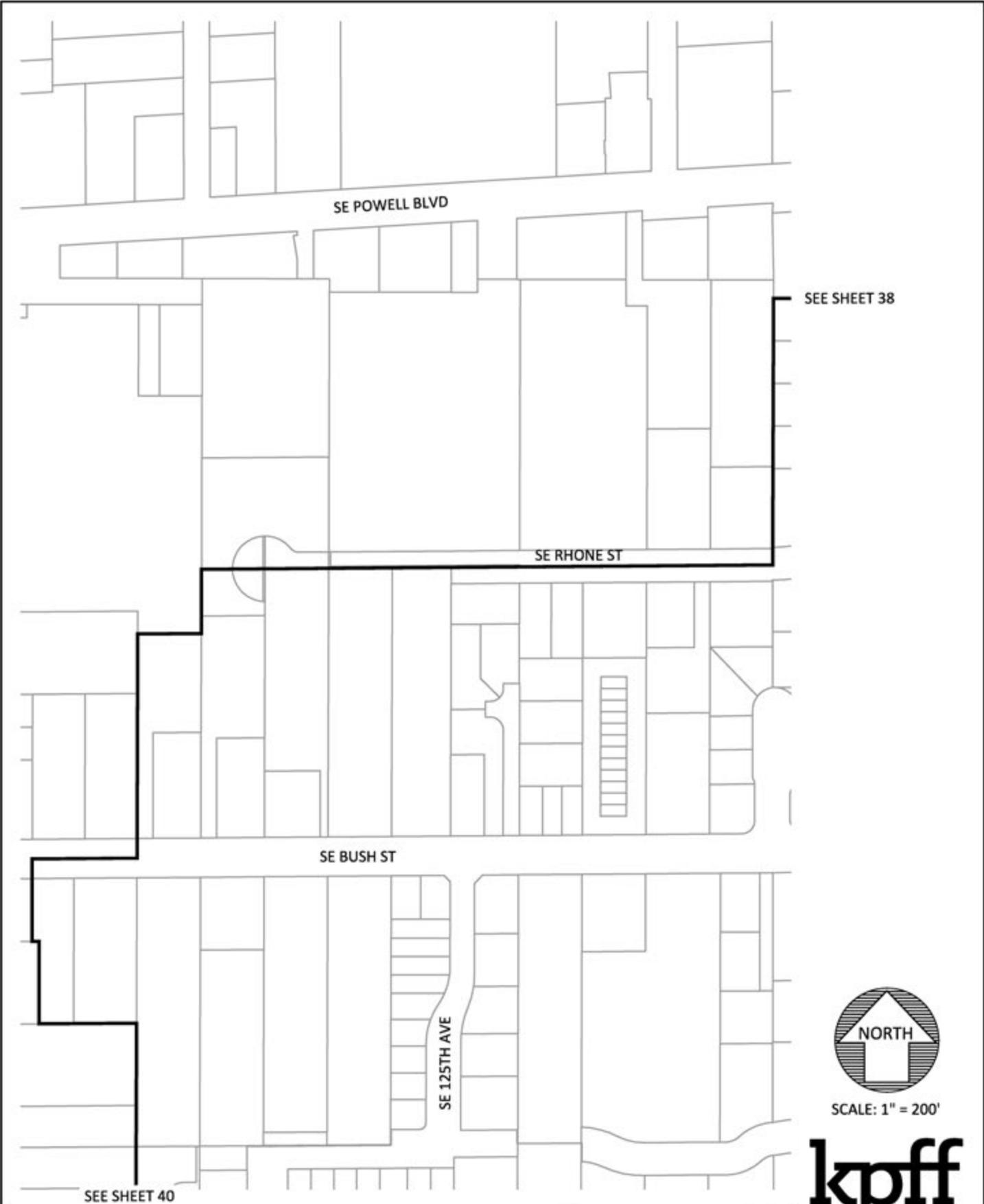
DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	38/67



SCALE: 1" = 200'



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SE POWELL BLVD

SEE SHEET 38

SE RHONE ST

SE BUSH ST

SE 125TH AVE

SEE SHEET 40



SCALE: 1" = 200'

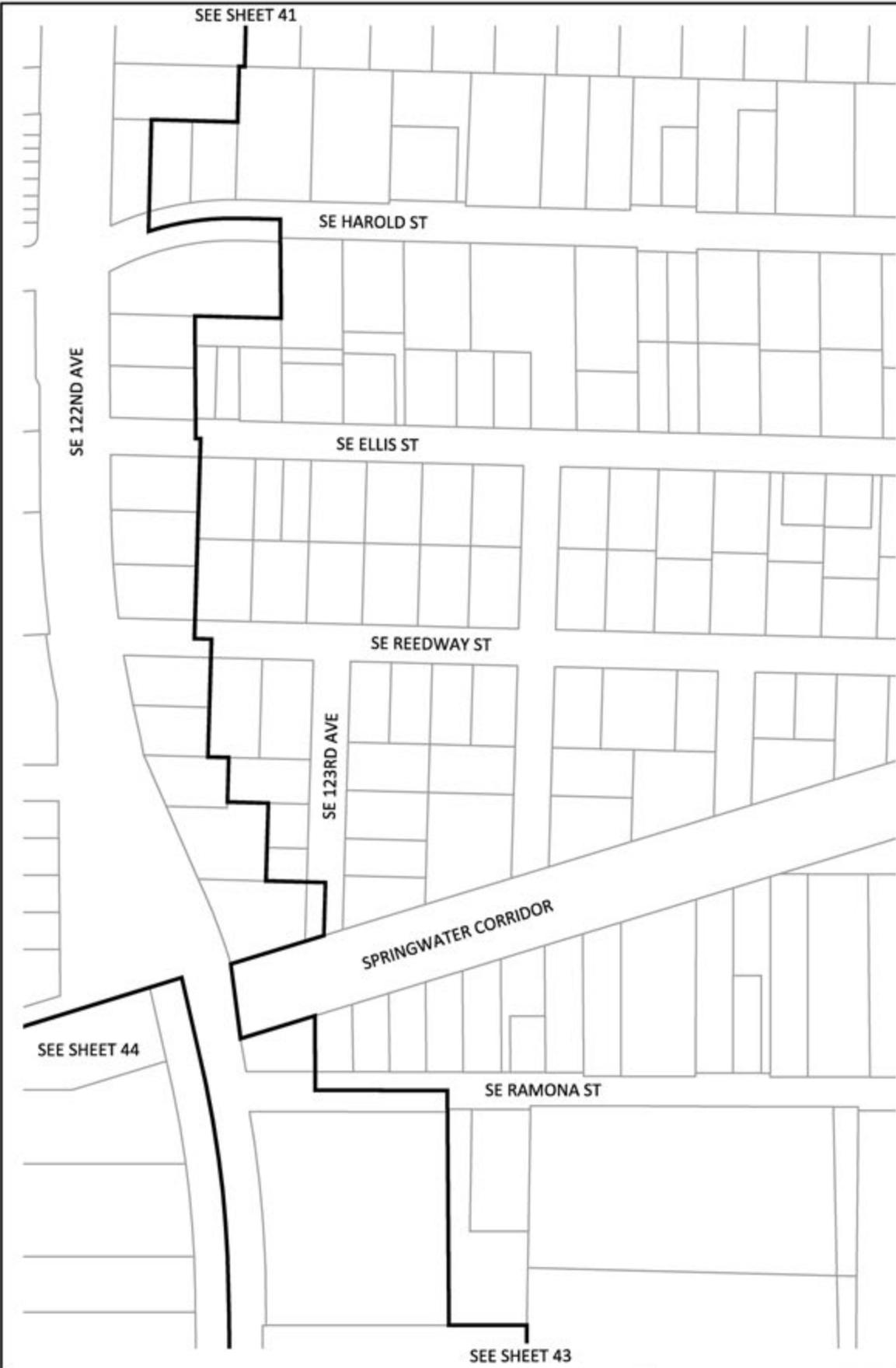


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DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	39/67



SCALE: 1" = 200'

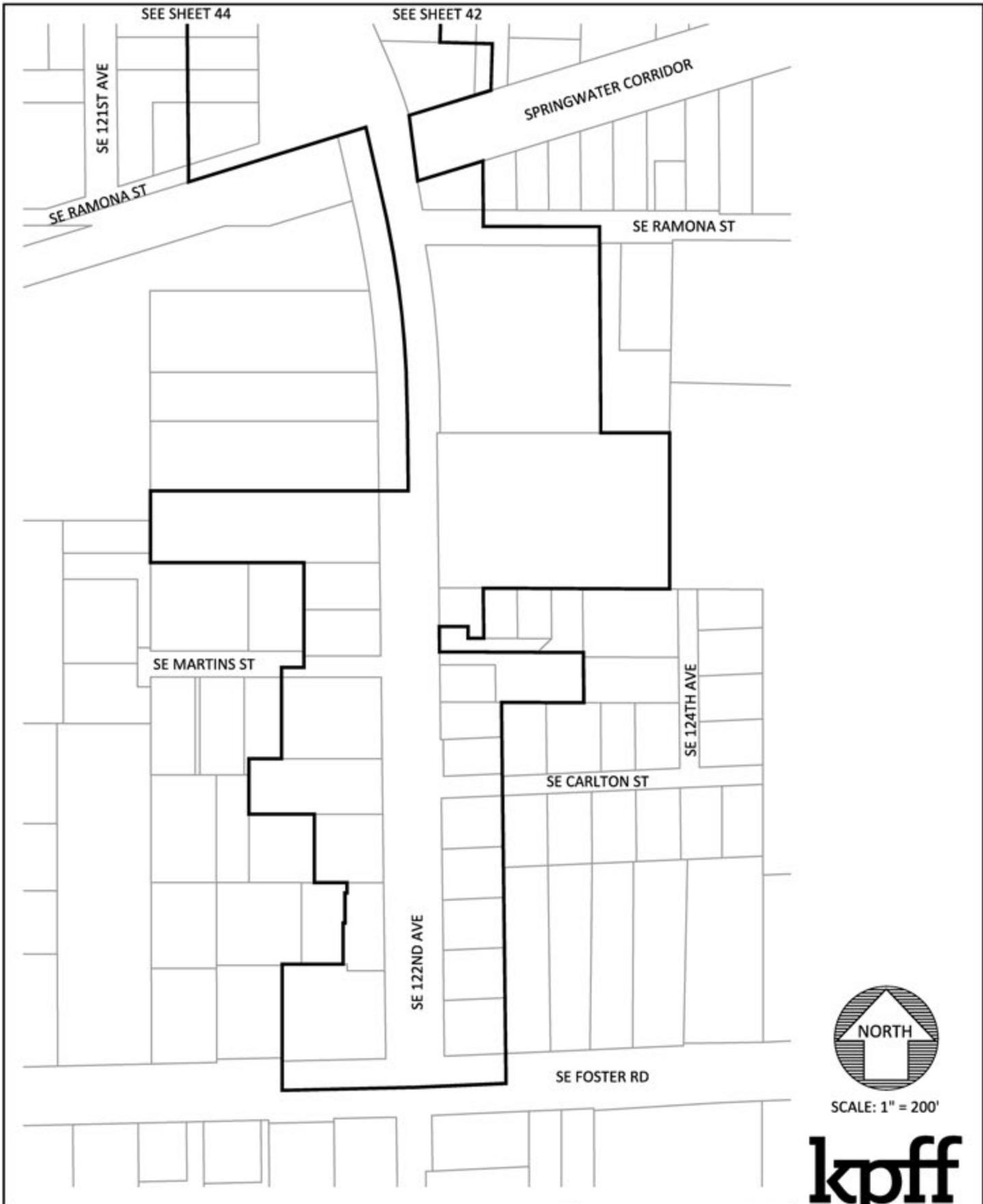


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SHEET:	42/67



SCALE: 1" = 200'



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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	43/67

SEE SHEET 45

SE 121ST AVE

SE HAROLD ST

SE 122ND AVE

SE REEDWAY ST

SE 120TH AVE

SE 121ST AVE

SE RAMONA ST

SEE SHEET 43



SCALE: 1" = 200'



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EXHIBIT B MAP - EAST 205

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DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	44/67

SEE SHEET 46

SE PARDEE ST

SE SCHILLER ST

SE LIEBE ST

SE RAYMOND ST

SE 122ND AVE

SEE SHEET 44



SCALE: 1" = 200'

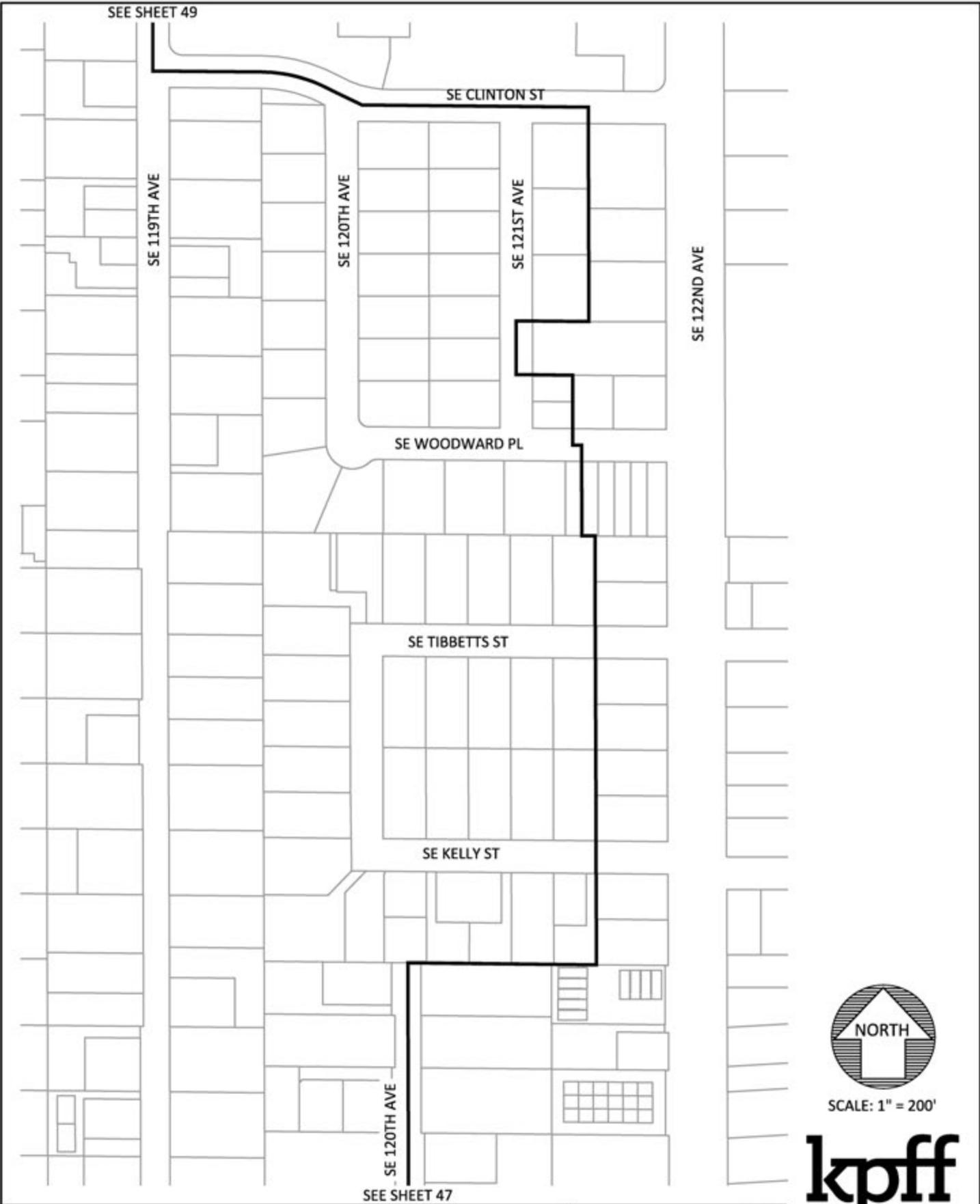


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	45/67



SCALE: 1" = 200'

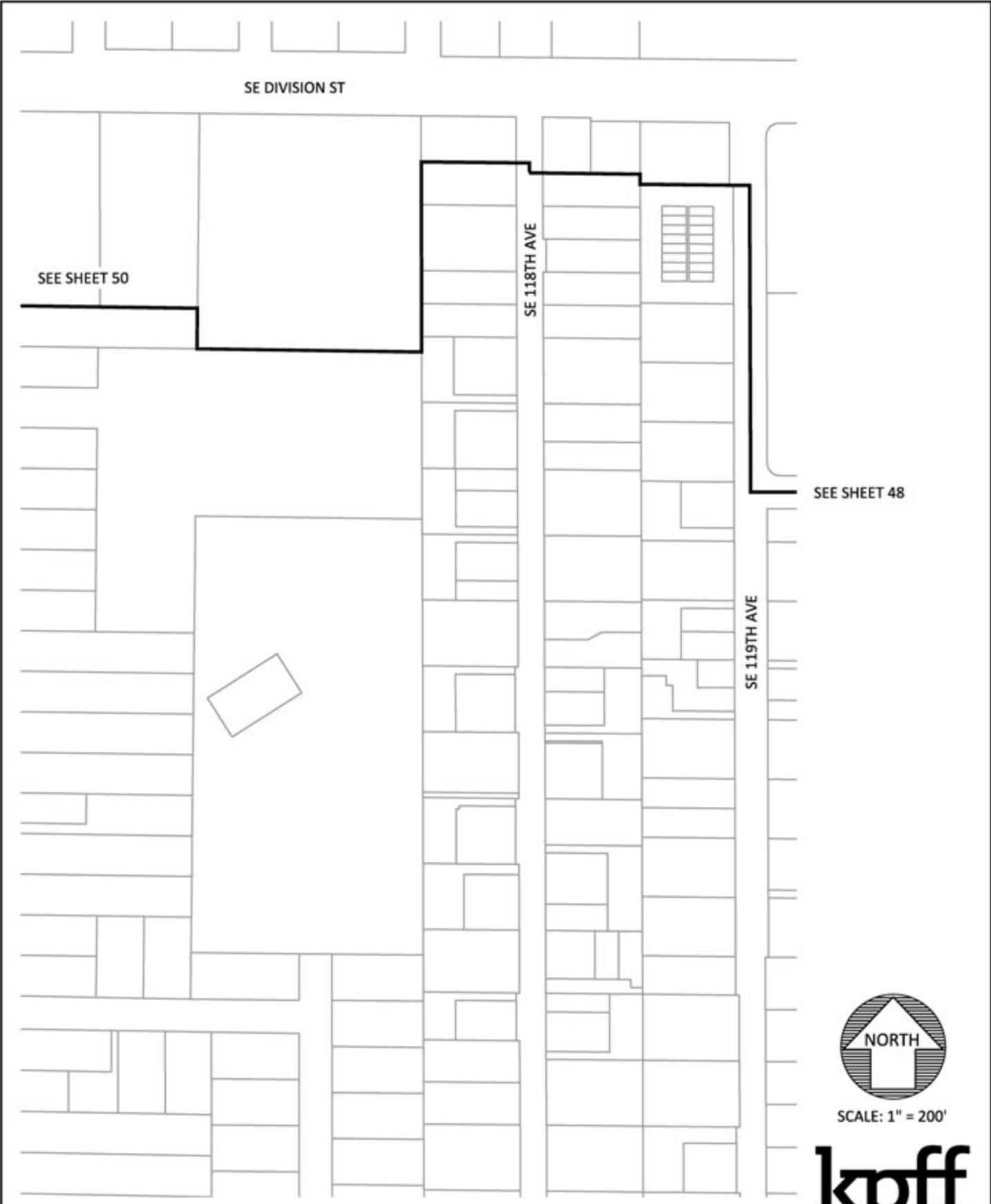


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DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	48/67



SCALE: 1" = 200'

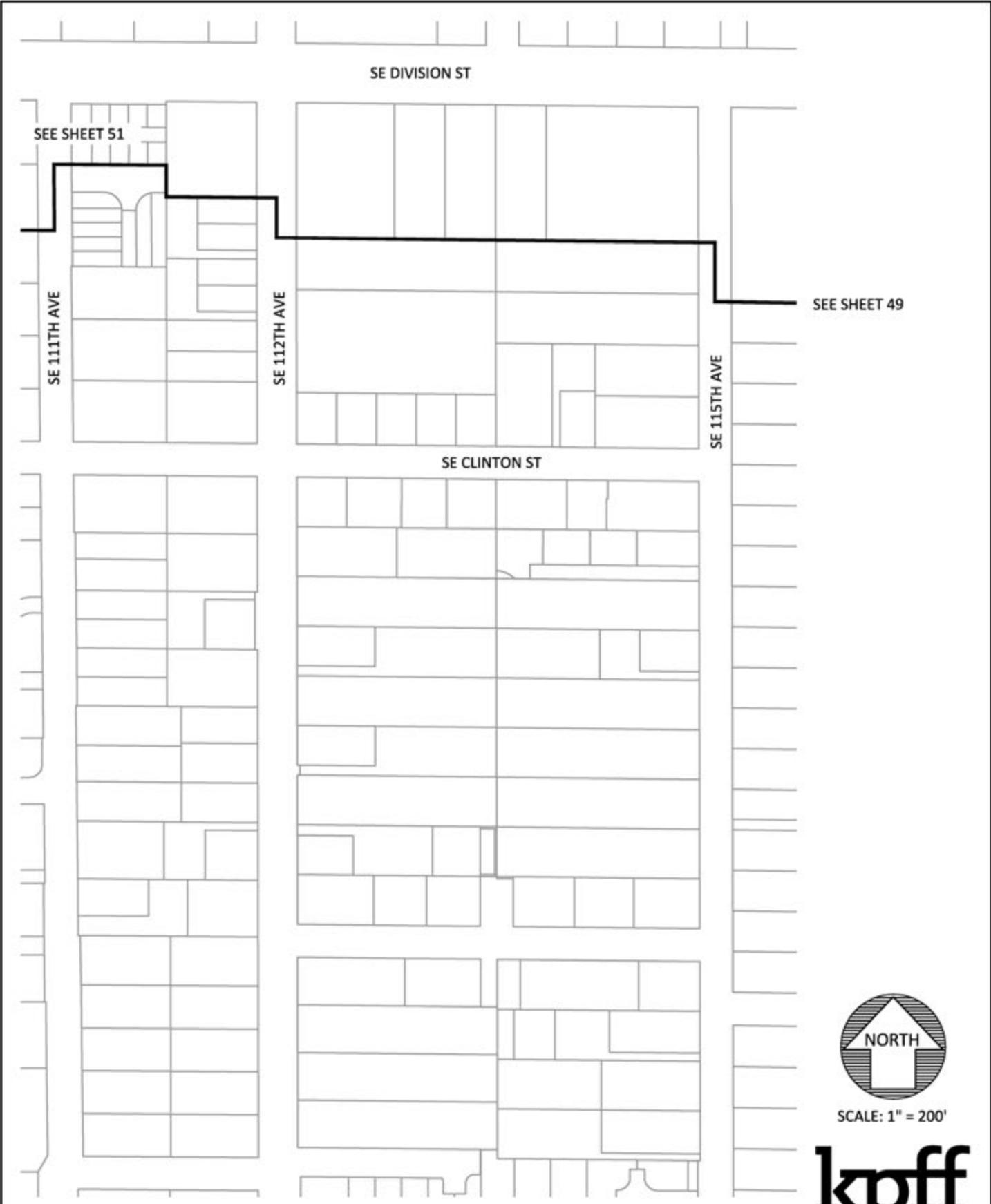


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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	49/67



SE DIVISION ST

SEE SHEET 51

SE 111TH AVE

SE 112TH AVE

SE 115TH AVE

SEE SHEET 49

SE CLINTON ST



SCALE: 1" = 200'



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DATE:	10/1/24
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	50/67



SCALE: 1" = 200'



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	PROJECT NO.	2400244
	SHEET:	52/67

SE DIVISION ST

SE 101ST AVE

SE 103TH AVE

SEE SHEET 52

SEE SHEET 54

SE CLINTON ST



SCALE: 1" = 200'

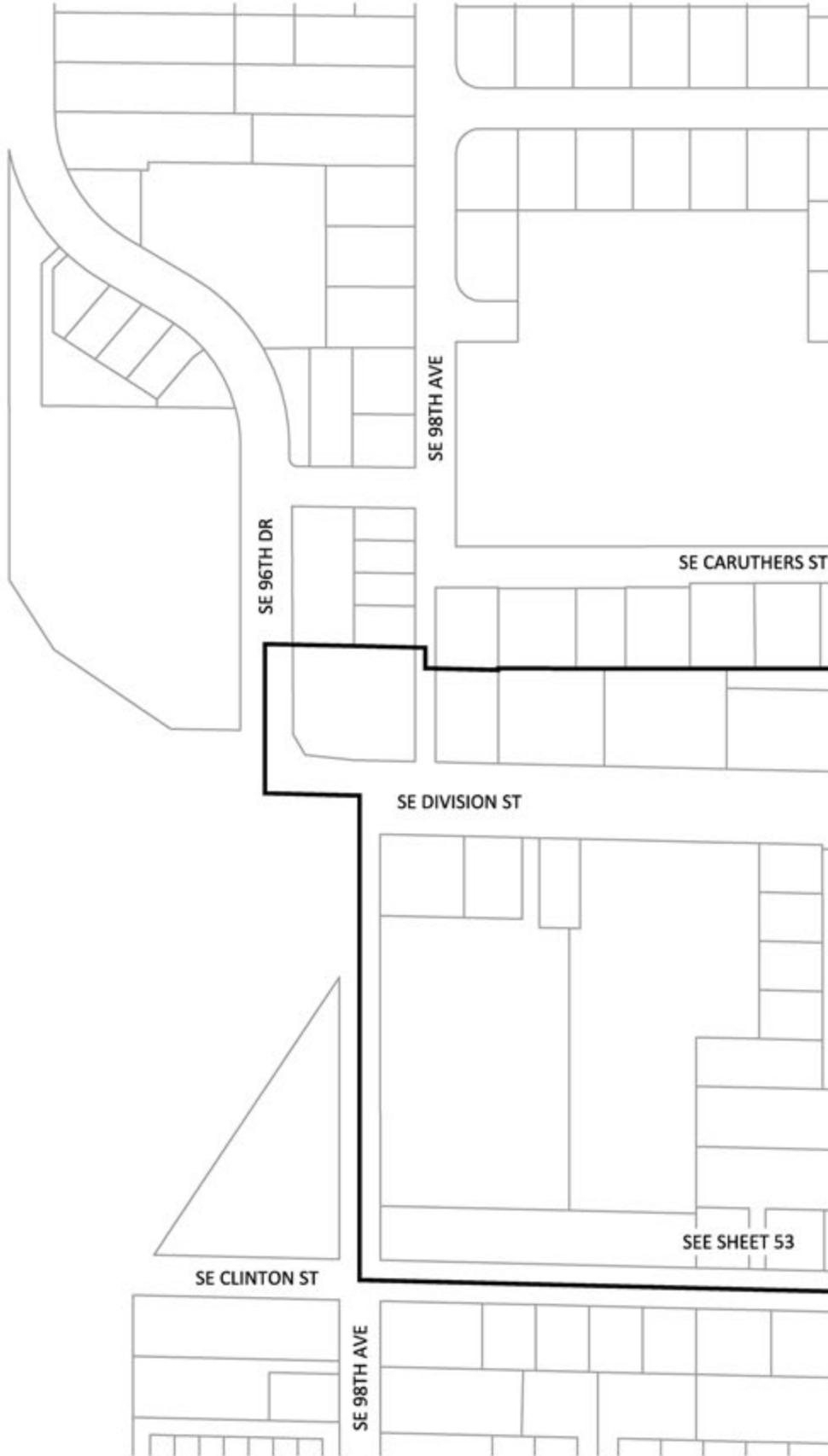


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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	53/67



SEE SHEET 55

SE DIVISION ST

SEE SHEET 53

SE CLINTON ST



SCALE: 1" = 200'

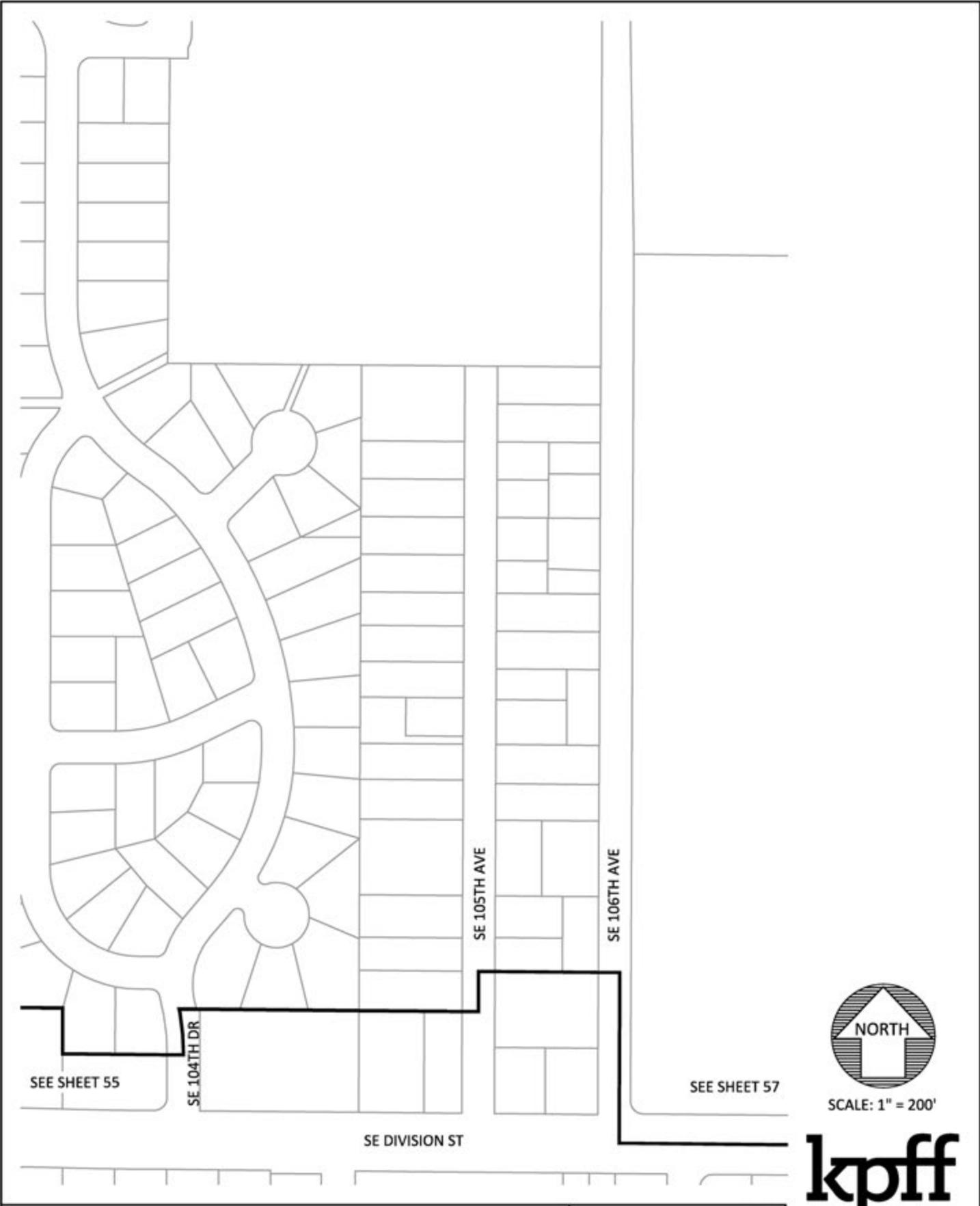


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PROJECT NO.	2400244
SHEET:	54/67



SCALE: 1" = 200'

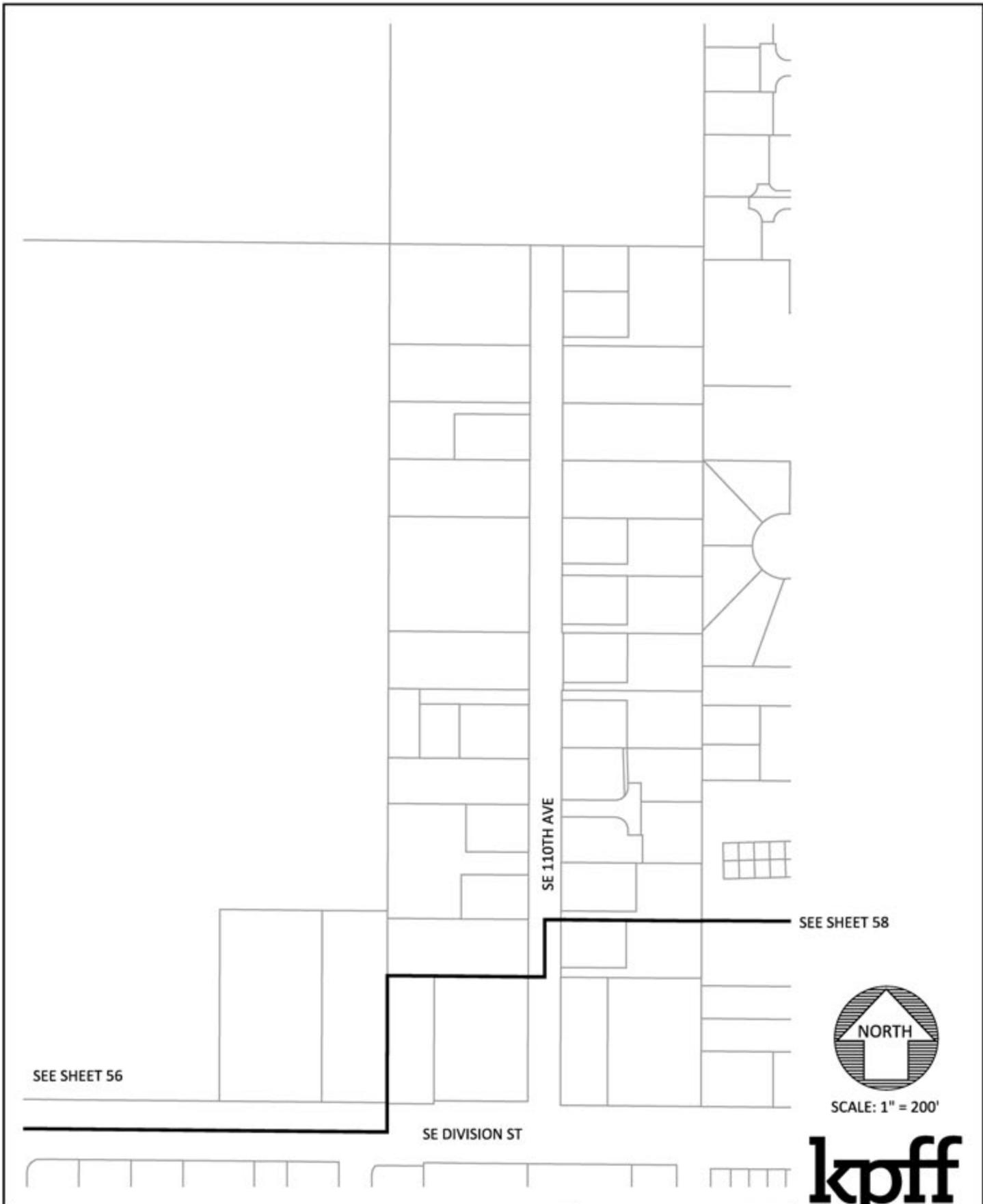


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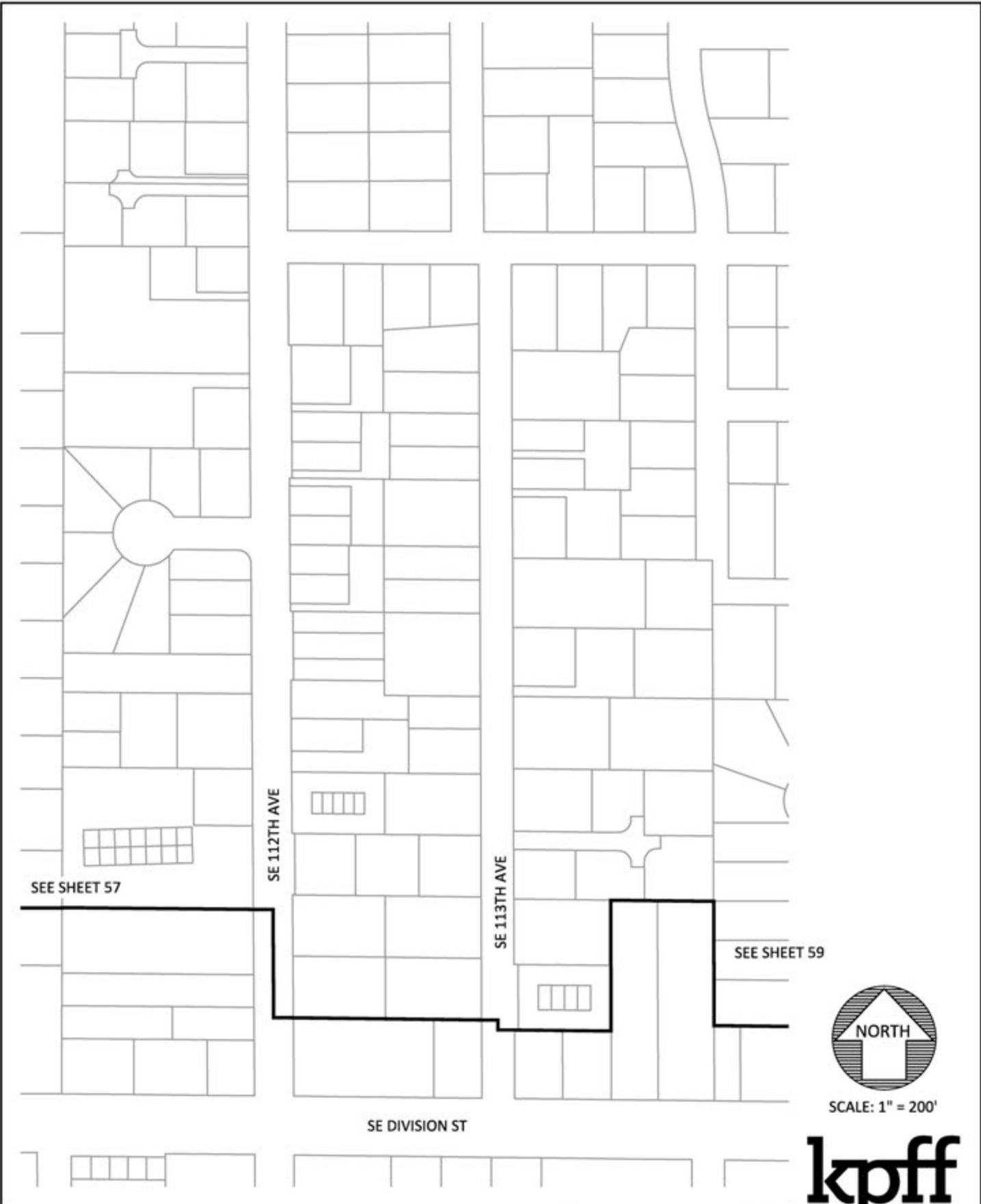
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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PROJECT NO.	2400244
SHEET:	56/67



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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	57/67



SEE SHEET 57

SE 112TH AVE

SE 113TH AVE

SEE SHEET 59

SE DIVISION ST



SCALE: 1" = 200'

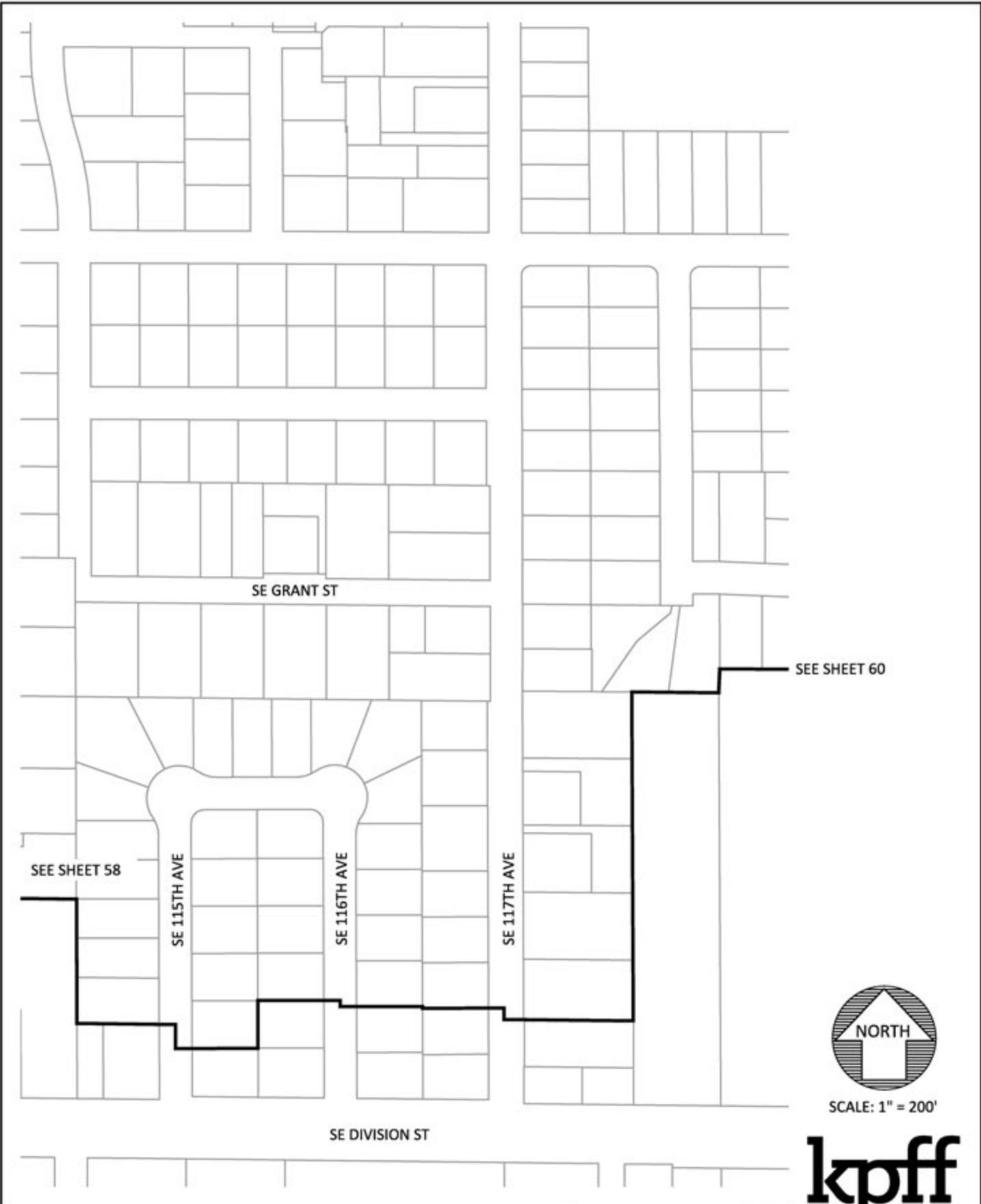


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PROJECT NO.	2400244
SHEET:	58/67



SCALE: 1" = 200'

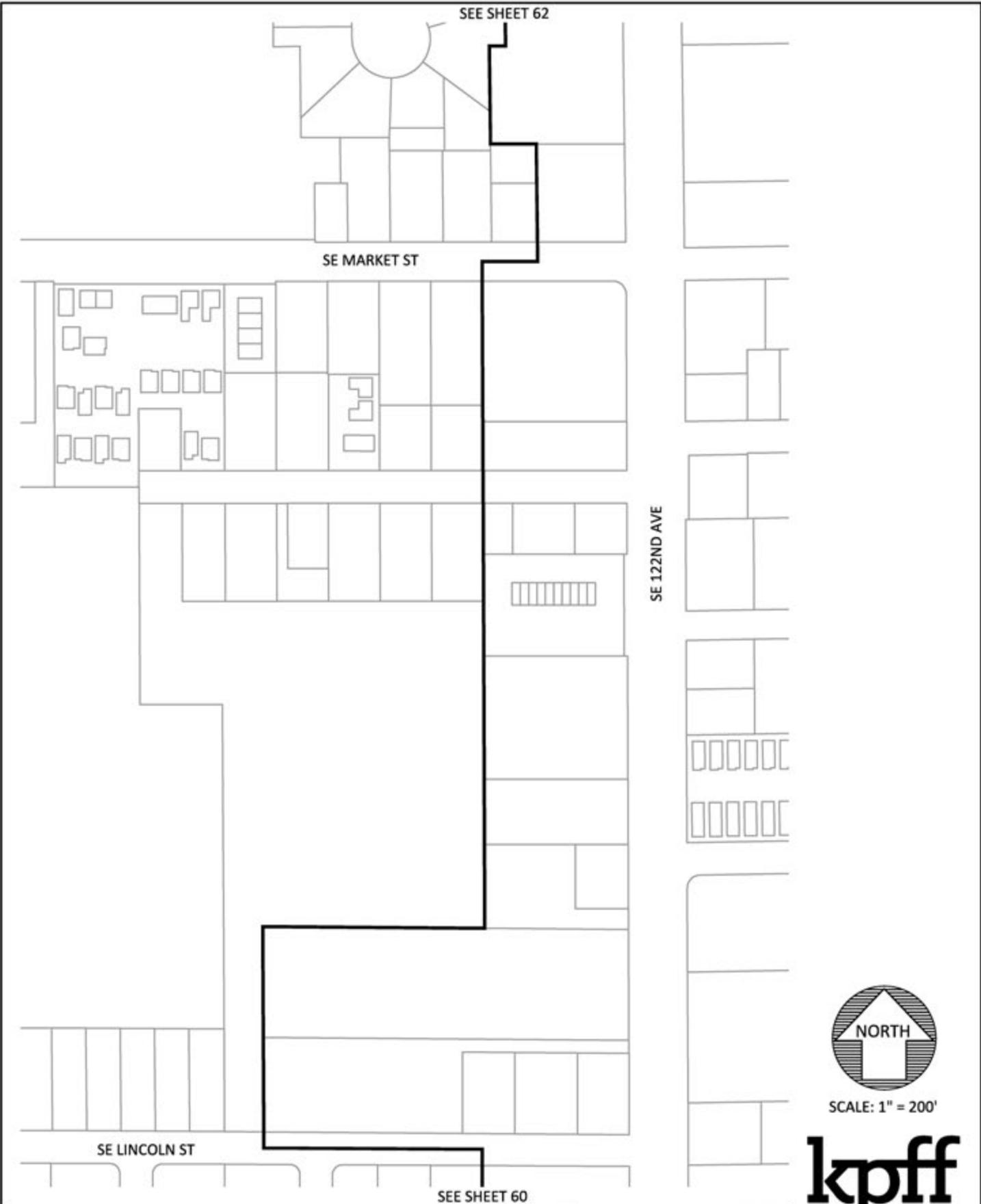


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PROJECT NO.	2400244
SHEET:	59/67



SCALE: 1" = 200'

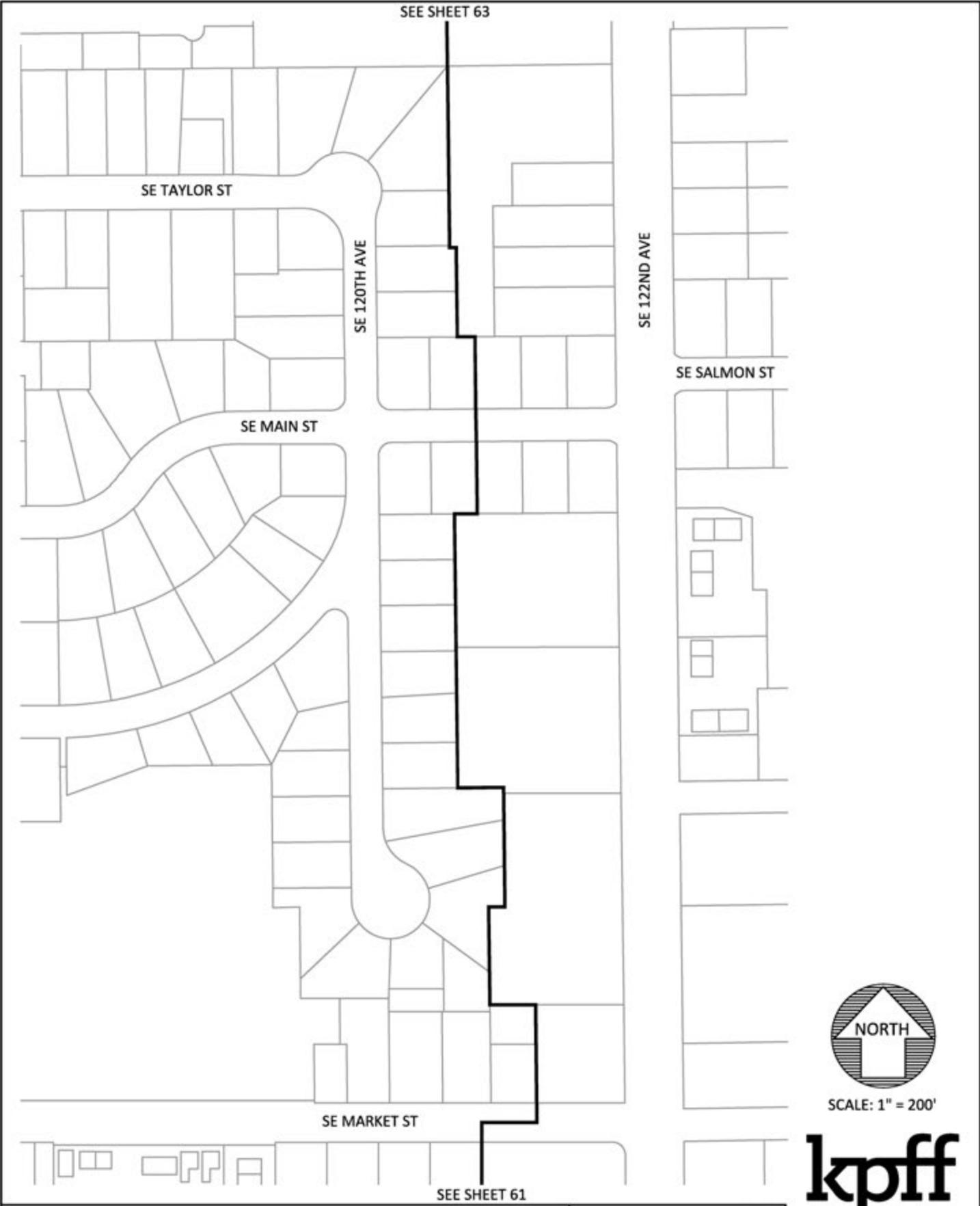


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SHEET:	61/67



SCALE: 1" = 200'



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	PROJECT NO.	2400244
	SHEET:	62/67

SEE SHEET 64



SE STARK ST

S.E. 119TH AVE.

SE 122ND AVE

SE MORRISON ST

SEE SHEET 62



SCALE: 1" = 200'

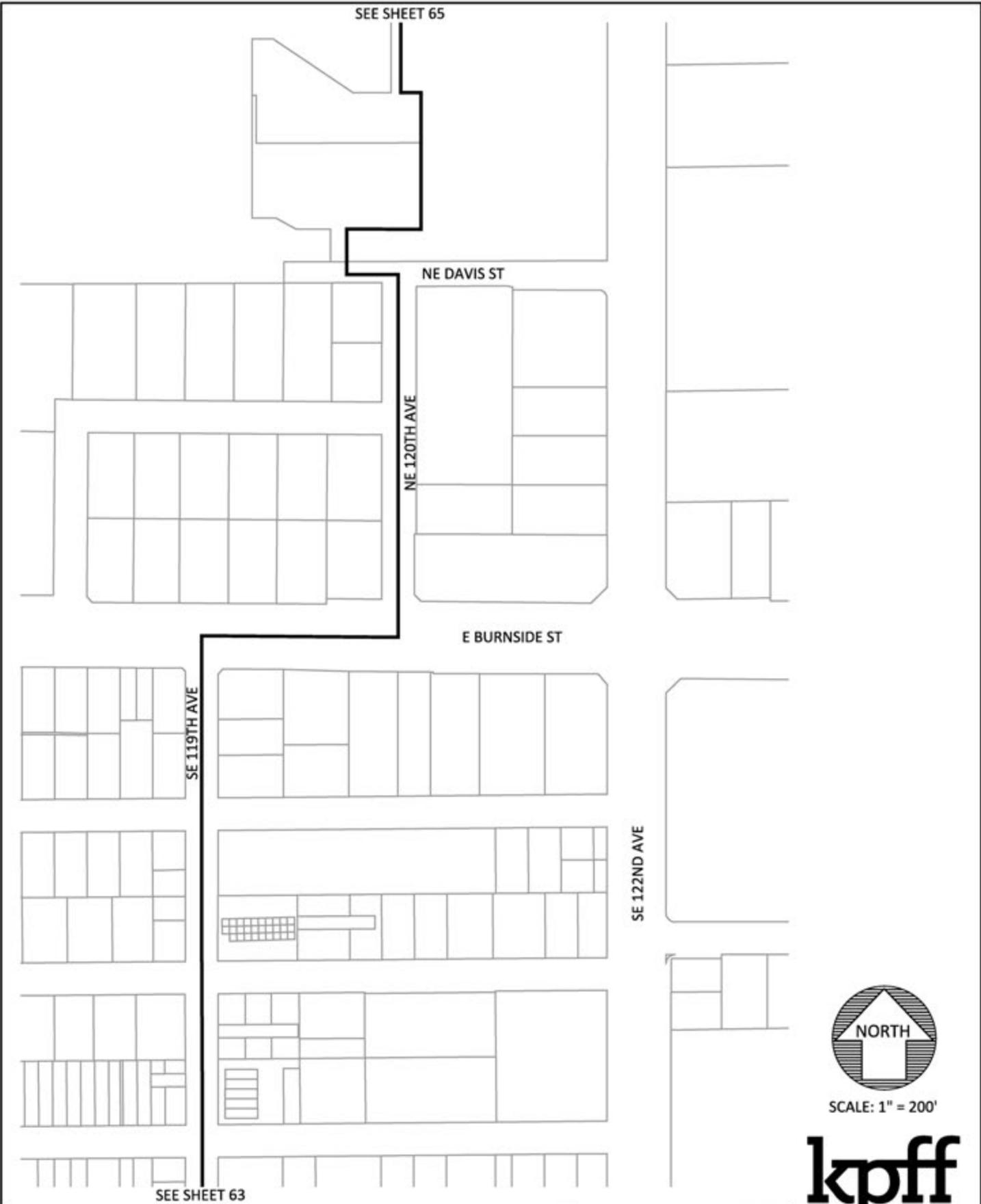


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PROJECT NO.	2400244
SHEET:	63/67



SCALE: 1" = 200'

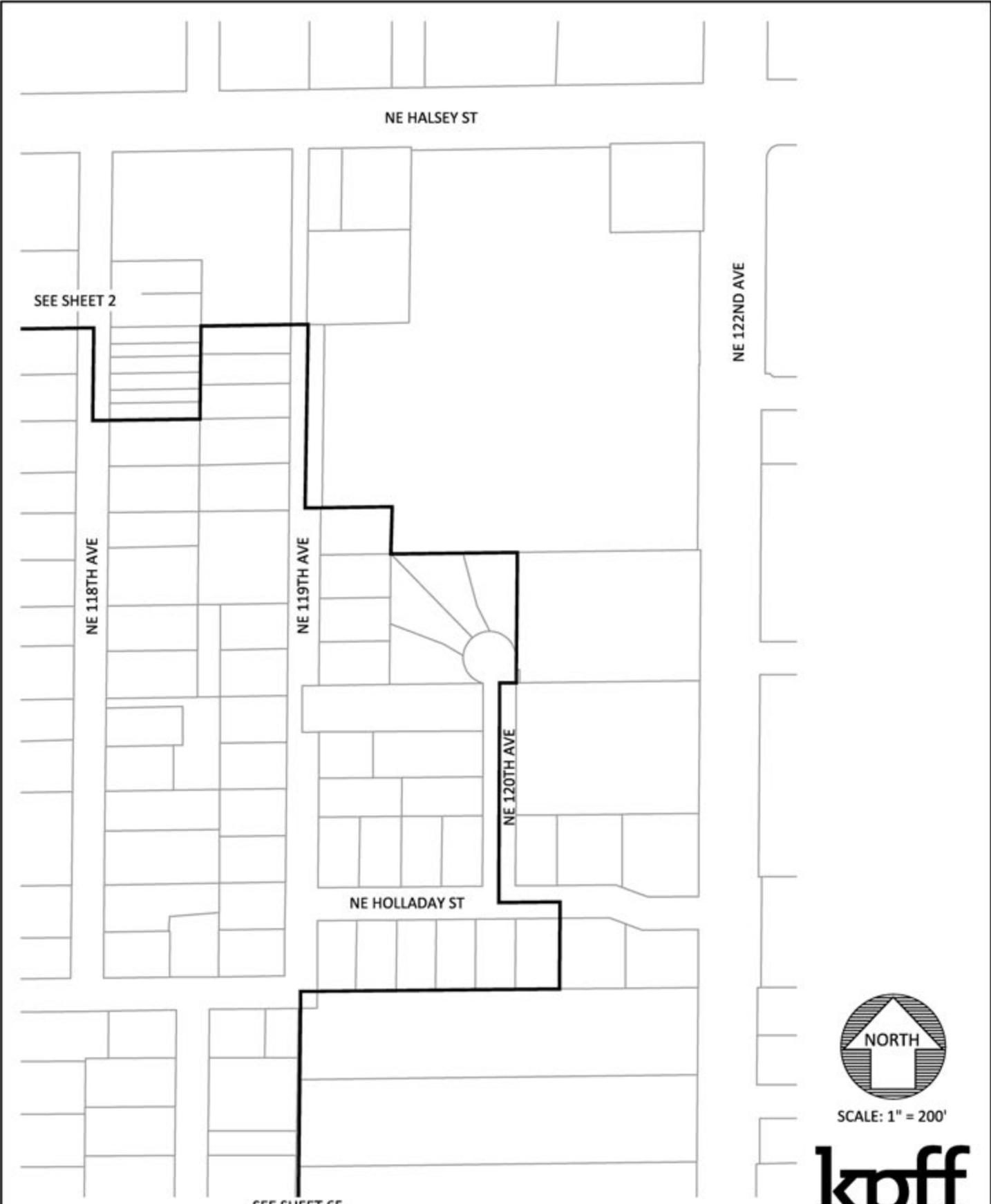


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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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PROJECT NO.	2400244
SHEET:	64/67



SCALE: 1" = 200'

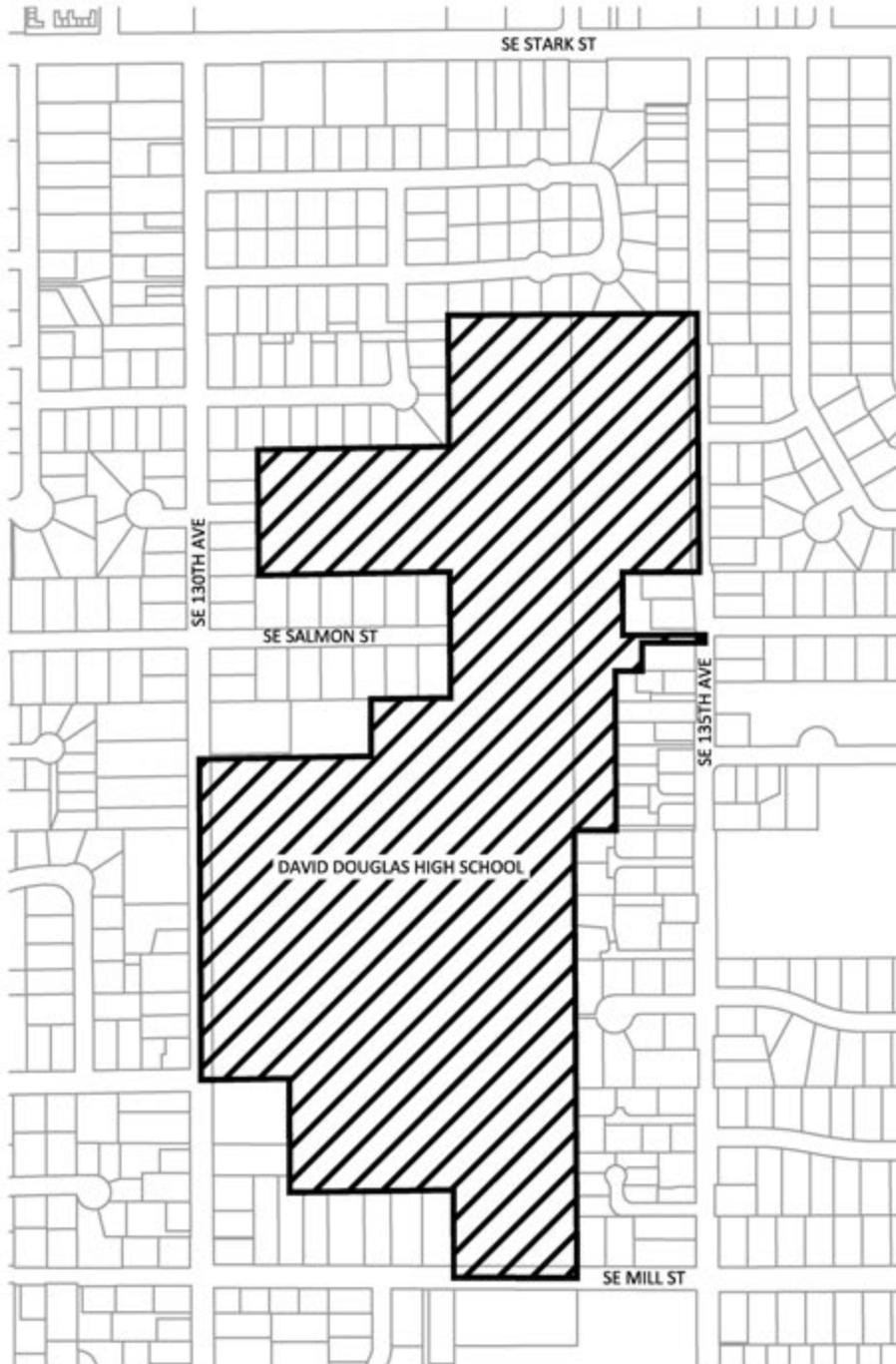


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SHEET:	66/67



SCALE: 1" = 500'

 = EXCLUDE

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EXHIBIT B MAP - EAST 205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	10/1/24
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	67/67

Exhibit B: Public Engagement Summary

The community engagement process sought to gather feedback and insight from a robust range of East Portland stakeholders to inform the TIF district boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensure that the TIF district boundary, plan, and report adequately addressed and prioritized community needs, desires, challenges, and opportunities.

Phase 1: Steering Committee Convening

The engagement process was initiated through the East Portland TIF Exploration Steering Committee and geographically specific Working Groups.

The Steering Committee was comprised of members from public institutions and partners representing affordable housing, economic development, and non-profits. The committee also includes individual community members (e.g., small business owners and residents). These individuals were identified and selected by Commissioner Carmen Rubio's office:

East Portland TIF Exploration Steering Committee Members	
Commissioner Carmen Rubio	Portland City Council
Helmi Hisserich	Portland Housing Bureau Director
Kimberly Branam	Prosper Portland Executive Director
Jeff Renfro	Multnomah County
Jessica Arzate	Multnomah Education Service District
Andy Miller	Our Just Future
Nick Sauvie	Rose, CDC
ShaToyia Bentley	Ebony Collective
Matina Kauffman	Habitat for Humanity
Moe Farhoud	Property Owner
Kevin Martin	Renter
Sabrina Wilson	Rosewood Initiative
Bill Bruce	Raimore Construction
Tye Gabriel	East Portland Chamber
Duncan Hwang	APANO
Alando Simpson	City of Roses Disposal & Recycling
Jonath Colon	Centro Cultural

Qing Tan	Small Business Owner
Mourad Ratbi	Civic Life Interim Director
Lee Po Cha	Immigrant and Refugee Community Organization (IRCO)
Nuhamin Eiden	Unite Oregon
JR Lilly	Former EPAP Advocate
Annette Mattson	Mount Hood Community College

Besides holding a larger conversation on vision and strategy, the Steering Committee was tasked with providing guidance in the overall East Portland TIF exploration process.

This phase of community engagement occurred from August 2023 – August 2024. The topics for these meetings included:

- *Steering Committee Meeting 1:* Goals & Objectives; Role of Steering Committee; Project Background; TIF 101; Project Roles; Process & Timeline
- *Steering Committee Meeting 2:* Refresh Goals & Steering Committee Role; Identifying Areas for Working Group Exploration; Scenarios & Key Considerations; Guidance to Working Groups
- *Steering Committee Meeting 3:* Working Group Materials – Exploration Maps & Acreage; Quantitative Data; Existing Plans & Priorities; Working Group Kick-Off and Roles – Roles Refresh; Steering Committee Volunteers; Open Call Seats & Selection Process
- *Steering Committee Meeting 4:* Working Group Selection Update; Recommendations for Working Groups; Data, Plans & Engagement Context; Working Group Engagement Guidance
- *Steering Committee Meeting 5:* Introduction to Basecamp; Working Group Updates; Implementation Principles Discussion; Introduction to Governance
- *Steering Committee Meeting 6:* Process Check-In; Engagement & Working Group Updates; Governance
- *Steering Committee Meeting 7:* Roles & Responsibilities Refresh, Topics, Timeline; Working Group Updates; Governance Structures – Scope, Scenarios Discussion; Governance Charter Discussion; Scope & Membership Discussion
- *Steering Committee Meeting 8:* Roles, Working Group Updates, Governance Charter Discussion, Committee Scope and Membership
- *Steering Committee Meeting 9:* Community Engagement Update; ECONorthwest TIF Performance Report Presentation; Lessons & Implications for East Portland TIF Exploration & Plan Development
- *Steering Committee Meeting 10:* Plan Document Orientation, Jurisdictional Partner Impacts; Engagement to Date Summary
- *Steering Committee Meeting 11:* Plan Document Orientation, Review Process and Timeline, Engagement Themes by Section, Next Steps

- *Steering Committee Meeting 12: Draft Plan Summaries; Jurisdiction Partner Impacts; Vote on Alignment of Draft District Plans with City Council Resolution guidance*

Feedback from this phase of engagement:

- Exclude from consideration areas with high assessed value
- Need to go south (as far south as Holgate – 82nd & E of 205)
- Balance residential with commercial
- Engage culturally specific organizations in addition to the neighborhood associations
- Reduce housing insecurity, displacement, and houselessness
- Develop affordable housing that is beautiful, includes green space, and enhances wellbeing
- Affordable homeownership and rental opportunities
- Increase rates of BIPOC home and business ownership
- Projects and programs that help build generational wealth for BIPOC community members
- Support small businesses and community-serving retail/services
- Priority for economic growth for marginalized populations
- Balance between housing and economic growth
- Equitable development and investment on opportunity sites that increase living wage job opportunities
- Projects that help meet daily needs within community

Phase 2: Working Group Priorities

Geographically focused Working Group members were selected through an open call for applications. Applications were made available in English, Spanish, Chinese, Russian, Somali and Vietnamese. A five-member selection panel was assembled to select Working Group members. Each exploration area panel included the two Steering Committee members who would also serve on their respective Working Group, one Prosper Portland staff member, one PHB staff member, and the East Portland Action Plan (EPAP) Advocate.

The East 205 Working Group was comprised of 14 community members with deep knowledge and connection to the exploration area including residents, employers, business owners, affordable housing advocates, a realtor, and representatives of neighborhood/business associations, school districts, cultural/community organizations and advocacy groups:

East 205 Working Group Members	
Karen Wolfgang	Resident
Annette Mattson	Mount Hood Community College
Sabrina Wilson	The Rosewood Initiative
Lisha Shrestha	Division Midway Alliance

Ken Richardson	David Douglas Superintendent
Mike Devlin	
Kristin Romaine	Resident
Ali Omar Ibrahim	Africa Youth & Community Organization
Amanda Pham Haines	Unite Oregon
Jennifer Parrish Taylor	Urban League of Portland
Ana Meza	Rose CDC
Marie Josee Kangabe	East Portland Action Plan Advocate
Blanca Jimenez	Resident
Giovanni Bautista	Resident

Working Group members were tasked with providing their expertise regarding the community’s needs, desires, challenges, and opportunities. The community engagement strategy, TIF district boundaries, visions, values, goals, project list, priority communities’ definition, investment priorities, and governance considerations were all developed in tandem with the Working Groups based on their feedback and input.

The working group met twice a month for two-hour sessions from December 2023 – July 2024 (excluding June with a joint session at the beginning of the month). Additionally, the Steering Committee and Working Groups reconvened in three joint sessions at key milestones during this phase of engagement. The topics for these meetings included:

- *Joint Steering Committee / Working Group Meeting 1:* Context; Steering Committee and Working Groups Roles & Responsibilities; East Portland TIF Exploration Values, Vision, and Goals
- *Working Group Meeting 1:* Background & Context; Vision, Values, and Goals
- *Working Group Meeting 2:* Engagement
- *Working Group Meeting 3:* Boundaries
- *Working Group Meeting 4:* Boundaries
- *Working Group Meeting 5:* Governance Structure
- *Working Group Meeting 6:* Governance Structure
- *Working Group Meeting 7:* Project List
- *Joint Steering Committee / Working Group Meeting 2:* Community Engagement Update; EcoNorthwest TIF Performance Report and Discussion
- *Working Group Meeting 8:* Project List
- *Working Group Meeting 9:* Governance
- *Working Group Meeting 10:* Project List – Priorities and Percentages; Priority Communities

- *Joint Steering Committee / Working Group Meeting 3*: Process Update; Plan, Report and Governance Charter Orientation; Financial Impacts on Taxing Jurisdiction Partners; Engagement to Date; Public Comment
- *Working Group Meeting 11*: Review/Discuss Draft Plans, Address Outstanding Issues
- *Working Group Meeting 12*: Review/Discuss Draft Plans, Address Outstanding Issues
- *Working Group Meeting 13*: Decision to Move Forward, Pause or Stop

Feedback from this phase of engagement:

- Prioritize unused vacant spaces for development opportunities
- Prioritize dense residential zoning areas
- Remove David Douglas school district
- Remove Glendoveer Golf Course and residential areas north of Glisan except along 122nd
- Extend north along 122nd to Halsey
- Anchor with Rosewood Initiative and Division-Midway Alliance Neighborhood Prosperity Networks
- Include as much area N/S along 122nd as possible
- Include extension west on Division
- Remove extension west on Powell
- Remove properties south of Powell except along 122nd
- Extend east to the City Limit
- TIF funds eligible for street lighting and pedestrian safety improvements and stormwater/drainage improvements
- TIF funds eligible for parks to improve accessibility and address underdeveloped spaces
- TIF funds not eligible for large transit projects, wetland/natural area restoration, or traffic islands

Phase 3: Community Project Manager Engagement

There was a robust effort to engage the broader community in the TIF exploration process which included hiring a community project manager to facilitate engagement opportunities and be a resource for the community throughout this process. This phase of engagement occurred between January – July 2024.

The community project manager used several modes of communication to engage the community in the TIF process. A survey was created to capture the communities' TIF understanding, their concerns with using this tool, and what they see as redevelopment priorities for their community. The survey was translated into seven languages in addition to English including Spanish, Chinese, Somali, Arabic, Russian, Vietnamese, and Karen and has received 223 responses to date. A short informational video was also created by the Community Project Manager and the Rosewood Communications team and shared on social media platforms to ensure broad accessibility and has received over 130 views to date.

In-person public engagement was a collaborative effort from the community project manager in partnership with the Rosewood Initiative, Historic Parkrose, and The Jade Districts. Each organization hosted one Community Open House. Information regarding these events was distributed through email lists, organizational newsletters, social media, and word of mouth. The Community Open House presentation was given four times in English and translated into Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali. There were more than 100 registrants and participants.

In addition to in-person open house events, the community project manager was available to meet with community members and organizations on an individual basis upon request. To date, the community project manager held 47 scheduled one-on-one conversations with individuals and community organizations including the President of the National Association of Minority Contractors (NAMC), the Founder of HOLLA Mentors and School, the Executive Director of Imagine Black, and their staff.

The engagement included a quick overview of the TIF process, examples of what TIF has funded in other districts an interactive activity that captured the ‘must haves’, ‘concerns’, and questions of the community. A shared concern is the displacement of the community, especially those that have already been displaced in previous TIF districts, but also affordability; the concern around maintaining affordability in a redeveloped neighborhood. This comprehensive approach ensured that diverse community voices were heard and that the TIF process was made transparent and accessible to all community members.

Other district specific themes/highlights from the open houses included:

- This is a very diverse community with over 143 languages spoken in this district. There was a large Nepali presence.
- Safety concerns include the need for safe streets and walking passages. The community needs more traffic and walking signals, especially on SE Holgate and SE Clinton.
- There is a strong desire for a Cultural Community Center where they can gather.
- Infrastructure improvements included updated infrastructure to the parks and green spaces and a full-service grocery store.
-

Phase 4: Prosper Led Engagement

In addition to the work of the community project manager, Prosper staff facilitated a range of engagement activities including events, twice monthly virtual office hours, regular email updates to interested parties, 1:1 conversations with community members, and briefings to community organizations. This phase of engagement occurred between January – July 2024.

Prosper kicked-off engagement efforts with a community leader luncheon on March 1st, 2024, from noon – 2 pm at the Y. O. U. T. H. Center to initiate relationships with community partners on broader outreach efforts. Community/culturally specific organizations identified by working group members to assist with community outreach were directly invited to attend this event.

Prosper Portland initiated contracts with the following organizations to conduct community outreach regarding East Portland TIF Exploration:

- Ebony Collective
- Oregon Walks
- Black Community of Portland
- Leaders Become Legends
- PDX Saints Love
- Pathfinder Network
- Historic Parkrose
- APANO/Jade District
- Division-Midway Alliance
- Rosewood Initiative
- Affiliated Tribes of Northwest Indians-Economic Development Corporation
- Immigrant and Refugee Community Organization

Prosper additionally hosted two open house events. The first was held on May 6th, 2024, from 6 – 8 pm at Orchards of 82nd and the second open house was held on June 27th, 2024, from 5:30-7:30 PM at Rosewood Initiative. Both featured several activity stations to facilitate conversation and feedback with participants. Activity stations included opportunities to provide feedback on district scenarios, areas to be included or excluded for investment, ranking investment priorities by district, and open-ended comments.

The open houses were promoted via social media, newsletter, East Portland TIF webpage, emails to the interested parties list (individuals who signed up for East Portland TIF Exploration updates), and direct communications to various community stakeholders.

Staff held twice monthly virtual office hours to be available to answer questions and discuss project details with community members and sent regular informational emails to interested parties list with more than 250 individuals signed up to receive progress updates. This same email address was available for individuals to comment, ask questions, or share concerns.

Staff created an informational pamphlet for East Portland TIF Exploration to distribute to community. This document was available in the following languages: Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali.

Staff were also available upon request to provide briefings for community organizations. Briefings were provided with the following organizations:

- Pathfinder Network
- Argay Terrace Neighborhood Association
- Sumner Neighborhood Association
- East Portland Action Plan
- Thrive
- East Portland Chamber of Commerce
- SE Uplift

- Venture Portland
- Hazelwood Neighborhood Association
- Powellhurst-Gilbert Neighborhood Association
- Montavilla East Tabor Business Association
- Dads Helping Dads
- League of Women’s Voters

Feedback from this phase of engagement:

- Overarching between districts:
 - Housing for families and aging populations
 - Prioritize anti-displacement and stabilization strategies
 - Support for investment in arts/culture/signage and infrastructure for more walkable and easily navigable neighborhoods
- District specific:
 - Importance of commercial areas along 122nd and Division

Phase 5: Review & Revision

Information gathered from the Steering Committee, Working Group, and Broader Community Engagement was utilized to draft the TIF district boundaries, plan and report which then went to the working groups to review and revise. Through the month of June 2024, staff wrote a draft TIF plan and report that was available online for working group members to review, discuss, and edit as necessary. Staff continued to be available as a resource to community members and working group members as needed.

Phase 6: Finalize Recommendations

The working group reconvened in July 2024 to finalize their recommendations for the TIF plan, report and governance charter in order to move forward with the legislative process.

In the 13th and final working group meeting on July 24th, a formal vote was held to determine whether to move forward with the legislative process, request more time for exploration, or stop the process all together. Of eight working group members present, seven voted to proceed, and one voted to request more time. The five working group members that were not present in the meeting were able to cast their vote via email before 10 am the next day. Of the five voting via email, four voted to proceed and one chose to abstain.

Exhibit C: Governance Charter

East 205 TIF DISTRICT Community Governance Charter

Creation and Purpose

The East 205 TIF District Community Leadership Committee (the “Committee”) is hereby created. The Committee’s purpose is to advise Prosper Portland and City staff, the Executive Director of Prosper Portland and Director of the Portland Housing Bureau (PHB) (collectively, the “Directors”), the Mayor and the City Administrator’s Office, the Portland City Council (“City Council”), and the Prosper Portland Board of Commissioners (“Board”) on the implementation of the TIF Plan by providing essential guidance, public recommendations, and oversight of the City of Portland’s and Prosper Portland’s implementation of the TIF Plan. As the Committee will advise City Council and the Board directly on certain decisions, it is a public body pursuant to ORS Chapter 192.

This Charter was created to ensure and institutionalize the representation, elevation and centering of Priority Community needs and voices over the life of the TIF Plan. Priority Communities members are people systemically vulnerable to exclusion from the District due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; veterans; elders and youth; renters; manufactured dwelling mobile home residents; persons with disabilities; low-income people; and houseless people.

The following sections describe the processes and roles that will be followed to develop and present public recommendations to decision-makers about the implementation of the District Plan. Consequences for not following this Charter can be found in Section VI.

I. Roles and Responsibilities

- a. Shared among the Committee, City Staff, Directors, City Council and Prosper Portland Board of Commissioners are commitments to:¹
 - i. Comply with this TIF District Plan
 1. Recommendations and decisions about the implementation of the East 205 TIF District Plan will be guided by the Plan, with particular attention to Section IV (Values, Vision and Goals) and Section VI (Principles that Guide Implementation of the Plan).
 2. Recommendations and decisions related to the East 205 TIF District Plan will draw on community engagement that centers the voices and needs

¹ The term “City,” for purposes of this document, is intended to refer primarily to PHB, a bureau of the City of Portland, and Prosper Portland, the City of Portland’s economic development and urban redevelopment agency, but if context requires otherwise, it may include staff of other City of Portland bureaus who are or become responsible for administering or assisting with this Committee.

of area community members, particularly those representing Priority Communities, as defined in the TIF Plan.

ii. Respect Partnerships and Adhere to the Co-creation Process

1. The goal of the co-creation process is to produce recommendations, as outlined in Sections II(a) and II(b), that are supported in their entirety by the Committee, Prosper Portland, and PHB.
2. Through collaboration, transparent and proactive communication, community engagement, and technical support, the City and the Committee will develop public recommendations.
3. If full support of both the Committee and the City cannot be reached, recommendations will make clear which areas have joint support. Remaining areas will include both the Committee's and the City's recommendations.
4. The Committee and the City will jointly present their recommendation(s), including alternate versions of any sections that could not be agreed on, to the relevant decision-maker(s), as identified in Section II.
5. If for any reason the Committee is not able to provide recommendations, the work of the City to implement the TIF Plan may still proceed, in line with the TIF Plan and any sections of this Charter that are still able to be implemented.

- b. Community Leadership Committee: Members are responsible for complying with laws and regulations applicable to the Committee as a public body, such as city and state ethics codes, conflict of interest rules, and public meeting and record laws. Regular meetings are open to the public.

The Committee will establish its collective position on recommendations through a vote or other procedure that will be established in the Committee by-laws.

- c. PHB and Prosper Portland: The agencies are responsible for implementing program offerings in line with this TIF Plan and the processes described in this Charter, including financial and competitive land offerings that align with the TIF Plan and Action Plans. Staff will provide research and technical support and engage with the Committee on co-creation, will coordinate with staff in other City bureaus as needed, and commit to a feedback loop with the Committee. Staff are responsible for communicating with the broader East 205 community regarding the Bureaus' work.

The City Administrator, or a designee, will support the co-creation process by ensuring adequate staffing, subject to appropriations, and by providing guidance on recommendations and alignment with citywide affordable housing and economic development policies, together with any political opportunities and challenges, as needed. The City Administrator, or a designee, will consider co-created recommendations

and will provide an explanation to the Committee if their final decision differs from the recommendation.

II. Scope of Work and Processes

a. Implementing the TIF Plan through Action Plans and Program Offerings: This subsection outlines how East 205 TIF funds will generally be programmed and allocated over the life of the District, notwithstanding investments made outside of an Action Plan. Through the co-creation process, as outlined in Section I.a.ii, the steps below will be followed to select and implement investments and programs (“Program Offerings”) from this TIF District Plan. Section 4.2 of the TIF Plan contains the complete list of eligible East 205 TIF District projects. Through the co-creation process, the District Plan’s Values, Vision and Goals (Section 3) and Guiding Principles (Section 4.1) will be applied to guide the following processes:

- i. Action Plans and Action Plan Amendments: Approximately every five years, an Action Plan will be presented to City Council to select the Program Offerings that are expected to be implemented over the subsequent five years.
 1. Through the co-creation process, the Committee and the City Staff will collaborate to create a recommended Action Plan, which will be a public document presented to the City Council. Metrics, and methods of regularly reporting out on metrics, will be co-created as part of Action Plans.
 2. Portland City Council makes the final decision to adopt and amend Action Plans, after receiving for consideration the recommendation(s) of the Committee and City staff.
 3. This same process will be used to consider amendments to an existing Action Plan.

It is possible for investments to be made outside of an Action Plan’s identified Program Offerings, typically at the direction of City Council, provided that the investment is consistent with the TIF Plan. When these types of investments are made, there is a commitment by the City to bring announcements and information regarding the proposed investment to the Committee at the first possible opportunity to engage in the co-creation process to the extent possible based on the negotiations of the project.

- ii. Program Offerings: When a Program Offering has been included in an adopted Action Plan, but before it is moved forward for implementation by Prosper Portland or PHB, its structure and details should be considered to determine how it could be implemented as part of the East 205 TIF District.
 1. Through the co-creation process, the Committee and the City will collaborate to create recommended Program Offerings, which will be public documents presented to the relevant decision makers.

- a. Existing programs. The Committee and the City will review the existing program and may elect to make recommendations for adapting or tailoring the program to best fulfill the TIF Plan.
- b. New programs. The Committee and the City will work together to make recommendations about the program’s structure, guidelines, and other elements of program design and implementation.
- c. Funding solicitations. The City will develop drafts in-line with the TIF Plan, Action Plan, and dialogue with the Committee, and then refine them in consultation with the Committee.

The final decision makers for approving Program Offerings will vary depending on the specific offering, but they will consist of one or more of the following: City staff; Bureau director(s); the City Administrator or designee; the Prosper Portland Board of Directors; and/or Portland City Council. Final decisions to move forward with implementation of Program Offerings should happen only after the relevant decision makers have received for consideration the Committee’s and City’s recommendation(s).

- iii. Program Implementation: After Program Offerings are developed and approved as described above, they will be implemented by the City, subject to appropriations and staff capacity.
 - 1. Subject to City practices and policies, the City will strive to use competitive processes to select for development partners and owners. The City will work with the Committee to select at least two representatives from the Committee to serve on selection advisory committees for projects within the East 205 TIF District when TIF funds are included in the Program Offering, subject to policies and practices regarding conflicts of interest and committee diversity. The selection process for development partners, owners and projects will incorporate the values, goals, and priority communities of this plan.
- b. TIF Plan Amendments: The Committee and City may propose both substantial and minor amendments to the East 205 TIF Plan. If and when an amendment is proposed, the co-creation process will be used to make recommendations about those amendments.
 - i. The adoption processes for amendments to the East 205 TIF Plan are outlined in the Section 5.2 of the Plan. For substantial amendments, the Committee will have the opportunity to provide guidance for the community engagement aspects of the adoption process.

III. Committee Membership, Appointments, and Terms

a. Membership

- i. The Committee will consist of thirteen (13) positions and will not convene if fewer than seven (7) positions are filled.
- ii. All Committee members must either live, work, worship, have children enrolled in school, or have been displaced from within the East 205 TIF District boundaries.
- iii. All Committee members will represent the interests of community members vulnerable to displacement within the East 205 TIF District boundaries, rather than their own personal or organizational interests.
- iv. The Committee's composition should reflect the socio-economic, gender, racial, ethnic, cultural, and geographic diversity of the East 205 TIF District community, and specific effort should be made to attract and retain Priority Community members, such as financial support, targeted engagement, interpretation and translation.
- v. Committee members should have a range of experience and knowledge to inform implementation of the TIF Plan, drawing from life experiences, community connections and leadership, education, and professional experience.

b. Appointments

- i. Creating the inaugural committee:
 - 1. The City will announce an opportunity for community members to apply for membership on the Committee, in alignment with the City's Advisory Body Program rules.
 - 2. The Board will nominate, or delegate to the Executive Director of Prosper Portland the ability to nominate, seven (7) Committee members for initial 3-year terms. The City Administrator's office will nominate six (6) Committee members for initial 2-year terms. City Council will confirm Committee members.
- ii. Filling vacancies:
 - 1. Once the Committee is established and initial members appointed and confirmed, the Committee, Prosper Portland and the City will collaborate through co-creation to identify nominees to fill any vacancies. City Council will confirm new Committee members.
 - 2. The Committee should develop additional procedures to involve community members and groups in the process of nominating Committee members.

c. Removals:

- i. There is an expectation and need for CLC members to attend and participate in scheduled meetings. The Committee may develop bylaw procedures that involve

community members and groups in the process of removing Committee members, for reasons such as not attending a set number of meetings in a year.

d. Terms

- i. Seven (7) initial members will be appointed for 3-year terms. Six (6) initial members will be appointed for 2-year terms. The length of terms for members after the initial members will be defined in the by-laws.
- ii. Each member's term will start upon the City Council's confirmation.
- iii. Committee members can be reappointed, and a Committee member may continue to serve until their replacement is confirmed, unless they were removed from the Committee through the process described in the by-laws.

IV. Resourcing

- i. Financial support for CLC members will be structured into the budget on an ongoing basis. Honoraria will be offered consistently via an accessible and transparent process and compensation is commensurate with market rates.
- ii. Committee members are not expected to hold the community engagement work that is necessary for successful implementation of Action Plans. CLC members are encouraged to support the identification of communities where additional engagement work may be needed and other guidance, but the responsibility for conducting the engagement remains with Prosper Portland, PHB and other City staff.

V. Staffing

All staffing commitments are subject to appropriations.

- a. Prosper Portland and/or PHB will provide staffing for the administration and logistics of Committee meetings (regular and special meetings as necessary) as described in the by-laws.
- b. Bureaus will dedicate appropriate program and subject area staff to fully participate in the governance processes defined in this Charter, as needed.
- c. Additional staff dedicated to supporting the Committee and its members and engaging the East 205 community in the processes defined in this Charter, may be employed by the City or funded by the City but housed in an external, community-based organization.

VI. Operating Procedures

- a. Up to and including the creation of the first Action Plan, the Committee will plan to meet at least monthly. After the initial Action Plan is adopted by City Council, the Committee will plan to meet at least once every 3 months on a regular date established by the Committee and the City. Additional meetings may also be scheduled as determined by

the Committee Co-Chairs and the City. The Committee Co-Chairs, in partnership with City staff, will develop meeting agendas in consultation with other Committee members.

- b. One-half of the total number of Committee positions (thirteen), plus one person, will constitute a quorum (seven) of the Committee.
- c. The Committee will elect two Co-Chairs.
- d. The Committee may at any time establish standing or temporary subcommittees of at least three (3) Committee members to address specific issues, such as annual review, program development, or other. Subcommittee members are responsible for complying with laws and regulations applicable to the Subcommittee as a public body.
- e. The Committee shall adopt, and may subsequently amend or update, by-laws to govern its procedures, which must not conflict with any portion of this Charter, and which are subject to the prior review and approval of the Mayor, with approval as to legal sufficiency by the City Attorney.
 - i. The Office of Civic Life provides a standardized by-laws template that includes, among other things, specifications concerning selection and tenure of subcommittee chairs, division of responsibilities, attendance policies, meeting schedules, as well as communications between the Committee and the City, the media, and the general public.

VII. Accountability

- a. If the Committee determines that City staff is not working in co-creation or in alignment with the East 205 TIF Plan Vision, Values, and Goals, it has the responsibility to elevate this concern to the Directors for resolution. If the Committee determines the Directors are not working in co-creation, the Committee may to elevate this concern to the Mayor.
- b. If the City determines the Committee is not working in co-creation or in alignment with the East 205 TIF Plan Vision, Values, and Goals, Directors may elevate this concern to the Committee co-chairs. If the Directors determine the co-chairs are not working in co-creation, they may elevate this concern to the Mayor.
- c. Each year, the Committee should prepare and submit to the Council a report summarizing the Committee's perspective, concerns, and recommendations on the co-creation process and implementation of the East 205 TIF District during the previous year, providing its assessment of how the co-creation framework is working, how it could be improved or strengthened, and if the TIF District should be terminated. The Committee may receive assistance from and provide guidance to non-City support staff in preparation of the report. The Committee should present its report to the Council in a regular meeting or work session.
- d. Prosper Portland, Portland Housing Bureau, and other City bureaus or partners will work to implement the Action Plan in good faith and staff will report to the Community Leadership Committee annually on the status of TIF investments, with a shared goal of

placing maximum direct investment of TIF resources in the community (relative to administrative overhead) and maximizing benefit to the East 205 community.

VIII. Amendments to this Charter

- a. A charter review process will occur when:
 - i. The Committee or the City determines a review is needed, as described in the by-laws; or
 - ii. The City charter, local statutes, or statewide statutes relevant to this Charter change.
- b. Revisions will be drafted in co-creation and enacted if agreed to by the Committee and the Directors.

**East 205
Tax Increment Finance District Report**

October 1, 2024

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INTRODUCTION

Oregon Revised Statutes (ORS) 457.087 requires the development of a Tax Increment Financing (TIF) District Report to accompany a proposed TIF Plan.¹ This report satisfies that requirement, providing technical information on existing conditions, proposed projects and financial analyses in support of the community co-created East 205 TIF District Plan.

Section 1 addresses how and why the TIF District area was selected for inclusion in the Plan boundary and Section 2 provides additional detail on Proposed Projects and Financial Impacts over the life of the District. Section 3 provides a detailed Financial Analysis of the Plan and Section 4 addresses requirements around a Relocation Report. Select existing condition data points are referenced and relied upon in the body of this Report, Attachment A provides a detailed breakdown of existing conditions for future reference and transparency.

SECTION 1 – PROPOSED TIF DISTRICT AREA REPORT

Section 1.1 –Area Selected for the TIF District

Defining the TIF District boundary provides the ability to fund projects necessary to improve existing conditions for the community and address identified investment needs within specific areas. This section identifies the area recommended for the East 205 TIF District and discusses the reasons for their inclusion. These areas were selected due to physical, social, and economic conditions as described in in this Section² and their direct relationship to the investment needs detailed in Section 1.2.

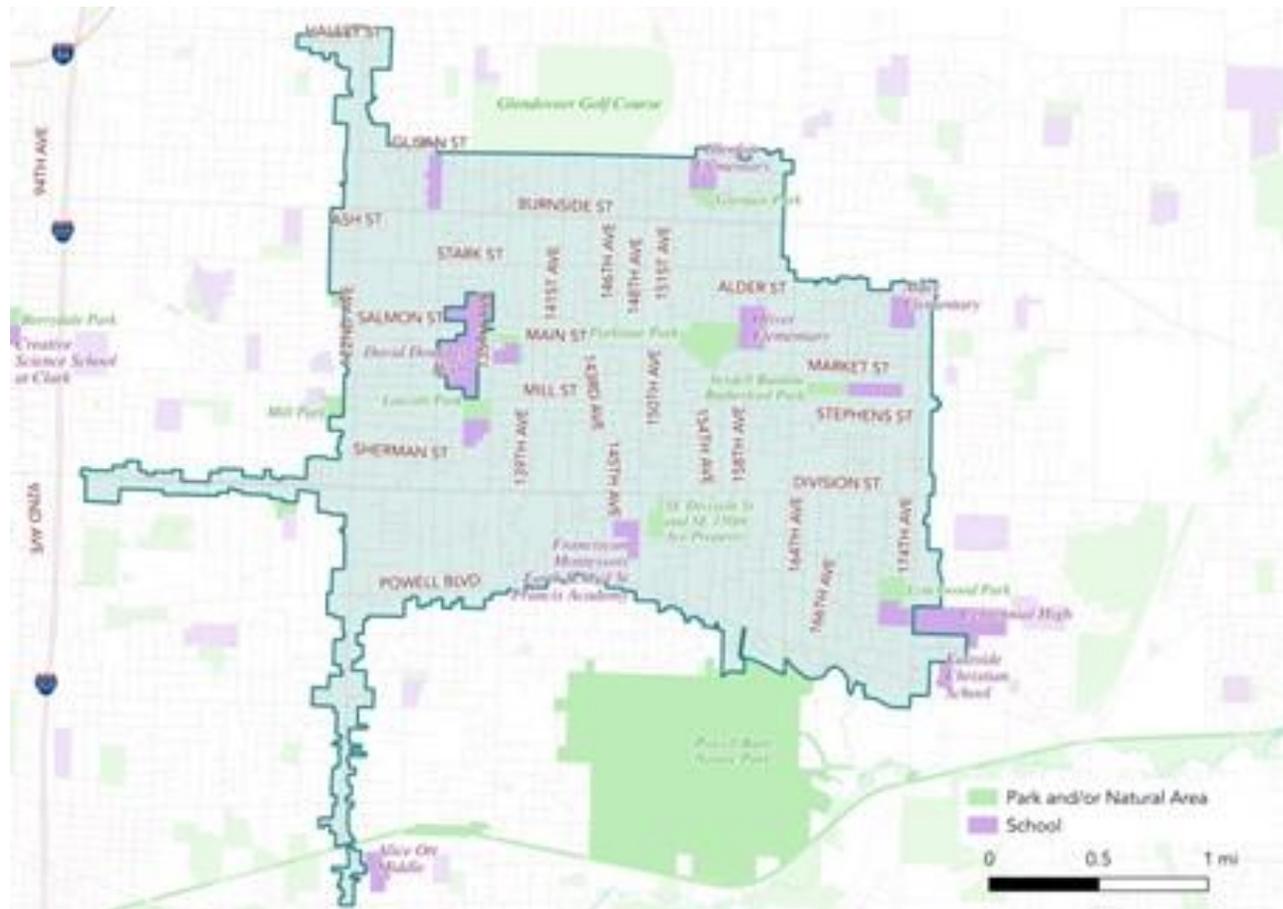
Establishing a dedicated TIF District for East Portland ensures that this area—one of the most diverse in the City of Portland and the State of Oregon—receives the attention and resources required to stimulate growth, improve infrastructure, and support the local community.

The East 205 TIF District encompasses several key east-west and north-south urban corridors in East Portland. Figure A shows the TIF District boundary.

¹ As used in this Report and the accompanying Plan, the term “TIF plan” has the same meaning as the term “urban renewal plan” as defined in ORS 457.010, and the term “TIF district” means the “urban renewal area(s)” (as defined in ORS 457.010) included within the TIF plan.

² Many of the geographies cited for social and economic conditions data in Section 1.1 overlap but extend outside of the TIF District boundary.

Figure A. Map of East 205 TIF District



Rationale for the TIF District boundary

- **Obsolete buildings unfit for neighborhood-serving uses:** A concentration of auto-oriented uses within this boundary has created commercial building stock that does not match the needs for the growing share of small businesses in an area that is increasingly racially and ethnically diverse and a destination for immigrant and culturally-serving businesses. Investments that transition the built environment to better meet the needs of neighborhood-serving commercial and community uses will help stabilize local businesses and advance employment and entrepreneurship goals for the community. [ORS 457.010(a)(b)(h)]
- **Concentration of underutilized properties and potential for equitable development:** The commercial and mixed-use corridors in the recommended areas include a mix of vacant properties and active sites that are underutilized, which could be positioned for targeted equitable redevelopment. Ensuring that commercial uses are integrated into future development in key areas is crucial to supporting local businesses and providing employment opportunities. This includes the development of business incubation spaces and workforce training centers to help residents gain better employment and economic stability. Residential development should support goals for affordable housing and increased ownership

opportunities. Parcel assembly may be required in areas with smaller lots. [ORS 457.010(a)(b)(c)(h)]

- **Alignment with multi-dwelling zoning:** The boundary aligns with areas of multi-dwelling zoning to support the development of housing that meets the community's needs, especially affordable housing and family-sized units. This approach ensures that housing investments are made where they are most needed, enhancing the livability of the corridor. Including manufactured home parks supports the goal of providing stable, affordable housing options and preventing displacement. [ORS 457.010(a)(b)(h)]
- **Alignment with planned infrastructure and transportation investments:** This boundary aligns with several plans focused on improving multimodal transportation and increased safety for walking, rolling, and biking along key arterial corridors. Including these corridors in the TIF Districts is crucial for maximizing the impact of transportation investments, continuing community engagement, and ensuring comprehensive, sustainable development that mitigates existing harms to the community, including heat islands, brownfields, and road safety issues. TIF Projects can help to advance community goals for equitable development of housing and commercial projects. [ORS 457.010 (e)(f)]

122nd Avenue Corridor

122nd Avenue is one of the longest and busiest north-south corridors in East Portland, offering connectivity to community destinations, jobs, and services. Historic development patterns along the corridor created a concentration of low-density and auto-oriented uses, often without adequate sidewalk and sewer infrastructure. As 122nd Avenue has become integrated into the East Portland street grid and surrounding neighborhoods have grown, the corridor requires investments to improve safety and support higher density and diverse uses. The Portland Bureau of Transportation's 122nd Avenue Plan identifies and prioritizes targeted investments along the corridor to support safety, transit performance, and livability for area residents. [ORS 457.010(b)(e)]

The City of Portland's 2035 Comprehensive Plan recognizes this evolution of 122nd Avenue with its designation as a "Civic Corridor," where investment and urban design supports multimodal access to business districts and increasingly mixed areas of higher density residential and commercial uses. Key nodes along the corridor within the TIF District boundary include a "Town Center" at the intersection with SE Division Street, and a "Neighborhood Center" around E Burnside Street. These locations are designated as pedestrian districts where large numbers of pedestrians use the corridor now or are expected to in the future, and where investments are needed to transition the landscape away from auto-oriented uses with large street-facing parking lots. The intersection of 122nd Avenue and SE Division Street is also within the boundary of the Division-Midway Alliance district, which supports community-driven economic development as part of the Neighborhood Prosperity Network. As development happens throughout the 122nd Avenue corridor, local residents want to ensure the area remains a vibrant area with commercial activities and local businesses that serve residents. [ORS 457.010(a)(e)]

The southernmost area of the corridor exhibits a mix of active and vacant properties and could greatly benefit from targeted investments to revitalize existing spaces, attract new businesses, and enhance

community infrastructure, including improved green spaces and a full-service grocery store. *[ORS 457.010(a)]*

The area also features several naturally occurring affordable housing projects and manufactured home parks which could be preserved and stabilized for long-term affordable housing. *[ORS 457.010(h)]*

SE Division Street

The TIF District extends west along SE Division Street to Interstate 205 to leverage its commercial potential and existing community assets. SE Division Street has a diversity of small businesses, childcare facilities, and other amenities that are vital for the community. The 2011 East Portland Action Plan emphasized the need for this area to accommodate mixed-use developments to create vibrant commercial hubs that provide local employment opportunities, services, and amenities to enhance the overall livability of East Portland. Many of these buildings could use additional investments and façade improvements to better support tenants. *[ORS 457.010(a)(g)]*

SE Powell Boulevard

Oregon Department of Transportation’s Powell Boulevard improvements from Interstate 205 to SE 174th Avenue provide opportunities for TIF-funded priority projects. SE Powell Boulevard is a key commercial corridor in this area that fosters economic activity and employment. Like SE Division Street, community priorities for SE Powell Boulevard highlight the corridor’s potential as a hub for equitable development, employment, services, and community gathering spaces. Additionally, SE Powell Boulevard—as a segment of U.S. Route 26—provides essential access to various services and amenities within and beyond the city, making it a key corridor for community connectivity and convenience. *[ORS 457.010(a)(e)(h)]*

East Portland Neighborhoods

Residential areas of the TIF District are among the most racially and ethnically diverse in the City of Portland and the State of Oregon, with more than 143 languages spoken. As the area has grown and become a hub for immigrant communities in the region, the need for investment in resources such as community centers, gathering spaces, and placemaking that reflects the community’s diversity has become a community priority.

The TIF District’s neighborhoods also have a larger share of families with young children and residents with disabilities. Accessible and affordable housing that serves a range of incomes, includes family-sized units, and is located near childcare is a priority for the community. These neighborhoods have seen some of the sharpest increases in rents across the city, and median sales prices make homeownership unaffordable to many households from the area’s racially diverse and immigrant communities.³ The older housing stock in the TIF District’s neighborhoods may also be in need of critical repairs to ensure they remain habitable and safe. *[ORS 457.010(a)(b)(h)]*

³ Portland Housing Bureau, “State of Housing in Portland, 2023.”

Residents have also prioritized investments in better connectivity, especially for pedestrians, throughout the TIF District. The lack of sidewalks and other basic infrastructure is a major safety concern, particularly for children and people with disabilities. While there is a strong need for sidewalks, there is also a sentiment that these long-promised improvements should be funded with non-TIF resources. There is also concern about the potential for displacement if large-scale sidewalk improvements lead to increased property values and rents. *[ORS 457.010(b)(e)]*

Section 1.2 – Investment Need

This section presents the required findings to legally support the designation of the TIF District. The findings address the factors specified in the definition of “blighted areas” under ORS 457.010(1), which describes a blighted area as any region “detrimental to the safety, health, or welfare of the community” due to conditions such as “deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors.”

This section presents the required findings to legally support the designation of the TIF District. The findings for needed investments are linked to the existing conditions detailed in Attachment A and identify one or more of the statutory conditions listed in ORS 457.010(1)(a) through (i). The East 205 TIF District meets the requirements as specified in ORS 457.010, as summarized in Table A. It is within the assessed value and size limitations imposed by ORS 457.420.

Table A. Relationship of East 205 Investment Needs Findings to Existing Conditions

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
<p>(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:</p> <p>A. Defective design and quality of physical construction</p> <p>B. Faulty interior arrangement and exterior spacing;</p> <p>C. Overcrowding and a high density of population;</p> <p>D. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or</p>	<ul style="list-style-type: none"> • Concentration of Older Buildings with Antiquated Systems and Deferred Maintenance (A): Many of the buildings in the area are older than 50 years. According to data from Metro’s RLIS database , 64 percent of buildings were constructed before 1970, which means they may have exceeded their lifespan without adequate renovation and their internal systems may not have been updated to address increased risks from climate change. Many of the buildings constructed prior to 1970 are residential buildings, most commonly in a low-density detached single-dwelling building pattern. The lots, sometimes lacking street and sidewalk improvements have suffered from depreciation without substantial reinvestment. Many of the commercial structures were developed during the 1960s–1980s. These buildings may have deferred maintenance, making them more difficult and expensive to renovate. • Health and Safety Issues in Housing (D): The obsolescence and deterioration of existing single-dwelling and multi-dwelling housing places existing residents at greater risk for exposure to indoor air contaminants and fails to provide sufficient mitigation for severe weather resulting from climate change. The livability of multi-dwelling housing has a disproportionate impact on the quality of life of people of color and low-income households, larger proportions of whom live in multi-dwelling housing than the general population. The need for better and safer connections to neighborhood destinations, housing design supportive of healthy living, and improved residential open spaces was identified through extensive outreach to people of color,

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
<p>E. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;</p>	<p>low-income, and immigrant households within the TIF District boundary. Many apartment complexes do not have shared outdoor spaces to serve households with young children, especially in high-density areas.</p> <ul style="list-style-type: none"> • Transition to Neighborhood Services (E): The TIF District includes key commercial and mixed-use corridors with a concentration of large-scale commercial buildings. The character of the area is shifting from auto-oriented uses to more neighborhood services, with an increasing concentration of small businesses. Much of the commercial building stock does not match the needs for existing or future commercial demand. Addressing the spatial and temporal shifting of uses requires updates to building position, size, layouts and interface with exterior spaces to accommodate new business, service, and customer needs.
<p>(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;</p>	<ul style="list-style-type: none"> • Pre-Annexation Development Patterns: Most of East Portland developed under Multnomah County regulations and was then annexed into the city starting in the late 1970s. Because it was not developed as part of the city, the TIF District has a concentration of auto-centric uses and lacks amenities better available in other neighborhoods, such as open space, street trees, and neighborhood-scale commercial corridors. As the city has grown, many of the older buildings in the TIF District have become obsolete. • Inadequate Provision of Open Space: Much of the area’s existing zoning was converted to multi-dwelling zones without open space requirements, resulting in inadequate outdoor spaces for residents. The high-density residential zone (RH) requires no outdoor spaces, leading to situations where parking lots are the only places for children to play. • Concentration of Brownfields: The East Portland area, including the TIF District, has over 57 acres of brownfields. Given past auto-oriented businesses, the East 205 TIF District area has a high concentration of brownfield sites which increases uncertainty in helping to reposition some of these sites for other uses.
<p>(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;</p>	<ul style="list-style-type: none"> • Prevalence of Small Lots: Many vacant or underutilized lots in the TIF District are smaller than 10,000 square feet, making them difficult to develop effectively. According to data from the Portland Bureau of Planning and Sustainability, 76 percent of vacant parcels and 67 percent of underutilized parcels are under 20,000 square feet.
<p>(e) The existence of inadequate streets and other rights of way, open spaces and utilities;</p>	<ul style="list-style-type: none"> • Inadequate Street and Active Transportation Infrastructure: The area has inadequate street infrastructure, leading to safety issues and accessibility challenges. Several of the TIF District’s arterial corridors are part of the Portland Bureau of Transportation’s Vision Zero High Crash Network, and nearly all of the high crash intersections on these streets are within or near the proposed TIF District boundaries. These streets have a high number of traffic incidents and pedestrian-

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
	<p>involved crashes. As a designated Civic Corridor, 122nd Avenue is in the process of revitalization into a distinctive civic place.</p> <ul style="list-style-type: none"> • Stormwater Management: Over time, the area will need improvements in stormwater management to prevent flooding conditions. • Parks Level of Service. Within the TIF District, only 62 percent of homes have adequate access to parks (compared to 85 percent citywide) per the Portland Parks and Recreation goal of providing a park within a half mile of every home in the city.
(f) The existence of property or lots or other areas that are subject to inundation by water;	<ul style="list-style-type: none"> • Local Flooding Issues: Inadequate on-street stormwater management can create flooding conditions in several areas within the TIF District.
(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;	<ul style="list-style-type: none"> • Underutilized Properties: The area has numerous vacant and underutilized properties with deferred maintenance. About 40 percent of the acreage in the TIF District has an Improvement to Land ratio of less than 1, indicating a higher potential for redevelopment. The depreciated values and impaired investments reduce the capacity to pay taxes and results in inadequate funding for public services. This is inconsistent with the City’s policies for the area and local stakeholder priorities.
(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or	<ul style="list-style-type: none"> • Affordable Housing Need: While 53 percent of residents are homeowners—the same as citywide—63 percent of the TIF District's renter households experience housing cost burden, meaning they spend over 30 percent of their income on housing. This issue is more pronounced in the TIF District compared to the City of Portland, and influenced by the lower rate of vacancy in the TIF District, which indicates higher demand for housing, including through additional development of affordable housing and opportunities for ownership. • Stabilization of Manufactured Home Parks: The TIF District has 20 manufactured home parks with 1,120 homes, which provide needed affordable homeownership opportunities in the area. Investments that preserve and stabilize existing manufactured home parks support homeowners who are particularly vulnerable to displacement from increased rents or utility costs set by the owners of the underlying land. • Homeownership Need: While 53 percent of residents are homeowners—the same as citywide—over half of the TIF District's renter households experience housing cost burden, spending more than 30 percent of their income on housing. Housing cost burden puts residents at risk of displacement and suggests a need to stabilize the TIF District’s households. • Stabilization of Businesses: The combination of localized depreciation and regional commercial demand increases the risk that existing businesses are displaced to lower-cost neighborhoods. There is a significant need for affordable commercial space to support local businesses. Many businesses are vulnerable to displacement as the

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
	<p>area grows, creating a need for commercial community ownership opportunities and affordable commercial space rental spaces.</p> <ul style="list-style-type: none"> • Concentration of Heat Islands. With large swathes of the TIF District covered by asphalt roads or parking lots and with areas of low tree canopy, about 83 percent of homes in the TIF District are in the 75th percentile or higher of all temperature readings in the region, compared with 57 percent citywide. Higher urban temperatures can lead to poor health outcomes, especially for vulnerable populations

Section 1.3 – Existing Conditions

Attachment A summarizes existing conditions in the East 205 TIF District to inform investments and strategies. It draws on data collected from sources like the American Community Survey (ACS), market platforms, federal bureaus, and local data sources.

SECTION 2 – PROPOSED PROJECTS REPORT

Section 2.1 – Proposed Projects and Impacts

This section provides an overview of the proposed projects under the Plan and their connection to the current conditions within the TIF District (See Appendix A). It details how each project addresses the specific issues and investment needs identified in the area, demonstrating how these projects will improve conditions for the community (Table B).

The Plan identifies three project categories, organized within two work portfolios:

- A. Inclusive Growth (to be implemented by Prosper Portland)
 - 1. Economic and Urban Development (including Middle-Income Housing)
 - 2. Infrastructure

- B. Affordable Housing (to be implemented by Portland Housing Bureau)
 - 1. Affordable Housing (Housing Set-aside Policy eligible)

Tax Increment Finance Plans and districts enable public investments in public/private/community partnerships that would not otherwise be financially feasible, and for related planning that is not tethered to annual appropriations. Tax increment funds (TIF) generated by the creation of a TIF District provide a dedicated stream of tax revenue to accomplish those plans and policies, while leveraging outside funding sources to complement the TIF resources. The plan anticipates that the projects described in the East 205 TIF District Plan will catalyze the development of vacant and underdeveloped parcels as well as the redevelopment and re-tenanting of underutilized properties with businesses and residents that will require access to City services.

Implementation of this plan will be undertaken with community leadership and ongoing engagement. As described in the Governance Charter (Exhibit D). Prosper Portland and the Portland Housing Bureau will work in co-creation with the Community Leadership Committee to create re-occurring Five-Year Action Plans. The intent of the Five-Year Action Plan is to establish near-term investment priorities and associated budgets in accordance with the TIF Plan. The Five-Year Action Plans will additionally establish mechanisms for ongoing reporting and implementation oversight.

Table B. Plan Response to Existing Conditions

PROJECT	DESCRIPTION	EXISTING CONDITIONS
AFFORDABLE HOUSING (45%)		
Single Family Home Repair	Support low-income community members who currently own their homes, so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.	<ul style="list-style-type: none"> • Almost two thirds of households experience housing cost burden. Among the TIF District’s residents who rent, 63 percent spend more than 30 percent of their income on housing, while 34 percent spend more than 50 percent of their income on housing. Given the number of households experiencing housing cost burden in the area, the TIF District lacks adequate affordable housing supply.

PROJECT	DESCRIPTION	EXISTING CONDITIONS
Homeownership Support	Provide down payment assistance and other types of financial assistance, as well as the financial subsidization of the development of new homes. The preferred model for homeownership investments made under this plan is permanently affordable homeownership utilizing mechanisms such as down payment assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.	<ul style="list-style-type: none"> • Residents are more vulnerable to changing economic conditions, making displacement more difficult to prevent. The BPS Economic Vulnerability Assessment determined a score of 91 for the District’s Census tracts, with any score over 60 considered a tract vulnerable to displacement. • Lower household incomes. Compared to Portland, a greater share of TIF District households earn less than \$50,000 (44 percent versus 30 percent). Overall, Median Household Income in Portland is \$85,876 compared to \$57,149 in the TIF District. • Several existing manufactured home parks. There are 20 manufactured home parks in the TIF District with 1,120 housing units. Supporting manufactured home parks could help maintain affordable housing, community stability, social equity, and prevent displacement and homelessness among vulnerable populations. • Lower growth in housing supply. The TIF District has expanded its multi-dwelling housing stock by 148 percent since 2000 whereas Portland’s multi-dwelling stock grew by 170 percent. At this time, no new units are under construction in the district, despite lower vacancy rates than the rest of the city.
Multi-family Rental Development	Develop new affordable rental housing in a variety of unit sizes, including family sized units and multi-generational options (two-bedrooms or larger).	
Rehabilitation and Preservation of Existing Regulated Housing	Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.	
Acquisition & Rehabilitation of Existing Market-Rate and Naturally Occurring Affordable Housing <i>This category also includes manufactured housing park stabilization, preservation and development</i>	Purchase market-rate and naturally occurring affordable housing; including motels, foreclosed and unoccupied properties; make needed repairs and renovations; and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental).	
Opportunistic Land Acquisition	Prioritize opportunistic land acquisition of larger sites for future multifamily affordable housing.	
Capital Expenditures for Community Services for Houseless Neighbors	Prioritize housing development for people experiencing houselessness, and provide limited resources for capital	

PROJECT	DESCRIPTION	EXISTING CONDITIONS
	expenditures related to community services, including shelters and food pantries.	
ECONOMIC AND URBAN DEVELOPMENT (minimum 45%)		
Predevelopment to support future commercial, middle-income residential or mixed-use development	Support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects.	<p><u>Development Conditions</u></p> <ul style="list-style-type: none"> • A large share of underutilized properties. The TIF District has 492 vacant parcels and 295 underutilized parcels. The majority of vacant parcels (68 percent) are less than 10,000 square feet, which limits the potential for catalytic redevelopment projects to expand housing, employment, or commercial opportunities unless they can be combined with neighboring parcels into larger sites. • A large share of older buildings, that may be obsolete or in need of deferred maintenance, with 64 percent of buildings built before 1970. • Potential brownfield sites along commercial corridors given the presence of legacy auto-oriented businesses and older commercial buildings. <p><u>Economic and Social Conditions</u></p> <ul style="list-style-type: none"> • A higher unemployment rate and lower average wages than the rest of Portland. High levels of retail and service employment contribute to lower average wages in the TIF District, but average wages in the area are lower for all employment sectors compared to Portland as a whole. • A concentration of neighborhood and BIPOC-serving service and retail establishments. Commercial corridors in the TIF District have seen a growing share of small businesses and especially immigrant-serving businesses. • A diverse population, with a higher share (47 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent). • A concentration of urban heat island. About 83 percent of the homes in the TIF District are in the 75th percentile or higher of all temperature readings in the region,
Land Acquisitions & Land Banking for immediate or future commercial and mixed-use purposes	Invest to acquire properties for development or redevelopment in conformance with the goals of this Plan.	
<p>Commercial, Middle-Income Residential, Mixed-use Development, Redevelopment and Renovation</p> <p><i>This category also includes resources for residential properties and projects (e.g., middle-income housing) that do not qualify for support under the housing set-aside policy.</i></p>	<p>Support development, redevelopment and renovation activities, including:</p> <ul style="list-style-type: none"> • New construction • Building façade improvements • Remediation activities • Professional services, building and site design assistance • Tenant improvements • Building repairs and upgrades • Lease and/or loan guarantees • Climate, resilience and community solar projects • Seismic, fire suppression, other public safety improvements • Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way • Permanent infrastructure to support food cart 	

PROJECT	DESCRIPTION	EXISTING CONDITIONS
	operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits.	compared with 57 percent of housing units citywide.
Arts and Culture	Support Arts and cultural investments (not public art as a “public building,” defined in ORS 457.010) that celebrate and represent Priority Communities, developed by and/or in collaboration with local artists and community members who represent those communities. Prioritize murals, placemaking investments, arts and entertainment performance venues, a new library, or interactive, multicultural community art spaces that create a sense of community and instill pride.	
Signage	Develop signage that serves the greater purpose of the TIF district, including multi-lingual signage and directional signage to local businesses.	
Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities	Invest in critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan.	
INFRASTRUCTURE (10%)		
Street and Utilities Improvements	Support new streets, street improvements, sidewalks, bike lanes and paths, stormwater improvements,	<ul style="list-style-type: none"> • Targeted transportation improvements will be needed in conjunction with development projects to continue the momentum of

PROJECT	DESCRIPTION	EXISTING CONDITIONS
	increased tree canopy, new and/or relocated utilities (water, storm, sanitary sewer)	
Connectivity and Accessibility	Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges. Prioritize connections and pedestrian-scale lighting near commercial corridors, industrial spaces, schools, parks and other institutions. Invest in key pedestrian bridge crossings.	<p>investments on key arterial streets. Overall, these projects will make high-traffic corridors in the TIF District safer, with a focus on bike-friendly and pedestrian-friendly improvements. These projects address longstanding safety and livability issues. Such projects will support district residents, who are currently more likely to drive or carpool than Portland residents but may be more willing to walk or ride bikes if the transportation network is safer.</p> <ul style="list-style-type: none"> • Sewer infrastructure including pump stations, stormwater pipes, and sewer pipes may need upgrading in conjunction with development projects. • Neighborhoods that lack adequate access to parks, including areas north of E Burnside Street and south of SE Division Street.
Public Recreation, Safety, Health and Resilience Investments	Support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces. Prioritize new local parks, trails, and natural areas, especially ones that do not require use of motor vehicles to reach; covered spaces for existing parks; new and updated community centers; resilience hubs; community gardens, community gathering spaces, business-adjacent rest areas, athletic facilities such as basketball courts and soccer fields, and public exercise equipment (outdoor, permanently installed). Support inclusive spaces that are youth and family friendly.	

Section 2.2 – Cost and Completion Dates

Some projects will require funding from multiple sources, and TIF will often be used to provide matching funds or gap funds to facilitate the implementation of a project. Although this section provides estimated completion dates for all projects, many projects will be funded in phases over a longer period,

which means that expenditures for some projects could begin much earlier than the estimated completion dates listed below. Adopted Five-Year Action Plans will further refine and describe the funding priorities, estimated costs, and completion dates for these projects. Prosper Portland’s annual budget shall reflect the priorities and investments outlined in the Five-Year Action Plan and in conformance with the TIF Plan.

Table C. Project Cost and Completion Dates

PROJECT NAME	PROJECT COST (NOMINAL DOLLARS; % NET PLAN ADMIN & FEES)	ANTICIPATED COMPLETION DATE
Affordable Housing <ul style="list-style-type: none"> - Single Family Home Repair - Homeownership Support - Multi-Family Rental Development - Rehabilitation and Preservation of Existing Regulated Housing - Acquisition and Rehabilitation of Existing Market-Rate and Naturally Occurring Affordable Housing - Manufactured Housing Park Stabilization, Preservation and Development - Opportunistic Land Acquisition - Capital Expenditures for Community Services for Houseless Neighbors 	\$ 323,244,997 (45%)	2057
Economic & Urban Development <ul style="list-style-type: none"> - Predevelopment to support future commercial, middle-income residential or mixed-use development - Land Acquisitions & Land Banking for immediate or future commercial or mixed-use properties - Commercial, Middle-income Residential or Mixed-Use Development, Redevelopment and Renovation - Arts and Culture - Signage - Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities 	At Least \$323,244,997 (45%)	2057
Infrastructure <ul style="list-style-type: none"> - Street and Utilities Improvements - Connectivity and Accessibility - Public Recreation, Safety, Health and Resilience Investments 	Up to \$71,832,222 (10%)	2057

SECTION 3 – FINANCIAL REPORT

Section 3.1 - Maximum Indebtedness and Debt Retirement

The maximum amount of the principal of indebtedness that may be issued or incurred under the Plan (the “**Maximum Indebtedness**”) is \$770,000,000 as shown in Table D. The estimated amount of TIF moneys required for the District to service this Maximum Indebtedness is \$948,300,000, which reflects the additional projected costs of the interest on borrowings (loans) which is not a part of the maximum indebtedness. It is anticipated that the indebtedness will be retired or otherwise provided for by FY 2057. Table E shows a summary of the financial capacity of the District, including how total TIF revenue translates to the ability to fund tax increment projects in constant 2025 dollars in five-year increments.

Table D. Total Uses

Uses Summary	First 5 Years	First 10 Years	30 Year Total
Bond Issuance Costs and Reserves	23,264	9,229,928	21,747,691
District-Wide Admin/Predev	929,632	5,970,569	29,930,092
Affordable Housing (PHB)	10,040,027	64,482,140	323,244,997
Inclusive Growth (Prosper Portland)	12,271,144	78,811,504	395,077,219
Total	23,264,068	158,494,141	770,000,000

Table E. Total Capacity Through Final Bond Payoff

	Actual Dollars	Rounded Dollars
Total Net TIF	948,257,597	948,300,000
Maximum Indebtedness	770,000,000	770,000,000
Capacity (2024-25 \$)	507,448,291	507,400,000
Years 1-5	23,217,633	23,200,000
Years 6-10	67,086,921	67,100,000
Years 11-15	113,653,400	113,700,000
Years 16-20	155,328,664	155,300,000
Years 21-25	204,368,914	204,400,000
Years 26-30	261,799,409	261,800,000
Years 31-32	122,802,656	122,800,000

Section 3.2 – Financial Analysis

The total amount of TIF projected to be used for all projects, excluding administration and finance fees, is \$416,499,332 in 2024-25 dollars. The cost of administration and finance fees over the life of the District increase this total to \$447,333,483. The Plan assumes annual inflation rate of 3 percent per year. When accounting for inflation and based on the assumed timing of projects, the total project costs in nominal year-of-expenditure (“YOE”) dollars is \$ 718,322,216, which is within the \$ 770,000,000 maximum indebtedness established by the Plan. We estimate the frozen base assessed value of the District to \$2,849,078,510, 3.5 percent of the City’s assessed value of \$80,988,896,967

The estimated East 205 Tax Increment Finance Plan revenues through Fiscal Year End (FYE) 2057 are calculated based on projections of the assessed value within the District and the consolidated tax rate that will apply in the District adjusted for discounts, and delinquencies. The long-term projections for FYE 2026 and beyond assume an annual growth rate of 3 percent for assessed value in the District. These projections of growth are the basis for the projections in Table F, which shows the incremental assessed value, tax rates, and E205 Tax Increment Finance Plan revenues each year.

The first year of East 205 Tax Increment Finance Plan collections is anticipated to be the fiscal year ending in 2026. Gross East 205 Tax Increment Finance Plan financing (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, except for \$0.5038/\$1,000 of the Portland Public Schools permanent rate levy (the “Gap Tax”). The consolidated rate also excludes levies for general obligation bonds and local option levies. The adjustments are for compression losses estimated at 5 percent and underpayments and delinquencies assumed at 4 percent.

The District is anticipated to complete all projects and have sufficient East 205 Tax Increment Finance Plan finance revenue to terminate the tax increment area in FYE 2057, a 32 year tax increment plan. Table G shows more detailed tables on the allocation of tax revenues to debt service. These assumptions show one scenario for financing and that this scenario is financially feasible.

Table F. Projected Incremental Assessed Value, Tax Rates, and East 205 Tax Increment Finance Plan Revenues

Yr No.	FYE	Total Assessed Value	Frozen Base Assessed Value	Increment URA	Increment Shared	Tax Rate	Gross TIF URA	Gross TIF Shared	Adjustments (to URA)	Net TIF (URA)	PV of Net TIF (URA)
1	2026	2,934,550,865	2,849,078,510	85,472,355	0	18.83	1,609,790	-	(141,661)	1,468,128	1,425,367
2	2027	3,022,587,391	2,849,078,510	173,508,881	0	18.93	3,285,224	-	(289,100)	2,996,124	2,824,134
3	2028	3,113,265,013	2,849,078,510	264,186,503	0	19.03	5,028,536	-	(442,511)	4,586,025	4,196,862
4	2029	3,206,662,963	2,849,078,510	357,584,453	0	19.03	6,806,276	-	(598,952)	6,207,324	5,515,127
5	2030	3,302,862,852	2,849,078,510	453,784,342	0	19.23	8,728,105	-	(768,073)	7,960,032	6,866,394
6	2031	3,401,948,738	2,849,078,510	552,870,228	0	19.23	10,633,927	-	(935,786)	9,698,141	8,122,041
7	2032	3,504,007,200	2,849,078,510	654,928,690	0	19.23	12,596,923	-	(1,108,529)	11,488,394	9,341,116
8	2033	3,609,127,416	2,849,078,510	760,048,906	0	19.33	14,694,814	-	(1,293,144)	13,401,671	10,579,403
9	2034	3,717,401,238	2,849,078,510	868,322,728	0	19.33	16,788,185	-	(1,477,360)	15,310,824	11,734,472
10	2035	3,828,923,276	2,849,078,510	979,844,766	0	19.23	18,846,371	-	(1,658,481)	17,187,891	12,789,405
11	2036	3,943,790,974	2,849,078,510	1,094,712,464	0	19.23	21,055,741	-	(1,852,905)	19,202,836	13,872,537
12	2037	4,062,104,703	2,849,078,510	1,213,026,193	0	19.23	23,331,392	-	(2,053,162)	21,278,229	14,924,122
13	2038	4,183,967,844	2,849,078,510	1,301,415,965	33,473,369	19.23	25,031,484	643,828	(2,202,771)	22,828,714	15,545,243
14	2039	4,309,486,880	2,849,078,510	1,397,124,429	63,283,940	19.13	26,732,632	1,210,877	(2,352,472)	24,380,160	16,118,158
15	2040	4,438,771,486	2,849,078,510	1,495,673,560	94,019,416	19.03	28,468,707	1,789,569	(2,505,246)	25,963,461	16,664,958
16	2041	4,571,934,630	2,849,078,510	1,597,148,344	125,707,777	18.93	30,240,467	2,380,156	(2,661,161)	27,579,306	17,186,512
17	2042	4,709,092,669	2,849,078,510	1,701,636,315	158,377,845	18.83	32,048,683	2,982,894	(2,820,284)	29,228,399	17,683,662
18	2043	4,850,365,449	2,849,078,510	1,807,590,900	193,696,040	18.83	34,044,236	3,648,079	(2,995,893)	31,048,343	18,237,629
19	2044	4,995,876,413	2,849,078,510	1,918,360,853	228,437,050	18.73	35,938,645	4,279,548	(3,162,601)	32,776,044	18,691,720
20	2045	5,145,752,705	2,849,078,510	2,030,768,072	265,906,123	18.73	38,044,486	4,981,495	(3,347,915)	34,696,571	19,210,650
21	2046	5,300,125,287	2,849,078,510	2,146,547,508	304,499,269	18.73	40,213,503	5,704,501	(3,538,788)	36,674,714	19,714,466
22	2047	5,459,129,045	2,849,078,510	2,265,800,327	344,250,208	18.73	42,447,589	6,449,196	(3,735,388)	38,712,202	20,203,608
23	2048	5,622,902,916	2,849,078,510	2,388,630,730	385,193,676	18.73	44,748,699	7,216,233	(3,937,886)	40,810,813	20,678,502
24	2049	5,791,590,004	2,849,078,510	2,515,146,046	427,365,448	18.73	47,118,842	8,006,281	(4,146,458)	42,972,384	21,139,565
25	2050	5,965,337,704	2,849,078,510	2,645,456,821	470,802,373	18.73	49,560,089	8,820,030	(4,361,288)	45,198,801	21,587,199
26	2051	6,144,297,835	2,849,078,510	2,779,676,919	515,542,406	18.73	52,074,573	9,658,191	(4,582,562)	47,492,011	22,021,795
27	2052	6,328,626,770	2,849,078,510	2,917,923,621	561,624,639	18.73	54,664,492	10,521,497	(4,810,475)	49,854,017	22,443,733
28	2053	6,518,485,573	2,849,078,510	3,060,317,723	609,089,340	18.73	57,332,109	11,410,703	(5,045,226)	52,286,883	22,853,381
29	2054	6,714,040,141	2,849,078,510	3,206,983,649	657,977,982	18.73	60,079,754	12,326,585	(5,287,018)	54,792,735	23,251,098

30	2055	6,915,461,345	2,849,078,510	3,358,049,552	708,333,283	18.73	62,909,828	13,269,943	(5,536,065)	57,373,763	23,637,231
31	2056	7,122,925,185	2,849,078,510	3,513,647,432	760,199,243	18.73	65,824,805	14,241,602	(5,792,583)	60,032,222	24,012,117
32	2057	7,336,612,941	2,849,078,510	3,673,913,249	813,621,182	18.73	68,827,230	15,242,410	(6,056,796)	62,770,434	24,376,084

Table G. East Portland Tax Increment Plan Revenues and Allocations to Debt Service

	24-25	25-26	26-27	27-28	28-29	29-30	30-31
	Forecast						
Prior Year Assessed Value	-	2,849,078,510	2,934,550,865	3,022,587,391	3,113,265,013	3,206,662,963	3,302,862,852
Frozen Base	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510
Increment	-	85,472,355	173,508,881	264,186,503	357,584,453	453,784,342	552,870,228
AV (Baseline)	-	2,934,550,865	3,022,587,391	3,113,265,013	3,206,662,963	3,302,862,852	3,401,948,738
Taxes							
Consolidated Tax Rate for Du Jour	18.6726	18.8340	18.9340	19.0340	19.0340	19.2340	19.2340
Beginning Balance	-	-	-	-	-	-	-
Divide the Taxes (to Raise) Sal 4c	-	1,609,790	3,285,224	5,028,536	6,806,276	8,728,105	10,633,927
Compression	-	(80,489)	(164,261)	(251,427)	(340,314)	(436,405)	(531,696)
Net Tax Increment Revenues	-	1,468,128	2,996,124	4,586,025	6,207,324	7,960,032	9,698,141
Used for Du Jour	-	1,471,064	3,002,116	4,595,197	6,219,738	7,975,952	9,717,538
Debt Service							
LOC 1					-	-	-
LOC 2							-
LOC 3							
BOND 1							
BOND 2							
BOND 3							
Total Debt Service	-	-	-	-	-	-	-

	31-32	32-33	33-34	34-35	35-36	36-37	37-38
	Forecast						
Prior Year Assessed Value	3,401,948,738	3,504,007,200	3,609,127,416	3,717,401,238	3,828,923,276	3,943,790,974	4,062,104,703
Frozen Base	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510
Increment	654,928,690	760,048,906	868,322,728	979,844,766	1,094,712,464	1,213,026,193	1,334,889,334
AV (Baseline)	3,504,007,200	3,609,127,416	3,717,401,238	3,828,923,276	3,943,790,974	4,062,104,703	4,183,967,844
Taxes							
Consolidated Tax Rate for Du Jour	19.2340	19.3340	19.3340	19.2340	19.2340	19.2340	19.2340
Beginning Balance	-	-	-	15,102,868	7,551,434	7,551,434	7,551,434
Divide the Taxes (to Raise) Sal 4c	12,596,923	14,694,814	16,788,185	18,846,371	21,055,741	23,331,392	25,031,484
Compression	(629,846)	(734,741)	(839,409)	(942,319)	(1,052,787)	(1,166,570)	(1,251,574)
Net Tax Increment Revenues	11,488,394	13,401,671	15,310,824	17,187,891	19,202,836	21,278,229	22,828,714
Used for Du Jour	10,911,371	11,928,474	5,390,012	17,282,678	11,720,013	13,799,558	15,353,143
Debt Service							
LOC 1	600,000	600,000	600,000				
LOC 2	-	900,000	900,000				
LOC 3			900,000				
BOND 1				7,551,434	7,551,434	7,551,434	7,551,434
BOND 2							
BOND 3							
Total Debt Service	600,000	1,500,000	2,400,000	7,551,434	7,551,434	7,551,434	7,551,434

	38-39	39-40	40-41	41-42	42-43	43-44	44-45
	Forecast						
Prior Year Assessed Value	4,183,967,844	4,309,486,880	4,438,771,486	4,571,934,630	4,709,092,669	4,850,365,449	4,995,876,413
Frozen Base	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510
Increment	1,460,408,370	1,589,692,976	1,722,856,120	1,860,014,159	2,001,286,939	2,146,797,903	2,296,674,195
AV (Baseline)	4,309,486,880	4,438,771,486	4,571,934,630	4,709,092,669	4,850,365,449	4,995,876,413	5,145,752,705
Taxes							
Consolidated Tax Rate for Du Jour	19.1340	19.0340	18.9340	18.8340	18.8340	18.7340	18.7340
Beginning Balance	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	15,102,868	11,327,151
Divide the Taxes (to Raise) Sal 4c	26,732,632	28,468,707	30,240,467	32,048,683	34,044,236	35,938,645	38,044,486
Compression	(1,336,632)	(1,423,435)	(1,512,023)	(1,602,434)	(1,702,212)	(1,796,932)	(1,902,224)
Net Tax Increment Revenues	24,380,160	25,963,461	27,579,306	29,228,399	31,048,343	32,776,044	34,696,571
Used for Du Jour	16,907,692	18,494,160	20,113,237	21,765,627	19,813,494	25,350,574	23,484,122
Debt Service							
BOND 1	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434
BOND 2						3,775,717	3,775,717
BOND 3							
Total Debt Service	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	11,327,151	11,327,151

	45-46	46-47	47-48	48-49	49-50	50-51	51-52
	Forecast						
Prior Year Assessed Value	5,145,752,705	5,300,125,287	5,459,129,045	5,622,902,916	5,791,590,004	5,965,337,704	6,144,297,835
Frozen Base	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510
Increment	2,451,046,777	2,610,050,535	2,773,824,406	2,942,511,494	3,116,259,194	3,295,219,325	3,479,548,260
AV (Baseline)	5,300,125,287	5,459,129,045	5,622,902,916	5,791,590,004	5,965,337,704	6,144,297,835	6,328,626,770
Taxes							
Consolidated Tax Rate for Du Jour	18.7340	18.7340	18.7340	18.7340	18.7340	18.7340	18.7340
Beginning Balance	11,327,151	11,327,151	11,327,151	11,327,151	11,327,151	11,327,151	23,598,231
Divide the Taxes (to Raise) Sal 4c	40,213,503	42,447,589	44,748,699	47,118,842	49,560,089	52,074,573	54,664,492
Compression	(2,010,675)	(2,122,379)	(2,237,435)	(2,355,942)	(2,478,004)	(2,603,729)	(2,733,225)
Net Tax Increment Revenues	36,674,714	38,712,202	40,810,813	42,972,384	45,198,801	47,492,011	49,854,017
Used for Du Jour	25,466,221	27,507,784	29,610,593	31,776,486	34,007,356	30,169,612	38,720,967
Debt Service							
BOND 1	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434
BOND 2	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717
BOND 3							6,135,540
Total Debt Service	11,327,151	11,327,151	11,327,151	11,327,151	11,327,151	11,327,151	17,462,691

	52-53	53-54	54-55	55-56	56-57
	Forecast	Forecast	Forecast	Forecast	Forecast
Prior Year Assessed Value	6,328,626,770	6,518,485,573	6,714,040,141	6,915,461,345	7,122,925,185
Frozen Base	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510	2,849,078,510
Increment	3,669,407,063	3,864,961,631	4,066,382,835	4,273,846,675	4,487,534,431
AV (Baseline)	6,518,485,573	6,714,040,141	6,915,461,345	7,122,925,185	7,336,612,941
Taxes					
Consolidated Tax Rate for Du Jour	18.7340	18.7340	18.7340	18.7340	18.7340
Beginning Balance	17,462,691	17,462,691	17,462,691	35,172,670	85,554,390
Divide the Taxes (to Raise) Sal 4c	57,332,109	60,079,754	62,909,828	65,824,805	68,827,230
Compression	(2,866,605)	(3,003,988)	(3,145,491)	(3,291,240)	(3,441,362)
Net Tax Increment Revenues	52,286,883	54,792,735	57,373,763	60,032,222	62,770,434
Used for Du Jour	34,998,616	37,509,480	29,937,125		
Debt Service					
BOND 1	7,551,434	7,551,434			
BOND 2	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717
BOND 3	6,135,540	6,135,540	6,135,540	6,135,540	6,135,540
Bond Payoff					108,551,865
Total Debt Service	17,462,691	17,462,691	9,911,257	9,911,257	118,463,122

The District is anticipated to complete all projects and have sufficient revenue to terminate the District in FYE 2057, a 32-year program. The projects will be ongoing and the schedule for construction of projects will be based on the availability of funding and will be completed as directed by the Agency in accordance with the Five-Year Action Plans.

The amount of money available for projects in 2025 constant dollars for the District is approximately \$416,499,332. This is calculated by taking the maximum indebtedness (MI) and bringing it back to constant 2025 dollars. This is done as the MI is referenced in constant dollars, so understanding how the MI relates to the inflation factor over 30 years is important to be able to make projections on the allocation of funds throughout the life of the District.

Table H shows the approximate \$447,333,483 constant dollars for projects inflated over the life of the District including administrative expenses and bond issuance costs and reserves, reaching the total maximum indebtedness of \$770,000,000. The 3 percent inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The following tables are prepared to show that the District is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available and in accordance with the Five-Year Action Plans. Annual expenditures for program administration are also shown.

Table H. Financial Feasibility

	Bond Issuance Costs and Reserves	District-Wide Admin/Predev	Affordable Housing (PHB)	Inclusive Growth (Prosper Portland)	Total
Years 1-5	23,264	929,632	10,040,027	12,271,144	23,264,068
Years 6-10	9,206,664	5,040,936	54,442,112	66,540,360	135,230,073
Years 11-15	76,275	3,047,932	32,917,662	40,232,698	76,274,566
Years 16-20	4,686,244	5,833,632	63,003,230	77,003,948	150,527,054
Years 21-25	148,368	5,928,803	64,031,071	78,260,197	148,368,439
Years 26-30	7,606,876	9,149,157	98,810,895	120,768,872	236,335,800
Total	21,747,691	29,930,092	323,244,997	395,077,219	770,000,000

Section 3.3 – Fiscal Impact Statement

The impact of East 205 Tax Increment Finance Plan financing of the maximum indebtedness, both until and after the indebtedness is repaid, is on all entities levying permanent rate property in the District.

The impact of East 205 Tax Increment Finance Plan financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the District. These projections are for impacts estimated through FYE 2057 and are shown in Table I.

Other than the Portland Public Schools Gap Tax, the Portland School District and the Multnomah County ESD are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for

the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The Gap Tax is not anticipated to be calculated in the division of tax revenues to be allocated to Prosper Portland, so the impact on the Portland Public Schools of the Gap Tax is a positive impact. The School District will need to complete appropriate paperwork with the Multnomah County assessor to ensure the Gap tax is not included in the division of taxes.

The City of Portland levies a tax to pay costs of its Fire and Police Disability and Retirement Fund (FPD&R) Plan. The rate for this levy is included in the consolidated tax rate for the District. The levy is imposed such that, when the tax rate is divided for tax increment areas, tax collections are sufficient to provide both the amount requested by the City for the FPD&R Plan and amounts for tax increment plans. Taxpayers pay a higher amount of taxes as a result of the division of taxes. Tax collections for the District attributable to the FPD&R levy are shown in Table I.

Since the properties within the TIF District are also already within the City's urban growth boundary, the City has planned for the need to provide infrastructure to these parcels through its existing plans and policies. In addition, since any new development will be new construction or redevelopment of existing buildings, the current building code requirements will address fire protection needs. Any potential impacts to the City will be countered by the increased revenue resulting from new jobs, stabilized housing, increased property tax revenues from development and redevelopment, and future increased tax base for all overlapping taxing jurisdictions.

Table I. Projected Impact on Taxing District Permanent Rate Levies

Foregone Revenue to Taxing Jurisdictions	25-26	26-27	27-28	28-29	29-30	30-31	31-32
City	356,781	724,265	1,102,774	1,492,638	1,894,197	2,307,804	2,733,819
County	338,571	687,300	1,046,491	1,416,457	1,797,522	2,190,019	2,594,291
Library	95,100	193,053	293,944	397,863	504,899	615,146	728,700
Metro	7,530	15,286	23,275	31,503	39,978	48,707	57,699
Port	5,464	11,093	16,890	22,861	29,011	35,346	41,870
E Mult Soil/Cons	7,795	15,824	24,094	32,612	41,385	50,422	59,729
FPDR	218,262	458,896	722,814	978,351	1,324,324	1,613,496	1,911,344
Total Gov't	1,029,504	2,105,717	3,230,281	4,372,284	5,631,316	6,860,940	8,127,452
Reynolds	34,912	70,870	107,908	146,057	185,350	225,822	267,508
Parkrose	17,205	34,926	53,178	71,978	91,342	111,287	131,831
David Douglas	149,504	303,493	462,102	625,469	793,737	967,053	1,145,569
Centennial	160,128	325,059	494,938	669,914	850,139	1,035,771	1,226,972
Portland	3,041	6,172	9,398	12,721	16,143	19,668	23,298
Portland CC	220	448	681	922	1,170	1,426	1,689
Mt. Hood CC	37,945	77,029	117,285	158,748	201,456	245,445	290,753
Multnomah County ESD	35,670	72,411	110,253	149,231	189,378	230,730	273,322
Total Education	438,624	890,407	1,355,744	1,835,040	2,328,716	2,837,201	3,360,942

Foregone Revenue to Taxing Jurisdictions	32-33	33-34	34-35	35-36	36-37	37-38	38-39
City	3,172,614	3,624,574	4,090,092	4,569,575	5,063,443	5,432,402	5,831,910
County	3,010,691	3,439,583	3,881,342	4,336,354	4,805,016	5,155,144	5,534,262
Library	845,661	966,131	1,090,214	1,218,021	1,349,661	1,448,007	1,554,497
Metro	66,960	76,499	86,324	96,443	106,867	114,654	123,086
Port	48,591	55,513	62,643	69,986	77,550	83,201	89,320
E Mult Soil/Cons	69,316	79,191	89,362	99,838	110,628	118,689	127,418
FPDR	2,287,443	2,613,304	2,859,579	3,194,809	3,540,096	3,798,052	3,949,950

Total Gov't	9,501,277	10,854,794	12,159,555	13,585,026	15,053,261	16,150,149	17,210,443
Reynolds	310,445	354,670	400,222	447,140	495,466	531,569	570,661
Parkrose	152,990	174,785	197,233	220,355	244,170	261,962	281,227
David Douglas	1,329,440	1,518,827	1,713,896	1,914,817	2,121,765	2,276,372	2,443,781
Centennial	1,423,908	1,626,753	1,835,683	2,050,881	2,272,535	2,438,129	2,617,433
Portland	27,038	30,889	34,857	38,943	43,152	46,296	49,701
Portland CC	1,960	2,240	2,527	2,823	3,129	3,357	3,603
Mt. Hood CC	337,421	385,488	434,998	485,993	538,518	577,759	620,248
Multnomah County ESD	317,192	362,378	408,920	456,858	506,234	543,121	583,064
Total Education	3,900,394	4,456,030	5,028,335	5,617,810	6,224,968	6,678,564	7,169,718

Foregone Revenue to Taxing Jurisdictions	39-40	40-41	41-42	42-43	43-44	44-45	45-46
City	6,243,276	6,666,855	7,103,011	7,545,289	8,007,668	8,476,881	8,960,170
County	5,924,633	6,326,593	6,740,489	7,160,194	7,598,974	8,044,239	8,502,863
Library	1,664,146	1,777,051	1,893,309	2,011,198	2,134,445	2,259,514	2,388,335
Metro	131,768	140,707	149,913	159,247	169,006	178,909	189,109
Port	95,620	102,108	108,788	115,561	122,643	129,829	137,231
E Mult Soil/Cons	136,405	145,660	155,189	164,852	174,955	185,206	195,765
FPDR	4,092,163	4,224,138	4,345,298	4,615,864	4,723,772	5,000,563	5,285,659
Total Gov't	18,288,012	19,383,112	20,495,997	21,772,207	22,931,463	24,275,142	25,659,132
Reynolds	610,914	652,362	695,041	738,318	783,563	829,476	876,767
Parkrose	301,064	321,490	342,522	363,850	386,147	408,773	432,079
David Douglas	2,616,158	2,793,653	2,976,418	3,161,748	3,355,501	3,552,119	3,754,634
Centennial	2,802,059	2,992,166	3,187,918	3,386,418	3,593,940	3,804,528	4,021,434
Portland	53,206	56,816	60,533	64,302	68,243	72,242	76,360
Portland CC	3,858	4,119	4,389	4,662	4,948	5,238	5,536
Mt. Hood CC	663,998	709,048	755,435	802,473	851,649	901,552	952,951
Multnomah County ESD	624,191	666,540	710,146	754,364	800,592	847,503	895,821
Total Education	7,675,449	8,196,194	8,732,402	9,276,136	9,844,582	10,421,430	11,015,583

Foregone Revenue to Taxing Jurisdictions	46-47	47-48	48-49	49-50	50-51	51-52	52-53
City	9,457,958	9,970,680	10,498,783	11,042,729	11,602,994	12,180,067	12,774,452
County	8,975,245	9,461,798	9,962,948	10,479,133	11,010,803	11,558,423	12,122,472
Library	2,521,020	2,657,686	2,798,452	2,943,441	3,092,780	3,246,599	3,405,032
Metro	199,615	210,436	221,582	233,063	244,887	257,067	269,612
Port	144,855	152,708	160,796	169,127	177,708	186,546	195,650
E Mult Soil/Cons	206,641	217,843	229,381	241,266	253,507	266,115	279,101
FPDR	5,579,307	5,881,764	6,193,296	6,514,173	6,844,676	7,185,095	7,535,726
Total Gov't	27,084,641	28,552,916	30,065,239	31,622,932	33,227,355	34,879,911	36,582,044
Reynolds	925,476	975,646	1,027,322	1,080,548	1,135,371	1,191,838	1,250,000
Parkrose	456,083	480,808	506,274	532,504	559,521	587,349	616,012
David Douglas	3,963,225	4,178,074	4,399,368	4,627,302	4,862,073	5,103,887	5,352,956
Centennial	4,244,848	4,474,963	4,711,983	4,956,112	5,207,566	5,466,563	5,733,331
Portland	80,602	84,972	89,473	94,108	98,883	103,801	108,866
Portland CC	5,844	6,161	6,487	6,823	7,169	7,526	7,893
Mt. Hood CC	1,005,893	1,060,423	1,116,589	1,174,440	1,234,027	1,295,401	1,358,616
Multnomah County ESD	945,589	996,850	1,049,649	1,104,032	1,160,046	1,217,741	1,277,166
Total Education	11,627,560	12,257,897	12,907,145	13,575,869	14,264,656	14,974,106	15,704,839

Foregone Revenue to Taxing Jurisdictions	53-54	54-55	55-56	56-57
City	13,386,668	14,017,251	14,666,751	15,335,737
County	12,703,442	13,301,841	13,918,193	14,553,035
Library	3,568,218	3,736,300	3,909,425	4,087,743
Metro	282,533	295,841	309,550	323,669
Port	205,026	214,684	224,632	234,878
E Mult Soil/Cons	292,477	306,254	320,445	335,061
FPDR	7,896,877	8,268,861	8,652,005	9,046,644
Total Gov't	38,335,241	40,141,034	42,001,000	43,916,766

Reynolds	1,309,906	1,371,610	1,435,164	1,500,626
Parkrose	645,534	675,942	707,262	739,522
David Douglas	5,609,496	5,873,733	6,145,897	6,426,226
Centennial	6,008,101	6,291,114	6,582,618	6,882,867
Portland	114,084	119,458	124,993	130,694
Portland CC	8,271	8,661	9,062	9,476
Mt. Hood CC	1,423,728	1,490,793	1,559,870	1,631,019
Multnomah County ESD	1,338,374	1,401,419	1,466,355	1,533,239
Total Education	16,457,494	17,232,729	18,031,222	18,853,669

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the District. The first threshold is when annual East 205 Tax Increment Finance Plan finance revenues exceed three percent of the original maximum indebtedness of the Plan in 2039. At the three percent threshold, the Agency will receive tax increment revenue as stated in ORS 457.470(4)(a-e). The overlapping taxing districts would receive the remainder of the TIF revenues. Revenue sharing projections are shown in Table J in the column labelled “Increment Shared”.

If assessed value in the District grows more quickly than projected, the revenue sharing triggers would be reached earlier.

Table J. Tax Increment Revenue Sharing

FYE	Total Assessed Value	Frozen Base Assessed Value	Increment URA	Increment Shared
2026	2,934,550,865	2,849,078,510	85,472,355	0
2027	3,022,587,391	2,849,078,510	173,508,881	0
2028	3,113,265,013	2,849,078,510	264,186,503	0
2029	3,206,662,963	2,849,078,510	357,584,453	0
2030	3,302,862,852	2,849,078,510	453,784,342	0
2031	3,401,948,738	2,849,078,510	552,870,228	0
2032	3,504,007,200	2,849,078,510	654,928,690	0
2033	3,609,127,416	2,849,078,510	760,048,906	0
2034	3,717,401,238	2,849,078,510	868,322,728	0
2035	3,828,923,276	2,849,078,510	979,844,766	0
2036	3,943,790,974	2,849,078,510	1,094,712,464	0
2037	4,062,104,703	2,849,078,510	1,213,026,193	0
2038	4,183,967,844	2,849,078,510	1,301,415,965	33,473,369
2039	4,309,486,880	2,849,078,510	1,397,124,429	63,283,940
2040	4,438,771,486	2,849,078,510	1,495,673,560	94,019,416
2041	4,571,934,630	2,849,078,510	1,597,148,344	125,707,777
2042	4,709,092,669	2,849,078,510	1,701,636,315	158,377,845
2043	4,850,365,449	2,849,078,510	1,807,590,900	193,696,040
2044	4,995,876,413	2,849,078,510	1,918,360,853	228,437,050
2045	5,145,752,705	2,849,078,510	2,030,768,072	265,906,123
2046	5,300,125,287	2,849,078,510	2,146,547,508	304,499,269
2047	5,459,129,045	2,849,078,510	2,265,800,327	344,250,208
2048	5,622,902,916	2,849,078,510	2,388,630,730	385,193,676
2049	5,791,590,004	2,849,078,510	2,515,146,046	427,365,448

2050	5,965,337,704	2,849,078,510	2,645,456,821	470,802,373
2051	6,144,297,835	2,849,078,510	2,779,676,919	515,542,406
2052	6,328,626,770	2,849,078,510	2,917,923,621	561,624,639
2053	6,518,485,573	2,849,078,510	3,060,317,723	609,089,340
2054	6,714,040,141	2,849,078,510	3,206,983,649	657,977,982
2055	6,915,461,345	2,849,078,510	3,358,049,552	708,333,283
2056	7,122,925,185	2,849,078,510	3,513,647,432	760,199,243
2057	7,336,612,941	2,849,078,510	3,673,913,249	813,621,182

Table K shows the projected increased revenue to the taxing jurisdictions after the Central City – East Tax Increment Finance Plan proceeds are projected to be terminated. These projections are for FYE 2057. The table also shows the estimated impact of returned incremental assessed value on the FPD&R tax levy rate, which could be reduced by approximately 3 percent.

The Frozen Base is the assessed value of the District established by the County Assessor at the time the District is established. Excess Value is the increased assessed value in the District above the Frozen Base.

Table K. Additional Revenues Obtained after Termination of TIF – FYE 2057

Taxing District	Type	Percent of District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government						
City	Permanent	100%	4.5770	13,040,232	21,546,835	34,587,068
County	Permanent	100%	4.3434	12,374,688	20,447,132	32,821,820
Library	Permanent	100%	1.2200	3,475,876	5,743,312	9,219,188
Metro	Permanent	100%	0.0966	275,221	454,757	729,978
Port	Permanent	100%	0.0701	199,720	330,005	529,725
E Mult Soil/Cons	Permanent	100%	0.1000	284,908	470,763	755,671
FPDR		100%	2.7000	7,692,512	12,710,609	20,403,121
Subtotal General Government				37,343,157	61,703,414	99,046,571
Education						
Portland	Permanent	0.8%	4.7743	111,131	183,626	294,757
Centennial	Permanent	43.3%	4.7448	5,852,616	9,670,484	15,523,100
Parkrose	Permanent	4.5%	4.8906	628,828	1,039,035	1,667,863
Reynolds	Permanent	10.0%	4.4626	1,276,007	2,108,391	3,384,398
David Douglas	Permanent	41.3%	4.6394	5,464,327	9,028,901	14,493,228
Portland CC	Permanent	1.0%	0.2828	8,057	13,313	21,370

Mount Hood CC	Permanent	99.0%	0.4917	1,386,883	2,291,596	3,678,479
Multnomah County ESD	Permanent	100.0%	0.4576	1,303,738	2,154,213	3,457,951
Subtotal Education				16,031,588	26,489,558	42,521,146
Total				53,374,745	88,192,972	141,567,717

Section 3.4 – Assessed Value and Acreage Analysis

The Plan includes a provision indicating that it will be financed by tax increment revenues (TIF) allocated to the District, as provided in ORS Chapter 457, and that the ad valorem taxes levied by a taxing district in which all or a portion of the District is located, will be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Pursuant to ORS 457.420(2), the Plan may only include such a provision if:

- The assessed value for the TIF District, when added to the total assessed value for other TIF Districts of the City, does not exceed a figure equal to 15 percent of the total assessed value of the City (exclusive of any increased assessed value for other TIF Districts and without regard to adjustments made pursuant to ORS 457.435 (2)(c), 457.455 or 457.470 (2) to (5)), and
- The acreage of the TIF District, when added to the acreage of other TIF Districts of the City, does not exceed 15 percent of the total acreage of the City.

As explained in this Section, the proposed TIF District complies with both the assessed value and acreage limits set forth in ORS 457.420.

As of the date that the TIF Plan is expected to be approved by the City, it is projected that the total Assessed Value for all real property in the City of Portland will be just over \$80.98 billion and the total acreage of the City will be 92,768 acres, as shown in Table L, below. In addition, as of the approval date, the total assessed value for the real property contained within all pre-existing TIF Districts will be approximately \$2 billion (2.5% of total City AV) and the acreage of such districts will be 2,729 acres (2.9% of total City acreage).⁴ Finally, the TIF District is being proposed for creation along with several other TIF Districts that, when combined, will account for up to \$9.49 billion in assessed value and 8,415 acres.⁵ If all six proposed TIF Districts are approved, the resulting total areas included in all TIF Districts within the City will contain \$11.49 billion in assessed value (14.2% of total City AV) and 11,144 acres (12% of total City acreage). These limits will fall within the threshold for assessed value and acreage

⁴ Prior to adoption of the proposed TIF District, Prosper Portland and/or the City are expected to either take action to amend the size of certain TIF Districts, allow some TIF Districts to expire, and/or otherwise amend the plans to release some or all of the assessed value and acreage associated with the following pre-existing TIF Districts: Central Eastside, Downtown Waterfront, Interstate Corridor, Lents Town Center, Oregon Convention Center, River District, South Park Blocks, and the Neighborhood Prosperity Initiative districts.

⁵ The proposed new TIF Districts include: Westside, Lloyd-Holladay, Central Eastside Corridor, Sumner-Parkrose-Argay-Columbia Corridor (SPACC), 82nd Avenue Area, and East 205.

established by ORS 457.420, which allows for the TIF Plan to include a provision for the division of ad valorem property taxes to finance the TIF District’s activities under the Plan.

Table L. Assessed Value and Acreage

	Frozen Base (as of FY 21-22 values)	Proposed Adjustments	Proposed values (as of FY 23-24 values)	Frozen Base (as of FY 21-22 values)	Proposed Adjustments	Proposed values (as of FY 23- 24 values)
TIF District	Frozen Base Assessed Value			Acreage		
Central Eastside	\$230,541,190	(\$230,541,190)	\$0	708	(708)	-
Downtown Waterfront	\$55,674,313	(\$55,674,313)	\$0	233	(233)	-
Gateway Regional Center	\$307,174,681	-	\$307,174,681	659	-	659
Interstate Corridor	\$1,293,460,097	(\$1,293,460,097)	\$0	3,995	(3,995)	-
Lents Town Center	\$736,224,033	(\$736,224,033)	\$0	2,846	(2,846)	-
North Macadam	\$628,094,444	-	\$628,094,444	447	-	447
Oregon Convention Center	\$214,100,689	(\$214,100,689)	\$0	410	(410)	-
River District	\$432,292,135	(\$432,292,135)	\$0	315	(315)	-
South Park Blocks	\$305,692,884	(\$305,692,884)	\$0	98	(98)	-
Cully	\$1,071,144,885	-	\$1,071,144,885	1,623	-	1,623
Neighborhood Prosperity Initiatives (combined)	\$164,919,235	(\$164,919,235)	\$0	245	(245)	-
Westside (NEW)	\$0	\$2,401,540,540	\$2,401,540,540	-	492	492
Lloyd-Holladay (NEW)	\$0	\$842,896,040	\$842,896,040	-	261	261
Central Eastside Corridor (NEW)	\$0	\$551,392,310	\$551,392,310	-	486	486
Parkrose/Columbia Corridor (NEW)	\$0	\$1,123,860,390	\$1,123,860,390	-	1,578	1,578
82nd Ave (NEW)	\$0	\$1,722,322,630	\$1,721,086,470	-	1,868	1,868
East 205 (NEW)	\$0	\$2,849,078,510	\$2,849,078,510	-	3,730	3,730
Total: TIF Districts	\$5,439,318,586	\$6,056,949,684	\$11,496,268,270	11,579	(435)	11,144
Total: City of Portland	\$76,142,269,310		\$80,988,896,967	92,768		92,768
Percent in TIF District	7.14%		14.19%	12.48%		12.01%

SECTION 4 – RELOCATION REPORT

Pursuant to ORS 457.087(9), this report must include: (a) an analysis of existing residents or businesses that may be required to relocate temporarily or permanently as a result of any of the proposed projects identified in Section 2.1, above; (b) a description of the methods to be used for the temporary or permanent relocation of such residents or businesses; and, (c) an enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and the new units to be added.

It is not anticipated that any of the proposed projects identified in Section 2 will require or result in the temporary or permanent relocation of any residents or businesses. In addition, it is not anticipated that any of the proposed projects identified in Section 2 will require or result in the alteration or destruction of any existing housing units. To the extent that temporary or permanent relocation is necessary, Prosper Portland and Portland Housing Bureau will comply with the requirements set forth in ORS 35.500 to 35.530 to protect the rights of any person or business impacted by such relocation. New housing units anticipated to be added within the TIF District are enumerated in Section 2.

Attachments to Report

- A. Existing Conditions Report

Attachment A. Existing Conditions Report

This section presents a high-level summary of existing conditions in the TIF District, covering key features of the built environment, population, economy, and development landscape.

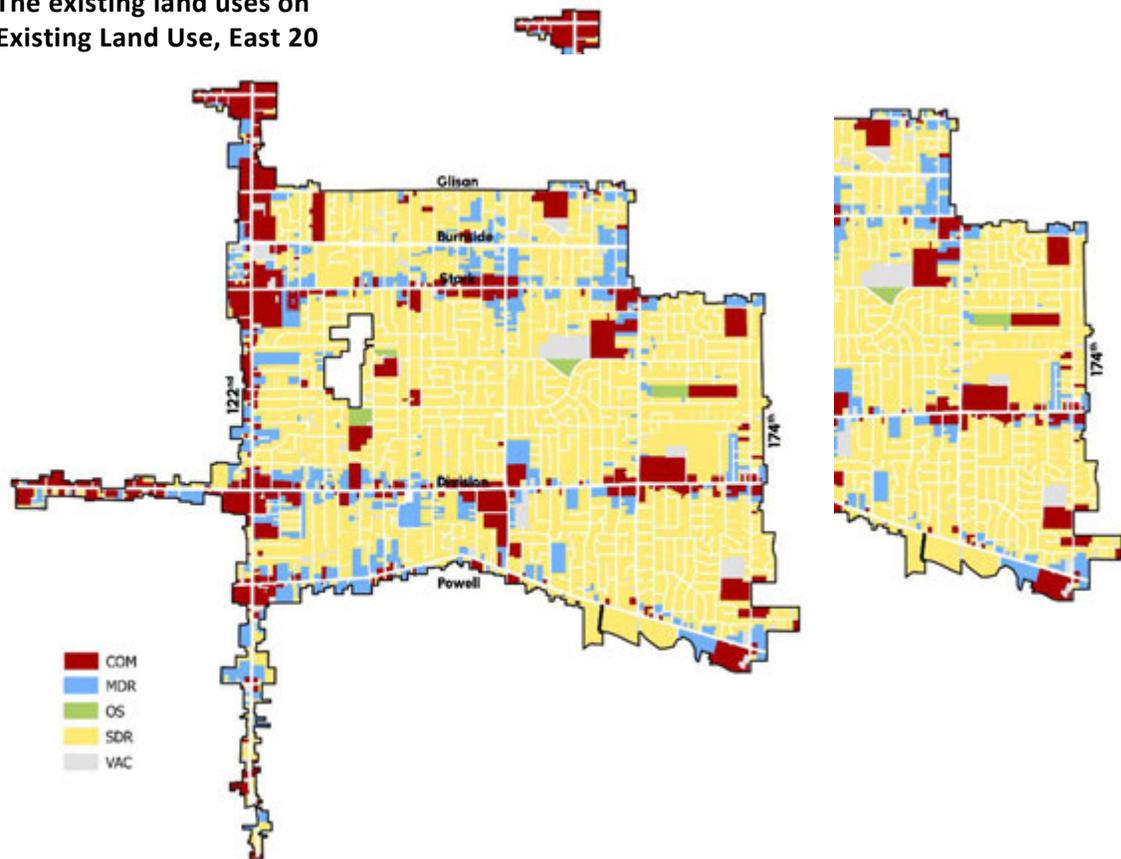
Physical Conditions

This section describes the physical conditions of the TIF District, including existing land uses, zoning designations, and comprehensive designations.

Land Use

The East 205 TIF District is bounded by 122nd Avenue to the west, 174th Street to the east, and

The existing land uses on
Existing Land Use, East 20



. There are approximately 3,730 acres within the TIF District, with 3,039 acres within tax lots and 691 acres in the right-of-way, as summarized in Table . Commercial uses make up 13 percent of the TIF District, mostly along 122nd Avenue and along intersecting arterial streets such as NE Glisan Street, SE Stark Street, SE Division Street, and SE Powell Boulevard. Multi-dwelling uses make up 12 percent of the TIF District's

acreage. The majority of housing in the TIF District are single dwellings (52 percent of total TIF District acreage). Three percent of acreage is vacant, totaling 117 acres across 466 parcels.

Table M. Existing Land Use, East 205 TIF District, 2024

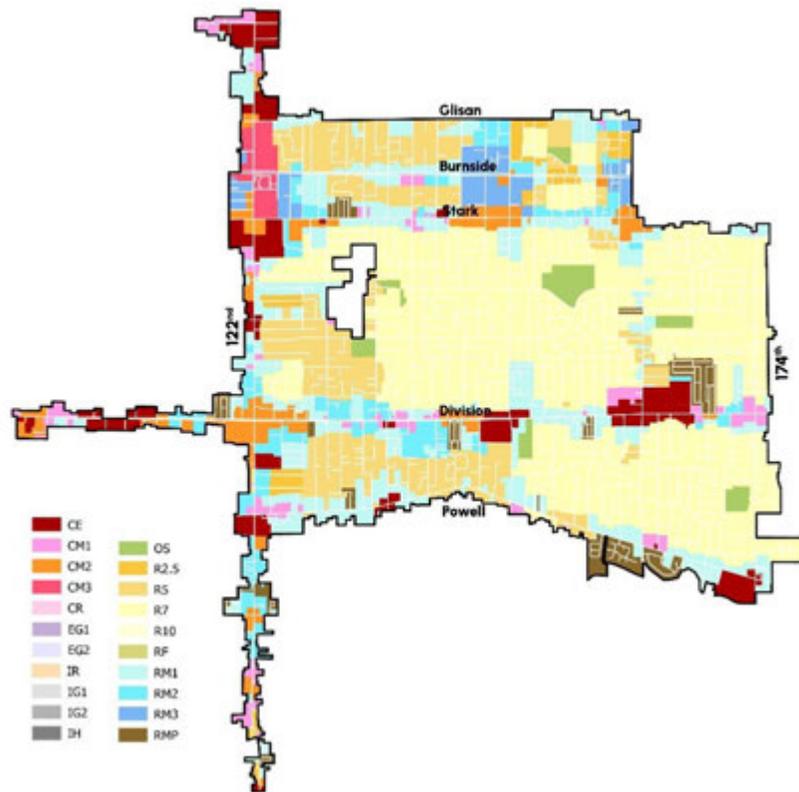
	PARCELS	SHARE	ACRES	SHARE
Single-Dwelling	9,429	83%	1945.3	52%
Multi-Dwelling	586	5%	430.3	12%
Commercial	557	5%	492.1	13%
Vacant	466	4%	116.5	3%
Open Space	6	0%	22.3	1%
ROW	137	1%	690.3	19%
Other	125	1%	31.6	1%

Source: Regional Land Information System (RLIS), 2024

Zoning

Figure C. Zoning, East 205 TIF District

Along the major corridors of 122nd Avenue, SE Division Street, and SE Powell Boulevard, many commercial properties are zoned CE (Commercial Employment) with the remainder zoned CM1, CM2, and CM3 (Commercial Mixed-Use 1, 2 and 3). Figure C shows zoning designations of land within the TIF District boundary.



Over 84 percent of the acreage in the TIF District is zoned for residential development. The single-dwelling zoning is characterized by average lot sizes, with

over 40 percent of acreage devoted to R7 (Residential 7,000), as shown in Table N. Of the areas zoned for multi-dwelling residential, nearly two-thirds are zoned RM1 which is a smaller-scale multi-dwelling designation mostly found adjacent to single family residential zoning to act as a transition between residential zones and higher scale or commercial uses. Higher scale multifamily residential (RM3) is mostly concentrated along E Burnside and SE Stark Streets at the northern end of the TIF District.

Table N. Parcel Acres by Zoning, East 205 TIF District, 2024

	ACRES	SHARE
Commercial Employment (CE)	210.3	6%
Commercial Mixed Use 1 (CM1)	112.0	3%
Commercial Mixed Use 2 (CM2)	164.3	4%
Commercial Mixed Use 3 (CM3)	49.9	1%
Commercial Residential (CR)	0.3	0%
General Employment 2 (EG2)	0.1	0%
General Employment 1 (EG1)	0.0	0%
Institutional Residential (IR)	0.4	0%
Open Space (OS)	70.0	2%

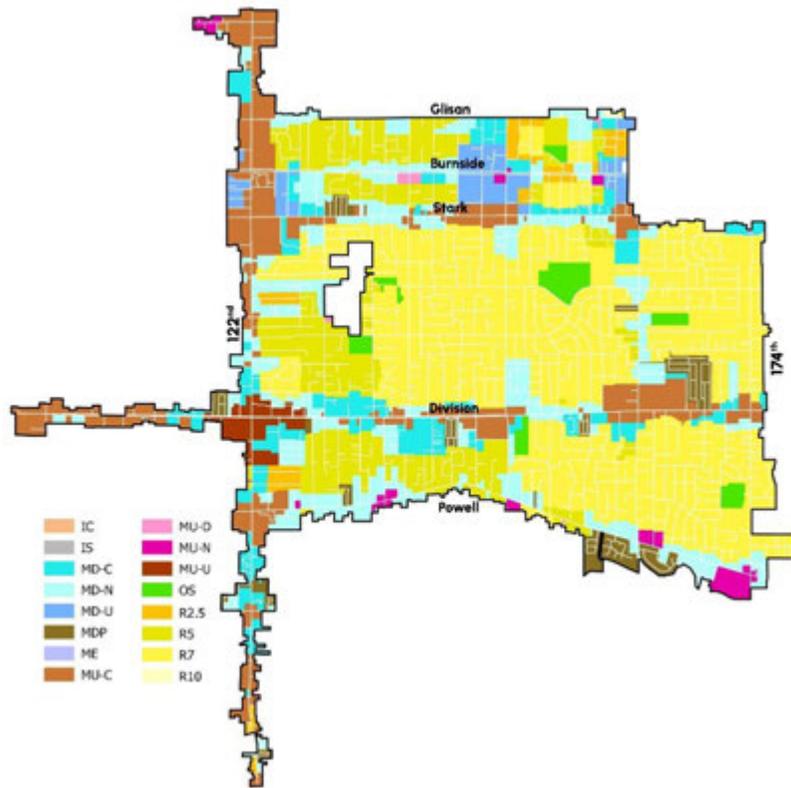
	ACRES	SHARE
Residential 2,500 (R2.5)	68.6	2%
Residential 5,000 (R5)	543.4	15%
Residential 7,000 (R7)	1,530.3	41%
Residential 10,000 (R10)	2.6	0%
Residential Multi-Dwelling 1 (RM1)	550.1	15%
Residential Multi-Dwelling 2 (RM2)	205.6	6%
Residential Multi-Dwelling 3 (RM3)	102.5	3%
Residential Manufactured Dwelling Park (RMP)	115.7	3%

Source: Bureau of Planning and Sustainability, 2024

Comprehensive Plan

Under the Portland 2035 Comprehensive Plan, 122nd Avenue is designated as a "Civic Corridor" which is a street with high-quality transit service, multimodal facilities, mid-rise development, and landscaping. This designation is part of a broader effort to make the corridor safer, more accessible, and more pedestrian-friendly. Figure D shows the Comprehensive Plan Designations within the TIF District. The designations prescribe the intended future development types and scales.

Figure D. Comprehensive Plan Designations, East 205 TIF District



The Comprehensive Plan emphasizes mixed-use and multi-dwelling land uses in the East 205 TIF District. High-scale, transit-oriented development designations (Mixed-Use Civic Corridor and Mixed-Use Urban Center) are proposed at the crossroads of SE Division Street and SE 122nd Avenue and extend down the two corridors.

Table O. Parcel Acres by Comprehensive Plan Designation, East 205 TIF District

	ACRES	SHARE
Industrial Sanctuary (IS)	0.0	0%
Mixed Employment (ME)	0.1	0%
Mixed Use - Civic Corridor (MU-C)	435.4	12%
Mixed Use – Dispersed (MU-D)	7.5	0%
Mixed Use – Neighborhood (MU-N)	45.8	1%
Mixed Use - Urban Center (MU-U)	53.2	1%
Multi-Dwelling – Corridor (MD-C)	267.7	7%
Multi-Dwelling – Neighborhood (MD-N)	507.4	14%

Multi-Dwelling - Urban Center (MD-U)	102.5	3%
Institutional Campus (IC)	0.4	0%
Open Space (OS)	70.0	2%
Manufactured Dwelling Park (MDP)	115.7	3%
Single - Dwelling 2,500 (R2.5)	68.6	2%
Single - Dwelling 5,000 (R5)	525.9	14%
Single - Dwelling 7,000 (R7)	1,523.3	41%
Single - Dwelling 10,000 (R10)	2.6	0%

Source: Bureau of Planning and Sustainability, 2024

Infrastructure

This section outlines the existing condition of the area’s infrastructure and explains the need for many of the Plan’s projects. The Plan does not attempt to fund every infrastructure project that the City has planned or considered in the TIF District boundary.

TRANSPORTATION

The East 205 TIF District encompasses several of East Portland’s major streets along with district and neighborhood collectors. Most of East Portland developed under Multnomah County regulations and was then annexed into the city starting in the late 1970s. Because it was not developed under City of Portland regulations, many streets were built without adequate multimodal infrastructure and include a disconnected road network through residential and commercial areas and a lack of direct and safe transportation options for people walking, biking, and rolling. Today, East Portland can be hard to navigate without a car. Features that make active transportation attractive in other areas of Portland, like sidewalks and low-stress bikeways, are less common in the TIF District. The primary transportation corridors in East Portland are wide arterial roads. Residential streets are often poorly connected and sometimes unpaved. The vast majority of missing sidewalks on busy streets are in neighborhoods that were originally developed under County regulations. Where sidewalks were constructed, they were often “curb-tight,” lacking furnishing zones or street trees to buffer people walking from roadway traffic. Not surprisingly, use of active transportation modes is lower in East Portland than in the city as a whole.

This TIF District has been the focus of recent transportation planning and improvement projects, including the East Portland in Motion, East Portland Action Plan, East Portland Arterial Street Strategy, and the Outer Powell Transportation Safety Project, aimed at improving multimodal safety and connectivity. However, there are still gaps throughout the TIF District’s network of sidewalks, bikeways, trails, and street crossings.

Future Jurisdictional Transfer

Currently, ODOT owns and maintains SE Powell Boulevard from SE 99th Avenue to just east of SE 174th Avenue. As prescribed in Keep Oregon Moving (HB 2017), ownership and operation of this road will be transferred to the Portland Bureau of Transportation (PBOT). The transfer is expected after the construction of improvements included in the Outer Powell Transportation Safety Project are complete.

Street Network

The TIF District generally covers the area from NE Glisan Street to SE Powell Boulevard running east-west between SE 122nd Avenue and the Portland city limits just east of SE 174th Avenue. Major roads in the East Portland District include:

- **SE 122nd Avenue**, classified as a Major City Traffic Street, is a five-lane roadway running north-south through the TIF District. It includes a center turn lane and on-street parking. The TIF District includes SE 122nd Avenue from SE Foster Road to just north of NE Halsey Street. This street serves as a key arterial road in East Portland, linking neighborhoods to essential services, retail centers, schools, parks, and public transportation.
- **SE Division Street**, classified as a District Collector, is a major five-lane east-west roadway with on-street parking, or four-lane road with a median. It serves as a vital commercial connector between East Portland and the broader metropolitan area featuring a diverse array of businesses, shops, restaurants, and services that cater to the needs of the local community.
- **SE Powell Boulevard**, classified as a Major City Traffic Street and also a segment of U.S. Highway 26, is a two- or three-lane roadway, including a center turn lane.
- Other major streets include SE Stark Street, E Burnside Street, NE Glisan Street, SE 148th Avenue, SE 162nd Avenue, and SE 174th Avenue.

Within the TIF District, there are 2.25 miles of gravel roads. These roads face increased maintenance costs or fall into disrepair, causing safety concerns for local residents.

Road Safety

In 2024, average daily traffic (ADT) volume on SE Division Street was 9,166 eastbound and 9,900 westbound. On SE Powell Boulevard ADT was 9,657 eastbound and 8,800 westbound.⁶ Road safety in the East Portland District is a major concern due to its high traffic density and history of serious crashes. The 2023 Deadly Traffic Report, produced by the PBOT Vision Zero Program, identifies a High Crash Network that includes the 30 streets with the highest number of crashes in Portland and the highest crash intersections. SE Powell Boulevard, SE Division Street, and SE 122nd Avenue are all part of the Vision Zero High Crash Network, and nearly all of the high crash intersections on these streets are within

⁶ According to data provided by the Portland Bureau of Transportation. The ADT count location for SE Division Street was west of 145th Avenue. The ADT count location for SE Powell Boulevard was west of 130th Avenue.

or near the proposed TIF District boundaries.⁷ From 2017 to 2021, there were 127 serious injury crashes and 33 fatal crashes within the TIF District. During this period, 139 pedestrians and 42 bicyclists were hit by motor vehicles.⁸

Of the 11 corridors identified for improvements in PBOT's East Portland Arterial Streets Strategy, six intersect the East 205 TIF District, including 122nd Avenue, SE 162nd Avenue, NE Glisan Street, SE Stark Street and SE Washington Street, and SE Division Street.⁹ These corridors are characterized by a high number of collisions, narrow sidewalks, and unprotected bike lanes. Few of the corridors meet PBOT's pedestrian crossing guidelines.

Through the Vision Zero program, PBOT has implemented traffic calming measures throughout the TIF District, including high crash network street redesigns, speed limit reductions, street lighting upgrades, and intersection cameras. The East Portland Arterial Streets Strategy also identifies planned improvements including reductions in vehicle travel lanes, increased buffering for bike lanes, additional street lighting, improving pedestrian crossings and other traffic calming measures. These efforts aim to significantly lower crash rates and enhance the overall safety for both drivers and pedestrians.

Public Transit

Several high-frequency bus routes run through the TIF District. Key corridors such as SE 122nd Avenue and SE Division Street are integral parts of the transit network, supporting bus routes and accommodating substantial pedestrian and bicycle traffic.

- **The MAX Blue line** runs through The TIF District on E Burnside Street, connecting the TIF District to the Gateway Transit Center (and beyond) to the west and Gresham Central Transit Center to the East.
- **Bus Line 73** operates on SE 122nd Avenue, providing critical north-south connectivity. The Rose Lane Project has transit improvements underway or in planning to reduce travel time for Line 73 riders, such as right turn except bus lanes with signal priority, and other bus stop and safety access improvements.
- **Bus Line 9** runs along SE Powell Boulevard, connecting Gresham Central Transit Center with Southeast Portland, South Waterfront, and Portland City Center via the Tilikum Crossing. This route is designated as a frequent service line, with buses running every 15 minutes or less throughout most of the day.
- **TriMet FX2-Division** is the main transit service along SE Division Street. The Division Transit Project introduced the FX2-Division, which operates with 60-foot articulated buses and

⁷ Portland Bureau of Transportation, "Portland 2023 Deadly Traffic Crash Report," February 2024. Available: <https://www.portland.gov/transportation/vision-zero/documents/portland-2023-deadly-traffic-crash-report-0>.

⁸ Oregon Department of Transportation, Crash Data System. Available: <https://www.oregon.gov/odot/data/pages/crash.aspx>.

⁹ Portland Bureau of Transportation, "East Portland Arterial Streets Strategy," May 2021.

expanded bus stations for a more efficient and comfortable ride. Buses on this route arrive every 12 minutes, making it a high-frequency transit line.

Many residents do not feel safe using the local transit system. Local residents have called for increased safety and security at transit facilities, including improving amenities at bus stops and a pilot project for controlled-access platforms and emergency phones at MAX platforms.¹⁰

Pedestrian and Bicycle Facilities

The East Portland District has seen various improvements in pedestrian infrastructure but still faces significant challenges. Historically, many streets in this TIF District were developed without inadequate pedestrian facilities, leading to numerous gaps in sidewalks and safe crossings. Within the TIF District, only 47 percent of streets have sidewalk coverage. Pedestrian fatalities per capita are twice as high in East Portland compared to the city overall. To make these areas safe, the City must redesign streets to move people safely.

Through recent visioning and planning efforts including the Building Healthy Communities – Division Transit Corridor project, Division-Midway Visioning, and Unite Oregon’s East Portland Community Prosperity Initiative, community members have stressed the need for increased investments in the area’s active transportation infrastructure. Key investments called for through these projects include filling gaps in the TIF District’s pedestrian infrastructure, improving lighting, completing Safe Routes to School improvements, and accessibility improvements for residents with disabilities.

The health of local business districts depends upon people feeling safe traveling by foot and bicycle to these areas. Recent implementation efforts have focused on addressing these deficiencies. The East Portland Access to Employment and Education initiative completed new sidewalk infill in East Portland neighborhoods in and near the TIF District.¹¹ The East Portland Arterial Streets Strategy plans for pedestrian crossing safety improvements on NE Glisan Street, NE Halsey Street, SE Stark Street, SE Division Street, and SE 122nd Avenue. East Portland in Motion project implementation has completed new sidewalk or sidewalk infill, crossing improvements, and other corridor safety improvements throughout the TIF District.¹²

Despite these advancements, some areas continue to experience high rates of collisions. Streets such as SE 122nd Avenue, a high-traffic corridor, have been particularly dangerous. Six traffic-related fatalities have occurred on 122nd Avenue since 2022, with an average of two fatalities a year for the past 10 years. It also includes five of the 20 highest crash intersections in the City. The City has recently allocated and/or been awarded more than \$35 million to enhance safety on the corridor through the addition of

¹⁰ East Portland Action Plan, 2011. East Portland Plan Summary, Prosper Portland.

¹¹ Portland Bureau of Transportation, “East Portland Access to Employment & Education Overview Map,” February 2018. Available: <https://www.portland.gov/transportation/pbot-projects/documents/epaee-project-map/download>

¹² Portland Bureau of Transportation, “East Portland Completed Streets & Funded Projects,” Spring 2021. Available: <https://www.portland.gov/transportation/planning/documents/map-east-portland-completed-funded-projects-spring-2021/download>

enhanced crossings, protected bike lanes, intersections improvements, median islands, and better lighting. Nonetheless, after these improvements are constructed there will still be approximately \$65 million in additional safety and transit investments needed, based on the \$100 million estimate for comprehensive safety improvements that was developed as part of the Get Moving 2020 Regional Investment Measure.

The East Portland in Motion plan identified priority corridors for new bike lanes on SE Division Street, SE Stark Street, NE Glisan Street, NE 148th Avenue, and SE 162nd Avenue, as well as a Neighborhood Greenway from SE Powell Blvd to NE Halsey St (3.7 miles of low traffic streets and multi-use paths), which the City has implemented in the last several years. TriMet's Division Transit Project also added new protected bike lanes along SE Division Street, with physical separation where possible. Even with these improvements, bicycle facilities throughout the TIF District are spotty and disconnected.

Continued implementation of bikeways with improved crossings at major streets and providing neighborhood greenways are crucial steps. Additionally, planning should focus on connecting natural areas and key destinations with trails and bikeway networks as outlined in the Portland Bicycle Plan for 2030.

SANITARY SEWER AND STORMWATER SYSTEMS

This summary is not a comprehensive summary of the BES's risk or assets, nor does it include a full list of the BES's Capital Improvement Projects or priority work as of 2024.

This TIF District is served by sanitary sewers in Johnson Creek and Inverness basins. Within the District, 94 percent of the sanitary sewer pipe is rated as in excellent condition. There are approximately 844 linear feet of sanitary sewer pipe rated as in poor condition (less than 1 percent of the sewer pipes, by length, in the District).

Multiple pump stations serve the area within the TIF District—though they may not be located within the TIF District Boundary—including Inverness, Skidmore, Marx & 92nd, Marx & 105th, Holman, Airport Way 1, and Airport Way 2 Pump Stations. The pump stations are not predicted to have capacity constraints. This assessment is based on existing and future development predictions made by the Bureau of Planning and Sustainability as of 2023. However, capacity improvements may be required if significant zoning changes increase inflow.

Table P. Sewer and Storm Pipe Condition Summary for the East 205 TIF District

CONDITION	STRUCTURAL GRADES	SEWER PIPE LENGTH (FT)	SEWER PERCENT BY LENGTH	STORM PIPE LENGTH (FT)	STORM PIPE PERCENTAGE
Unknown	Unknown	1,840	0.4%	31,695	99.1%
Excellent	1	479,857	94.2%	279	0.9%
Good	2	25,652	5.0%	NA	NA
Fair	3	1,408	0.3%	NA	NA
Poor	4	844	0.2%	NA	NA
Very Poor/Need Attention	5	NA	NA	NA	NA
Total		509,600	100.0%	31,974	100.0%

Source: Portland Bureau of Environmental Services, 2024

Potential Issues and Concerns

Approximately 25 percent of sumps in this area lack installation date information and close to 20 percent of sumps are past their expected useful life of 30 years. Some of these sumps may require replacement if they fail to provide adequate infiltration. Additional sumps or stormwater collection improvements may be required in locations where development occurs, especially where curbs are added to currently unimproved streets.

Potential Investment Needs

Though not located within the TIF District boundary, the Inverness pump station provides critical functionality for areas within the East 205 TIF District and is a high-priority project that requires rehabilitation and seismic improvements. Rehabilitation and seismic upgrades to the Inverness pump station are currently the Bureau of Environmental Service’s (BES) highest priority due to the existing force main issues and significant consequences of failure. As of 2024, BES is conducting a planning study to determine the best alternative for providing reliable sanitary sewer service to this area. One possible option is to reinstate a wastewater treatment plant at the pump station location and abandon the pump station and force main. This would increase resilience and reliability, as well as potentially increase the service capacity and expand the area served (depending on design).

The Inverness Pump Station pumps to the Columbia Boulevard wastewater treatment plant via a 36-inch force main in Marine Drive. The force main has experienced several structural failures recently and is located in a high seismic hazard area along the Columbia River.

WATER INFRASTRUCTURE

The water infrastructure in this TIF District contains a large amount of small distribution mains. If higher-density development occurs, the Portland Water Bureau may need to install new pipes. As noted in the Transportation section of this report, the District needs many improvements to the street network.

Street improvement projects will impact water mains. As the District undergoes road improvement projects, planning for concurrent updates to outdated water infrastructure can reduce overall costs and minimize disruption to the community. Portland Water Bureau conducted a review of 122nd Avenue transportation improvements in 2021 that identified

PARKS

Existing Parks

The District includes several smaller developed and undeveloped neighborhood parks (approximately 10 acres or less), including Cherry Park, Lynchwood Park, and Parklane Park. No community centers or natural areas exist within the TIF district boundaries, though the East Portland Community Center and the Kelly Butte Natural Area are just west of the District's western boundary. As is the case with parks across the City, funding streams for repair, replacement, and ADA compliance updates for park facilities in this district are deficient

Planning projects including the Division-Midway Visioning (2023) and the SE 122nd Avenue Study (2011) emphasized the need to develop or provide shared space for additional recreational spaces and community gardens in unused right-of-way and other underused sites. Additional investments could help to support residents' use of local parks, including bike lockers, adequate lighting ADA improvements for existing infrastructure, and transit access. Accessible parks and green spaces were desired by all groups, providing recreational areas for children, seniors, and families to enjoy. There was also a consensus on the importance of tree planting, flower baskets, and maintaining landscaping along the corridor. During future parks planning processes, the community emphasized the need for community in designing parks that are culturally responsive and address urban heat island effects.

Level of Service

The City of Portland's Parks 2020 Vision includes the goal that there will be a developed park or natural area within a half-mile (10-minute to 15-minute walk) of every resident and a full-service community center within three miles of every resident. Portland Parks and Recreation has assessed levels of service throughout the city. According to their data, within the East 205 TIF District, only 62 percent of housing units are within a half mile of a park, compared to 85 percent of housing units citywide. Note that while the level of service provides a quantitative measure of park provision it does not assess park quality, conditions, amenities, or accessibility.

Planned Parks and Trails

In 2021, Portland Parks & Recreation acquired a 0.5-acre parcel adjacent to Mill Park, intending to solve access and visibility issues and provide needed parking for the park. Construction is currently underway at the 5.7-acre Mill Park property to add new park amenities, trails, and landscaping, with an expected completion date of Fall 2024.

A Park Master Plan for the 7.5-acre property at SE 150th and Division was approved by the Portland City Council in November 2017. When funding becomes available, Portland Parks & Recreation will again work with the community to refine the Master Plan, adding specific details to the park design. The future park will help fill a significant need for parks in one of Portland’s most diverse neighborhoods.

Parklane Park, at SE Main Street and SE Millman Street, is currently undergoing construction as part of a planned expansion from 5 acres to 25 acres. Park completion is expected in the Summer of 2025. The 2009 Parklane Park Masterplan also identified the need for an outdoor aquatics center in the area.

Environmental Challenges

URBAN HEAT ISLAND

Urban heat islands are urbanized areas that are significantly warmer than nearby areas. These areas can have daytime temperatures that are 1–7 degrees hotter and nighttime temperatures that are 2–5 degrees hotter than other surrounding areas. Climate change exacerbates this phenomenon, with regions like the Pacific Northwest experiencing average temperature increases of nearly 2 degrees since 1900 and more frequent heat waves.¹³

Many factors contribute to higher urban temperatures, but two of the most important are the share of impermeable, heat-absorbing surfaces like asphalt and concrete and the amount of tree cover and green spaces that cool the air with shade and moisture. Heat islands can increase energy consumption for cooling, leading to higher electricity bills and more pollution. Additionally, heat islands can cause health problems like heat stroke and exacerbate respiratory issues, especially for vulnerable populations and can also damage critical infrastructure.

The intensity of urban heat islands disproportionately affects low-income residents and BIPOC communities, often in formerly redlined areas where industrial development compromised environmental and public health. These communities continue to suffer from fewer natural amenities and heightened heat island effects in many places. Multnomah County’s report on the 2021 heat dome event indicates that 59 percent of the people who died from heat-related illness lived in areas with the highest mean temperatures.¹⁴

¹³ U.S. Department of Agriculture, “Urban Heat Islands in the Northwest,” (n.d.). Available: <https://www.climatehubs.usda.gov/hubs/northwest/topic/2021-northwest-heat-dome-causes-impacts-and-future-outlook>.

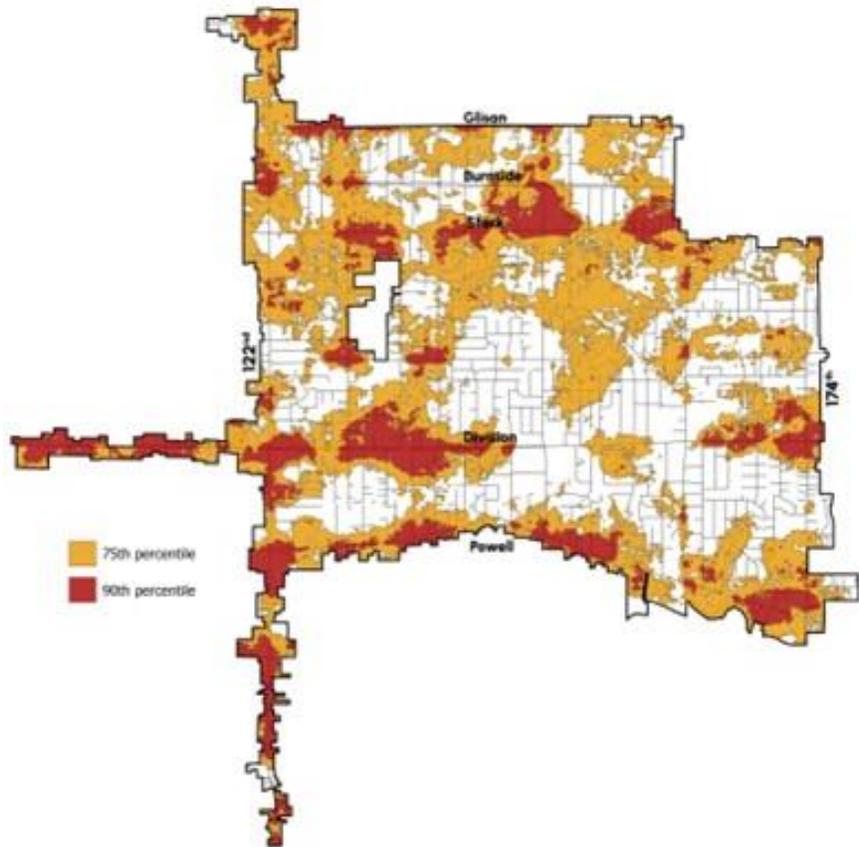
¹⁴ Multnomah County, “Health Impacts from Excessive Heat Events in Multnomah County, Oregon, 2021,” June 2022), p. 14. Available: https://www.opb.org/pdf/multco-heat-report-final-06262022_1656296951051.pdf.

Almost 83 percent of homes in the TIF District are in the 75th percentile or higher of all temperature readings in the region, compared with 57 percent of housing units citywide, as shown in Figure E.¹⁵ A lack of street trees and on-site trees contributes to the area’s urban heat island effect, along with many large surface parking lots in the area. Street trees also mitigate air pollution by absorbing particulate matter and preventing the formation of secondary pollutants.

Increasing tree canopy, vegetation, and green infrastructure has been identified as a community priority in many plans that intersect the East 205 TIF District boundary. Unite Oregon’s 2021 East Portland Community Prosperity

Initiative Engagement Report and Portland African American Leadership Forum’s (PAALF) 2017 People’s Plan called for tree plantings and community garden investments in underserved neighborhoods.

Figure E. Percentile of Average Temperatures, East 205 TIF District



BROWNFIELDS

Given the presence of numerous legacy auto-oriented businesses and older commercial buildings along the commercial corridors in the East 205 TIF District, the area contains many potential brownfield sites that could add to the redevelopment costs. In 2013, the City conducted an inventory¹⁶ of potential brownfields by identifying vacant or underutilized properties from the City’s Buildable Lands Inventory and cross-referencing them with the Oregon State Department of Environmental Quality (DEQ) inventory of environmental cleanup sites and leaking underground storage tanks. It is important to note that although these sites have been flagged by the DEQ, contamination has not been confirmed for

¹⁵ EConorthwest analysis of data from City of Portland Bureau of Planning and Sustainability and Metro RLIS.

¹⁶ Portland Bureau of Planning and Sustainability, “Brownfields,” (map). Available: <https://www.portlandmaps.com/bps/brownfields/>.

many of them. Detailed Phase 1 and Phase 2 environmental site assessments would provide greater detail about the environmental status of these sites. This inventory indicated that there were over 57 acres of brownfield sites in commercial corridors in East Portland.¹⁷

Social Conditions

This section provides an overview of demographic conditions within the TIF District. All data within this section were compiled from the United States Census Bureau's 2018–2022 American Community Survey (ACS) 5-year estimates. The project team assembled data from 43 United States Census Bureau block groups that provide the best representation of demographic and social characteristics of the area. These block groups encompass an area that is larger than the boundary of the TIF District.

Population and Population Growth

The TIF District's population has grown at a faster rate compared to the City of Portland as a whole.

An estimated 75,217 people live in the area. Between 1990 and 2022, the TIF District's population increased by 151 percent.¹⁸

AGE

The TIF District's population is younger compared to the rest of Portland. Youth under the age of 18 make up 24 percent of the TIF District's population, compared to 17 percent of the City's population. In contrast, there are fewer working age residents (aged 18–64) and fewer seniors (aged 65 years or older) in the TIF District. Working age residents make up 63 percent of the population compared to 69 percent of the City's population. Seniors make up 13 percent of the District's population compared to 14 percent of Portland's population.¹⁹

RACE AND ETHNICITY

The East 205 TIF District has a diverse community with a higher share of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole. BIPOC residents make up 47 percent of the District's population, which is 15 percentage points higher than Portland's population of BIPOC residents. The predominant BIPOC racial groups are Hispanic of any race (19 percent) and Asian, non-Hispanic (12 percent).²⁰

¹⁷ E.D. Hovee & Company, ECONorthwest, Redevelopment Economics, Maul Foster Alongi, "Portland Brownfield Assessment, Final Report," December 2012. Available: <https://www.portland.gov/sites/default/files/2020-02/portland-brownfield-assessment-final-report-with-appendices.pdf>.

¹⁸ U.S. Census Bureau, Decennial Census 1990, 2000, 2010, 2020.

¹⁹ U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B01001.

²⁰ U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B03002.

Educational Attainment

Educational attainment in the TIF District is lower than Portland’s overall educational attainment.

While more than 50 percent of Portland residents have a four-year degree or higher, only 20 percent of those residing in the TIF District have achieved this level of education. Additionally, the share of residents without a high school diploma is 10 percentage points higher in the TIF District than in the City of Portland.²¹

Commute Time and Transportation Mode

TIF District residents are more likely to drive or carpool to work compared with other workers in

Portland. People living in the East 205 TIF District are less likely to work from home or use public transit or active transportation for their commutes. A large disparity exists in the ability to work from home—the share of TIF District residents who are able to work remotely is 13 percentage points lower than Portland’s share of remote workers. While most TIF District residents have a commute time up to 44 minutes, consistent with Portland averages, the share of workers with commutes longer than 45 minutes is six percentage points higher than the Portland workforce.

Economic Conditions

The following are economic trends identified in ACS data and other sources like the Quarterly Census of Employment and Wages (QCEW) and CoStar that have implications for new development in the East 205 TIF District:

- **The TIF District’s population is growing faster than Portland’s.** The population within the East 205 TIF District has increased by over 151 percent since 1990, which is 16 percentage points higher than Portland’s rate of population growth.²² This rate of population growth indicates there may be high demand for additional housing in the area.
- **Residents are vulnerable to changing economic conditions, making displacement more difficult to prevent.** The BPS Economic Vulnerability Assessment determined a score of 91 for the District’s Census tracts, with any score over 60 considered a vulnerable tract. Economic vulnerability means that residents are more likely to pay a large share of their income toward housing and transportation, belong to communities of color, lack college degrees, and have low incomes.²³
- **Housing cost burden affects nearly two thirds of households.** Approximately 63 percent of TIF District residents who rent experience cost burden, meaning they spend more than 30 percent of their income on housing. Renters in the TIF District are 15 percentage points more cost

²¹ U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B15003.

²² National Historical Geographic Information System, population as percent of 1990 total.

²³ U.S. Census Bureau, 2016–2020 ACS 5-year estimates, Tables B25106, B25010, B03002, B19013, B15002.

Prepared June 19, 2022 by the Portland Bureau of Planning and Sustainability.

burdened than renters across the City of Portland, as summarized in Table . The greatest disparity is in the number of severely cost-burdened renter households, who spend more than 50 percent of their income on housing. Thirty-four percent of District residents are severely cost burdened, which is 10 percentage points higher than the City of Portland.

Table Q. Cost Burden, East 205 TIF District and Portland, 2022

	EAST 205 TIF DISTRICT	PORTLAND
Burdened	29%	24%
Severely Burdened	34%	24%
Total Burdened	63%	48%

Source: U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B25070.

- **Household income is lower in the TIF District.** Compared to Portland, a smaller share of households in the TIF District earn more than \$75,000 (55 percent versus 37 percent). Overall, Median Household Income in Portland is \$85,876 compared to \$57,149 in the TIF District.²⁴

Business and Employment Conditions

The East 205 TIF District includes six commercial corridors. These commercial corridors are home to over 1,500 businesses, ranging from national chains in large shopping centers to small family-owned shops. Despite the density of businesses in the TIF District, the area has a low share of Portland’s overall employment (2.1 percent) compared to its working age population (11.1 percent) and wages are lower on average compared to the city as a whole.

- **The East Portland commercial corridors are composed primarily of service establishments.** Table RR summarizes the share of establishments by industry, comparing the TIF District to Portland. While the share of establishments in the TIF District generally resembles Portland’s industry makeup, there is a greater share of construction and resources in the District and a smaller share of manufacturing and wholesale trade, transportation, and utilities.

Table R. Share of Establishments by Industry, East 205 TIF District and Portland, 2022

	EAST 205 TIF DISTRICT		PORTLAND	
	Establishments	Share	Establishments	Share
Construction and Resources	126	8%	1,897	5%
Finance, Insurance and Real Estate	129	8%	2,910	8%
Manufacturing	10	1%	1,286	4%
Public Administration	5	0%	173	0%
Retail	151	10%	2,615	7%

²⁴ EConorthwest analysis of U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B19013.

Services	1,046	69%	23,810	67%
Wholesale Trade, Transportation, and Utilities	53	3%	2,730	8%
Total	1,520	100%	35,421	100%

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2022

Note: Industries with a small number of establishments and employees are suppressed for reasons of confidentiality required by the Oregon Employment Department.

- Average wages in the TIF District are less than the citywide average for all sectors.** There are 9,541 jobs in the TIF District. Employment in the service sector is the most common occupation for people who work in the TIF District, making up 66 percent of jobs, as shown in Table S. The retail sector employs 22 percent of TIF District workers, despite retail only composing 10 percent of establishments within the East 205 TIF District, likely due to the presence of large format national retail chains along key commercial corridors in the District. Across all employment, average wages in the East 205 TIF District are \$29,258 compared with \$54,816 citywide. For each private sector industry, average wages in the TIF District are lower than those same sectors in Portland as a whole, as shown in Table T. The disparity in pay ranges from 15 percent lower in retail jobs and up to 65 percent lower in wholesale, transportation, and utilities jobs. Other sectors that can offer stable, living wages, such as manufacturing and finance are less common in the TIF District relative to the city.

Table S. Share of Employment by Industry, East 205 TIF District and Portland, 2022

	EAST 205 TIF DISTRICT	PORTLAND
Construction and Resources	4%	5%
Finance, Insurance and Real Estate	4%	6%
Manufacturing	0%	6%
Public Administration	1%	3%
Retail	22%	8%
Services	66%	61%
Wholesale Trade, Transportation, and Utilities	2%	12%

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2022

Note: Industries with a small number of establishments and employees are suppressed for reasons of confidentiality required by the Oregon Employment Department.

Table T. Average Pay Per Employee, East 205 TIF District and Portland, 2024

	EAST 205 TIF DISTRICT	PORTLAND
Construction and Resources	\$22,656	\$39,285
Finance, Insurance and Real Estate	\$25,830	\$55,321
Manufacturing	\$18,621	\$42,135

Public Administration	\$103,854	\$85,721
Retail	\$26,910	\$31,603
Services	\$20,638	\$39,478
Wholesale Trade, Transportation, and Utilities	\$21,920	\$61,898

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2022

Note: Industries with a small number of establishments and employees are suppressed for reasons of confidentiality required by the Oregon Employment Department.

- **Unemployment is higher in the TIF District than in Portland.** In 2022, the TIF District’s unemployment rate was 6.4 percent compared to 5.6 percent for Portland overall.²⁵

Development Conditions

This section describes the condition of buildings within the TIF District along with current market conditions in the residential and commercial real estate sectors.

BUILDABLE LANDS

According to the Bureau of Planning and Sustainability Buildable Lands Inventory, the TIF District has 468 vacant parcels and 273 underutilized parcels. Vacant parcels have either no structure, or a structure that covers less than 5 percent of the site area. Underutilized sites are non-vacant sites where the adjusted market value is less than the value of the land. Vacant parcels in the East 205 TIF District tend to be smaller than underutilized parcels. The majority of vacant parcels (68 percent) are less than 10,000 square feet, while underutilized parcels tend to be larger, with almost 70 percent between 10,000 and 50,000 square feet, as summarized in Table U. About 40 percent of vacant and underutilized parcels are zoned for Residential Multi-Dwelling zones. The prevalence of small buildable parcels limits the potential for catalytic redevelopment projects to expand housing, employment, or commercial opportunities unless they can be combined with neighboring parcels into larger sites.

Table U. Vacant and Underutilized Parcels by Parcel Size, East 205 TIF District, 2024

PARCEL SIZE (SQ. FT.)	VACANT PARCELS (%)	UNDERUTILIZED PARCELS (%)
<5,000	31%	4%
5,000-9,999	37%	21%
10,000-19,999	19%	41%
20,000-49,999	12%	28%
50,000-99,999	1%	3%
>100,000	0%	2%

Source: Portland Bureau of Planning and Sustainability, 2024

²⁵ U.S. Census Bureau, 2018–2022 ACS 5-Year estimates, Table B23025.

Table V. Vacant and Underutilized Parcels by Zoning, East 205 TIF District, 2024

	VACANT PARCELS (% OF PARCELS)	UNDERUTILIZED PARCELS (% OF PARCELS)
Commercial Employment (CE)	3%	1%
Commercial Mixed Use 1 (CM1)	3%	2%
Commercial Mixed Use 1 (CM2)	4%	2%
Commercial Mixed Use 1 (CM3)	2%	1%
Residential 2,500 (R2.5)	1%	0%
Residential 5,000 (R5)	17%	5%
Residential 7,000 (R7)	17%	2%
Residential Multi-Dwelling (RM1)	9%	14%
Residential Multi-Dwelling (RM2)	5%	6%
Residential Multi-Dwelling (RM3)	2%	5%

Source: Portland Bureau of Planning and Sustainability, 2024

BUILDING TO LAND VALUE RATIO

Analyzing a property’s assessed value for its land and structures helps evaluate the economic condition of existing development in the area. The relationship between a property's improvement value (buildings and other enhancements) and its land value, known as the Improvement to Land Value Ratio (I:L ratio), gives a high-level indication of development intensity. An I:L ratio over 1.0 suggests the property is less likely to be redeveloped, while a ratio of 1.0 or less indicates a higher potential for redevelopment.

Forty percent of the acreage in the TIF District has an I:L ratio of less than 1.0, as shown in Table WW. About 31 percent of properties in the TIF District have an I:L ratio between 0.5 and 1 which may reflect the share of smaller, older buildings on larger lots in the TIF District.

Table W. Improvement to Land Value by Acreage, East 205 TIF District, 2024

	EAST 205 TIF DISTRICT	PORTLAND
3 or higher	15%	14%
1–2.99	46%	43%
0.5–0.99	31%	28%
0.25–0.49	7%	7%
Less than 0.25	2%	7%

Source: Regional Land Information System (RLIS)

BUILDING AGE

Although the East 205 TIF District did not experience the same level of construction activity before 1960 compared to City of Portland, the building stock still skews older than the city as a whole. Approximately 75 percent of the TIF District buildings were constructed before 1979 compared to 68 percent of buildings in Portland.

Buildings constructed before 1960 can contain hazardous materials and outdated systems that pose risks to current occupants. Many older buildings have insulation and flooring that contains asbestos, a chemical that poses severe respiratory risks if disturbed through decay or renovation. Lead-based paint, which was common before 1978, can cause serious health issues, particularly in children. Outdated electrical and heating systems increase the risk of fires, a particular risk in buildings that lack modern fire suppression systems and adequate exits. Aging plumbing systems can cause leaks and water contamination. Older buildings are also vulnerable to seismic activity due to the absence of earthquake-resistant designs. Poor insulation and ventilation contribute to mold growth and poor air quality, and radon resistant new construction has only been required in Portland since 2013. Finally, older buildings often do not comply with modern building codes, making thorough inspections and renovations essential for safety and habitability.

RESIDENTIAL REAL ESTATE MARKET CONDITIONS

While the TIF District is aligned along key commercial spines for East Portland, the vast majority (90 percent) of existing uses within the TIF District boundary are residential. The neighborhoods within the TIF District serve an increasingly diverse community of residents, including many immigrants, as well as young families. Demand for housing in the area is relatively strong, but conditions in the real estate market present challenges to adding additional needed housing to meet community needs.

- **Lower rents in the TIF District limit the potential for residential development, despite more demand for housing in the area.** Market-rate rents for multi-dwelling units in the East Portland District are about 29 percent lower than Portland as a whole, at an average of \$1.45 per square foot compared with \$2.04 citywide, as shown in Table XX. Compared to areas of the city with comparable development costs and incentives, the TIF District's low rents make the area less attractive for new residential development. This dynamic can be observed in the slower growth of multi-dwelling housing in TIF District compared to Portland overall. Between 2000 and 2024, the TIF District expanded its multi-dwelling housing stock by 148 percent compared to a 170 percent increase across the city. Fewer new housing units in the TIF District contributes to a lower vacancy rate (5.8 percent compared to 7.2 percent citywide) which indicates a more constrained housing market and higher demand for housing. Yet as of the first quarter of 2024, no new units were under construction in the TIF District. East Portland has also seen a smaller share of middle housing development since the City of Portland's Residential Infill Project code changes were adopted in 2020. Despite large parts of East Portland having 7,000-square foot residential lots that can more easily accommodate Accessory Dwelling Units (ADUs) and small

plexes, only 15 percent of ADU permits (14 units) and 20 percent of middle housing permits (40 units) have been filed in East Portland.²⁶

Table X. Multi-Dwelling Market Conditions, East 205 TIF District, 2024

	EAST 205 TIF DISTRICT	PORTLAND
Multi-Dwelling Units (% of year 2000 total)	148%	170%
Vacancy Rate	5.8%	7.2%
Under Construction (Units)	0	5,183
Asking Rent (per square foot)	\$1.45	\$2.04

Source: CoStar, 2024 Q1

- The TIF District lacks an adequate affordable housing supply.** According to the Portland Housing Bureau, the TIF District has 1,506 subsidized housing units out of a total of more than 21,500 homes. Of these units, 82 percent are designated for very low income (31–60 percent of Area Median Income) and 17 percent are designated for extremely low income (0–30 percent of Area Median Income). There are only 18 low-income (61–80 percent of Area Median Income) and no moderate-income (81–100 percent of Area Median Income) subsidized housing units within the TIF District boundary. The small share of affordable housing contributes to the higher rate of cost burden for renter households within the TIF District, at 63 percent.
- Most multi-dwelling housing units in the TIF District are considered naturally occurring affordable housing (NOAH).** Approximately 89 percent of the TIF District’s market rate multi-dwelling units qualify as NOAH compared to 36 percent citywide.²⁷ NOAH is generally defined as units whose rents are not regulated, but that rent on the open market at rates that are affordable to households earning 60 percent or less of Area Median Income. Often these buildings are older, with fewer building amenities, or in need of repair. NOAH properties are vulnerable to redevelopment and repositioning at higher rents, which can lead to displacement of existing residents.
- Manufactured homes are the third most common type of housing in the TIF District.** There are 20 manufactured home parks in the East 205 TIF District that contain 1,120 homes. Manufactured homes tend to be more affordable than other single-dwelling housing and provide an opportunity to build moderate wealth for their owners. Yet because manufactured homeowners do not own the land underneath their homes, they are especially vulnerable to increases in land rents and utility services for their homes, which can cause displacement.

²⁶ Cascadia Partners, “Residential Infill Project: Year-One Report,” June 2023. Available: <https://www.portland.gov/bps/planning/rip/documents/residential-infill-project-rip-year-one-report-full-report-june-2023/download>.

²⁷ CoStar, 2024. Analysis by ECONorthwest, May 2024. This analysis includes rental properties with more than 10 units. ECONorthwest modeled rents for properties that were missing rent data based on similar features (size, building age, amenities, etc.) of properties with recorded rent data.

- Over half of households own their homes, but home values are lower than the city median.** Approximately 53 percent of TIF District residents own homes, the same rate as the city overall. In 2023, the median home sale price in the district was \$127,000 lower than Portland’s median home sale price.²⁸ Lower and slow-growing home values can make it difficult for homeowners to weather economic shocks or keep up with maintenance and critical repairs due to lower incomes and more limited access to home equity credit.
- As high-density residential development increases, access to outdoor space may worsen for apartment residents.** Renters of multi-dwelling residential units may disproportionately experience limited access to outdoor spaces without development requirements to facilitate these amenities. The high-density residential zone (RH) requires no outdoor spaces. In some situations, such as in East Portland where the RH zone is located close to light rail stations, parking lots are the only places for children to play adjacent to their homes. Apartment residents have identified the need for having usable outdoor spaces located close by for activities such as children’s play and growing food. Currently, shared outdoor spaces that are large enough to provide these opportunities are not required and often not provided with new multi-dwelling development.²⁹

OFFICE REAL ESTATE MARKET CONDITIONS

There are 87 office buildings with a total of 392,647 square feet in the TIF District, with a concentration of office uses along SE Stark and SE Division Streets, and the segment of SE 122nd Avenue between these two corridors. Office rents in the area are much lower than citywide averages, at \$17.92 per square foot compared to \$26.88 in Portland, as shown in Table Y. Growth in office space has occurred slower than the city as a whole since 2003 and office vacancies are significantly lower than Portland averages, at 5 percent compared with 18 percent citywide. About 40 percent of existing offices are small scale buildings with less than 3,000 square feet, including converted single-dwelling homes. The share of small-scale offices, combined with overall low vacancy rates suggests a need for affordable commercial spaces to accommodate small service-based businesses that serve the area. As of the first quarter of 2024, there are no new offices under construction within the TIF District or in Portland overall, likely due to the continuing effects of COVID-19 on remote work patterns.

Table Y. Office Market Conditions, East 205 TIF District, 2024

	EAST 205 TIF DISTRICT	PORTLAND
Inventory (% of year 2003 total)	104%	112%
Vacancy Rate	5%	18%
Under Construction (SF)	0	0
Asking Rent (NNN)	\$17.92	\$26.88

²⁸ Multnomah County Assessor and Portland Bureau of Planning and Sustainability.

²⁹ Portland Bureau of Planning and Sustainability, “Better Housing By Design Concepts Report,” 2017.

Source: CoStar, 2024 Q1

RETAIL REAL ESTATE MARKET CONDITIONS

Retail and service businesses form the largest share of commercial activity within the TIF District, and represent a slightly larger share of businesses in the TIF District than in the city as a whole. Overall retail inventory has remained unchanged in the TIF District since 2000, which matches citywide. Retail rents in the East 205 TIF District are lower than Portland average rents, as shown in Table. The vacancy rate for retail uses within the TIF District is about the same as for the City of Portland (5.7 percent compared to 5.2 percent). Despite a similar demand, there is no new supply in the development pipeline within the TIF District boundary.

Table Z. Retail CoStar Market Conditions, East 205 TIF District, 2024

	EAST 205 TIF DISTRICT	PORTLAND
Inventory (% of year 2000 total)	100%	101%
Vacancy Rate	5.7%	5.2%
Under Construction (SF)	0	8,261
Asking Rent (NNN)	\$12.66	\$21.11

Source: CoStar, 2024 Q1

INDUSTRIAL REAL ESTATE MARKET CONDITIONS

The TIF District has just under 64,000 square feet of industrial development, which represents a decline of 11 percent since 2000, as shown in Table AA. Currently less than one acre is zoned to support industrial uses (General Employment 2 and General Industrial 2), and these parcels are not classified as vacant or underutilized. Given these constraints, new industrial development is not likely to occur in the East 205 TIF District.

Table AA. Industrial Market Conditions, East 205 TIF District, 2024

	EAST 205 TIF DISTRICT	PORTLAND
Inventory (% of year 2000 total)	89%	116%
Vacancy Rate	5.3%	6.6%
Under Construction (SF)	0	509,669
Asking Rent (NNN)	\$18.00	\$10.54

Source: CoStar, 2024 Q1

Portland Planning Commission

Mary-Rain O'Meara, Chair

Erica Thompson, Vice Chair

Nikesh Patel

Steph Routh

Michael Pouncil, Vice Chair

Michael Alexander

Brian Ames

Wade Lange

Eli Spevak



October 9, 2024

Mayor Ted Wheeler

Commissioner Rene Gonzalez

Commissioner Carmen Rubio

Commissioner Mingus Mapps

Commissioner Dan Ryan

Dear Mayor Wheeler and City Commissioners:

The Planning Commission enthusiastically offers our support for the East 205 Tax Increment Finance District Plan (**East 205 Plan**), currently scheduled to come before Portland City Council on October 23, 2024. The Planning Commission held a public hearing on this item on September 24, 2024, and on October 8, 2024, voted unanimously to recommend that City Council adopt the amendment, finding it in conformance with Portland's *Comprehensive Plan*, and to recommend that City Council adopt the East 205 Plan.

The proposed plan estimates generating \$770 million in tax increment funding resources over the life of the district. The Portland Housing Bureau and Prosper Portland, in coordination with community stakeholders, are prioritizing investments in affordable housing; economic and urban development; and public infrastructure. In creating the plan, the East Portland TIF Exploration Steering Committee and E205 Working Group for the district additionally identified the following priorities specific to the area: communities designed with multigenerational residential and commercial hubs; upskilling/coworking centers to support "solopreneurs" and home-based business owners; generational wealth for first-time BIPOC homeowners; and improved walkability, connectivity and transit access, with a focus on sidewalks. The Planning Commission strongly supports these priorities and encourages the Portland Housing Bureau and Prosper Portland to continue action planning with the community in the implementation of these priorities. The proposed district boundary and investment priorities are a result of extensive community engagement, and it is imperative that this co-creation continues to guide investment of TIF resources.



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The East 205 Plan is in conformance with Portland's *Comprehensive Plan*. In particular, the plan supports and helps implement the Comprehensive Plan's Guiding Principles on Economic Prosperity and Equity, and the Goals and Policies of Chapter 2 Community Involvement, Chapter 3 Urban Form, Chapter 5 Housing, and Chapter 6 Economic Development. The East 205 Plan's goals and implementation principles support benefitting existing residents and businesses, including home-based businesses, by emphasizing and providing resources for preserving existing affordable housing and economic opportunities and the prevention of involuntary residential and business displacement. The Plan intentionally limits spending on general public infrastructure to ensure more funds directly support household and businesses stabilization efforts.

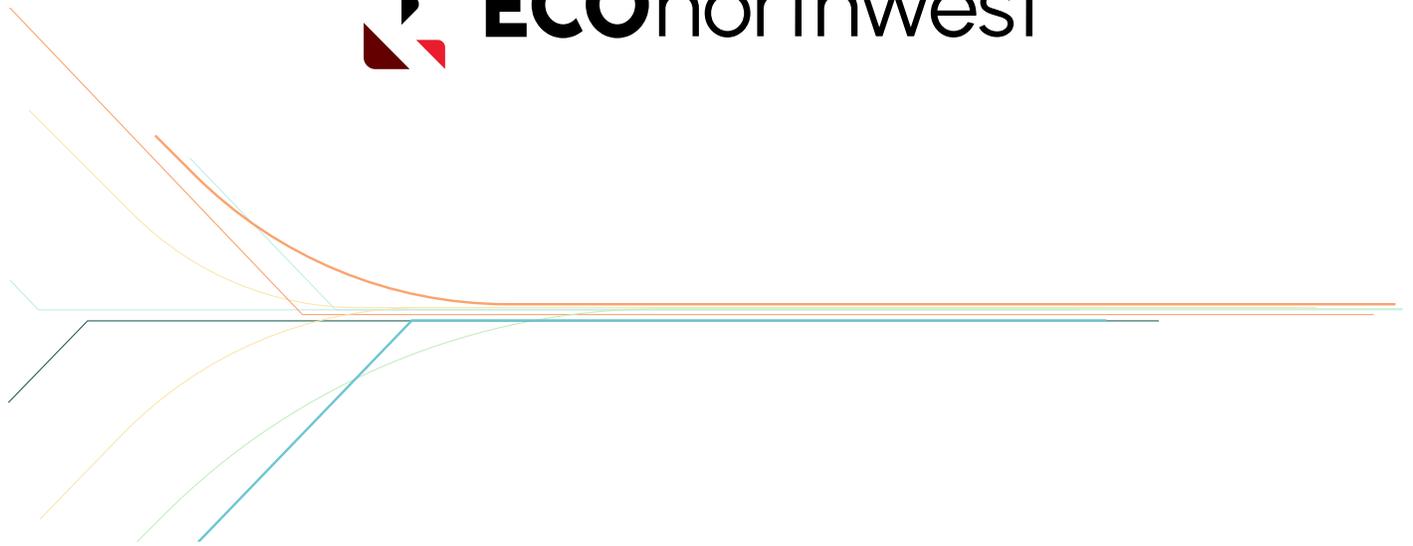
It is vitally important for the City to continue to invest in East Portland. We strongly urge the City Council to adopt the East 205 Plan. Thank you for considering our recommendation.

Sincerely,



Mary-Rain O'Meara
Chair





October 2024

East 205 TIF District Findings of Fact report

Prosper Portland

ECOnorthwest

222 SW Columbia Street · Suite 1600 · Portland, OR 97201 · 503-222-6060



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1. Introduction

At the direction of the City of Portland (the “City”), Prosper Portland, as the City’s economic development and urban renewal agency, has undertaken a community-guided process for developing six new proposed urban renewal districts located in East Portland and the Central City. The proposed TIF Districts which will be presented to the City Council for consideration in Fall 2024. Oregon Revised Statutes (ORS) Chapter 457 establishes criteria that must be followed for the establishment of a new urban renewal district (referred to as a tax increment finance district or “TIF District” in this report), and ORS 457.095 requires that the City’s Planning Commission review and make recommendations regarding each proposed new TIF District to the Portland City Council, which may then approve the adoption of a TIF Plan establishing the TIF District by non-emergency ordinance. The ordinance adopting the TIF Plan must include findings that the plan “conforms to the [City’s] comprehensive plan and economic development plan . . . as a whole” (ORS 457.095(2)(c)).

The Portland Comprehensive Plan identifies urban renewal plans (aka TIF Plans) as one of several types of “implementation tools” that are used to execute the Comprehensive Plan (Goal 1.D; Policy 1.8) and it requires that any decision to adopt a new TIF District “must comply with the Comprehensive Plan (Policy 1.8). In this context, “comply” means that the proposed TIF Plan is evaluated against the Comprehensive Plan’s applicable goals and policies and found to be, on balance, supportive of the Comprehensive Plan as a whole (Policy 1.10), the Comprehensive Plans Guiding Principles (Policy 1.10a), and the Oregon Statewide Planning Goals (Policy 1.12).

This report provides the required findings to demonstrate that the proposed East 205 TIF District conforms with the Portland Comprehensive Plan and the City’s economic development plan (referred to herein as “Advance Portland”), meaning that the TIF District Plan is “in agreement or harmony” with these City plans, as a whole (Merriam-Webster, 2024). Throughout this report, the terms “consistent,” “meet,” or “support” are used to describe how TIF District Plan is “in agreement or harmony” with and therefore conforms or complies with Comprehensive Plan and Advance Portland policies. This report is organized as follows:

- ◆ Section 2 – Statewide Planning Goals findings
- ◆ Section 3 – Portland Comprehensive Plan findings
- ◆ Section 4 – Advance Portland findings

The Comprehensive Plan recognizes that, when applying goals and policies to particular situations such as the adoption of a new TIF Plan, there may be competing or conflicting policies. As a result, such proposal must be judged on whether they meet the goals and policies “on balance,” and that the City Council retains the authority to choose the direction it believes best embodies the Comprehensive Plan “as a whole.” This approach allows



flexibility while still using the Plan’s Guiding Principles to provide an anchor or reference point to consider when making trade-offs and compromises.



2. Statewide Planning Goals

Applicability of Oregon's Statewide Planning Goals

Oregon has had a statewide planning program since 1973. This program is built on a set of 19 Statewide Planning Goals that cover a wide range of topics. As required by state law, Portland has adopted its Comprehensive Plan to implement the applicable statewide goals at a local level. The state's Land Conservation and Development Commission (LCDC) has reviewed and approved Portland's Comprehensive Plan as being in compliance with these goals.

Only 13 of the State's 19 Planning Goals are applicable to the City of Portland and must be evaluated for consistency in these findings (Comp. Plan pp. HTU-7 to -8). The applicable goals are:

1. Citizen Involvement
2. Land Use Planning
5. Natural Resources, Scenic and Historic Areas, and Open Spaces
6. Air, Water and Land Resources Quality
7. Areas Subject to Natural Hazards
8. Recreational Needs
9. Economic Development
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization
15. Willamette River Greenway

The following findings demonstrate that the proposed TIF Plan is consistent with the applicable Statewide Planning Goals.

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.



Finding: Chapter 2 of the Portland Comprehensive Plan guides implementation of Statewide Planning Goal 1 in Portland. The East 205 TIF District Plan involved extensive community involvement, including a Steering Committee made up of East Portland community stakeholders, district-specific Working Groups made up of neighborhood representatives, and facilitated community discussions (East 205 TIF District Plan, Exhibit B for more information). This community engagement activities were conducted in conformance with the goals and policies of the Portland Comprehensive Plan Chapter 2, as demonstrated in Section 3, Chapter 2 of this report. The East 205 TIF District Plan also followed public notice and hearing procedures pursuant to the City’s legislative procedures (Portland Zoning Code, Chapter 33.740). Since engagement was conducted in a manner consistent with the Comprehensive Plan and Zoning Code, which implement Goal 1 at a local level, the East 205 TIF District Plan is consistent with this goal.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: In Portland, Goal 2 is implemented through the 2035 Comprehensive Plan and 2035 Comprehensive Plan Map. This Findings report has been prepared to support the adoption of the East 205 TIF District Plan. TIF Districts (referred to as urban renewal plans in the Portland Comprehensive Plan) are considered an implementation tool of the Comprehensive Plan and, per Policy 1.8, a decision to adopt a new urban renewal plan must comply with the Comprehensive Plan. Section 3 of this Findings report demonstrates that the East 205 TIF District complies with the applicable principles, goals, and policies of the Comprehensive Plan. No amendments to the Comprehensive Plan or its supporting documents or existing implementation tools are proposed.

The City Council’s decision is based on the findings in this document, and the findings are based on the evidence presented to the Board of Commissioners of Prosper Portland, the Portland Planning Commission, and Portland City Council that are incorporated in the record that provides the adequate factual basis for this decision. The City Council legislative record specifically incorporates all materials linked on the project website, the reports, memos and presentations provided to the Planning Commission and City Council, the written and verbal testimony submitted to the Planning Commission and City Council, and notices sent to the public. On Prosper Portland’s website, the following link <https://prosperportland.us/east-portland-and-central-city-tif-plans> provides access to a portion of the legislative record. This link was available to the public and City Council during the public hearing process. The City Council’s decision is based on the findings in this document, and the findings are based on the evidence presented to the Board of Commissioners of Prosper Portland, the Planning Commission, and City Council that are incorporated in the record that provides the adequate factual basis for this decision.

The East 205 TIF District is consistent with Goal 2.



Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: Each category is addressed below.

- ◆ **Natural Resources.** The City protects natural resources by applying environmental zoning to significant natural resources that it identifies through a natural resources inventory. The East 205 TIF District Plan does not amend existing natural resource protections or environmental overlay zones (Zoning Code Chapter 33.430).
- ◆ **Scenic Resources.** The City has designated scenic resources in an adopted inventory and protects them through an overlay zone (Zoning Code Chapter 33.480), which address landscaping, setbacks, screening, building facades, and tree removal. The East 205 TIF District Plan does not change this program.
- ◆ **Historic Resources.** Identified historic resources (Historic, Conservation, and National Register Landmarks; Historic, Conservation, and National Register Districts; and Significant Resources) are conserved by the City's Historic Resources overlay zone. The East 205 TIF District Plan does not identify any new or remove any existing historic resources and does not affect any of the Historic Resource overlay zone regulations (Zoning Code Chapter 33.445).
- ◆ **Open Spaces.** The East 205 TIF District does not propose changes to any of the policies related to open space in the Portland Comprehensive Plan, or amendments to the open space land use designation in the City's Zoning Code (Zoning Code Chapter 33.100) or Map. The Plan will authorize funding for new park facilities and green space within the District, which supports implementation of this goal in the city (East 205 TIF District Plan, Section 4.2.C).

No new Goal 5 program is advanced by this TIF District Plan and no existing Goal 5 program is changed by this Plan. The plan provides a potential source of funding for park facilities and green space in the City and does not interfere with the implementation of the City's existing programs that implement this goal, the East 205 TIF Plan is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Finding: Goal 6 requires all waste and process discharges from new development, when combined with such discharges from existing development, to comply with applicable state or federal environmental quality statutes, rules, standards, and implementation plans. The Citywide Systems Plan (CSP), adopted as a supporting document of the Comprehensive Plan, describes city facility projects and operations that are regulated by state or federal permit and directs regulatory compliance with these requirements. The East 205 TIF Plan does not amend the Citywide Systems Plan and does not interfere with its implementation. No specific new development or redevelopment that could increase waste or process discharges is proposed at this time. Future development and



redevelopment within the TIF District will demonstrate compliance with applicable environmental requirements as part of the permitting process. The East 205 TIF Plan is consistent with Goal 6.

Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.

Finding: Goal 7 requires the City to adopt a comprehensive plan (inventories, policies, and implementing measures) to reduce risk to people and property from natural hazards, maintain a current inventory of natural hazards, to avoid development in areas where hazards cannot be mitigated, and to prohibit essential facilities, hazardous facilities, and major structures in areas where hazards cannot be mitigated.

In Portland, the Hazard Mitigation Plan identifies natural hazards, assesses the related threat and vulnerability to the city's facilities, and recommends mitigation strategies to address high risk assets. The Hazard Mitigation Plan also identifies the types of infrastructure important to hazard preparedness, response, which includes essential facilities, critical facilities and infrastructure, lifelines, and high potential loss facilities. The Hazard Mitigation Plan informs the Citywide Systems Plan (CSP) that guides infrastructure investments to meet the City's current and future needs. The East 205 TIF District Plan does not amend the CSP and does not propose any changes to essential facilities, critical facilities and infrastructure, lifelines, and high potential loss facilities.

As described in Chapter 4, Section 4.2, Part B, the East 205 TIF Plan does authorize funding for green infrastructure and other climate resilience investments, as well as seismic, fire suppression, and other critical public safety improvements. Since the East 205 TIF District Plan may be used to improve the resiliency of the City's infrastructure to natural and other hazards within the District, the Plan is consistent with Goal 7.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: Goal 8 imposes a general obligation on the City to plan for meeting its residents' recreational needs: "(1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements."

In Portland, Goal 9 is implemented through Policies 3.34, 3.38, Policies 8.92 through 8.96, 8.99, and 8.103, and the City's Parks and Recreation plans and programs. Conformance with relevant Comprehensive Plan policies is demonstrated in this report. No changes are proposed to the City's existing Parks and Recreation plans and programs.

The City's Parks 2020 Vision documents the City's long-term plan to provide a wide variety of high-quality park and recreation services and opportunities for all residents.



The Parks 2020 Vision identifies a goal that 100% of Portlanders are within a half-mile of a Park or Natural Area. As demonstrated in the East 205 TIF District Report, only 62 percent of households in the proposed TIF District are within a half-mile of a park. The TIF Plan authorizes funding for parks and recreation investments such as new and updated community centers, resilience hubs, community gardens, athletic facilities, and public exercise equipment. The TIF District will support the implementation of Goal 8 in the TIF District area and is consistent with this Goal.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: Goal 9 requires cities to develop and implement comprehensive plans and policies that contribute to a stable and healthy economy. Comprehensive plans must include an analysis of economic patterns, potentialities, strengths, and deficiencies; policies concerning economic development; and land use maps that provide for at least an adequate supply of sites for a variety of industrial and commercial uses. The 2035 Comprehensive Plan and the Economic Opportunities Analysis (EOA), which is a supporting document to the Comprehensive Plan, demonstrate compliance with Goal 9. The East 205 TIF Plan does not amend the Comprehensive Plan or EOA.

Supporting economic development is a central component of the East 205 TIF Plan. The plan contains values, goals, and projects aimed at supporting equitable economic prosperity within the District (East 205 TIF District Plan, Sections 3.1, 3.3, and 4.2). The District will provide a funding source for projects that retain, create, and expand economic opportunities through investments in commercial, industrial, and mixed-use properties, workforce housing, and residential properties where home-based businesses operate. These projects will support the implementation of the Comprehensive Plan's goals and policies around economic development, as is demonstrated in Section 3, Chapter 6 of this report. Therefore, the East 205 TIF Plan is consistent with Goal 9.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Finding: Goal 10 specifies that cities must plan for and accommodate needed housing types. It requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. In Portland, the 2035 Comprehensive Plan and the Buildable Lands Inventory (BLI) and Housing Needs Analysis (HNA), considered supporting documents to the Comprehensive Plan, implement Goal 10. The East 205 TIF Plan does not amend the Comprehensive Plan, BLI, or HNA.

A central component of the East 205 TIF plan is the preservation and creation of affordable, stable housing for families and individuals, and the plan contains values, goals, and projects that support this effort (see East 205 TIF District East 205 TIF District Plan, Sections 3.1, 3.3, and 4.2). TIF funds may be used for activities that



support property acquisition, pre-development, development, rehabilitation, and/or preservation of affordable housing. These projects will support the implementation of the Comprehensive Plan’s goals and policies around housing, as is demonstrated in Section 3, Chapter 5 of this report. Therefore, the East 205 TIF Plan is consistent with Goal 10.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: Goal 11 directs cities and counties to adopt a public facility plan for areas within an urban growth boundary. In Portland, the Citywide Systems Plan (CSP), a supporting document to the Comprehensive Plan, fulfills Goal 11 requirements. The CSP contains information on current and future transportation, water, sanitary sewer, and stormwater infrastructure needs and projects, consistent with the requirements of Goal 11.

The East 205 TIF District Plan does not amend the CSP and does not propose specific new development that could impact the sufficiency of existing public facilities. The East 205 TIF District Plan will provide a source of funding for “critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan” as well as new parks and natural areas, and other needed street and utility improvements within the District (see Section 4.2 of the East 205 TIF District Plan.)

The East 205 TIF Plan provides a funding source for public facilities and services that support the guiding principles and public facilities policies of the Comprehensive plan, as is demonstrated in Section 3, Chapter 8 of this report. Therefore, the East 205 TIF Plan is consistent with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

Finding: Goal 12 requires Portland to adopt a Transportation System Plan (TSP) that supports safe, convenient, and economical movement of people and goods, and supports a pattern of travel that will avoid air pollution, traffic, and livability problems. Parts, but not all, of the City’s TSP must be adopted as part of the Comprehensive Plan. The East 205 TIF District Plan does not amend the Comprehensive Plan or the City’s TSP and does not propose any changes or development that would impact an existing or planned transportation facility.

The East 205 TIF District Plan will provide a source of funding for improvements to streets sidewalks, and unpaved roads, including ADA-accessible ramps, safe routes to school, and high crash mitigation for safe pedestrian crossings. (East 205 TIF District Plan, Section 4.2). The East 205 TIF District Plan projects support the applicable



transportation policies of the Comprehensive Plan, as is demonstrated in Section 3, Chapter 9 of this report.

Because the East 205 TIF District Plan does not amend any of the City's existing policies or programs that implement Goal 12, and the TIF projects will support a safe and convenient transportation system within the District, the East 205 TIF District Plan is consistent with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

Finding: Goal 13 requires that cities use land use planning to contribute to energy conservation. The East 205 TIF District Plan does not adopt or amend a local energy policy or implementing provisions. The East 205 TIF District Plan supports energy conservation by authorizing funding for community solar projects and energy efficiency upgrades for Priority Community members (East 205 TIF District Plan, Section 4.1). The Plan also authorizes funds to be used for climate and resiliency projects and projects that support compact development, such as multi-family housing and pedestrian and bicycle infrastructure (East 205 TIF District Plan, Section 4.2). These projects may support energy conservation and around the TIF District. The East 205 TIF District is therefore consistent with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: Metro exercises Goal 14 obligations on behalf of Portland and other cities within the Metropolitan region. Metro has adopted an Urban Growth Management Functional Plan (UGMFP), and compliance with this plan by constituent cities assures compliance with Goal 14. The East 205 TIF District Plan does not impact Portland's compliance with Metro's UGMFP and does not require, nor initiate, an urban growth boundary change.

As discussed above under Goal 10, the East 205 TIF District Plan will support residential development in the Plan area, located inside the urban growth boundary, further enabling the City to accommodate its forecasted growth. Therefore, the East 205 TIF District Plan is consistent with the requirements of Goal 14.

Goal 15: Willamette River Greenway

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: Goal 15 requires cities to adopt local greenway plans, along with criteria for new development, new uses, and the increase of uses along the river. Portland implements Goal 15 through the application of the Greenway and River overlay zones.



The East 205 TIF District Plan does not affect any land or water within the Willamette River Greenway. Therefore, the East 205 TIF District Plan is consistent with Goal 15.



3. Portland Comprehensive Plan

The Comprehensive Plan contains a broad range of policies for the City Council to consider when evaluating whether the proposed TIF Plan is in compliance with the Comprehensive Plan. Each policy in the Comprehensive Plan describes a desirable outcome; however, not all policies are relevant to each particular decision, and it is not required that the proposed TIF Plan advance all of the policies equally well. For this reason, Comprehensive Plan policies are first examined for their applicability to the decision at hand, and then “only applicable policies are considered” (Comp. Plan p. HTU-5).

Guiding Principles

Economic Prosperity.

Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.

Finding: Advancing economic prosperity is a central piece of the East 205 TIF District Plan. The East 205 TIF District Plan include values, goals, and principles that align with the Comprehensive Plan’s guiding principle of economic prosperity, including:

- ◆ Values (Section 3.1 of the Plan document):
 - Community Stabilization and Shared Prosperity
- ◆ Goals (Section 3.3 of the Plan document):
 - “Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205;”
 - “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 the East 205 business community is thriving with opportunities for starting and operating successful businesses. Abundant, locally available, living-wage employment opportunities offer stability and growth.”
- ◆ Principles that Guide Implementation (Section 4.1 of the Plan):
 - B. Strategically sequence investments over time.
 - G. Create Equitable Contracting and Employment Opportunities
 - H. Prioritize and Support Community-based Organizations and Businesses



One of the Plan’s four categories of proposed projects and major activities is economic development (Section 4.2 of the Plan). Under this category, Tax Increment Financing funds may be used for activities that support:

- ◆ Predevelopment to support future commercial, market-rate residential, and mixed-use development,
- ◆ Land acquisitions and land banking for immediate or future commercial and mixed-use purposes
- ◆ Commercial, middle-income or market-rate residential, mixed-use development, redevelopment and renovation development, redevelopment and renovation.

Because the planned projects will advance economic prosperity in the District, the East 205 TIF District Plan is consistent with the economic prosperity guiding principle. See also additional findings for relevant policies in Chapters 5 and 6.

Human Health

Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

Finding: The area’s current pedestrian and bicycle facility network negatively affects safety and the ability to live healthy, active lives. As shown in the East 205 TIF Report, Several of the TIF District’s arterial corridors are part of the Vision Zero High Crash Network, and nearly all of the high crash intersections on these streets are within or near the East 205 TIF District boundaries. With such a high number of traffic incidents and pedestrian-involved crashes, the East 205 TIF District area has been a focus area in the City for transportation safety improvements.

The plan focuses on providing safe, active transportation options, as well as access to recreational opportunities and safe, decent, and affordable housing options for residents in the District. Tax Increment Financing funds may be used for:

- ◆ Infrastructure projects that implement “measures to reduce accidents and ensure safer crossings in line with Vision Zero.”
- ◆ Street improvement projects for “sidewalks and unpaved roads, including ADA-accessible ramps, safe routes to school, and high crash mitigation for safe pedestrian crossings.”
- ◆ Public Recreation Investments projects that include community centers and pavilions for community events, public exercise equipment, community gardens and green spaces, athletic facilities, and recreational facilities within housing development (East 205 TIF District Plan, Section 4.2).
- ◆ Affordable housing projects that:
 - Provide home repair assistance relating to life safety for low income homeowners.



- Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities.

Through these projects, the TIF District Plan will help advance human health for residents in and around the District. Therefore, the East 205 TIF District Plan conforms with this guiding principle.

Environmental Health

Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland’s air, water and land.

Finding: One of the goals in the East 205 TIF District Plan is to “spur innovation of environment, climate change and resilience initiatives in TIF projects.” In support of this goal, the TIF District will provide funding for projects that:

- ◆ Invest in green infrastructure and/or other climate resilience investments.
- ◆ Enhance walkability with sidewalks, unpaved road improvements, and ADA-accessible ramps.
- ◆ Provide energy efficiency upgrades for low-income homeowners.
- ◆ Assist in the creation of recreational facilities for the District, including public exercise equipment, community gardens and green spaces, athletic facilities such as basketball courts and soccer fields, recreational facilities in affordable housing and commercial developments.

These projects will help support environmentally sustainable development within accessible, walkable, bikeable communities, and support energy efficiency, renewable energy, stormwater management, climate resiliency in the District. Therefore, the East 205 Plan conforms with this guiding principle.

Equity

Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and underrepresented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland’s history.

Finding: “Equity of process and outcome” is the first value listed in the East 205 TIF District Plan and is embedded throughout the Plan’s vision, goals, and projects.



Development of the plan involved a community engagement process that gathered feedback and insight from a robust range of East Portland stakeholders to inform the TIF District boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensure that the TIF District boundary, plan, and report adequately addressed and prioritized community needs, desires, challenges, and opportunities (East 205 TIF District Plan, Exhibit B).

The East 205 District Plan will provide a funding source to help advance equitable economic opportunity, affordable housing, improve transportation safety, and environmental justice.

- ◆ Values (East 205 TIF District Plan, Section 3.1):
 - Equity of process and outcome
 - Inclusivity and Accessibility, including elders and those with disabilities
 - Diversity, within and between different communities
- ◆ Goals (East 205 TIF District Plan, Section 3.3):
 - “Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.”
- ◆ Principles that Guide Implementation (East 205 TIF District Plan, Section 4.1):
 - G. Create Equitable Contracting and Employment Opportunities
 - H. Prioritize and Support Community-based Organizations and Businesses

Tax Increment Financing funds may be used for:

- ◆ Affordable housing projects that:
 - provide home repair assistance for low income homeowners,
 - provide homeownership support, preferably for permanently affordable homeownership, utilizing mechanisms such as down payment assistance, shared-equity models, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.
 - develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Economic development projects that:
 - acquire properties with the goal of sustaining affordability
 - support the development, redevelopment, and renovation of workforce housing

The East 205 District Plan will provide a funding source to help advance equitable economic opportunity, affordable housing, improve transportation safety, and environmental justice. The Plan is consistent with the equity guiding principle.



Resilience.

Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

Finding: The East 205 TIF District Plan envisions a district where the community is stable and resilient in the face of climate change, natural disasters and related impacts to health and environment. One of the goals of the TIF District Plan is to spur innovation of resiliency and sustainability initiatives to address the effects of climate change in TIF projects. In support of this goal, the TIF District will provide funding for projects that:

- ◆ Support the stabilization of residents, small businesses, and community-supportive institutions to be resilient to economic pressures.
- ◆ Provide energy efficiency upgrades for low-income homeowners.
- ◆ Support climate, resilience, and community solar projects, and/or seismic, fire suppression, and other public safety improvements for commercial and mixed-use development and redevelopment, and renovation projects.
- ◆ Invest in critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in the Plan.
- ◆ Invest in public recreation, safety, health and resilience facilities including community gardens, green spaces, and resiliency hubs.

The East 205 TIF District Plan will be implemented through Action Plans, which require analysis of potential investments. The TIF District Plan notes that this analysis should include an evaluation of the potential for TIF-funded projects to contribute to displacement, especially through upward pressure on property values and rents, and to identify measures to mitigate displacement impacts. Mitigation measures could include foregoing, delaying, or revising the project or incorporating other benefits (East 205 TIF District Plan, Section 4.1). Through these projects and implementation guidelines, Through these projects, the East 205 TIF District Plan will help to increase resilience for people in and around the District. Therefore, the Plan is consistent with the resilience guiding principle.

Chapter 1: The Plan

Goals

Goal 1.A Multiple goals

Portland's Comprehensive Plan provides a framework to guide land use, development, and public facility investments. It is based on a set of Guiding Principles that call for integrated approaches, actions, and outcomes that meet multiple goals to ensure Portland is prosperous, healthy, equitable, and resilient.



Finding: This report includes findings in response to the Comprehensive Plan’s Guiding Principles of economic prosperity, human health, environmental health, equity, and resilience (see Guiding Principles section above). The findings in the Guiding Principles section demonstrate that the East 205 TIF District Plan supports the multiple goals of the Comprehensive Plan to ensure Portland is prosperous, healthy, equitable, and resilient. The TIF District Plan is, therefore, consistent with Goal 1.A.

Goal 1.B Regional partnerships

Portland’s Comprehensive Plan acknowledges Portland’s role within the region, and it is coordinated with the policies of governmental partners.

Finding: Prosper Portland and the Portland Housing Bureau led the process of coordinating with partner bureaus and agencies in the TIF District planning process. A staff member from the Bureau of Planning and Sustainability (BPS) attended many Working Group meetings to provide policy, land use and zoning information to inform that group’s decisions. City bureaus and other agencies responsible for infrastructure reviewed early drafts of the TIF District Plan and provided input that informed the Plan’s proposed projects. The East 205 plan is consistent with Goal 1.B.

Goal 1.C A well-functioning plan

Portland’s Comprehensive Plan is effective, its elements are aligned, and it is updated periodically to be current and to address mandates, community needs, and identified problems.

Finding: No changes are proposed to the Comprehensive Plan through this TIF District Plan. This goal does not apply.

Goal 1.D Implementation tools

Portland’s Comprehensive Plan is executed through a variety of implementation tools, both regulatory and non-regulatory. Implementation tools comply with the Comprehensive Plan and are carried out in a coordinated and efficient manner. They protect the public’s current and future interests and balance the need for providing certainty for future development with the need for flexibility and the opportunity to promote innovation.

Finding: Policy 1.8 of the Comprehensive Plan identifies Urban Renewal Plans as implementation tools and requires that a decision to adopt a new urban renewal district must comply with the Comprehensive Plan. The East 205 TIF District Plan proposes a new urban renewal district, referred to in the Plan and this report as a tax increment finance district. Therefore, the East 205 TIF District Plan must demonstrate compliance with the Comprehensive Plan. This Findings report and associated demonstrate compliance with the applicable principles, goals, and policies of the Comprehensive Plan. The East 205 TIF District Plan is therefore consistent with Goal 1.D.



Goal 1.E Administration

Portland's Comprehensive Plan is administered efficiently and effectively and in ways that forward the intent of the Plan as a whole. It is administered in accordance with regional plans and state and federal law.

Finding: No changes are proposed to the Comprehensive Plan administration procedures. This goal does not apply.

Policies

THE COMPREHENSIVE PLAN

Policy 1.1 Comprehensive Plan elements

Maintain a Comprehensive Plan that includes these elements:...

Finding: The East 205 TIF District Plan does not propose changes to any of the Comprehensive Plan elements listed in Policy 1.1. This policy does not apply.

SUPPORTING DOCUMENTS

The supporting documents contain the factual information or public facility assessments that are used to develop the Comprehensive Plan; they are not elements of the Comprehensive Plan itself.

Policy 1.2 Comprehensive Plan supporting documents

Comprehensive Plan supporting documents. Maintain and periodically update the following Comprehensive Plan supporting documents...

Finding: The East 205 TIF District Plan does not amend any of the Comprehensive Plan supporting documents listed in Policy 1.2. This policy does not apply.

IMPLEMENTATION TOOLS

These policies identify and describe the Comprehensive Plan implementation tools.

Policy 1.3 Implementation tools subject to the Comprehensive Plan

Maintain Comprehensive Plan implementation tools that are derived from, and comply with, the Comprehensive Plan. Implementation tools include those identified in policies 1.4 through 1.9.

Finding: Policy 1.8 of the Comprehensive Plan identifies Urban Renewal Plans as implementation tools. Therefore, the East 205 TIF District Plan must demonstrate compliance with the Comprehensive Plan. Section 3 of this Findings report and associated documents demonstrate compliance with the applicable principles, goals, and policies of the Comprehensive Plan. The TIF District Plan is, therefore, in compliance with Policy 1.3.



Policy 1.4 Zoning Code

Maintain a Zoning Code that establishes the regulations that apply to various zones, districts, uses, and development types.

Policy 1.5 Zoning Map

Maintain a Zoning Map that identifies the boundaries of various zones, districts, and other special features.

Finding: No changes are proposed to the Zoning Code or Zoning Map. Policies 1.4 and 1.5 do not apply.

Policy 1.6 Service coordination agreements

Maintain coordination agreements with local governments of adjoining jurisdictions concerning mutual recognition of urban service boundaries; special service districts concerning public facilities and services within Portland's Urban Services Boundary; and public school districts concerning educational facilities within Portland's Urban Services Boundary.

Finding: The city maintains several intergovernmental agreements concerning mutual recognition of urban service boundaries, special service districts concerning public facilities and services within Portland's Urban Services Boundary, and with public school districts. The East 205 TIF District Plan does not propose changes to these coordination agreements. Therefore, this policy does not apply.

Policy 1.7 Annexations

Provide a process incorporating urban and urbanizable land within the City's Urban Services Boundary through annexation. See policies 8.11-8.19 for service extension requirements for annexations.

Finding. This TIF District Plan does not involve an annexation. All land within the proposed TIF District is currently within the City's Urban Services Boundary. This policy does not apply.

Policy 1.8 Urban renewal plans

Coordinate Comprehensive Plan implementation with urban renewal plans and implementation activities. A decision to adopt a new urban renewal district, adopt or amend goals and objectives that will guide investment priorities within a district, or amend the boundaries of an existing district, must comply with the Comprehensive Plan.

Finding: The East 205 TIF District Plan proposes a new urban renewal district, referred to in the Plan and this report as a tax increment finance district. This policy requires that the East 205 TIF District Plan demonstrate compliance with the Comprehensive Plan. The comprehensive plan defines "comply" to mean the plan is, on balance, supportive of the comprehensive plan as a whole. This Findings report, along with the TIF Report and Plan, serves to demonstrate that the East 205 TIF District Plan is, on



balance, supportive of the principles, goals, and policies of the Comprehensive Plan. The TIF District Plan is, therefore, in compliance with Policy 1.8.

Policy 1.9 Development agreements

Consider development agreements entered into by the City of Portland and pursuant to Oregon Revised Statute 94, a Comprehensive Plan implementation tool.

Finding: The East 205 TIF District Plan does not affect nor necessitate development agreements at this time. Policy 1.9 does not apply.

ADMINISTRATION

Policy 1.10 Compliance with the Comprehensive Plan

Compliance with the Comprehensive Plan. *Ensure that amendments to the Comprehensive Plan’s elements, supporting documents, and implementation tools comply with the Comprehensive Plan. “Comply” means that amendments must be evaluated against the Comprehensive Plan’s applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan as a whole than the existing language or designation.*

1.10.a. *Legislative amendments to the Comprehensive Plan’s elements and implementation tools must also comply with the Guiding Principles.*

1.10.b. *Legislative amendments to the Comprehensive Plan’s elements should be based on the factual basis established in the supporting documents as updated and amended over time.*

1.10.c. *Amendments to the Zoning Map are considered to be in compliance with the Comprehensive Plan if they are consistent with the Comprehensive Plan Map, the amendment is to a corresponding or allowed zone, and current public services are capable of supporting the uses allowed by the zone, or that public services can be made capable by the time the development is complete. See Policy 10.3 for additional guidance on Zoning Map amendments.*

Finding: The East 205 TIF District Plan proposes a new urban renewal district, referred to in the Plan and this report as a tax increment finance district. This policy requires that the East 205 TIF District Plan demonstrate compliance with the Comprehensive Plan. The comprehensive plan defines “comply” to mean the plan is, on balance, supportive of the comprehensive plan as a whole.

The TIF District Plan particularly supports the following guiding principles and goals, and has weighed these goals heavily:

Guiding Principles

- ◆ Economic Prosperity
- ◆ Human Health
- ◆ Environmental Health



- ◆ Equity
- ◆ Resilience

Goals

- ◆ 1.D Implementation tools
- ◆ 2.A Community involvement as a partnership
- ◆ 2.B Social justice and equity
- ◆ 2.C Value community wisdom and participation
- ◆ 2.D Accountability and transparency
- ◆ 2.E Meaningful participation
- ◆ 2.F Accessible and effective participation
- ◆ 2.G Strong civic infrastructure
- ◆ 3.A A city designed for people
- ◆ 3.B A climate and hazard resilient urban form
- ◆ 3.C Focused growth
- ◆ 3.F Employment districts
- ◆ 5.A Housing diversity
- ◆ 5.B Equitable access to housing
- ◆ 5.C Healthy connected city
- ◆ 5.D Affordable housing
- ◆ 6.A Prosperity
- ◆ 6.B Development
- ◆ 6.C Business district vitality
- ◆ 7.A Climate
- ◆ 7.C Resilience
- ◆ 8.A Quality public facilities and services
- ◆ 8.B Multiple benefits
- ◆ 8.C Reliability and resiliency
- ◆ 8.D Public rights-of-way
- ◆ 8.E Sanitary and stormwater systems
- ◆ 8.F Flood management
- ◆ 8.H Parks, natural areas, and recreation
- ◆ 9.A Safety
- ◆ 9.B Multiple goals



- ◆ 9.C Great places
- ◆ 9.D Environmentally sustainable
- ◆ 9.E Equitable transportation
- ◆ 9.F Positive health outcomes
- ◆ 9.G Opportunities for prosperity

This Findings report contains additional detail on the TIF District Plan’s support for policies related to these goals. This Findings report, along with the TIF Report and Plan, demonstrate that the East 205 District Plan is, on balance, supportive of the principles, goals, and policies of the Comprehensive Plan. The TIF District Plan is therefore in compliance with Policy 1.10.

Policy 1.11 Consistency with Metro Urban Growth Management Functional Plan and Urban Growth Boundary

Ensure that the Comprehensive Plan remains consistent with the Metro Urban Growth Management Functional Plan and supports a tight urban growth boundary for the Portland metropolitan area.

Finding: The East 205 TIF District will not alter the Comprehensive Plan, which has demonstrated consistency with the Metro Urban Growth Functional Management Plan. This policy does not require that TIF District plans demonstrate further compliance with Metro Urban Growth Functional Management Plan policies. This policy does not apply.

Policy 1.12 Consistency with Statewide Planning Goals

Ensure that the Comprehensive Plan, supporting documents, and implementation tools remain consistent with the Oregon Statewide Planning Goals.

Finding: Since the East 205 TIF District Plan is defined as an implementation tool by Policy 1.8, this Findings report must demonstrate consistency with Statewide Planning Goals. Consistency with Statewide Planning Goals is demonstrated in Section 2 of this report. The East 205 TIF District Plan is consistent with Policy 1.12.

Policy 1.13 Consistency with state and federal regulations

Ensure that the Comprehensive Plan remains consistent with all applicable state and federal regulations, and that implementation measures for the Comprehensive Plan are well coordinated with other City activities that respond to state and federal regulations.

Finding: The Citywide Systems Plan (CSP), adopted as a supporting document of the Comprehensive Plan, describes city facility projects and operations that are regulated by state or federal permit and directs regulatory compliance with these requirements. The East 205 TIF Plan does not amend the Citywide Systems Plan and does not interfere with its implementation. This Findings report and associated documents demonstrate consistency with relevant Oregon Revised Statutes (Chapter 457) and Statewide Planning Goals, as demonstrated in Sections 1 and 2 of this report.



Policy 1.14 Public facility adequacy

Consider impacts on the existing and future availability and capacity of urban public facilities and services when amending Comprehensive Plan elements and implementation tools. Urban public facilities and services include those provided by the City, neighboring jurisdictions, and partners within Portland's urban services boundaries, as established by Policies 8.2 and 8.6.

Finding: The TIF District Plan does not change the zoned capacity within the TIF District; any future development funded by TIF investments will not add planned pressures to public facilities. Per Policy 1.8, this East 205 TIF District Plan is considered an implementation tool.

Improving and expanding infrastructure for safety, health resilience to natural hazards, and access to recreation is a central element of the East 205 TIF District Plan. The Plan authorizes funding for:

- ◆ Street, utilities and green infrastructure improvements
- ◆ Public recreation, safety, health and resilience investments
- ◆ Infrastructure investments triggered by development, redevelopment or renovation activities that prioritize innovative, sustainable solutions to the City's infrastructure system

Through these improvements, the TIF District Plan will help ensure the adequacy of public facilities in the District. Therefore, the East 205 TIF District Plan is consistent with Policy 1.14.

Policy 1.15 Intergovernmental coordination

Strive to administer the Comprehensive Plan elements and implementation tools in a manner that:

- a. *Supports the efforts and fiscal health of the City, county and regional governments, and partner agencies such as school districts and transit agencies.*
- b. *Supports the cultural practices and fiscal health of tribal nations.*

Finding: Prosper Portland included representatives from key taxing jurisdiction partners, including Multnomah County and the school districts, on the Steering Committee and the Working Groups. Per the requirements of ORS 457, all taxing jurisdiction partners will receive fiscal impact statements and Prosper staff will be available to answer questions and respond to any concerns. Prosper partnered with the Affiliated Tribes of Northwest Indians Economic Development Corporation to discuss potential opportunities for TIF to support tribal and Native entrepreneurs and members. The East 205 TIF District Plan is therefore consistent with Policy 1.15.

Policy 1.16 Planning Commission review

Ensure the Planning Commission (PC) reviews and makes recommendations to the City Council on all proposed legislative amendments to Comprehensive Plan elements, supporting documents, and implementation tools. The PC advises City Council on the City's long-range goals, policies,



and programs for land use and planning. The membership and powers and duties of the PC are described in the Zoning Code.

Finding: This TIF District Plan is defined as an implementation tool and must follow the procedure for Planning Commission review and recommendation described in Policy 1.16. The East 205 TIF District Plan followed public notice and hearing procedures pursuant to the City’s legislative procedures (Portland Zoning Code, Chapter 33.740. The Planning Commission reviewed the East 205 TIF District Plan at a public hearing on September 24, 2024 and then on October 8, 2024, at a second public hearing, voted unanimously to recommend it to City Council. The Planning Commission fulfilled its responsibilities as outlined in this policy. The East 205 TIF District Plan is, therefore, consistent with this policy.

Policy 1.17 Community Involvement Committee

Establish a Community Involvement Committee to oversee the Community Involvement Program for land use decisions as recognized by Oregon Statewide Planning Goal 1 – Community Involvement and policies 2.15-2.18 of this Comprehensive Plan.

Finding: The City has an established Community Involvement Committee that oversees the Community Involvement Program for land use decisions. No changes are proposed to the Community Involvement Committee through this TIF District Plan. This policy does not apply.

Policy 1.18 Quasi-judicial amendments to the Comprehensive Plan Map

Applicants for quasi-judicial amendments to the Comprehensive Plan Map must show that the requested change adheres to Policies 1.10 through 1.15 and:...

Finding: No quasi-judicial amendments to the Comprehensive Plan Map are proposed. This policy does not apply.

Policy 1.19 Area-specific plans

Use area-specific plans to provide additional detail or refinements applicable at a smaller geographic scale, such as for centers and corridors, within the policy framework provided by the overall Comprehensive Plan.

1.19.a. *Area-specific plans that are adopted after May 24, 2018 should clearly identify which components amend Comprehensive Plan elements, supporting documents, or implementation tools. Such amendments should be appropriate to the scope of the Comprehensive Plan; be intended to guide land use decisions; and provide geographically-specific detail. Such amendments could include policies specific to the plan area, land use designation changes, zoning map changes, zoning code changes, and public facility projects necessary to serve designated land uses. See Figure 1-3 – Area Specific Plans Adopted by Ordinance After May 24, 2018.*

1.19.b. *Area-specific plan components intended as context, general guidance, or directives for future community-driven efforts should not amend the Comprehensive Plan elements or*



implementation tools but be adopted by resolution as intent. These components include vision statements, historical context, existing conditions, action plans, design preferences, and other background information.

1.19.c. *Community, area, neighborhood, and other area-specific plans that were adopted by ordinance prior to May 24, 2018 are still in effect. However, the elements of this Comprehensive Plan supersede any goals or policies of a community, area, or neighborhood plan that are inconsistent with this Plan. See Figure 1-2, Area-Specific Plans Adopted by Ordinance Prior to May 24, 2018, and Figure 7-2 — Adopted Environmental Plans.*

Finding: Policy 1.19 provides direction on using area-specific plans to provide additional detail or refinements for specific geographies within the City. The East 205 TIF District boundary intersects with areas included in the Outer Southeast Community Plan, Hazelwood Community Plan, Mill Park Neighborhood Plan, Centennial Neighborhood Plan, and the Powellhurst-Gilbert Neighborhood Plan. See the findings in Section 5 of this report for more details.

Chapter 2: Community Involvement

Goals

Goal 2.A Community involvement as a partnership

The City of Portland works together as a genuine partner with all Portland communities and interests. The City promotes, builds, and maintains relationships, and communicates with individuals, communities, neighborhoods, businesses, organizations, Neighborhood Associations, Business Associations, institutions, and other governments to ensure meaningful community involvement in planning and investment decisions. Partnerships with historically under-served and under-represented communities must be paired with the City's neighborhood organizations to create a robust and inclusive community involvement system.

Finding: The East 205 TIF District Plan engagement process was initiated through the East Portland TIF Exploration Steering Committee and geographically specific Working Groups. This 11-month process sought to gather feedback and insight from a robust range of East Portland stakeholders to inform the TIF District boundaries, visions, values, goals, project list, investment priorities, and governance considerations. The East Portland TIF Exploration engagement plan incorporated 12 steering committee meetings, 13 working group meetings, multiple in-person community open houses (including several with simultaneous interpretation offered), a video, an informational pamphlet and flier, and a survey – with the survey translated into Spanish, Karen, Russian, Traditional Chinese, Vietnamese, Arabic, and Somali, and the pamphlet additionally translated into Swahili, Oromo, Tigrinya, Pashto, Farsi, Dari, Burmese, Amharic, Nepali, and Ukrainian. Prosper Portland also briefed various business and neighborhood associations (e.g. East Portland Chamber of Commerce, Hazelwood Neighborhood Association, Powellhurst-Gilbert Neighborhood Association) and initiated



contracts with culturally specific community organizations (e.g., Black Community of Portland, Leaders Become Legends, ATNI-EDC, Immigrant and Refugee Community Organization) and other community-based organizations (e.g., Dads Helping Dads, the Rosewood Initiative, Division Midway Alliance) to further community outreach.

Input from the East 205 Working Group informed the boundary of the TIF District, with guidance on the north, south, and east boundaries and the inclusion of key intersecting commercial corridors along 122nd Avenue and SE Division Street. The Working Group encouraged funding for affordable homeownership and rental housing, programs to support BIPOC home and business ownership and wealth building, and investments that increase living wage job opportunities. Broader engagement with area residents, business owners, and community organizations highlighted several priorities that are reflected in the TIF District Plan, including safety improvements for pedestrians, multi-purpose and multicultural gathering space, improved parks, and a focus on investments that prevent housing insecurity, displacement, and homelessness. The East 205 TIF District Plan is consistent with Goal 2.A.

Goal 2.B Social justice and equity

The City of Portland seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment-related decisions to achieve equitable distribution of burdens and benefits and address past injustices.

Finding: To improve its planning and investment-related decisions and expand choice and opportunity, the East 205 TIF District Plan establishes community-vetted values, visions, and goals around ensuring community-led decision-making, building community grassroots leadership, and creating opportunities for culturally diverse residents to be educated about and engaged in the planning, investment, and implementation of the TIF District Plan (East 205 TIF District Plan, Sections 3.1, 3.2, and 3.3). Moreover, the Community Governance Charter (Exhibit E of the East 205 TIF District Plan) institutionalizes the representation, centering, and elevation of Priority Communities, including people systemically vulnerable to exclusion from the East 205 TIF District area due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; elders; renters; mobile home residents; persons with disabilities; low-income people; and houseless people. The East 205 TIF District Plan is consistent with Goal 2.B.

Goal 2.C Value community wisdom and participation

Portland values and encourages community and civic participation. The City seeks and considers community wisdom and diverse cultural perspectives, and integrates them with technical analysis, to strengthen land use decisions.



Finding: To meaningfully engage a diverse array of stakeholders and to be in demographic conformance with Goal 2.C around incorporating “diverse cultural perspectives,” East 205 TIF District Plan engagement process incorporated simultaneous interpretation and translation services into engagement activities, such as community open house presentations. Presentations were provided in-language including Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali, among others. Survey and educational materials were translated into multiple languages (Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali), and Prosper Portland intentionally partnered with and funded culturally specific community organizations (e.g., Black Community of Portland, Leaders Become Legends, ATNI-EDC, Immigrant and Refugee Community Organization) and other community-based organizations (e.g., Dads Helping Dads, the Rosewood Initiative, Division Midway Alliance) to further community outreach. The TIF District Plan, therefore, conforms with Goal 2.C around incorporating diverse cultural perspectives.

Goal 2.D Transparency and accountability

City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City makes it clear to the community who is responsible for making decisions and how community input is taken into account. Accountability includes monitoring and reporting outcomes.

Finding: As clearly stated in the East 205 TIF District Community Governance Charter (see Exhibit E of the East 205 TIF District Plan), Portland City Council will make the final TIF implementation and investment decisions; however, these decisions will be made through a co-creation process where the City staff, the Directors of Prosper Portland and PHB, the Portland City Council and the Prosper Portland Board of Commissioners will be informed and guided by the established East 205 TIF District Community Leadership Committee. This advisory committee of community stakeholders will be convened to inform future Five-Year Action Plans for the East 205 TIF District as the main mechanism for ongoing reporting, transparency, and implementation oversight (East 205 TIF District Plan, Chapter 5.1; Exhibit E Section 1.ii.1-5). The East 205 TIF District Plan is consistent with Goal 2.D.

Goal 2.E Meaningful participation

Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.

Finding: A Steering Committee, Working Groups, survey, open houses, presentations to business and neighborhood associations, and other direct engagement targeted to those within the East 205 TIF District area ensured a multitude of ways for community stakeholders to meaningfully participate in and influence the East 205 TIF exploration



planning and investment decision-making processes. The information gathered from the Steering Committee, Working Group, open houses, tabling at community events (e.g., Sunday Parkways, resource fairs), online survey, virtual office hours, and community briefings were utilized to develop revised district boundaries, project lists, and priorities. The East 205 TIF District also followed public notice and hearing procedures pursuant to the City's legislative procedures (Portland Zoning Code, Chapter 33.740), which provided further opportunities for meaningful participation in the decision-making process (East 205 TIF District Plan, Exhibit B).

Goal 2.F Accessible and effective participation

City planning and investment decision-making processes are designed to be accessible and effective, and responsive to the needs of all communities and cultures. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended by under-served and under-represented communities, to promote inclusive, collaborative, culturally-responsive, and robust community involvement.

Finding: With a Steering Committee, Subcommittee, Working Groups, survey, open houses, a community project manager, and direct engagement, the East 205 TIF District Plan ensured a multitude of ways for community stakeholders to access and participate in the East Portland TIF Exploration planning and investment decision-making processes. Coupled with various communication tactics, including social media promotion, a brief YouTube video, newsletter, East Portland TIF Exploration webpage, emails to the interested parties list (individuals who signed up for East Portland TIF Exploration updates), and interpretation services and translated education materials, this multi-pronged engagement plan draws from best practices of robust and intentional community engagement.

Goal 2.G Strong civic infrastructure

Civic institutions, organizations, and processes encourage active and meaningful community involvement and strengthen the capacity of individuals and communities to participate in planning processes and civic life.

Finding: To increase the capacity and reach of the East 205 TIF District Plan engagement, Prosper funded a community project manager within a community-based organization to facilitate engagement opportunities and be a resource for the community throughout the East Portland TIF Exploration engagement process. Additionally, Prosper Portland issued grants for community-based organizations to lead engagement opportunities of their choice, which met the specific needs of their members and empowered them to partner with the City to build capacity. Prosper Portland initiated contracts with 12 community-based organizations, including Ebony Collective, Oregon Walks, Black Community of Portland, Leaders Become Legends, PDX Saints Love, The Pathfinder Network, Historic Parkrose, APANO/Jade District, Division-Midway Alliance, the Rosewood Initiative, Affiliated Tribes of Northwest Indians-Economic Development Corporation, and Immigrant and Refugee Community Organization. Additionally, business associations and neighborhood associations were



briefed on the exploration effort to both increase awareness and secure direct input. The East 205 TIF District Plan is consistent with Goal 2.G.

Policies

PARTNERS IN DECISION MAKING

Policy 2.1 Partnerships and coordination

Maintain partnerships and coordinate land use engagement with:

2.1.a. *Individual community members.*

2.1.b. *Communities of color (including those whose families have been in this area for generations such as Native Americans, African Americans, and descendants of immigrants), low-income populations, Limited English Proficient (LEP) communities, Native American communities, immigrants and refugees, and other under-served and under-represented communities.*

2.1.c. *District coalitions, Neighborhood Associations, watershed councils, and business district associations as local experts and communication channels for place-based projects.*

2.1.d. *Businesses, unions, employees, and related organizations that reflect Portland's diversity as the center of regional economic and cultural activity.*

2.1.e. *Community-based, faith-based, artistic and cultural, and interest-based non-profits, organizations, and groups.*

2.1.f. *People experiencing disabilities.*

2.1.g. *Institutions, governments, and tribal nations.*

Finding: The East 205 TIF District Plan values, vision, and goals were affirmed and vetted by a Steering Committee composed of key community stakeholders (East 205 TIF District Plan, Sections 3.1, 3.2, and 3.3). These stakeholders represented various public institutions and partners representing affordable housing, economic development, and non-profits. The committee also includes individual community members (e.g., small business owners and residents). In-person public engagement was led through collaborative partnerships with the Rosewood Initiative, Division Midway Alliance, Historic Parkrose, and the Jade District. Further, Prosper Portland initiated grant contracts with multiple organizations to conduct additional engagement, including Ebony Collective, Oregon Walks, Black Community of Portland, Leaders Become Legends, PDX Saints Love, The Pathfinder Network, Affiliated Tribes of Northwest Indians-Economic Development Corporation, and Immigrant and Refugee Community Organization. The East 205 TIF District Plan is consistent with Policy 2.1.



Policy 2.2 Broaden partnerships

Work with district coalitions, Neighborhood Associations, and business district associations to increase participation and to help them reflect the diversity of the people and institutions they serve. Facilitate greater communication and collaboration among district coalitions, Neighborhood Associations, business district associations, culturally-specific organizations, and community-based organizations.

Finding: The engagement process for this TIF District included the East Portland TIF Exploration Steering Committee and geographically specific Working Groups. The Steering Committee was comprised of members from public institutions and partners representing affordable housing, economic development, and non-profits. The Working Group for East 205 TIF District Plan was comprised of 14 community members with deep knowledge and connection to the exploration area, including representatives of residents, neighborhood/business associations, employers, business owners, school districts, cultural/community organizations, advocacy groups, and housing production. Additionally, Prosper Portland Staff led briefings with neighborhood and business associations and community organizations, including East Portland Action Plan, Thrive, SE Uplift, The Pathfinder Network, East Portland Chamber of Commerce, and Venture Portland. The East 205 TIF District Plan is consistent with Policy 2.2.

ENVIRONMENTAL JUSTICE

Policy 2.3 Extend benefits

Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.

Finding: To ensure the equitable distribution of access to environmental assets and benefits, the East 205 TIF District Plan institutes a vision and a set of goals to commit to and support the promotion of environmental justice (East 205 TIF District Plan, Sections 3.1, 3.2, 3.3). The community-affirmed East 205 TIF District's vision includes stable and resilient neighborhoods in the face of climate change and related impacts on public and environmental health and that incorporate, grow, and protect renewable energy resources, sustainable infrastructure, and environmental assets. Supporting community-vetted East 205 TIF District goals include spurring innovation of resiliency and sustainability initiatives to address the impacts of climate change in TIF projects (East 205 TIF District Plan, Section 4.2). The East 205 TIF District Plan is consistent with Policy 2.3.



Policy 2.4 Eliminate burdens

Ensure plans and investments eliminate associated disproportionate burdens (e.g. adverse environmental, economic, or community impacts) for communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.

2.4.a. *Minimize or mitigate disproportionate burdens in cases where they cannot be eliminated.*

2.4.b. *Use plans and investments to address disproportionate burdens of previous decisions.*

Finding: The mitigation and/or elimination of disproportionate burdens associated with the East 205 TIF District Plan’s investments and implementation will be advanced in a manner consistent with the goals, values, and implementation principles identified in Sections 3.2 and 3.3 of the Plan. Specifically, the TIF District Plan includes the goal of preventing the displacement of vulnerable people, communities, businesses, and community-based institutions and the guiding principle of ensuring TIF investments respond to the reality that climate disaster and environmental inequities are a driving force of displacement (East 205 TIF District Plan, Section 4.1). The East 205 TIF District Plan is consistent with Policy 2.4.

INVEST IN EDUCATION AND TRAINING

Policy 2.5 Community capacity building

Enhance the ability of community members, particularly those in under-served and/or under-represented groups, to develop the relationships, knowledge, and skills to effectively participate in plan and investment processes.

Finding: Community feedback informed the establishment of the East 205 District boundaries, vision, goals, and investment priorities. The engagement process for the District included conducting surveys, employing multilingual communications, and organizing inclusive public events. The in-person engagement was led by the community project manager in collaboration with the Rosewood Initiative, Historic Parkrose, and the Jade District. Along with other community-based organizations hosting engagement activities, each of the NPN organizations hosted a Community Open House featuring presentations delivered in English and some utilizing simultaneous interpretation into languages including, but not limited to, Spanish, Nepali, Rohingya, Cantonese, Vietnamese, and Somali. These events collectively attracted over 100 registrants and participants. Furthermore, in March 2024, Prosper Portland convened a community leader gathering aimed at fostering relationships with community-based organizational partners for broader outreach efforts. Specific community and culturally focused organizations, identified by working group members, were directly invited to participate in this initiative. Additionally, Prosper Portland awarded grants to community-based organizations, enabling them to lead engagement activities tailored to the unique needs of their members, thereby enhancing their capacity to collaborate with the City. The East 205 TIF District Plan is consistent with Policy 2.5.



Policy 2.6 Land use literacy

Provide training and educational opportunities to build the public's understanding of land use, transportation, housing, and related topics, and increase capacity for meaningful participation in planning and investment processes.

Finding: The Community Open House presentations conducted under Phase 3 of East Portland TIF Exploration engagement process engaged the broader community in TIF exploration. With over a total of 100 registrants, presentations covered the TIF process and examples of TIF-funded projects, enhancing participants' understanding of land use and urban development. Interactive activities addressed community concerns, questions, and essential needs, enabling further understanding and engagement. The presentation was delivered four times in English with simultaneous interpretation into Spanish, Napoli, Rohingya, Cantonese, Vietnamese, and Somali among other languages, ensuring that non-English speaking members could participate, thereby broadening the educational reach. Moreover, collaborations with local organizations like the Rosewood Initiative, Historic Parkrose, and the Jade Districts utilized established communication channels (i.e., email lists, newsletters, social media, and word of mouth) to disseminate information more widely. Engagement efforts also included interactive activities that captured community 'must-haves,' concerns, and questions, addressing shared concerns such as community displacement—especially among those affected by previous TIF Districts—and affordability in redeveloped neighborhoods. In Phase 4, Prosper Staff facilitated further engagement activities, events, and office hours and created an informational pamphlet on East Portland TIF Exploration available in multiple languages, including Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali. Staff were also available to provide briefings for community organizations upon request. The East 205 TIF District Plan is consistent with Policy 2.6.

Policy 2.7 Agency capacity building

Increase City staff's capacity, tools, and skills to design and implement processes that engage a broad diversity of affected and interested communities, including under-served and under-represented communities, in meaningful and appropriate ways.

Finding: Policy 2.7 is generally interpreted to apply to broader approaches to community engagement instead of specific legislative projects. However, as outlined in Phase 4 of the East Portland TIF Exploration Engagement Summary (East 205 TIF District Plan, Exhibit B), Prosper staff partnered with various organizations to lead and facilitate their engagement process. Additionally, the added support of translation and interpretation services helped Prosper staff build their capacity to work with non-English speakers. Alongside building out Prosper's relationship networks, these partnerships align the East 205 TIF District Plan engagement process with Policy 2.7 by increasing staff capacity, skills, and confidence in conducting engagement with underserved communities.



COMMUNITY ASSESSMENT

Policy 2.8 Channels of communication

Maintain two-way channels of communication among City Council, the Planning Commission (PC), project advisory committees, City staff, and community members.

Finding: The City has established processes of communication among the City Council, the Planning Commission (PC), project advisory committees, City staff, and community members. The East 205 TIF District Plan engagement process was done in accordance with Policy 2.8 by maintaining the City's established communication processes. Initially, the East 205 TIF District Plan process began through a resolution in 2023, sponsored by the Planning Commission and the Mayor, and then adopted by the City Council. The Planning Commission appointed the East Portland Steering Committee, and their staff remained engaged through the entire engagement process. Additionally, as shared by Prosper staff, Prosper held three joint Working Group/Steering Committee meetings and intentionally invited the Commissioner to these meetings to ensure open and transparent communication among all community members on any advisory body. Further, to maintain these two-way channels, the East 205 TIF District Plan has adopted a Community Governance Charter, establishing the East 205 TIF District Plan Community Leadership Committee and issuing formal guidance on the co-creation processes for TIF-related implementation and investment (East 205 TIF District Plan, Exhibit E, Section 1).

Policy 2.9 Community analysis

Collect and evaluate data, including community validated population data and information, to understand the needs, priorities, and trends and historical context affecting different communities in Portland.

Finding: As per Attachment A (Existing Conditions) of the East 205 TIF District Report, all data on demographic conditions within the TIF District was compiled from the United States Census Bureau's 2018–2022 American Community Survey (ACS) 5-year estimates. The District's project team gathered data from 46 Census Bureau block groups selected for their comprehensive representation of the area's demographic and social characteristics, encompassing an area that is larger than the boundary of the TIF District. In addition to the sources outlined in Attachment A, the East Portland TIF Exploration public engagement efforts included data-sharing with the Steering Committee and opportunities for Working Group members to share their knowledge and expertise to help establish East 205 TIF District boundaries (parcel by parcel) and interpret larger-scale data at a localized scale. These engagement efforts ensured data collection and interpretation were done in a way that aligned the East 205 TIF District Plan's goals, vision, and boundaries with the steering committee and working groups' understanding of the community.



Policy 2.10 Community participation in data collection

Provide meaningful opportunities for individuals and communities to be involved in inventories, mapping, data analysis, and the development of alternatives.

Finding: During Phase 1 of the engagement process (East 205 TIF District Plan, Exhibit B), Steering Committee members were provided with multiple meeting opportunities to explore East 205 TIF District-related boundary acreage and mapping, quantitative data analysis, and review of existing plans and priorities. This Steering Committee was tasked with providing guidance on the East Portland TIF Exploration process. Additionally, during Phase 2 of the East Portland TIF Exploration engagement process, Prosper Portland staff relied on the expertise of Working Groups, as well as on input received at engagement events, to help the City interpret and understand the various demographic, employment, housing, and commercial-related data trends at a smaller, more localized scale. Therefore, due to its provision of meaningful opportunities for mapping and data analysis, the East 205 TIF District Plan engagement process is in accordance with Policy 2.10.

Policy 2.11 Open data

Ensure planning and investment decisions are a collaboration among stakeholders, including those listed in Policy 2.1. Where appropriate, encourage publication, accessibility, and wide-spread sharing of data collected and generated by the City.

Finding: As cited in Attachment A (Existing Conditions) in the East 205 TIF District Plan, all the data on demographic conditions within the TIF District was compiled from public sources, including the United States Census Bureau's 2018–2022 American Community Survey (ACS) 5-year estimates. Additional publicly available data analyzed and shared by Prosper staff include the BPS Mapp App, Vulnerability Map, PHB State of Housing, and Prosper Corridor Analysis. Therefore, the East 205 TIF District Plan conforms with Policy 2.11.

TRANSPARENCY AND ACCOUNTABILITY

Policy 2.12 Roles and responsibilities

Establish clear roles, rights, and responsibilities for participants and decision makers in planning and investment processes. Address roles of City bureaus, elected officials, and participants, including government agencies and tribal nations in addition to community and neighborhood leadership, business, organizations, and individuals.

Finding: As captured in Phase 1 of the East Portland TIF Exploration engagement summary (East 205 TIF District Plan, Exhibit B), the first Steering Committee and Working Group meeting provided the established East Portland TIF Exploration Steering with the opportunity to discuss the Steering Committee and Working Groups' Roles and responsibilities. These roles and responsibilities include informing the TIF District Plan boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensuring that the TIF District boundary, plan, and report adequately



address and prioritize community needs, desires, challenges, and opportunities. In further accordance with Policy 2.12, East 205 TIF District Community Governance Charter (East 205 TIF District Plan, Exhibit E) lays out the specific roles of City bureaus, elected officials, and participants, including government agencies, in addition to community and neighborhood stakeholders.

Policy 2.13 Project scope

Establish clear expectations about land use project sponsorship, purpose, design, and how decision makers will use the process results.

Finding: In accordance with Policy 2.13, the East 205 TIF District Community Governance Charter (East 205 TIF District Plan, Exhibit E) describes how decision-making on the project sponsorship, purpose, and design of the TIF District will be done through a co-creation process. This co-creation process will involve the City staff, the Directors of Prosper Portland and PHB, the Portland City Council, and the Prosper Portland Board of Commissioners, who will be informed and guided by the established East 205 TIF District Community Leadership Committee. The East 205 TIF District Plan is consistent with Policy 2.13.

Policy 2.14 Community influence

At each stage of the process, identify which elements of a planning and investment process can be influenced or changed through community involvement. Clarify the extent to which those elements can be influenced or changed.

Finding: As described in the East 205 TIF District Community Governance Charter (East 205 TIF District Plan, Exhibit E), the Portland City Council will make the final TIF implementation and investment decisions. However, the established East 205 TIF District Community Leadership Committee will inform and guide City staff, the Directors of Prosper Portland and PHB, the Portland City Council, and the Prosper Portland Board of Commissioners on various elements related to East 205 TIF District planning and investment processes. In further accordance with Policy 2.14, the East 205 TIF District Plan establishes an avenue for ongoing community input and influence by way of an advisory committee of community stakeholders who will be convened to inform future Five-Year Action Plans for the East 205 TIF District (East 205 TIF District Plan, Chapter 5.1, and Plan Exhibit E Section 1.ii.1-5).

Policy 2.15 Documentation and feedback

Provide clear documentation for the rationale supporting decisions in planning and investment processes. Communicate to participants about the issues raised in the community involvement process, how public input affected outcomes, and the rationale used to make decisions.

Finding: An extensive East Portland TIF Exploration engagement process informed the East 205 TIF District Plan's boundaries, visions, values, goals, project list, and investment priorities. In accordance with Policy 2.15, this engagement process is summarized in Plan Exhibit B, which outlines the various engagement avenues, meeting



topics, community feedback summaries, and how such feedback will advise the East 205 TIF District decision-making bodies. The East 205 TIF District Plan is consistent with Policy 2.15.

COMMUNITY INVOLVEMENT PROGRAM

Policy 2.16 Community Involvement Program

Policy 2.17 Community engagement manual

Policy 2.18 Best practices engagement methods

Policy 2.19 Community Involvement Committee

Policy 2.20 Review bodies

Policy 2.21 Program evaluation

Policy 2.22 Shared engagement methods

Policy 2.23 Adequate funding and human resources

Finding: Policies 2.16 through 2.23 concern the City’s Community Involvement Program. The TIF Plan does not affect or change this program. Policies 2.16 through 2.23 do not apply.

PROCESS DESIGN AND EVALUATION

Policy 2.24 Representation

Facilitate participation of a cross-section of the full diversity of affected Portlanders during planning and investment processes. This diversity includes individuals, stakeholders, and communities represented by race, color, national origin, English proficiency, gender, age, disability, religion, sexual orientation, gender identity, and source of income.

Finding: The East Portland TIF Exploration community engagement process sought to gather feedback and insight from a robust range of East Portland stakeholders. The East Portland TIF Exploration Steering Committee did not collect demographic information about those engaged. However, to meaningfully engage a diverse array of stakeholders and to be in demographic conformance with Policy 2.24, the East Portland TIF Exploration engagement incorporated translation and interpretation services into engagement avenues, including providing simultaneous interpretation at community open house presentations (e.g., Spanish, Napoli, Rohingya, Cantonese, Vietnamese, and Somali), and intentionally instituting contracts with culturally specific community organizations (e.g., Black Community of Portland, Leaders Become Legends, ATNI-EDC, Immigrant and Refugee Community Organization) to further community outreach (East 205 TIF District Plan, Exhibit B). The East 205 TIF District Plan is consistent with Policy 2.24.

Policy 2.25 Early involvement

Improve opportunities for interested and affected community members to participate early in planning and investment processes, including identifying and prioritizing issues, needs, and opportunities; participating in process design; and recommending and prioritizing projects and/or other types of implementation.



Finding: The East Portland TIF Exploration community engagement process sought to gather feedback and insight from a robust range of East Portland stakeholders early on in the planning process to inform the TIF District boundaries, visions, values, goals, project list, investment priorities, governance considerations, and implementation principles (East 205 TIF District Plan, Exhibit B). The East 205 TIF District Plan is consistent with Policy 2.25.

Policy 2.26 Verifying data

Use data, including community-validated population data, to guide planning and investment processes and priority setting and to shape community involvement and decision-making efforts.

Finding: As described in the East Portland TIF Exploration engagement summary (East 205 TIF District Plan, Exhibit B), the Steering Committee and Working Group members were provided with multiple meeting opportunities to analyze, validate, and use East 205 TIF-related data (e.g., demographic, employment, housing, and commercial-related data), to guide their recommendations for East 205 TIF District Planning and investment processes. Additionally, in accordance with Policy 2.26, according to Prosper staff, one of the first things they did was provide Working Groups the opportunity to share who else (e.g., individuals, institutions, organizations, businesses, etc.) they believed Prosper needed to engage. Prosper, then, reached out to such folks, further shaping East Portland's community involvement and decision-making efforts. The East 205 TIF District Plan is consistent with Policy 2.26.

Policy 2.27 Demographics

Identify the demographics of potentially affected communities when initiating a planning or investment project.

Finding: As described in the East Portland TIF Exploration engagement summary (East 205 TIF District Plan, Exhibit B), the Steering Committee and Working Group members were provided with East 205 TIF District-related demographic data to guide their recommendations for potential East 205 TIF District project list options and project priorities. This provision of demographic data of potentially affected communities ensures that this community involvement process was carried out in accordance with Policy 2.27.

Policy 2.28 Historical understanding

To better understand concerns and conditions when initiating a project, research the history, culture, past plans, and other needs of the affected community, particularly under-represented and underserved groups, and persons with limited English proficiency (LEP). Review preliminary findings with members of the community who have institutional and historical knowledge.

Finding: The documentation of the impact of past plans, particularly on the displacement of Black and Asian communities, already exists. This historical background of previous TIF District Plans was provided throughout the East Portland TIF Exploration community involvement process (East 205 TIF District Plan, Exhibit B) to



not only acknowledge the harms the past TIF investment has caused but also to build relationships and provide local stakeholders opportunities to share their concerns, priorities, and recommendations around future displacement and other negative impacts. By allowing community stakeholders to review these historic preliminary findings and apply their institutional and historical knowledge, the East Portland community involvement process was done in accordance with Policy 2.28.

Policy 2.29 Project-specific needs

Customize community involvement processes to meet the needs of those potentially affected by the planning or investment project. Use community involvement techniques that fit the scope, character, and potential impact of the planning or investment decision under consideration.

Finding: To customize and meet the various needs of community stakeholders, the East Portland TIF Exploration engagement process provided multiple avenues for community residents to get involved (East 205 TIF District Plan, Exhibit B). In addition to Steering Committees and Working Groups, in-person open houses and online surveys were provided to ensure ample opportunity for community stakeholders to be involved in advising the East 205 TIF District’s planning and investment processes. Alongside these efforts, during Phase 4 of the community involvement process, Prosper staff partnered with and provided technical and financial support to community-based organizations to further customize the engagement to meet the needs of historically underrepresented community stakeholders. The East 205 TIF District Plan is consistent with Policy 2.29.

Policy 2.30 Culturally-appropriate processes

Consult with communities to design culturally-appropriate processes to meet the needs of those affected by a planning or investment project. Evaluate, use, and document creative and culturally-appropriate methods, tools, technologies, and spaces to inform and engage people from under-served and under-represented groups about planning or investment projects.

Finding: To meaningfully engage a diverse array of stakeholders and to be in accordance with goal 2.30, the East Portland TIF Exploration engagement (East 205 TIF District Plan, Exhibit B) incorporated translation and interpretation services into engagement avenues, including providing simultaneous interpretation during community presentations (e.g., Spanish, Napoli, Rohingya, Cantonese, Vietnamese, and Somali), translating the survey and educational materials into multiple languages (Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali), and intentionally instituting contracts with culturally specific community organizations (e.g., Black Community of Portland, Leaders Become Legends, ATNI-EDC, Immigrant and Refugee Community Organization) to further community outreach. In addition to this language support, all in-person engagement efforts incorporated culturally appropriate foods and met folks in their spaces where they felt supported and safe. The East 205 TIF District Plan is consistent with Policy 2.30.



Policy 2.31 Innovative engagement methods

Develop and document innovative methods, tools, and technologies for community involvement processes for plan and investment projects.

Finding: Prosper funded a community-based project manager within a community-based organization to coordinate engagement efforts for the East Portland TIF Districts. This manager was a trusted member of the community that was able to reach people who may not typically or regularly engage in planning efforts. The East 205 TIF District Plan is therefore consistent with Policy 2.31.

Policy 2.32 Inclusive participation beyond Portland residents

Design public processes for planning and investment projects to engage affected and interested people who may not live in Portland such as property owners, employees, employers, and students, among others, as practicable.

Finding: To ensure broad engagement beyond local Portland community members (e.g., small business owners and residents) and in accordance with Policy 2.32, the East Portland TIF Exploration community involvement process comprised Steering Committees with individuals representing public institutions and partners representing affordable housing, economic development, and non-profits (East 205 TIF District Plan, Exhibit B). The engagement process also included contact with organizations working outside of Portland, including Leaders Become Legends, and the Ebony Collective, who work with residents of east Multnomah County. The East 205 TIF District Plan is consistent with Policy 2.32.

Policy 2.33 Inclusive participation in Central City planning

Design public processes for the Central City that recognize its unique role as the region's center. Engage a wide range of stakeholders from the Central City and throughout the region including employees, employers, social service providers, students, and visitors, as well as regional tourism, institutional, recreation, transportation, and local/regional government representatives, as appropriate.

Finding: The East 205 TIF District is not located within the Central City. This Policy does not apply.

Policy 2.34 Accessibility

Ensure that community involvement processes for planning and investment projects are broadly accessible in terms of location, time, and language, and that they support the engagement of individuals with a variety of abilities and limitations on participation.

Finding: The East Portland TIF Exploration community involvement process ensured all in-person meetings were held in spaces that were physically accessible, provided multi-language interpretation and translation services, and issued multiple paths for folks to engage, including City-led events, CBO-led events, Steering Committee meetings, Working Group meetings, emails, in-person meetings as requested, and virtual office



hours (East 205 TIF District Plan, Exhibit B). The East 205 TIF District Plan is consistent with Policy 2.34.

Policy 2.35 Participation monitoring

Evaluate and document participant demographics throughout planning and investment processes to assess whether participation reflects the demographics of affected communities. Adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences.

Finding: The East Portland TIF Exploration engagement process involved intentional outreach to underserved and underrepresented groups and held engagements aimed at involving affected community members. Specific groups and organizations are documented in the Engagement Summary (East 205 TIF District Plan, Exhibit B). The East 205 TIF District Plan is consistent with Policy 2.35.

Policy 2.36 Adaptability

Adapt community involvement processes for planning and investment projects as appropriate to flexibly respond to changes in the scope and priority of the issues, needs, and other factors that may affect the process.

Finding: In accordance with Policy 2.36, the East Portland TIF Exploration community involvement process adapted their engagement plan by incorporating feedback from their Working Groups on who to engage. One of the first engagement steps provided Working Groups the opportunity to share who else (e.g., individuals, institutions, organizations, businesses, etc.) they believed Prosper needed to engage. Prosper staff then reached out to such folks, adapting their process to respond and align with the priorities and desires of community stakeholders. The East 205 TIF District Plan is consistent with Policy 2.36.

Policy 2.37 Process evaluation

Evaluate each community involvement process for planning or investment projects from both the City staff and participants' perspectives, and consider feedback and lessons learned to enhance future involvement efforts.

Finding: The TIF District process used facilitation from an outside consultant to help guide and inform meeting content to meet needs of the Steering Committee and Working Groups. This engagement effort also sought to intentionally learn from prior TIF exploration processes and will debrief, with community members, at its conclusion to inform future exploration processes. The East 205 exploration process relied on a co-creation process, which was both important for relationship-building and trust, but also required a tremendous commitment of time and effort from volunteer community members. The TIF District Plan is consistent with Policy 2.37.



INFORMATION DESIGN AND DEVELOPMENT

Policy 2.38 Accommodation

Ensure accommodations to let individuals with disabilities participate in administrative, quasi-judicial, and legislative land use decisions, consistent with or exceeding federal regulations.

Policy 2.39 Notification

Notify affected and interested community members and recognized organizations about administrative, quasi-judicial, and legislative land use decisions with enough lead time to enable effective participation. Consider notification to both property owners and renters.

Policy 2.40 Tools for effective participation

Provide clear and easy access to information about administrative, quasi-judicial, and legislative land use decisions in multiple formats and through technological advancements and other ways.

Policy 2.41 Limited English proficiency (LEP)

Ensure that limited English proficient (LEP) individuals are provided meaningful access to information about administrative, quasi-judicial, and legislative land use decisions, consistent with federal regulations.

Finding: Policies 2.38 through 2.41 address improving the notification procedures for, and the community's access to information about, administrative and quasi-judicial reviews, as well as legislative land use decisions. As part of the consult and confer process, Prosper Portland sent out a super-notice to all Portland residents about the proposed TIF District and created a website with additional information and contact information. In addition, the TIF District Plan was discussed at the following public meetings:

- ◆ Briefing and vote of the Prosper Portland Board on August 28, 2024.
- ◆ Hearing before the City of Portland Planning Commission on September 24, 2024 and a vote by that body on October 8, 2024.
- ◆ Hearing before Portland City Council on October 23, 2024 and a vote by Council on October 30, 2024.

The East 205 TIF District Plan is consistent with Policies 2.38 through 2.41.

Chapter 3: Urban Form

Goals

Goal 3.A A city designed for people

Portland's built environment is designed to serve the needs and aspirations of all Portlanders, promoting prosperity, health, equity, and resiliency. New development, redevelopment, and public investments reduce disparities and encourage social interaction to create a healthy connected city.



Finding: No specific new development or redevelopment is proposed with this TIF District Plan. However, this Plan will guide future investments and support development within the District that supports the Plan’s goals around values, vision, and goals. The Findings in response to the Comprehensive Plan’s Guiding Principles (see Guiding Principles section of this document) demonstrate that the TIF District Plan will promote prosperity, health, equity, and resiliency. The Plan will help to reduce disparities by providing a funding source to advance affordable housing (Section 4.2.A), economic opportunities (Section 4.2.B), and transportation safety improvements and public recreation access in an underserved area (Section 4.2.C). Funding for public recreation investments, such as community gathering space and food access in public spaces, new parks and natural areas, new and updated community centers, resilience hubs, community gardens, and athletic facilities, will help foster social interaction. Therefore, the East 205 TIF District Plan is consistent with Goal 3.A.

Goal 3.B A climate and hazard resilient urban form

Portland’s compact urban form, sustainable building development practices, green infrastructure, and active transportation system reduce carbon emissions, reduce natural hazard risks and impacts, and improve resilience to the effects of climate change.

Finding: No specific new development or redevelopment is proposed with this TIF District Plan. However, this Plan will guide future investments and support development within the District that support this goal. One of the Plan’s goals is to “spur innovation of environment, climate change and resilience initiatives in TIF projects.” (East 205 TIF District Plan, Section 3.3). In support of this goal, the Plan may provide funding for projects that include:

- ◆ Energy efficiency upgrades for low-income homeowners,
- ◆ Climate, resilience and community solar projects associated with commercial and mixed-use development, redevelopment, or renovation,
- ◆ Seismic, fire suppression, other public safety improvements associated with commercial and mixed-use development, redevelopment, or renovation,
- ◆ Public recreation investments that support resilience,
- ◆ Transportation improvements that improve pedestrian and bicycle safety and connectivity,
- ◆ Green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in the Plan.

These projects will support a climate and hazard-resilient urban form in the TIF District. The East 205 TIF District Plan, therefore, conforms with Goal 3.B.

Goal 3.C Focused growth

Household and employment growth is focused in the Central City and other centers, corridors, and transit station areas, creating compact urban development in areas with a high level of service and amenities, while allowing the relative stability of lower-density single-family residential areas.



Finding: The East 205 TIF District Plan will facilitate compact housing and economic development within the East 205 TIF area, including the Midway Town Center, SE 122nd Avenue Civic Corridor, SE Division Street Corridor and SE Stark Street Corridor, and various East Portland neighborhood centers (the 122nd Avenue/Hazelwood Neighborhood Center, the Rosewood/Glenfair Neighborhood Center, and the Division/122nd Avenue Neighborhood Center). See the responses for Policies 3.12 through 3.20, 3.44 through 3.51, and 3.53 through 3.59 of this report for more detail.

Goal 3.D A system of centers and corridors

Portland's interconnected system of centers and corridors provides diverse housing options and employment opportunities, robust multimodal transportation connections, access to local services and amenities, and supports low-carbon complete, healthy, and equitable communities.

Finding: The East 205 TIF Plan will facilitate housing and economic development within the centers and corridors in the District and will provide funding for multimodal transportation safety and connectivity improvements that increase access to local services and amenities in and near the District. The Plan is therefore consistent with Goal 3.D. See the responses for Policies 3.12 through 3.20 and 3.44 through 3.51 of this report for more detail.

Goal 3.E Connected public realm and open spaces

A network of parks, streets, City Greenways, and other public spaces supports community interaction; connects neighborhoods, districts, and destinations; and improves air, water, land quality, and environmental health.

Finding: The East 205 TIF District Plan will support the City's implementation of Goal 3.E by providing a funding source that may be used for new parks and natural areas as well as connectivity and accessibility improvements that make the District safer, and more accessible and appealing for biking, walking, and rolling. The TIF District Plan is, therefore, consistent with Goal 3.E.

Goal 3.F Employment districts

Portland supports job growth in a variety of employment districts to maintain a diverse economy.

Finding: The map of employment areas, Figure 3-7 of the Comprehensive Plan, shows commercial employment areas on corridors throughout the District, most notably along 122nd Avenue and SE Division Street. The East 205 TIF District will support economic development and job growth in these districts through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. See the responses to Policies 3.67 and 3.68 for more details. The TIF District Plan is therefore consistent with Goal 3.F.

Goal 3.G Nature in the city

A system of habitat corridors weaves nature into the city, enhances habitat connectivity, and preserves natural resources and the ecosystem services they provide.



Finding: The East 205 TIF District Plan does not modify the City’s system of habitat corridors and does not amend the City’s programs and policies that implement this goal. See the responses to Policies 3.64 through 3.66 for more details. The Plan does provide a potential funding source that may be used for new natural areas within the District, so supports the City’s implementation of this Goal. The Plan is therefore consistent with Goal 3.G.

Policies

CITYWIDE DESIGN AND DEVELOPMENT

Policy 3.1 Urban Design Framework

Use the Urban Design Framework (UDF) as a guide to create inclusive and enduring places, while providing flexibility for implementation at the local scale to meet the needs of local communities.

Finding: The UDF provides guidance on the built and natural form of Portland, providing in Comprehensive Plan Figure 3-1 an arrangement of centers, corridors, city greenways, urban habitat corridors, and pattern areas. The East 205 TIF District Plan does not establish or change specific boundaries in the UDF. The UDF identifies centers and corridors where the majority of commercial and housing development is intended to be concentrated. As demonstrated in the response to Polices 3.12 through 3.20 and 3.44 through 3.51 of this report, the East 205 TIF District Plan will support compact housing and commercial development in the centers and corridors within the District. Therefore, the East 205 TIF District Plan is consistent with Policy 3.1.

Policy 3.2 Growth and stability

Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the scale and characteristics of Portland’s residential neighborhoods.

Finding: The East 205 TIF District Plan will facilitate compact housing and economic development within the East 205 TIF area, including the Midway Town Center, SE 122nd Avenue Civic Corridor, SE Division Street Corridor and SE Stark Street Corridor, and additional East Portland neighborhood centers and transit station areas. See the responses for Polices 3.12 through 3.20, 3.44 through 3.51, and 3.53 through 3.59 of this report for more detail.

Policy 3.3 Equitable development

Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.

3.3.a. *Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.*



3.3.b. *Make needed investments in areas that are deficient in public facilities to reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.*

Finding: The East 205 TIF District Report demonstrates that the district is deficient in public facilities, including inadequate street and active transportation infrastructure, stormwater management facilities, and an inadequate provision of parks and open space (Report Section 1.2). The TIF District Plan includes projects for street and stormwater improvements and public recreation investments to reduce disparities within the District. This plan also includes goals and projects to avoid displacement and increase affordable housing including, but not limited to, supporting single family home repair, homeownership support, multi-dwelling rental housing development, and rehabilitation and preservation of existing regulated housing (East 205 TIF District Plan, Section 4.2). The projects in the plan will be financed by tax increment revenues (TIF) allocated to the District. The TIF District Plan is consistent with Policies 3.3.a and 3.3.b.

3.3.c. *Encourage use of plans, agreements, incentives, and other tools to promote equitable outcomes from development projects that benefit from public financial assistance.*

Finding: The values, vision, goals, and projects described in the East 205 TIF District Plan are intended to guide equitable investment and lead to equitable development outcomes. The TIF District Plan conforms with this policy.

3.3.d. *Incorporate requirements into the Zoning Code to provide public and community benefits as a condition for development projects to receive increased development allowances.*

Finding: No changes to the Zoning Code are proposed. This policy does not apply.

3.3.e. *When private property value is increased by public plans and investments, require development to address or mitigate displacement impacts and impacts on housing affordability, in ways that are related and roughly proportional to these impacts.*

Finding: The East 205 TIF District Plan is designed to make strategic investments in housing and economic development to stabilize communities and businesses within the District. Assuming those investments increase overall property values and associated taxes over time, the TIF District will allow the City to establish a frozen tax base in this area and capture the increase to fund improvements over 20-30 years. Prosper Portland and the Portland Housing Bureau will receive funds from increases in property value, including up to three percent per year for existing properties plus any additional value from new development. Prosper Portland and the Portland Housing Bureau will use those resources to pay for public improvements. As shown in the East 205 TIF District Plan, Section 4.2, funds will be used for projects to avoid and mitigate displacement and increase affordable housing including, but not limited to, supporting single-family home repair, homeownership support, multi-dwelling rental housing development, rehabilitation and preservation of existing regulated housing, and the development of workforce housing (East 205 TIF District Plan, Section 4.2). The TIF District Plan is consistent with this policy.



3.3.f. *Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to restore communities impacted by past decisions. See Policy 5.18.*

Finding: This TIF District Plan includes plans for housing, economic development, public facilities and investments. The plan includes multiple goals around ensuring opportunities for historically marginalized populations and a guiding principle to prioritize “repair in investment decisions, both for historic harm caused by public-agency action or inaction, as well as for potential future harm caused inadvertently by investment decisions made within the district.” These goals and guiding principles are supported by projects in the plan that increase access to affordable housing, reduce displacement risk, increase transportation safety and connectivity, and improve access to public recreation opportunities (East 205 TIF District Plan, Section 4.2).

3.3.g. *Encourage developers to engage directly with a broad range of impacted communities to identify potential impacts of private development projects, develop mitigation measures, and provide community benefits to address adverse impacts.*

Finding: The TIF District Plan does not direct developers on engagement efforts related to private development efforts and will not amend the City’s community engagement requirements that apply to private development. This policy does not apply.

Policy 3.4 All ages and abilities

Strive for a built environment that provides a safe, healthful, and attractive environment for people of all ages and abilities.

Finding: This policy is focused on creating a supportive built environment for people of all ages and abilities, including children, the elderly, and people with disabilities. This policy is supported by the East 205 TIF Districts Plan’s recommended transportation projects, which focus on sidewalks and unpaved roads, including ADA-accessible ramps, safe routes to school, and high crash mitigation for safe pedestrian crossings., so that people of all ages and abilities can safely and conveniently access local destinations by walking, biking, or rolling. The East 205 TIF District Plan also authorizes funding to invest in preserving, improving, and developing new affordable housing that can accommodate households with children, multigenerational households, and people with disabilities. The TIF District Plan is consistent with this policy.

Policy 3.5 Energy and resource efficiency

Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

Finding: This TIF District Plan does not propose amendments to the City’s land use and transportation plans that implement this policy. This policy does not apply.



Policy 3.6 Land efficiency

Provide strategic investments and incentives to leverage infill, redevelopment, and promote intensification of scarce urban land while protecting environmental quality.

Finding: The TIF District Plan will create opportunities to make strategic investments that support infill, redevelopment, and intensification of urban land within the District. The Plan includes projects that comply with this policy such as support for new multi-dwelling rental and mixed-use development and redevelopment, and investments in transportation infrastructure to support these projects (see the TIF District Plan, Section 4.2). All future development within the District will need to demonstrate compliance with relevant City, state, and federal requirements that protect environmental quality. The TIF District Plan is consistent with this policy.

Policy 3.7 Integrate nature

Integrate nature and use green infrastructure throughout Portland.

Finding: The proposed TIF District does not propose amendments to any design-related development standards or natural resources standards that implement this policy. The TIF District Plan includes projects to support new green infrastructure and natural areas within the District (see the TIF District Plan, Section 4.2). The plan is consistent with this policy.

Policy 3.8 Leadership and innovation in design

Encourage high-performance design and development that demonstrates Portland's leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions.

Finding: This TIF District Plan does not propose specific new development or amendments to the City's design and development standards that implement this policy. Future development within the TIF District will need to comply with the City's design and development standards. This policy does not apply.

Policy 3.9 Growth and development

Evaluate the potential impacts of planning and investment decisions, significant new infrastructure, and significant new development on the physical characteristics of neighborhoods and their residents, particularly under-served and under-represented communities, with particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts. More detailed policies are in Chapter 5: Housing.

Finding: The TIF District Plan includes a principle to “Analyze Potential Investments,” which states “Proactively analyze potential projects, programs, and investments, in order to ensure that they meet and do not undermine the Values, Vision, and Goals set forth in Chapter 3, and the Guiding Implementation Principles in this Section. This analysis will be undertaken with significant community leadership – as described in the Governance Charter – and will serve as a key input into the development of Action Plans and other decisions about the use of



TIF funds.” The Governance Charter, included in the TIF District Plan will therefore ensure evaluation of impacts from investment decisions. The Plan’s Vision and Goals will ensure this evaluation considers the physical characteristics of neighborhoods and the residents with a particular focus on under-served and under-represented communities, displacement, and affordability impacts. This plan envisions a district where access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-income people, rather than leading to their displacement from their homes and neighborhoods. Goals that support this vision include:

1. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.
2. Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.
3. 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.
4. Ensure that current residents play lead roles in decision-making for investments and policies that affect them and their communities. Create opportunities for people to be civically engaged and politically educated to make informed decisions for their communities.

The Plan is, therefore, consistent with Policy 3.9.

Policy 3.10 Rural, urbanizable, and urban land

Preserve the rural character of rural land outside the Regional Urban Growth Boundary. Limit urban development of urbanizable land beyond the City Limits until it is annexed and full urban services are extended.

Finding: No urban development or extension of urban services to rural land is proposed. The proposed TIF District is within the Portland City limits and regional Urban Growth Boundary. The establishment of this TIF District will support urban development within the Urban Growth Boundary. This plan is consistent with Policy 3.10.

Policy 3.11 Significant places

Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Consider these especially at:

- ◆ High-visibility intersections
- ◆ Attractions
- ◆ Schools, libraries, parks, and other civic places



- ◆ Bridges
- ◆ Rivers
- ◆ Viewpoints and view corridor locations
- ◆ Historically or culturally significant places
- ◆ Connections to volcanic buttes and other geologic and natural landscape features
- ◆ Neighborhood boundaries and transitions

Finding: No new symbolic features or iconic structures are proposed with this TIF District, and the Plan does not propose changes to any significant places. However, the plan includes projects to support arts and cultural investments that celebrate and represent Priority Communities, developed by and/or in collaboration with artists and community members who represent those communities. This may include murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces. The plan is consistent with Policy 3.11.

CENTERS

Policy 3.12 Role of centers

Enhance centers as anchors of complete neighborhoods that include concentrations of commercial and public services, housing, employment, gathering places, and green spaces.

Finding: The proposed East 205 TIF District will support the development or redevelopment of commercial and public services, housing, employment, gathering places, and green spaces within the East 205 TIF area, including the Midway Town Center and various East Portland neighborhood centers including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. The TIF District is consistent with Policy 3.12.

Policy 3.13 Variety of centers

Plan for a range of centers across the city to enhance local, equitable access to services, and expand housing opportunities.

Finding: No new centers are proposed with this TIF District Plan. This policy does not apply.

Policy 3.14 Housing in centers

Provide housing capacity for enough population to support a broad range of commercial services, focusing higher-density housing within a half-mile of the center core.

Finding: The East 205 TIF District aims to support development or redevelopment of higher density housing throughout the District, including the Midway Town Center and various East Portland neighborhood centers including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. The Portland Housing Bureau “Multi-family Rental Development” program will be eligible to receive funding for projects



within this District through the East 205 TIF Plan. This Plan is consistent with Policy 3.14.

Policy 3.15 Investments in centers

Encourage public and private investment in infrastructure, economic development, and community services in centers to ensure that all centers will support the populations they serve.

Finding: The establishment of the East 205 TIF District will authorize in investments in infrastructure, economic development, and community services in the Midway Town Center and various East Portland neighborhood centers including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. The Plan is consistent with Policy 3.15.

Policy 3.16 Government services

Encourage the placement of services in centers, including schools and colleges, health services, community centers, daycare, parks and plazas, library services, and justice services.

Finding: The East 205 TIF District Plan supports investments in commercial development and affordable housing that could provide opportunities for daycares, health services, and other government services. The Plan also identifies priority project investments in updated community centers, resilience hubs, and green spaces. The East 205 District Plan is consistent with Policy 3.16.

Policy 3.17 Arts and culture

Ensure that land use plans and infrastructure investments allow for and incorporate arts, culture, and performance arts as central components of centers.

Finding: The East 205 TIF District includes projects to support arts and cultural investments that celebrate and represent Priority Communities, developed by and/or in collaboration with artists and community members who represent those communities. These projects should prioritize murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces (see Section 4.2 of the East 205 TIF District Plan). The plan is consistent with Policy 3.17

Policy 3.18 Accessibility

Design centers to be compact, safe, attractive, and accessible places, where the street environment makes access by transit, walking, biking, and mobility devices such as wheelchairs, safe and attractive for people of all ages and abilities.

Finding: The East 205 TIF District Plan will support compact, safe, attractive, and accessible development within the within the Midway Town Center and various East Portland neighborhood centers including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. Proposed projects accessibility improvements for low-income homeowners, and connectivity and accessibility improvements that make the



District safer and more appealing for biking, walking, and rolling. The Plan is consistent with Policy 3.18.

Policy 3.19 Center connections

Connect centers to each other and to other key local and regional destinations, such as schools, parks, and employment areas, by pedestrian trails and sidewalks, bicycle sharing, bicycle routes, frequent and convenient transit, and electric vehicle charging stations. Prepare and adopt future street plans for centers that currently have poor street connectivity, especially where large commercial parcels are planned to receive significant additional housing density.

Finding: No changes are proposed to the location of centers, the existing planned routes or networks between centers, or to future street plans. However, the East 205 TIF District Plan does provide funding to support transportation improvements that “improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges.” These investments should “prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.” (East 205 TIF District Plan, Section 4.2). The Plan could therefore support the City’s implementation of Policy 3.19.

Policy 3.20 Green infrastructure in centers

Integrate nature and green infrastructure into centers and enhance public views and connections to the surrounding natural features.

Finding: The East 205 TIF District Plan will authorize funding for green infrastructure, new natural areas, and connectivity investments that improve connectivity to parks throughout the District, which includes Midway Town Center and various East Portland neighborhood centers, including the 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue (East 205 TIF District Plan, Section 4.2. B and C). The Plan could, therefore, support the City’s implementation of Policy 3.20.

CENTRAL CITY

Policy 3.21 Role of the Central City

Policy 3.22 Model Urban Center

Policy 3.23 Central City employment

Policy 3.24 Central City housing

Policy 3.25 Transportation hub

Policy 3.26 Public places

Finding: Policies 3.21 through 3.26 pertain to the Central City. The proposed TIF District is not within the Central City. Policies 3.21 through 3.26 do not apply.



GATEWAY REGIONAL CENTER

Policy 3.27 Role of Gateway

Policy 3.28 Housing

Policy 3.29 Transportation

Policy 3.30 Public places

Finding: The East 205 TIF District Plan does not intersect with the Gateway Regional Center boundary shown on the City's Comprehensive Plan map. Policies 3.27 through 3.30 do not apply.

TOWN CENTERS

Policy 3.31 Role of Town Centers

Enhance Town Centers as successful places that serve the needs of surrounding neighborhoods as well as a wider area, and contain higher concentrations of employment, institutions, commercial and community services, and a wide range of housing options.

Policy 3.32 Housing

Provide for a wide range of housing types in Town Centers, which are intended to generally be larger in scale than the surrounding residential areas. There should be sufficient zoning capacity within a half-mile walking distance of a Town Center to accommodate 7,000 households.

Policy 3.33 Transportation

Improve Town Centers as multimodal transportation hubs that optimize access from the broad area of the city they serve and are linked to the region's high-capacity transit system.

Policy 3.34 Public places

Provide parks or public squares within or near Town Centers to support their roles as places of focused business and social activity.

Finding: Policies 3.31 through 3.34 provide direction on the desired characteristics and functions of town centers. The East 205 TIF District Plan does not amend the zoning code or map designations, or transportation or park plans that implement these policies. However, the TIF District Plan will support the development of employment and commercial services, a wide range of housing types, multimodal transportation options, and public spaces within the Midway Town Center encompassed by the District (see Section 4.2 of the East 205 TIF District Plan for specific projects that support these types of development). The Plan is therefore consistent with Policies 3.31 through 3.34.

NEIGHBORHOOD CENTERS

Policy 3.35 Role of Neighborhood Centers

Enhance Neighborhood Centers as successful places that serve the needs of surrounding neighborhoods. In Neighborhood Centers, provide for higher concentrations of development,



employment, commercial and community services, and a wider range of housing options than the surrounding neighborhoods.

Policy 3.36 Housing

Provide for a wide range of housing types in Neighborhood Centers, which are intended to generally be larger in scale than the surrounding residential areas, but smaller than Town Centers. There should be sufficient zoning capacity within a half-mile walking distance of a Neighborhood Center to accommodate 3,500 households.

Policy 3.37 Transportation

Design Neighborhood Centers as multimodal transportation hubs that are served by frequent-service transit and optimize pedestrian and bicycle access from adjacent neighborhoods.

Policy 3.38 Public places

Provide small parks or plazas within or near Neighborhood Centers to support their roles as places of local activity and gathering.

Finding: Policies 3.35 through 3.38 provide direction on the desired characteristics and functions of neighborhood centers. The East 205 TIF District Plan does not amend the zoning code or map designations, or transportation or park plans that implement these policies. However, the TIF District Plan will support the development of employment and commercial services, a wide range of housing types, multimodal transportation options, and public spaces within the 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue Neighborhood Centers (see East 205 TIF District Plan, Section 4.2 for specific projects that support these types of development). The East 205 TIF District Plan is consistent with Policies 3.35 through 3.38

INNER RING DISTRICTS

Policy 3.39 Growth

Policy 3.40 Corridors

Policy 3.41 Distinct identities

Policy 3.42 Diverse residential areas

Policy 3.43 Active transportation

Finding: The East 205 TIF District is not located in the inner ring district. Policies 3.39 through 3.43 do not apply.

CORRIDORS

Policy 3.44 Growth and mobility

Coordinate transportation and land use strategies along corridors to accommodate growth and mobility needs for people of all ages and abilities.



Policy 3.45 Connections

Improve corridors as multimodal connections providing transit, pedestrian, bicycle, and motor vehicle access and that serve the freight needs of centers and neighborhood business districts.

Policy 3.46 Design

Encourage street design that balances the important transportation functions of corridors with their roles as the setting for commercial activity and residential living.

Policy 3.47 Green infrastructure in corridors

Enhance corridors with distinctive green infrastructure, including landscaped stormwater facilities, extensive tree plantings, and other landscaping that both provide environmental function and contribute to a quality pedestrian environment.

Finding: Policies 3.44 through 3.47 provide direction on the desired characteristics and functions of corridors as well as street design and future land use changes. The East 205 TIF District Plan does not change the location of adopted corridors, impact transportation facility design or green infrastructure programs, or amend the TSP. The projects identified in the East 205 TIF District Plan provide funding for multimodal transportation improvements and green infrastructure within the District, which includes the SE 122nd Avenue Corridor, SE Division Street Corridor, and SE Stark Street Corridor. The TIF District Plan is consistent with Policies 3.44 through 3.47.

CIVIC CORRIDORS

Policy 3.48 Integrated land use and mobility

Enhance Civic Corridors as distinctive places that are models of ecological urban design, with transit-supportive densities of housing and employment, prominent street trees and other green features, and high-quality transit service and pedestrian and bicycle facilities.

Policy 3.49 Design great places

Improve public streets and sidewalks along Civic Corridors to support the vitality of business districts, create distinctive places, provide a safe, healthy, and attractive pedestrian environment, and contribute to quality living environments for residents.

Policy 3.50 Mobility corridors

Improve Civic Corridors as key mobility corridors of citywide importance that accommodate all modes of transportation within their right-of-way or on nearby parallel routes.

Policy 3.51 Freight

Maintain freight mobility and access on Civic Corridors that are also Major or Priority Truck Streets.

Finding: Policies 3.48 through 3.50 provide direction on the desired characteristics, functions, and street design, of civic corridors. The East 205 TIF District Plan does not change the boundary of corridors on the Urban Design Framework, impact transportation facility design, or amend the TSP. The District includes the SE 122nd



Avenue and SE Stark Street which are Civic Corridors and Major Truck Streets and SE Division Street which is a Civic Corridor. The projects identified in the East 205 TIF District Plan provide funding for high density housing development, mixed-use development, pedestrian and bicycle facilities that would contribute to making the East 205 TIF area a safe, healthy, and attractive pedestrian environment and a quality living environment. The Plan is consistent with Policies 3.48 through 3.51.

NEIGHBORHOOD CORRIDORS

Policy 3.52 Neighborhood Corridors

Enhance Neighborhood Corridors as important places that support vibrant neighborhood business districts with quality multi-family housing, while providing transportation connections that link neighborhoods.

Finding: The East 205 TIF District includes the SE 122nd Avenue, SE Division Street, and SE Stark Street Civic Corridors, and the SE Powell Boulevard Neighborhood Corridor, as shown on Figure 3-2 of the Comprehensive Plan. The projects identified in the East 205 TIF District Plan will provide funding to the Portland Housing Bureau for multi-family housing development throughout the District. The Plan will therefore support the City in implementing Policy 3.52.

TRANSIT STATION AREAS

Policy 3.53 Transit-oriented development

Encourage transit-oriented development and transit-supportive concentrations of housing and jobs, and multimodal connections at and adjacent to high-capacity transit stations.

Policy 3.54 Community connections

Integrate transit stations into surrounding communities and enhance pedestrian and bicycle facilities (including bike sharing) to provide safe and accessible connections to key destinations beyond the station area.

Policy 3.55 Transit station area safety

Design transit areas to improve pedestrian, bicycle, and personal safety.

Policy 3.56 Center stations

Encourage transit stations in centers to provide high density concentrations of housing and commercial uses that maximize the ability of residents to live close to both high-quality transit and commercial services.

Policy 3.57 Employment stations

Encourage concentrations of jobs and employment focused land uses in and around stations in employment-zoned areas.



Policy 3.58 Transit neighborhood stations

Encourage concentrations of mixed-income residential development and supportive commercial services close to transit neighborhood stations. Transit neighborhood stations serve mixed-use areas that are not in major centers.

Policy 3.59 Destination stations

Enhance connections between major destinations and transit facilities and strengthen the role of these station areas as places of focused activity.

Finding: Policies 3.53 through 3.59 relate to transit station planning and supportive active transportation infrastructure and future land use changes. The East 205 TIF District Plan does not change the boundary of station areas on the Urban Design Framework or amend the TSP. The East 205 TIF District Plan supports the creation of affordable housing and economic prosperity so that more people can live close to transit, shop close to transit within the District and support transit service. The East 205 TIF District Plan is, therefore, consistent with the Transit Station Areas of the Comprehensive Plan.

CITY GREENWAYS

Policy 3.60 Connections

Policy 3.61 Integrated system

Policy 3.62 Multiple benefits

Policy 3.63 Design

Finding: Policies 3.60 through 3.63 relate to the establishment and design of the City greenway network. No new greenways are proposed, and no changes are proposed to greenway design guidelines or standards. Policies 3.60 through 3.63 do not apply.

URBAN HABITAT CORRIDORS

Policy 3.64 Urban habitat corridors

Policy 3.65 Habitat connection tools

Policy 3.66 Connect habitat corridors

Finding: Habitat corridors are mapped on Figure 3-6 of the Comprehensive Plan. The City has an adopted Natural Resources Inventory (NRI) that provides a basis for establishing future habitat corridors and enhancing connectivity. The City's environmental overlay zone regulations are the implementing regulatory tools to preserve natural resources and their ecosystem services, particularly in relationship habitat areas. The East 205 TIF District Plan does not amend either the NRI or the existing environmental zone regulations. Habitat corridors also include tree canopy. The East 205 TIF District Plan does not change Title 11 tree preservation and tree density requirements that apply in development situations. In addition, the East 205 TIF District Plan does not change the building coverage or minimum landscaped area standards of any zone. Policies 3.64- 3.66 do not apply.



EMPLOYMENT AREAS

Policy 3.67 Employment area geographies

Consider the land development and transportation needs of Portland's employment geographies when creating and amending land use plans and making infrastructure investments.

Finding: The map of employment areas, Figure 3-5 of the Comprehensive Plan, shows commercial employment areas within the East 205 TIF area. The East 205 TIF District Plan does not change the use allowances or development standards of the zones in these employment areas. The TIF District Plan will authorize funding for projects that support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects as well as projects that invest in critical transportation improvements triggered by, or that directly support, the implementation of other investments in the Plan. The Plan is therefore consistent with Policy 3.67.

Policy 3.68 Regional Truck Corridors

Enhance designated streets to accommodate forecast freight growth and support intensified industrial use in nearby freight districts. See Figure 3-7 — Employment Areas. Designated regional truckways and priority truck streets (Transportation System Plan classifications are shown to illustrate this network).

Finding: The East 205 TIF District does not include any of the regional truckways or priority truck streets shown on Figure 3-7 of the Comprehensive Plan. Policy 3.68 does not apply.

PATTERN AREAS

RIVERS PATTERN AREA

Policy 3.69 Historic and multi-cultural significance

Policy 3.70 River transportation

Policy 3.71 Recreation

Policy 3.72 Industry and port facilities

Policy 3.73 Habitat

Policy 3.74 Commercial activities

Policy 3.75 River neighborhoods

Policy 3.76 River access

Policy 3.77 River management and coordination

Policy 3.78 Columbia River

Policy 3.79 Willamette River North Reach

Policy 3.80 Willamette River Central Reach

Policy 3.81 Willamette River South Reach

Policy 3.82 Willamette River Greenway

Finding: The East 205 TIF District does not encompass and is not adjacent to a river pattern area. Policies 3.69 through 3.82 do not apply.



CENTRAL CITY PATTERN AREA

Policy 3.83 Central City districts

Policy 3.84 Central City river orientation

Policy 3.85 Central City pedestrian system

Policy 3.86 Central City bicycle system

Finding: The East 205 TIF District is not located within the Central City pattern area. Policies 3.83 through 3.86 do not apply.

INNER NEIGHBORHOODS PATTERN AREA

Policy 3.87 Inner Neighborhoods main streets

Maintain and enhance the Streetcar Era pattern of street-oriented buildings along Civic and Neighborhood corridors.

Policy 3.88 Inner Neighborhoods street patterns

Preserve the area's urban fabric of compact blocks and its highly interconnected grid of streets.

Policy 3.89 Inner Neighborhoods infill

Fill gaps in the urban fabric through infill development on vacant and underutilized sites and in the reuse of historic buildings on adopted inventories.

Policy 3.90 Inner Neighborhoods active transportation

Use the extensive street, sidewalk, and bikeway system and multiple connections to the Central City as a key part of Portland's active transportation system

Policy 3.91 Inner Neighborhoods residential areas

Continue the patterns of small, connected blocks, regular lot patterns, and streets lined by planting strips and street trees in Inner Neighborhood residential areas.

Finding: Policies 3.87 through 3.91 provide direction on the desired characteristics and functions of the Inner Neighborhoods Pattern Area. They address site development, street patterns, infill development, and active transportation. The East 205 TIF District Plan does not affect any development standards related to building orientation, street or lot patterns, or connectivity. The majority of the East 205 TIF District Area is within the Inner Neighborhoods pattern area. The projects identified in the East 205 TIF District Plan will support infill development within the District by providing funding to support housing and commercial development and infrastructure. The Plan is consistent with Policies 3.87 through 3.91.

EASTERN NEIGHBORHOODS PATTERN AREA

Policy 3.92 Eastern Neighborhoods street, block, and lot pattern

Guide the evolving street and block system in the Eastern Neighborhoods in ways that build on positive aspects of the area's large blocks, such as opportunities to continue mid-block open space



patterns and create new connections through blocks that make it easier to access community destinations.

- A. *North-South Transit. Support development of, access to, and service enhancement for North-South transit.*
- B. *Alleyways. Promote and guide the implementation of alley improvements that result in alleys that are safe, well maintained, and an asset for the community.*

Policy 3.93 Eastern Neighborhoods site development

Require that land be aggregated into larger sites before land divisions and other redevelopment occurs. Require site plans which advance design and street connectivity goals.

Policy 3.94 Eastern Neighborhoods trees and natural features

Encourage development and right-of-way design that preserves and incorporates Douglas fir trees and groves, and that protects the area's streams, forests, wetlands, steep slopes, and buttes.

Policy 3.95 Eastern Neighborhoods buttes

Enhance public views of the area's skyline of buttes and stands of tall Douglas fir trees.

Policy 3.96 Eastern Neighborhoods corridor landscaping

Encourage landscaped building setbacks along residential corridors on major streets.

Policy 3.97 Eastern Neighborhoods active transportation

Enhance access to centers, employment areas, and other community destinations in Eastern Neighborhoods by ensuring that corridors have safe and accessible pedestrian and bicycle facilities and creating additional secondary connections that provide low-stress pedestrian and bicycle access.

Finding: Policies 3.92 through 3.97 provide direction on the desired characteristics and functions of the Eastern Neighborhoods Pattern Area. They address street patterns, site development, natural features, and active transportation. The East 205 TIF District Plan does not affect any development standards related to street or lot patterns, connectivity, tree preservation, or landscaping. A portion of the East 205 TIF District is within the Eastern Neighborhoods pattern area. The East 205 TIF District Plan does provide funding to support safe pedestrian and bicycle facilities within the District, but otherwise will not impact the implementation of the City's Eastern Neighborhood Pattern Area policies. The Plan is consistent with Policies 3.92 through 3.97.



WESTERN NEIGHBORHOODS PATTERN AREA

Policy 3.98 Western Neighborhoods village character

Policy 3.99 Western Neighborhoods active transportation

Policy 3.100 Western Neighborhoods development

Policy 3.101 Western Neighborhoods habitat corridors

Policy 3.102 Western Neighborhoods trails

Finding: Policies 3.98 through 3.102 apply to the Western Neighborhoods, shown on Comprehensive Plan Figure 3-8. The proposed TIF District does not intersect with any Western Neighborhoods. Policies 3.98 through 3.102 do not apply.

Chapter 4: Design and Development

Goals

Goal 4.A: Context-sensitive design and development

New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.

Goal 4.B: Historic and cultural resources

Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.

Goal 4.C: Human and environmental health

Neighborhoods and development are efficiently designed and built to enhance human and environmental health: they protect safety and livability; support local access to healthy food; limit negative impacts on water, hydrology, and air quality; reduce carbon emissions; encourage active and sustainable design; protect wildlife; address urban heat islands; and integrate nature and the built environment.

Goal 4.D: Urban resilience

Buildings, streets, and open spaces are designed to ensure long-term resilience and to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

Finding: The goals and policies of Chapter 4 are intended to encourage development that respects context, preserves historic and cultural resources, reduces carbon emissions, improves resource efficiency, minimizes risk from natural hazards, limits impacts to wildlife and natural systems, and integrates nature into the urban environment. Goals 4.A through 4.D address site and building design in development situations. This TIF District Plan does not include new development and does not change regulations that implement these goals. All future projects within the District will need to meet applicable development and design standards, as well as environmental and historic resource overlay zone requirements, of the City of Portland's Zoning Code and permitting process. Goals 4.1 through 4.D do not apply.



Policies

CONTEXT

Policy 4.1 Pattern areas.

Policy 4.2 Community identity.

Policy 4.3 Site and context.

Policy 4.4 Natural features and green infrastructure.

Policy 4.5 Pedestrian-oriented design.

Policy 4.6 Street orientation.

Policy 4.7 Development and public spaces.

Policy 4.8 Alleys

Policy 4.9 Transitional urbanism.

Finding: Policies 4.1 through 4.9 are intended to guide building and site design site and building design in development situations, and support designing development to contribute to the quality of the public realm of streets and other open spaces and natural areas. The East 205 TIF District Plan does not identify specific new development projects and does not amend any development/design standards or programs that implement these policies. Policies 4.1 through 4.9 do not apply.

HEALTH AND SAFETY

Policy 4.10 Design for active living.

Policy 4.11 Access to light and air.

Policy 4.12 Privacy and solar access.

Policy 4.13 Crime-preventive design.

Policy 4.14 Fire prevention and safety.

Policy 4.15 Residential area continuity and adaptability.

Policy 4.16 Scale and patterns.

Policy 4.17 Demolitions.

Policy 4.18 Compact single-family options.

Policy 4.19 Resource efficient and healthy residential design and development.

Finding: Policies 4.10 through 4.19 are intended to guide building and site design to protect the health and livability of building users and neighbors, including minimizing risks of crime and fire. The East 205 TIF District Plan does not propose specific new development at this time and does not amend any development or design standards or programs that implement these policies. Policies 4.10 through 4.19 do not apply.



DESIGN AND DEVELOPMENT OF CENTERS AND CORRIDORS

Policy 4.20 Walkable scale.

Policy 4.21 Street environment.

Policy 4.22 Relationship between building height and street size.

Policy 4.23 Design for pedestrian and bicycle access.

Policy 4.24 Drive-through facilities.

Policy 4.25 Residential uses on busy streets.

Policy 4.26 Active gathering places.

Policy 4.27 Protect defining features.

Policy 4.28 Historic buildings in centers and corridors.

Finding: Policies 4.20 through 4.28 address design and development in centers and along corridors. The policies provide guidance on development scale, streetscapes, gathering spaces, and historic preservation. The East 205 TIF District Plan does not impact programs related to street design, the planning and creation of public gathering spaces or restoration of historic resources. Policies 4.20 through 4.28 do not apply.

Policy 4.29 Public art.

Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.

Finding: No specific new development is proposed as part of the East 205 TIF District Plan. However, the Plan will provide a potential funding source for Arts and Culture Assets and Amenities projects that:

- ◆ Celebrate and represent Priority Communities, developed by and/or in collaboration with artists and community members who represent those communities.
- ◆ Prioritize murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces.

The TIF District Plan is consistent with Policy 4.29.

TRANSITIONS

Policy 4.30 Scale transitions.

Policy 4.31 Land use transitions.

Policy 4.32 Industrial edge.

Finding: Policies 4.30 through 4.32 address scale and use transitions, which are implemented through the Zoning Code and map. The East 205 TIF District Plan does not change any existing building scale, setback or landscaping standards that apply where zoning designations transition. Policies 4.30-4.32 do not apply.



OFF-SITE IMPACTS

Policy 4.33 Off-site impacts.

Policy 4.34 Auto-oriented facilities, uses, and exterior displays.

Policy 4.35 Noise impacts.

Policy 4.36 Air quality impacts.

Policy 4.37 Diesel emissions.

Policy 4.38 Light pollution.

Policy 4.39 Airport noise.

Policy 4.40 Telecommunication facility impacts.

Finding: Policies 4.33 through 4.40 generally address impacts that can negatively affect adjacent residential uses and areas. They are implemented through design and impact-related performance standards in the zoning code. Current base zone development standards address potential off-site impacts through existing setback requirements, tree density standards, limitations on commercial uses and signage. Offsite impacts are additionally addressed in Chapter 33.262. Existing regulations in the Portland International Airport Noise Impact Zone (33.470) are unchanged, and areas with high noise impacts (68 and higher DNL) where new residential uses are prohibited are unaffected by the East 205 TIF District Plan.

The East 205 TIF District Plan does not change any site or building design regulations, or any of the specific implementing regulations related to these policies. Policies 4.33-4.40 do not apply.

SCENIC RESOURCES

Policy 4.41 Scenic resources.

Policy 4.42 Scenic resource protection.

Policy 4.43 Vegetation management.

Policy 4.44 Building placement, height, and massing.

Policy 4.45 Future development.

Finding: The City has designated scenic resources in an adopted inventory and protects them through an overlay zone (Chapter 33.480) which addresses landscaping, setbacks, screening, building facades and tree removal. The East 205 TIF District Plan does not amend these scenic resource regulations. Policies 4.41-4.45 do not apply.

HISTORIC AND CULTURAL RESOURCES

Policy 4.46 Historic and cultural resource protection.

Within statutory requirements for owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

Policy 4.47 State and federal historic resource support.

Advocate for state and federal policies, programs, and legislation that would enable stronger historic resource designations, protections, and rehabilitation programs.



Policy 4.48 Continuity with established patterns.

Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.

Policy 4.49 Resolution of conflicts in historic districts.

Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to take into account the character of the historic resources in the district.

Policy 4.50 Demolition.

Protect historic resources from demolition. When demolition is necessary or appropriate, provide opportunities for public comment and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.

Policy 4.51 City-owned historic resources.

Maintain City-owned historic resources with necessary upkeep and repair.

Policy 4.52 Historic Resources Inventory.

Within statutory limitations, regularly update and maintain Portland’s Historic Resources Inventory to inform historic and cultural resource preservation strategies.

Policy 4.53 Preservation equity.

Expand historic resources inventories, regulations, and programs to encourage historic preservation in areas and in communities that have not benefited from past historic preservation efforts, especially in areas with high concentrations of under-served and/or under-represented people.

Policy 4.54 Cultural diversity.

Work with Portland’s diverse communities to identify and preserve places of historic and cultural significance.

Policy 4.55 Cultural and social significance.

Encourage awareness and appreciation of cultural diversity and the social significance of both beautiful and ordinary historic places and their roles in enhancing community identity and sense of place.

Policy 4.56 Community structures.

Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls, and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.

Policy 4.57 Economic viability.

Provide options for financial and regulatory incentives to allow for the productive, reasonable, and adaptive reuse of historic resources.



Policy 4.58 Archaeological resources.

Protect and preserve archaeological resources, especially those sites and objects associated with Native American cultures. Work in partnership with tribal nations, Native American communities, and the state to protect against disturbance to Native American archaeological resources.

Finding: These policies address historic and cultural resources. The City’s regulations for historic and cultural resource preservation are found in Chapter 33.445. No changes to these historic or cultural resource protections are proposed with the East 205 TIF District Plan. The Plan authorizes fundings for arts, culture and signage within the Area. Therefore, the East 205 TIF District Plan is consistent with policies 4.46-4.58.

PUBLIC ART

Policy 4.59 Public art and development.

Create incentives for public art as part of public and private development projects.

Finding: The East 205 TIF District Plan does not create incentives for public art as part of public and private development projects and does not change or impact any existing incentives the City has in place to implement this policy. Policy 4.59 does not apply.

RESOURCE-EFFICIENT DESIGN AND DEVELOPMENT

Policy 4.60 Rehabilitation and adaptive reuse.

Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

Policy 4.61 Compact housing.

Promote the development of compact, space- and energy efficient housing types that minimize use of resources such as smaller detached homes or accessory dwellings and attached homes.

Policy 4.62 Seismic and energy retrofits.

Promote seismic and energy-efficiency retrofits of historic buildings and other existing structures to reduce carbon emissions, save money, and improve public safety.

Policy 4.63 Life cycle efficiency.

Encourage use of technologies, techniques, and materials in building design, construction, and removal that result in the least environmental impact over the life cycle of the structure.

Policy 4.64 Deconstruction.

Encourage salvage and reuse of building elements when demolition is necessary or appropriate.



Policy 4.65 Materials and practices.

Encourage use of natural, resource-efficient, recycled, recycled content, and non-toxic building materials and energy efficient building practices.

Policy 4.66 Water use efficiency.

Encourage site and building designs that use water efficiently and manage stormwater as a resource.

Policy 4.67 Optimizing benefits.

Provide mechanisms to evaluate and optimize the range of benefits from solar and renewable resources, tree canopy, ecoroofs, and building design.

Policy 4.68 Energy efficiency.

Encourage and promote energy efficiency significantly beyond the Statewide Building Code and the use of solar and other renewable resources in individual buildings and at a district scale.

Policy 4.69 Reduce carbon emissions.

Encourage a development pattern that minimizes carbon emissions from building and transportation energy use.

Policy 4.70 District energy systems.

Encourage and remove barriers to the development and expansion of low-carbon heating and cooling systems that serve multiple buildings or a broader district.

Policy 4.71 Ecodistricts.

Encourage ecodistricts, where multiple partners work together to achieve sustainability and resource efficiency goals at a district scale.

Policy 4.72 Energy-producing development.

Encourage and promote development that uses renewable resources, such as solar, wind, and water to generate power on-site and to contribute to the energy grid.

Finding: Policies 4.60 through 4.72 address resource efficiency and resilience and are primarily related to building design. This includes consideration of energy use, water use, use of recycled and healthy building materials, seismic standards, and adoptive re-use. The East 205 TIF District Plan does not amend any existing design or development standards that have an impact on resource efficiency. The East 205 TIF District Plan also does not impact programs related to water or energy efficiency, recycling, or seismic resiliency. The Plan will provide a future funding source that could be used for rehabilitation and preservation of existing regulated housing, rehabilitation of existing market-rate housing, energy efficiency upgrades for low-income homeowners, multi-dwelling rental development, seismic improvements in commercial and mixed-use developments, and climate, resilience and community solar projects (East 205 TIF



District Plan, Section 4.2). Therefore, the East 205 TIF District Plan is consistent with these policies.

DESIGNING WITH NATURE

Policy 4.73 Design with nature.

Policy 4.74 Flexible development options.

Policy 4.75 Low-impact development and best practices.

Policy 4.76 Impervious surfaces.

Policy 4.77 Hazards to wildlife.

Policy 4.78 Access to nature.

Policy 4.79 Natural hazards and climate change risks and impacts.

Policy 4.80 Geological hazards.

Policy 4.81 Disaster-resilient development.

Policy 4.82 Portland Harbor facilities.

Policy 4.83 Urban heat islands.

Policy 4.84 Planning and disaster recovery.

Finding: Policies 4.73 through 4.78 are intended to encourage development design to incorporate natural features and functions. These policies address site and building design and access to nature. The East 205 TIF District Plan does not amend existing design or development standards that implement these policies and does not propose specific new development. Policies 4.73 through 4.78 do not apply.

HEALTHY FOOD

Policy 4.85 Grocery stores and markets in centers.

Facilitate the retention and development of grocery stores, neighborhood-based markets, and farmers markets offering fresh produce in centers. Provide adequate land supply to accommodate a full spectrum of grocery stores catering to all socioeconomic groups and providing groceries at all levels of affordability.

Policy 4.86 Neighborhood food access.

Encourage small, neighborhood-based retail food opportunities, such as corner markets, food co-ops, food buying clubs, and community-supported agriculture pickup/drop-off sites, to fill in service gaps in food access across the city.

Policy 4.87 Growing food.

Increase opportunities to grow food for personal consumption, donation, sales, and educational purposes.

Policy 4.88 Access to community gardens.

Ensure that community gardens are allowed in areas close to or accessible via transit to people living in areas zoned for mixed-use or multi-dwelling development, where residents have few opportunities to grow food in yards.

Finding: Policies 8.85 through 4.88 address ways that programs and land use plans can facilitate better access to healthy food. The East 205 TIF District Plan supports economic



development that advances community-identified priorities for affordable and culturally-relevant groceries and fresh food. The Plan also identifies community gardens as an investment that supports resilience, public and personal health outcomes. The East 205 TIF District Plan is consistent with Policies 4.85 through 4.88.

Chapter 5: Housing

Goals

Goal 5.A: Housing diversity

Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

Finding: The East 205 TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to use in the TIF District Area for affordable housing creation and stabilization. This additional funding would allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Affordable housing projects that support Goal 5.A include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners,
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing homelessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (East 205 TIF District Plan, Section 4.2).

The East 205 TIF District Plan is consistent with Goal 5.A.

Goal 5.B: Equitable access to housing

Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

Finding: Improving equitable access to housing in the East 205 District is embedded in throughout the TIF District Plan's values, goals, and proposed projects/major activities (East 205 TIF District Plan, Sections 3.2, 3.3, and 4.2).

- ◆ Values:
 - Access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-



income people, rather than leading to their displacement from their homes and neighborhoods;

◆ Goals:

- Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the East 205.
- Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.
- Ensure affordable housing is equitably distributed across geographies to meet community needs, avoiding over/under saturation in various neighborhoods.
- 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.

The projects in the Plan that support implementation of Goal 5.B include:

- ◆ Providing home repair assistance relating to life safety for low-income homeowners.
- ◆ Developing new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Providing funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritizing housing development for people experiencing homelessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (East 205 TIF District Plan, Section 4.2).

The East 205 TIF District Plan is therefore consistent with Goal 5.B.

Goal 5.C: Healthy connected city

Portlanders live in safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, and affordable multimodal transportation.

Finding: Goal 5.C. directs the City to encourage the development of a wide range of housing options in and around complete neighborhoods that have access to transit, bikeways and sidewalks. The East 205 TIF District Plan is consistent with a healthy connected city and human health because it focuses on providing safe, decent and affordable housing options and increasing housing capacity in the District, and investing in multimodal transportation improvements. The East 205 TIF District Plan provides funding to increase housing opportunities, provide resources for community services to support people experiencing homelessness, and improve bicycle and pedestrian



connectivity to goods and services that meet daily needs. The East 205 TIF District Plan is consistent with Goal 5.C.

Goal 5.D: Affordable housing

Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

Finding: The East 205 TIF District Plan will help preserve and increase the supply of affordable housing within the District by providing funding for the following projects:

- ◆ Single Family Home Repair - Support low-income community members who currently own their homes, so that they are more likely to be able to stay in place, through home repairs.
- ◆ Homeownership Support - Financial subsidization of the development of new homes.
- ◆ Multi-family Rental Development - Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Acquisition & Rehabilitation of Existing Market-Rate Housing - Purchase market-rate housing, including motels, foreclosed and unoccupied properties, make needed repairs and renovations, and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental).
- ◆ Capital Expenditures for Community Services for Houseless Neighbors - Prioritize housing development for people experiencing houselessness.

The East 205 TIF Plan is therefore consistent with Goal 5.D.

Goal 5.E: High-performance housing

Portland residents have access to resource-efficient and high-performance housing for people of all abilities and income levels.

Finding: The East 205 TIF District Plan does not modify any development or building standards that ensure housing is energy- or resource-efficient. The East 205 TIF District Plan includes a specific goal to spur innovation of environment and climate change initiatives in TIF projects and has a specific principle addressing Climate Action and Environmental Stewardship. Therefore, the East 205 TIF District Plan is consistent with Goal 5.E.

Policies

Policy 5.1 Housing supply.

Maintain sufficient residential development capacity to accommodate Portland's projected share of regional household growth.



Policy 5.2 Housing growth.

Strive to capture at least 25 percent of the seven-county region’s residential growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).

Finding: Policies 5.1 and 5.2 provide direction on managing housing supply and growth citywide. The East 205 TIF District Plan does not impact the implementation of these policies as it does not propose changes to the City’s zoning code, zoning map, or housing needs analysis. Policies 5.1 and 5.2 do not apply.

Policy 5.3 Housing potential.

Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low- and moderate-income households, and identify opportunities to meet future demand.

Finding: Policy 5.3 directs the City to evaluate plans and investments for their impact on housing capacity. The East 205 TIF District Plan provides significant funding (a minimum of 45% of the TIF revenues) to provide additional affordable housing for low—and moderate-income households and to stabilize existing affordable housing. The TIF District Plan is consistent with Policy 5.3.

Policy 5.4 Housing types.

Encourage new and innovative housing types that meet the evolving needs of Portland households, and expand housing choices in all neighborhoods. These housing types include but are not limited to single dwelling units; multi-dwelling units; accessory dwelling units; small units; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.

Finding: Funding from the East 205 TIF District Plan may be used to support a variety of housing types, such as single-unit home repair, development of new multi-unit housing in a variety of unit sizes, and affordable ownership via community land trusts and cooperatives. The TIF District Plan, therefore, conforms with Policy 5.4.

Policy 5.5 Housing in centers.

Apply zoning in and around centers that allows for and supports a diversity of housing that can accommodate a broad range of households, including multi-dwelling and family-friendly housing options.

Finding: The East 205 TIF District Plan does not amend zoning in and around centers. Policy 5.5 does not apply.

Policy 5.6 Middle housing.

Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Where appropriate, apply zoning that would allow this within a quarter mile of designated centers,



corridors with frequent service transit, high capacity transit stations, and within the Inner Ring around the Central City.

Finding: The East 205 TIF District Plan aims to add regulated affordable housing (for both rental and homeownership) in middle-density configurations, including attached units (e.g., duplexes, triplexes, other -plexes), cottage clusters, tiny houses, and accessory dwelling units (ADUs). The East 205 TIF District Plan is consistent with Policy 5.6.

Policy 5.7 Adaptable housing.

Encourage adaptation of existing housing and the development of new housing that can be adapted in the future to accommodate the changing variety of household types.

Policy 5.8 Physically-accessible housing.

Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.

Policy 5.9 Accessible design for all.

Encourage new construction and retrofitting to create physically-accessible housing, extending from the individual unit to the community, through the use of Universal Design Principles.

Finding: Policies 5.7 through 5.9 encourage adaptable and accessible housing through new construction and retrofitting. The East 205 TIF District Plan provides a source of funding to support low-income community members who currently own their homes so that they are more likely to be able to stay in place through home repairs relating to life safety, code compliance, and accessibility upgrades. The Plan will, therefore, support the implementation of Policies 5.7 through 5.9. The TIF District Plan is, therefore, consistent with these policies.

HOUSING ACCESS

Policy 5.10 Coordinate with fair housing programs.

Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.

Finding: The East 205 TIF District Plan encourages and enhances housing choice by providing additional housing implementation resources to the Portland Housing Bureau to be dedicated to the East 205. The Portland Housing Bureau will pursue projects while following policy 5.10 of the Comprehensive Plan. The East 205 TIF District Plan is consistent with Policy 5.10



Policy 5.11 Remove barriers.

Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

Finding: One of the guiding principles in the East 205 TIF District Plan is to “remove barriers to TIF-Funded opportunities.” This principle is described as follows:

- ◆ “Actively partner with financial institutions and others to address barriers that could preclude community members from accessing TIF-funded projects and opportunities (e.g. housing, commercial investments, contracting, employment, etc.). Ensure equitable access regardless of barriers such as immigration status, credit history, legal history, rental history, eviction history and experience of domestic violence. Work with community partners to develop programs and finance opportunities that align with specific cultural or faith-based principles.”

As stated in Section 4.1 of the TIF District Plan, principles should be applied to guide all decisions about the use of TIF funds, including the selection of projects, programs, and investments for inclusion in Action Plans, as well as decisions about design and implementation. The Plan is consistent with Policy 5.11.

Policy 5.12 Impact analysis.

Evaluate plans and investments, significant new infrastructure, and significant new development to identify potential disparate impacts on housing choice, access, and affordability for protected classes and low-income households. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.13 Housing stability.

Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures.

Policy 5.14 Preserve communities.

Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.

Policy 5.15 Gentrification/displacement risk.

Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.16 Involuntary displacement.

When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing



providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

Policy 5.17 Land banking.

Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.

Policy 5.18 Rebuild communities.

Coordinate plans and investments with programs that enable communities impacted by involuntary displacement to maintain social and cultural connections, and re-establish a stable presence and participation in the impacted neighborhoods.

Policy 5.19 Aging in place.

Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.

Finding: Policies 5.12 through 5.19 require evaluation and analysis as to who will benefit and who will be burdened by a planning decision, including amendments to the Comprehensive Plan, the Comprehensive Plan Map, the Zoning Code, and the Zoning Map. No amendments to the Comprehensive Plan, the Comprehensive Plan Map, the Zoning Code, and the Zoning Map are proposed with the East 205 TIF District Plan.

Policies 5.12 through 5.19 also directs the City to take steps to avoid and mitigate displacement and stabilize communities impacted by involuntary displacement. The East 205 TIF District Plan includes three goals directly related to displacement avoidance and mitigation:

- ◆ Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the East 205.
- ◆ Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.
- ◆ Ensure 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.

The Plan will support these goals through a variety of housing strategies aimed at affordable housing stabilization and preservation (East 205 TIF District Plan, Section 4.2). These projects include home repair, new affordable housing development, and acquisition and rehabilitation of existing market-rate and regulated housing. The Plan is therefore consistent with Policies 5.12 through 5.19.



HOUSING LOCATION

Policy 5.20 Coordinate housing needs in high-poverty areas.

Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.

Finding: As shown in the East 205 TIF District Report, households in the TIF District earn less, and renters are more likely to be cost-burdened than the average across Portland. Compared to Portland, a smaller share of TIF District households earn more than \$75,000 (55 percent versus 37 percent). Overall, Median Household Income in Portland is \$85,876 compared to \$57,149 in the TIF District. The report highlights that more than half of the TIF District's renter households experience housing cost burden, meaning they spend over 30 percent of their income on housing. This issue is more pronounced in the TIF District compared to the City of Portland, influenced by the lower rate of vacancy in the TIF District, which indicates higher demand for housing.

The East 205 TIF District Plan allocates 45% of its funding to affordable housing through Portland Housing Bureau programs, providing significant additional resources to address the housing needs in the TIF District Area. Therefore, the East 205 TIF District Plan will support implementation of Policy 5.20 and is consistent with this Policy.

Policy 5.21 Access to opportunities.

Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served and underrepresented populations and an existing supply of affordable housing.

Policy 5.22 New development in opportunity areas.

Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities. See Figure 5-1 — Housing Opportunity Map.

Finding: Policies 5.21 and 5.22 support affordable housing in areas with access to opportunities. As shown in Figure 5-1, the East 205 TIF District is within a medium or medium-low opportunity area. The East 205 TIF District Plan allocates funding to support connectivity improvements throughout the District which will improve access to transportation, jobs, open spaces, schools, and supportive services and amenities. The Plan is consistent with Policies 5.21 and 5.22.

Policy 5.23 Higher-density housing.

Locate higher-density housing, including units that are affordable and accessible, in and around centers to take advantage of the access to active transportation, jobs, open spaces, schools, and various services and amenities.

Finding: The East 205 TIF District encompasses portions of the Midway Town center and various neighborhood centers, including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. The East 205 TIF District Plan allocates funding to support



development of multi-dwelling rental housing. The Plan is, therefore, consistent with Policy 5.23.

Policy 5.24 Impact of housing on schools.

Evaluate plans and investments for the effect of housing development on school enrollment, financial stability, and student mobility. Coordinate with school districts to ensure plans are aligned with school facility plans.

Finding: The East 205 does not change or impact the Portland Public Schools Long-Range Facility Plan. Policy 5.24 does not apply.

HOUSING AFFORDABILITY

Policy 5.25 Housing preservation.

Preserve and produce affordable housing to meet needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.

Policy 5.26 Regulated affordable housing target.

Strive to produce and fund at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80 percent MFI bracket.

Policy 5.27 Funding plan.

Encourage development or financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.

Finding: The East 205 TIF District Plan will provide a source of funding (at least 45 percent) to support affordable housing in the District, which includes funding to rehabilitate and preserve the affordability of existing regulated affordable housing and funding to purchase market-rate housing and convert to regulated affordable. The East 205 TIF District is consistent with Policies 5.25 through 5.27.

Policy 5.28 Inventory of regulated affordable housing.

Coordinate periodic inventories of the supply of regulated affordable housing in the four-county (Clackamas, Clark, Multnomah and Washington) region with Metro.

Finding: Policy 5.28 applies to ongoing intergovernmental coordination. The East 205 TIF District Plan does not impact the ability of the City to implement this Policy. Policy 5.28 does not apply.

Policy 5.29 Permanently-affordable housing.

Increase the supply of permanently affordable housing, including both rental and homeownership opportunities.

Finding: The East 205 TIF District Plan provides a source of funding to support permanently affordable homeownership utilizing mechanisms such as down payment



assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers. The East 205 TIF District Plan is consistent with Policy 5.29.

Policy 5.30 Housing cost burden.

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage energy-efficiency investments to reduce overall housing costs.

Finding: The East 205 Report highlights that more than half of the TIF District's renter households experience housing cost burden, meaning they spend over 30 percent of their income on housing. This issue is more pronounced in the TIF District compared to the City of Portland, influenced by the lower rate of vacancy in the TIF District, which indicates higher demand for housing.

The East 205 TIF District Plan allocates 45% of its funding to affordable housing through Portland Housing Bureau programs, which will support the development and preservation of affordable housing in the District as well as energy efficiency upgrades for low-income homeowners. The East 205 TIF District Plan is consistent with Policy 5.30.

Policy 5.31 Household prosperity.

Facilitate expanding the variety of types and sizes of affordable housing units, and do so in locations that provide low-income households with greater access to convenient transit and transportation, education and training opportunities, the Central City, industrial districts, and other employment areas.

Finding: The map of employment areas, Figure 3-5 of the Comprehensive Plan, shows commercial employment areas within the East 205 TIF area. The East 205 TIF District will support affordable housing development and preservation in and near these areas. The TIF District Plan also encourages multi-dwelling development focused at major intersections near transit infrastructure, which will improve access to transit that connects people opportunities throughout the City. The East 205 TIF District Plan is consistent with Policy 5.31.

Policy 5.32 Affordable housing in centers.

Encourage income diversity in and around centers by allowing a mix of housing types and tenures.

Finding: The East 205 TIF District encompasses portions of the Midway Town center and various neighborhood centers, including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. The East 205 TIF District Plan allocates funding (at least 45 percent) to support affordable housing in the District. The East 205 TIF District is consistent with Policy 5.32.

Policy 5.33 Central City affordable housing.

Finding: The East 205 TIF District is not located within the Central City. Policy 5.33 does not apply.



Policy 5.34 Affordable housing resources.

Pursue a variety of funding sources and mechanisms including new financial and regulatory tools to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.

Finding: The East 205 TIF District Plan will provide a source of funding (at least 45 percent) to support affordable housing in the District. The TIF District Plan conforms with Policy 5.34.

Policy 5.35 Inclusionary housing.

Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing. Work to remove regulatory barriers that prevent the use of such tools.

Finding: The East 205 TIF District Plan does not change or impact the implementation of the City's inclusionary housing program or other regulatory tools that implement this Policy. Policy 5.35 does not apply.

Policy 5.36 Impact of regulations on affordability.

Evaluate how existing and new regulations affect private development of affordable housing, and minimize negative impacts where possible. Avoid regulations that facilitate economically-exclusive neighborhoods.

Finding: The East 205 TIF District Plan does not alter the evaluation of how existing and new regulations affect private development of affordable housing, and does not propose new regulations that could facilitate economically-exclusive neighborhoods. Policy 5.36 does not apply.

Policy 5.37 Mobile home parks.

Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

Finding: Through the East 205 TIF District Plan, manufactured housing park stabilization, preservation and development programs are eligible for legal, financial, feasibility and impact analysis, and if determined feasible for program development and implementation through a five-year action plan. The TIF District Plan could therefore support implementation of Policy 5.37 and is consistent with this Policy.

Policy 5.38 Workforce housing.

Encourage private development of a robust supply of housing that is affordable to moderate-income households located near convenient multimodal transportation that provides access to education and training opportunities, the Central City, industrial districts, and other employment areas.



Finding: The East 205 TIF District Plan provides a potential funding source to support development of workforce housing within the District. The East 205 TIF District encompasses commercial, industrial/employment, and institutional employment areas. The TIF District Plan is consistent with Policy 5.38.

Policy 5.39 Compact single-family options.

Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city.

Finding: The East 205 TIF District Plan provides a potential source of funding for affordable infill and middle-density housing development, which includes cottage clusters, tiny houses and accessory dwelling units. The TIF District Plan could, therefore, support the implementation of Policy 5.39 and is consistent with this Policy.

Policy 5.40 Employer-assisted housing.

Encourage employer-assisted affordable housing in conjunction with major employment development.

Finding: The East 205 TIF District Plan does not specifically mention employer-assisted affordable housing but does authorize funding for workforce housing and a variety of affordable housing development types. The TIF District Plan could, therefore, support the implementation of Policy 5.40 and is consistent with this Policy.

Policy 5.41 Affordable homeownership.

Align plans and investments to support improving homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.

Policy 5.42 Homeownership retention.

Support opportunities for homeownership retention for people of color and other groups who have been historically under-served and under-represented.

Policy 5.43 Variety in homeownership opportunities.

Encourage a variety of ownership opportunities and choices by allowing and supporting including but not limited to condominiums, cooperatives, mutual housing associations, limited equity cooperatives, land trusts, and sweat equity.

Finding: Policies 5.441 through 5.43 all aim to support opportunities for homeownership for all Portlanders, including historically under-served and under-represented Portlanders. They also encourage compact single-dwelling homes, and homes affordable to middle-income Portlanders.

One of the proposed projects/ major activities in the East 205 TIF District Plan is Homeownership Support. Under this category of projects, the Plan will provide a source of funding to “provide down payment assistance and other types of financial assistance, as well as the financial subsidization of the development of new homes. The preferred model for homeownership investments made under this plan is permanently affordable



homeownership utilizing mechanisms such as down payment assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.”

The East 205 TIF District Plan also provides funding for Single Family Home Repair. Under this category of projects, the Plan will provide a source of funding to support low-income community members who currently own their homes so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.

The East 205 TIF District Plan aims to expand opportunities for affordable housing for Priority Communities, which includes people of color and other groups who have been historically under-served and under-represented (see definition in Plan Chapter 2). The East 205 TIF District Plan is consistent with Policies 5.41 through 5.43.

Policy 5.44 Regional cooperation.

Facilitate opportunities for greater regional cooperation in addressing housing needs in the Portland metropolitan area, especially for the homeless, low- and moderate-income households, and historically under-served and under-represented communities.

Policy 5.45 Regional balance.

Encourage development of a “regional balance” strategy to secure greater regional participation to address the housing needs of homeless people and communities of color, low- and moderate-income households, and historically under-served and under-represented communities throughout the region.

Finding: Policies 5.44 and 5.45 address how the City engages with Metro and other jurisdictions in the Portland region on housing issues. A Metro Councilor, Duncan Hwang, sat on the East Portland TIF Exploration Steering Committee and brought Metro learnings, opportunities for coordination, and challenges to that space. The Plan is consistent with these policies.

HOMELESSNESS

Policy 5.46 Housing continuum.

Prevent homelessness and reduce the time spent being homeless by allowing and striving to provide a continuum of safe and affordable housing opportunities and related supportive services including but not limited to rent assistance, permanent supportive housing, transitional housing, micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds/rest areas.

Finding: One of the proposed projects/major activities in the East 205 TIF District Plan is “Capital Expenditures for Community Services for Houseless Neighbors.” This category of projects should prioritize housing development for people experiencing homelessness, and provide limited resources for capital expenditures related to community services,



including the creation of sanitation facilities. The East 205 TIF District Plan is, therefore, consistent with Policy 5.46.

HEALTH, SAFETY, AND WELL-BEING

Policy 5.47 Healthy housing.

Encourage development and maintenance of all housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.

Policy 5.48 Housing safety.

Require safe and healthy housing free of hazardous materials such as lead, asbestos, and radon.

Policy 5.49 Housing quality.

Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from excessive noise, pests, and hazardous environmental conditions.

Policy 5.50 High-performance housing.

Encourage energy efficiency, green building practices, materials, and design to produce healthy, efficient, durable, and adaptable homes that are affordable or reasonably priced.

Policy 5.51 Healthy and active living.

Encourage housing that provides features supportive of healthy eating and active living such as useable open areas, recreation areas, community gardens, crime-preventive design, and community kitchens in multifamily housing.

Policy 5.52 Walkable surroundings.

Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.

Policy 5.53 Responding to social isolation.

Encourage site designs and relationship to adjacent developments that reduce social isolation for groups that often experience it, such as older adults, people with disabilities, communities of color, and immigrant communities.

Finding: Policies 5.47 through 5.53 relate to the design of housing. The East 205 TIF District Plan does not change any development standards that regulate housing safety, quality, energy efficiency, pedestrian connections. No development is currently proposed. The East 205 TIF District will help to facilitate housing development that promotes health, safety and well-being by providing funding for multimodal safety improvements, new parks and natural areas, and home repairs for low-income homeowners relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades. The East 205 TIF District Plan, therefore, supports implementation of Policies 5.47 through 5.53.



Policy 5.54 Renter protections.

Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.

Finding: The East 205 TIF District Plan does not alter regulations establishing tenant protections, including required relocation assistance when properties are sold and/or redeveloped (PCC 30.01.085). As a result, this policy does not apply.

Chapter 6: Economic Development

Goals

Goal 6.A: Prosperity

Portland has vigorous economic growth and a healthy, diverse economy that supports prosperity and equitable access to employment opportunities for an increasingly diverse population. A strong economy that is keeping up with population growth and attracting resources and talent can:

- ◆ *Create opportunity for people to achieve their full potential.*
- ◆ *Improve public health.*
- ◆ *Support a healthy environment.*
- ◆ *Support the fiscal well-being of the city.*

Goal 6.B: Development

Portland supports an attractive environment for industrial, commercial, and institutional job growth and development by 1) maintaining an adequate land supply; 2) a local development review system that is nimble, predictable, and fair; and 3) high-quality public facilities and services.

Goal 6.C: Business district vitality

Portland implements land use policy and investments to:

- ◆ *Ensure that commercial, institutional, and industrial districts support business retention and expansion.*
- ◆ *Encourage the growth of districts that support productive and creative synergies among local businesses.*
- ◆ *Provide convenient access to goods, services, and markets.*
- ◆ *Take advantage of our location and quality of life advantages as a gateway to world class natural landscapes in Northwest Oregon, Southwest Washington, and the Columbia River Basin, and a robust interconnected system of natural landscapes within the region's Urban Growth Boundary.*

Finding: The East 205 TIF District Plan does not change the Comprehensive Plan designations of any currently designated employment lands. Therefore, there is no



impact to employment capacity. The East 205 TIF District Plan does not affect the base development capacity in industrial, commercial, and institutional areas.

The East 205 TIF District Plan helps support business district vitality through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The specific economic development project categories in the East 205 TIF District Plan include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development,
- ◆ Land Acquisitions & Land Banking for future commercial and mixed-use purposes,
- ◆ Commercial, mixed-use Development, Redevelopment and Renovation,
- ◆ Arts and Culture Assets and Amenities,
- ◆ District Signage, including directional signage to local businesses,
- ◆ Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities

The housing programs also support business district vitality by allowing for more residents to locate in East 205 TIF area, closer to goods, services, and markets. The East 205 TIF District Plan is consistent with economic development goals and policies, including those that support neighborhood business districts. The Plan is consistent with Policies 6.A through 6.C.

Policies

DIVERSE, EXPANDING CITY ECONOMY

Policy 6.1 Diverse and growing community.

Expand economic opportunity and improve economic equity for Portland's diverse, growing population through sustained business growth.

Policy 6.2 Diverse and expanding economy.

Align plans and investments to maintain the diversity of Portland's economy and status as Oregon's largest job center with growth across all sectors (commercial, industrial, creative, and institutional) and across all parts of the city.

Policy 6.3 Employment growth.

Strive to capture at least 25 percent of the seven county region's employment growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).



Policy 6.4 Fiscally-stable city.

Promote a high citywide jobs-to-households ratio that supports tax revenue growth at pace with residential demand for municipal services.

Policy 6.5 Economic resilience.

Improve Portland's economic resilience to impacts from climate change and natural disasters through a strong local economy and equitable opportunities for prosperity.

Policy 6.6 Low-carbon and renewable energy economy.

Align plans and investments with efforts to improve energy efficiency and reduce lifecycle carbon emissions from business operations. Promote employment opportunities associated with the production of renewable energy, energy efficiency projects, waste reduction, production of more durable goods, and recycling.

Policy 6.7 Competitive advantages.

Maintain and strengthen the city's comparative economic advantages including access to a high-quality workforce, business diversity, competitive business climate, and multimodal transportation infrastructure.

Policy 6.8 Business environment.

Use plans and investments to help create a positive business environment in the city and provide strategic assistance to retain, expand, and attract businesses.

Policy 6.9 Small business development.

Facilitate the success and growth of small businesses and coordinate plans and investments with programs that provide technical and financial assistance to promote sustainable operating practices.

Policy 6.10 Business innovation.

Encourage innovation, research, development, and commercialization of new technologies, products, and services through responsive regulations and public sector approaches.

Policy 6.11 Sharing economy.

Encourage mechanisms that enable individuals, corporations, non-profits, and government to market, distribute, share, and reuse excess capacity in goods and services. This includes peer-to-peer transactions, crowd funding platforms, and a variety of business models to facilitate borrowing and renting unused resources.

Policy 6.12 Economic role of livability and ecosystem services.

Conserve and enhance Portland's cultural, historic, recreational, educational, food-related, and ecosystem assets and services for their contribution to the local economy and their importance for retention and attraction of skilled workers and businesses.



Finding: Policies 6.1 through 6.12 provide direction on supporting economic and employment growth and encouraging a diverse, strong, resilient local economy. The East 205 TIF District Plan does not amend any land designations for industrial, institutional, commercial, or employment uses and does not impact the base development capacity in areas.

One of the values that guided the development of the East 205 TIF District Plan is Community Stabilization and Shared Prosperity. The TIF District Plan’s economic development proposed projects/major activities aims to retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. Some of the programs that are eligible for funding in this category include:

- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development
- ◆ Land Acquisitions & Land Banking for future commercial and mixed-use purposes
- ◆ Commercial, mixed-use Development, Redevelopment and Renovation, which could include but is not limited to:
 - Building façade improvements
 - Building repairs and upgrades
 - Climate, resilience and community solar projects
 - Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way
 - Permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits.
- ◆ Arts and Culture Assets and Amenities
- ◆ District Signage that serves the greater purpose of the TIF District, including multi-lingual signage and directional signage to local businesses

The projects in the East 205 TIF District Plan will support economic development and employment growth within the District by increasing feasibility for commercial development. Improvements to the built environment will help enhance the District as an attractive commercial and employment area. The East 205 TIF District Plan is consistent with Policies 6.1 through 6.12.

LAND DEVELOPMENT

Policy 6.13 Land supply.

Provide supplies of employment land that are sufficient to meet the long-term and short-term employment growth forecasts, adequate in terms of amounts and types of sites, available and



practical for development and intended uses. Types of sites are distinguished primarily by employment geographies identified in the Economic Opportunities Analysis, although capacity needs for building types with similar site characteristics can be met in other employment geographies.

Finding: The East 205 TIF District Plan does not change the Comprehensive Plan designations of any currently designated employment lands. Policy 6.13 does not apply.

Policy 6.14 Brownfield redevelopment.

Overcome financial-feasibility gaps to cleanup and redevelop 60 percent of brownfield acreage by 2035. Additional related policies are found in the Industrial and employment districts section of this chapter.

Finding: The East 205 TIF District Plan does authorize funding for remediation activities that support commercial and mixed-use development, redevelopment, and renovation projects. The TIF District Plan is, therefore, consistent with Policy 6.14 as it supports the City's implementation of this policy.

Policy 6.15 Regionally-competitive development sites.

Policy 6.16 Regulatory climate.

Policy 6.17 Short-term land supply.

Policy 6.18 Evaluate land needs.

Policy 6.19 Corporate headquarters.

Finding: Policies 6.15 through 6.19 provide direction regarding land supply and development sites and regulations in employment areas. The East 205 TIF District Plan does not change the Comprehensive Plan designations, the Economic Opportunities Analysis, or any regulations affecting any currently designated employment lands. Policies 6.13 through 6.19 do not apply.

TRADED SECTOR COMPETITIVENESS

Policy 6.20 Traded sector competitiveness.

Policy 6.21 Traded sector diversity.

Policy 6.23 Trade and freight hub.

Policy 6.24 Traded sector land supply.

Policy 6.25 Import substitution.

Policy 6.26 Business opportunities in urban innovation.

Finding: Policies 6.20 through 6.26 provide direction on supporting the traded sector business environment at the city and regionwide scale. The East 205 TIF District Plan allocates funding to support economic development within the District but does not impact or change the City's efforts to enhance traded sector competitiveness across the city or the region. Policies 6.20 through 6.26 do not apply.



EQUITABLE HOUSEHOLD PROSPERITY

Policy 6.27 Income self-sufficiency.

Expand access to self-sufficient wage levels and career ladders for low-income people by maintaining an adequate and viable supply of employment land and public facilities to support and expand opportunities in Portland for middle- and high-wage jobs that do not require a 4-year college degree.

6.27.a. *Support the role of industrial districts as a leading source of middle wage jobs that do not require a 4-year college degree and as a major source of wage-disparity reduction for under-served and under-represented communities.*

6.27.b. *Evaluate and limit negative impacts of plans and investments on middle and high wage job creation and retention.*

Policy 6.28 East Portland job growth.

Improve opportunities for East Portland to grow as a business destination and source of living wage jobs.

Policy 6.29 Poverty reduction.

Encourage investment in, and alignment of, poverty reduction efforts that address economic development, land use, transportation, housing, social services, public health, community development, and workforce development.

Policy 6.30 Disparity reduction.

Encourage investment in, and alignment of, public efforts to reduce racial, ethnic, and disability-related disparities in income and employment opportunity.

Policy 6.31 Minority-owned, woman-owned and emerging small business (MWESB) assistance.

Ensure that plans and investments improve access to contracting opportunities for minority-owned, woman-owned, and emerging small businesses.

Finding: Policies 6.27 through 6.31 provide direction on expanding economic opportunities for low-income people and reducing poverty and disparities in income and employment opportunities. Policy 6.28 specifically call for efforts to increase opportunities in East Portland. The East 205 TIF District Plan does not change the supply of employment or industrial zoned land, and the TIF District does not include any industrial districts.

The East 205 TIF District Plan will support the expansion of economic opportunities within the District. As shown in the East 205 TIF Report, the District has a higher unemployment rate and lower average wages than the rest of Portland. More than half of the TIF District's residents experience cost burden, meaning they spend over 30 percent of their income on housing. The District also has a higher share (47 percent) of



residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) (see the East 205 TIF District Report).

TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;
- ◆ Support employment of community members from the East 205 TIF area and adjacent neighborhoods, particularly of Priority Communities;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of East 205 residents; and
- ◆ Support home-based businesses (see Section 4.2.B of the East 205 Plan).

Additionally, reducing costs for housing and allowing more residents to reside closer to active transportation options improves public health outcomes, increases economic stability, and offers Portlanders greater means to accumulate savings. Therefore, the East 205 TIF District Plan will support expanded economic opportunities and reduce poverty and disparities through economic development and business support projects, as well as housing development and multimodal transportation improvements. The East 205 TIF District is, therefore, consistent with Policies 6.27 through 6.31.

Policy 6.32 Urban renewal plans.

Encourage urban renewal plans to primarily benefit existing residents and businesses within the urban renewal area through:

- ◆ *Revitalization of neighborhoods.*
- ◆ *Expansion of housing choices.*
- ◆ *Creation of business and job opportunities.*
- ◆ *Provision of transportation linkages.*
- ◆ *Protection of residents and businesses from the threats posed by gentrification and displacement.*
- ◆ *The creation and enhancement of those features which improve the quality of life within the urban renewal area. Transportation, public facilities, and economic development*

Finding: The goals and proposed projects/major activities of the East 205 TIF District Plan address all of the topics identified in Policy 6.32. The specific goals of the East 205 TIF District Plan are as follows:

1. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.



2. Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.
3. Ensure affordable housing is equitably distributed across geographies to meet community needs, avoiding over/under saturation in various neighborhoods.
4. 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.
5. Ensure that current residents play lead roles in decision-making for investments and policies that affect them and their communities. Create opportunities for people to be civically engaged and politically educated to make informed decisions for their communities.
6. City owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources are used strategically, and sparingly, to leverage and support critical infrastructure needs that align with the Plan values.
7. Ensure that the East 205 business community is thriving with opportunities for starting and operating successful businesses. Abundant, locally available, living-wage employment opportunities offer stability and growth.
8. Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities, including barriers such as immigration status, credit history, legal history, rental history, eviction history, and experience of domestic violence.
9. Spur innovation of resiliency and sustainability initiatives to address impacts of climate change in TIF projects.

The proposed projects in Section 4.2 of the plan allocate funding for affordable housing, economic development, and infrastructure projects that will implement the TIF District's goals. Therefore, the East 205 TIF District Plan is consistent with Policy 6.32.

CENTRAL CITY

Policy 6.33 Central City.

Policy 6.34 Central City industrial districts.

Policy 6.35 Innovation districts.

Finding: The East 205 TIF District is not located within the Central City boundary and will not impact the implementation of Central City policies. Policies 6.33 through 6.35 do not apply.



INDUSTRIAL AND EMPLOYMENT DISTRICTS

- Policy 6.36 Industrial land.
- Policy 6.37 Industrial sanctuaries.
- Policy 6.38 Prime industrial land retention.
- Policy 6.39 Harbor access lands.
- Policy 6.40 Portland Harbor Superfund Site.
- Policy 6.41 Multimodal freight corridors.
- Policy 6.42 Columbia East.
- Policy 6.43 Dispersed employment areas.
- Policy 6.44 Industrial land use intensification.
- Policy 6.45 Industrial brownfield redevelopment.
- Policy 6.46 Impact analysis.
- Policy 6.47 Clean, safe, and green.
- Policy 6.48 Fossil fuel distribution.
- Policy 6.49 Industrial growth and watershed health.
- Policy 6.50 District expansion.
- Policy 6.51 Golf course reuse and redevelopment.
- Policy 6.52 Residential and commercial reuse.
- Policy 6.53 Mitigation banks.
- Policy 6.54 Neighborhood buffers.
- Policy 6.55 Neighborhood park use.

Finding: Policies 6.36 through 6.55 relate to industrial and employment land designations, land uses allowances in industrial areas, and industrial or employment redevelopment on residential and commercial sites near prime industrial areas. The East 205 TIF District does not include any industrial districts and is not located near a prime industrial area. The TIF District Plan does not amend any industrial or employment land designations, land use allowances in industrial zones, or industrial site design standards. No industrial development is proposed. The East 205 TIF District Plan does not encompass any harbor access lands or the Portland Harbor Superfund site. Policies 6.36 through 6.55 do not apply.

CAMPUS INSTITUTIONS

- Policy 6.56 Campus institutions.
- Policy 6.57 Campus land use.
- Policy 6.58 Development impacts.
- Policy 6.59 Community amenities and services.
- Policy 6.60 Campus edges.
- Policy 6.61 Satellite facilities.

Finding: Policies 6.56 through 6.61 provide direction regarding campus institutions. The East 205 TIF District Plan does not include changes to campus institutional zones. These policies are not applicable.



NEIGHBORHOOD BUSINESS DISTRICTS

Policy 6.62 Neighborhood business districts.

Provide for the growth, economic equity, and vitality of neighborhood business districts. See Figure 6-3 – Neighborhood Business Districts.

Policy 6.63 District function.

Enhance the function of neighborhood business districts as a foundation of neighborhood livability.

Policy 6.64 Small, independent businesses.

Facilitate the retention and growth of small and locally-owned businesses.

Policy 6.65 Home-based businesses.

Encourage and expand allowances for small, low impact home based businesses in residential areas, including office or personal service uses with infrequent or by-appointment customer or client visits to the site. Allow a limited number of employees, within the scale of activity typical in residential areas. Allow home-based businesses on sites with accessory dwelling units.

Policy 6.66 Neighborhood-serving business.

Provide for neighborhood business districts and small commercial nodes in areas between centers to expand local access to goods and services. Allow nodes of small-scale neighborhood-serving commercial uses in large planned developments and as a ground floor use in high density residential areas.

Policy 6.67 Retail development.

Provide for a competitive supply of retail sites that support the wide range of consumer needs for convenience, affordability, accessibility, and diversity of goods and services, especially in under-served areas of Portland.

Finding: Policies 6.62 through 6.67 provide direction regarding the function, character, uses, and form of neighborhood business districts, which primarily have commercial/mixed-use zoning. Figure 6-3 of the Comprehensive Plan shows neighborhood business district along SE Stark Street, SE Division Street, SE Powell Boulevard, and SE 122nd Avenue through the TIF District. The East 205 TIF District Plan does not change commercial revitalization priorities or affect development capacity or allowed uses in the commercial/mixed-use zones. The East 205 TIF District Plan will allocate funding to support commercial and mixed-use development, prioritizing the types of local businesses and services identified by community members (East 205 TIF District Plan, Section 4.2.B). The East 205 TIF District Plan is consistent with Policies 6.62 through 6.67.

Policy 6.68 Investment priority.

Prioritize commercial revitalization investments in neighborhoods that serve communities with limited access to goods and services.



Finding: The East 205 TIF District Plan allocates funding for commercial investments that will help the area shift from auto-centric commercial uses to neighborhood services, by supporting development of pedestrian-oriented, multi-tenant commercial spaces, and increasing connectivity to access these services in an area of East Portland that has had limited walkable access to good and services. The East 205 TIF District Plan is consistent with Policy 6.68.

Policy 6.69 Non-conforming neighborhood business uses.

Limit non-conforming uses to reduce adverse impacts on nearby residential uses while avoiding displacement of existing neighborhood businesses.

Finding: No non-conforming uses are proposed. This policy does not apply.

Policy 6.70 Involuntary commercial displacement.

Evaluate plans and investments for their impact on existing businesses.

6.70.a. *Limit involuntary commercial displacement in areas at risk of gentrification, and incorporate tools to reduce the cost burden of rapid neighborhood change on small business owners vulnerable to displacement.*

6.70.b. *Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners.*

Finding: The East 205 TIF Report demonstrates that many businesses in the District are vulnerable to displacement as the area grows. The East 205 TIF District Plan includes three goals directly related to displacement avoidance and mitigation:

- ◆ Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.
- ◆ Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.
- ◆ Ensure 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.

The Plan will support these goals through a variety of economic development strategies aimed at commercial and mixed-use renovation for existing community businesses (East 205 TIF District Plan, Section 4.2.B). These projects could include:

- ◆ Building façade improvements,.
- ◆ Professional services, building and site design assistance
- ◆ Tenant improvements
- ◆ Building repairs and upgrades



- ◆ Lease and/or loan guarantees
- ◆ Climate, resilience and community solar projects
- ◆ Seismic, fire suppression, other public safety improvements
- ◆ Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way

The Plan is therefore consistent with Policy 6.70.

Policy 6.71 Temporary and informal markets and structures.

Acknowledge and support the role that temporary markets (farmers markets, craft markets, flea markets, etc.) and other temporary or mobile-vending structures play in enabling startup business activity. Also acknowledge that temporary uses may ultimately be replaced by more permanent development and uses.

Finding: The East 205 TIF District Plan provides a funding source for permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits. The TIF District Plan is therefore consistent with Policy 6.71.

Policy 6.72 Community economic development.

Encourage collaborative approaches to align land use and neighborhood economic development for residents and business owners to better connect and compete in the regional economy.

6.72.a. *Encourage broad-based community coalitions to implement land use and economic development objectives and programs.*

6.72.b. *Enhance opportunities for cooperation and partnerships between public and private entities that promote economic vitality in communities most disconnected from the regional economy.*

6.72.c. *Encourage cooperative efforts by area businesses, Business Associations, and Neighborhood Associations to work together on commercial revitalization efforts, sustainability initiatives, and transportation demand management.*

Finding: The East 205 TIF District Plan, including the values, vision, goals, and projects related to economic development, was guided by an engagement process initiated through the East Portland TIF Exploration Steering Committee and geographically specific Working Groups. The East 205 TIF District values, vision, and goals were affirmed and vetted by a Steering Committee composed of key community stakeholders. These stakeholders represented various public institutions and partners representing affordable housing, economic development, and non-profits. The committee also includes individual community members (e.g., small business owners and residents). In-person public engagement was led through collaborative partnerships with the Rosewood Initiative, Historic Parkrose, and The Jade Districts. Further, Prosper Portland initiated grant contracts with multiple organizations to conduct additional engagement, including Ebony Collective, Oregon Walks, Black Community of Portland, Leaders



Become Legends, PDX Saints Love, Pathfinder Network, Historic Parkrose, APANO/Jade District, Division-Midway Alliance, Rosewood Initiative, Affiliated Tribes of Northwest Indians-Economic Development Corporation, and Immigrant and Refugee Community Organization.

As stated in the East 205 TIF District Community Governance Charter (East 205 TIF District Plan, Exhibit E), TIF implementation and investment decisions; however, these decisions will be informed and guided by the established East 205 TIF District Community Leadership Committee. This advisory committee of community stakeholders will be convened to inform future Five-Year Action Plans for the East 205 TIF District as the main mechanism for ongoing reporting, transparency, and implementation oversight (East 205 TIF District Plan, Chapter 5.1; Exhibit E Section 1.ii.1-5).

These processes represent a collaborative economic development approach. The East 205 TIF District Plan is therefore consistent with Policy 6.72.

Policy 6.73 Centers.

Encourage concentrations of commercial services and employment opportunities in centers.

6.73.a. *Encourage a broad range of neighborhood commercial services in centers to help residents and others in the area meet daily needs and/or serve as neighborhood gathering places.*

6.73.b. *Encourage the retention and further development of grocery stores and local markets as essential elements of centers.*

6.73.c. *Enhance opportunities for services and activities in centers that are responsive to the needs of the populations and cultural groups of the surrounding area.*

6.73.d. *Require ground-level building spaces in core areas of centers accommodate commercial or other street-activating uses and services.*

6.73.e. *Encourage employment opportunities as a key function of centers, including connections between centers, institutions, and other major employers to reinforce their roles as vibrant centers of activity.*

Finding: The East 205 TIF District Plan encompasses the Midway Town center and various neighborhood centers, including 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue. The TIF District Plan does not amend any of the land use designations or allowed uses within the centers in the District. The East 205 TIF District Plan will help retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. The findings for Policies 3.12 through 3.20 and 3.31 through 3.38 demonstrate further compliance with the Comprehensive Plan policies related to centers. The East 205 TIF District Plan is consistent with Policy 6.73.



Chapter 7: Environment and Watershed Health

Goals

Goal 7.A: Climate

Carbon emissions are reduced to 50 percent below 1990 levels by 2035.

Goal 7.B: Healthy watersheds and environment

Ecosystem services and ecosystem functions are maintained and watershed conditions have improved over time, supporting public health and safety, environmental quality, fish and wildlife, cultural values, economic prosperity, and the intrinsic value of nature.

Goal 7.C: Resilience

Portland's built and natural environments function in complementary ways and are resilient in the face of climate change and natural hazards.

Goal 7.D: Environmental equity

All Portlanders have access to clean air and water, can experience nature in their daily lives, and benefit from development designed to lessen the impacts of natural hazards and environmental contamination.

Goal 7.E: Community stewardship

Portlanders actively participate in efforts to maintain and improve the environment, including watershed health.

Finding. Goals 7.A through 7.E focus on City programs and actions to improve environmental quality, watershed health, and resilience. They also provide direction regarding planning for natural resource protection and provide a framework governing the City's environmental overlay zones.

The East 205 TIF District Plan does not include amendments to any programs or regulations that implement these goals. The Plan provides a future funding source that could be used for remediation efforts. The Plan also has a goal to spur innovation of environmental and climate change initiative in TIF funded projects and a priority to advance climate action and environmental stewardship. The East 205 TIF District Plan is consistent with Goals 7A through 7E.



Policies

IMPROVING ENVIRONMENTAL QUALITY AND RESILIENCE

Policy 7.1 Environmental quality.

Protect or support efforts to protect air, water, and soil quality, and associated benefits to public and ecological health and safety, through plans and investments.

Policy 7.2 Environmental equity.

Prevent or reduce adverse environment-related disparities affecting under-served and under-represented communities through plans and investments. This includes addressing disparities relating to air and water quality, natural hazards, contamination, climate change, and access to nature.

Policy 7.3 Ecosystem services.

Consider the benefits provided by healthy ecosystems that contribute to the livability and economic health of the city.

Policy 7.4 Climate change.

Update and implement strategies to reduce carbon emissions and impacts, and increase resilience through plans and investments and public education.

7.4.a. Carbon sequestration. *Enhance the capacity of Portland's urban forest, soils, wetlands, and other water bodies to serve as carbon reserves.*

7.4.b. Climate adaptation and resilience. *Enhance the ability of rivers, streams, wetlands, floodplains, urban forest, habitats, and wildlife to limit and adapt to climate-exacerbated flooding, landslides, wildfire, and urban heat island effects.*

Policy 7.5 Air quality.

Improve, or support efforts to improve, air quality through plans and investments, including reducing exposure to air toxics, criteria pollutants, and urban heat island effects. Consider the impacts of air quality on the health of all Portlanders. Coordinate with the Oregon Department of Environmental Quality to incorporate up-to-date air quality information and best practices into planning and investment decisions.

Policy 7.6 Hydrology.

Improve, or support efforts to improve, watershed hydrology, through plans and investments, to achieve more natural flow and enhance conveyance and storage capacity in rivers, streams, floodplains, wetlands, and aquifers. Minimize impacts from development and associated impervious surfaces, especially in areas with poorly-infiltrating soils and limited public stormwater discharge points, and encourage restoration of degraded hydrologic functions.



Policy 7.7 Water quality.

Improve, or support efforts to improve, water quality in rivers, streams, floodplains, groundwater, and wetlands through land use plans and investments, to address water quality issues including toxics, bacteria, temperature, metals, and sediment pollution. Consider the impacts of water quality on the health of all Portlanders.

Policy 7.8 Biodiversity.

Strive to achieve and maintain self-sustaining populations of native species, including native plants, native resident and migratory fish and wildlife species, at-risk species, and beneficial insects (such as pollinators) through plans and investments.

Policy 7.9 Habitat and biological communities.

Improve, or support efforts to improve, fish and wildlife habitat and biological communities. Use plans and investments to enhance the diversity, quantity, and quality of habitats habitat corridors, and especially habitats that:

- ◆ Are rare or declining.
- ◆ Support at-risk plant and animal species and communities.
- ◆ Support recovery of species under the Endangered Species Act, and prevent new listings.
- ◆ Provide culturally important food sources, including those associated with Native American fishing rights as well as traditional foods including plants and wildlife.

Policy 7.10 Habitat connectivity.

Improve or support efforts to improve terrestrial and aquatic habitat connectivity for fish and wildlife by using plans and investments, to:

- ◆ Prevent and repair habitat fragmentation.
- ◆ Improve habitat quality.
- ◆ Weave habitat into sites as new development occurs.
- ◆ Enhance or create habitat corridors that allow fish and wildlife to safely access and move through and between habitat areas.
- ◆ Promote restoration and protection of floodplains.

Policy 7.11 Urban forest.

Improve, or support efforts to improve the quantity, quality, and equitable distribution of Portland's urban forest through plans and investments.

7.11.a. *Tree preservation. Require and incent preservation of large healthy trees, native trees and vegetation, tree groves, and forested areas.*

7.11.b. *Urban forest diversity. Coordinate plans and investments with efforts to improve tree species diversity and age diversity.*



7.11.c. Tree canopy. Coordinate plans and investments toward meeting City tree canopy goals.

7.11.d. Tree planting. Invest in tree planting and maintenance, especially in low-canopy areas, neighborhoods with under-served or under-represented communities, and within and near urban habitat corridors.

7.11.e. Vegetation in natural resource areas. Require native trees and vegetation in significant natural resource areas.

7.11.f. Resilient urban forest. Encourage planting of Pacific Northwest hardy and climate change resilient native trees and vegetation generally, and especially in urban habitat corridors.

7.11.g. Trees in land use planning. Identify priority areas for tree preservation and planting in land use plans, and incent these actions.

7.11.h. Managing wildfire risk. Address wildfire hazard risks and management priorities through plans and investments.

Policy 7.12 Invasive species.

Prevent or reduce the spread of invasive plants, remove infestations, and support efforts to reduce the impacts of invasive plants, animals, and insects, through plans, investments, and education.

Policy 7.13 Soils.

Coordinate plans and investments with programs that address human induced soil loss, erosion, contamination, or other impairments to soil quality and function.

Policy 7.14 Natural hazards.

Prevent development-related degradation of natural systems and associated increases in landslide, wildfire, flooding, and earthquake risks.

Policy 7.15 Brownfield remediation.

Improve environmental quality and watershed health by promoting and facilitating brownfield remediation and redevelopment that incorporates ecological site design and resource enhancement.

Policy 7.16 Adaptive management.

Evaluate trends in watershed and environmental health, and use current monitoring data and information to guide and support improvements in the effectiveness of City plans and investments.

Policy 7.17 Restoration partnerships.

Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil and water conservation districts, Sovereign nations, and community organizations and groups including under-served and under-represented communities, to optimize the benefits, distribution, and cost-effectiveness of watershed restoration and enhancement efforts.



Policy 7.18 Community stewardship.

Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property, including removing invasive plants and planting native species.

Finding: Policies 7.1 through 7.18 are focused on City programs and actions to improve environmental quality and resilience. These policies address City actions, coordination, and, in some cases, regulatory systems related to development. They address environmental quality, equity, ecosystem services, climate, air and water, biodiversity and wildlife habitats, forests, invasive species, soils, hazards, stewardship and adaptive management. The East 205 TIF District Plan does not include amendments to any programs or regulations that implement these policies. The Plan provides a future funding source that could be used for climate, resilience, and community solar projects, remediation activities, green infrastructure, and new natural areas (see Section 4.2 of the East 205 TIF Plan). Therefore, the East 205 TIF District Plan is consistent with these policies.

PLANNING FOR NATURAL RESOURCE PROTECTION

Policy 7.19 Natural resource protection.

Policy 7.20 Natural resource inventory.

Policy 7.21 Environmental plans and regulations.

Policy 7.22 Land acquisition priorities and coordination.

Finding: Policies 7.19 through 7.22 provide direction regarding planning for natural resource protection. The City has an established Natural Resource Inventory. The City's environmental overlay zones are the primary zoning tool to protect resources and functional values that have been identified by the City as providing benefits to the public. The East 205 TIF District Plan does not amend the City's natural resources inventory or environmental zones and regulations. Policies 7.19 through 7.22 do not apply.

PROTECTING NATURAL RESOURCES IN DEVELOPMENT SITUATIONS

Policy 7.23 Impact evaluation.

Policy 7.24 Regulatory hierarchy: avoid, minimize, mitigate.

Policy 7.25 Mitigation effectiveness.

Policy 7.26 Improving environmental conditions through development.

Finding: Policies 7.23 through 7.26 pertain to the protection of natural resources in development situations. No development is proposed through this TIF District Plan. The City's environmental overlay zones (33.430) are the regulations that control development in order to protect the resources and functional values while allowing environmentally sensitive urban development. The East 205 TIF District Plan does not change the environmental overlay regulations. Any future development within the TIF District will need to demonstrate compliance with the City's natural resource protection requirements. Policies 7.23 through 7.26 do not apply.



AGGREGATE RESOURCES

Policy 7.27 Aggregate resource protection.

Policy 7.28 Aggregate resource development.

Policy 7.29 Mining site reclamation.

Finding: Policies 7.27 through 7.29 provide direction regarding aggregate resources. The East 205 TIF District Plan does not impact aggregate resources or mine sites. Policies 7.27 through 7.29 do not apply.

WATERSHED-SPECIFIC POLICIES

COLUMBIA RIVER WATERSHED

Policy 7.30 In-water habitat.

Policy 7.31 Sensitive habitats.

Policy 7.32 River-dependent and river-related uses.

Finding: Policies 7.30 through 7.32 provide direction regarding habitat and river-related uses in the Columbia River Watershed. The East 205 TIF District Plan does not affect the environmental zones that apply in this area, or other regulations or programs related to habitat enhancement, or river-dependent or river-related uses. Policies 7.30 through 7.32 do not apply.

WILLAMETTE RIVER WATERSHED

Policy 7.33 Fish habitat.

Policy 7.34 Stream connectivity.

Policy 7.35 River bank conditions.

Policy 7.37 Contaminated sites.

Policy 7.38 Sensitive habitats.

Policy 7.39 Riparian corridors.

Policy 7.40 Connected upland and river habitats.

Policy 7.41 River-dependent and river-related uses.

Policy 7.42 Forest Park.

Finding: Policies 7.33 through 7.42 provide direction regarding habitat and river-related uses in the Willamette River Watershed. The East 205 TIF District Plan does not affect the Environmental, Greenway, or River overlay zones that apply in this area, or other regulations or programs related to habitat or watershed health. Policies 7.33 through 7.42 do not apply.



COLUMBIA SLOUGH WATERSHED

Policy 7.43 Fish passage.

Policy 7.44 Flow constriction removal.

Policy 7.45 Riparian corridors.

Policy 7.46 Sensitive habitats.

Policy 7.47 Connected rivers habitats.

Policy 7.48 Contaminated sites.

Policy 7.49 Portland International Airport.

Finding: Policies 7.43 through 7.49 provide direction regarding the environment and watershed health in the Columbia Slough Watershed. The East 205 TIF District Plan does not affect the environmental zones that apply in this area or other regulations or programs related to habitat or watershed health. Policies 7.43 through 7.49 do not apply.

FANNO AND TRYON CREEK WATERSHEDS

Policy 7.50 Stream connectivity

Policy 7.51 Riparian and habitat corridors

Policy 7.52 Reduced hazard risks

Finding. Policies 7.50 through 7.52 pertain to areas that are within or impact the Fanno and Tryon Creek Watersheds. The proposed TIF District is not located in, nor will it impact, these watersheds. Policies 7.50 through 7.52 do not apply.

JOHNSON CREEK WATERSHED

Policy 7.53 In-stream and riparian habitat.

Policy 7.54 Floodplain restoration.

Policy 7.55 Connected floodplains, springs, and wetlands.

Policy 7.56 Reduced natural hazards.

Policy 7.57 Greenspace network.

Finding: Policies 7.33 through 7.42 provide direction regarding habitat and river-related uses in the Willamette River Watershed. The East 205 TIF District Plan does not affect the Environmental, Greenway, or River overlay zones that apply in this area, or other regulations or programs related to habitat or watershed health. Policies 7.53 through 7.57 do not apply.

Chapter 8: Public Facilities and Services

Goals

Goal 8.A: Quality public facilities and services

High-quality public facilities and services provide Portlanders with optimal levels of service throughout the city, based on system needs and community goals, and in compliance with regulatory mandates.



Goal 8.B: Multiple benefits

Public facility and service investments improve equitable service provision, support economic prosperity, and enhance human and environmental health.

Goal 8.C: Reliability and resiliency

Public facilities and services are reliable, able to withstand or recover from catastrophic natural and manmade events, and are adaptable and resilient in the face of long-term changes in the climate, economy, and technology.

Goal 8.D: Public rights-of-way

Public rights-of-way enhance the public realm and provide a multi-purpose, connected, safe, and healthy physical space for movement and travel, public and private utilities, and other appropriate public functions and uses.

Goal 8.E: Sanitary and stormwater systems

Wastewater and stormwater are managed, conveyed, and/or treated to protect public health, safety, and the environment, and to meet the needs of the community on an equitable, efficient, and sustainable basis.

Goal 8.F: Flood management

Flood management systems and facilities support watershed health and manage flooding to reduce adverse impacts on Portlanders' health, safety, and property.

Goal 8.G: Water

Reliable and adequate water supply and delivery systems provide sufficient quantities of high-quality water at adequate pressures to meet the needs of the community on an equitable, efficient, and sustainable basis.

Goal 8.H: Parks, natural areas, and recreation

All Portlanders have safe, convenient, and equitable access to high-quality parks, natural areas, trails, and recreational opportunities in their daily lives, which contribute to their health and well-being. The City manages its natural areas and urban forest to protect unique urban habitats and offer Portlanders an opportunity to connect with nature.

Goal 8.I: Public safety and emergency response

Portland is a safe, resilient, and peaceful community where public safety, emergency response, and emergency management facilities and services are coordinated and able to effectively and efficiently meet community needs.

Finding: Goals 8.A through 8.I provide direction on the provision of quality public services, in a manner which supports the overall guiding principles of the Comprehensive Plan: economic prosperity, human and environmental health, equity and resilience. The adopted 2035 Comprehensive Plan includes the Citywide Systems Plan (CSP). The CSP The Citywide Systems Plan includes inventory, condition, and future



project information for City transportation, water, sanitary sewer, and stormwater systems, as required by Oregon Planning Goal 11: Public Facilities and Oregon Revised Statute 19, as well as for parks, recreation, and other facilities and systems provided by the City of Portland. The East 205 TIF District Plan does not amend the CSP. The East 205 TIF District Plan will provide a source of funding for “critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan” as well as new parks and natural areas, and other needed street and utility improvements within the District. Specific eligible activities in the TIF District Plan include:

- ◆ Improvements to sidewalks and unpaved roads, including ADA-accessible ramps, safe routes to school, and high crash mitigation for safe pedestrian crossings.
- ◆ Stormwater improvements
- ◆ Creation of recreational facilities such as community centers and pavilions, public exercise equipment, community gardens and green spaces, athletic facilities such as basketball courts and soccer fields, and facilities inside affordable housing and commercial spaces (East 205 TIF District Plan, Section 4.2).

The findings in this report under Section 2, Guiding Principles, demonstrate that this TIF District Plan and its projects support economic prosperity, human and environmental health, equity, and resilience within the District. Since the Plan provides a funding source for public facilities and services that support the overall guiding principles of the Comprehensive plan, the TIF District Plan supports Goals 8.A through 8.C.

Goal 8.J: Solid waste management

Residents and businesses have access to waste management services and are encouraged to be thoughtful consumers to minimize upstream impacts and avoid generating waste destined for the landfill. Solid waste — including food, yard debris, recyclables, electronics, and construction and demolition debris — is managed, recycled, and composted to ensure the highest and best use of materials.

Finding: Goal 8.J provides direction on the planning for and provision of solid waste management services. The *East 205 TIF District Plan* does not impact the City’s provision of solid waste management services. This goal does not apply.

Goal 8.K: School facilities

Public schools are honored places of learning as well as multifunctional neighborhood anchors serving Portlanders of all ages, abilities, and cultures.

Finding: Goal 8.K provides direction on the planning for and provision of school facilities. The *East 205 TIF District Plan* does not impact the Portland Public Schools Long Range Facility Plan or implementation of school facility policies. This goal does not apply.



Goal 8.L: Technology and communications

All Portland residences, businesses, and institutions have access to universal, affordable, and reliable state-of-the-art communication and technology services.

Finding: Goal 8.L provides direction on the provision of technology and communication services. The East 205 TIF District Plan does not impact the provision of these services. This goal does not apply.

Goal 8.M: Energy infrastructure and services

Residents, businesses, and institutions are served by reliable energy infrastructure that provides efficient, low-carbon, affordable energy through decision-making based on integrated resource planning.

Finding: Goal 8.M provides direction on the planning for and provision of energy infrastructure and services. The East 205 TIF District Plan does not amend the sections of the zoning code that regulate the production of energy or other types of energy infrastructure and does not affect coordination efforts that implement this goal. This goal does not apply.

Policies

SERVICE PROVISION AND URBANIZATION

Policy 8.1 Urban services boundary.

Maintain an Urban Services Boundary for the City of Portland that is consistent with the regional urban growth policy, in cooperation with neighboring jurisdictions. The Urban Services Boundary is shown on the Comprehensive Plan Map.

Policy 8.2 Rural, urbanizable, and urban public facility needs.

Recognize the different public facility needs in rural, urbanizable and urban land as defined by the Regional Urban Growth Boundary, the City Urban Services Boundary, and the City Boundaries of Municipal Incorporation. See Figure 8-1 — Urban, Urbanizable, and Rural Lands.

Policy 8.3 Urban service delivery.

Provide the following public facilities and services at urban levels of service to urban lands within the City's boundaries of incorporation:

- ◆ *Public rights-of-way, streets, and public trails*
- ◆ *Sanitary sewers and wastewater treatment*
- ◆ *Stormwater management and conveyance*
- ◆ *Flood management*
- ◆ *Protection of the waterways of the state*
- ◆ *Water supply*



- ◆ *Police, fire, and emergency response*
- ◆ *Parks, natural areas, and recreation*
- ◆ *Solid waste regulation*

Policy 8.4 Supporting facilities and systems.

Maintain supporting facilities and systems, including public buildings, technology, fleet, and internal service infrastructure, to enable the provision of public facilities and services.

Policy 8.5 Planning service delivery.

Provide planning, zoning, building, and subdivision control services within the boundaries of incorporation, and as otherwise provided by intergovernmental agreement within the City’s Urban Services Boundary.

Finding: Policies 8.1 through 8.5 provide direction on the planning for and provision of public facilities and services and the process of urbanization. The East 205 TIF District Plan does not urbanize any rural land or include new public facilities or infrastructure projects. The East 205 TIF District Plan authorizes the use of TIF funds to support projects consistent with City plans and policies. Infrastructure needs for new development will be addressed at the time of development. The East 205 TIF District Plan is consistent with policies 8.1 through 8.5.

SERVICE COORDINATION

Policy 8.6. Interagency coordination.

Policy 8.7. Outside contracts.

Policy 8.8. Public service coordination.

Policy 8.9. Internal coordination.

Policy 8.10. Co-location.

Finding: Policies 8.6 through 8.10 provide direction on coordination with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City of Portland’s Urban Services Boundary. The East 205 TIF District Plan does not include new public facility or infrastructure projects or amendments to public service coordination agreements. Policies 8.6 through 8.10 do not apply. These agencies were notified of the East 205 TIF District Plan pursuant to the City’s legislative procedures (33.740).



SERVICE EXTENSION

Policy 8.11. Annexation.

Policy 8.12. Feasibility of service.

Policy 8.13. Orderly service extension.

Policy 8.14. Coordination of service extension.

Policy 8.15. Services to unincorporated urban pockets.

Policy 8.16. Orderly urbanization.

Policy 8.17. Services outside the city limits.

Policy 8.18. Service district expansion.

Policy 8.19. Rural service delivery.

Finding: Policies 8.11 through 8.19 provide direction on extending public services. The proposed East 205 TIF District is within the City's boundary and Urban Services Boundary, and the TIF District Plan does not include new public facility or infrastructure projects or service extensions. Policies 8.11 through 8.19 do not apply.

PUBLIC INVESTMENT

Policy 8.20 Regulatory compliance.

Ensure public facilities and services remain in compliance with state and federal regulations. Work toward cost-effective compliance with federal and state mandates through intergovernmental coordination and problem solving.

Policy 8.21 System capacity.

Establish, improve, and maintain public facilities and services at levels appropriate to support land use patterns, densities, and anticipated residential and employment growth, as physically feasible and as sufficient funds are available.

Policy 8.22 Equitable service.

Provide public facilities and services to alleviate service deficiencies and meet level-of-service standards for all Portlanders, including individuals, businesses, and property owners.

8.22.a. In places that are not expected to grow significantly but have existing deficiencies, invest to reduce disparity and improve livability.

8.22.b. In places that lack basic public facilities or services and also have significant growth potential, invest to enhance neighborhoods, fill gaps, maintain affordability, and accommodate growth.

8.22.c. In places that are not expected to grow significantly and already have access to complete public facilities and services, invest primarily to maintain existing facilities and retain livability.

8.22.d. In places that already have access to complete public facilities and services, but also have significant growth potential, invest to fill remaining gaps, maintain affordability, and accommodate growth.



Policy 8.23 Asset management.

Improve and maintain public facility systems using asset management principles to optimize preventative maintenance, reduce unplanned reactive maintenance, achieve scheduled service delivery, and protect the quality, reliability, and adequacy of City services.

Policy 8.24 Risk management.

Maintain and improve Portland’s public facilities to minimize or eliminate economic, social, public health and safety, and environmental risks.

Policy 8.25 Critical infrastructure.

Increase the resilience of high-risk and critical infrastructure through monitoring, planning, maintenance, investment, adaptive technology, and continuity planning.

Policy 8.26 Capital programming.

Maintain long-term capital improvement programs that balance acquisition and construction of new public facilities with maintenance and operations of existing facilities.

Finding: Policies 8.20 through 8.26 provide direction on investment priorities for public facilities, including the establishment, maintenance, and improvement of such facilities. The East 205 TIF District provides a source of funding for projects that “invest in critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan,” as well as other needed transportation, utility, or public recreation facility improvements in the District (see Section 4.2 of the Plan). The East 205 TIF District is therefore consistent with Policies 8.20 through 8.26 as it will support the implementation of these policies within the District.

FUNDING

Policy 8.27 Cost-effectiveness.

Policy 8.28 Shared costs.

Policy 8.29 System development.

Policy 8.30 Partnerships.

Finding: Policies 8.27 through 8.30 provide direction on procedures for the funding of public facilities within the City of Portland’s Urban Services Boundary. While the proposed East 205 TIF District provides a source of funding for public facilities within the District, it does not include specific new public facility or infrastructure projects. Cost sharing is addressed by the service bureaus in conjunction with individual development proposals based on site-specific circumstances. Policies 8.27 through 8.30 do not apply.



PUBLIC BENEFITS

Policy 8.31 Application of Guiding Principles.

Plan and invest in public facilities in ways that promote and balance the Guiding Principles established in The Vision and Guiding Principles of this Comprehensive Plan.

Finding: The East 205 TIF Plan does not propose new public facilities but does authorize funding for certain public facilities as demonstrated in the TIF East 205 TIF District Plan, Section 4.2. This report contains findings that demonstrate that the TIF Plan is consistent with the Comprehensive Plan Guiding Principles (see the Guiding Principles subsection of Section 3 in this report). The East 205 TIF Plan is consistent with Policy 8.31

Policy 8.32 Community benefits.

Policy 8.33 Community knowledge and experience.

Policy 8.34 Resource efficiency.

Policy 8.35 Natural systems.

Policy 8.36 Context-sensitive infrastructure.

Policy 8.37 Site- and area-specific needs.

Policy 8.38 Age-friendly public facilities.

Finding: Policies 8.32 through 8.38 provide direction on the planning and design of new public facilities projects. Development of public facilities is not proposed through this TIF District Plan and no changes are proposed to the City's procedures or standards that guide the development of new public facilities. Policies 8.32 through 8.38 do not apply.

PUBLIC RIGHTS-OF-WAY

Policy 8.39 Interconnected network.

Policy 8.40 Transportation function.

Policy 8.41 Utility function.

Policy 8.42 Stormwater management function.

Policy 8.43 Trees in rights-of-way.

Policy 8.44 Community uses.

Policy 8.45 Pedestrian amenities.

Policy 8.46 Commercial uses.

Policy 8.47 Flexible design.

Policy 8.48 Corridors and City Greenways.

Policy 8.49 Coordination.

Policy 8.50 Undergrounding.

Policy 8.51 Right-of-way vacations.

Policy 8.52 Rail rights-of-way.

Finding: Policies 8.39 through 8.52 provide direction on the planning and design of new public facilities, uses, or infrastructure projects in the right-of-way; and right-of-way vacations. The East 205 TIF District Plan does not include new public facility uses, or



infrastructure projects in the right-of-way. Any new public facility uses, or infrastructure projects associated with the TIF District Plan will demonstrate consistency with these requirements at the time of development. Policies 8.39 through 8.52 do not apply.

TRANSPORTATION SYSTEM TRAILS

Policy 8.53 Public trails.

Policy 8.54 Trail system connectivity.

Policy 8.55 Trail coordination.

Policy 8.56 Trail diversity.

Policy 8.57 Public access requirements.

Policy 8.58 Trail and City Greenway coordination.

Policy 8.59 Trail and Habitat Corridor coordination.

Finding: Policies 8.53 through 8.60 apply to the planning, design, improvement, and maintenance of the City's trail system. The East 205 TIF District Plan does not amend the City's trail system or designated trail alignments. No new trails or trail improvements are proposed at this time. Policies 8.53 through 8.59 do not apply.

SANITARY AND STORMWATER SYSTEMS SANITARY SYSTEM

Policy 8.61 Sewer connections.

Finding: Policy 8.61 applies to development. No development is proposed at this time. Policy 8.61 is ensured through Title 25, Plumbing Regulations and verified at the time of development permit application. The East 205 TIF District Plan do not alter or affect Title 25 requirements. Policy 8.61 does not apply.

Policy 8.62 Combined sewer overflows.

Policy 8.63 Sanitary sewer overflows.

Policy 8.64 Private sewage treatment systems.

Policy 8.65 Sewer extensions.

Policy 8.66 Pollution prevention.

Policy 8.67 Treatment.

Finding: Policies 8.62 through 8.67 to apply to the planning for and provision of sanitary sewer facilities. BES regularly analyzes the sanitary sewer and stormwater system needs in the city, in conjunction with the Bureau of Planning and Sustainability's planning projects, to ensure that Portland residents and businesses have adequate sanitary and stormwater service. Based on an understanding of current and anticipated growth in the city and system conditions, BES identifies priority areas for upgrading infrastructure, improving system capacity, and providing programs needed to serve the community's needs related to clean water and public health. The East 205 TIF District Plan does not change these policies. Policies 8.62 through 8.67 do not apply.



STORMWATER SYSTEM

Policy 8.68 Stormwater facilities.

Policy 8.69 Stormwater as a resource.

Policy 8.70 Natural systems.

Policy 8.71 Green infrastructure.

Policy 8.72 Stormwater discharge.

Policy 8.73 On-site stormwater management.

Policy 8.74 Pollution prevention.

Policy 8.75 Stormwater partnerships.

Finding: Policies 8.68 through 8.75 apply to the provision of stormwater facilities. The Citywide Systems Plan includes projects to address facilities needed for conveyance, flow control, and pollution reduction. Environmental Services evaluates development proposals that increase impervious area (including buildings and hardscape) against the City's Stormwater Management Manual and Source Control Manual to effectively comply with local, state and federal point and non-point pollution water quality mandates. The East 205 TIF District Plan does not change these policies. Policies 8.68 through 8.75 do not apply.

FLOOD MANAGEMENT

Policy 8.76 Flood management.

Policy 8.77 Floodplain management.

Policy 8.78 Floodplain management facilities.

Policy 8.79 Drainage district coordination.

Policy 8.80 Levee coordination.

Finding: Policies 8.76 through 8.80 to apply to the management of floodplains. These policies are implemented through Portland's Environmental overlay maps and the City programs that regulate development in the floodplain (i.e., Title 33.631 Sites in Flood Hazard Areas; Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24). The East 205 TIF District Plan does not change these policies. Policies 8.76 through 8.80 do not apply.



WATER SYSTEMS

Policy 8.81 Primary supply source.

Policy 8.82 Bull Run protection.

Policy 8.83 Secondary supply sources.

Policy 8.84 Groundwater wellfield protection.

Policy 8.85 Water quality.

Policy 8.86 Storage.

Policy 8.87 Fire protection.

Policy 8.88 Water pressure.

Policy 8.89 Water efficiency.

Policy 8.90 Service interruptions.

Policy 8.91 Outside user contracts.

Finding: Policies 8.81 through 8.91 to apply to the provision of water service. These policies govern how the City manages its water system and are not applicable to development. Policies 8.81 through 8.85 are addressed through the requirements in Title 21 Water. Protections for the Bull Run watershed are enumerated in Chapter 21.36. Groundwater wellfield protections are ensured through regulations in Chapter 21.35. And water quality is locally regulated by Chapter 21.12, as well as Title 25 Plumbing Regulations, in addition to compliance mandates at the state and federal level. The East 205 TIF District Plan does not amend, or affect implementation of, these policies. Policies 8.81 through 8.91 do not apply.

PARKS AND RECREATION

Policy 8.92 Acquisition, development, and maintenance.

Provide and maintain an adequate supply and variety of parkland and recreational facilities to serve the city's current and future population based on identified level-of-service standards and community needs.

Policy 8.93 Service equity.

Invest in acquisition and development of parks and recreation facilities in areas where service-level deficiencies exist.

Policy 8.94 Capital programming.

Maintain a long-range park capital improvement program, with criteria that considers acquisition, development, and operations; provides opportunities for public input; and emphasizes creative and flexible financing strategies.

Policy 8.95 Park planning.

Improve parks, recreational facilities, natural areas, and the urban forest in accordance with relevant master plans, management plans, or adopted strategies that reflect user group needs, development priorities, development and maintenance costs, program opportunities, financing strategies, and community input. Consider developing master or management plans for properties that lack guiding plans or strategies.



Policy 8.96 Recreational trails.

Establish, improve, and maintain a complete and connected system of Major Public Trails that provide recreational opportunities and that can serve transportation functions consistent with policies 8.53 through 8.60 and other City trail policies and plans.

Policy 8.97 Natural resources.

Preserve, enhance, and manage City-owned natural areas and resources to protect and improve their ecological health, in accordance with both the natural area acquisition and restoration strategies, and to provide compatible public access.

Policy 8.98 Urban forest management.

Manage urban trees as green infrastructure with associated ecological, community, and economic functions, through planning, planting, and maintenance activities, education, and regulation. See also Policy 7.10.

Policy 8.99 Recreational facilities.

Provide a variety of recreational facilities and services that contribute to the health and well-being of Portlanders of all ages and abilities.

Policy 8.100 Self-sustaining Portland International Raceway (PIR).

Provide for financially self-sustaining operations of PIR, and broaden its programs and activities to appeal to families, diverse communities, and non-motorized sports such as biking and running.

Policy 8.101 Self-sustaining and inclusive golf facilities.

Provide financially self-sustaining public golf course operations. Diversify these assets to attract new users, grow the game, provide more introductory-level programming, and expand into other related recreational opportunities such as foot golf and disk golf.

Policy 8.102 Specialized recreational facilities.

Establish and manage specialized facilities within the park system that take advantage of land assets and that respond to diverse, basic, and emerging recreational needs.

Policy 8.103 Public-private partnerships.

Encourage public-private partnerships to develop and operate publicly-accessible recreational facilities that meet identified public needs.

Finding: Policies 8.92 through 8.103 provide direction on the City's park system planning. Policies 8.100 and 8.101 apply specifically to the Portland International Raceway and Golf Facilities and so are not applicable to this District. The East 205 TIF District does not amend any of the City's parks and recreation programs or requirements. The plan does authorize public recreation investments including new parks and natural areas (see the East 205 TIF Plan, Section 4.2). These investments will enhance service equity by increasing and improving park and recreational facilities in an



area that is currently below the City’s level of service standards (see the East 205 TIF District Report). The plan is therefore consistent with these policies.

PUBLIC SAFETY AND EMERGENCY RESPONSE

Coordinated, effective, and efficient public safety and emergency response services are essential for a safe and resilient city. They help the community prepare for and respond to medical and fire emergencies, hazards, and natural- and human-made disasters. The policies in this section reflect the variety of public safety and emergency response services provided by the City that must be maintained and enhanced as the city grows, including police, fire and rescue, emergency communications, and emergency management.

Policy 8.104 Emergency preparedness, response, and recovery coordination.

Coordinate land use plans and public facility investments between City bureaus, other public and jurisdictional agencies, businesses, community partners, and other emergency response providers, to ensure coordinated and comprehensive emergency and disaster risk reduction, preparedness, response, and recovery.

Policy 8.105 Emergency management facilities.

Provide adequate public facilities – such as emergency coordination centers, communications infrastructure, and dispatch systems – to support emergency management, response, and recovery.

Policy 8.106 Police facilities.

Improve and maintain police facilities to allow police personnel to efficiently and effectively respond to public safety needs and serve designated land uses.

Policy 8.107 Community safety centers.

Establish, coordinate, and co-locate public safety and other community services in centers.

Policy 8.108 Fire facilities.

Improve and maintain fire facilities to serve designated land uses, ensure equitable and reliable response, and provide fire and life safety protection that meets or exceeds minimum established service levels.

Policy 8.109 Mutual aid.

Maintain mutual aid coordination with regional emergency response providers as appropriate to protect life and ensure safety.

Policy 8.110 Community preparedness.

Enhance community preparedness and capacity to prevent, withstand, and recover from emergencies and natural disasters through land use decisions and public facility investments.

Policy 8.111 Continuity of operations.

Maintain and enhance the City's ability to withstand and recover from natural disasters and human-made disruptions in order to minimize disruptions to public services.



Finding: Policies 8.104 through 8.111 provide direction on the provision of public safety and emergency response services and facilities. These policies are focused on the operational, facility-based, and inter-agency coordination aspects of emergency management. The East 205 TIF District Plan does not amend or impact any of the public facility or emergency response plans, strategies, or protocols that implement these policies. The East 205 TIF District Plan does authorize funding for seismic, fire suppression, and other public safety improvements within the District. The Plan is, therefore, consistent with these policies, as it will support public safety and emergency response services within the District without interfering with the implementation of policies 8.104 through 8.111.

SOLID WASTE MANAGEMENT

Policy 8.112 Waste management.

Ensure land use programs, rights-of-way regulations, and public facility investments allow the City to manage waste effectively and prioritize waste management in the following order: waste reduction, recycling, anaerobic digestion, composting, energy recovery, and then landfill.

Finding: The East 205 TIF District Plan does not impact or amend the City's land use programs, rights-of-way regulations, and public facility investments allow the City to manage waste effectively. Policy 8.112 does not apply.

SCHOOL FACILITIES

Policy 8.113 School district capacity.

Policy 8.114 Facilities planning.

Policy 8.115 Co-location.

Policy 8.117 Recreational use.

Policy 8.118 Schools as emergency aid centers.

Policy 8.119 Facility adaptability.

Policy 8.120 Leverage public investment.

Policy 8.121 School access.

Policy 8.122 Private institutions.

Finding: Policies 8.114 through 8.122 provide direction on planning for school facilities and school sites. The East 205 TIF District Plan does not impact the Portland Public Schools Long Range Facility Plan or implementation of school facility policies. Policies 8.113 through 8.122 do not apply.

TECHNOLOGY AND COMMUNICATIONS

Policy 8.123 Technology and communication systems.

Policy 8.124 Equity, capacity, and reliability.

Finding: Policies 8.123 and 8.124 provide direction on the provision technology and communication services. The East 205 TIF District Plan does not impact or interfere with the implementation of these policies. Policies 8.123 and 8.124 do not apply.



ENERGY INFRASTRUCTURE

Policy 8.125 Energy efficiency.

Promote efficient and sustainable production and use of energy resources by residents and businesses, including low-carbon renewable energy sources, district energy systems, and distributed generation, through land use plans, zoning, and other legislative land use decisions.

Finding: The East 205 TIF District Plan does not amend the sections of the zoning code that regulate the production of energy or other types of energy infrastructure. The East 205 District Plan's projects include funding for energy efficiency upgrades for low-income homeowners and for community solar projects, which would promote efficient use and production of energy within the District. The Plan is therefore consistent with Policy 8.125.

Policy 8.126 Coordination.

Coordinate with energy providers to encourage investments that ensure reliable, equitable, efficient, and affordable energy for Portland residents and businesses.

Finding: The East 205 TIF District Plan does not impact or interfere with the City's coordination efforts with energy providers. Policy 8.126 does not apply.

Chapter 9: Transportation

Goals

GOAL 9.A: Safety

The City achieves the standard of zero traffic-related fatalities and serious injuries. Transportation safety impacts the livability of a city and the comfort and security of those using City streets. Comprehensive efforts to improve transportation safety through equity, engineering, education, enforcement and evaluation will be used to eliminate traffic-related fatalities and serious injuries from Portland's transportation system.

Finding: As shown in the East 205 TIF Report, several of the TIF District's arterial corridors are part of the part of the Vision Zero High Crash Network, with a high number of traffic incidents and pedestrian-involved crashes. The area has been a focus area in the City for transportation safety improvements. Improving transportation safety is a cornerstone of the East 205 TIF Plan. The TIF Plan authorizes fundings for new streets, street improvements and bike lanes, as well as projects that improve pedestrian and bicycle safety and connectivity, enhance accessibility, and prioritize pedestrian-scale lighting. These projects will support the Plan's goals of providing safe, accessible and comfortable pedestrian and bicycle networks. The Plan is consistent with this goal.



Goal 9.B: Multiple goals

Portland's transportation system is funded and maintained to achieve multiple goals and measurable outcomes for people and the environment. The transportation system is safe, complete, interconnected, multimodal, and fulfills daily needs for people and businesses.

Finding: Goal 9.B states that the City's transportation system should be funded and maintained to meet goals of being safe, complete, interconnected, multimodal, and fulfilling daily needs for people and businesses. The East 205 TIF Plan is aligned with these goals. As shown in Section 4.2. of the TIF Plan will provide funding for projects that:

- ◆ Support new streets, street improvements, bike lanes...
- ◆ Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges.
- ◆ Prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.

The Plan will, therefore, support the implementation of the multiple goals identified in Goal 9.B.

GOAL 9.C: Great places

Portland's transportation system enhances quality of life for all Portlanders, reinforces existing neighborhoods and great places, and helps make new great places in town centers, neighborhood centers and corridors, and civic corridors.

Finding: The East 205 TIF District Plan will provide a funding source for connectivity and accessibility improvements throughout the District, which includes Midway Town Center, the SE 122nd Ave, SE Division Street, and SE Stark Street Civic Corridors, the SE Powell Boulevard Neighborhood Corridor, and the 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue Neighborhood Centers. The Plan's transportation improvement projects that will support safe, livable, walkable places in the District that provide accessible, neighborhood services, programs and amenities for residents and workers. The East 205 TIF District Plan is consistent with Goal 9.C.

GOAL 9.D: Environmentally sustainable

The transportation system increasingly uses active transportation, renewable energy, or electricity from renewable sources, achieves adopted carbon reduction targets, and reduces air pollution, water pollution, noise, and Portlanders' reliance on private vehicles.

Finding: The East 205 TIF District Plan includes pedestrian and bicycle improvement safety and connectivity projects that will support safe, active transportation in the District. The TIF District Plan is consistent with Goal 9.D.



GOAL 9.E: Equitable transportation

The transportation system provides all Portlanders options to move about the city and meet their daily needs by using a variety of safe, efficient, convenient, and affordable modes of transportation. Transportation investments are responsive to the distinct needs of each community.

Finding: The East 205 TIF area has a history of serious crashes and is part of the Vision Zero High Crash Network. The East 205 TIF District Plan authorizes funding for as transportation projects that improve pedestrian and bicycle safety and connectivity, enhance accessibility, and prioritize pedestrian-scale lighting. The Plan is consistent with Goal 9.E.

GOAL 9.F: Positive health outcomes

The transportation system promotes positive health outcomes and minimizes negative impacts for all Portlanders by supporting active transportation, physical activity, and community and individual health.

Finding: The East 205 TIF District Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. The TIF District Plan will therefore support implementation of Goal 9.F.

GOAL 9.G: Opportunities for prosperity

The transportation system supports a strong and diverse economy, enhances the competitiveness of the city and region, and maintains Portland's role as a West Coast trade gateway and freight hub by providing efficient and reliable goods movement, multimodal access to employment areas and educational institutions, as well as enhanced freight access to industrial areas and intermodal freight facilities. The transportation system helps people and businesses reduce spending and keep money in the local economy by providing affordable alternatives to driving.

Finding: The East 205 TIF District Plan furthers this goal by supporting commercial and mixed-use development to allow for more neighborhood businesses and jobs in the District, in combination with the Plan's recommended transportation projects, which will improve transit and multimodal access to the area's neighborhood business district and employment areas, thereby helping to expand residents' access to economic opportunity and the viability of these areas. The East 205 TIF District Plan is consistent with Goal 9.G.

GOAL 9.H: Cost effectiveness

The City analyzes and prioritizes capital and operating investments to cost effectively achieve the above goals while responsibly managing and protecting our past investments in existing assets.

Finding: The East 205 TIF District Plan does not impact the City's procedures for analyzing and prioritizing capital and operating investments. Goal 9.H does not apply.



GOAL 9.I: Airport Futures

Promote a sustainable airport (Portland International Airport [PDX]) by meeting the region's air transportation needs without compromising livability and quality of life for future generations.

Finding: The East 205 TIF District does not impact any airport facilities and does not amend the Portland International Airport Plan District or any of the plans that implement Goal 9.I. Goal 9.I does not apply.

Policies

DESIGN AND PLANNING

Policy 9.1 Street design classifications.

Policy 9.2 Street policy classifications.

Policy 9.3 Transportation System Plan.

Policy 9.4 Use of classifications.

Finding: Policies 9.1 through 9.4 provide direction regarding transportation system classifications and the Transportation System Plan. The East 205 TIF District Plan does not change the functional classification of any existing or proposed transportation facility, nor does it change the standards implementing a functional classification system. Policies 9.1 through 9.4 do not apply.

Policy 9.5 Mode share goals and Vehicle Miles Travelled (VMT) reduction.

Increase the share of trips made using active and low-carbon transportation modes. Reduce VMT to achieve targets set in the most current Climate Action Plan and Transportation System Plan, and meet or exceed Metro's mode share and VMT targets.

Finding: The East 205 TIF Districts Plan's recommended transportation projects focus on safety improvements to busy corridors, such as pedestrian crossings and sidewalk infill to provide safe connections to area destinations, such as parks, and schools, so that people of all ages and abilities can safely and conveniently access local destinations by walking, biking, or rolling. These improvements will support active and low-carbon transportation modes. The Plan is consistent with Policy 9.5.

Policy 9.7 Moving goods and delivering services.

Finding: Policy 9.7 provides direction on maintaining efficient and reliable movement of goods and service and planning for freight system improvements. The East 205 TIF District Plan does not impact or interfere with the implementation of these policies. Policy 9.7 does not apply.

Policy 9.8 Affordability

Improve and maintain the transportation system to increase access to convenient and affordable transportation options for all Portlanders, especially those who have traditionally been under-served or under-represented or have historically borne unequal burdens.



Finding: The East 205 TIF Districts Plan’s recommended transportation projects focus on safety and connectivity improvements to bicycle and pedestrian networks, and routes to transit, in an area with a high share of under-served and under-represented people. As shown in the East 205 TIF Report, the District has a higher unemployment rate and lower average wages than the rest of Portland. Roughly two thirds of the TIF District’s residents experience cost burden, meaning they spend over 30 percent of their income on housing. The District also has a higher share (47 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) (see the East 205 TIF District Report). The East 205 TIF District Plan is consistent with Policy 9.8.

Policy 9.9 Accessible and age-friendly transportation system

Ensure that transportation facilities are accessible to people of all ages and abilities, and that all improvements to the transportation system (traffic, transit, bicycle, and pedestrian) in the public right-of-way comply with the Americans with Disabilities Act of 1990. Improve and adapt the transportation system to better meet the needs of the most vulnerable users, including the young, older adults, and people with different abilities.

Finding: The East 205 TIF District Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. These projects will make the District easier for people of all ages and abilities to safely and conveniently access local destinations by walking, biking, or rolling. The East 205 TIF District Plan is consistent with Policy 9.9.

Policy 9.10 Geographic policies

Adopt geographically-specific policies in the Transportation System Plan to ensure that transportation infrastructure reflects the unique topography, historic character, natural features, system gaps, economic needs, demographics, and land uses of each area. Use the Pattern Areas identified in Chapter 3: Urban Form as the basis for area policies.

9.10.a *Refer to adopted area plans for additional applicable geographic objectives related to transportation, land use, development, and placemaking*

Finding: The East 205 TIF District Plan does not amend, or impact the implementation of, any geographically-specific policies in the Transportation System Plan. Policy 9.10 does not apply.



LAND USE, DEVELOPMENT, AND PLACEMAKING

Policy 9.11 Land use and transportation coordination

Policy 9.12 Growth strategy

Policy 9.13 Development and street design

Finding: No changes are proposed to street design and policy classifications or land use designations. Policies 9.11 through 9.13 do not apply.

STREETS AS PUBLIC SPACES

Policy 9.14 Streets for transportation and public spaces

Policy 9.15 Repurposing street space

Policy 9.16 Design with nature

Finding: No changes are proposed to street design requirements, and no new streets or street realignments are currently proposed. Policies 9.14 through 9.16 do not apply.

MODAL POLICIES

Policy 9.17 Pedestrian transportation

Encourage walking as the most attractive mode of transportation for most short trips, within neighborhoods and to centers, corridors, and major destinations, and as a means for accessing transit.

Policy 9.18 Pedestrian networks

Create more complete networks of pedestrian facilities, and improve the quality of the pedestrian environment.

Policy 9.19 Pedestrian safety and accessibility

Improve pedestrian safety, accessibility, and convenience for people of all ages and abilities.

Policy 9.20 Bicycle transportation

Create conditions that make bicycling more attractive than driving for most trips of approximately three miles or less.

Policy 9.21 Accessible bicycle system

Create a bicycle transportation system that is safe, comfortable, and accessible to people of all ages and abilities.

Finding: Policies 9.17 through 9.21 provide direction on creating attractive, complete, safe, accessible, and convenient pedestrian and bicycle transportation networks. The East 205 TIF Plan will provide a source of funding for new bike lanes and street improvements, as well as projects that improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges, and projects that prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions. The TIF Plan will therefore support implementation of Policies 9.17 through 9.21 and is consistent with these policies.



Policy 9.22 Public transportation

Policy 9.23 Transportation to job centers

Policy 9.24 Transit service

Policy 9.25 Transit equity

Policy 9.26 Transit funding

Policy 9.27 Transit service to centers and corridors

Finding: Policies 9.22 through 9.23 provide direction on the provision of a public transit system. The East 205 TIF District does not impact or interfere with the implementation of these policies. Policies 9.22 through 9.23 do not apply.

Policy 9.28 Intercity passenger service

Policy 9.29 Regional trafficways and transitways

Policy 9.30 Multimodal goods movement

Policy 9.31 Economic development and industrial lands

Policy 9.32 Multimodal system and hub

Policy 9.33 Freight network

Policy 9.34 Sustainable freight system

Policy 9.35 Freight rail network

Policy 9.36 Portland Harbor

Policy 9.37 Portland Heliport

Policy 9.38 Automobile transportation

Policy 9.39 Automobile efficiency

Policy 9.40 Emergency response

Finding: Policies 9.28 through 9.40 provide direction on Citywide transportation system planning. The East 205 TIF District does impact the implementation of any of these policies. Policies 9.28 through 9.40 do not apply.

AIRPORT FUTURES

Policy 9.41 Portland International Airport

Policy 9.42 Airport regulations

Policy 9.43 Airport partnerships

Policy 9.44 Airport investments

Finding: Policies 9.41 through 9.44 provide policy direction related to Portland International Airport. The East 205 TIF District Plan does not change the Portland International Airport Plan District or have any impact on airport facilities. Policies 9.41 through 9.44 do not apply.



SYSTEM MANAGEMENT

Policy 9.45 System management

Policy 9.46 Traffic management

Policy 9.47 Connectivity

Policy 9.48 Technology

Policy 9.49 Performance measures

Policy 9.50 Regional congestion management

Policy 9.51 Multimodal Mixed-Use Area

Finding: Policies 9.45 through 9.51 provide direction on managing the Citywide transportation system. The East 205 TIF District Plan does not impact the implementation of these policies as it does not propose changes to the City's Transportation System Plan, street design standards or guidelines, street classifications, multimodal performance measures, or land use designations. The plan does not impact the City's regional congestion management approach with Metro and does not propose amendments to the Central City Plan. Policies 9.45 through 9.51 do not apply.

TRANSPORTATION DEMAND MANAGEMENT

Policy 9.52 Outreach

Policy 9.53 New development

Policy 9.54 Projects and programs

Finding: Policies 9.52 through 9.54 provide direction regarding transportation demand management. The East 205 TIF District Plan does not affect existing transportation demand management regulations or outreach programs (e.g., requirements in Title 17.107, Chapter 33.266.410, Chapter 33.852, Smart Trips, and Safe Routes to Schools). Policies 9.52 through 9.54 do not apply.

PARKING MANAGEMENT

Policy 9.55 Parking management

Policy 9.56 Curb Zone

Policy 9.57 On-street parking

Policy 9.58 Off-street parking

Policy 9.59 Share space and resources

Policy 9.60 Cost and price

Policy 9.61 Bicycle parking

Finding: Policies 9.55 through 9.61 address parking management and off-street parking. These policies direct the City to reduce and manage parking demand, utilize parking management and pricing tools in areas with high parking demand, limit the development of new parking spaces, encourage the shared use of parking, and promote the development of new bicycle parking facilities in the public right-of-way. The East 205 TIF District Plan does not impact or interfere with the implementation of these policies. Policies 9.55 through 9.61 do not apply.



FINANCE, PROGRAMS, AND COORDINATION

Policy 9.62 Coordination

Coordinate with state and federal agencies, local and regional governments, special districts, other City bureaus, and providers of transportation services when planning for, developing, and funding transportation facilities and services.

Finding: The East 205 TIF District Plan does not impact or interfere with the City's coordination with state and federal agencies, local and regional governments, special districts, other City bureaus, and providers of transportation services when planning for, developing, and funding transportation facilities and services. Policy 9.62 does not apply.

Policy 9.63 New development impacts

Prevent, reduce, and mitigate the impacts of new development and redevelopment on the transportation system. Utilize strategies including transportation and parking demand management, transportation system analysis, and system and local impact mitigation improvements and fees.

Finding: The TIF District Plan does not change existing tools for transportation and parking demand management and system improvement and fees. New development is not proposed at this time as part of the establishment of the East 205 TIF District. Prevention, reduction, and mitigation of the impacts on the transportation system from new development and redevelopment within the District will be addressed at the time development is proposed. Policy 9.63 does not apply.

Policy 9.64 Education and encouragement

Policy 9.65 Telecommuting

Policy 9.66 Project and program selection criteria

Policy 9.67 Funding

Finding: Policies 9.64 through 9.67 address the funding and management of the City's transportation system and programs and not development or uses on private or public land outside of the right of way. The East 205 TIF Plan does not propose any changes to these policies. Policies 9.64 through 9.67 do not apply.

NEW MOBILITY

Policy 9.68 New mobility priorities and outcomes

Policy 9.69 New mobility tools

Finding: Policies 9.68 and 9.69 address the management of automated vehicles. The East 205 TIF District will not impact or interfere with the implementation of these policies. Policies 9.68 and 9.69 do not apply.



Chapter 10: Land Use Designations and Zoning

Goal

Goal 10.A Land use designations and zoning

Finding: The TIF District Plan will not amend land use designations, Zoning Map, and the Zoning Code. This goal does not apply.

Policies

LAND USE DESIGNATIONS

Policy 10.1 Land use designations

Apply a land use designation to all land and water within the City's Urban Services Boundary. Apply the designation that best advances the Comprehensive Plan goals and policies. The land use designations are shown on the adopted Land Use Map and on official Zoning Maps.

Finding: The TIF District Plan will not amend land use designations, Zoning Map, and the Zoning Code. Policy 10.1 does not apply.

THE ZONING MAP AND THE ZONING CODE

Policy 10.2 Relationship of land use designations to base zones

Policy 10.3 Amending the Zoning Map

Policy 10.4 Amending the Zoning Code

Finding: The East 205 TIF District Plan does not propose any amendments to land use designations, base zones, the zoning map or zoning code. Policies 10.2 through 10.4 do not apply.



4. Advance Portland

Introduction

In 2023, the City of Portland approved *Advance Portland: A Call to Action for Inclusive Economic Growth* (“Advance Portland”), which established the City’s and Prosper Portland’s five-year economic strategy. Advance Portland embraces a vision of Portland as a model 21st century city that targets and manages growth well, aligning economic growth with equity and climate resiliency to provide a prosperous, vibrant, healthy place for all Portland residents and businesses. The City strives to realize this vision by pursuing a series of 4 Objectives, which each represent a series of strategies with a common goal.

Goal

The goal of the 2023-2028 strategy is to advance inclusive growth by establishing enduring partnerships, policies, and initiatives, that propel and align economic prosperity with racial equity and climate action.

Finding: The East 205 TIF District Plan aims to align economic prosperity with racial equity and climate action. The East 205 TIF District Plan envisions a district where:

- ◆ Neighborhood changes are guided by the community and result in more opportunities, greater housing stability, and shared economic prosperity.
- ◆ East 205 residents, including Priority Communities, will have access to meaningful, living-wage employment and economic opportunities. New investment will bring community benefits including jobs, education, and workforce training.
- ◆ East 205 based small businesses are thriving, supported, and retained.
- ◆ East 205 is stable and resilient in the face of climate change and related impacts to public and environmental health. Incorporate, grow, and protect renewable energy resources, sustainable infrastructure, and environmental assets.

The Plan includes a category of economic development projects that aim to retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;
- ◆ Support employment of community members from the East 205 TIF area and adjacent neighborhoods;



- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of East 205 TIF area residents; and
- ◆ Support home-based businesses (East 205 TIF District Plan, Section 4.2.B).

The Plan also allocates funding towards projects that support climate action, including green infrastructure projects, climate and resilience improvements associated with commercial and mixed-use developments, and energy efficiency upgrades for low-income homeowners. Finally, the Plan allocates funding for affordable housing projects which will reduce costs for housing, increase economic stability, and offer Portlanders greater means to accumulate savings. These projects collectively will support economic prosperity and climate action within the District.

The District has a higher share (47 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) and the District has a concentration of neighborhood and BIPOC-serving service and retail establishments (see the East 205 TIF District Report). By focusing investments in East 205 TIF District, the Plan will support economic prosperity that is aligned with climate action and racial equity. The East 205 TIF District Plan is therefore consistent with the overarching goal of the Advance Portland Strategy.

Objectives

Objective 1 Propel Inclusive Economic Growth & Innovation

in key traded sector clusters and expand green products and services that address barriers to growth.

Finding: Objective 1 aims to support economic growth in the traded sector industry clusters that bring in new income to the area and growing the regional economy. The five priority industry clusters are Athletic & Outdoor, Green Cities, Food & Beverage Manufacturing, Metals & Machinery, and Software & Media. The actions in this objective focus on the City-led development of action plans, initiatives, and partnerships to support these industries. The East 205 TIF District Plan allocates funding to support economic development within the District but does not impact or change the City's efforts to enhance traded sector competitiveness across the city or the region.

The East 205 TIF District Plan does not have a focus on key traded sectors, but does not prevent the City from investing in traded sector cluster industries, developing industry-specific innovation strategies to support growth of green products and services, or addressing barriers to growth, inclusion, or innovation in competitive industries.

The economic development projects in the Plan will help to support new commercial and mixed-use development to meet current and future commercial demand. These



investments help ensure that the building stock in the District's employment areas is aligned with modern commercial needs and could support traded sector businesses. The East 205 TIF District Plan is therefore consistent with Objective 1 as it supports implementation by modernizing the commercial building stock in the area.

Objective 2 Promote Equitable Wealth Creation

by supporting BIPOC-owned small businesses and entrepreneurs to start and grow businesses through partnerships, capital, and relevant support.

Finding: The East 205 TIF District Plan will support the expansion of economic opportunities within the District. As shown in the East 205 TIF Report, the District has a higher share (47 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent) (see the East 205 TIF District Report).

TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities; especially existing businesses located within the District boundary, and new businesses being started by community members with ties to the E205 and surrounding neighborhoods. This especially includes investments in properties developed, owned or otherwise controlled for the long term by public agencies and non-profit organizations;
- ◆ Support employment of community members from E205 and adjacent neighborhoods, particularly of Priority Communities;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, workforce housing, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of E205 residents; and
- ◆ Support home-based businesses. (East 205 TIF District Plan, Section 4.2.B).

Additionally, by reducing costs for housing and increasing homeownership opportunities, the TIF District Plan will increase economic stability and offers residents greater means to generate wealth. Therefore, the East 205 TIF District Plan will support equitable wealth creation through economic development and business support projects, as well as affordable housing investments. The East 205 TIF District Plan is therefore consistent with Objective 2.

Objective 3 Foster a Vibrant Central City and Neighborhood Commercial Districts

with tailored strategies to reimagine and revitalize our commercial centers and corridors as vibrant nodes of employment, small business, entertainment, and cultural amenities.

Finding: Objective 3 includes objectives and actions aimed at revitalizing the Central City and Neighborhood Commercial Districts throughout the City. The East 205 TIF



District does not intersect with the Central City District but does include Neighborhood Commercial Districts that encompass commercial centers and corridors. This objective contains many actions related to Neighborhood Commercial Districts that the East 205TIF District Plan will directly support or help implement, including:

- ◆ Small Business Support
- ◆ Tenant Support Program
- ◆ Ground-Floor Commercial Activation
- ◆ Priority Area Support
- ◆ Neighborhood Connectivity Enhancement
- ◆ Equitable Housing Investment
- ◆ Innovative Housing Solutions

The TIF District Plan will support commercial and mixed-use development, redevelopment, and renovation, as well as a wide range of affordable housing types, and multimodal transportation connectivity improvements within East 205 TIF civic corridors, Town Centers, and Neighborhood Centers. These investments will support the types of employment, small business, entertainment, and cultural amenities prioritized by community members in the District. See the findings in Section 3, Chapter 3 of this Findings Report for more details. The East 205 TIF District Plan is consistent with Objective 3.

Objective 4 Connect Portlanders to High Quality Jobs in Future-Ready Sectors

through industry-based and industry-driven job training and improved proximity to quality jobs.

Finding: Objective 4 focuses on connecting Portland residents to high-quality jobs in two ways: job training and improved proximity to jobs. Outcomes 4.1 and 4.2 under this objective focus on the workforce programs and partnerships necessary to accomplish the job training component of the objective. The East 205 TIF District Plan does not impact the City’s efforts to support workforce training programs or partnerships described in this Strategy. Outcome 4.3 is “Improve Connections Between Residential and Employment Centers” and contains the following actions:

- ◆ 4.3.1 Transit-Oriented Housing Initiative
- ◆ 4.3.2 Enhance Job Hub Transit
- ◆ 4.3.3 Industrial Land Strategy
- ◆ 4.3.4 Strategic Economic Investment

The East 205 TIF District Plan does not impact the zoning, public/private partnerships, or transit systems that implement actions 4.3.1-4.3.3. However, the TIF District Plan’s affordable housing and transportation connectivity improvements will encourage density and supply of mixed income housing near job centers and augment transportation options to existing job hubs in and around the TIF District.



Action 4.3.4 aims to locate major economic investments and target business growth near underserved areas, defined as areas with lower incomes or higher unemployment rates than the average, or those communities with poor transportation connections to job centers. The East 205 TIF District Report demonstrates that the area has lower incomes or higher unemployment rates than the average for Portland, and that households in this District have poor transportation connections, in terms of safety and connectivity, to job centers. Therefore, the economic investments the East 205 TIF District Plan would allocate to the area will support implementation of 4.3.4. The East 205 TIF District Plan is consistent with Objective 4.



5. Area Plans

Community and neighborhood plans are adopted by City Council and are components of the City of Portland's Comprehensive Plan. These plans are guiding policy documents for physical development within these defined areas. Each policy in these area plans describes a desirable outcome; however, not all policies are relevant to each particular decision, and it is not required that the proposed TIF District Plan advance all of the policies equally well. For this reason, area plan policies are first examined for their applicability to the decision at hand, and then only applicable policies are considered.

The East 205 TIF District boundary intersects with areas included in the Outer Southeast Community Plan, Hazelwood Community Plan, Mill Park Neighborhood Plan, Centennial Neighborhood Plan, and the Powellhurst-Gilbert Neighborhood Plan. These are the area plan policies applicable to the proposed TIF District Plan and evaluated for consistency in these findings.

Outer Southeast Community Plan

Policies

Economic Development

Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

Finding: The East 205 TIF District Plan helps support business district vitality through investments in commercial, industrial, and mixed-use properties, as well as in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities;
- ◆ Support employment of community members from the East 205 TIF area and adjacent neighborhoods;
- ◆ Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, and priority services and amenities;
- ◆ Support access to high-wage employment for the benefit of East 205 TIF area residents; and
- ◆ Support home-based businesses (East 205 TIF District Plan, Section 4.2.B).



The housing and infrastructure investments described in the TIF District Plan also support business district vitality by allowing for more residents to locate in East 205 TIF District and improving safe, multimodal connections to goods and services located within the District’s commercial and employment areas. The East 205 TIF District Plan is consistent with this policy.

Housing

Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

Finding: The East 205 TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to use in the TIF District to create, preserve, and stabilize housing. This additional funding would allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners,
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (East 205 TIF District Plan, Section 4.2).

The East 205 TIF District Plan is consistent with this policy.

Urban Design

Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the vision plan.

Finding: The Urban Design policy addresses the creation of regional and town centers, pedestrian-friendly commercial districts, the protection of natural and scenic corridors. The East 205 TIF District Plan does not propose to create new regional or town centers, nor does it propose any specific new development. All future development within the TIF District will need to meet applicable current development and design standards, including environmental and historic resource overlay zone requirements, of the City of Portland’s Zoning Code and permitting process. However, the TIF District Plan will support the development of employment and commercial services, a wide range of housing types, multimodal transportation options, and public spaces within existing Centers including the Midway Town Center, and the 122nd Avenue/Hazelwood, Rosewood/Glenfair, and Division/162nd Avenue Neighborhood Centers. The TIF District Plan can help implement and is consistent with this policy.



Subarea Policies

The East 205 TIF District boundary intersects with four defined subareas of the Outer Southeast Community Plan: MAX Light Rail Transit Corridor, Suburban Neighborhoods, Mixed Eras Neighborhoods, and Mt. Scott/Johnson Creek. Policies for the other defined subareas are not applicable to the East 205 TIF District Plan.

Subarea Policy V: MAX Light Rail Transit Corridor

Ensure that private development reinforces and is reinforced by the public light rail investment by encouraging development of intense commercial and dense residential uses near the MAX light rail stations.

Finding: The MAX Light Rail Transit Corridor policy addresses the need for high-density housing, pedestrian-oriented urban design, and redevelopment of large sites. The East 205 TIF District Plan does not amend the City's zoning code, land use designations, or development standards. All future development within the TIF District will need to meet applicable current development standards. The East 205 TIF District Plan does support the creation and redevelopment of high-density housing, commercial, and mixed-use development so that more people can live close to transit, shop close to transit within the TIF District and support transit service. The East 205 TIF District Plan is consistent with this policy.

Subarea Policy VI: Suburban Neighborhoods

Enhance established suburban neighborhoods by improving connections to transit and shopping, reinforcing transit, providing new open space and focusing development on infill and opportunity sites.

Finding: The Suburban Neighborhoods policy addresses the need for higher density housing, redevelopment of large vacant lots, and the creation of new parks. The East 205 TIF District Plan does not amend the City's zoning code, land use designations, or development standards. All future development within the TIF District will need to meet applicable current development standards. The East 205 TIF District Plan does support the creation and redevelopment of high-density housing, commercial, and mixed-use development so that more people can live close to transit, shop close to transit within the TIF District and support transit service. The Plan also includes projects to improve safe, multimodal connectivity so that residents can better access amenities within the TIF District, as well as investments in community centers, pavilions, community gardens, and green spaces. The East 205 TIF District Plan is consistent with this policy.

Subarea Policy VII: Mixed Eras Neighborhoods

Provide for the orderly development of new housing at urban densities and ensure that residential areas are served by convenient neighborhood commercial centers and transit.

Finding: The Mixed Eras Neighborhoods policy addresses the need for higher density housing, new and improved street connections, street design standards, and floodplain development requirements. The East 205 TIF District Plan does not amend the City's



zoning code, land use designations, development standards, nor does it affect programs related to street design. All future development within the TIF District will need to meet applicable current development standards. The East 205 TIF District Plan does support the creation of high-density housing, commercial, and mixed-use development so that more people can live closer to transit and to goods, services, and amenities that meet their daily needs. The East 205 TIF District Plan is consistent with this policy.

Subarea Policy VIII: Mt. Scott/Johnson Creek

Protect the natural character of the area while providing for orderly urban development. Provide for the recreational needs of this newly developing area and locate new housing opportunities near Powell Butte.

Finding: The Mt. Scott/Johnson Creek policy provides guidance for increased urban development of environmentally constrained areas within the Johnson Creek watershed, the protection of natural and scenic corridors, and improved public access to natural and recreation areas. The East 205 TIF District Plan does not amend the City’s zoning code, land use designations, development standards, including the protection of environmental resources. All future development within the TIF District will need to meet applicable current development standards. The East 205 TIF District Plan does support the creation of high-density housing, commercial, and mixed-use development so that more people can live closer to transit and to goods, services, and amenities that meet their daily needs. The Plan also includes proposed investments in community centers, pavilions, community gardens, and green spaces. The East 205 TIF District Plan is consistent with this policy.

Hazelwood Community Plan

Policies

Policy 2: Economic Development

Preserve and enhance the commercial viability of businesses within Hazelwood by stimulating business growth, investment, and a high level of livability.

Finding: This policy addresses the desire to stabilize and retain existing businesses, create pedestrian-friendly environments, and the location of retail and wholesale car lots. The East 205 TIF District Plan does not amend the City’s zoning code, land use designations, or development standards. All future development within the TIF District will need to meet applicable current development standards.

The TIF District Plan’s economic development proposed projects/major activities aim to retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. Some of the projects that are eligible for funding in this category include:



- ◆ Predevelopment to support future commercial, market rate residential, and mixed-use development.
- ◆ Land acquisitions and land banking for future commercial and mixed-use purposes.
- ◆ Commercial, mixed-use development, redevelopment and renovation, which could include but is not limited to:
 - Building façade improvements
 - Building repairs and upgrades
 - Climate, resilience and community solar projects
 - Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way
 - Permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits.
- ◆ Arts and culture assets and amenities
- ◆ District signage that serves the greater purpose of the TIF District, including multi-lingual signage and directional signage to local businesses.

The projects in the East 205 TIF District Plan will support economic development by increasing feasibility for commercial development and increasing housing capacity in the TIF District so that more residents can live close goods, services, and amenities. The East 205 TIF District Plan is consistent with Policy 2.

Policy 3: Recreation and the Environment

Promote recreational opportunities in parks, scenic areas, and open spaces in and around Hazelwood.

Finding: The East 205 TIF District Plan will authorize funding for new natural areas, parks, and investments in safe, multimodal transportation projects that improve connectivity to parks throughout the TIF District. The East 205 TIF District Plan is consistent with Policy 3.

Policy 4: Transportation

Improve accessibility in, around, and through Hazelwood. Develop, improve, and expand paths, trails, and streets that serve as links between recreational, commercial, and residential areas while maintaining the livability of residential areas.

Finding: The East 205 TIF District Plan authorizes funding for as transportation projects that improve pedestrian and bicycle safety and connectivity, enhance accessibility, and prioritize pedestrian-scale lighting. These improvements will improve safe, multimodal connectivity for residents to access goods, services, and amenities that meet their daily needs. The East 205 TIF District Plan is consistent with Policy 4.



Policy 7: 122nd Avenue Subarea

Ensure that 122nd Avenue commercial area develops in a nodal pattern to maintain the quality of adjacent neighborhoods and enhance the pedestrian and bicycle-friendly nature of areas in-between commercial nodes.

Finding: Policy 7 highlights the role of 122nd Avenue as a major traffic and transit street and the desire to locate a mix of housing types along the corridor to increase transit use and support local businesses. The East 205 TIF District Plan supports the creation and redevelopment of high-density housing, commercial, and mixed-use development so that more people can live close to transit, shop close to transit within the TIF District, support transit service, and enhance business district vitality. The East 205 TIF District Plan is consistent with Policy 7.

Mill Park Neighborhood Plan

Policies

Policy 3: Parks and Public Spaces

Promote and improve public institutions and open spaces within Mill Park and increase the numbers of services currently available to residents of Mill Park.

Finding: The East 205 TIF District Plan will authorize funding for new natural areas, parks, and public spaces including community centers, pavilions, and community gardens. The East 205 TIF District Plan is consistent with Policy 3.

Policy 4: Economic Development

Attract businesses to the Mill Park neighborhood which will help promote a sense of cooperation between them and the neighborhood residents.

Finding: Policy 4 addresses a desire to establish a neighborhood business association and attracting neighborhood-type businesses to Mill Park. The East 205 TIF District Plan does not affect the City's programs to support neighborhood business associations. The Plan's proposed economic development projects aim to retain, create, and expand economic opportunities through investments in commercial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities, especially existing businesses located within the TIF District boundary, and new businesses being started by community members with ties to the East 205 area and surrounding neighborhoods. The East 205 TIF District Plan is consistent with Policy 4.



Centennial Neighborhood Plan

Policies

Policy 1: Business Development

Encourage and support businesses which enhance the neighborhoods.

Finding: The East 205 TIF District Plan’s proposed economic development projects aim to retain, create, and expand economic opportunities through investments in commercial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to:

- ◆ Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities, especially existing businesses located within the TIF District boundary, and new businesses being started by community members with ties to the East 205 area and surrounding neighborhoods.
- ◆ Support development, redevelopment and renovation activities that help stabilize existing businesses, prevent commercial displacement, and support inclusive growth.

The East 205 TIF District Plan is consistent with Policy 1.

Policy 3: Environment and Parks

Protect, preserve, and enhance parks, natural areas, and environmentally sensitive areas, such as; wooded areas, wetlands, wildlife habitats, wildlife corridors, steep slopes, and open spaces, in the Centennial neighborhood.

Finding: The City has an adopted Natural Resources Inventory (NRI) that supports activities identified in the City’s plans and programs for the management of natural resources and habitat areas. The City’s environmental overlay zone regulations are the implementing regulatory tools to preserve natural resources and their ecosystem services. The East 205 TIF District Plan does not amend either the NRI or the existing environmental zone regulations. The East 205 TIF District Plan will create a source of funding for new natural areas and parks within the District, which supports the implementation of this policy. The East 205 TIF District is therefore consistent with Policy 3.

Policy 6: Transportation

Upgrade the transportation system, and encourage the use of all forms of transportation, including alternative modes, in the Centennial neighborhood, making sure that they are compatible with one another and with the other goals of the plan.

Finding: The East 205 TIF District Plan envisions a District that has safe and accessible transportation options. The TIF District Plan will provide funding for projects that:



- ◆ Support new streets, street improvements, bike lanes.
- ◆ Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges.
- ◆ Prioritize connections and pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.

The housing and infrastructure investments described in the TIF District Plan encourage the use of alternative modes of transportation by allowing for more residents to locate in East 205 TIF District and improving safe, multimodal connections to goods and services located within the District's commercial and employment areas. The East 205 TIF District Plan is consistent with Policy 6.

Powellhurst-Gilbert Neighborhood Plan

Policies

Policy 2: Parks, Trails, and Open Space

Ensure that parks, green spaces, open spaces, and other recreational and cultural opportunities of the Powellhurst-Gilbert neighborhood meet the needs of area residents and improve the neighborhood's appearance.

Finding: The East 205 TIF District Plan creates a source of funding for new natural areas, parks, and investments in safe, multimodal transportation projects that improve connectivity to parks throughout the TIF District. The TIF District Plan also includes proposed investments in placemaking, community gathering spaces, and signage that celebrate and represent Priority Communities. The East 205 TIF District Plan is consistent with Policy 2.

Policy 4: Housing and Neighborhood Livability

Improve the neighborhood and encourage and allow for diversity and density of housing within the neighborhood.

Finding: The East 205 TIF District Plan expands housing diversity by allowing significant new funding for the Portland Housing Bureau to use in the TIF District to create, preserve, and stabilize housing. This additional funding would allow Portland residents greater opportunity to access housing that suits their needs, preferences, and financial capabilities. Housing projects that support this policy include:

- ◆ Provide home repair assistance relating to life safety for low-income homeowners.
- ◆ Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).
- ◆ Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.



- ◆ Prioritize housing development for people experiencing houselessness, and provide limited resources for capital expenditures related to community services, including the creation of sanitation facilities (East 205 TIF District Plan, Section 4.2).

The East 205 TIF District Plan is consistent with Policy 4.

Policy 6: Economic Development

Improve, support, and create businesses that enhance the neighborhood and provide needed goods and services to residents.

Finding: The East 205 TIF District Plan’s proposed economic development projects aim to retain, create, and expand economic opportunities through investments in commercial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate. TIF-funded commercial projects will seek to provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities, especially existing businesses located within the TIF District boundary, and new businesses being started by community members with ties to the East 205 area and surrounding neighborhoods. The East 205 TIF District Plan is consistent with Policy 6.

