

2025

Insights & Indicators

ECONOMIC & URBAN
DEVELOPMENT IN PORTLAND



2025

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**ECONOMIC & URBAN
DEVELOPMENT IN PORTLAND**



Prosper Portland is the economic and urban development agency for the city of Portland. In its economic development capacity, Prosper Portland carries out programs that support small businesses and traded sector industries, improve access to workforce training, and create jobs. As the City's urban development agency, Prosper Portland invests resources to advance small business, commercial, and mixed-use projects within Tax Increment Finance districts and citywide. Our mission is to create economic growth and opportunity for Portland. Our vision is to make Portland one of the most globally competitive, healthy, and equitable cities in the world. We collaborate with business and community partners to create a competitive, innovative economy with widely shared prosperity.

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Foreword from Board Chair Gustavo Cruz & Executive Director Cornell Wesley

Dear Portlanders,

We are pleased to present Prosper Portland's second annual report on economic conditions in Portland and Prosper Portland's work to drive inclusive economic growth. This report provides a clear set of data on the city's economic landscape and explores both the opportunities and challenges. The insights here are meant to inform and inspire all who share in the work of shaping Portland's next chapter.

This year's Insights & Indicators (I&I) report uses key indicators from 2023, 2024, and 2025 as they compare to identified peer cities and as they have evolved over the past decade. Focusing specifically on the conditions within the city, the analysis looks at districts, neighborhoods, populations, and demographics at a granular level, complementing work that examines economic trends at the regional level.

Portland is at a pivotal moment in its economic story. Despite the serious regional, statewide, and federal economic issues that present real challenges for the city's recovery, we believe this

is a moment of opportunity for Portland. The same conditions that present a challenge for our real estate market also present opportunities for businesses to expand or enter the market that would not have been able to do so. The city is well-positioned to leverage its distinctive assets. Portland's entrepreneurial spirit, creative industries, and culture of collaboration remain powerful engines for progress. Collectively, we have the opportunity and ability to ensure Portland can thrive economically while remaining true to our values of equity, innovation, and sustainability.

This report also details the impact of Prosper Portland's investments within Tax Increment Finance (TIF) Districts, strategic support of the full spectrum of economic development, our portfolio of loan and grant programs, and the success of our local events and film initiatives. The I&I report also presents an opportunity to review Advance Portland: A Call to Action for Inclusive Economic Growth, the city's five-year economic development strategy.

Although this report is a look back at our recent work, it is also a moment to look forward. This period of transition has created an environment in which innovation and resilience are essential to the city's economic future. Similarly, we share a commitment to leading the work of the agency along with a fresh perspective and vision for strengthening Portland's economic foundation. Coupled with strong existing relationships with an array of partners, this offers a rare opportunity to align strategy, priorities, and tactics around a shared commitment to inclusive and sustainable growth. We appreciate the leadership of Governor Kotek and Mayor Wilson as they chart a course forward for the city and the state with a clear focus on economic development. We look forward to working alongside them to implement Oregon's Prosperity Roadmap and update Advance Portland.

Our sincere appreciation to the Prosper Portland Board of Commissioners, Mayor Wilson, City Council, new City Administrator Raymond Lee, and Deputy City



Administrator Donnie Oliveira for their leadership and partnership in this critical work. A heartfelt thank you also to the staff of Prosper Portland for their professionalism and tireless commitment to advancing inclusive economic growth in the city we all love.

Sincerely,

Gustavo J. Cruz, Jr.
Board Chair

Cornell Wesley
Executive Director

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Executive Summary

This is the second annual Insights & Indicators report, providing an overview of recent economic and demographic trends in the city of Portland, looking at key economic indicators in 2023, 2024, and 2025 as they compare to peer cities and have evolved over the last decade.

This report also provides a summary of Prosper Portland's recent economic and urban development work, including the implementation and impact of Advance Portland, the City of Portland's five-year economic development strategy, the administration of Tax Increment Finance (TIF) districts, and programmatic response to economic challenges and opportunities presented by the pandemic and recent economic trends. New for this year, the report breaks out economic data and programs by Council districts and newly formed TIF districts.

Economic & Demographic Trends

The 2025 Insights & Indicators Report finds the Portland economy has strong fundamentals yet experiences persistent economic headwinds in the post-pandemic environment. Earnings for Portland workers are relatively high compared to other major US cities and have increased by 17% over the last ten years. Portland has also enjoyed significant growth in the number of college graduates and workforce participation rates, while the poverty rate has declined.

Concerning economic trends are nonetheless visible across multiple indicators. Employment in the city of Portland has not recovered from the pandemic, declining in both 2023 and 2024 and is on trend to do so again in 2025. Vacancy rates for office and retail properties

have noticeably increased over the past five years. Preliminary data for 2024 and 2025 show new Portland residential building permit activity at historically low levels, comparable with what we saw during the housing crisis associated with the Great Recession in 2010 and 2011.

Portland's population, like much of the region, has shown essentially no growth since 2020. This concerning trend is explained by rapidly changing demographics. The number of children in Portland declined by 15% from 2019 to 2024. This change in households with children was offset by a 17% increase in single-person households over the same period. While Portland is becoming considerably more racially and ethnically diverse, it still ranks among the least diverse populations in major US cities. In 2023, the share of the population identifying as Black, Indigenous, or other People

of Color (BIPOC) was 36%. From 2018 to 2023, the BIPOC community increased by 22%.

The Central City has enjoyed the fastest population growth in Portland, representing the clear majority of net population increase since 2018, with the working age population growing by 34%. The high concentration of college graduates in the Central City explains the high earnings level of Central City residents, which has grown by 18% since 2013 to \$102,335 in 2023. However, the business environment in the Central City has been particularly impacted in recent years. Total employment in the Central City declined by 9% from 2019 to 2024, with small businesses particularly affected. Perhaps most concerning, vacancy rates for office and retail space in the Central City skyrocketed from 10% in 2017 to 38% in Q2 of 2025.

Programmatic Response

In response to the current economic context, the City Council adopted *Advance Portland: A Call to Action for Inclusive Economic Growth* in April 2023 as the five-year economic development strategy. Advance Portland outlines a collaborative strategy to create a prosperous, vibrant, and healthy city for all Portland's residents and businesses. The goal of the 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.

Advance Portland envisions Portland's neighborhoods and commercial districts as vibrant, prosperous, and inclusive places. In 2024, following a year of work with the community, the Prosper Portland Board and City Council established six new Tax Increment Finance (TIF) districts that will bring more than \$2.5 billion of investment

over the next 30 years to spur economic growth, create jobs, and invest in a range of housing options in both the Central City and East Portland. These outcomes are accomplished through development strategies and investments that are tailored to community priorities, community-centered public/private partnerships that increase mixed-income housing accompanied by new entrepreneurial uses, and community events, celebrations, and activations.

Prosper Portland supports the Advance Portland strategy through traded sector business development, small business programs, workforce development, access to capital, and real estate development investments. Loan and grant programs supported nearly 400 businesses and non-profit organizations in Portland with options tailored to various needs and stages of business growth and the development process.

In the past year, more than 380 businesses were supported through retention and expansion projects, and the Office of Events and Film provided \$1 million in funding for local events and activations.

Prosper Portland is committed to promoting equitable wealth creation by providing capital, technical support, and partnership to small business owners and entrepreneurs as they start and grow businesses. Through the support provided by our key community partners, 1,630 small businesses received tailored technical assistance in FY 2024–25.

In addition to supporting small businesses, growing a strong economy requires focus on improving workforce connections and inclusion by increasing employer-led programs and more inclusive hiring, training, and promotion practices. Through Prosper Portland's workforce and internship partners, nearly

1,695 workers had access to necessary training, skill building, and connections. Through Portland Means Progress, local companies that sell goods and services outside of the region became more competitive, diverse, and inclusive.

In this and future reports, Prosper Portland will continue to track and report on economic and demographic conditions in the city. This will also provide an opportunity to assess the impact of Advance Portland against the baselines established in this report, making sure that the agency's work—including the implementation of newly created TIF districts—continues to be responsive to the needs articulated by City Council and the community.

Prosper Portland Programs & Investments FY 24-25

\$37M

in grants and loans approved or awarded to local businesses and non-profits

Grants & Loans

Nearly 400 businesses and non-profits were served through the agency's operating capital and commercial property loans as well as grant programs to support brick and mortar improvements and operating needs, both in Tax Increment Finance districts and citywide.

\$56M

spent and invested locally by E-Zone participants

Enterprise Zone

The Enterprise Zone (E-Zone) Program is a state economic development program administered by Prosper Portland on behalf of the City of Portland that allows property tax exemptions for up to five years in exchange for job creation and public benefits.

The E-Zone Program helps incentivize the creation of quality jobs by offering local property tax exemptions to firms that invest in new construction and personal property.

\$1M

local event funding

Events

Public and private partnerships activate neighborhoods. Prosper Portland is proud to support the city's dynamic events and film industry. By investing in creativity and culture, they help build healthy communities—and a more vibrant Portland.

1,630

small businesses served

Small Business Support

Through the Office of Small Business and our community partners, Prosper Portland delivers small business advising to emerging and growing local small businesses.

Entrepreneurs receive tailored support to access loans and grants, gain foundational business skills, and strengthen their existing business operations.

1,695

participants in workforce development programs

Support to Workers

Prosper Portland partners with key workforce development providers to deliver targeted training and skill-building to help participants better connect to jobs. The programming offered aims at benefiting low-income Portlanders to gain career pathway jobs.

Prosper Portland Governance & Structure

Prosper Portland focuses on building an equitable economy by carrying out a comprehensive range of economic development programs that support small business, improve access to workforce training, and create jobs for Portland residents. Prosper Portland works with partners to drive public attention and resources to different areas of the city, which helps Portland realize capital projects—parks, streetscape improvements, community centers—that would not happen on their own, making it a better place to live for all Portlanders.

Prosper Portland was first established as the Portland Development Commission by citywide vote in 1958. This vote chartered a legally distinct government entity administered as a separate authority from the City of Portland and governed by a five-

member volunteer Board of Commissioners made up of local citizens appointed by the Mayor and approved by City Council. City Council is also responsible for reviewing and approving urban renewal districts (known as Tax Increment Financing, or TIF districts), bond sales, and certain major projects following approval by the Prosper Portland Board, as well as the agency's annual budget.

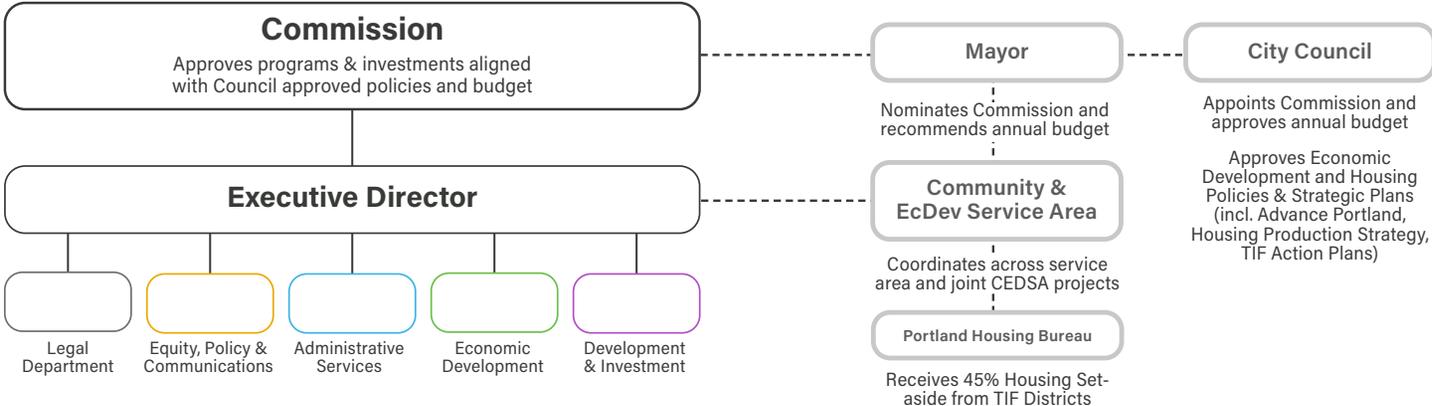
Prosper Portland's structure offers a greater degree of coordination than other major cities where urban development, economic development, and redevelopment issues are dispersed among several agencies. Prosper Portland's reporting structure—to its Board rather than directly to the Mayor or other City Councilors—was created to allow the agency to implement programs and focus resources and respond quickly to community needs.

Prosper Portland's day-to-day functions are carried out through its Executive Director, Leadership Team with several department directors, managers, and support staff. Prosper Portland has a staff of approximately 100 who work in teams to deliver the full range of services Prosper Portland offers throughout the city.

Funding

Prosper Portland's property redevelopment projects and programs are primarily funded by debt proceeds generated through the use of Tax Increment Financing (*see p. 87*). Additional funding for citywide economic development projects and programs comes from City of Portland General Fund allocations, federal and other grants, program income earned on asset management, contracts for services, and lending agreements.

Prosper Portland Governance City Charter Section 15



1

Economic Indicators



Peer Cities & National Context

Peer Cities & Broader National Context

Examining Portland in larger context allows us to better understand our economic strengths and challenges. Portland experienced extended economic growth in the decade prior to the pandemic. While Portland is still a high-income city with a highly educated workforce, economic momentum in Portland has slowed dramatically since 2019.

By summer 2025, Multnomah County has about 90,000 fewer jobs than expected if the county continued to follow the 2018 and 2019 employment growth trend of 1.7% a year.

Strengths

- The Gross Domestic Product (GDP) for the Portland Metropolitan Statistical Area (MSA) has recovered from the effects of the pandemic, a trend similar to the United States as a whole.
- 8.6 million passengers arrived at Portland International Airport in 2024. This represents an increase of 20% from 2022.
- Portland's poverty rate has decreased from 18% in 2018 to 13% in 2024.
- Portland's workforce participation rate increased from 81% to 85% between 2015 and 2024. This rate is 5 percentage points higher than the rest of the United States.

Challenges

- Job recovery post-pandemic varies across industries. Compared to 2019, the sectors that have struggled the most to recover employment include manufacturing, retail, hotels, bars, and restaurants. Compared to the rest of the United States, Portland's job losses in leisure and hospitality employment since 2020 are significant.
- Residential building permits in the city of Portland were in line with peer cities in 2022 and 2023. However, preliminary data for FY2023-24 and 2024-25 show that Portland residential permits have declined significantly, and Portland is underperforming most peer cities while housing construction is at historically low levels.
- Portland's Central City has experienced the bulk of the decline in small business employment in the city, declining by 10% between 2019 and 2023. In 2024, small business employment grew 3% in the Central City, the first year of growth since 2017. The challenge moving forward will be to sustain the modest growth seen in 2024.

Why These Cities?

The peer cities were selected based on three variables: population, income, and education.

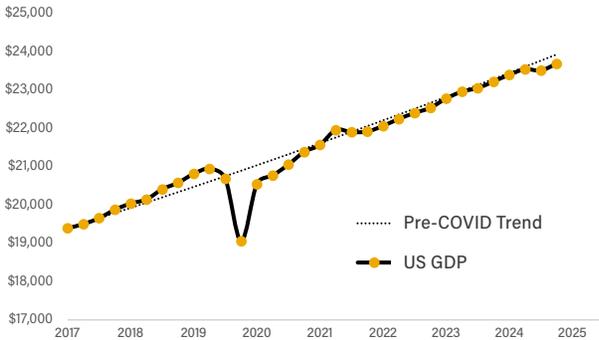
Among the 50 largest US cities, Portland ranked 28th in population in 2024, has the 11th highest median income and the 10th highest share of the population with a college degree.

The peer cities are the nine large cities that are nearest to Portland on those metrics. This allows for better comparisons when evaluating Portland's economy.



Gross Domestic Product

FIG. 1.01 United States GDP 2017 to Q2 2025
Inflation Adjusted 2017 Billion \$

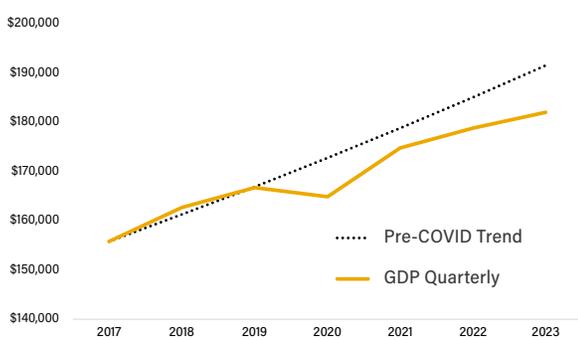


As of Q2 2025, the US Gross Domestic Product (GDP) has fully recovered from the effects of the 2020 pandemic to a level of \$23.7 trillion (based on 2017 dollars). However, the US economy remains 1% below where it would be had the growth trends of 2018 and 2019 continued.

Sources :

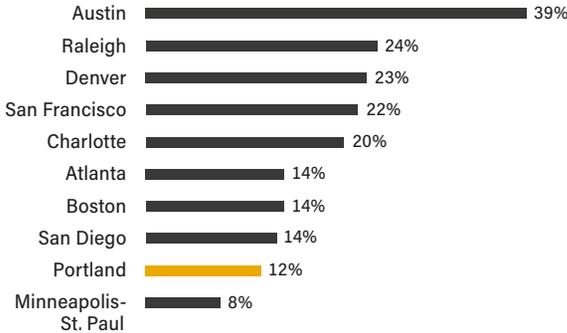
fred.stlouisfed.org/series/GDPC1
fred.stlouisfed.org/series/RGMP38900

FIG. 1.02 Portland MSA GDP 2017 to 2023
Inflation Adjusted 2017 Million \$



The 2023 GDP for the Portland Metropolitan Statistical Area (MSA) shows that the regional economy has also recovered from the 2020 pandemic. Similar to the US economy, the Portland MSA is 5% below where it would be had the growth trends of 2018 and 2019 continued.

FIG. 1.03 GDP Growth by MSA 2018 to 2023

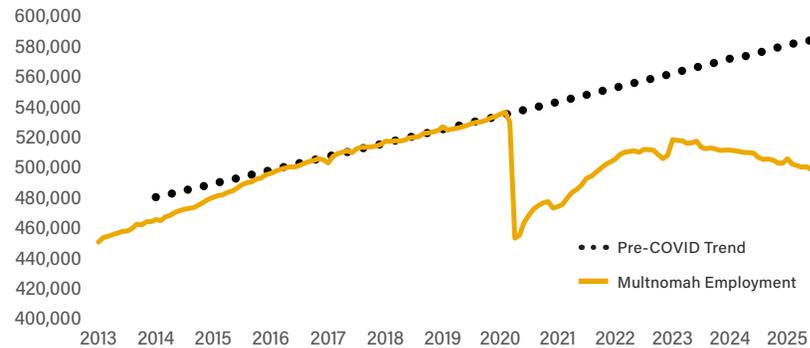


Comparing the Portland MSA GDP growth rate — adjusted for inflation — to peer regions, the Portland MSA economy grew by 12% from 2018 to 2023. Many of Portland’s peer MSAs grew at a similar rate, although the Austin, Charlotte, Denver, San Francisco, and Raleigh regions enjoyed noticeably faster economic growth. Conversely, the Minneapolis–St. Paul MSA grew by just 8%.

Industry Composition & Trends

FIG. 1.04

Multnomah County Employment
2013 to July 2025



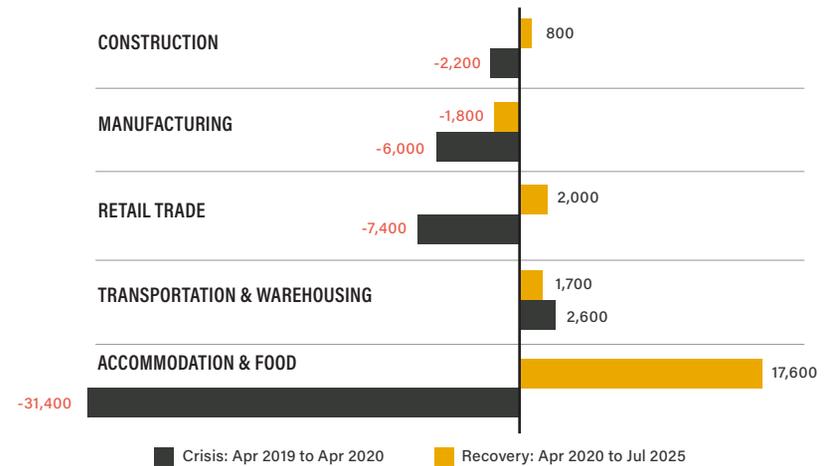
Multnomah County enjoyed impressive growth coming out of the Great Recession in 2010. In 2012, Portland led the state in economic recovery, with the strongest rate of job growth in Oregon. By 2015 and 2016, Multnomah County saw job growth rates of 3.5% a year—one of the fastest growth rates for a major city in the United States. By 2018, job growth had slowed to a more moderate 1.7% as the unemployment rate dropped below 4% and businesses struggled to find workers.

By July of 2025, Multnomah County has 89,000 fewer jobs than it would have had the county continued to follow the 2018 and 2019 job growth trend of 1.7% a year. Employment in the county has not recovered all the jobs lost in the 2020 pandemic. Employment has declined in the two years ending in the summer of 2025 by 17,200 jobs, representing a loss of slightly more than 3%.

Source: Current Employment Statistics, Oregon Employment Department

FIG. 1.05

Employment Recovery by Industry
April 2020 to July 2025

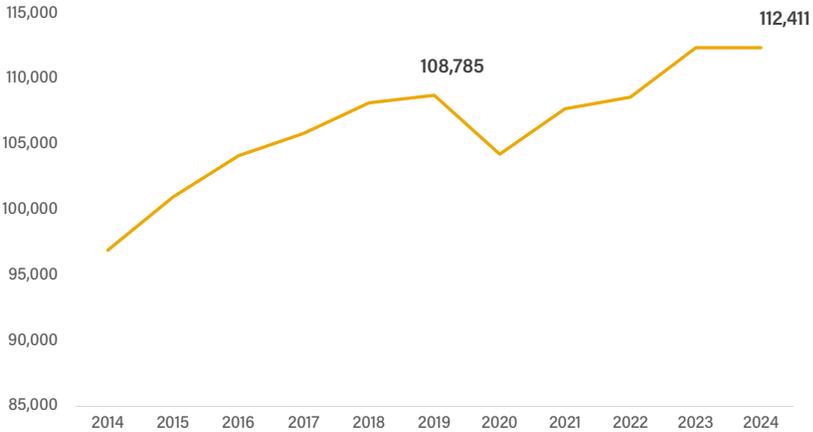


Job recovery from the pandemic varies across industries. The construction industry today has recovered only about one third of the 2,200 jobs lost in 2020. Alternatively, the transportation and warehousing sector saw a surge in employment during 2020 as consumers embraced online shopping, and the sector has continued to grow. The retail sector lost 7,400 jobs and has recovered only about one quarter of that loss. The manufacturing sector lost employment during COVID and has continued to see declines in employment.

The accommodation and food sector sustained the most job loss in 2020 and has to date only recovered about half of that lost employment. On net, the accommodation and food sector in the summer 2025 had 17% fewer jobs in Multnomah County compared to the summer of 2019. In contrast, this sector has fully recovered in employment nationally.

Small Business Health

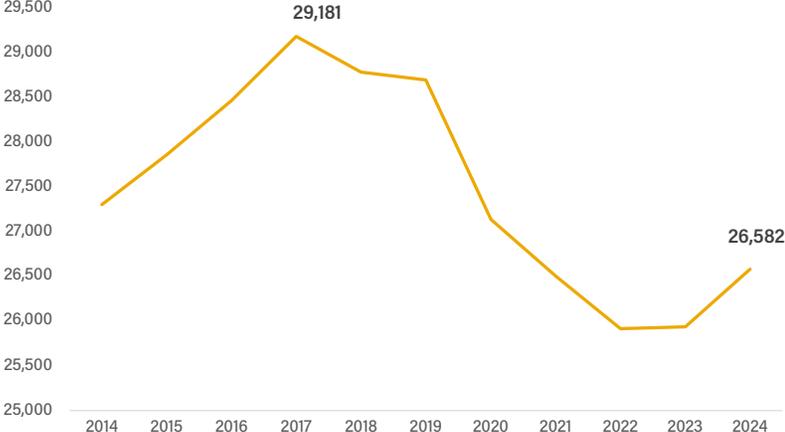
FIG. 1.06 Small Business Employment, City of Portland
2014 to 2024



Small business employment—firms with between 1 to 20 employees—declined by 4% in Portland in 2020. That decrease was fully recovered in 2021 and 2022 and grew to a new high in 2023, 3% above the previous peak in 2019. In 2024, there was no change in employment in small businesses compared to 2023.

Source: Oregon Employment Department, Quarterly Census of Employment and Wages

FIG. 1.07 Small Business Employment, Central City
2014 to 2024



Although overall small business employment has grown citywide since 2014, small business employment in Portland’s Central City declined by 11% between 2018 and 2022 and has been slow to recover.

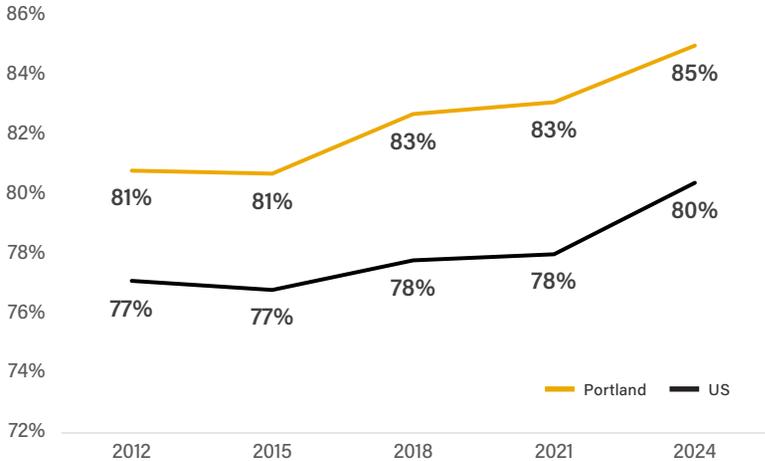
On net, 95% of the loss in small business employment from 2019 to 2022 occurred in the Central City, although notably small business employment in the Central City began declining in 2018 and 2019, before the pandemic.

In 2024, Central City employment grew by 3%, even as small business employment was flat in the city overall.

Workforce Participation Rate

FIG. 1.08

Portland Workforce Participation Rate
2012 to 2024

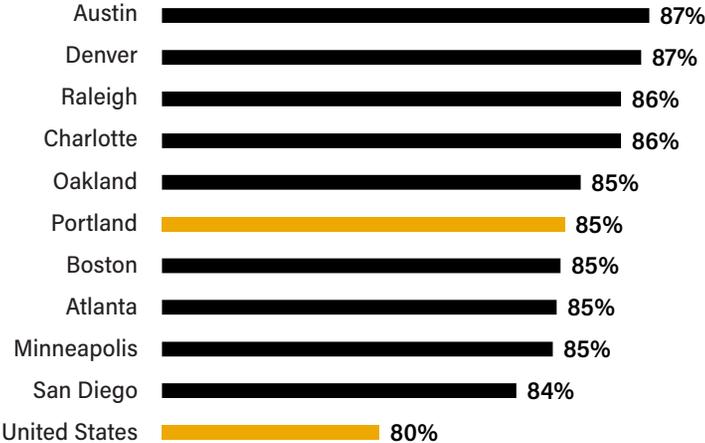


Portland’s workforce participation rate—among people aged 25 to 64—is 5 points higher than the rest of the United States.

Portland’s workforce participation rate increased from 81% to 85% between 2015 and 2024. The US participation rate also reached a historic high of 80% in 2024.

FIG. 1.09

Workforce Participation Rate by City
Age 25 to 64, 2024



Portland’s workforce participation rate in 2024 is comparable to peer cities, many of which experience higher participation rates than the United States as a whole. Despite leading the nation for workforce participation, Austin and Denver are only two percentage points higher than Portland.

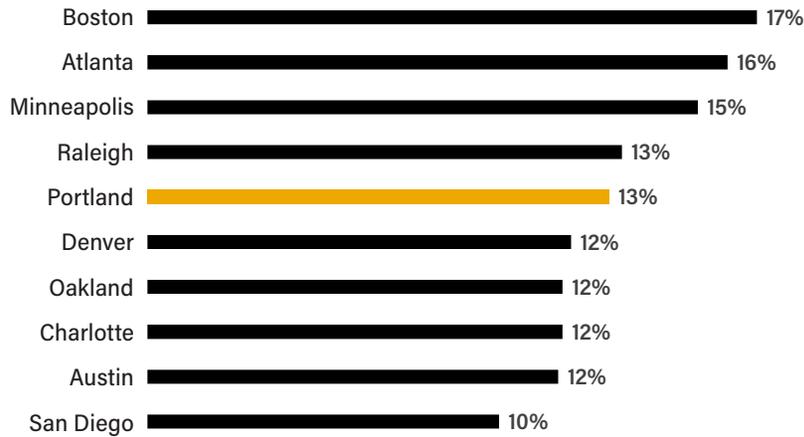
With unemployment rates in Portland at about 5%, job creation is primarily possible through just two avenues: population growth among working-age adults or an increase in workforce participation that is already at an historically high level.

Source: US Census, American Community Survey, 5-Year estimates, Table S2301

Poverty Rate

FIG. 1.10

Poverty Rate by City
2024



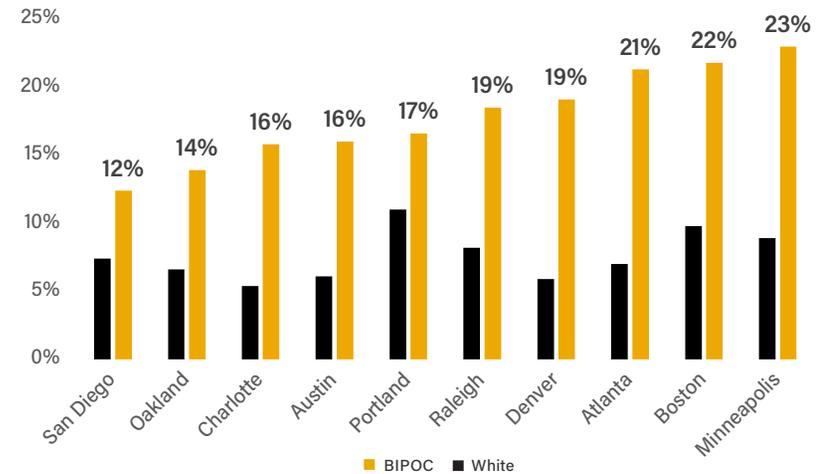
The Portland poverty rate was 13% in 2024, essentially unchanged from the pre-pandemic rate of 12% in 2019. Historically, Portland has suffered high poverty rates during times of recession. In 2011, during the worst of the Great Recession, the poverty rate in Portland reached a high of 20%. The pandemic's mild effect on the poverty rate is likely the result of the federal government expansion of unemployment benefits and rental assistance, direct checks to lower income individuals, and other programs designed to mitigate the economic effects of the pandemic.

The Portland poverty rate of 13% is close to the poverty rates of most peer cities with rates between 10% and 17%. However, three major US cities have poverty rates that are noticeably higher than Portland: Atlanta, Minneapolis, and Boston are all have rates in the range of 15% to 17%.

Source: US Census ACS 2023, Table S1701

FIG. 1.11

White & BIPOC Poverty Rate
2024

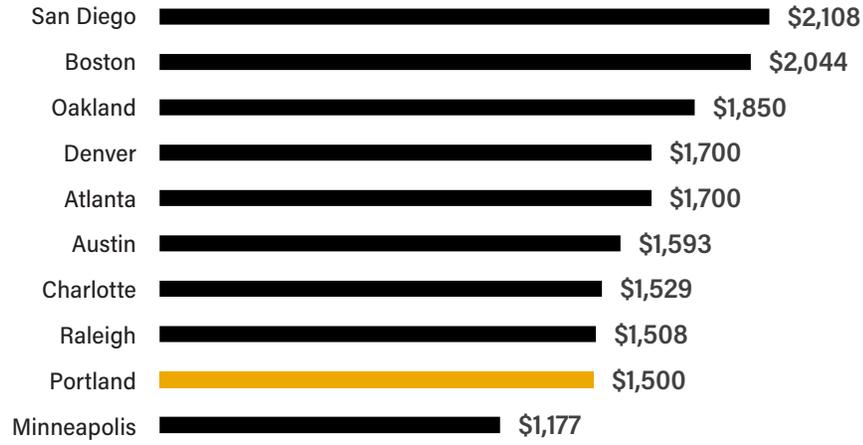


The poverty rate for Black, Indigenous, and all People of Color (BIPOC) in Portland is 17%, noticeably higher than the 11% rate for white, non-Hispanic Portland residents. However, this 6% poverty gap is lower than most peer cities. Oakland, Minneapolis, Denver, and Atlanta all have BIPOC poverty gaps of more than 12 percentage points or more.

Rent & Earnings

FIG. 1.12

Median Rent
1 Bedroom Apartment, 2024



In 2024, the median rent for a one-bedroom apartment in Portland was \$1,500. This was similar to housing costs in Raleigh and Charlotte. Three peer cities, San Diego, Boston, and Oakland had housing costs that were 20 to 40 percent higher than Portland. Only one city, Minneapolis, has significantly lower housing costs.

Portland's housing costs, adjusted for average earnings, are not particularly high compared to peer cities. The median earnings for a full-time worker in Portland were \$74,726 in 2024. Comparing rent figures with the earnings numbers, we would expect the average one-bedroom apartment to cost about 24% of the gross earnings for the average full-time Portland worker. Three peer cities, San Diego, Boston, and Charlotte all have housing costs that are at least 20 percent higher than Portland's—adjusting for average earnings in each city.

Source: : US Census, American Community Survey, 5-Year estimates, Table S2001 and B25031

FIG. 1.13

Median Rent as Share of Earnings
2024

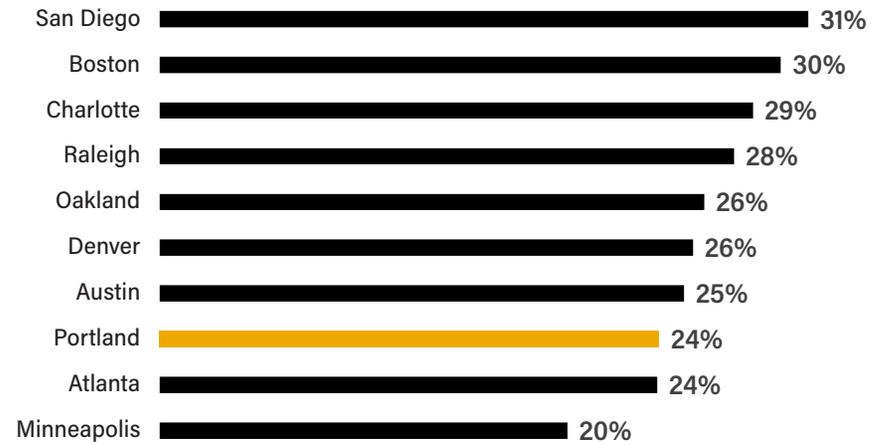
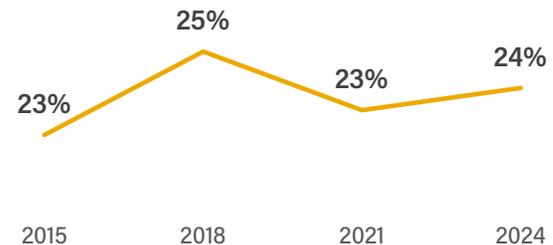


FIG. 1.14

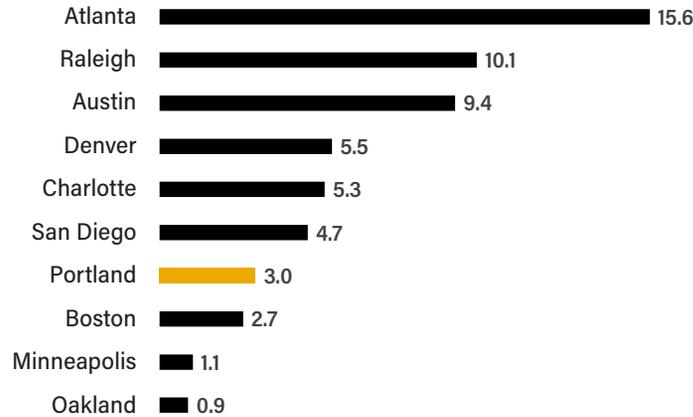
Median Rent as Share of Earnings
City of Portland, 2015 to 2024



Residential Building Permits

FIG. 1.15

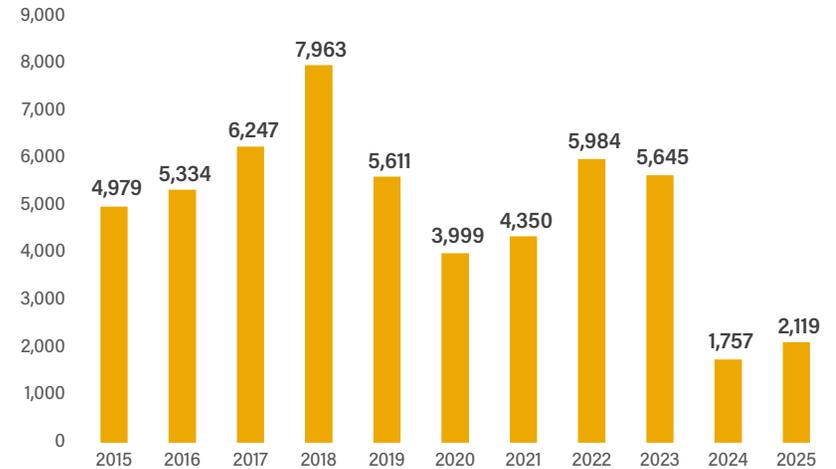
Residential Building Permits
Per Capita, 2024



In FY 2024/25, there were 2,119 residential unit construction permits filed in Portland, or about 3 permits for every 1,000 Portland residents. Only one of Portland's peer cities saw a similar level of residential construction, Denver. There were substantially higher levels of residential building activity in three peer cities, with three times as many permits per capita in Austin and Raleigh and five times as many permits in Atlanta.

FIG. 1.16

Residential Building Permits
City of Portland, FY 2015 to FY 2025



Coming out of the pandemic, there was a surge of residential construction activity in Portland in FY 2021/22 and FY 2022/23, similar to the levels seen in 2015, 2016, and 2017. However, preliminary data for 2024 and 2025 show new Portland Residential permits at levels comparable with the housing crisis associated with the Great Recession in 2010 and 2011.

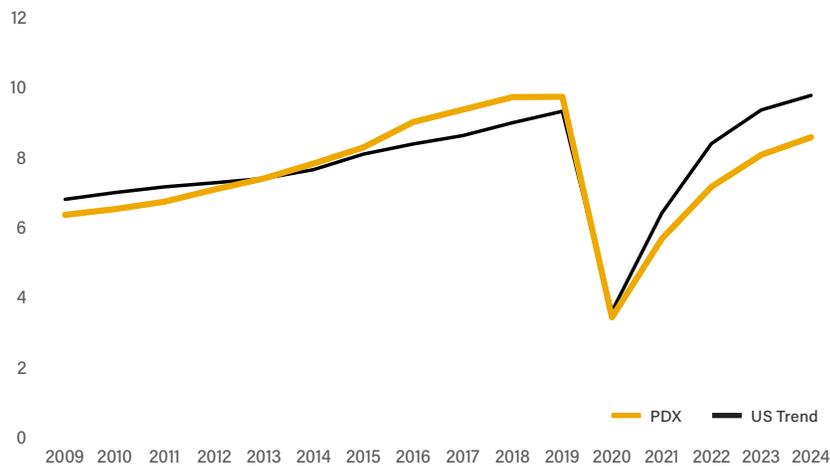
For comparison purposes, U.S. Department of Housing and Urban Development reports data for US cities using calendar years, while the Portland Permitting & Development Department reports data using fiscal years.

Source: www.huduser.gov/portal/datasets/socds.html and public.tableau.com/app/profile/kathy.lyndon/viz/DirectorsReport/DirectorsReportStory

Airport Passengers

FIG. 1.17

Airport Passengers (Millions)
2009 to 2024



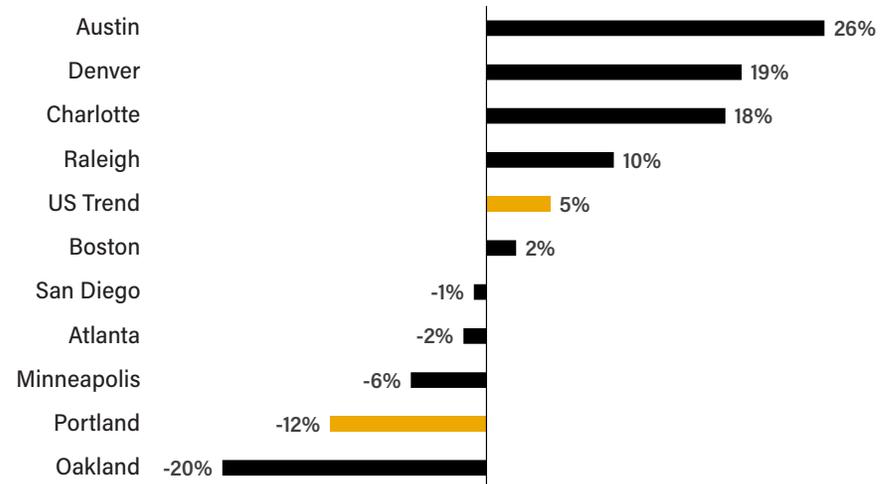
In 2024, 8.6 million passengers arrived at Portland International Airport. This represents an increase of 20% from 2022. Nationally, there were 693 million passenger arrivals at US airports in 2024, a 16% increase from 2022.

However, Portland’s traffic volume is still 12% lower than it was in 2019, while US airport traffic volume is up 5% from 2019 levels.

Source: Bureau of Transportation Statistics T-100 Market Data

FIG. 1.18

Change in Airport Passenger Arrivals
2019 to 2024



While Atlanta, Minneapolis, and Oakland also have seen a decline in traffic, most other peer cities have not seen a noticeable decline. Passenger traffic at the Austin, Denver, and Charlotte airports has increased by double digits since 2019.



Portlanders

Portlanders

By definition, a city is a place where people gather to be near other people. We gather in cities to buy goods and services, find a job, manage a company, and care for our family. While Portland enjoys high incomes and employment levels, examining trends at the neighborhood level shows wide diversity.

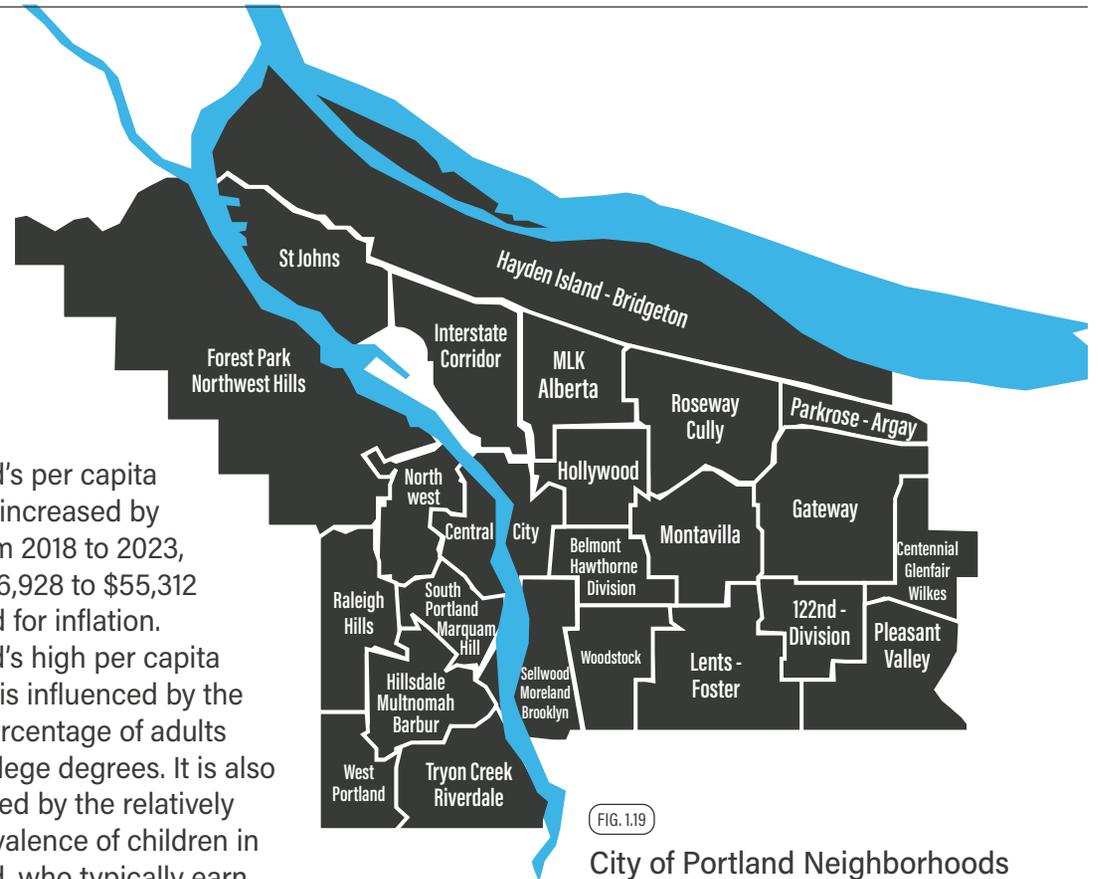
Portland's population, like much of the region, has shown essentially no growth since 2020. The number of children in Portland declined by 10% from 2018 to 2023. This change in households with children was offset by a large increase in single-person households over the same period.

While Portland is becoming considerably more racially and ethnically diverse, it still ranks among the least diverse populations in major US cities. In 2023, the share of the population identifying as Black, Indigenous, or other People of Color (BIPOC) was 36%. From 2018 to 2023, the BIPOC community grew by 41,669 to 230,345 citywide, an increase of 22% in five years. Changes in the design of US Census survey questions in 2020 may have played a role in this increase.

Central City has enjoyed the fastest population growth in Portland, representing the majority of Portland's population increase since 2018, with the working age population growing by 34%.

Portland's per capita income increased by 18% from 2018 to 2023, from \$46,928 to \$55,312 adjusted for inflation. Portland's high per capita income is influenced by the large percentage of adults with college degrees. It is also influenced by the relatively low prevalence of children in Portland, who typically earn no income.

At \$41,788 per capita, income among Portland's BIPOC residents is noticeably lower than the citywide figure of \$55,312. However, this gap has narrowed since 2018. Portland's BIPOC per capita income increased by 39% from 2018 to 2023, as the overall level for the city increased by 18%.



This section does not break out economic data for Swan Island. There are no residents on Swan Island, therefore no economic data available relating to demographics, workforce, poverty, income, etc.

Population Growth

TABLE 1.01

Neighborhood	Population 2013	Population 2018	Population 2023	Change 2013-2018	Change 2018-2023
122nd-Division	21,599	25,136	23,820	16% ↑	-5% ↓
Belmont-Hawthorne-Division	28,167	31,736	30,718	13% ↑	-3% ↓
Centennial-Glenfair-Wilkes	28,616	30,263	28,964	6% ↑	-4% ↓
Central City	29,569	35,418	44,840	20% ↑	27% ↑
Forest Park-Northwest Hills	9,066	9,243	9,639	2% ↑	4% ↑
Gateway	50,841	51,397	50,558	1% ↑	-2% ↓
Hayden Island-Bridgeton	6,662	6,967	7,330	5% ↑	5% ↑
Hillsdale-Multnomah-Barbur	20,360	22,094	21,360	9% ↑	-3% ↓
Hollywood	32,074	33,379	32,381	4% ↑	-3% ↓
Interstate Corridor	42,604	47,458	44,186	11% ↑	-7% ↓
Lents-Foster	48,722	51,397	50,277	5% ↑	-2% ↓
MLK-Alberta	31,786	34,620	37,499	9% ↑	8% ↑
Montavilla	36,093	38,871	37,897	8% ↑	-3% ↓
Northwest	20,829	23,520	25,496	13% ↑	8% ↑
Parkrose-Argay	13,162	13,095	12,725	-1% ↓	-3% ↓
Pleasant Valley	16,218	16,959	17,091	5% ↑	1% ↑
Raleigh Hills	14,550	14,749	14,962	1% ↑	1% ↑
Roseway-Cully	32,498	34,576	37,738	6% ↑	9% ↑
Sellwood-Moreland-Brooklyn	17,374	18,702	20,654	8% ↑	10% ↑
South Portland-Marquam Hill	13,422	14,740	16,191	10% ↑	10% ↑
St. Johns	29,941	31,852	30,995	6% ↑	-3% ↓
Tryon Creek-Riverdale	10,690	11,391	12,104	7% ↑	6% ↑
West Portland	13,173	14,215	13,571	8% ↑	-5% ↓
Woodstock	24,718	26,736	26,581	8% ↑	-1% ↓
Portland Citywide	594,687	639,387	642,715	8% ↑	1% ↑

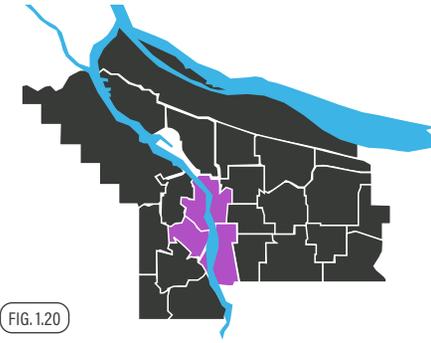


FIG. 1.20

Three of Portland's neighborhoods grew by 10% or more from 2018 to 2023.

Portland experienced strong population growth of 8% from 2013 to 2018, followed by much slower growth of just 1% since 2018. About half of Portland's neighborhoods have declined in population since 2018. Six of Portland's neighborhoods grew by 10% or more from 2013 to 2018, with only three Portland neighborhoods (Central City, Sellwood-Moreland-Brooklyn, and South Portland-Marquam Hill) experiencing similar growth between 2018 and 2023. The majority of Portland's growth since 2018 has been in the Central City.

Source :

US Census, American Community Survey, 5 Year Estimates, Table DP05

Households

TABLE 1.02

Neighborhood	Households 2013	Households 2018	Households 2023	Change 2013-2018	Change 2018-2023
122nd-Division	8,116	8,633	8,432	6% ↑	-2% ↓
Belmont-Hawthorne-Division	13,730	14,956	14,850	9% ↑	-1% ↓
Centennial-Glenfair-Wilkes	10,650	11,005	10,024	3% ↑	-9% ↓
Central City	21,165	23,724	28,623	12% ↑	21% ↑
Forest Park-Northwest Hills	3,712	3,903	3,888	5% ↑	0% ↔
Gateway	19,904	20,261	20,520	2% ↑	1% ↑
Hayden Island-Bridgeton	2,938	3,111	3,005	6% ↑	-3% ↓
Hillsdale-Multnomah-Barbur	9,407	9,585	9,877	2% ↑	3% ↑
Hollywood	15,058	15,948	15,860	6% ↑	-1% ↓
Interstate Corridor	18,453	20,692	20,334	12% ↑	-2% ↓
Lents-Foster	19,584	20,363	20,264	4% ↑	0% ↔
MLK-Alberta	13,386	13,972	15,449	4% ↑	11% ↑
Montavilla	16,069	16,703	16,586	4% ↑	-1% ↓
Northwest	13,307	15,270	16,261	15% ↑	6% ↑
Parkrose-Argay	5,634	5,668	5,365	1% ↑	-5% ↓
Pleasant Valley	5,473	5,670	5,465	4% ↑	-4% ↓
Raleigh Hills	6,187	6,407	6,347	4% ↑	-1% ↓
Roseway-Cully	13,961	13,979	16,048	0% ↔	15% ↑
Sellwood-Moreland-Brooklyn	8,596	8,941	9,483	4% ↑	6% ↑
South Portland-Marquam Hill	7,792	8,708	8,669	12% ↑	0% ↔
St. Johns	11,212	11,893	12,040	6% ↑	1% ↑
Tryon Creek-Riverdale	3,989	4,123	4,281	3% ↑	4% ↑
West Portland	6,106	6,109	5,880	0% ↔	-4% ↓
Woodstock	10,698	11,009	10,789	3% ↑	-2% ↓
Portland Citywide	266,581	282,139	304,113	6% ↑	8% ↑

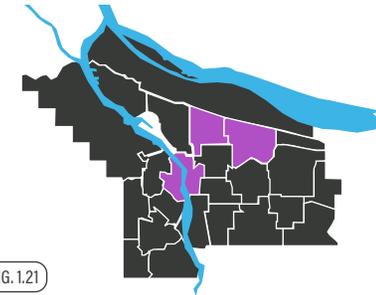


FIG. 1.21

Central City, MLK-Alberta and Roseway-Cully experienced household growth of 10% or more from 2018-2023.

Occupied households increased in Portland by 8% from 2018 to 2023, even as the population grew by just 1%. This discrepancy is explained by the growth of single-person households and the decline of households with children. The number of children in the city of Portland declined by 10% from 2018 to 2023. This change in households with children was offset by a large increase in single-person households over the same period.

Central City, where homes with children are rare, grew households the fastest, with 21% growth, and two neighborhoods experienced household growth of 10% or more: MLK-Alberta and Roseway-Cully (bolded in table).

Source :

US Census, American Community Survey, 5 Year Estimates, Table S1901

Working Age Population

TABLE 1.03

Neighborhood	Working Age Population 2013	Working Age Population 2018	Working Age Population 2023	Change 2013-2018	Change 2018-2023
122nd-Division	11,727	13,840	13,042	18% ↑	-6% ↓
Belmont-Hawthorne-Division	19,800	22,506	21,565	14% ↑	-4% ↓
Centennial-Glenfair-Wilkes	15,702	16,478	15,947	5% ↑	-3% ↓
Central City	18,996	22,774	30,553	20% ↑	34% ↑
Forest Park-Northwest Hills	5,684	5,377	5,858	-5% ↓	9% ↑
Gateway	26,113	27,725	28,572	6% ↑	3% ↑
Hayden Island-Bridgeton	4,284	4,527	4,442	6% ↑	-2% ↓
Hillsdale-Multnomah-Barbur	13,017	13,021	12,505	0% ↔	-4% ↓
Hollywood	20,508	21,746	19,779	6% ↑	-9% ↓
Interstate Corridor	28,366	32,559	30,320	15% ↑	-7% ↓
Lents-Foster	29,854	32,095	31,291	8% ↑	-3% ↓
MLK-Alberta	21,058	22,865	24,302	9% ↑	6% ↑
Montavilla	22,530	24,772	24,555	10% ↑	-1% ↓
Northwest	14,527	16,855	17,660	16% ↑	5% ↑
Parkrose-Argay	7,162	7,514	6,569	5% ↑	-13% ↓
Pleasant Valley	8,657	9,084	9,040	5% ↑	0% ↔
Raleigh Hills	8,055	8,120	7,919	1% ↑	-2% ↓
Roseway-Cully	19,964	20,632	23,493	3% ↑	14% ↑
Sellwood-Moreland-Brooklyn	11,555	12,203	13,055	6% ↑	7% ↑
South Portland-Marquam Hill	8,816	9,004	9,632	2% ↑	7% ↑
St. Johns	16,560	17,380	18,082	5% ↑	4% ↑
Tryon Creek-Riverdale	5,643	5,863	5,615	4% ↑	-4% ↓
West Portland	8,013	8,087	7,532	1% ↑	-7% ↓
Woodstock	14,762	16,393	15,955	11% ↑	-3% ↓
Portland Citywide	363,089	393,142	395,332	8% ↑	1% ↑

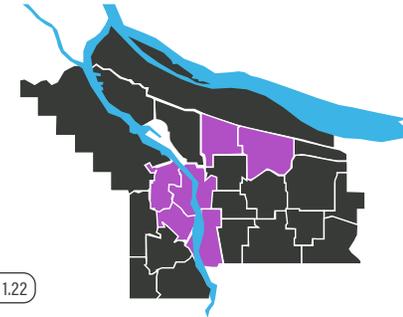


FIG. 1.22

In addition to the Central City, five neighborhoods saw noticeable growth since 2018.

Portland experienced strong growth in the working age population aged 25 to 64 from 2013 to 2018, with dramatic slowing since 2018. More than half of Portland's neighborhoods saw a decline in this demographic since 2018. Some of this demographic shift is a result of "baby boomers" aging out of the workforce.

Most of Portland's growth in this age demographic since 2018 has been in the Central City. In 2023, 8 percent of Portland's working age population lived in the Central City, up from 5 percent in 2013. Outside of the Central City, five neighborhoods saw noticeable growth: Forest Park-Northwest Hills, MLK-Alberta, Roseway-Cully, Sellwood-Moreland-Brooklyn and South Portland-Marquam Hill (bolded in table).

Source :

US Census, American Community Survey, 5 Year Estimates, Table S2301
Age 25 to 64 years

College Graduates

TABLE 1.04

Neighborhood	College Graduates 2013	College Graduates 2018	College Graduates 2023	Change 2013-2018	Change 2018-2023
122nd-Division	1,530	2,362	2,772	54% ↑	17% ↑
Belmont-Hawthorne-Division	12,618	15,220	14,996	21% ↑	-1% ↓
Centennial-Glenfair-Wilkes	2,101	2,402	3,038	14% ↑	26% ↑
Central City	10,980	13,790	18,303	26% ↑	33% ↑
Forest Park-Northwest Hills	4,225	4,291	4,858	2% ↑	13% ↑
Gateway	4,873	6,609	8,352	36% ↑	26% ↑
Hayden Island-Bridgeton	869	1,204	1,380	39% ↑	15% ↑
Hillsdale-Multnomah-Barbur	7,720	8,761	8,262	13% ↑	-6% ↓
Hollywood	13,305	15,694	13,812	18% ↑	-12% ↓
Interstate Corridor	13,694	18,673	19,548	36% ↑	5% ↑
Lents-Foster	7,758	10,556	13,677	36% ↑	30% ↑
MLK-Alberta	12,545	14,248	15,761	14% ↑	11% ↑
Montavilla	10,168	12,648	14,608	24% ↑	15% ↑
Northwest	10,788	12,988	12,939	20% ↑	0% ↔
Parkrose-Argay	1,745	1,972	2,041	13% ↑	3% ↑
Pleasant Valley	2,082	2,051	2,563	-1% ↓	25% ↑
Raleigh Hills	5,561	5,900	6,167	6% ↑	5% ↑
Roseway-Cully	7,818	8,600	12,927	10% ↑	50% ↑
Sellwood-Moreland-Brooklyn	6,652	7,499	8,822	13% ↑	18% ↑
South Portland-Marquam Hill	6,389	7,020	7,195	10% ↑	2% ↑
St. Johns	5,397	7,913	8,369	47% ↑	6% ↑
Tryon Creek-Riverdale	4,178	4,453	4,343	7% ↑	-2% ↓
West Portland	4,318	5,221	4,420	21% ↑	-15% ↓
Woodstock	7,640	9,440	10,238	24% ↑	8% ↑
Portland Citywide	165,303	200,176	218,554	21% ↑	9% ↑

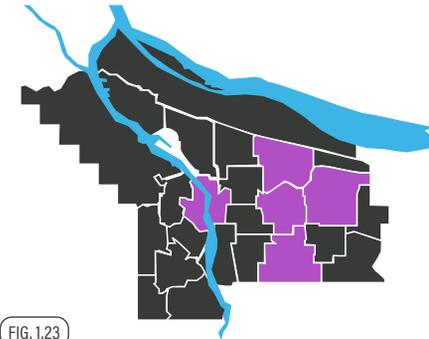


FIG. 1.23

Four fifths of the growth in college graduates occurred in five neighborhoods.

Portland has one of the best educated populations among major US cities. The population age 25 to 64 with a college degree increased by 21% from 2013 to 2018. From 2018 to 2023 this demographic increased by 9%, significantly faster than the city's overall population growth rate of 1%. All but five Portland neighborhoods experienced growth in this demographic. Four fifths of the growth since 2018 occurred in five neighborhoods: Central City, Gateway, Lents-Foster, Montavilla, and Roseway-Cully (bolded in table).

Source :

US Census, American Community Survey, 5 Year Estimates, Table S2301
Age 25 to 64 years

Racial Diversity

TABLE 1.05

Neighborhood	BIPOC 2018	BIPOC 2023	Change 2018-2023	BIPOC Share of Population 2023
122nd-Division	11,722	10,818	-8% ↓	45%
Belmont-Hawthorne-Division	5,718	5,825	2% ↑	19%
Centennial-Glenfair-Wilkes	13,795	13,771	0% ↔	48%
Central City	10,021	14,143	41% ↑	32%
Forest Park-Northwest Hills	2,521	3,391	35% ↑	35%
Gateway	20,952	23,473	12% ↑	46%
Hayden Island-Bridgeton	2,400	3,208	34% ↑	44%
Hillsdale-Multnomah-Barbur	3,647	4,864	33% ↑	23%
Hollywood	5,702	7,534	32% ↑	23%
Interstate Corridor	15,067	14,130	-6% ↓	32%
Lents-Foster	18,951	18,907	0% ↔	38%
MLK-Alberta	9,252	10,507	14% ↑	28%
Montavilla	10,011	10,829	8% ↑	29%
Northwest	4,284	6,538	53% ↑	26%
Parkrose-Argay	5,885	6,748	15% ↑	53%
Pleasant Valley	5,919	7,520	27% ↑	44%
Raleigh Hills	2,194	3,189	45% ↑	21%
Roseway-Cully	12,049	12,283	2% ↑	33%
Sellwood-Moreland-Brooklyn	3,557	4,050	14% ↑	20%
South Portland-Marquam Hill	3,115	4,523	45% ↑	28%
St. Johns	11,795	13,967	18% ↑	45%
Tryon Creek-Riverdale	2,085	3,609	73% ↑	30%
West Portland	2,685	3,106	16% ↑	23%
Woodstock	5,736	5,573	-3% ↓	21%
Portland Citywide	188,676	230,345	22% ↑	36%

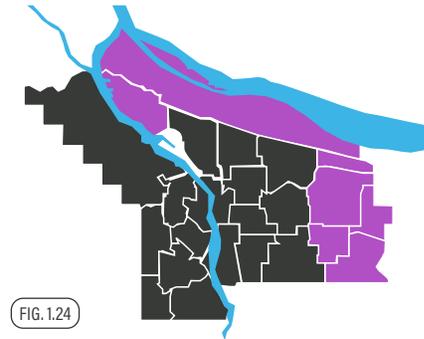


FIG. 1.24

Seven neighborhoods have a BIPOC population that is 44% or more of the population.

While Portland is becoming considerably more racially and ethnically diverse, it still ranks among the least diverse populations among major US cities. In 2023, the share of the population identifying as Black, Indigenous, or other People of Color (BIPOC) was 36%. From 2018 to 2023, the BIPOC community grew by 41,669 to 230,345 citywide, an increase of 22% in five years. Changes in Census survey questions design in 2020 likely play a role in this significant increase. Seven neighborhoods have a BIPOC population that is 44% or more of the population: 122nd-Division, Centennial-Glenfair-Wilkes, Gateway, Hayden Island-Bridgeton, Pleasant Valley, and St. Johns. Parkrose-Argay is majority BIPOC at 53%.

Source :

US Census, American Community Survey, Table DP05 Age 25 to 64 years

Per Capita Income - All

TABLE 1.06

Neighborhood	PCPI 2013	PCPI 2018	PCPI 2023	Change 2013-2018	Change 2018-2023
122nd-Division	\$21,724	\$24,451	\$32,029	13% ↑	31% ↑
Belmont-Hawthorne-Division	\$47,561	\$54,224	\$66,674	14% ↑	23% ↑
Centennial-Glenfair-Wilkes	\$22,788	\$23,049	\$28,969	1% ↑	26% ↑
Central City	\$54,858	\$53,098	\$62,752	-3% ↓	18% ↑
Forest Park-Northwest Hills	\$87,979	\$93,573	\$113,351	6% ↑	21% ↑
Gateway	\$29,135	\$28,578	\$35,130	-2% ↓	23% ↑
Hayden Island-Bridgeton	\$36,266	\$39,841	\$46,446	10% ↑	17% ↑
Hillsdale-Multnomah-Barbur	\$51,087	\$54,608	\$62,816	7% ↑	15% ↑
Hollywood	\$56,324	\$65,185	\$72,665	16% ↑	11% ↑
Interstate Corridor	\$35,985	\$47,304	\$59,631	31% ↑	26% ↑
Lents-Foster	\$27,373	\$31,454	\$40,720	15% ↑	29% ↑
MLK-Alberta	\$45,246	\$52,854	\$62,813	17% ↑	19% ↑
Montavilla	\$38,819	\$44,519	\$53,793	15% ↑	21% ↑
Northwest	\$73,905	\$86,924	\$87,007	18% ↑	0% ↔
Parkrose-Argay	\$32,740	\$36,748	\$37,534	12% ↑	2% ↑
Pleasant Valley	\$31,951	\$32,929	\$36,505	3% ↑	11% ↑
Raleigh Hills	\$68,368	\$78,874	\$89,060	15% ↑	13% ↑
Roseway-Cully	\$34,236	\$37,652	\$50,735	10% ↑	35% ↑
Sellwood-Moreland-Brooklyn	\$46,125	\$54,298	\$59,113	18% ↑	9% ↑
South Portland-Marquam Hill	\$77,961	\$82,015	\$80,446	5% ↑	-2% ↓
St. Johns	\$28,096	\$33,899	\$39,980	21% ↑	18% ↑
Tryon Creek-Riverdale	\$71,560	\$76,721	\$86,071	7% ↑	12% ↑
West Portland	\$55,315	\$61,819	\$66,966	12% ↑	8% ↑
Woodstock	\$41,593	\$49,125	\$57,069	18% ↑	16% ↑
Portland Citywide	\$41,645	\$46,928	\$55,312	13% ↑	18% ↑

Portland's per capita income increased by 18% from 2018 to 2023, from \$46,928 to \$55,312 adjusted for inflation. Portland's high per capita income is influenced by the large percentage of adults with college degrees. It is also influenced by the low prevalence of children in Portland, who typically earn no income—since 2018, the population of children under 18 decreased by 7%.

Source :
US Census, American Community Survey, Table S1902

Per Capita Income - BIPOC population

TABLE 1.07

Neighborhood	PCPI BIPOC 2013	PCPI BIPOC 2018	PCPI BIPOC 2023	Change 2013-2018	Change 2018-2023
122nd-Division	\$14,658	\$21,468	\$25,211	46% ↑	17% ↑
Belmont-Hawthorne-Division	\$39,353	\$41,989	\$55,095	7% ↑	31% ↑
Centennial-Glenfair-Wilkes	\$15,949	\$20,196	\$25,044	27% ↑	24% ↑
Central City	\$46,562	\$41,809	\$53,381	-10% ↓	28% ↑
Forest Park-Northwest Hills	\$64,573	\$76,920	\$112,314	19% ↑	46% ↑
Gateway	\$18,365	\$22,441	\$29,096	22% ↑	30% ↑
Hayden Island-Bridgeton	\$16,345	\$30,187	\$33,134	85% ↑	10% ↑
Hillsdale-Multnomah-Barbur	\$27,211	\$41,081	\$51,028	51% ↑	24% ↑
Hollywood	\$41,183	\$51,182	\$53,241	24% ↑	4% ↑
Interstate Corridor	\$24,323	\$37,551	\$44,339	54% ↑	18% ↑
Lents-Foster	\$18,866	\$25,291	\$30,561	34% ↑	21% ↑
MLK-Alberta	\$28,517	\$35,651	\$51,588	25% ↑	45% ↑
Montavilla	\$23,519	\$35,598	\$40,154	51% ↑	13% ↑
Northwest	\$47,087	\$68,674	\$66,193	46% ↑	-4% ↓
Parkrose-Argay	\$25,294	\$29,893	\$32,170	18% ↑	8% ↑
Pleasant Valley	\$26,483	\$21,171	\$31,899	-20% ↓	51% ↑
Raleigh Hills	\$48,586	\$60,756	\$69,231	25% ↑	14% ↑
Roseway-Cully	\$21,450	\$27,106	\$40,965	26% ↑	51% ↑
Sellwood-Moreland-Brooklyn	\$40,419	\$43,906	\$44,614	9% ↑	2% ↑
South Portland-Marquam Hill	\$60,574	\$48,204	\$63,529	-20% ↓	32% ↑
St. Johns	\$14,769	\$28,287	\$30,734	92% ↑	9% ↑
Tryon Creek-Riverdale	\$61,194	\$55,962	\$53,148	-9% ↓	-5% ↓
West Portland	\$31,539	\$35,743	\$44,769	13% ↑	25% ↑
Woodstock	\$28,331	\$36,041	\$42,602	27% ↑	18% ↑
Portland Citywide	\$25,646	\$30,006	\$41,788	17% ↑	39% ↑

At \$41,788 per capita, income in Portland's BIPOC community is noticeably lower than the citywide figure of \$52,577. However, this gap has narrowed since 2018. Portland's BIPOC per capita income increased by 39% from 2018 to 2023, as the overall level for the city increased by 18%.

Source :

US Census, American Community Survey, 5 Year Estimates, Table DP05
Age 25 to 64 years

Jobs & Income

Jobs & Income

Payroll tax data reports that the number of workers employed at businesses in the city of Portland grew significantly from 2014 to 2019. However, overall employment in 2024 was 5% less than it was in 2019, and more than two-thirds of Portland neighborhoods had fewer workers than in 2019.

Employers located in the Central City reported a decrease in employment of about 13,000 workers, representing a majority of Portland's employment decline, from 2019 to 2024. Four sectors were responsible for most of the employment decline in the central city: Retail, Information, Finance and Insurance, and Accommodation and Food Services.

During the pandemic, workers and consumers shifted away from in-office work and spending time downtown in densely packed offices, shops, and cultural events. This may explain some of the employment movement away from the Central City, at same time that a few Portland neighborhoods grew employment, with some businesses preferring to be closer to their workers and customers.

- The city of Portland experienced a noticeable increase in workforce participation among adults aged 20 to 64 from 2018 to 2023, rising from 81% to 83%.
- Based on payroll tax data, there were 40,187 businesses in the city of Portland in 2024, with a total payroll of \$36.6 billion. The 440,162 workers employed at those businesses earned an average annualized wage of \$83,235 - dividing the total payroll by total hours worked.
- The average earnings for full time workers living in the city of Portland in 2023 was \$94,383 per year. Adjusting for inflation, this is a 17% increase in earnings since 2013.
- The poverty rate in Portland declined from 15% in 2018 to 13% in 2023. A range of federal economic security programs were deployed beginning in 2020 that brought the US poverty rate to a record low in 2021.

\$94,383

Average earnings for a full-time worker living in the city of Portland in 2023

13%

Poverty rate in the city of Portland, 2023

Workforce Participation Rate

TABLE 1.08

Neighborhood	Workforce Participation Rate 2013	Workforce Participation Rate 2018	Workforce Participation Rate 2023	Change 2013-2018	Change 2018-2023
122nd-Division	73%	79%	81%	5% ↑	2% ↑
Belmont-Hawthorne-Division	87%	87%	87%	1% ↑	-1% ↓
Centennial-Glenfair-Wilkes	75%	71%	73%	-3% ↓	1% ↑
Central City	78%	78%	78%	0% ↔	0% ↔
Forest Park-Northwest Hills	81%	79%	82%	-1% ↓	2% ↑
Gateway	78%	78%	80%	0% ↔	3% ↑
Hayden Island-Bridgeton	58%	70%	68%	12% ↑	-3% ↓
Hillsdale-Multnomah-Barbur	83%	82%	86%	-1% ↓	4% ↑
Hollywood	83%	83%	89%	0% ↔	6% ↑
Interstate Corridor	83%	85%	86%	2% ↑	1% ↑
Lents-Foster	81%	81%	83%	1% ↑	1% ↑
MLK-Alberta	83%	87%	87%	4% ↑	1% ↑
Montavilla	83%	82%	85%	-1% ↓	3% ↑
Northwest	84%	85%	89%	1% ↑	4% ↑
Parkrose-Argay	81%	81%	77%	0% ↔	-4% ↓
Pleasant Valley	78%	77%	78%	-2% ↓	2% ↑
Raleigh Hills	79%	84%	80%	5% ↑	-4% ↓
Roseway-Cully	81%	82%	86%	1% ↑	3% ↑
Sellwood-Moreland-Brooklyn	78%	85%	87%	8% ↑	2% ↑
South Portland-Marquam Hill	81%	81%	84%	0% ↔	3% ↑
St. Johns	78%	81%	80%	3% ↑	-1% ↓
Tryon Creek-Riverdale	77%	84%	84%	7% ↑	0% ↔
West Portland	84%	83%	85%	-1% ↓	2% ↑
Woodstock	84%	86%	85%	2% ↑	-1% ↓
Portland Citywide	80%	81%	83%	1% ↑	2% ↑

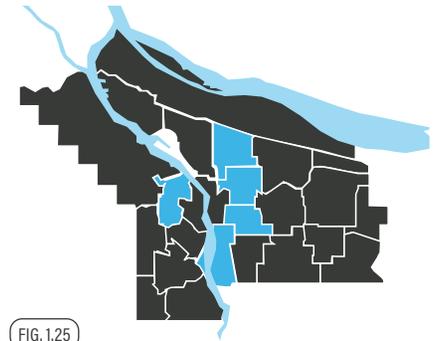


FIG. 1.25

From 2018-2023, the highest workforce participation rates occurred in five neighborhoods.

The city of Portland experienced a noticeable increase in workforce participation among adults aged 20 to 64 from 2018 to 2023, rising from 81% to 83%. Almost every neighborhood in Portland increased their workforce participation rate, with the highest participation rates in Belmont-Hawthorne-Division, Hollywood, MLK-Alberta, Northwest, and Sellwood-Moreland-Brooklyn (bolded in table). These neighborhoods have attracted relatively more highly educated, younger professionals over the last ten years.

Source :

US Census, American Community Survey, 5 Year Estimates, Table S2301 Age 20 to 64 years

Workforce Demographics

TABLE 1.09

Neighborhood	Labor Force	White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and other Pacific Islander alone	Some other race alone	Two or More Races	Hispanic or Latino	White alone, not Hispanic or Latino
122nd-Division	12,015	62%	6%	1%	14%	3%	5%	16%	21%	56%
Belmont-Hawthorne-Division	20,260	88%	1%	0%	4%	0%	2%	10%	9%	86%
Centennial-Glenfair-Wilkes	12,725	63%	10%	0%	15%	1%	6%	12%	23%	54%
Central City	27,589	75%	6%	1%	9%	0%	3%	11%	12%	72%
Forest Park-Northwest Hills	5,208	70%	4%	0%	20%	0%	1%	7%	6%	68%
Gateway	25,124	61%	9%	2%	15%	2%	6%	12%	18%	56%
Hayden Island-Bridgeton	3,624	61%	5%	1%	6%	1%	4%	25%	25%	59%
Hillsdale-Multnomah-Barbur	12,186	85%	3%	0%	4%	0%	2%	10%	10%	81%
Hollywood	18,974	84%	3%	0%	6%	0%	4%	10%	10%	80%
Interstate Corridor	27,867	79%	7%	1%	5%	0%	2%	12%	10%	77%
Lents-Foster	28,146	73%	3%	2%	14%	0%	3%	11%	11%	70%
MLK-Alberta	22,348	79%	9%	1%	5%	0%	2%	11%	9%	77%
Montavilla	22,311	82%	3%	1%	10%	0%	2%	8%	9%	78%
Northwest	17,321	82%	4%	0%	7%	0%	2%	12%	9%	78%
Parkrose-Argay	6,115	57%	13%	1%	15%	0%	5%	15%	17%	52%
Pleasant Valley	8,572	63%	4%	0%	25%	0%	4%	7%	9%	60%
Raleigh Hills	7,453	80%	1%	2%	9%	1%	1%	9%	7%	78%
Roseway-Cully	21,636	78%	6%	1%	5%	1%	4%	11%	12%	74%
Sellwood-Moreland-Brooklyn	12,105	89%	2%	0%	4%	0%	4%	11%	13%	86%
South Portland-Marquam Hill	9,194	77%	3%	0%	8%	0%	2%	13%	9%	74%
St. Johns	16,859	69%	7%	1%	8%	1%	4%	16%	17%	64%
Tryon Creek-Riverdale	6,140	77%	3%	0%	11%	0%	3%	10%	10%	75%
West Portland	7,476	82%	4%	0%	5%	0%	2%	10%	8%	80%
Woodstock	15,237	87%	2%	0%	5%	0%	4%	9%	10%	84%
Portland Citywide	386,884	72%	5%	1%	8%	1%	3%	11%	11%	69%

In 2023, there were 386,884 Portland residents in the workforce—including employed and unemployed residents—with 31% identifying as identifying as Black, Indigenous, or other People of Color (BIPOC). This is similar to the 32% of the Portland population identifying as BIPOC. There is wide variance in demographics by age: just one in five Portlanders over age 64 are BIPOC, while almost half of Portland teenagers are BIPOC.

The five most racially and ethnically diverse Portland neighborhoods (bolded in table) are in East Portland with BIPOC workforce population rates of 41% or higher: 122nd-Division, Centennial-Glenfair-Wilkes, Gateway, Hayden Island-Bridgeton, and Parkrose-Argay. The three Portland neighborhoods with the least diversity are Belmont-Hawthorne-Division, Sellwood-Moreland-Brooklyn, and Woodstock.

Source :

US Census, American Community Survey, 5 Year Estimates, Table S2301

Occupations

TABLE 1.10

Neighborhood	Employed	Management	Business & financial	Computer & mathematical	Education & library	Healthcare practitioners	Healthcare support	Food preparation & serving	Sales & office	Construction & extraction	Production
122nd-Division	12,015	9%	3%	2%	8%	6%	7%	8%	21%	5%	17%
Belmont-Hawthorne-Division	20,260	16%	8%	6%	20%	8%	2%	5%	15%	2%	6%
Centennial-Glenfair-Wilkes	12,725	8%	4%	1%	8%	4%	7%	7%	20%	4%	22%
Central City	27,589	12%	10%	8%	15%	6%	2%	6%	18%	1%	6%
Forest Park-Northwest Hills	5,208	28%	9%	5%	12%	11%	2%	1%	14%	0%	4%
Gateway	25,124	8%	6%	4%	11%	5%	6%	6%	19%	5%	17%
Hayden Island-Bridgeton	3,624	14%	6%	3%	7%	7%	3%	6%	21%	8%	16%
Hillsdale-Multnomah-Barbur	12,186	15%	8%	5%	18%	10%	2%	4%	17%	2%	5%
Hollywood	18,974	14%	7%	6%	20%	7%	3%	7%	15%	2%	5%
Interstate Corridor	27,867	15%	9%	5%	18%	6%	2%	6%	17%	2%	7%
Lents-Foster	28,146	11%	6%	5%	12%	5%	3%	6%	18%	5%	15%
MLK-Alberta	22,348	16%	10%	6%	17%	10%	2%	4%	14%	2%	5%
Montavilla	22,311	14%	7%	6%	20%	8%	2%	6%	14%	2%	10%
Northwest	17,321	16%	10%	7%	16%	10%	2%	4%	18%	1%	6%
Parkrose-Argay	6,115	10%	2%	3%	11%	5%	5%	4%	24%	6%	18%
Pleasant Valley	8,572	10%	6%	4%	15%	6%	5%	6%	15%	4%	15%
Raleigh Hills	7,453	17%	11%	8%	15%	11%	2%	5%	13%	1%	3%
Roseway-Cully	21,636	13%	7%	4%	16%	8%	5%	6%	19%	3%	8%
Sellwood-Moreland-Brooklyn	12,105	16%	9%	4%	20%	7%	2%	5%	15%	2%	6%
South Portland-Marquam Hill	9,194	19%	8%	3%	14%	16%	1%	3%	17%	1%	3%
St. Johns	16,859	13%	7%	4%	14%	6%	4%	4%	16%	4%	14%
Tryon Creek-Riverdale	6,140	17%	10%	4%	18%	13%	0%	3%	16%	1%	8%
West Portland	7,476	12%	8%	6%	19%	10%	2%	5%	19%	2%	8%
Woodstock	15,237	15%	7%	5%	19%	6%	3%	6%	19%	1%	7%
Portland Citywide	369,423	15%	8%	6%	15%	7%	3%	6%	17%	2%	9%

Of the 369,423 workers living in Portland in 2023, 88% are employed in one of the ten occupation sectors listed. The distribution of those workers varies across Portland's neighborhoods, with 16% of residents in the South Portland-Marquam Hill neighborhood (which includes Oregon Health Sciences University) working as healthcare practitioners, while only about 5% of the workers living in most East Portland neighborhoods have similar professions. Construction and Production workers are more common in East Portland neighborhoods, while higher wage workers in high tech and financial occupations are more prevalent in Central and West Portland.

Source :
US Census, American Community Survey, 5 Year Estimates, Table S2401

Employment

TABLE 1.11

Neighborhood	Employment 2024	Payroll 2024	# of Firms 2024	Avg. Wage 2024
122nd-Division	4,806	\$267,846,351	599	\$55,732
Belmont-Hawthorne-Division	9,501	\$562,428,993	2,086	\$59,197
Centennial-Glenfair-Wilkes	3,028	\$128,422,638	626	\$42,412
Central City	128,783	\$12,851,831,221	8,047	\$99,794
Forest Park-Northwest Hills	8,841	\$744,689,242	813	\$84,231
Gateway	18,975	\$1,174,626,744	1,908	\$61,904
Hayden Island-Bridgeton	54,622	\$3,854,567,242	2,246	\$70,568
Hillsdale-Multnomah-Barbur	6,693	\$377,648,518	1,109	\$56,424
Hollywood	24,678	\$2,072,486,856	2,469	\$83,981
Interstate Corridor	22,779	\$1,904,438,287	2,661	\$83,605
Lents-Foster	9,920	\$521,555,503	1,756	\$52,576
MLK-Alberta	9,184	\$645,638,917	2,079	\$70,300
Montavilla	13,338	\$979,410,910	1,735	\$73,430
Northwest	29,500	\$2,669,144,734	2,746	\$90,479
Parkrose-Argay	2,399	\$112,349,072	416	\$46,832
Pleasant Valley	1,454	\$82,438,236	420	\$56,698
Raleigh Hills	3,168	\$216,634,445	659	\$68,382
Roseway-Cully	8,013	\$480,158,361	1,446	\$59,922
Sellwood-Moreland-Brooklyn	11,449	\$824,842,768	1,574	\$72,045
South Portland-Marquam Hill	33,737	\$3,504,219,308	1,217	\$103,869
St. Johns	7,497	\$474,627,124	1,133	\$63,309
Tryon Creek-Riverdale	1,733	\$134,965,006	354	\$77,879
West Portland	3,066	\$194,859,274	470	\$63,555
Woodstock	6,559	\$416,091,638	1,174	\$63,438
Portland Citywide	440,162	\$36,636,969,911	40,187	\$83,235



FIG. 1.26

Three Portland neighborhoods had employers paying an average of more than \$90,000 in 2024.

Based on payroll tax data, there were 40,187 businesses in the city of Portland in 2024, with a total payroll of \$36.6 billion. The 440,162 workers employed at those businesses earned an average annualized wage of \$83,235 - dividing the total payroll by total hours worked.

Three Portland neighborhoods (bolded in table) had employers paying an average of more than \$90,000 in 2024: Central City, Northwest, and South Portland-Marquam Hill, while seven Portland neighborhoods had employers paying an average wage of less than \$60,000.

Source :
Oregon Employment Department
QCEW

Employment over Time

TABLE 1.12

Neighborhood	Employment 2014	Employment 2019	Employment 2024	Change 2014-2019	Change 2019-2024
122nd-Division	4,846	4,655	4,806	-4% ↓	3% ↑
Belmont-Hawthorne-Division	9,713	10,610	9,501	9% ↑	-10% ↓
Centennial-Glenfair-Wilkes	2,583	3,319	3,028	28% ↑	-9% ↓
Central City	125,308	141,816	128,783	13% ↑	-9% ↓
Forest Park-Northwest Hills	10,163	11,393	8,841	12% ↑	-22% ↓
Gateway	18,134	19,262	18,975	6% ↑	-1% ↓
Hayden Island-Bridgeton	47,602	57,873	54,622	22% ↑	-6% ↓
Hillsdale-Multnomah-Barbur	8,194	7,000	6,693	-15% ↓	-4% ↓
Hollywood	22,871	24,841	24,678	9% ↑	-1% ↓
Interstate Corridor	19,239	21,909	22,779	14% ↑	4% ↑
Lents-Foster	7,961	10,786	9,920	35% ↑	-8% ↓
MLK-Alberta	7,644	9,098	9,184	19% ↑	1% ↑
Montavilla	10,763	12,483	13,338	16% ↑	7% ↑
Northwest	28,609	33,637	29,500	18% ↑	-12% ↓
Parkrose-Argay	2,219	2,619	2,399	18% ↑	-8% ↓
Pleasant Valley	1,067	1,270	1,454	19% ↑	14% ↑
Raleigh Hills	3,694	3,348	3,168	-9% ↓	-5% ↓
Roseway-Cully	7,662	7,057	8,013	-8% ↓	14% ↑
Sellwood-Moreland-Brooklyn	10,457	12,614	11,449	21% ↑	-9% ↓
South Portland-Marquam Hill	25,555	31,507	33,737	23% ↑	7% ↑
St. Johns	7,169	7,624	7,497	6% ↑	-2% ↓
Tryon Creek-Riverdale	2,035	1,969	1,733	-3% ↓	-12% ↓
West Portland	4,008	3,168	3,066	-21% ↓	-3% ↓
Woodstock	6,272	7,585	6,559	21% ↑	-14% ↓
Portland Citywide	409,224	463,570	440,162	13% ↑	-5% ↓

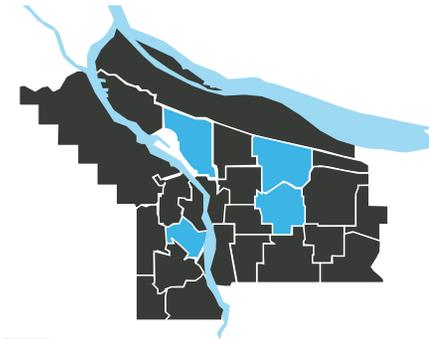


FIG. 1.27

Four Portland neighborhoods saw noticeable employment growth since 2019.

Payroll tax data reports that the number of workers employed at businesses in the city of Portland grew significantly from 2014 to 2019. However, overall employment in 2024 was 5% less than it was in 2019, and more than two-thirds of Portland neighborhoods had fewer workers than in 2019.

Four Portland neighborhoods saw noticeable employment growth since 2019: Interstate Corridor, Montavilla, Roseway-Cully, and South Portland-Marquam Hill.

Employers located in the Central City reported a decrease in employment of about 13,000, representing a majority of Portland's employment decline from 2019 to 2024. Four sectors were responsible for the vast majority of employment decline in the central city: Retail, Information, Finance and Insurance, and Accommodation and Food Services.

Source :
Oregon Employment Department QCEW

Earnings

TABLE 1.13

Neighborhood	Earnings 2013	Earnings 2018	Earnings 2023	Change 2013-2018	Change 2018-2023
122nd-Division	52,606	50,781	\$62,508	-3% ↓	23% ↑
Belmont-Hawthorne-Division	79,329	85,801	\$102,423	8% ↑	19% ↑
Centennial-Glenfair-Wilkes	50,056	51,836	\$56,515	4% ↑	9% ↑
Central City	86,856	93,282	\$102,335	7% ↑	10% ↑
Forest Park-Northwest Hills	159,854	185,958	\$205,243	16% ↑	10% ↑
Gateway	60,121	56,466	\$67,309	-6% ↓	19% ↑
Hayden Island-Bridgeton	73,252	73,526	\$80,776	0% ↔	10% ↑
Hillsdale-Multnomah-Barbur	92,819	101,745	\$104,538	10% ↑	3% ↑
Hollywood	101,262	109,238	\$116,640	8% ↑	7% ↑
Interstate Corridor	67,185	79,256	\$92,656	18% ↑	17% ↑
Lents-Foster	54,955	59,322	\$74,214	8% ↑	25% ↑
MLK-Alberta	84,534	89,342	\$104,812	6% ↑	17% ↑
Montavilla	69,578	77,105	\$89,726	11% ↑	16% ↑
Northwest	118,152	124,055	\$123,001	5% ↑	-1% ↓
Parkrose-Argay	64,728	65,009	\$70,822	0% ↔	9% ↑
Pleasant Valley	73,287	73,777	\$72,061	1% ↑	-2% ↓
Raleigh Hills	138,995	137,857	\$168,170	-1% ↓	22% ↑
Roseway-Cully	65,780	68,724	\$88,731	4% ↑	29% ↑
Sellwood-Moreland-Brooklyn	88,308	97,034	\$102,217	10% ↑	5% ↑
South Portland-Marquam Hill	123,567	126,773	\$124,585	3% ↑	-2% ↓
St. Johns	64,332	69,085	\$77,294	7% ↑	12% ↑
Tryon Creek-Riverdale	154,491	153,473	\$180,181	-1% ↓	17% ↑
West Portland	91,237	108,361	\$121,110	19% ↑	12% ↑
Woodstock	82,946	90,099	\$104,619	9% ↑	16% ↑
Portland Citywide	\$80,413	\$84,992	\$94,383	6% ↑	11% ↑

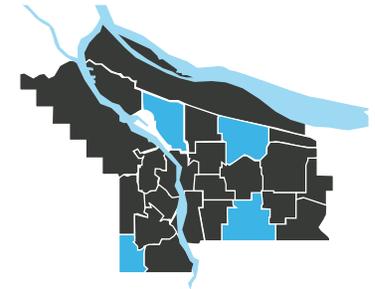


FIG. 1.28

Since 2013, four neighborhoods experienced increases in average earnings of more than 30%.

The average earnings for full time workers living in the city of Portland in 2023 was \$94,383 per year. Adjusting for inflation, this is a 17% increase in earnings since 2013. All but one neighborhood experienced an increase in worker incomes since 2013, and four neighborhoods experienced increases of more than 30% since 2013: Interstate Corridor, Lents-Foster, Roseway-Cully, and West Portland.

Source :
US Census, American Community Survey, 5 Year Estimates, Table S2001

Poverty

TABLE 1.14

Neighborhood	Poverty Rate 2013	Poverty Rate 2018	Poverty Rate 2023	Change 2013-2018	Change 2018-2023
122nd-Division	27%	24%	17%	-3%	-7%
Belmont-Hawthorne-Division	14%	11%	9%	-3%	-2%
Centennial-Glenfair-Wilkes	28%	26%	18%	-2%	-8%
Central City	25%	26%	22%	0%	-4%
Forest Park-Northwest Hills	5%	4%	2%	-1%	-2%
Gateway	21%	19%	19%	-2%	0%
Hayden Island-Bridgeton	17%	12%	15%	-5%	3%
Hillsdale-Multnomah-Barbur	10%	10%	9%	0%	-1%
Hollywood	11%	8%	7%	-3%	-1%
Interstate Corridor	18%	14%	13%	-4%	-1%
Lents-Foster	19%	17%	15%	-3%	-2%
MLK-Alberta	14%	10%	7%	-4%	-3%
Montavilla	17%	12%	8%	-5%	-4%
Northwest	13%	9%	12%	-4%	3%
Parkrose-Argay	22%	14%	17%	-8%	3%
Pleasant Valley	18%	20%	15%	2%	-5%
Raleigh Hills	8%	7%	7%	-1%	0%
Roseway-Cully	18%	17%	11%	-1%	-6%
Sellwood-Moreland-Brooklyn	16%	12%	11%	-4%	-1%
South Portland-Marquam Hill	15%	10%	8%	-5%	-2%
St. Johns	27%	22%	19%	-5%	-3%
Tryon Creek-Riverdale	6%	8%	3%	2%	-5%
West Portland	9%	8%	6%	-1%	-2%
Woodstock	15%	10%	10%	-5%	0%
Portland Citywide	18%	15%	13%	-3%	-2%

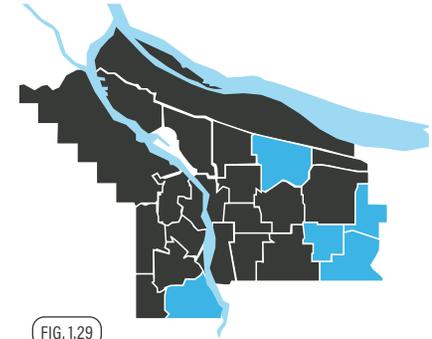


FIG. 1.29

In five Portland neighborhoods the poverty rate declined by more than 5 percentage points.

The poverty rate in Portland declined from 15% in 2018 to 13% in 2023. A range of federal economic security programs were deployed beginning in 2020 that brought the US poverty rate to a record low in 2021. The largest declines between 2018 and 2023 were experienced by several Portland neighborhoods with high poverty rates in 2018, including five neighborhoods where the poverty rate declined by five percentage points or more: 122nd-Division, Centennial-Glenfair-Wilkes, Pleasant Valley, Roseway-Cully, and Tryon Creek-Riverdale (bolded in table).

Source :

US Census, American Community Survey, 5 Year Estimates, Table S1701



Commercial Areas & Real Estate

Commercial Areas & Real Estate

After peaking in 2019, average commercial real estate lease rates for retail and office space have steadily declined in the city of Portland. Relatedly, vacancy rates for office and retail space have more than doubled. Portland's commercial real estate market conditions are somewhat comparable to the experience in peer cities.

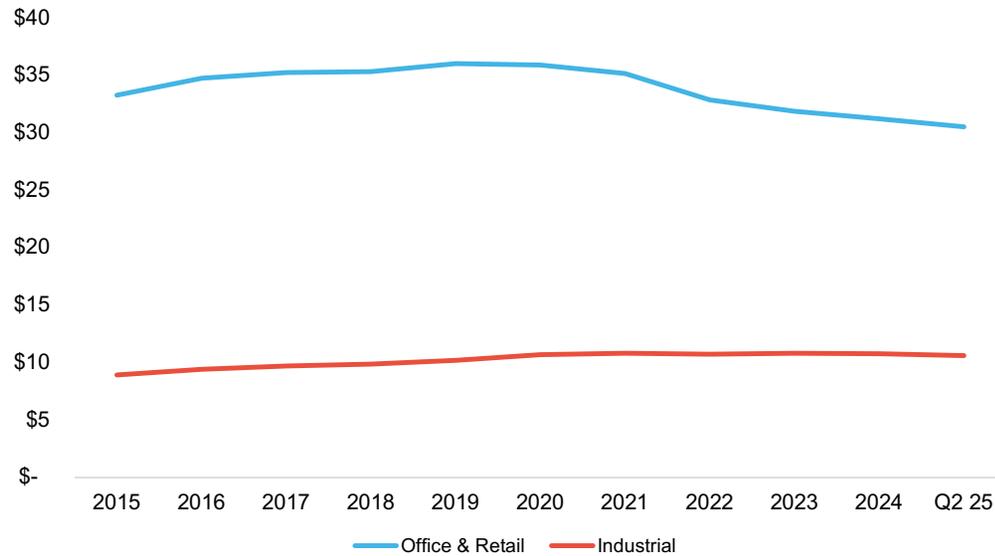
Portland's relatively higher vacancy rates for commercial, office, and retail space offer an opportunity for new and existing businesses to expand their presence in Portland, assuming there is demand. At the same time, high levels of inventory will likely keep rents low into the future, potentially discouraging developers from building new projects in the region.



Commercial Real Estate Rent

FIG. 1.30

Rent Per Square Foot - City of Portland - 2015 to Q2 2025
Adjusted for Inflation to Q2 2025



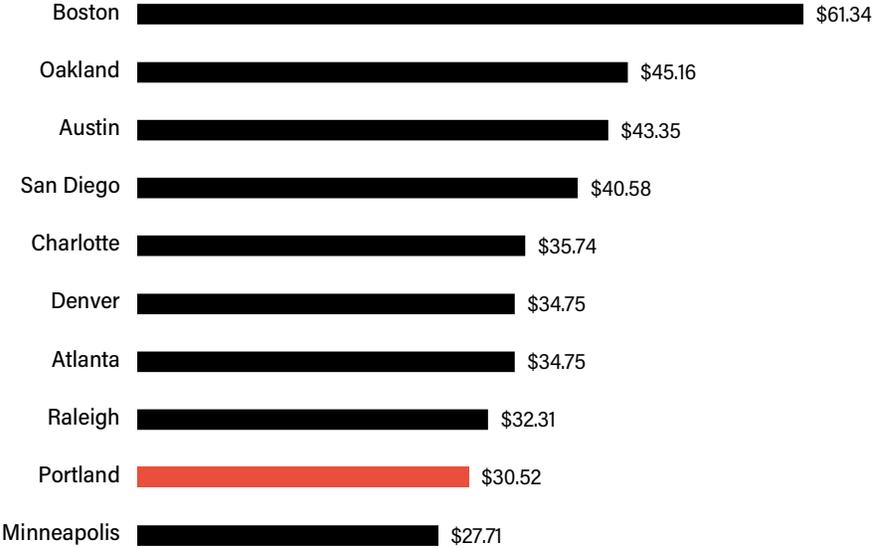
After peaking in 2019, average commercial real estate lease rates have generally declined in Portland. Office and retail rents in the first quarter of 2025 were \$31 per square foot, a decline of 15% from 2019 (adjusted for inflation). Average rents for industrial real estate properties are at \$11 per square foot, a slight increase of 4% from 2019.

Source : CoStar

Office & Retail Rent - Peer Cities

FIG. 1.31

Office & Retail Rent - Per Square Foot
Q2 2025



Office and retail market rents in the city of Portland averaged \$30.52 per square foot in the second quarter of 2025 (not adjusted for inflation). Seven of Portland’s nine peer cities have noticeably higher rents. Technology hub cities like Boston, Oakland, and Austin have rents that are 50% to 100% higher than Portland.

San Diego, Charlotte, Denver, and Atlanta are all roughly 15% to 30% higher cost than Portland.

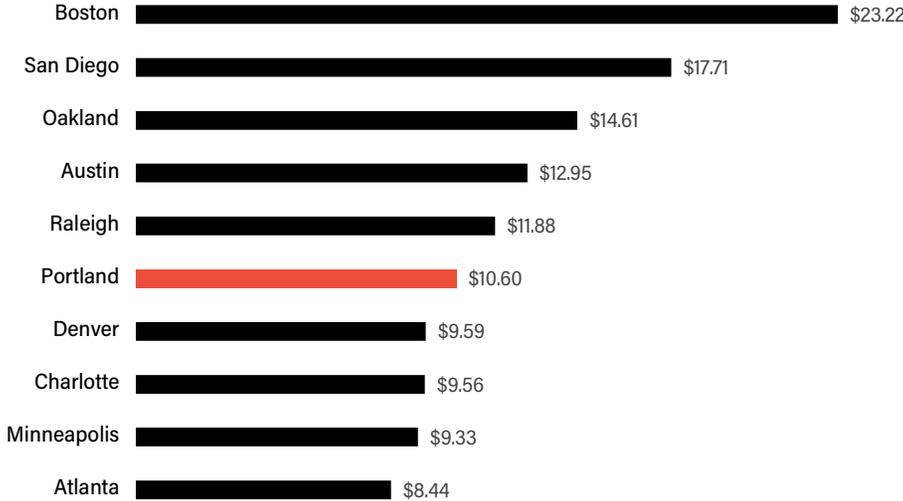
Portland’s lower real estate costs for office space present a competitive cost advantage compared to peer cities for firms wanting to lease office space. However, this dynamic can create challenges for real estate developers as they are likely to collect less revenue on new projects compared to building opportunities in higher-cost cities.

Source : CoStar

Industrial Rent - Peer Cities

FIG. 1.32

Industrial Rent - Per Square Foot Q2 2025



Portland has relatively low costs for industrial space. Portland's average rent of \$11 per square foot is lower than five of Portland's peer cities. At the high end, Boston has industrial leases at \$23 per square foot.

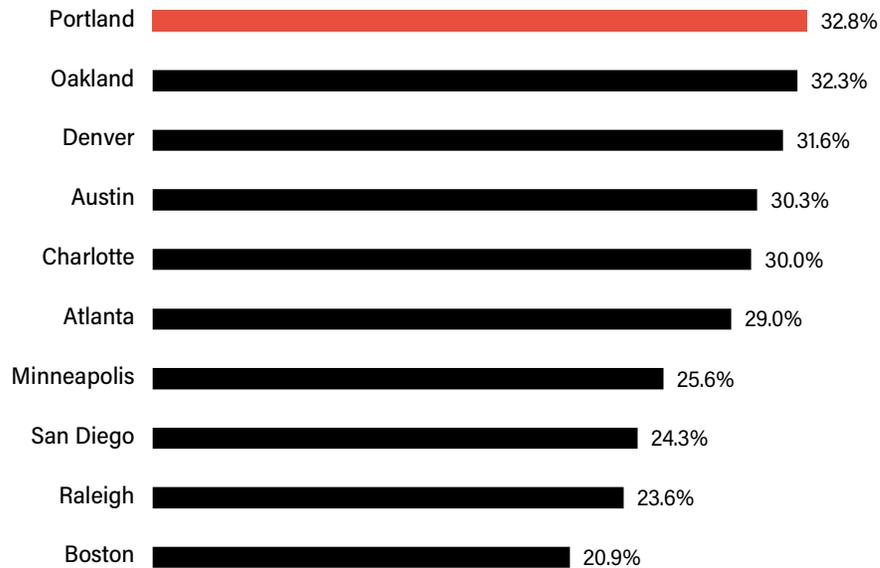
Portland lease rates are competitive with Raleigh, Charlotte, Denver, and Minneapolis which rent industrial space at between \$9 to \$12 per square foot. Atlanta is an outlier with lease rates of less than \$9 per square foot.

Source : CoStar

Vacancy Rates - Office & Retail - Peer Cities

FIG. 1.33

Office & Retail Vacancy Rate
Q2 2025



Vacancy rates for office and retail properties across the city of Portland were almost 33% in the second quarter of 2025. Portland's vacancy rate is the highest among peer cities.

Austin, Charlotte, Denver, and Oakland have slightly lower vacancy rates of 30% or more. Three peer cities have noticeably lower vacancy rates - San Diego and Raleigh at 24%, and Boston at 21%.

Portland's high vacancy rates for commercial office and retail space offer an opportunity for new and existing businesses to expand their presence in Portland. At the same time, high levels of inventory supply will likely keep rents low into the future, potentially discouraging developers from building new projects in the region.

Source : CoStar

Office & Retail Rent - Neighborhoods

TABLE 1.15

Neighborhood	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Q2 2025
122nd-Division	\$17.92	\$18.12	\$18.11	\$18.05	\$18.08	\$18.14	\$17.69	\$17.07	\$16.91	\$16.72	\$16.51
Belmont-Hawthorne-Division	\$28.06	\$29.29	\$29.60	\$29.91	\$29.92	\$30.30	\$29.47	\$28.05	\$27.42	\$26.69	\$25.29
Centennial-Glenfair-Wilkes	\$22.73	\$23.82	\$23.30	\$22.91	\$23.38	\$24.12	\$23.89	\$22.08	\$22.92	\$23.55	\$21.19
Central City	\$35.19	\$36.98	\$37.57	\$37.54	\$38.26	\$38.01	\$37.22	\$34.53	\$33.34	\$32.58	\$31.92
Forest Park-Northwest Hills	\$10.11	\$10.83	\$11.41	\$11.17	\$11.58	\$12.11	\$12.24	\$12.08	\$12.00	\$11.96	\$11.77
Gateway	\$29.81	\$30.72	\$31.53	\$32.00	\$32.68	\$33.08	\$32.44	\$31.04	\$30.82	\$29.68	\$28.33
Hayden Island-Bridgeton	\$12.55	\$13.02	\$13.41	\$13.57	\$13.88	\$14.17	\$14.15	\$13.91	\$13.82	\$13.69	\$13.51
Hillsdale-Multnomah-Barbur	\$23.43	\$23.95	\$24.70	\$24.99	\$25.10	\$25.07	\$24.41	\$22.91	\$22.43	\$21.99	\$21.39
Hollywood	\$32.01	\$32.75	\$32.90	\$33.00	\$33.03	\$33.10	\$32.66	\$31.49	\$30.50	\$29.72	\$28.84
Interstate Corridor	\$27.19	\$27.52	\$28.19	\$28.95	\$28.87	\$29.40	\$29.08	\$27.68	\$26.96	\$26.35	\$25.63
Lents-Foster	\$23.99	\$24.75	\$25.23	\$25.58	\$26.18	\$26.74	\$26.32	\$25.07	\$24.59	\$24.22	\$23.72
MLK-Alberta	\$26.80	\$27.29	\$27.68	\$27.94	\$28.10	\$28.13	\$27.24	\$25.65	\$24.82	\$24.46	\$23.14
Montavilla	\$23.48	\$23.78	\$24.24	\$24.53	\$25.91	\$25.23	\$24.53	\$23.31	\$22.87	\$22.29	\$21.00
Northwest	\$35.86	\$36.92	\$37.06	\$37.38	\$38.31	\$38.10	\$37.55	\$35.27	\$34.35	\$33.59	\$32.89
Parkrose-Argay	\$11.33	\$11.98	\$12.37	\$12.65	\$13.24	\$13.92	\$14.06	\$14.02	\$14.42	\$14.62	\$14.27
Pleasant Valley	\$12.14	\$12.11	\$12.05	\$12.16	\$12.45	\$12.54	\$12.23	\$11.89	\$12.17	\$12.36	\$12.10
Raleigh Hills	\$22.46	\$23.47	\$24.05	\$24.54	\$24.36	\$24.04	\$23.35	\$21.70	\$21.14	\$20.89	\$20.42
Roseway-Cully	\$20.52	\$20.96	\$21.38	\$21.68	\$21.95	\$22.15	\$21.56	\$20.43	\$19.94	\$19.75	\$18.85
Sellwood-Moreland-Brooklyn	\$23.88	\$25.09	\$24.83	\$24.87	\$25.23	\$25.12	\$24.27	\$23.15	\$22.94	\$22.60	\$22.10
South Portland-Marquam Hill	\$28.76	\$30.05	\$30.40	\$30.89	\$31.33	\$31.65	\$30.91	\$29.06	\$28.48	\$28.28	\$27.82
St. Johns	\$8.70	\$9.06	\$9.16	\$9.35	\$9.64	\$10.01	\$10.24	\$10.09	\$9.96	\$9.94	\$9.71
Tryon Creek-Riverdale	\$36.15	\$37.21	\$38.03	\$38.66	\$39.23	\$39.57	\$38.70	\$36.78	\$36.29	\$35.28	\$33.36
West Portland	\$22.08	\$22.78	\$23.06	\$23.20	\$23.54	\$23.46	\$22.78	\$21.51	\$21.06	\$20.67	\$20.10
Woodstock	\$20.99	\$21.17	\$21.23	\$21.16	\$21.36	\$21.39	\$20.79	\$19.76	\$19.25	\$18.82	\$18.06
Portland Citywide	\$33.31	\$34.78	\$35.27	\$35.36	\$36.03	\$35.91	\$35.19	\$32.87	\$31.89	\$31.22	\$30.52

Office and retail rents in Portland averaged about \$31 per square foot in Q2 of 2025. The bulk of Portland's office space is in the Central City, while many neighborhoods have little or no office space.

From their peak in 2019, 2025 office and retail market rents in Portland have declined by 15% when adjusted for inflation. Two neighborhoods had rent declines noticeably greater than Portland as a whole: Montavilla and Northwest, with declines of almost 20 percent.

Four neighborhoods experienced minimal change in rents from 2019 to 2025. Average office and retail rents in Gateway, Tryon Creek-Riverdale, and Pleasant Valley have increased slightly since 2019. Rents in Hillsdale-Multnomah-Barbur and Raleigh Hills declined only very slightly. The resilience of office rents in these neighborhoods may reflect a desire among employers to locate offices closer to the communities where their workers live.

Source : CoStar

Inflation Adjusted to Q2 2025

Office & Retail Vacancy Rates - Neighborhoods

TABLE 1.16

Neighborhood	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Q2 2025
122nd-Division	5%	3%	1%	1%	3%	5%	2%	4%	4%	12%	19%
Belmont-Hawthorne-Division	5%	6%	6%	8%	11%	17%	14%	10%	12%	31%	38%
Centennial-Glenfair-Wilkes	24%	19%	29%	13%	32%	0%	6%	19%	0%	7%	35%
Central City	9%	10%	10%	12%	14%	18%	23%	24%	29%	32%	38%
Forest Park-Northwest Hills	4%	4%	2%	1%	2%	6%	6%	13%	24%	20%	36%
Gateway	8%	9%	8%	11%	11%	14%	17%	13%	24%	22%	31%
Hayden Island-Bridgeton	5%	4%	5%	9%	10%	8%	7%	8%	23%	29%	36%
Hillsdale-Multnomah-Barbur	7%	5%	16%	13%	10%	12%	18%	20%	18%	18%	21%
Hollywood	4%	2%	7%	8%	7%	10%	15%	14%	18%	28%	31%
Interstate Corridor	6%	4%	2%	8%	6%	8%	10%	10%	16%	19%	30%
Lents-Foster	17%	13%	9%	8%	13%	18%	20%	11%	10%	13%	20%
MLK-Alberta	1%	0%	3%	2%	1%	1%	1%	2%	2%	1%	2%
Montavilla	29%	4%	2%	2%	13%	5%	7%	5%	9%	11%	18%
Northwest	6%	7%	10%	13%	12%	18%	22%	27%	27%	37%	39%
Parkrose-Argay	12%	12%	5%	0%	0%	1%	6%	4%	13%	32%	47%
Pleasant Valley	0%	0%	0%	0%	1%	0%	4%	4%	4%	5%	6%
Raleigh Hills	24%	15%	10%	13%	15%	10%	14%	13%	14%	15%	18%
Roseway-Cully	3%	3%	5%	0%	1%	4%	3%	2%	3%	3%	5%
Sellwood-Moreland-Brooklyn	3%	13%	20%	17%	16%	17%	20%	21%	15%	12%	19%
South Portland-Marquam Hill	5%	9%	9%	12%	13%	21%	22%	24%	24%	24%	30%
St. Johns	28%	11%	1%	0%	7%	1%	1%	5%	53%	43%	53%
Tryon Creek-Riverdale	2%	11%	11%	13%	2%	10%	3%	17%	7%	9%	10%
West Portland	17%	8%	13%	19%	6%	16%	18%	25%	27%	22%	22%
Woodstock	1%	5%	5%	3%	13%	4%	6%	4%	6%	21%	43%
Portland Citywide	11%	13%	14%	13%	13%	17%	20%	22%	29%	25%	32%

Vacancy rates for office rentals in Portland average 32% in 2025. Three Portland neighborhoods have vacancy rates above 40% for retail and office space: Parkrose-Argay, St. Johns, and Woodstock. For these neighborhoods this is a significant increase as new supply has recently been created.

Four neighborhoods have vacancy rates of 10% or less: MLK-Alberta, Pleasant Valley, Roseway-Cully, and Tryon Creek-Riverdale.

Vacancy rates for retail and office rentals in Portland increased by 19 percentage points from 13% in 2019 to 32% in 2025. However, seven Portland neighborhoods had increases of 5 percentage points or less: Centennial-Glenfair-Wilkes, MLK-Alberta, Montavilla, Pleasant Valley, Raleigh Hills, Roseway-Cully, and Sellwood-Moreland-Brooklyn.

Source : CoStar



District Data

Portland City Council Districts

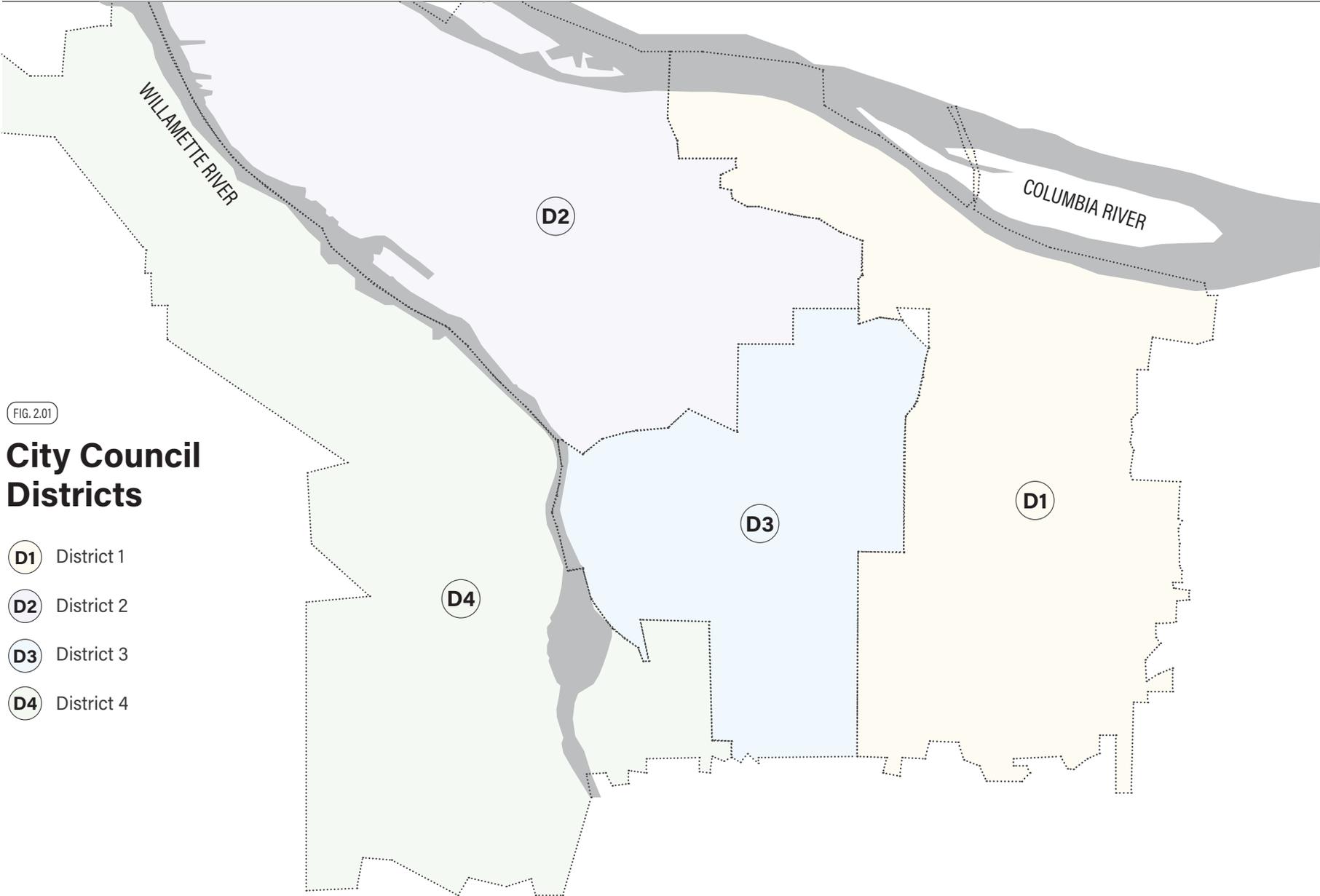


FIG. 2.01

City Council Districts

- D1** District 1
- D2** District 2
- D3** District 3
- D4** District 4

District Profile Guide

Population Demographics

Latest available data for the population characteristics: age, race, education, income and poverty.

Data Source:
US Census, American Community Survey, 5-Year Estimates

Council District 1

Population Demographics

	2018	2023	District Change	Citywide Change
Population	160,159	155,874	-3% ▲	1% ↑
Age 25 - 64	88,764	87,528	-1% ▲	1% ↑
BIPOC Population	69,281	73,308	6% ↑	22% ↑
College Graduates	18,855	23,461	24% ↑	9% ↑
Per Capita Income	\$27,874	\$33,741	21% ↑	18% ↑
Poverty Rate	20%	18%	-2% ▼	-2% ▼

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	62,136	71,608	71,805	0% →	-3% ▲
Number of Firms*	4,247	5,303	6,522	23% ↑	25% ↑
Earnings, Full-Time Workers	\$58,260	\$57,152	\$64,745	13% ↑	11% ↑
Workforce Participation Rate	77%	76%	80%	+4% ↑	+2% ↑

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023
*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$17.87	\$16.88	-6% ▲	-10% ▲
Retail Rent	\$17.87	\$16.88	-6% ▲	-10% ▲
Vacancy (Office & Retail)	12%	33%	+21% ▼	+20% ▼

Source: CoStar
Inflation adjusted to 2025



Commercial Real Estate

Commercial rents and vacancy rates for the district.

Data Source:
CoStar, inflation adjusted to 2025

Employment

Payroll employment and number of firms located in the district. Earnings of full-time workers living in the district. Inflation adjusted to 2023. Workforce participation rate among population age 20 to 65.

Data Source:
Quarterly Census of Employment and Wages, Oregon Employment Department. US Census, American Community Survey, 5-Year Estimates

Council District 1

Population Demographics

	2018	2023	District Change	Citywide Change
Population	160,159	155,874	-3% ↓	1% ↑
Age 25 - 64	88,764	87,528	-1% ↓	1% ↑
BIPOC Population	69,281	73,308	6% ↑	22% ↑
College Graduates	18,855	23,461	24% ↑	9% ↑
Per Capita Income	\$27,874	\$33,741	21% ↑	18% ↑
Poverty Rate	20%	18%	-2% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	62,136	71,608	71,805	0% ↔	-3% ↓
Number of Firms*	4,247	5,303	6,522	23% ↑	25% ↑
Earnings, Full-Time Workers	\$58,260	\$57,152	\$64,745	13% ↑	11% ↑
Workforce Participation Rate	77%	76%	80%	+4% POINTS	+2% POINTS

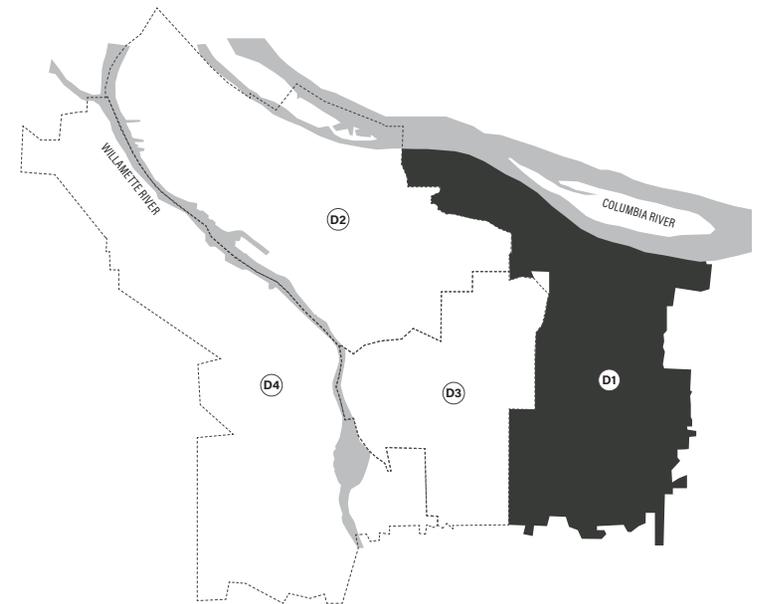
Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$17.87	\$16.88	-6% ↓	-16% ↓
Retail Rent	\$17.87	\$16.88	-6% ↓	-16% ↓
Vacancy (Office & Retail)	12%	33%	+21% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Council District 2

Population Demographics

	2018	2023	District Change	Citywide Change
Population	157,626	163,867	4% ↑	1% ↑
Age 25 - 64	100,106	103,627	4% ↑	1% ↑
BIPOC Population	48,497	54,633	13% ↑	22% ↑
College Graduates	56,211	62,452	11% ↑	9% ↑
Per Capita Income	\$48,366	\$57,037	18% ↑	18% ↑
Poverty Rate	15%	12%	-3% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	99,544	114,187	113,540	-1% ↓	-3% ↓
Number of Firms*	6,236	7,815	10,370	33% ↑	25% ↑
Earnings, Full-Time Workers	\$77,825	\$78,010	\$95,829	23% ↑	11% ↑
Workforce Participation Rate	82%	83%	81%	-2% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates

Inflation adjusted to 2023

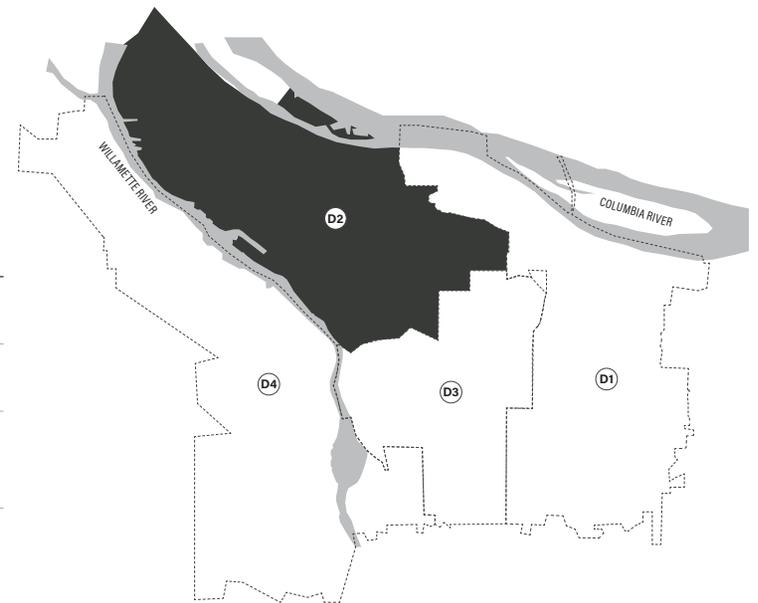
*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$30.49	\$27.25	-11% ↓	-16% ↓
Retail Rent	\$30.21	\$26.68	-12% ↓	-16% ↓
Vacancy (Office & Retail)	7%	33%	+26% POINTS	+20% POINTS

Source: CoStar

Inflation adjusted to 2025



Council District 3

Population Demographics

	2018	2023	District Change	Citywide Change
Population	166,681	160,879	-3% ↓	1% ↑
Age 25 - 64	110,004	107,263	-2% ↓	1% ↑
BIPOC Population	39,387	41,606	6% ↑	22% ↑
College Graduates	59,893	64,879	8% ↑	9% ↑
Per Capita Income	\$46,030	\$55,603	21% ↑	18% ↑
Poverty Rate	12%	10%	-2% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	63,946	74,113	74,598	1% ↑	-3% ↓
Number of Firms*	6,437	8,073	10,609	31% ↑	25% ↑
Earnings, Full-Time Workers	\$71,921	\$78,010	\$91,021	17% ↑	11% ↑
Workforce Participation Rate	84%	85%	90%	+5% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates

Inflation adjusted to 2023

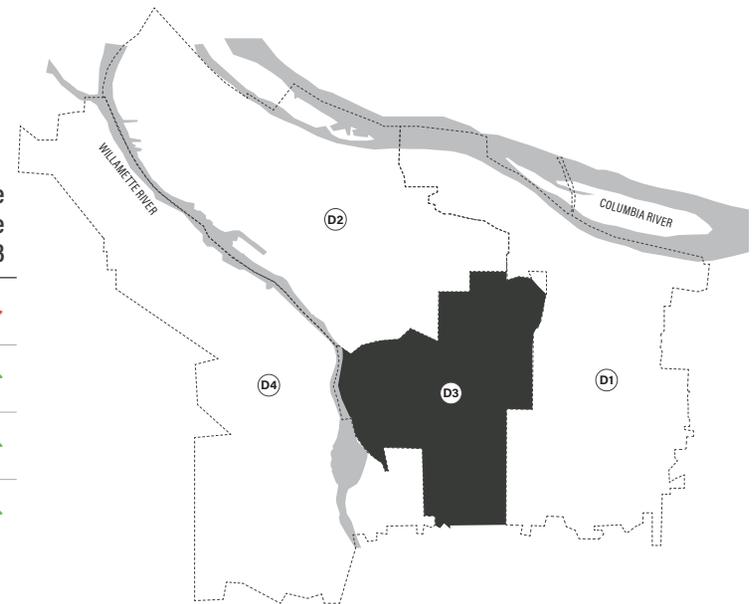
*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$34.28	\$30.25	-12% ↓	-16% ↓
Retail Rent	\$30.93	\$26.66	-14% ↓	-16% ↓
Vacancy (Office & Retail)	11%	29%	+18% POINTS	+20% POINTS

Source: CoStar

Inflation adjusted to 2025



Council District 4

Population Demographics

	2018	2023	District Change	Citywide Change
Population	147,874	162,427	10% ↑	1% ↑
Age 25 - 64	89,345	96,817	8% ↑	1% ↑
BIPOC Population	29,582	42,068	42% ↑	22% ↑
College Graduates	60,951	66,553	9% ↑	9% ↑
Per Capita Income	\$66,789	\$74,547	12% ↑	18% ↑
Poverty Rate	12%	11%	-1% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	170,515	188,710	177,253	-6% ↓	-3% ↓
Number of Firms*	10,722	12,158	14,208	17% ↑	25% ↑
Earnings, Full-Time Workers	\$109,844	\$117,542	\$126,709	8% ↑	11% ↑
Workforce Participation Rate	80%	80%	83%	+3% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates

Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$30.23	\$25.53	-16% ↓	-16% ↓
Retail Rent	\$30.23	\$25.53	-16% ↓	-16% ↓
Vacancy (Office & Retail)	8%	18%	+10% POINTS	+20% POINTS

Source: CoStar

Inflation adjusted to 2025



City of Portland

Population Demographics

	2018	2023	Citywide Change
Population	639,387	642,715	1% ↑
Age 25 - 64	393,142	395,332	1% ↑
BIPOC Population	188,676	230,345	22% ↑
College Graduates	200,176	218,554	9% ↑
Per Capita Income	\$46,928	\$55,312	18% ↑
Poverty Rate	15%	13%	-2% POINTS

Employment

	2013	2018	2023	Citywide Change 2018-23
Employment*	396,107	448,639	437,196	-3% ↓
Number of Firms*	27,631	33,360	41,709	25% ↑
Earnings, Full-Time Workers	\$80,413	\$84,992	\$94,383	11% ↑
Workforce Participation Rate	80%	81%	83%	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates

Inflation adjusted to 2023

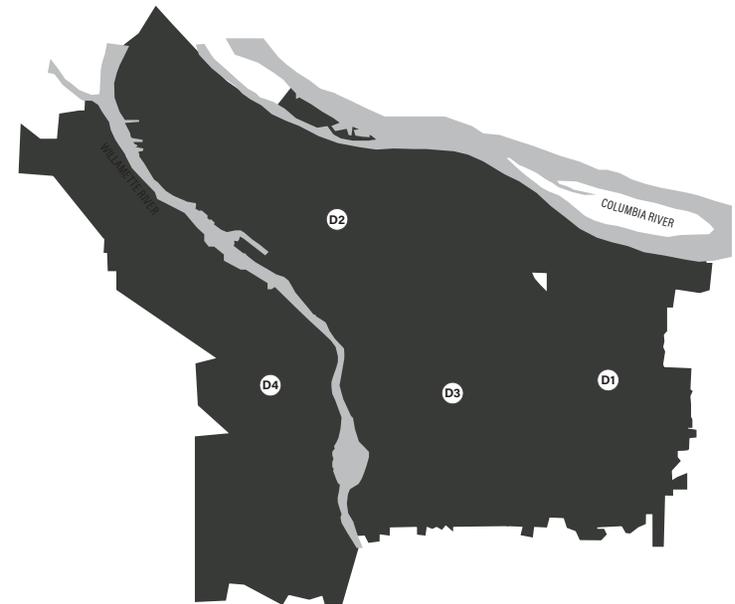
*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	Citywide Change
Office Rent	\$36.89	\$30.97	-16% ↓
Retail Rent	\$36.47	\$30.68	-16% ↓
Vacancy (Office & Retail)	12%	32%	+20% POINTS

Source: CoStar

Inflation adjusted to 2025



Tax Increment Finance (TIF) Districts

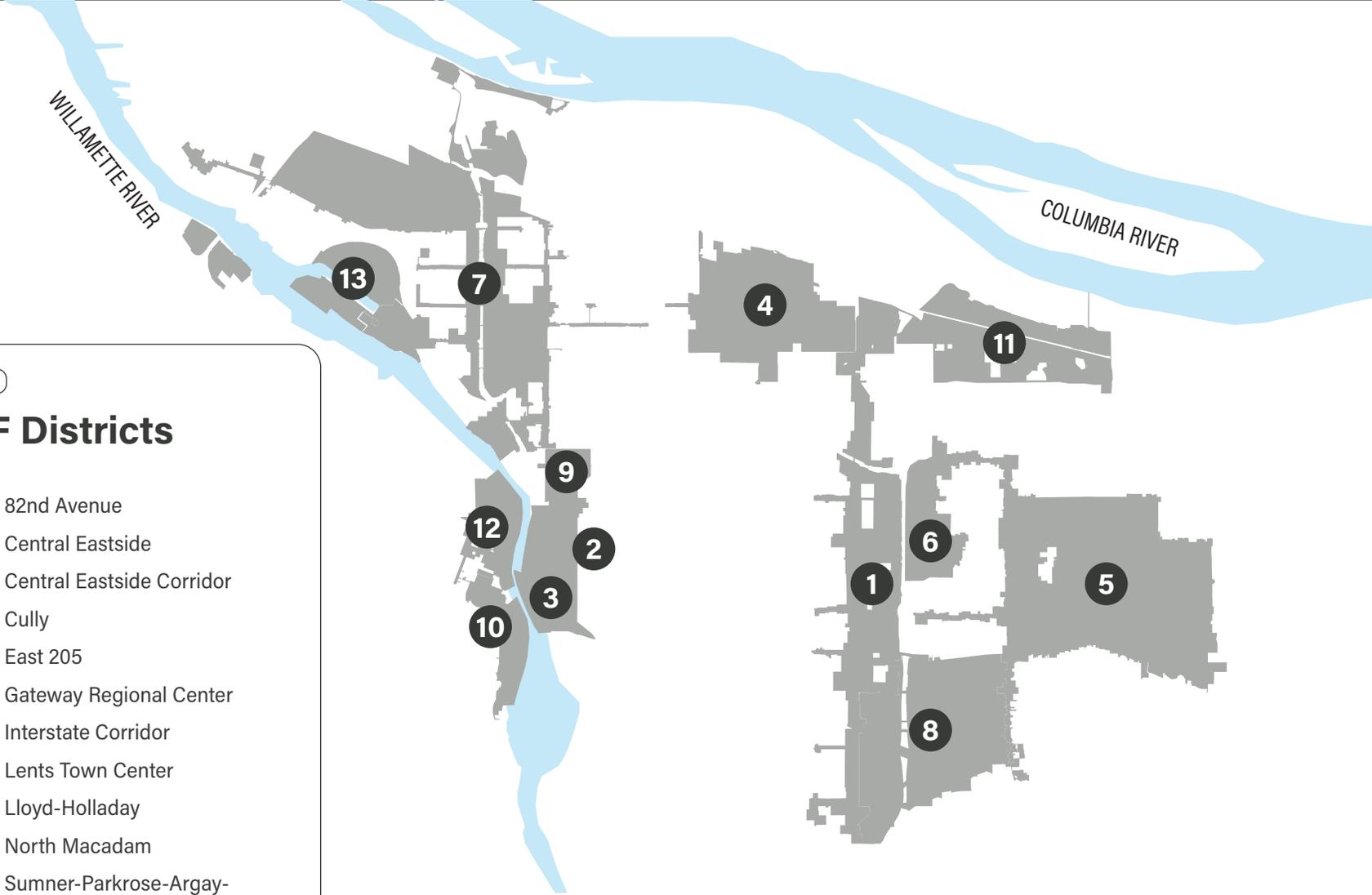


FIG. 2.02

TIF Districts

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

TIF District Profile Guide

Data presented here is also tabulated by topic in previous sections.

Population Demographics

Latest available data for the population characteristics: age, race, education, income and poverty.

Data Source:
US Census, American Community Survey, 5-Year Estimates

82nd Avenue Area TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	13,138	12,554	-4% ↓	1% ↑
Age 25 - 64	8,164	7,917	-3% ↓	1% ↑
BIPOC Population	6,630	6,505	-2% ↓	22% ↑
College Graduates	2,561	3,859	51% ↑	9% ↑
Per Capita Income	\$29,236	\$38,403	31% ↑	18% ↑
Poverty Rate	24%	16%	-8% POINTS	-2% POINTS

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$23.93	\$19.91	-17% ↓	-16% ↓
Retail Rent	\$23.93	\$19.91	-17% ↓	-16% ↓
Vacancy (Office & Retail)	0%	12%	+12% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025

Employment

	2019	2018	2023	District Change 2019-23	Citywide Change 2018-23
Employment*	7,698	7,002	8,300	5% ↑	-3% ↓
Number of Firms*	847	1,015	1,231	21% ↑	25% ↑
Earnings, Full-Time Workers	\$51,503	\$59,427	\$70,757	19% ↑	11% ↑
Workforce Participation Rate	73%	78%	83%	+5% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023
*Oregon Employment Department, Quarterly Census of Employment and Wages



Learn more about this district on page 107

Commercial Real Estate

Commercial rents and vacancy rates for the district.

Data Source:
CoStar, inflation adjusted to 2023

Employment

Payroll employment and number of firms located in the district. Earnings of full-time workers living in the district. Inflation adjusted to 2023. Workforce participation rate among population age 20 to 65.

Data Source:
Quarterly Census of Employment and Wages, Oregon Employment Department. US Census, American Community Survey, 5-Year Estimates

82nd Avenue Area TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	13,138	12,554	-4% ↓	1% ↑
Age 25 - 64	8,164	7,917	-3% ↓	1% ↑
BIPOC Population	6,630	6,505	-2% ↓	22% ↑
College Graduates	2,561	3,859	51% ↑	9% ↑
Per Capita Income	\$29,236	\$38,403	31% ↑	18% ↑
Poverty Rate	24%	16%	-8% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	7,698	7,902	8,308	5% ↑	-3% ↓
Number of Firms*	847	1,015	1,231	21% ↑	25% ↑
Earnings, Full-Time Workers	\$51,503	\$59,427	\$70,757	19% ↑	11% ↑
Workforce Participation Rate	73%	78%	83%	+5% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
 Inflation adjusted to 2023
 *Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$23.93	\$19.91	-17% ↓	-16% ↓
Retail Rent	\$23.93	\$19.91	-17% ↓	-16% ↓
Vacancy (Office & Retail)	0%	12%	+12% POINTS	+20% POINTS

Source: CoStar
 Inflation adjusted to 2025



Central Eastside TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	5,167	7,049	36% ↑	1% ↑
Age 25 - 64	3,936	6,014	53% ↑	1% ↑
BIPOC Population	1,404	2,117	51% ↑	22% ↑
College Graduates	2,170	3,730	72% ↑	9% ↑
Per Capita Income	\$41,887	\$59,620	42% ↑	18% ↑
Poverty Rate	23%	17%	-6% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	5,741	7,628	8,108	6% ↑	-3% ↓
Number of Firms*	530	654	716	9% ↑	25% ↑
Earnings, Full-Time Workers	\$57,478	\$62,596	\$82,030	31% ↑	11% ↑
Workforce Participation Rate	83%	84%	86%	+2% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$36.72	\$32.91	-10% ↓	-16% ↓
Retail Rent	\$37.24	\$32.91	-12% ↓	-16% ↓
Vacancy (Office & Retail)	4%	32%	+28% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Central Eastside Corridor TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	1,638	1,351	-18% ↓	1% ↑
Age 25 - 64	1,147	950	-17% ↓	1% ↑
BIPOC Population	461	410	-11% ↓	22% ↑
College Graduates	767	950	24% ↑	9% ↑
Per Capita Income	\$52,217	\$71,061	36% ↑	18% ↑
Poverty Rate	10%	12%	+2% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	11,487	13,448	12,149	-10% ↓	-3% ↓
Number of Firms*	726	779	816	5% ↑	25% ↑
Earnings, Full-Time Workers	\$88,177	\$83,104	\$111,274	34% ↑	11% ↑
Workforce Participation Rate	79%	88%	88%	0% ↔ POINTS	+2% ↑ POINTS

Source: US Census, American Community Survey, 5-Year Estimates

Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$34.38	\$30.02	-13% ↓	-16% ↓
Retail Rent	\$33.93	\$30.02	-12% ↓	-16% ↓
Vacancy (Office & Retail)	14%	43%	+29% POINTS	+20% POINTS

Source: CoStar

Inflation adjusted to 2025



Cully TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	13,027	12,394	-5% ↓	1% ↑
Age 25 - 64	8,238	8,120	-1% ↓	1% ↑
BIPOC Population	1,459	1,788	23% ↑	22% ↑
College Graduates	2,978	4,111	38% ↑	9% ↑
Per Capita Income	\$29,985	\$39,192	31% ↑	18% ↑
Poverty Rate	29%	17%	-12% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	3,569	3,977	4,458	12% ↓	-3% ↓
Number of Firms*	372	493	668	35% ↑	25% ↑
Earnings, Full-Time Workers	\$61,356	\$61,766	\$74,281	20% ↑	11% ↑
Workforce Participation Rate	77%	76%	82%	+6% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$12.10	\$11.75	-3% ↓	-16% ↓
Retail Rent	\$12.10	\$11.78	-3% ↓	-16% ↓
Vacancy (Office & Retail)	9%	32%	+23% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



East 205 TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	34,105	31,582	-7% ↓	1% ↑
Age 25 - 64	19,153	18,751	-2% ↓	1% ↑
BIPOC Population	18,512	17,499	-5% ↓	22% ↑
College Graduates	3,272	3,717	14% ↑	9% ↑
Per Capita Income	\$24,125	\$30,123	25% ↑	18% ↑
Poverty Rate	24%	20%	-4% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	8,524	7,628	9,899	30% ↑	-3% ↓
Number of Firms*	1,054	654	1,741	166% ↑	25% ↑
Earnings, Full-Time Workers	\$59,271	\$52,496	\$57,764	10% ↑	11% ↑
Workforce Participation Rate	76%	77%	76%	-1% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$20.75	\$19.54	-6% ↓	-16% ↓
Retail Rent	\$20.75	\$19.34	-7% ↓	-16% ↓
Vacancy (Office & Retail)	0%	17%	+17% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Gateway Regional Center TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	19,529	18,527	-5% ↓	1% ↑
Age 25 - 64	10,655	10,698	0% ↔	1% ↑
BIPOC Population	9,353	9,836	5% ↑	22% ↑
College Graduates	2,719	2,687	-1% ↓	9% ↑
Per Capita Income	\$26,108	\$32,492	24% ↑	18% ↑
Poverty Rate	19%	27%	+8% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	10,187	10,847	9,665	-11% ↓	-3% ↓
Number of Firms*	506	554	595	7% ↑	25% ↑
Earnings, Full-Time Workers	\$53,399	\$53,146	\$67,185	26% ↑	11% ↑
Workforce Participation Rate	79%	75%	82%	+7% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$35.99	\$31.36	-13% ↓	-16% ↓
Retail Rent	\$35.99	\$31.36	-13% ↓	-16% ↓
Vacancy (Office & Retail)	10%	29%	+19% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Interstate Corridor TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	47,478	46,273	-3% ↓	1% ↑
Age 25 - 64	32,143	32,600	1% ↑	1% ↑
BIPOC Population	19,343	18,127	-6% ↓	22% ↑
College Graduates	17,820	20,443	15% ↑	9% ↑
Per Capita Income	\$45,634	\$57,147	25% ↑	18% ↑
Poverty Rate	15%	13%	-2% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	29,546	34,486	36,623	6% ↑	-3% ↓
Number of Firms*	1,963	2,510	3,362	34% ↑	25% ↑
Earnings, Full-Time Workers	\$67,955	\$76,548	\$88,366	15% ↑	11% ↑
Workforce Participation Rate	83%	85%	86%	+1% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$17.60	\$16.35	-7% ↓	-16% ↓
Retail Rent	\$16.91	\$16.35	-3% ↓	-16% ↓
Vacancy (Office & Retail)	13%	26%	+19% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Lents Town Center TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	25,317	24,893	-2% ↓	1% ↑
Age 25 - 64	14,633	14,838	1% ↑	1% ↑
BIPOC Population	13,891	12,497	-10% ↓	22% ↑
College Graduates	2,951	4,483	52% ↑	9% ↑
Per Capita Income	\$26,795	\$33,817	26% ↑	18% ↑
Poverty Rate	20%	19%	-1% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	3,632	4,037	4,669	16% ↑	-3% ↓
Number of Firms*	333	435	621	43% ↑	25% ↑
Earnings, Full-Time Workers	\$53,779	\$52,536	\$65,331	24% ↑	11% ↑
Workforce Participation Rate	75%	80%	80%	0% ↔ POINTS	+2% ↑ POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$19.77	\$17.11	-13% ↓	-16% ↓
Retail Rent	\$19.77	\$17.11	-13% ↓	-16% ↓
Vacancy (Office & Retail)	14%	48%	+34% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Lloyd-Holladay TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	5,862	7,153	22% ↑	1% ↑
Age 25 - 64	3,931	4,978	27% ↑	1% ↑
BIPOC Population	1,429	2,396	68% ↑	22% ↑
College Graduates	2,300	2,771	20% ↑	9% ↑
Per Capita Income	\$54,120	\$55,128	2% ↑	18% ↑
Poverty Rate	16%	20%	+4% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	14,254	14,794	13,030	-12% ↓	-3% ↓
Number of Firms*	533	565	597	6% ↑	25% ↑
Earnings, Full-Time Workers	\$72,133	\$82,584	\$73,466	-11% ↓	11% ↑
Workforce Participation Rate	83%	81%	79%	-2% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$38.65	\$33.59	-13% ↓	-16% ↓
Retail Rent	\$38.65	\$33.59	-13% ↓	-16% ↓
Vacancy (Office & Retail)	12%	67%	+55% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



North Macadam TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	12,126	14,248	17% ↑	1% ↑
Age 25 - 64	7,745	9,483	22% ↑	1% ↑
BIPOC Population	3,426	4,546	33% ↑	22% ↑
College Graduates	5,692	6,898	21% ↑	9% ↑
Per Capita Income	\$73,304	\$74,442	2% ↑	18% ↑
Poverty Rate	10%	12%	+2% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	9,793	15,247	14,324	-6% ↓	-3% ↓
Number of Firms*	490	615	716	16% ↑	25% ↑
Earnings, Full-Time Workers	\$107,203	\$102,852	\$109,596	7% ↑	11% ↑
Workforce Participation Rate	85%	82%	83%	+1% POINTS	+2% POINTS

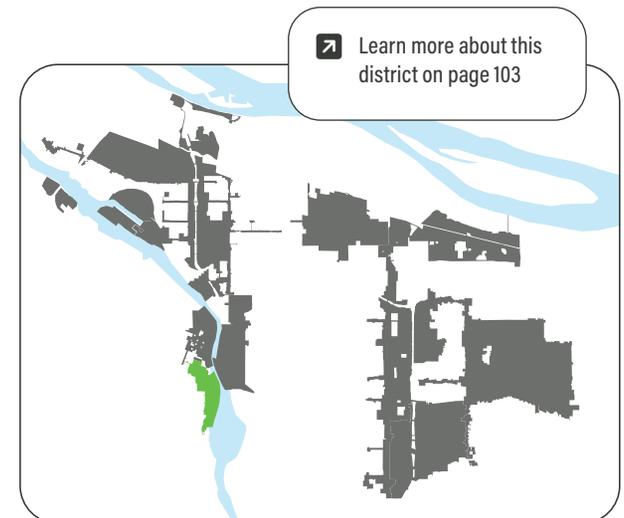
Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$35.63	\$28.89	-19% ↓	-16% ↓
Retail Rent	\$35.63	\$28.89	-19% ↓	-16% ↓
Vacancy (Office & Retail)	10%	42%	+32% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025



Sumner-Parkrose-Argay-Columbia Corridor TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	13,062	11,694	-10% ↓	1% ↑
Age 25 - 64	7,954	7,006	-12% ↓	1% ↑
BIPOC Population	6,589	6,130	-7% ↓	22% ↑
College Graduates	2,208	2,511	14% ↑	9% ↑
Per Capita Income	\$34,590	\$41,167	19% ↑	18% ↑
Poverty Rate	15%	12%	-3% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	6,093	7,184	6,598	-8% ↓	-3% ↓
Number of Firms*	606	657	780	19% ↑	25% ↑
Earnings, Full-Time Workers	\$63,037	\$61,242	\$71,831	17% ↑	11% ↑
Workforce Participation Rate	82%	81%	81%	0% POINTS ↔	+2% POINTS ↑

Source: US Census, American Community Survey, 5-Year Estimates
 Inflation adjusted to 2023

*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$23.54	\$23.47	0% ↔	-16% ↓
Retail Rent	\$23.54	\$23.47	0% ↔	-16% ↓
Vacancy (Office & Retail)	0%	31%	+31% POINTS	+20% POINTS

Source: CoStar
 Inflation adjusted to 2025



Westside TIF District

Population Demographics

	2018	2023	District Change	Citywide Change
Population	11,292	13,542	20% ↑	1% ↑
Age 25 - 64	8,003	9,906	24% ↑	1% ↑
BIPOC Population	3,141	3,737	19% ↑	22% ↑
College Graduates	4,324	5,537	28% ↑	9% ↑
Per Capita Income	\$64,633	\$79,224	23% ↑	18% ↑
Poverty Rate	24%	24%	0% POINTS	-2% POINTS

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	41,073	48,529	37,193	-23% ↓	-3% ↓
Number of Firms*	2,333	2,585	2,395	-7% ↓	25% ↑
Earnings, Full-Time Workers	\$127,803	\$114,712	\$135,980	19% ↑	11% ↑
Workforce Participation Rate	66%	66%	71%	+5% POINTS	+2% POINTS

Source: US Census, American Community Survey, 5-Year Estimates

Inflation adjusted to 2023

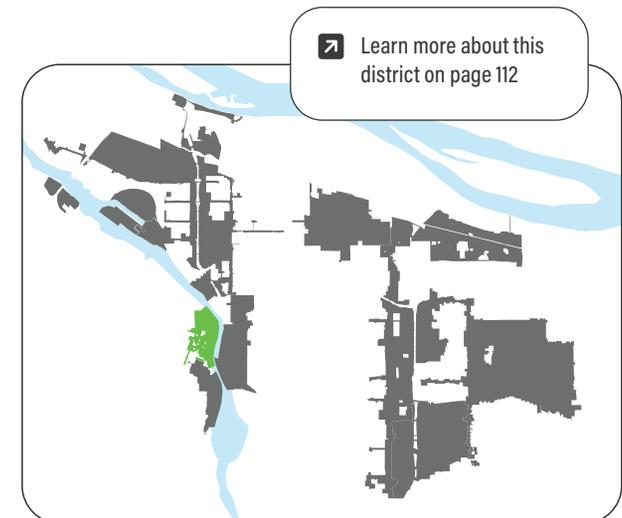
*Oregon Employment Department, Quarterly Census of Employment and Wages

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$41.34	\$33.64	-19% ↓	-16% ↓
Retail Rent	\$41.48	\$33.64	-19% ↓	-16% ↓
Vacancy (Office & Retail)	16%	42%	+26% POINTS	+20% POINTS

Source: CoStar

Inflation adjusted to 2025



Willamette Industrial TIF District

Population Demographics

	2018	2023	District Change
Population			
Age 25 - 64			
BIPOC Population	NO DATA		
College Graduates	There are no residential buildings in the Willamette Industrial TIF District		
Per Capita Income			
Poverty Rate			

Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$9.26	\$9.25	0% ↔	-16% ↓
Retail Rent	\$8.72	\$9.25	6% ↑	-16% ↓
Vacancy (Office & Retail)	0%	29%	+29% POINTS	+20% POINTS

Source: CoStar
Inflation adjusted to 2025

Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	7,215	8,464	7,671	-9% ↓	-3% ↓
Number of Firms*	146	145	156	8% ↑	25% ↑
Earnings, Full-Time Workers	NO DATA				
Workforce Participation Rate	NO DATA				

Source: US Census, American Community Survey, 5-Year Estimates
Inflation adjusted to 2023

*Oregon Emploment Department, Quarterly Census of Employment and Wages





**Advance
Portland:
Progress Report**

Advance Portland

Established 2023. Completed 2028.

City Council adopted Advance Portland: A Call to Action for Inclusive Economic Growth as Portland's five-year economic strategy in April 2023. Advance Portland establishes a strategy to transform Portland into a thriving, inclusive, and sustainable 21st century city.

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 equity and climate action. Collaborative private, community, and public sector partnerships will foster quality job growth, entrepreneurship and traded sector employment, deployment of innovative green products, and more vibrant and inclusive commercial districts.

Objectives:

-  Propel Inclusive Economic Growth & Innovation
-  Promote Equitable Wealth Creation
-  Foster a Vibrant Central City & Neighborhood Commercial Districts
-  Connect Portlanders to High Quality Jobs in Future-Ready Sectors



Objective 1

Propel Inclusive Economic Growth & Innovation

Year 1 & 2 Highlights from Prosper Portland & City Partners:

- Restructured City operations into a single permitting authority through the creation of Portland Permitting & Development.
- Expanded Enterprise Zones (E-Zone) into the Central City and reauthorized the East Portland Enterprise Zone.
- Created, implemented, and expanded the Downtown Business Incentive Credit, resulting in 112 approved applications and \$21 million in credits as of May 2025.
- Created the Business Retention Core Team in collaboration with elected offices. Retained anchor and traded sector businesses through proactive, coordinated outreach and use of expanded toolkit, providing ongoing and focused support to retain key employers in the city.
- Secured U.S. Economic Development Administration (EDA) Tech Hubs funding for Green Innovation.
- Finalized updated cluster action plans for Athletic & Outdoor, Food & Beverage Manufacturing, Green Cities, and Metals & Machinery industries.
- Completed the Prosper Portland Trade Strategy to guide the City's actions in advancing trade initiatives and targeting global markets.
- Expanded the Portland Means Progress Supplier Diversity Coalition to include major employers in the region.
- Expanded targeted scale-up capital through Prosper Portland's lending of the Strategic Investment Fund.
- Implemented Food & Beverage Manufacturing commercialization support in partnership with the Food Innovation Center.

 Learn more about Objective 1 at AdvancePortland.com/objective-1

Objective 1

Propel Inclusive Economic Growth & Innovation

Progress Indicators:  COMPLETE/ ON TRACK FOR COMPLETION  IN PROCESS  NEEDS ATTENTION  BEGINS LATER IN STRATEGY

TABLE 3.01

PROGRESS	OUTCOME	YEAR		
		1	3	5
	OUTCOME 1.1 - Invest in traded sector cluster industries in which Portland has competitive advantage to increase access to quality jobs and business growth			
	Refine and deliver on updated cluster action plans			
	Establish Food & Beverage Manufacturing action plan			
	Enhance public-private collaboration in and across priority industry clusters			
	Create cluster-specific export and Foreign Direct Investment priorities			
	OUTCOME 1.2 Develop industry-specific innovation strategies to support growth of green products and services			
	Launch Clean Industry Initiative			
	Increase commercialization of research and development and access to funding			
	Engage Green Cities companies in a Materials Innovation Initiative			
	Promote development, purchasing, and deployment of local green products			
	Apply an inclusive economic growth lens to climate policy and investment decision-making			
	OUTCOME 1.3 Address barriers to growth, inclusion, or innovation in competitive industries			
	Support corporate leadership scale and implement strategic equity and inclusion initiatives			
	Identify barriers to inclusive business growth: i) Address citywide policy and practices pertaining to industrial land use; ii) Permitting Improvement Project; iii) Require an economic and real estate development feasibility impact analysis for City Council actions			
	Improve coordination between industry-specific private-sector, higher education, and workforce providers			
	Implement targeted scale-up capital and technical support			

Objective 2

Promote Equitable Wealth Creation

Year 1 & 2 Highlights from Prosper Portland & City Partners:

- Coordinated the efforts of the citywide Inclusive Business Resource Network, the Portland Small Business Hub, and the hiring of small business liaisons to establish the Office of Small Business.
- Served more than 1400 businesses, connecting them with technical assistance to stabilize their businesses or capital to grow and scale through the Inclusive Business Resource Network and Small Business Hub.
- Launched new commercial real estate loan products to support inclusive development. Awarded nearly \$16 million in business loans and grants to create access to opportunities in partnership with community lending partners.
- Awarded \$36 million to Minority Business Enterprise certified firms through the Broadway Corridor redevelopment, with 93% of costs spent at COBID (Certification Office for Business Inclusion and Diversity) certified firms as of January 2024.
- Launched the Reimagine Oregon Economic Opportunity Investment Fund.
- Transitioned the Portland Small Business Hub to the new Office of Small Business (OSB) website in May 2025, offering expanded and centralized resources for small businesses across the city.
- The Community Opportunities and Enhancements Program (COEP) served 141 businesses in the construction industry. Ninety percent of participants (of which 94% identified as people of color) reported an improvement in business knowledge and 75% of businesses reported an increase in revenue and project size.
- The OSB team served more than 100 businesses and actively collaborated with City staff to help small businesses more easily navigate services and

connect with the support they need. The recently launched OSB website helps small businesses navigate city bureaus and requirements, learn how to better manage their business, connect to their community, and bring awareness and celebrate Portland small businesses on an ongoing basis.

 Learn more about Objective 2 at AdvancePortland.com/objective-2

Objective 2

Promote Equitable Wealth Creation

Progress Indicators:  COMPLETE/ ON TRACK FOR COMPLETION  IN PROCESS  NEEDS ATTENTION  BEGINS LATER IN STRATEGY

TABLE 3.02

PROGRESS	OUTCOME	YEAR		
		1	3	5
	OUTCOME 2.1 Help entrepreneurs, including BIPOC entrepreneurs, start, scale, and innovate through partnerships			
	Support entrepreneurs through business technical assistance that is inclusive and accessible to people of color			
	Utilize Innovation Hub Planning Project to identify supports and capital needs			
	Leverage ecosystem mapping to identify gaps in priority industry services and capital access			
	Expand the Portland Small Business Hub to serve as a centralized resource			
	Secure investment in low-interest/equity funds, inventory financing, and industry-specific scale-up funds			
	OUTCOME 2.2 Increase access to property ownership, real estate financing, networking and bid opportunities for local firms and individuals			
	Address gaps in access to capital that are often experienced by developers of color, through technical assistance and new loan products			
	Diversify and increase partnership opportunities across Portland's commercial real estate industry			
	OUTCOME 2.3 Explore policy and structural shifts as part of City Charter restructuring and implementation.			
	Align and centralize City of Portland assistance for small businesses			
	Engage in intentional and sustained coordination and alignment between government partners			
	Address barriers in city regulatory processes			
	Collect standardized business and property owner demographics			

Objective 3

Foster a Vibrant Central City & Neighborhood Commercial Districts

Year 1 & 2 Highlights from Prosper Portland & City Partners:

- Established three Central City Tax Increment Finance (TIF) Districts and three East Portland TIF Districts; Amended Lents, Central Eastside, and Interstate Corridor TIF Districts to provide for continued investment; and launched action planning for the six new districts
- Achieved progress on mixed-income housing production in Central City and neighborhood districts:
 - › Identified and committed new tools to support increased housing production in the Central City and corridors through dedicated infrastructure funding: Tax Increment Financing (TIF), State Funding, Reconnecting Communities Pilot Program; provided direct financing to projects and amended commercial property loan guidelines; recalibrated Inclusionary Housing regulations; and completed Housing Regulatory Relief code amendments.
 - › Approved System Development Charge (SDC) waiver for office-to-residential conversion and infill residential development.
 - › Provided loan commitments for office to residential conversion projects located in Old Town and Central Eastside; developed
- Portland Clean Energy Community Benefits Fund (PCEF) -funded pilot program to support conversion projects that can be scaled with additional funding.
 - › Secured PCEF funding for Broadway Corridor Parcel 6 middle-income housing and providing predevelopment loan to kick-off development of 230-units of middle-income housing on Parcel 6.
 - › Sold Centennial Mills for anticipated residential development.
 - › Acquired property at 102nd & Pacific to support planned residential development in Gateway.
 - › Provided development loan for Shortstack Mississippi mixed-income, modular housing project.
 - › Provided site preparation funding to support Williams & Russell CDC project, which will include affordable homeownership opportunities, affordable rental units, and a Black Business Hub in N/NE Portland.
- Increased commercial activity and supported small businesses in Central City
 - › Facilitated Central City business retention and recruitment with tailored financial incentives, including E-Zone and direct
- investments via loans and grants.
 - › Launched the No Vacancy Project to support small business leasing and filling storefront vacancies in Old Town.
 - › Invested in the Made in Old Town project to support development of innovation campus for footwear and apparel.
 - › Provided predevelopment financial assistance for James Beard Public Market.
 - › Executed a sale agreement with Beam Development and Colas Development for the redevelopment of Workshop Block B into an entertainment venue.
 - › Provided a loan for Flock Food Hall that completed and opened in downtown.
- Catalyzed public-private partnerships at large-scale development sites
 - › Commenced construction of NW Johnson and NW Kearney streets at Broadway Corridor and associated utility infrastructure, unlocking 70% of the site's development potential; began predevelopment for affordable housing predevelopment on Parcel 4A and middle-income housing on Parcel 6.
 - › Convened Technical Advisory Committee to support the Portland Diamond Project's pursuit of a baseball stadium at Zidell Yards.

- › Provided \$7.6 million in support of PSU University Place property redevelopment, including a new 600-1,200 seat venue, hotel, conference center, parking, and other amenities.
- › Executed a City Council-approved term sheet with OMSI to support phased public/private investment in mixed use development, including investment of TIF resources in the New Water Avenue project.
- › Partnered with Albina Vision Trust (AVT) on Reconnecting Communities Grant and to prepare for Central City Master Plan efforts at PPS Prophet site.
- › Advocated for State resources for a renewed allocation for site infrastructure funding tied to housing production on large scale sites.
- › Provided funding to deliver new NE 100th and Pacific Street and sidewalk improvements in Gateway to support David Douglas School District expansion and residential development.
- Attracted visitors and activated the public realm in the Central City
 - › Launched Portland Events & Film Office, activated public rights of way, and made outdoor dining permanent with a new food cart code.
 - › Established the Large Event Grant to provide stability and support for high impact events that drive visitors and out-of-state guests, providing a total of 18 event grants for large and growing events. Nine events provided out-of-area attendance, with a cumulative total of 658,519 attendees and 91,203 guests traveling more than 50 miles to attend.
- › Coordinated with Downtown Clean and Safe and Pioneer Courthouse Square to launch the Downtown for the Holidays campaign to elevate Portland as a holiday destination. Managed the Portland Winter Ice Rink, which drew more than 25,000 visitors.
- › Supported 165 productions navigating film permitting, launched Film Festivals and Screenings grant, and supported 12 local film festivals and screenings.
- › Funded and supported the launch of Portland Panorama film festival, which sold more than 4,600 tickets for showings of 120 films over 11 days.
- › Held four My People’s Market events, supporting low barrier-access to more than 150 businesses per market with thousands of attendees at each market. Hosted a vendor summit to provide purchasing opportunities, commercial tenanting, and product development support to more than 100 small business owners.
- Supported growth and health of businesses within commercial corridors, activated vacant properties and storefronts with community serving businesses
 - › Launched of the Office of Small Business to support local small businesses and entrepreneurs.
- › Launched Affordable Commercial Tenanting Grant Program pilot in Interstate and Gateway TIF districts.
- › Provided predevelopment support to three Cultural Business Hubs in N/NE.
- › Entered into leases and completed build out of retail spaces and tenant improvements at The Nick Fish and Lents Commons.
- › Managed the Repair/Restore grant supporting small business citywide.
- › Launched the Building Energy Efficiency grant program for small business and property owners.

 Learn more about Objective 3 at AdvancePortland.com/objective-3

Objective 3

Foster a Vibrant Central City & Neighborhood Commercial Districts

Progress Indicators:  COMPLETE/ ON TRACK FOR COMPLETION  IN PROCESS  NEEDS ATTENTION  BEGINS LATER IN STRATEGY

TABLE 3.03

PROGRESS	OUTCOME	YEAR		
		1	3	5
	OUTCOME 3.1 Increase mixed income housing in subdistricts with lack of residential use and an imbalanced mix of uses.			
	Establish financial and regulatory tools to incentivize market delivery of office-to-residential conversion			
	Create new high-density, infill residential construction with mixed-income housing units through private development			
	OUTCOME 3.2 Retain and increase commercial activity and support small businesses in the Central City.			
	Identify key locations and incentives for anchor business retention and recruitment			
	Activate ground floor commercial spaces in the Central City through regulatory, permitting, and fee changes			
	Encourage employees and tenants to return to the office to work at least one day a week			
	Provide augmented districtwide services to support small businesses and retailers			
	Activate Portland State University (PSU) district by returning students and faculty to campus and activating PSU's real estate portfolio			
	OUTCOME 3.3 Catalyze public-private partnerships to unlock infill development of large scale mixed-use, mixed-income sites with high transit accessibility			
	Streamline regulatory processes including Central City Master Plan to unlock key development opportunities			
	Create highly focused TIF districts to support extraordinary infrastructure investment			
	Require an economic impact analysis of any proposed regulatory changes coming before City Council for approval			

Objective 3

Foster a Vibrant Central City & Neighborhood Commercial Districts

Progress Indicators:  COMPLETE/ ON TRACK FOR COMPLETION  IN PROCESS  NEEDS ATTENTION  BEGINS LATER IN STRATEGY

TABLE 3.03 (CONTINUED)

PROGRESS	OUTCOME	YEAR		
		1	3	5
	OUTCOME 3.4 Attract visitors through events and activation, cultural anchors, and renovation of public realm			
	Establish a cross-sector Events Office to enable, facilitate, and support events and activities within the Central City			
	Develop and implement a rebranding program to improve Portland's reputation			
	Enhance and maintain the Central City as a centralized regional gathering spot			
	Activate public rights-of-way in support of small businesses			
	OUTCOME 3.5 Support growth and health of businesses within commercial districts			
	Resource and grow business district capacity, including via Neighborhood Prosperity Network and business district associations; connect small businesses to district support and resources			
	Tailor and market business assistance programs with a focus on brick-and-mortar retail and restaurants			
	Identify and address significant barriers to licensing and permitting processes for the city, county, and state			
	Support retail and commercial tenants facing displacement through investment and technical assistance			
	OUTCOME 3.6 Activate vacant properties and storefronts with businesses; attract new commercial development			
	Encourage conversion of nuisance vacant ground-floor commercial space into active uses through financial incentives and disincentives			
	Leverage community-supported TIF investment and other financial resources, with a focus on East Portland			
	Deploy an Affordable Commercial Tenanting program			
	Increase knowledge for building owners to take advantage of energy efficiency incentives			
	Support pop-up opportunities and incentivize other short-term uses of vacant ground floor retail space			
	Identify and address existing regulatory requirements that are cost-prohibitive to retailers and property owners			

Objective 3

Foster a Vibrant Central City & Neighborhood Commercial Districts

Progress Indicators:  COMPLETE/ ON TRACK FOR COMPLETION  IN PROCESS  NEEDS ATTENTION  BEGINS LATER IN STRATEGY

TABLE 3.03 (CONTINUED)

PROGRESS	OUTCOME	YEAR		
		1	3	5
	OUTCOME 3.7 Improve public streets and sidewalks in select districts to support the vitality of business districts			
	Create enhanced neighborhood connections and improve wayfinding			
	Require an impact analysis for larger-scale infrastructure changes			
	Stabilize businesses and districts early and concurrent with long-range planning			
	Provide technical and financial assistance to small businesses during disruptions due to infrastructure construction			
	OUTCOME 3.8 Address housing production across a continuum of affordability			
	Invest in culturally supportive mixed-income housing production			
	Explore and expand production methods that can streamline and increase completion of workforce housing			
	Support implementation of the Residential Infill Project			
	Reduce financial barriers for market and related inclusionary housing production and delivery			

Objective 4

Connect Portlanders to High Quality Jobs in Future-Ready Sectors

Year 1 & 2 Highlights from Prosper Portland & City Partners:

- In partnership with Worksystems, delivered high-quality workforce development training and coaching toward career-track jobs, serving 751 adults and 487 youth, with 52% of adult participants advancing in employment as a result (FY22-23).
- Businesses enrolled in citywide Portland Means Progress initiative hosted 1,290 low-income youth and young professionals through internships since launching in 2019.
- Partnered with Worksystems on the NextGen Manufacturing Roundtable to convene manufacturers around workforce and other barriers and opportunities.
- Supported 110 business with tailored construction business advising through the Community Opportunities and Enhancement Program.
- Exceeded Prosper Portland's Construction Business & Workforce Equity Policy goals with 51% of construction projects completed by COBID-certified firms, and \$45 million going to Minority Business Enterprise certified firms.
- Supported identification and plan creation to address regulatory barriers for childcare providers
- Worked to advance the Portland Industrial Lands Study, Brownfields Study, and Economic Opportunity Study in partnership with Bureau of Planning & Sustainability to evaluate industrial land capacity.
- Focused business growth investments in underserved areas through OMEP and Enterprise Zone resources.
- Invested in Green Cities workforce training in partnership with PCEF workforce development programming, Oregon Clean Energy Workforce Coalition, and Mass Timber Coalition. Implementation is ongoing for other priority industries.
- Convened manufacturing employers through Worksystems, Inc., NextGen, and Cascadia Manufacturing Network to inform industry-led workforce programming.
- In partnership with Worksystems, delivered high-quality workforce development training and coaching toward career-track jobs, serving 686 adults and 491 youth. In addition, 265 participants received services through the Construction Career Training Program funded by the Community Opportunities and Enhancements Program (COEP) (FY23-24).
- Provided workforce navigation services through community partners to more than 460 individuals (FY23-24).

 Learn more about Objective 4 at AdvancePortland.com/objective-4

Objective 4

Connect Portlanders to High Quality Jobs in Future-Ready Sectors

Progress Indicators:  COMPLETE/ ON TRACK FOR COMPLETION  IN PROCESS  NEEDS ATTENTION  BEGINS LATER IN STRATEGY

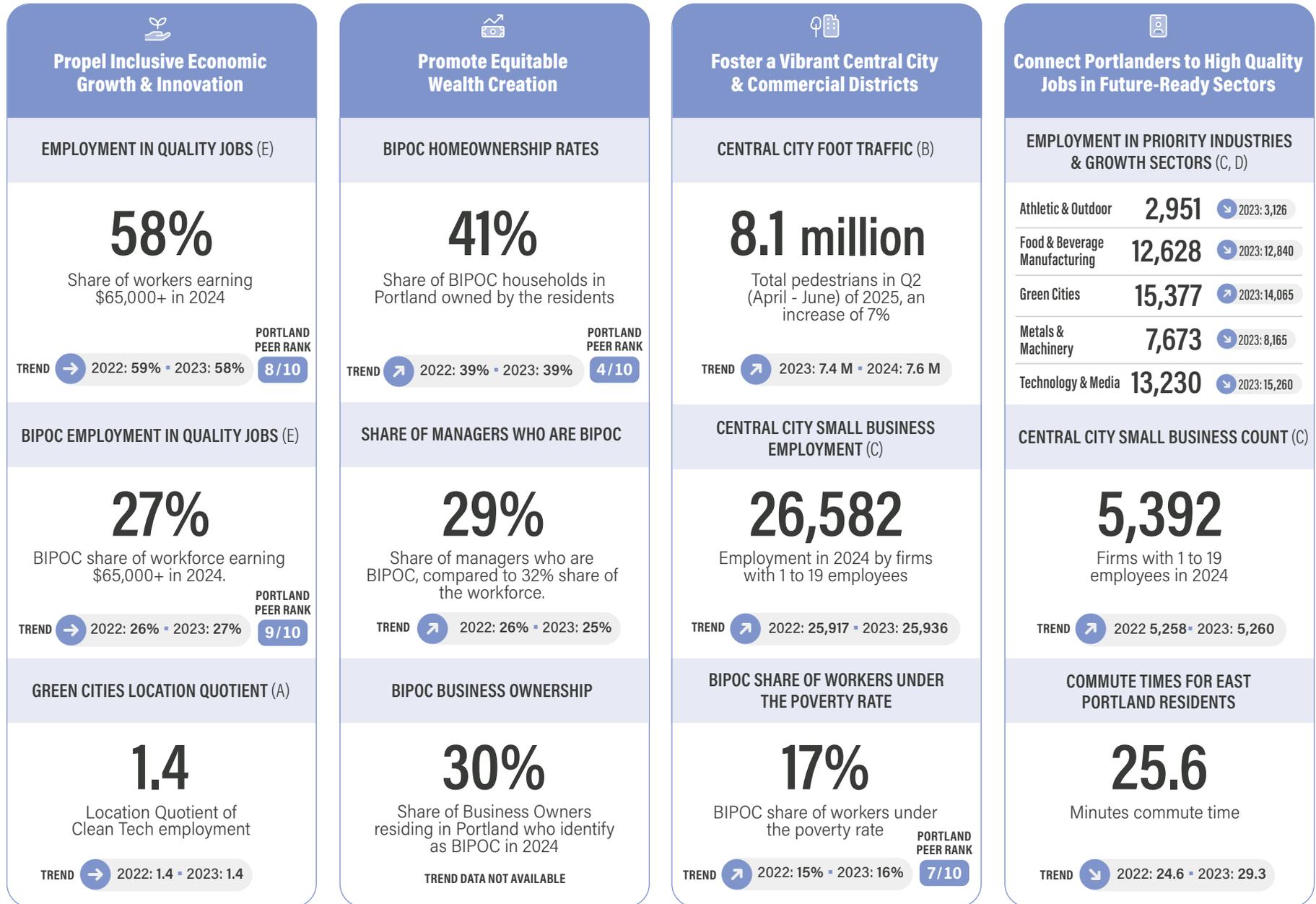
TABLE 3.04

PROGRESS	OUTCOME	YEAR		
		1	3	5
	OUTCOME 4.1 Increase inclusive, industry-based job training and career path employment			
	Invest in workforce training in the Portland region's growing industries			
	Identify industry-specific training that is responsive to growing opportunities in growing industries			
	Retrain workers in lower-growth industries into new, high-growth fields			
	Provide access to resources through community-based workforce navigation			
	Leverage significant and imminent public infrastructure investments to remove barriers for BIPOC and women in the construction workforce and related trades			
	OUTCOME 4.2 Build public-private partnerships to improve access to employment opportunities			
	Convene higher education institutions, the private sector, and workforce partners to identify gaps and opportunities for improving talent pipeline and upcoming employment needs			
	Strengthen relationships between the private sector, unions, and community partners			
	Address gaps in childcare availability			
	Advance culture change within companies to hire and promote equitably, implement Columbia-Willamette Workforce Collaborative Quality Jobs Framework			
	OUTCOME 4.3 Improve connections between residential and employment centers			
	Encourage density and supply of mixed-income housing near job centers			
	Augment transportation options to existing job hubs			
	Ensure adequate industrial land supply			
	Locate major economic investments and target business growth near underserved areas			

Advance Portland Indicators

FIG. 3.01

This chart shows economic conditions using the latest available data from 2024 and 2025 compared to a baseline in 2023—when the Portland City Council adopted Advance Portland.



(A) A location quotient measures the degree of industrial specialization. An LQ of 1.4 indicates that this industry is 40% larger than the US, adjusting for the size of Portland's economy. (B) Source: downtownportland.org/research-reports/downtown-recovery-tracker/ (C) Source: Oregon Employment Dept, Quarterly Census of Employment and Payrolls (D) Employment figures are for the city of Portland and do not include all associated employment, and excludes major corporate headquarters. (E) Numbers adjusted for inflation.

PORTLAND PEER RANK 1 = Best 10 = Worst

TREND → No change ↗ Increase ↘ Decrease



**Prosper Portland
Programs
& Investments**



Tax Increment Finance (TIF) Districts

TIF Nationally and Locally

Tax Increment Finance (TIF) is a popular development financing tool used across the country—in 49 states and the District of Columbia—though specific terminology, eligibility, and funding mechanics vary from state to state. TIF allows local governments to invest property tax revenues in projects that ultimately result in higher property values in a designated area, and which draw private investment that stimulates economic growth, job creation, and broader prosperity throughout the city.

In Oregon, TIF was authorized by the state legislature in 1960 and was initially used as a local match for various federal funding opportunities. Both the state statute and how Portland uses TIF has evolved over the decades, including a unique feature wherein TIF revenues are shared with overlapping taxing jurisdictions once certain financial thresholds are met.

Particularly in a time when federal resources are unreliable, and state and local revenue is declining, TIF offers one of the few reliable, long term funding streams to invest in critical economic development, housing, and infrastructure projects.

Typically, municipalities designate an urban renewal agency with the authority to raise and leverage money to help revitalize neighborhoods. Prosper Portland is designated as that agency for the City of Portland by city charter.

In this capacity, Prosper Portland is responsible for working with affected communities to establish the boundaries of an urban renewal area and create a list of desired improvements, known as the Urban Renewal Plan. Prosper Portland also coordinates the often-difficult task of locating and combining

various funding sources to accomplish the work in the Plan.

Through TIF, Prosper Portland's projects and programs have played a critical role in the city's reputation for smart urban development, including delivery of affordable housing and improving the quality of life for all Portlanders. Investments in nationally recognized, partnership-driven projects like the Williams & Russell Project, Pearl District, Eastbank Esplanade, the Portland Mercado, Pioneer Courthouse Square, Portland Aerial Tram, and the Leach Botanical Garden put Portland on the urban planning map and draw talent and attention to the city.

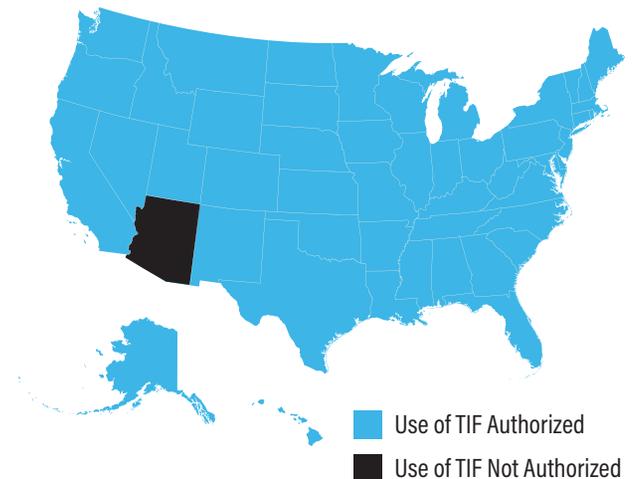
Urban Renewal Past & Present

While “urban renewal” remains the statutory term for tax increment financing, for many, it is associated with harmful redevelopment practices. Locally, in the City of Portland and Prosper Portland's history there are projects and investments that also caused harm with impacts that reverberate today. Some of the agency's historic development work deemed thriving communities of color “blighted,” and vibrant, diverse neighborhoods like South Auditorium and Albina were destroyed in the name of progress.

Beginning in the early 2000s and continuing today, Prosper Portland leadership has recognized the need for change and ongoing reviews of its approach and policies. These efforts have led to significant revisions to existing practices and procedures to ensure all Portlanders benefit from the agency's work and collaborations. The agency recently led extensive engagement with community

FIG. 4.01

49 U.S. States and the District of Columbia have approved legislation enabling TIF



and local government partners, which informed the development of a proposal for six new TIF districts, three within Central City and three within East Portland. The six new districts were unanimously approved by City Council (2024).

The East Portland districts (82nd Avenue, East 205 Sumner-Parkrose-Argay-Columbia Corridor) will address the urgent need to stabilize existing businesses and residents while supporting inclusive economic growth for current and future generations. The Central City districts (Westside, Central Eastside Corridor, and Lloyd-Holladay) aim to bolster opportunities for targeted public investments to move catalytic projects forward and create new, mixed-income neighborhoods on both sides of the Willamette River.

City of Portland Urban Development & Tax Increment Financing

What is Tax Increment Financing?

Tax Increment Financing (TIF) is a long-term source of funding that can be invested in community priorities for physical improvements. It is not a new or increased tax. Funding comes from growth in property taxes within a defined Tax Increment Finance district. If TIF proceeds exceed certain thresholds, a share of that growth is returned to the taxing jurisdictions (ORS 457.470).

In Portland, each TIF district has an adopted plan which provides information on the area including legal boundaries, goals and objectives, and eligible project expenditures. Reports for each TIF district plan provide details on the condition of the area, maximum indebtedness, and fiscal impacts.

What can TIF Fund?

TIF funding can be invested in community priorities for physical improvements and related investments, such as: loans and grants to renovate buildings or redevelop property; property acquisition and disposition by the City; affordable housing development and preservation; commercial tenancing; infrastructure such as parks, streets and sidewalks, and transit; and project-allocated administration.

Maximum Indebtedness

A TIF district's maximum indebtedness represents the principal amount of indebtedness that may be issued for that area and does not include debt service or refinancing. Maximum indebtedness limits are based on good faith estimates of project costs, including inflation, that are planned in each TIF district, and often based on the projected financial capacity of the district within a certain future period.

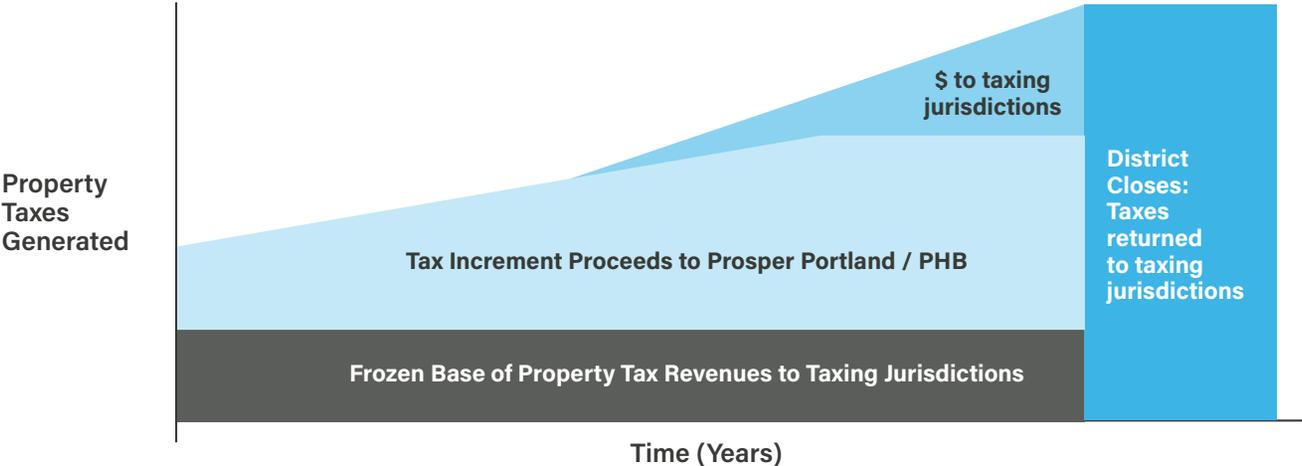


FIG. 4.02 Flow of Tax Increment

Tax Increment Financing is a long-term source of funding that can be invested in community priorities for physical improvements. It is not a new or increased tax. Funding comes from the growth in property taxes within a defined TIF District.

TABLE 4.01 **Housing Set-Aside Policy Budget and Spending Status**

TIF District	 ACTUAL Spent: FY 2015-16 through FY 2024-25				 FORECAST Spent and Budgeted: FY 2015-16 through FY 2032-33			
CLOSEOUT DISTRICTS								
Downtown Waterfront	\$1,971,909			Set-aside targets do not apply	\$1,971,909			Set-aside targets do not apply
South Park Blocks*	8,760,510			Set-aside targets do not apply	8,760,510			Set-aside targets do not apply
Oregon Convention Center	11,865,373			Set-aside targets do not apply	11,865,373			Set-aside targets do not apply
Subtotal Closeout Districts	22,597,792				22,597,792			
ACTIVE DISTRICTS		% Set-Aside	Set-Aside Target %	Progress to Set-Aside Target		% Set-Aside	Set-Aside Target %	Progress to Set-Aside Target
Central Eastside	8,718,519	28%	32%		10,570,424	32%	32%	
Lents Town Center	44,638,801	39%	42%		48,167,300	42%	42%	
Interstate Corridor	116,407,451	53%	70%		155,279,278	70%	70%	
Gateway Regional Center	9,262,250	16%	33%		38,552,824	33%	33%	
North Macadam	47,952,129	39%	46%		68,604,957	46%	46%	
River District ^{1,2}	43,725,267	28%	29%*		43,725,267	28%	29%*	
Cully ³	91,001	66%	45%		25,882,398	45%	45%	
Subtotal Active Districts	270,795,419	39%	45%		390,782,449	46%	45%	
Total Housing Set Aside		\$293,393,211			\$413,380,241			

¹ FY 21-22 included a \$2.9 million swap in Set Aside policy target from River District to South Park Blocks to support affordable project in South Park Blocks

² FY 24-25 included a \$1.7 million reduction in River District for receipt of HUD EDA residual program income

³ Cully TIF District was established in FY 2022-23. The forecast includes resources anticipated based on 45% of forecast.

Housing Set-Aside Policy

Adopted in 2006, the City's Housing Set-Aside policy allocates a portion of the resources generated by TIF to the Portland Housing Bureau for affordable housing projects. Initially that portion was fixed at 30% of TIF debt proceeds aggregated across all TIF districts; this was

increased to 45% by City Council in October 2015. Between FY2015-16 to FY2024-25, Prosper Portland provided \$296 million to PHB for affordable housing, which includes funding through the Set-Aside with additional housing funding for the N/NE Community Development

 [Learn more about spending plans for housing in each district at **Portland.gov/PHB**](https://portland.gov/PHB)

Initiative. In total, Prosper Portland is forecast to set aside approximately \$644 million across all TIF districts to the Portland Housing bureau between FY 2006-07 and FY 2032-2033. The Set-Aside Policy is reassessed periodically by City Council, who will contemplate any updates again in 2026.

FIG. 4.03

Tax Increment Finance Districts

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

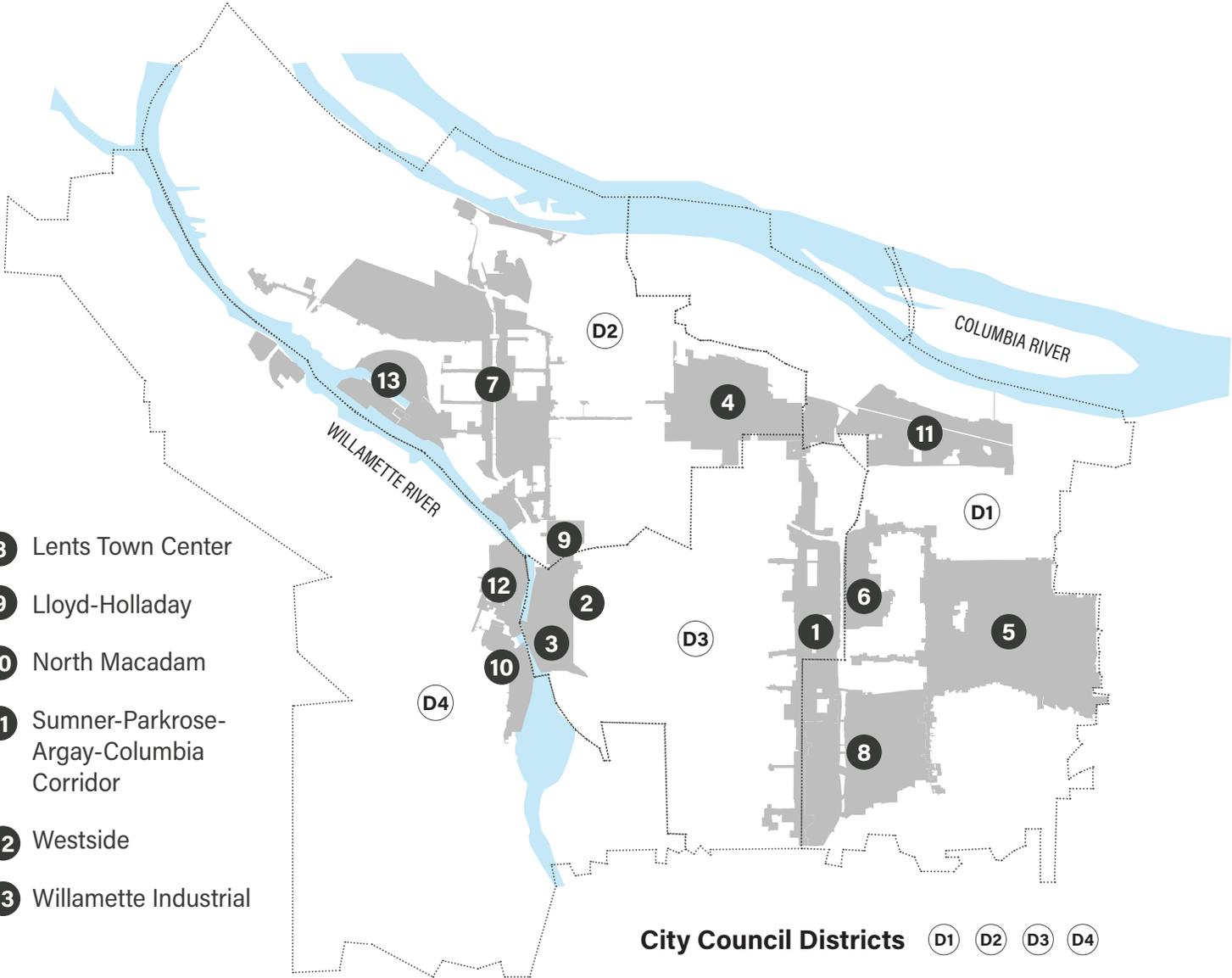


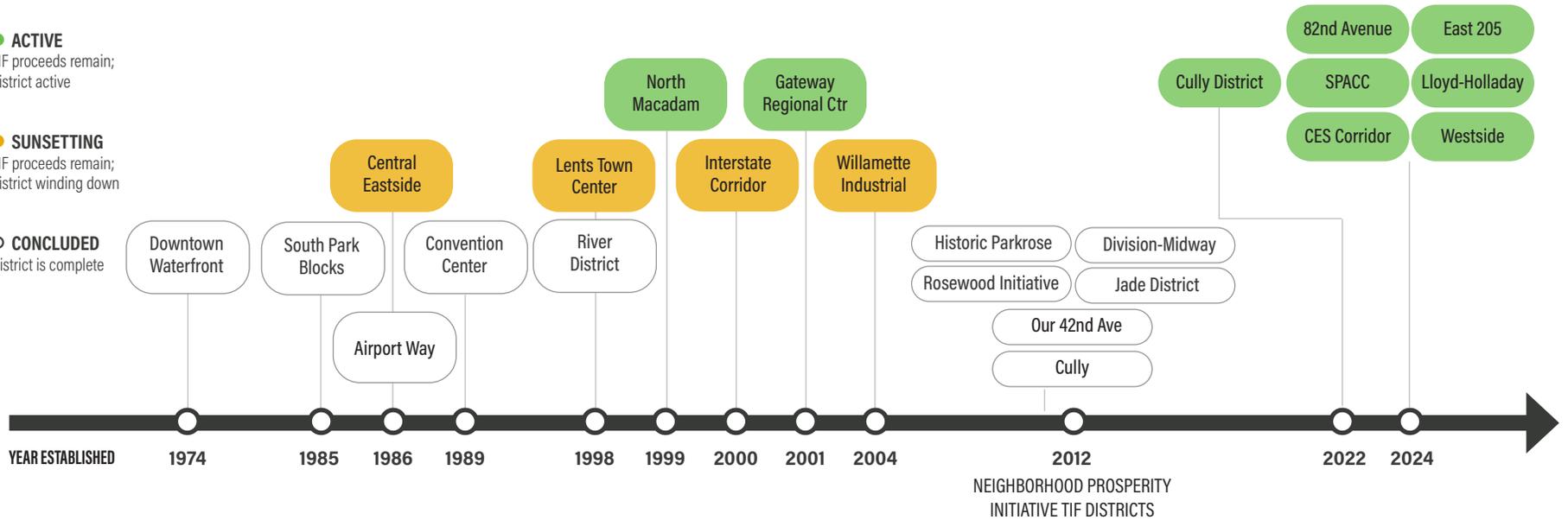
FIG.4.04 TIF Districts: Establishment & Status

District Status

● **ACTIVE**
TIF proceeds remain;
district active

● **SUNSETTING**
TIF proceeds remain;
district winding down

○ **CONCLUDED**
District is complete



Prosper Portland's Tax Increment Finance Districts

○ **Concluded:** Concluded districts have completed TIF plans that are no longer collecting tax increment. Bonds for concluded plans are paid off and no tax increment remains in the TIF fund. Districts that concluded in 2024-25 were:

- Downtown Waterfront (p. 91)
- Neighborhood Prosperity Initiative Districts (p. 96)
- Oregon Convention Center (p. 94)
- River District (p. 95)
- South Park Blocks (p. 93)

● **Sunsetting:** Sunsetting districts have TIF plans that are no longer collecting tax increment. All bonds are paid off, but TIF funds remain in the TIF fund for the district (there's still TIF to spend within the district). Sunsetting districts in 2024-25 were:

- Central Eastside (p. 97)
- Interstate Corridor (p. 100)
- Lents Town Center (p. 98)
- Willamette Industrial (p. 102)

● **Active:** Active districts have active TIF plans that are currently collecting tax increment, paying off bonds, or engaging in du jour borrowing. Active districts for 2024-25 were:

- 82nd Avenue (p. 107)
- Central Eastside Corridor (p. 110)
- Cully (p. 106)
- East 205 (p. 108)
- Gateway (p. 104)
- Lloyd-Holladay (p. 111)
- North Macadam (p. 103)
- Sumner-Parkrose-Argay-Columbia Corridor (p. 109)
- Westside (p. 112)

Downtown Waterfront TIF District

The Downtown Waterfront TIF district was approved by City Council in 1974, amended in 2008, and terminated in 2024. Final district expenditures of \$5.8 million occurred in FY 2024–25, supporting the Old Town/Chinatown Action Plan.

Since 2015, \$2 million has been spent on **affordable housing**. No additional expenditures are allocated to the Housing Set Aside since this closeout district has reached the policy's target.

Portions of the terminated district are part of the new Westside TIF District.

Priorities for the remaining resources from Downtown Waterfront will be invested in the implementation of actions previously identified in the **Old Town/Chinatown Action Plan**, which includes disposition and development of key sites including Block 24, Block 25, and 4th & Burnside, to further community development efforts and activation of the district.



Learn more about the Old Town/Chinatown Action Plan at prosperportland.us/OTCT

TIF District Fast Facts

- 📍 City Council District 4

- Concluded: 2024

- + Established: 1974

- 🏠 Total acres at termination: 233

- 💰 Maximum Indebtedness: \$165M

- ✔ Total issued: \$165M

- ⌚ Last date to issue long-term debt: 2008

Goals:

- Conserve and rehabilitate existing buildings and improvements
- Increase jobs and housing by acquiring, developing, and rehabilitating land and properties downtown
- Support public improvements—including streets, parks, and open space—to serve development

Key Investments:

- **Redevelopment:** Lan Su Chinese Garden, RiverPlace, Oregon College of Oriental Medicine, White Stag Blocks, MercyCorps, Pioneer Place
- **Economic Development:** Small business and industrial preservation loans and grants
- **Housing:** Yards at Union Station, Biltmore Hotel, Richard L. Harris Building, Estate Hotel, Old Town Lofts, Pacific Tower
- **Infrastructure:** Extension of Waterfront Park, Portland Saturday Market, Bill Naito fountain, Light Rail/Transit Mall Development, Naito Parkway

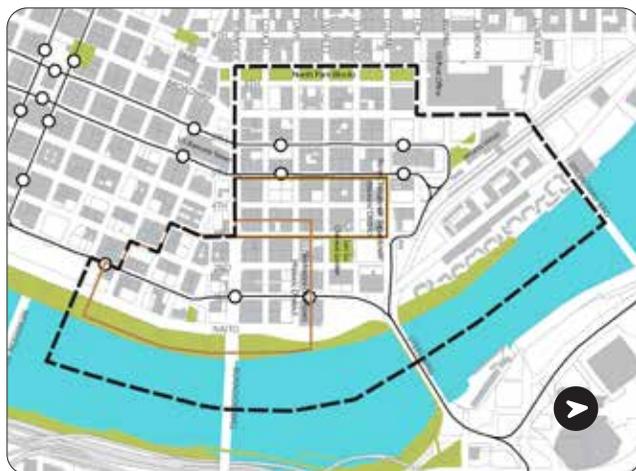
Old Town/Chinatown Action Plan Extension

The City of Portland and Prosper Portland adopted the Old Town/Chinatown Five-Year Action Plan in 2014 after extensive engagement with the Old Town/Chinatown community. The Action Plan focused on four key challenges in Old Town/Chinatown: imbalance of uses and identity; crime and perceptions of safety; stagnant development; and lack of district connectivity (both to and within the district).

In 2019, Portland City Council approved a five-year extension to the original plan, which maintained the original focus on neighborhood investment, business vitality, and district livability, while seeking to capitalize on the progress made since 2014. The Action Plan Extension identified key actions as part of the three objectives: Neighborhood Investment, Business Vitality, and District Livability. Since adoption, Prosper Portland, City agencies, and community partners have met numerous measures of success within the plan.

The Old Town district and remaining Action Plan priorities are now included in the newly created Westside TIF district. Prosper Portland will continue to support ongoing high-impact projects identified as Action Plan priorities, including several market-rate housing conversion projects.

Action Plan Focus Area



Action Plan Extension Objectives & Actions, 2019-2024

TABLE 4.02

PROGRESS	ACTIONS
1.0 Neighborhood Investment	
🟡	Private Property: Facilitate development on surface parking lots and rehabilitation of privately-owned property.
🔴	Prosper Portland-owned Properties: Develop 4th and Burnside and Block 25 with an emphasis on adding mixed-income housing and neighborhood-supporting retail and coordinating with private development in proximity.
🟡	Strategic Infrastructure and connectivity improvements.
2.0 Business Vitality	
🟡	Expand and enhance retail with emphasis on neighborhood-supporting services by providing assistance to current neighborhood businesses and investing in new businesses.
🟢	Foster a supportive environment for startup business and expansion, removing barriers that have historically limited participation by entrepreneurs of color.
🟡	Invest in initiatives that support cluster industries and the traded sector.
🟢	Honor and enhance the district's multiethnic history and coordination with local institutions, including support for the Lan Su Garden Cultural Center expansion and continued engagement with educational institutions in opportunities for partnership, program support, and expansion. Support the Oregon Nikkei Endowment in establishing a permanent home within the District.
3.0 District Livability	
🟡	Invest in projects and/or programs that enhance district sanitation and cleanliness, such as additional Portland Loos.
🟡	Reinforce public/private partnerships, City services, and County services consistent with the recommendations of the Old Town/Pearl District Task Force, including stronger coordination with social services and stronger coordination among public, quasi-public, and private security entities. Support One Point of Contact. Invest in street outreach in ways that reduce police calls for service involving people experiencing homelessness, and increase services to those experiencing addiction and/or behavioral health issues.

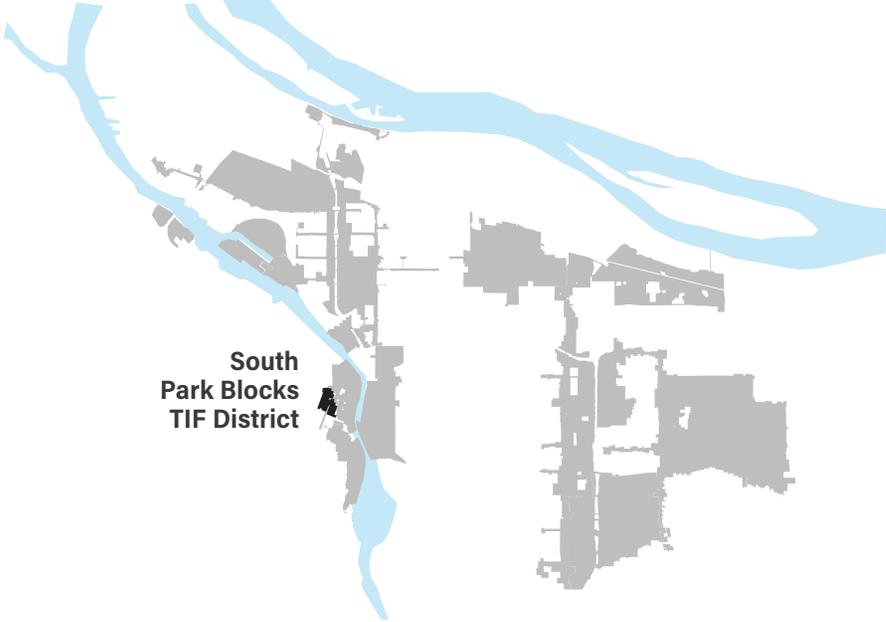
Progress Indicators: 🟢 COMPLETED / ON TRACK 🟡 ONGOING 🔴 NEEDS ATTENTION

South Park Blocks TIF District

The South Park Blocks TIF district was adopted by City Council in 1985, amended in 2008 and 2012, and terminated in 2024.

Since 2015, \$8.7 million has been spent on **affordable housing**. No additional expenditures were allocated to the Housing Set Aside since this terminated district had reached the policy's target.

Final projects of the district included support for renovations and improvements at the **Multnomah County Central Library**, **Arlene Schnitzer Concert Hall**, and the **Portland Art Museum**. Final housing resources focused on renovation of the **Joyce Hotel**.



TIF District Fast Facts

- 📍 City Council District 4

- Concluded: 2024

- + Established: 1985

- 🏠 Total acres: 98, reduced from 161

- 💰 Maximum Indebtedness: \$143.6M

- ✔ Total issued through 2024: \$113M

- 🕒 Last date to issue long-term debt: July 2008

Goals:

- Reinforce downtown’s position as the principal commercial, service, cultural, and high-density housing center
- Prioritize increasing residential units in the downtown area for a mix of age and income groups
- Provide improvements necessary to strengthen downtown as the entertainment and cultural center of the metropolitan area
- Identify, preserve, and protect historical structures within downtown

Key Investments:

- **Redevelopment/Preservation:** University Park, Gallery Park, Southpark Square, Museum Place South, Eliot Tower, Simon Benson House, Telegram Building, Galleria
- **Economic Development:** PSU Academic and Student Recreation Center
- **Housing:** Development and preservation of more than 1,700 affordable housing units and homeless shelters/ services: Alder House, 12th Avenue Terrace, St James, Peter Paulson, Kafoury Commons, New Avenues for Youth, Outside In, St Francis Apartments, Martha Washington Building
- **Infrastructure:** Central City Streetcar, Director’s Park, PSU Urban Center Plaza

Oregon Convention Center TIF District

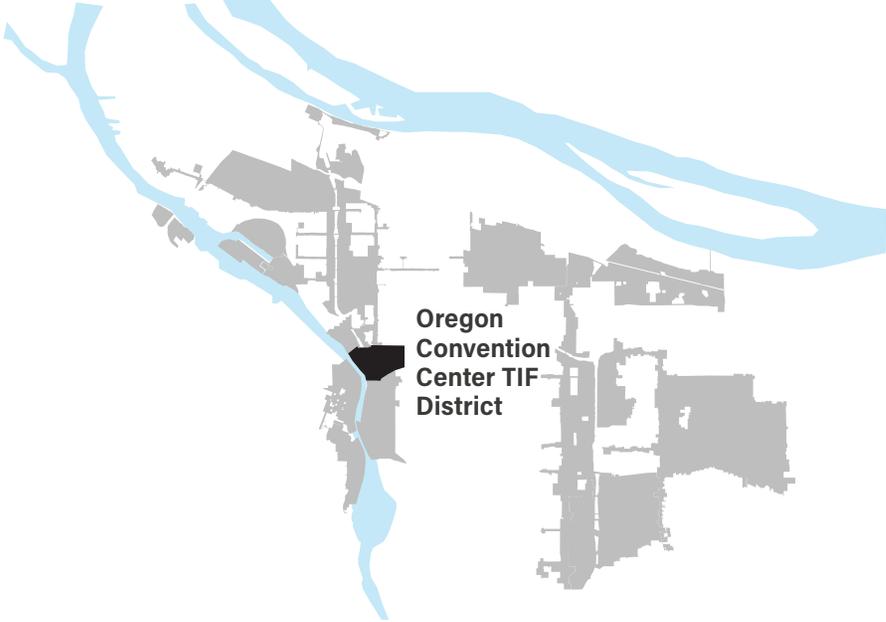
The Oregon Convention Center TIF district (OCC) was established in 1989, amended in 2011, and terminated in 2024.

The OCC's last date to issue debt was June 2013. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$2 million in project expenditures, most of which is property management expenditures being funded by property income as all TIF funds have been expended in the district.

Since 2015, \$11.9 million has been allocated to **affordable housing**. No additional expenditures are allocated to the Housing Set Aside since this

terminated district has reached the policy's target.

The goals of the OCC district were to assist the community in achieving its vision as defined by the **Lloyd District Development Strategy** and associated neighborhood plans. Investments focused on achieving the district's early goal for a convention center hotel to support the economic success of the **Oregon Convention Center**. Final TIF proceeds were invested in construction of the **Convention Center Hotel Garage** tied to development of the Hyatt Regency Hotel and the construction of the Congressman **Earl Blumenauer Bicycle and Pedestrian Bridge**.



Oregon Convention Center TIF District

TIF District Fast Facts

- 📍 City Council District 2 & 3

- Concluded: 2024

- + Established: 1989

- 🏠 Total acres: 410

- 💰 Maximum Indebtedness: \$167.5M

- ✔ Total issued: \$167.5M

- 🕒 Last date to issue long-term debt: 2013

Goals:

- Maximize the regional job potential of the Oregon Convention Center by expanding and servicing the convention trade (e.g., lodging, entertainment, restaurant, and retail development)
- Facilitate the redevelopment of the Lloyd District by bolstering its economic viability, increasing its role within the Central City, and improving its connection to downtown

Key Investments:

- **Redevelopment:** Expansion of Convention Center, site acquisition for the Hyatt Regency Hotel, Convention Center Hotel Garage
- **Affordable Housing:** Louisa Flowers Apartments
- **Infrastructure:** Portland Eastside Streetcar, Earl Blumenauer Bridge and Eastbank Park

River District TIF District

The River District was adopted by City Council in 1998, amended in 2009 and 2015, and terminated in 2024. The 2015 amendment removed 36 acres from the district, which resulted in returning approximately \$475 million in real, personal, manufactured, and utility assessed value to the overall tax rolls and overlapping taxing jurisdictions. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 includes approximately \$3.5 million in project expenditures.

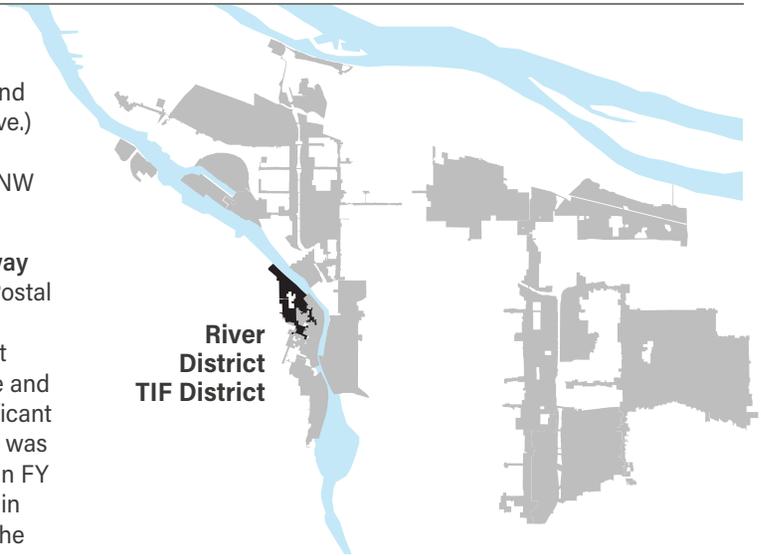
Since 2015, \$43.7 million has been allocated to **affordable housing**. No additional expenditures are allocated to the Housing Set Aside since this district has reached the policy’s target.

Portions of the terminated River District TIF District, like the Downtown Waterfront TIF District, were incorporated in the Westside TIF District in 2024 and will continue to deliver on the following goals:

- Invest in community development, entrepreneurship, and redevelopment in

Old Town/Chinatown—including redevelopment of the 4th and Burnside and Block 25 (NW Flanders St. and NW 4th Ave.) properties, and disposition and potential redevelopment of the NW Glisan St. and NW 3rd Ave. property.

- Implement redevelopment of the **Broadway Corridor** area, including the 14-acre US Postal Service site with mixed use development that has the potential to connect adjacent neighborhoods, introduce new affordable and market-rate housing, and provide a significant new job center for the region. Demolition was completed on the US Postal Service site in FY 2023-24. Non-TIF budget resources remain to invest in middle-income housing and the relocation of the USPS retail operations.
- Long-term funding and property management strategy for **Union Station**, including evaluation of a long-term partnership agreement with Amtrak.



River District TIF District

Learn more about the Old Town/Chinatown Action Plan at prosperportland.us/OTCT

TIF District Fast Facts

- City Council District 4
- Concluded: 2024
- Established: 1998
- Total acres: 315
- Maximum Indebtedness: \$489.5M
- Total issued: \$489.5M
- Last date to issue long-term debt: 2021

Goals:

- Repurpose vacant and underutilized land by developing a wide range of new housing units, new commercial development, and open space
- Foster a 24-hour city environment for residents, visitors, and employees
- Promote linkages with adjacent neighborhoods and the Willamette River

Key Investments:

- Redevelopment:** Hoyt Street development agreement, Union Station and Station Place acquisition and development, Brewery Blocks & the Armory building, USPS site acquisition and site preparation
- Economic Development:** Food Innovation Center, EcoTrust/Jean Vollum Capital Center, The Nines Hotel/Macy’s, Vestas Americas North American headquarters
- Housing:** Royal Palms, Lovejoy Station, Pearl Court Apartments, Station Place, Sitka Apartments, The Abigail, Ramona Apartments, Bud Clark Commons, Union Gospel Mission
- Infrastructure:** Lovejoy ramp realignment, Jamison Square, Tanner Springs Park, The Fields Neighborhood Park, Central City Streetcar, 10th & Yamhill Garage

Neighborhood Prosperity Initiative TIF Districts

As part of the implementation of the Neighborhood Economic Development Strategy, in 2011 Portland City Council adopted six micro-TIF districts commonly known as Neighborhood Prosperity Initiative (NPI) Districts. The NPI Districts support investments in neighborhood commercial corridors with grants to support local small businesses and other community-driven priorities.

Final TIF and granted revenue-sharing resources from Multnomah County and the City of Portland occurred in FY 2020–21 for two of the six districts: 42nd Avenue and Cully. Our 42nd Avenue and Cully Boulevard Alliance received their remaining TIF and Revenue Share in FY 2022–23, closing the districts. The new Cully TIF District, approved by City Council in 2022, overlaps the prior boundaries of the previous Cully Boulevard Alliance and Our 42nd Avenue NPI districts.

Jade, Division-Midway, Parkrose, and Rosewood received final TIF resources in FY 2023–24. The new East Portland TIF districts, approved by City Council in 2024, overlap with the prior boundaries of Historic Parkrose NPI District (Sumner-Parkrose-Argay-Columbia Corridor TIF District), Jade NPI District (82nd Avenue Area TIF District), and Rosewood Initiative and Division Midway Alliance NPI Districts (East 205 TIF District).

Each NPI district focused on the unique needs of its community, with the goal of growing businesses and increasing employment opportunities. Grants from

Prosper Portland enabled the organizations to hire staff, make physical improvements, encourage community-led development projects, and increase the visibility of the district. Prosper Portland staff also provided technical assistance to the districts. Business technical assistance has been made available to districts from the Inclusive Business Resource Network, and workforce navigators were available to assist in securing employment.

The six NPI TIF districts:

- Our 42nd Avenue (*closed FY 2022-23*)
- Cully Boulevard Alliance (*closed FY 2022-23*)
- Historic Parkrose (*closed FY 2023-24*)
- The Rosewood Initiative (*closed FY 2023-24*)
- Division Midway Alliance (*closed FY 2023-24*)
- Jade District (82nd Ave & Division) (*closed FY 2023-24*)

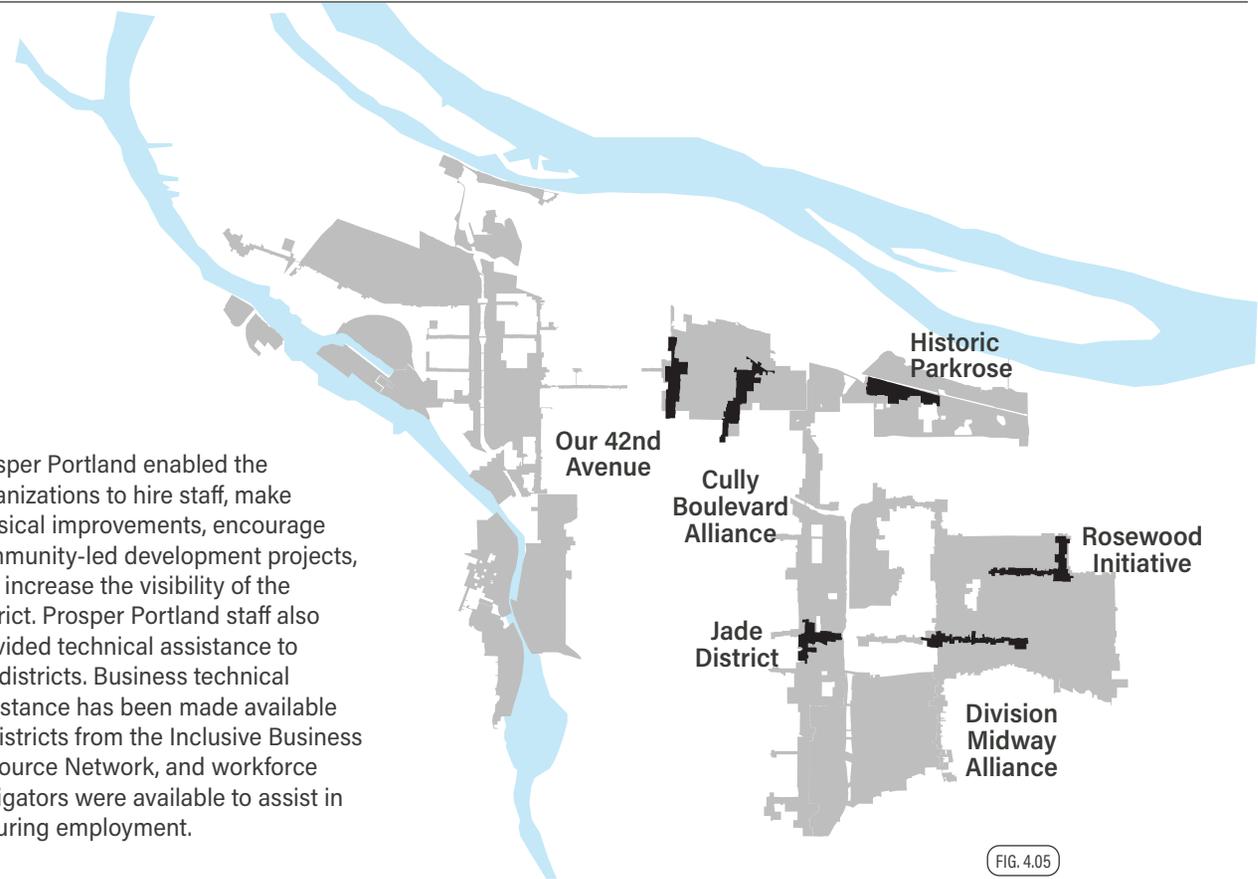


FIG. 4.05

Neighborhood Prosperity Initiative TIF Districts

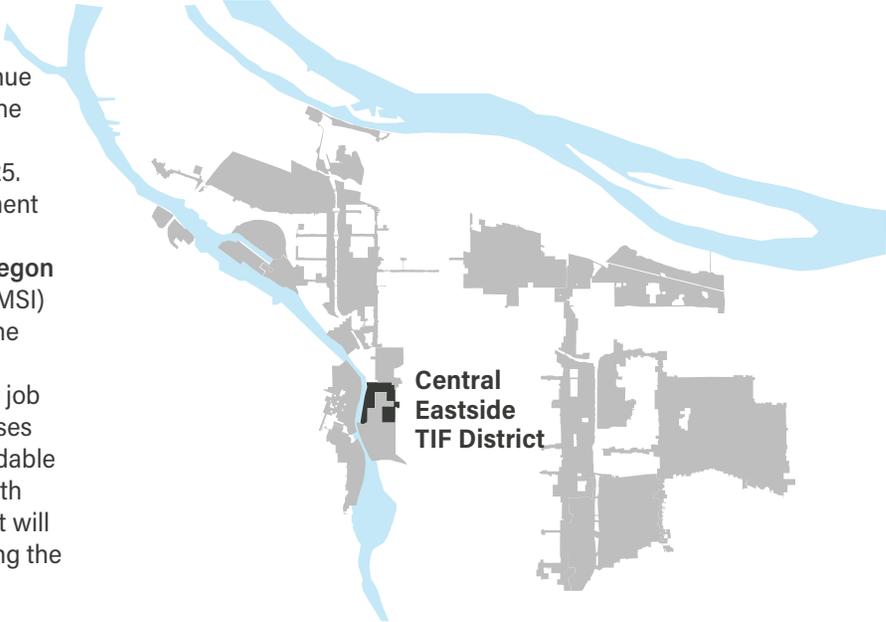
Central Eastside TIF District

The Central Eastside TIF district was established in 1986 and expanded to 709 acres in 2015 to include City and privately-owned land adjacent to the MAX Orange Line Clinton Street Station. The district reached maximum indebtedness in FY 2020–21 and was amended in 2024 to reduce acreage to 292 acres. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$6.4 million in project expenditures.

Since 2015, \$8.7 million has been allocated to **affordable housing** and another \$1.9 million is planned through FY 2025-26.

Final investments for the district will focus on **supporting employment and job density growth** at the **Workshop**

Block properties along SE Water Avenue that Prosper Portland acquired from the Oregon Department of Transportation and subsequently sold in summer 2025. Investments prior to the plan amendment provided support to transportation improvements associated with the **Oregon Museum of Science and Industry (OMSI)** Master Plan. Projects over the life of the district included growing the Central Eastside Industrial District to increase job density, supporting industrial businesses within the district, and providing affordable housing opportunities in alignment with the Central City 2035 Plan. The district will close in the next several years following the completion of final projects.



Key Investments:

- **Redevelopment:** Burnside Bridgehead, Holman Building, Workshop Blocks acquisition
- **Economic Development:** 430 small business and industrial preservation loans and grants
- **Affordable Housing:** St. Francis, Alder 9, and Clifford Rehabilitation
- **Infrastructure:** Eastbank Esplanade, Washington Monroe, East Burnside-Couch Couplet, Water Avenue, and Portland Streetcar

Goals:

- Support existing and new businesses; and create stable, quality jobs
- Support a diverse, thriving, and evolving central city industrial district
- Develop and expand housing and job opportunities, utilize vacant land, and retain character of neighborhood and business centers
- Expand development of riverfront to promote recreation, commercial, and residential waterfront development

TIF District Fast Facts

- 📍 City Council District 3
- 🟡 Sunsetting
- + Established: 1986
- 🏠 Total acres: 292
- 📊 Maximum Indebtedness: \$126M
- ✅ Total issued: \$126M
- 🕒 Last date to issue long-term debt: June 2023

➔ Find district-level demographic, real estate and employment data on page 57

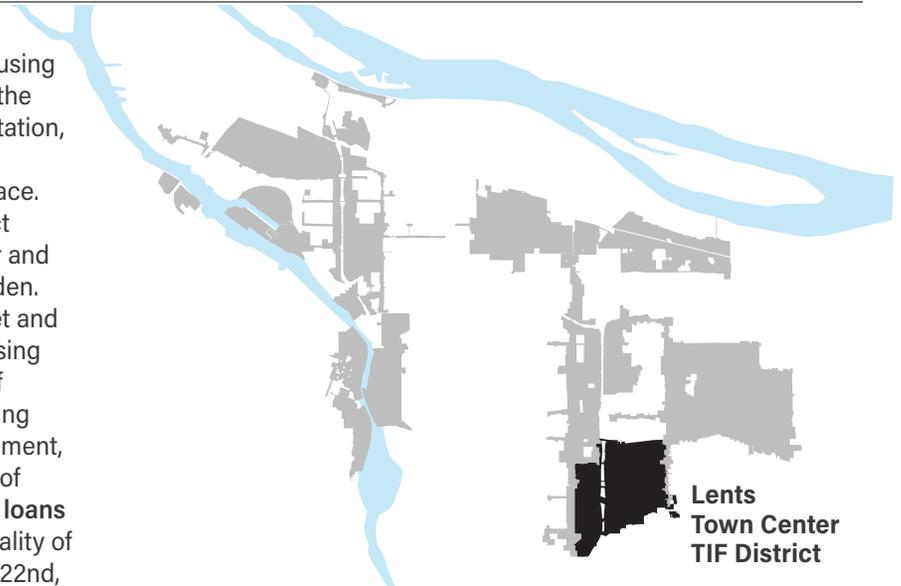
Lents Town Center TIF District

The Lents Town Center TIF district was adopted by City Council in 1998 and amended in 2008 to incorporate a broader stretch of the SE Foster Road commercial district. The district boundaries were amended again to decrease acreage and transition to a sunseting district in 2024. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$3.6 million in project expenditures to close out the district.

Since 2015, \$44.6 million has been allocated to **affordable housing**. An additional \$3 million in affordable housing expenditures are forecast through FY2026–27.

Investment priorities for the district are based on the Five-Year Lents Action Plan.

Prosper Portland and the Portland Housing Bureau completed several projects in the **Lents Town Center** including Oliver Station, Lents Commons, the Asian Health and Service Center, and Woody Guthrie Place. Other recent investments in the district include affordable housing at 72Foster and expansion at the Leach Botanical Garden. Final investment planned in the budget and forecast will focus on market rate housing at **SE 92nd and Harold** and transfer of the adjacent site to the Portland Housing Bureau for affordable housing development, commercial tenancing and operations of Lents Commons, and final **grants and loans to support small business** and the vitality of Lents commercial corridors on 82nd, 122nd, Foster, and Powell.



TIF District Fast Facts

- City Council Districts 1

- Sunsetting

- Established: 1998

- Total acres: 2,036

- Maximum Indebtedness: \$245M

- Total issued through 2024: \$242.8M

- Last date to issue long-term debt: 2020

Goals:

- Generate new, family-wage jobs
- Preserve, rehabilitate, and construct new housing units for households at multiple income levels
- Stimulate business development and private investment in commercial corridors

[Find district-level demographic, real estate and employment data on page 63](#)

Key Investments:

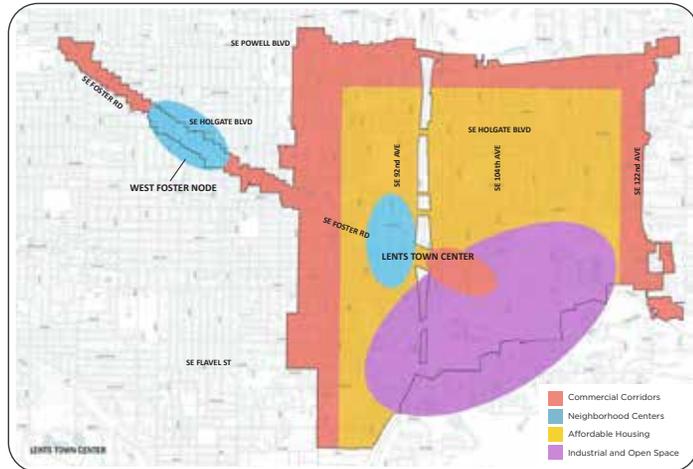
- **Redevelopment/Economic Development:** Lents Town Center (e.g., Lents Commons, Woody Guthrie Place, Asian Health and Service Center), Bakery Blocks, Portland Mercado
- **Housing:** Woody Guthrie Place, Lents Commons
- **Infrastructure:** MAX Green Line, Leach Botanical Garden, Springwater Trail, Springwater floodplain restoration

Lents Action Plan

In 2014, the Lents Five-Year Action Plan (Action Plan) developed key priorities for the district's neighborhood centers, commercial corridors, affordable housing, and industrial and open space. Building on the foundation laid by public investments in transportation, parks, affordable housing, and commercial development in Lents between 1998 and 2013, the Lents Action Plan set out a strategy to maximize the impact of investments and ensure existing residents and businesses would benefit.

Due to the impacts of the Covid-19 pandemic, Prosper Portland has extended the timeline of the five-year Action Plan and transitioned to a closeout plan consistent with the sunseting of the district.

Action Plan Focus Areas



Progress Indicators:

🟢 COMPLETED / ON TRACK
 🟡 ONGOING
 🔴 NEEDS ATTENTION

Action Plan Goals & Actions

PROGRESS ACTIONS

TABLE 4.03

A. Neighborhood Centers: <i>Stimulate development in Lents Town Center that positively changes the reputation and increases the vitality of the Lents Town Center. Leverage infrastructure improvements to facilitate placemaking along the West Foster Node by tenancing and redeveloping Prosper Portland-owned properties, promoting private investment, and supporting businesses.</i>	
🟢	LENTS TOWN CENTER: Concentrate investment along 92nd Avenue and initiate "game changing" redevelopment
🟡	LENTS TOWN CENTER: Promote redevelopment and/or occupancy of Prosper Portland-owned properties
🟢	LENTS TOWN CENTER: Invest in planned infrastructure
🟢	LENTS TOWN CENTER: Promote business development
🟢	WEST FOSTER NODE: Promote redevelopment and/or occupancy of Prosper Portland-owned properties
🟡	WEST FOSTER NODE: Facilitate redevelopment and occupancy of privately owned properties
🟢	WEST FOSTER NODE: Invest in planned infrastructure
🟢	WEST FOSTER NODE: Promote business development
B. Commercial Corridors: <i>Increase safety and vitality of Lents commercial corridors at 82nd, Powell Blvd, 122nd, Foster West and Foster East.</i>	
🟢	Invest in commercial corridor safety
🟢	Promote commercial corridor vitality and business development
C. Affordable Housing: <i>Encourage construction and rehabilitation of units and preserve housing and affordability for homeowners and renters in Foster-Powell, Creston-Kenilworth, Mount Scott-Arleta, Lents, Pleasant Valley, and Powellhurst-Gilbert.</i>	
🟢	Encourage construction of additional housing units through the use of non-tax increment financing programs
🟢	Preserve housing affordability for homeowners and renters
🟢	Take advantage of opportunities to construct new multifamily housing units
D. Industrial and Open Space: <i>Intensify industrial uses and plan for mitigation of 100-year flooding on East Foster.</i>	
🟡	Promote traded sector business development
🟡	Facilitate redevelopment and expansion of privately owned properties
🟡	Prepare for the future of regionally significant industrial lands and natural amenities

Interstate Corridor TIF District

The Interstate Corridor TIF district was adopted by City Council in 2000 to support implementation of the Albina Community Plan and other priorities in north/northeast Portland.

When the district's maximum indebtedness was increased in 2021, 70% was allocated to affordable housing per the Housing Set Aside policy. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$50.8 million in project expenditures, \$30.1 million of which will be allocated to **affordable housing**.

Since 2015, \$118.9 million has been allocated to affordable housing.

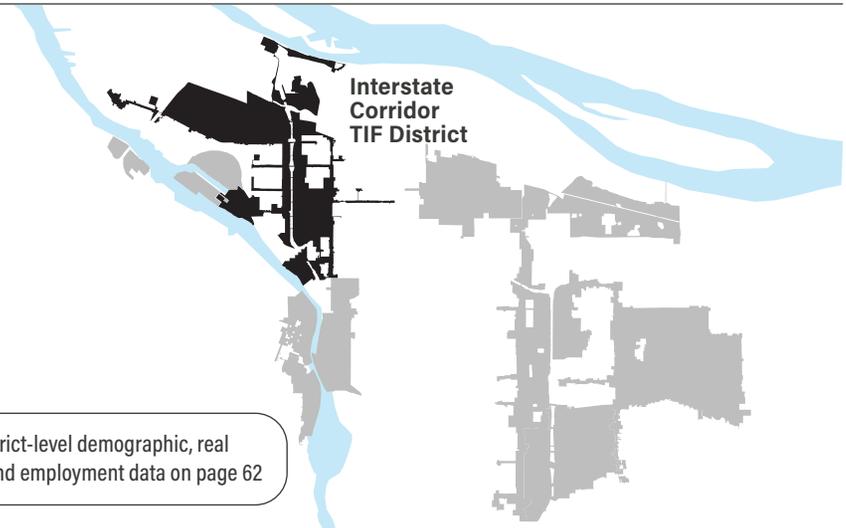
The district's purpose is to deliver on community-driven economic development, support job growth, and increase affordable housing options. In January 2015, City Council adopted the **North/Northeast Neighborhood Housing Strategy** which provided direction on how future affordable housing resources should be prioritized. In 2017, Prosper Portland began to implement the **N/NE Community Development Initiative** — a community-driven prioritization of the district's remaining resources focusing on property ownership and development, business ownership and growth, new middle-income housing opportunities, community livability projects, and cultural-business hubs – to foster economic

prosperity among communities and individuals that have not fully participated in, or benefited from, economic opportunities in the district.

The N/NE Action plan includes the following budgeted priorities in the FY 2024–25 Budget and Five-Year Forecast:

- **Financial support** for small business and property owners
- Launch of new property ownership and **redevelopment loan programs**
- Catalyzing one or more **Cultural Business Hubs** to further culturally specific places and economic opportunities
- Investing in commercial tenanting grants via the **Affordable Commercial Tenanting Grant Program**

The 2021 increase in maximum indebtedness provided additional resources for affordable housing and economic development projects. Most of these resources are allocated towards the **Williams & Russell** project, where Prosper Portland is partnering with Adre development team and the Williams & Russell Community Development Corporation to complete predevelopment for the project.



➔ Find district-level demographic, real estate and employment data on page 62

TIF District Fast Facts

📍 City Council District 2	💰 Maximum Indebtedness: \$402M
🟡 Sunsetting	✅ Total issued through 2024: \$402M
+ Established: 2000	🕒 Last date to issue long-term debt: 2021
🏠 Total acres: 3,990	

Goals:

- Develop the MAX Yellow Line.
- Spur mixed-use development along the light rail corridor and station areas.
- Create new employment and housing opportunities for a range of incomes, as well as for existing residents.
- Promote community livability through strategic improvements to parks, open space, trails, historic and cultural resources, and community facilities.

Key Investments:

- **Redevelopment/Economic Development:** Fremont Place, Vanport Phases 1 & 2, Alberta Commons, Kenton Station, Williams and Russell
- **Housing:** New Columbia, N/NE Housing Strategy, Killingsworth Station
- **Infrastructure:** MAX Yellow Line, Kenton streetscape, Lombard streetscape, Killingsworth streetscape

N/NE Community Development Initiative Action Plan

The North/Northeast (N/NE) Community Development Initiative Action Plan 2017–2021 was developed to guide Prosper Portland’s investment of remaining TIF resources for economic development in the Interstate Corridor TIF district. The goals of the Action Plan are to increase employment and wealth creation opportunities for long-term and returning residents, business owners, and property owners; strengthen community capacity to produce economic opportunities; and support cultural/community assets.

Due to the impacts of the COVID-19 pandemic, Prosper Portland has extended the initial five-year Action Plan timeframe.

 Learn more at prosperportland.us/nne-action-plan-update

Action Plan Goals & Actions

TABLE 4.04

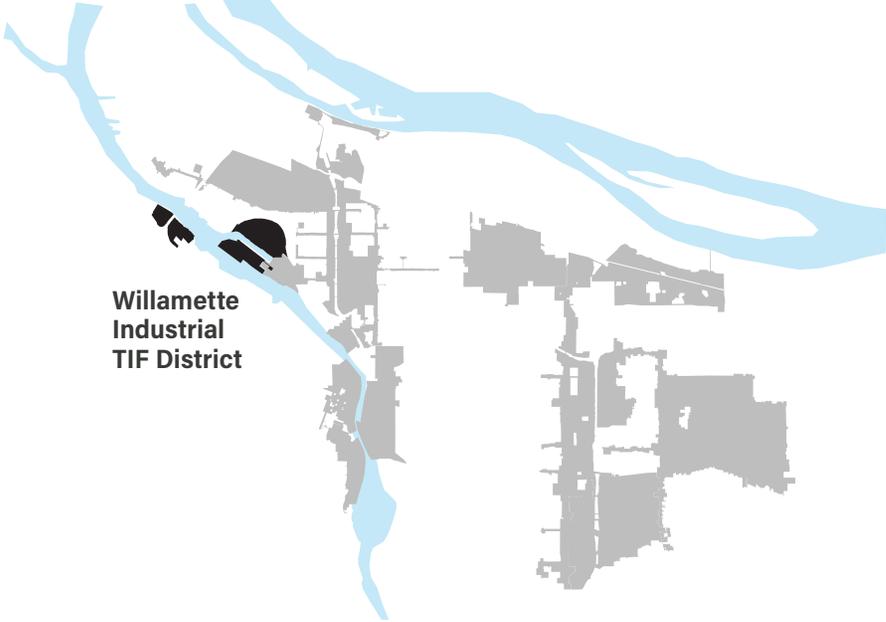
PROGRESS	ACTIONS
1. Promote Property Ownership & Redevelopment	
	Provide financing support for property improvements and redevelopment
	Provide financing and support for business owners to acquire property
2. Support Business Ownership and Growth	
	Provide financing for small business growth
	Create affordable commercial space
3. Invest in New and Existing Homeowners	
	Support homeownership
	Expand home repair program
	Promote accessory dwelling units
4. Advance Community Livability Projects	
	Invest in Community Livability Projects
5. Catalyze Cultural-Business Hub(s) to further Culturally Specific Places and Economic Opportunities	
	Support one or two cultural business hubs to provide commercial space for small businesses owned by African Americans and other people of color.
	Provide property development loans

Progress Indicators:  COMPLETED / ON TRACK  ONGOING  NEEDS ATTENTION

Willamette Industrial TIF District

The Willamette Industrial TIF district was adopted by Portland City Council in 2004 to support investments in industrial uses on Swan Island. In 2015, Portland City Council approved a package of amendments which included changes to the Willamette Industrial TIF District to terminate collection of tax increment revenues, release acreage, release tax revenues to taxing jurisdictions, and allow Prosper Portland to support manufacturing companies with remaining bond proceeds. The last date to issue debt was accelerated from FY 2024-25 to FY 2015-16.

The Revised Budget and forecast for FY 2025-26 to FY 2029-30 includes approximately \$229,000 in project expenditures. All remaining investments, approximately \$4.5 million, will be targeted toward supporting **industrial development** and accompanying **job growth** and **small business development** through land acquisition and/or loan or grant financial investments.



TIF District Fast Facts

- City Council Districts 2 & 4

- Sunsetting

- Established: 2004

- Total acres: 756

- Maximum Indebtedness: \$200M

- Total issued through 2015: \$5.8M

- Last date to issue long-term debt: 2015

Goals:

- Address Portland’s shortage of ready-to-build industrial land
- Provide financial resources to help address environmental cleanup or other development challenges
- Attract new business and employment
- Redevelop underutilized properties to create investment and employment opportunities
- Assist existing businesses in the district

[Find district-level demographic, real estate and employment data on page 68](#)

North Macadam TIF District

The North Macadam TIF (NMAC) district was established in 1999 and expanded in 2015 to include land that is predominantly within the University District subarea of the Central City. NMAC has been instrumental in transforming a former industrial area into a vibrant, mixed-use urban environment. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$53.9 million in planned expenditures.

Since 2015, \$58.2 million has been allocated to **affordable housing**. An additional \$5.8 million in affordable housing expenditures are forecast through FY 2028–29. In December 2024, City Council amended the North Macadam Plan by removing the last

date to issue debt. Future investment will focus on **infrastructure and new development**. Specific projects contemplated within the five-year budget forecast include potential construction of the remaining unbuilt sections of **SW Bond Avenue** and the **SW Bond/SW Moody St couplet** to support **Oregon Health & Science University's (OHSU)** ability to continue to expand in the district; partnerships to improve and complete the **Willamette River Greenway**; and investments in other transportation infrastructure such as the South Portal to ensure adequate transportation. The budget also includes resources to implement the **Portland State University (PSU)** Development Agreement which focuses on the University Place redevelopment.



TIF District Fast Facts

- 📍 City Council District 4

- Active

- + Established: 1999

- 🏠 Total acres: 447

- 💰 Maximum Indebtedness: \$288.6M

- ✔️ Total issued through 2025: \$284.5M

Goals:

- Invest in significant commercial and housing development in a former industrial area and redevelop the district into a mixed-use Central City neighborhood (extending the Central City neighborhood to South Waterfront).
- Improve transportation infrastructure and accessibility.
- Enhanced public amenities including greenways and riverfront access.
- Spur economic development and quality job creation.

Key Investments:

- **Redevelopment:** Central District development, 4th & Montgomery
- **Economic Development:** OHSU expansion, PSU Business Accelerator
- **Housing:** Vera Phases 1 & 2, Grays Landing, Waterleaf Apartments, and Acqua Apartments
- **Infrastructure:** Aerial Tram, MAX Orange Line, SW Bond Avenue, Waterfront Greenway, Elizabeth Caruthers Park

[🔗 Find district-level demographic, real estate and employment data on page 65](#)

Gateway Regional Center TIF District

The Gateway TIF district was adopted by City Council in 2001 with a goal to spur the revitalization of the Gateway Regional Center as envisioned in the Metro 2040 Plan. The Adopted Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$53.8 million in project expenditures.

Since 2015, \$9.3 million has been allocated to **affordable housing**. An additional \$18.8 million in affordable housing expenditures are forecast through FY 2028–2029.

The primary goals of the district are job creation, business development, and transportation improvements. Recent projects include completion of **The Nick**

Fish mixed-use commercial and affordable housing project and the creation of **Gateway Discovery Park**. Ongoing efforts focus on implementation of the updated **Gateway Action Plan**, which will focus on supporting construction of the street grid in Central Gateway to support adjacent development, and coordinating with property owners to develop underutilized properties adjacent to the **Gateway Transit Center**. The budget also focuses resources on tenant improvements to build out ground floor retail at The Nick Fish, ongoing Prosperity Investment Program grants, and commercial lending to support small businesses.



TIF District Fast Facts

- 📍 City Council District 1
- Active
- + Established: 2001
- 🏠 Total acres: 659
- 💰 Maximum Indebtedness: \$164.2M
- ✔ Total issued through 2022: \$71M

Goals:

- Create an urban, mixed-use environment with parks, rights-of-way, recreation, and public buildings
- Enhance supports for small local businesses with employment and commercial development
- Create public spaces, transportation and pedestrian improvements, and projects to enhance Gateway's viability as a livable center of activity

Key Investments:

- **Redevelopment/Economic Development:** Oregon Clinic, The Rose, Children's Receiving Center, The Nick Fish
- **Housing:** Glisan Commons, The Nick Fish, Gilman Court, Russellville Commons, Orchards Condo
- **Infrastructure:** MAX Green Line, 102nd Avenue Streetscape, Halsey/Weidler Streetscape, NE 97th Avenue Green Street, NE 99th & Glisan intersection, Gateway Discovery Park

➔ Find district-level demographic, real estate and employment data on page 61

Gateway Action Plan

In 2016, Prosper Portland and its partners initiated a five-year plan for the Gateway Regional Center. The COVID-19 pandemic and economic crises that began in 2020 necessitated a reevaluation of Gateway projects and priorities, as the area continues to face challenges. In 2022, the Prosper Portland Board removed the expiration date for the Gateway TIF District, which will allow for continued public investment in the community.

Following 18-months of community engagement, City Council adopted the 2024 Gateway Action Plan, which budgeted \$65.6 million for housing and economic development. Major projects underway include:

- Construction of NE 100th Avenue extension and sidewalk public improvements to NE Pacific Street from NE 99th Avenue to NE 102nd Avenue
- Acquired 5-acres of vacant land at NE 102nd and Pacific for workforce housing development
- Ongoing funding for Property Investment Program and Community Livability Grant programs.

2024 Action Plan Objectives & Actions

TABLE 4.05

PROGRESS	ACTIONS
1. Inclusive Economic Growth & Celebrating our Diverse Business Community	
	Support small businesses through direct loans and grants throughout the district
	Expand the Affordable Commercial Tenanting (ACT) Grant to support retailers within the district.
	Fully tenant the Nick Fish ground floor retail.
	Provide business district organizational support.
2. Activate a Livable Gateway	
	Invest in community anchor nonprofits to support cultural inclusion and community livability via Community Livability Grant (CLG) investments.
	Identify key opportunities for artistically designed facade improvements that honor the community vision and increase business security
	Partner to deliver events and interim activations at key locations, including at Prosper Portland-held properties and with partners like David Douglas School District.
	Implement public infrastructure improvements to reconnect community and ensure safe access and crossings.
3. Housing Production & Opportunity	
	Attract new neighborhood investment to activate key properties and improve mixed-income housing production and commercial development through public/private partnerships.
	Attract new neighborhood investment to activate key properties and improve mixed-income housing production and commercial development through public/private partnerships.
	Encourage construction of additional affordable housing units and take advantage of opportunities to construct new mixed income, multifamily housing projects.

Progress Indicators:  COMPLETED / ON TRACK  ONGOING  NEEDS ATTENTION

Cully TIF District

The Cully TIF District was adopted by City Council in 2022 following a multi-year exploration process. The exploration committee consisted of community-based organizations, Cully residents, Prosper Portland, and the Portland Housing Bureau, leading to a co-creation model with historically underserved, marginalized, and underrepresented community voices, centering those most vulnerable to displacement with an explicit goal of stabilization.

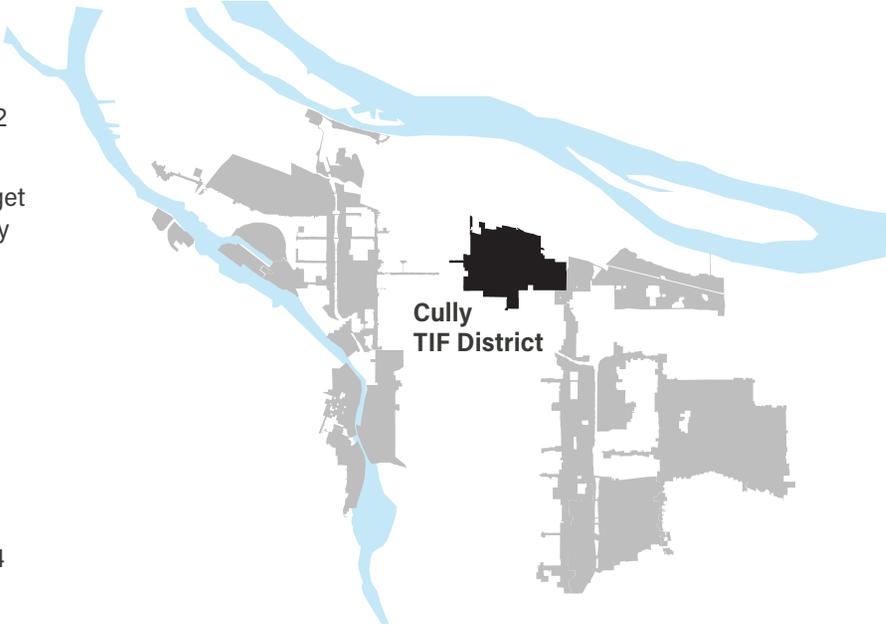
There is \$143.7 million planned for **Affordable Housing Set Aside** investments, with \$18 million planned through FY 2029–30. The Adopted

Budget and forecast for FY 2025–26 to FY 2029–30 include approximately \$31.2 million in project expenditures.

Most resources in the FY 2025–26 budget are focused on development of the Cully Action Plan in preparation to deploy resources in the community in future fiscal years.

Highlights

- Cully District Plan adopted 2022
- Advisory body appointed by Portland City Council 2023
- Action Planning commenced 2024



TIF District Fast Facts

- 📍 City Council Districts 2 & 3
- Active
- + Established: 2022
- 🏠 Total acres: 1,623
- 📄 Maximum Indebtedness: \$350M
- ✔ Total issued through 2025: \$1.4M

Goals:

- Plentiful safe, affordable housing
- Thriving community, including Black, Indigenous and People of Color (BIPOC) owned businesses, and rewarding employment opportunities
- Safe and accessible transportation options, parks, and open spaces
- A clean and healthy neighborhood environment
- Climate resiliency
- Places and programs that reflect the cultural diversity of the neighborhood

➔ Find district-level demographic, real estate and employment data on page 59

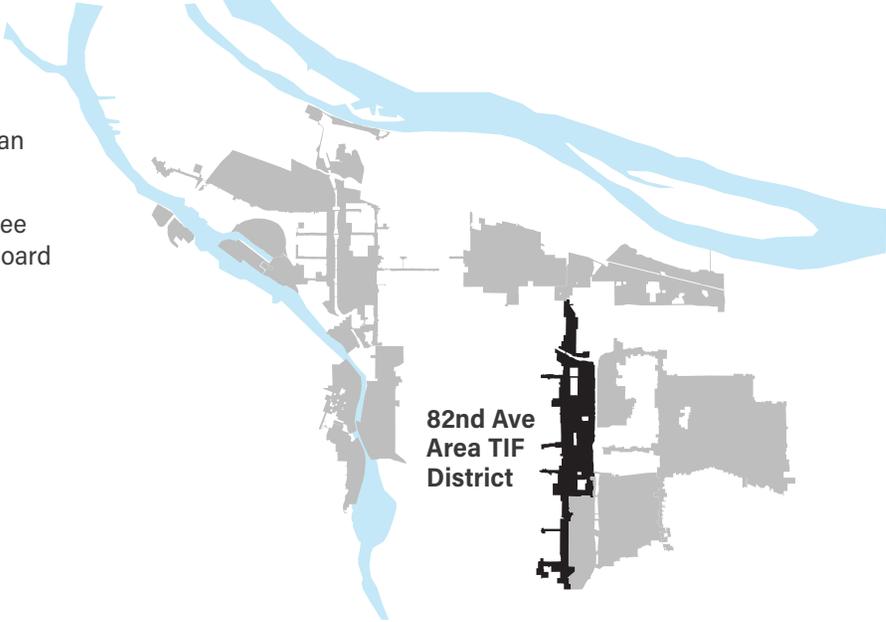
82nd Avenue Area TIF District

The 82nd Avenue Area TIF District was adopted in 2024, one of six new TIF districts created to spur economic growth, create jobs, and invest in a range of affordable housing options in both Central City and East Portland over the next 30 years. The 82nd Avenue Area District aims to supports residents and businesses through investments that promote stability and wealth-building, while protecting and uplifting vulnerable communities.

The proposed action plan includes total project expenditures of \$11.82 million for FY 2025–26 through FY 2030–31. Additionally, the plan includes approximately \$13.07 million for **Affordable Housing Set Aside** investments through FY 2030–31.

Highlights

- 82nd Avenue Area TIF District Plan adopted 2024
- Community Leadership Committee appointed by Prosper Portland Board and Portland City Council 2025



TIF District Fast Facts

- 📍 City Council Districts 1 & 3
- Active
- + Established: 2024
- 📏 Total acres: 1,868
- 📊 Maximum Indebtedness: \$460M over the next 30 years
- ✔ Total issued through 2024: \$0

Goals:

The district TIF Plan outlines investment priorities in economic and urban development, infrastructure, and affordable housing over the life of the district.

The establishment of near-term investment goals is underway with input from community stakeholders and anticipated to be adopted by Prosper Portland’s Board of Commissioners and City Council in early 2027.

[🔗 Find district-level demographic, real estate and employment data on page 56](#)

East 205 TIF District

The East 205 TIF district was adopted by City Council in 2024, one of six new TIF districts created to spur economic growth, create jobs, and invest in a range of affordable housing options in both Central City and East Portland over the next 30 years. The East 205 District aims to create opportunities for generational wealth, economic prosperity, affordable housing, community spaces, and environmental justice through community-led development.

The proposed action plan includes total project expenditures of \$15.41 million for FY 2025–26 through FY 2030–31. Additionally,

the plan includes approximately \$18.54 million for **Affordable Housing Set Aside** investments through FY 2030–31.

Note: The forecast was based on prior year estimates. At the time of publication, updated tax increment values for the district indicate there may be fewer resources over the five-year period. The forecast will be updated for the FY 2026-27 budget.

Highlights

- East 205 District Plan adopted 2024
- Community Leadership Committee appointed by Prosper Portland Board and Portland City Council 2025



TIF District Fast Facts

- 📍 City Council District 1
- Active
- + Established: 2024
- 📏 Total acres: 3,745
- 📊 Maximum Indebtedness: \$770M over the next 30 years
- ✔ Total issued through 2024: \$0

Goals:

The district TIF Plan outlines investment priorities in economic and urban development, infrastructure, and affordable housing over the life of the district. The establishment of near-term investment goals is underway with input from community stakeholders and anticipated to be adopted by Prosper Portland's Board of Commissioners and City Council in early 2027.

[Find district-level demographic, real estate and employment data on page 60](#)

Sumner-Parkrose-Argay-Columbia Corridor TIF District

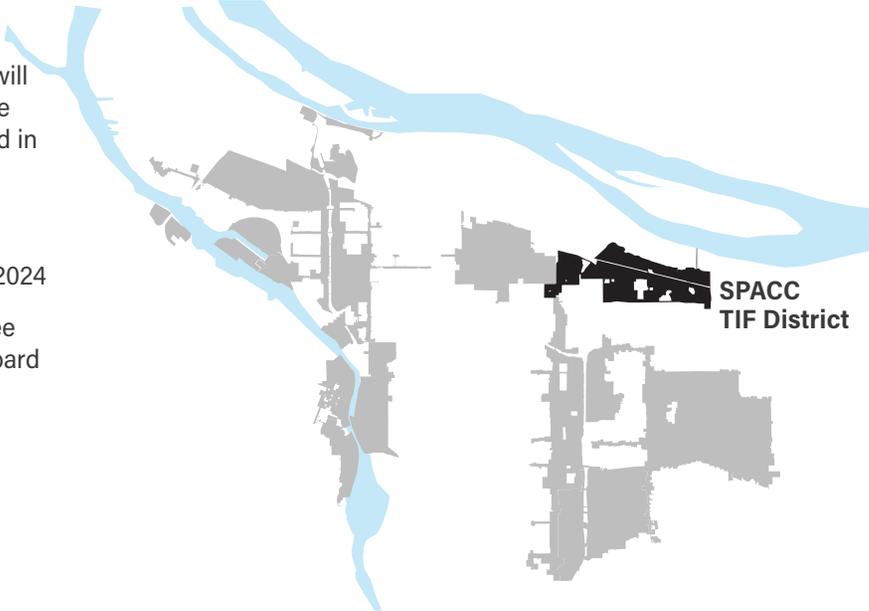
The SPACC TIF District was adopted in 2024, one of six new TIF districts created to spur economic growth, create jobs, and invest in a range of affordable housing options in both Central City and East Portland over the next 30 years. The SPACC TIF District aims to invest in an equitable, regenerative economy and a vibrant, safe environment that supports current and future generations of residents, workers, and business owners.

At the time of publication, the tax increment data for the district is lower than the frozen base, resulting in a delay in tax increment resources for implementing projects and

programs. Budgets and programming will be provided when revised data from the Multnomah County assessor is received in FY 2026-27.

Highlights

- SPACC TIF District Plan adopted 2024
- Community Leadership Committee appointed by Prosper Portland Board and Portland City Council 2025



TIF District Fast Facts

- 📍 City Council District 1 & 3
- Active
- + Established: 2024
- 📏 Total acres: 1,578
- 📊 Maximum Indebtedness: \$310M over the next 30 years
- ✔ Total issued through 2024: \$0

Goals:

The district TIF Plan outlines investment priorities in economic and urban development, infrastructure, and affordable housing over the life of the district. The establishment of near-term investment goals is underway with input from community stakeholders and anticipated to be adopted by Prosper Portland’s Board of Commissioners and City Council in early 2027.

[🔗 Find district-level demographic, real estate and employment data on page 66](#)

Central Eastside Corridor TIF District

The Central Eastside Corridor TIF District was adopted in 2024, one of six new TIF districts created to spur economic growth, create jobs, and invest in a range of affordable housing options in both Central City and East Portland over the next 30 years. The Central Eastside Corridor aims to revitalize certain areas of the Central Eastside neighborhood including the Oregon Museum of Science and Industry (OMSI) campus and along the Martin Luther King Jr Blvd / Grand Avenue and Stark Street commercial corridors.

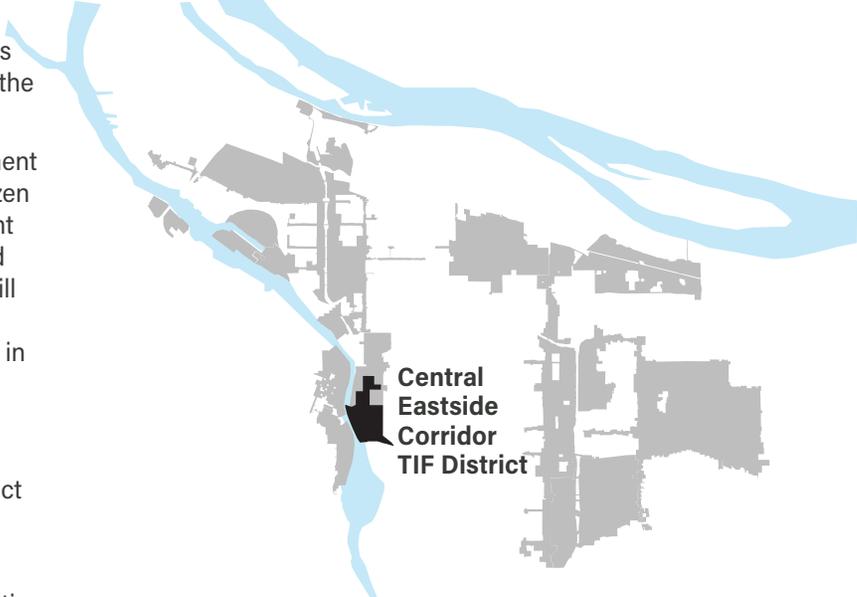
Beginning in June 2025, Prosper Portland and the Portland Housing Bureau are convening an ad hoc district-specific Working Group to help develop a 5-Year Action Plan to determine near-term priorities and investments based on what

funds are available, what eligible projects are outlined in the TIF District Plan, and the current needs of the community.

At the time of publication, the tax increment data for the district is lower than the frozen base, resulting in a delay in tax increment resources for implementing projects and programs. Budgets and programming will be provided when revised data from the Multnomah County assessor is received in FY 2026-27.

Highlights

- Central Eastside Corridor TIF District Plan adopted 2024
- Ad hoc working group convening through 2025 to advise on the creation of 5-Year Action Plan



TIF District Fast Facts

- 📍 City Council District 3
- Active
- + Established: October 2024
- 🏠 Total acres: 486
- 💰 Maximum Indebtedness: \$200M
- ✔ Total issued through 2024: \$0

Goals:

The district TIF Plan outlines investment priorities in urban and economic development, infrastructure, and affordable housing over the life of the district. The establishment of near-term investment goals is underway with input from community stakeholders and anticipated to be adopted by Prosper Portland’s Board of Commissioners and City Council in early 2026.

[📄 Find district-level demographic, real estate and employment data on page 58](#)

Lloyd-Holladay TIF District

The Lloyd-Holladay TIF District was adopted in 2024, one of six new TIF districts created to spur economic growth, create jobs, and invest in a range of affordable housing options in both Central City and East Portland over the next 30 years. The Lloyd-Holladay TIF District aims to revitalize certain areas of the Lloyd Neighborhood in Portland’s Central City, including the NE Broadway commercial corridor, redevelopment of the Lloyd Mall, and connections to the south across Interstate 84.

Beginning in June 2025, Prosper Portland and the Portland Housing Bureau are convening an ad hoc district-specific Working Group to help develop a 5-Year Action Plan to determine near-term priorities and investments based on what funds are available, what eligible projects are outlined in the TIF District Plan, and the current needs of the community.

At the time of publication, the tax increment data for the district is lower than the frozen base, resulting in a delay in tax increment resources for implementing projects and programs. Budgets and programming will be provided when revised data from the Multnomah County assessor is received in FY 2026-27.

Highlights

- Lloyd-Holladay TIF District Plan adopted 2024
- Ad hoc working group convening through 2025 to advise on the creation of 5-Year Action Plan



TIF District Fast Facts

- 📍 City Council Districts 2 & 3
- Active
- + Established: October 2024
- 🏠 Total acres: 261
- 📄 Maximum Indebtedness: \$290M
- ✓ Total issued through 2024: \$0

Goals:

The district TIF Plan outlines investment priorities in urban and economic development, infrastructure, and affordable housing over the life of the district. The establishment of near-term investment goals is underway with input from community stakeholders and anticipated to be adopted by Prosper Portland’s Board of Commissioners and City Council in early 2026.

[Find district-level demographic, real estate and employment data on page 64](#)

Westside TIF District

The Westside TIF district was adopted by City Council in 2024, one of six new TIF districts created to spur economic growth, create jobs, and invest in a range of affordable housing options in both Central City and East Portland over the next 30 years. The Westside District aims to revitalize the core of Portland’s Central City, including downtown, Old Town/Chinatown, and the Broadway Corridor.

Beginning in June 2025, Prosper Portland and the Portland Housing Bureau convened an ad hoc district-specific Working Group to help develop a 5-Year Action Plan to determine near-term priorities and investments based on what funds are available, what eligible projects are outlined in the TIF District Plan, and the current needs of the community.

At the time of publication, the tax increment data for the district is lower than the frozen base, resulting in a delay in tax increment resources for implementing projects and programs. Budgets and programming will be provided when revised data from the Multnomah County assessor is received in FY 2026-27.

Highlights

- Westside District Plan adopted 2024
- Ad hoc working group convening through 2025 to advise on the creation of 5-Year Action Plan
- District encompasses Old Town/Chinatown and Broadway Corridor, and existing investment commitments



TIF District Fast Facts

- 📍 City Council District 4
- Active
- + Established: October 2024
- 🏠 Total acres: 492
- 📄 Maximum Indebtedness: \$800M
- ✔ Total issued through 2024: \$0

Goals:

The district TIF Plan outlines investment priorities in urban and economic development, infrastructure, and affordable housing over the life of the district. The establishment of near-term investment goals is underway with input from community stakeholders and anticipated to be adopted by Prosper Portland’s Board of Commissioners and City Council in early 2026.

🔗 Find district-level demographic, real estate and employment data on page 67

TIF Project Photo Gallery



Eastbank Esplanade - Central Eastside



Portland Streetcar - Central Eastside



Lan Su Chinese Garden - Downtown Waterfront



Pioneer Place - Downtown Waterfront



Cascade Station - Airport Way



OHSU Expansion - North Macadam



Aerial Tram - North Macadam



Convention Center Hotel - Oregon Convention Center



Earl Blumenauer Bridge - Oregon Convention Center
Photo credit: Portland Bureau of Transportation



The Nines Hotel - River District



Vestas North American Headquarters - River District



Museum Place - South Park Blocks



Champions Barbershop at Alberta Commons - Interstate Corridor



Dawson Park - Interstate Corridor



The Nick Fish - Gateway



Gateway Discovery Park - Gateway



Lents Commons - Lents Town Center



Asian Health and Services Center - Lents Town Center



Development & Investment

Development Projects

Prosper Portland prioritizes projects to deliver on community needs and help drive economic activity that serves as a connection to the regional economy. By utilizing funding through Tax Increment Financing (TIF), otherwise underinvested neighborhoods can access essential funding to develop critical neighborhood infrastructure and invest in equitable development projects.

Prosper Portland directly and indirectly manages both small- and large-scale commercial and residential development projects across Portland. Projects receiving significant public investment from or occurring on land disposed of by Prosper Portland must comply with the Construction Business & Workforce Equity Policy. The policy's compliance goals are reported in the following section.

The following projects demonstrate the breadth of development projects Prosper Portland manages.

KEY

-  IN PLANNING STAGE
-  IN DEVELOPMENT STAGE
-  UNDER CONSTRUCTION
-  COMPLETED PROJECT

1 The Nick Fish

 COMPLETED 2021  GATEWAY • DISTRICT 1

A multi-partner collaboration between Prosper Portland, Portland Housing Bureau, Human Solutions, and Gerding Edlen, the Nick Fish is a mixed-use, mixed-income project in the Gateway Regional Center TIF District, adjacent to Gateway Discovery Park at NE Halsey Street and NE 106th Avenue.

The Nick Fish provides 75 units of housing, including 52 units of affordable housing at or below 60% Area Median Income (AMI). Additionally, the 11,000 square feet of ground floor commercial offers nine retail spaces, of which 6 are currently occupied. Prosper Portland invested more than \$1,000,000 to create a new daycare center adjacent to the Discovery Park, partnering with Happy Go Lucky Childcare. An additional suite is being leased by Council District staff and three retail suites remain available for lease.

2 102nd & Pacific

 PLANNING  GATEWAY • DISTRICT 1

Prosper Portland acquired the 5-acre site at NE 102nd Avenue and NE Pacific Street in May 2025. The project is a public/private partnership with local developer, Project^, expected to bring more than 200 units of workforce housing. It is anticipated that approximately \$10 million in TIF funds will be available to support vertical housing construction, in addition to the \$6.1 million in public

FIG. 4.06 **Featured Development Projects**



infrastructure upgrades currently moving forward with Portland Bureau of Transportation (PBOT) to extend NE 100th and improve sidewalk and bike infrastructure on NE Pacific between NE 99th Avenue and NE 102nd Avenue, serving new housing and David Douglas School District to the east.

3 92nd & Harold

 DEVELOPMENT  LENTS • DISTRICT 1

92H is a 4.4-acre site and will be developed by Palindrome over two phases. Phase 1 is in permitting and aims to construct 171 units with an investment of \$10 million in TIF resources. Phase 2 is planned for approximately 50 units, pending further evaluation of various construction methods

to increase the unit count, including mass timber. Both phases will provide inclusionary and middle-income housing.

4 Williams & Russell

 CONSTRUCTION  INTERSTATE CORRIDOR • DISTRICT 2

Williams & Russell is a community-led reparative development that centers the Black community to restore what was part of a thriving area of the community. Through a collaborative effort between the Williams & Russell Community Development Corporation (CDC), Prosper Portland, Legacy Health, and the City of Portland, the land has been returned to the CDC to realize the community vision. Working in partnership with Adre Development and Portland Community Reinvestment Initiatives, the CDC will deliver three distinct but related projects that promote wealth creation, a healthier economy, and honor Portland's Black community. There will be an 80-90 unit affordable rental apartment building with one to three bedroom apartments, 20 two bedroom and three bedroom homeownership units including some with attached accessible units, and a Business Hub for the creation, connection, and support of local businesses. Prosper Portland is providing \$10.4 million to support site preparation and clean up and the development of a Business Hub. The Portland Housing Bureau will be providing predevelopment and loan funds for the housing units, all of which will utilize the N/NE Preference Policy that gives preference to housing applicants with generational ties to North/Northeast Portland.

5 Albina Vision Trust

 PLANNING  DISTRICT 2

Prosper Portland, along with Albina Vision Trust and various City bureaus, are collaborating on the development of a conceptual development framework plan to guide development and public infrastructure investment within the Lower Albina/Rose Quarter area. This framework will provide the foundation for the future I-5 freeway cap, street improvements, potential code changes, and the pending Central City Master Plan for the current Portland Public Schools property to be led by Albina Vision Trust.

6 OMSI District

 DEVELOPMENT  CENTRAL EASTSIDE CORR • DISTRICT 3

Situated along the Willamette River between the Marquam and Tilikum Crossing bridges, Oregon Museum of Science and Industry (OMSI), a regional science and cultural institution, seeks to create a one-of-a-kind inclusive community destination rooted in innovation, culture, the arts, and science. Prosper Portland and OMSI executed a term sheet identifying and investing in public and private infrastructure within the OMSI District over three phases. Prosper Portland is providing \$10.9 million towards the construction of New Water Avenue, a first phase infrastructure project to support utility service, transportation, and unlock development sites.

7 Slate

 DEVELOPMENT  CENTRAL EASTSIDE • DISTRICT 3

The Slate Building currently includes 75 apartment units and approximately 35,000 square feet of office space. The developers are moving forward on a project to convert the office space into 42 new units of energy efficient affordable housing. A proposed forgivable Portland Clean Energy Fund (PCEF) loan is being underwritten for the project. Forgiveness will be provided over a 10-project-year term if the project maintains rents between 60-120% AMI during that period.

8 James Beard Public Market

 CONSTRUCTION  WESTSIDE • DISTRICT 4

The James Beard Public Market is a long-awaited and highly anticipated public market that celebrates the life of Portland-born Chef, James Beard, and the bounty of agricultural products grown in the Pacific Northwest. Through support from Prosper Portland, the State of Oregon, and a variety of others, the 38,000 square foot market will feature more than 40 vendors and businesses, a learning kitchen, event space, and rooftop garden. The market is estimated to draw one million resident and tourist visitors annually.

9 Broadway Corridor

 CONSTRUCTION  WESTSIDE • DISTRICT 4

The 32-acre Broadway Corridor area encompasses several Proper Portland-owned properties including the 14-acre former United States Postal Service site, jointly owned with the Portland Housing Bureau. Prosper Portland, in partnership with various City bureaus, is preparing the site for development. Relocation of the USPS retail facility, environmental hot spot remediation, and demolition of the vacated USPS facilities was completed spring 2024. Necessary water, sewer, and stormwater infrastructure to service the district was completed in summer 2025; and PBOT is currently constructing NW Kearney and NW Johnson and associated utilities through the site. Work will be completed by late 2026—and will unlock 70% of the site's development potential

Two proposed residential projects are in pre-development. Prosper Portland, together with Related Northwest, is assessing the development feasibility of a net-zero middle-income housing development on Parcel 6. The Portland Housing Bureau has selected Home Forward and the Urban League as the affordable housing developer for Parcel 4A.

10 Casket Building

 DEVELOPMENT  WESTSIDE • DISTRICT 4

The Casket Building project is a planned housing conversion in the heart of Old Town/Chinatown. Located at 403 NW 5th Avenue, the historic structure—originally home to the Oregon Casket Company in 1897—will be transformed from office space into 32 new residential units with ground-floor commercial space. The project is estimated to cost between \$8 million and \$9 million. Prosper Portland has approved a \$7 million commercial property loan to support the conversion, with the new units reserved at middle-income rental rates for the duration of the loan repayment. Construction is slated to begin in early 2026.

Grants

For FY 2024–2025, Prosper Portland awarded or distributed more than 400 grants to businesses through three grant programs. Of these, \$4 million went to small businesses through our Local Small Business Repair, Affordable Commercial Tenanting, and Prosperity Investment Program (PIP) grants. Through the Community Livability Grant (CLG) program, an additional \$800 thousand was allocated to local non-profits.

The Expanded Repair/Restore Grant, started in Fall 2024 as a combination of the Local Small Business Repair Grant and the Small Business Stabilization Restore Grant Programs, uses funding allocated by City Council to provide emergency support to local small businesses needing immediate repairs. Grants are available throughout the city to businesses that have sustained physical damage caused by vandalism, such as broken windows or doors, graffiti, or sign damage. Grants are intended to help the eligible business remain open and operational and contribute to maintaining a healthy street environment by supporting the repair of exterior physical damage and expenses related to security.

The **Prosperity Investment Program (PIP)** program provides matching funds for approved project hard and soft costs in

certain TIF districts. For FY 2024-25, the PIP program provided a 50 percent match with the total grant not exceeding \$50,000, except for the Interstate Corridor and Gateway TIF Districts, which offered up to \$75,000 with a 75/25 match. In September 2025, the Prosper Portland Board of Commissioners approved updates to the PIP program guidelines to cover up to 75% of eligible project costs, reimbursed upon project completion, with a maximum grant of \$75,000 across all TIF districts.

The **Community Livability Grant (CLG)** provides grants to community-based organizations for projects that promote healthy, complete, and resilient neighborhoods and respond to and respect the diversity of its residents. Eligible applicants include nonprofit organizations, neighborhood and business associations, and neighborhood groups located within specific Tax Increment Finance (TIF) Districts. Property owners may also be eligible. In September 2025, the Prosper Portland Board approved updates to the CLG program guidelines, including clarifying eligibility conditions, instituting a match after a grant threshold has been reached, and streamlining the evaluation criteria and process language for grant applicants.

400+
grants

\$4M
to small businesses

\$800K
to local non-profits

The **Affordable Commercial Tenancing (ACT) Grant** facilitates access to commercial space and supports inclusive business growth by providing funds to property owners and tenants to make building and tenant improvements in exchange for leases with an affordable rate. Maximum grant amounts are \$300,000 based on eligible costs. The program is currently available in the Interstate Corridor and Gateway TIF Districts.

The **Building Energy Efficiency (BEE) Grant Program**, funded by the Portland Clean Energy Community Benefits Fund (PCEF), supports small businesses and small commercial property owners to reduce energy usage and cost, create health benefits, and increase resilience for the small business community through energy efficient building improvements and equipment upgrades. The program prioritizes investment in businesses in high energy use sectors with high energy savings opportunities, like food service, food sales, small manufacturing, lodging, and laundromats. This program is available citywide.

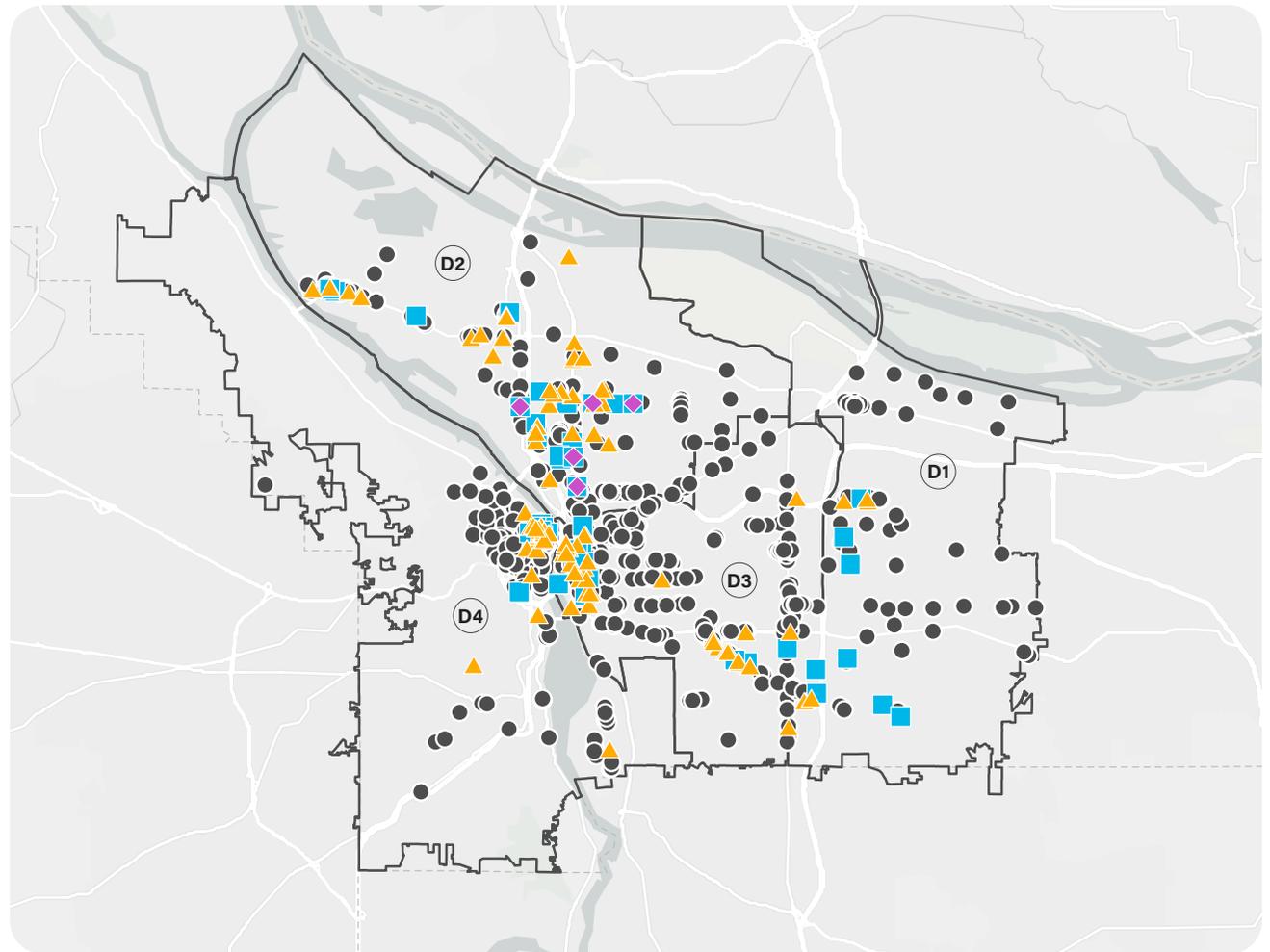


FIG. 4.07

Grant Distribution by Type, FY 2024-25

- Expanded Repair/Restore Grant
- ▲ Prosperity Investment Program Grant
- Community Livability Grant
- ◆ Affordable Commercial Tenancing Grant
- D1 ○ D2 ○ D3 ○ D4 City Council Districts

TABLE 4.06 Prosper Portland Grant Programs

	Community Livability Grant (CLG)	Prosperity Investment Program (PIP)	Expanded Repair/Restore Grant*	Affordable Commercial Tenancing (ACT) Grant	Building Energy Efficiency (BEE) Grant
Status	Annual Open once per year	Open year round	Open year round	Open year round	Open year round
Eligible Businesses	Nonprofit organizations, neighborhood and business associations	Businesses and property owners. Property must be zoned or have an allowed use of Commercial, Employment, Industrial, or Multi-Dwelling	Local small businesses occupying a ground-floor storefront, either owner-occupied or as tenants Mobile or stationary food cart owners or tenants Nonprofit organizations, if located in an occupied ground-floor storefront	Small business owners Property owners Non-Profits that own commercial property and lease to a small business owner	Small business owners (50 or fewer employees) Commercial Property Owners (40,000 SF max)
Service Area	Organizations in Tax Increment Finance (TIF) Districts: <ul style="list-style-type: none"> Central Eastside Gatway Regional Center Interstate Corridor Lents Town Center North Macadam 	Organizations in Tax Increment Finance (TIF) Districts: <ul style="list-style-type: none"> Central Eastside Gatway Regional Center Interstate Corridor Lents Town Center Old Town North Macadam 	City-wide	Organizations in Tax Increment Finance (TIF) Districts: <ul style="list-style-type: none"> Gatway Regional Center Interstate Corridor 	City-wide
Funding Amount	Up to \$300,000; awards typically range from \$10,000 to \$50,000.	50 percent matching funds for approved project hard and soft costs; total grant may not exceed \$50,000, except for the Interstate Corridor TIF District, which offers up to \$75,000 with a 75/25 match	Up to \$25,000	Up to \$300,000	Up to \$100,000 for small businesses Up to \$200,000 with a 25% match for commercial property owners
Total Grant Funding Awarded	\$791,238	\$1,517,379	\$2,030,636	\$447,627 Approved in 2024. Not yet disbursed.	N/A Had not launched in 24/25 fiscal year.

*The Restore Grant closed in February 2024 after 5 award cycles and disbursed \$1.8M over the life of the program.

TABLE 4.07 ACT, CLG and PIP Grant Recipients, FY 2022/23 - FY 2024/25

BUSINESS NAME	GRANT TYPE	COUNCIL DISTRICT	TIF DISTRICT	FISCAL YEAR	RANGE
111th Square	PIP	1	GRC	FY 22/23	\$
1805 MLK Owner, LLC	PIP	3	CES	FY 22/23	\$ \$ \$
5339 SE Foster LLC	PIP	3	LTC	FY 23/24	\$ \$
900 Hawthorne, LLC	PIP	3	CES	FY 24/25	\$
9iCenter LLC	PIP	3	LTC	FY 22/23	\$ \$ \$
Airway Science for Kids	CLG	2	IC	FY 22/23	\$
AKADI PDX, LLC	PIP	3	CES	FY 22/23	\$ \$
Alberta Abbey	CLG	2	IC	FY 22/23	\$ \$
All Things Beauty by Santaj Jacque	PIP	2	IC	FY 22/23	\$ \$
American Legion Post 134	CLG	2	IC	FY 23/24	\$ \$
Amir Morgan	PIP	4	OT-RD	FY 22/23	\$ \$ \$
Apex Wellness Center	PIP	3	LTC	FY 22/23	\$
Arlington Place LLC	PIP	2	GRC	FY 24/25	\$
AS & AL Corporation dba	PIP	1	LTC	FY 22/23	\$ \$
Bing Kung Bo Leong Association	PIP	4	OT-RD	FY 22/23	\$ \$
Bivouac Bar LLC	PIP	3	LTC	FY 23/24	\$
Black Rose Market	PIP	2	IC	FY 22/23	\$
Blanchet House of Hospitality	PIP	4	OT-RD	FY 22/23	\$ \$
Blanchet House of Hospitality	CLG	4	RD	FY 22/23	\$
Bosco-Milligan Fdn/Architectural Heritage Ctr	CLG	3	CES	FY 23/24	\$ \$
Bratton Construction, LLC	PIP	2	IC	FY 23/24	\$ \$
Bridge City Soles LLC.	PIP	4	OT-RD	FY 23/24	\$ \$
Buck's Stove Palace	PIP	3	LTC	FY 22/23	\$
Bucks Stove Palace	PIP	3	LTC	FY 24/25	\$ \$
Bun Bo Hue Restaurant	PIP	1	LTC	FY 22/23	\$ \$ \$
Can Can Culinary Cabaret/Paris Theatre	PIP	4	OT-RD	FY 22/23	\$ \$ \$
Casa Maya Taqueria & Cantina	PIP	2	IC	FY 22/23	\$ \$
Cascade AIDS Project	CLG	4	DTW	FY 22/23	\$
Cascade AIDS Project (ICURA)	CLG	2	IC	FY 23/24	\$ \$ \$
Center Stage Comedy West, LLC	PIP	3	CES	FY 23/24	\$ \$ \$
Central City Concern	CLG	4	DTW	FY 22/23	\$
Central Eastside Together	CLG	3	CES	FY 23/24	\$ \$ \$

(List continues on next page)

Grant Type

- ACT** Affordable Commercial Tenanting Grant
- CLG** Community Livability Grant
- PIP** Prosperity Investment Program

TIF District

- CES** Central Eastside TIF District
- DTW** Downtown Waterfront TIF District
- GRC** Gateway Regional Center TIF District
- IC** Interstate Corridor TIF District
- LTC** Lents Town Center TIF District
- NM** North Macadam TIF District
- OT-RD** Old Town - River District TIF District
- RD** River District TIF District

Range

- \$** \$0 to \$24,999
- \$ \$** \$25,000 to \$49,999
- \$ \$ \$** \$50,000 to \$99,999
- \$ \$ \$ \$** \$100,000+

TABLE 4.07 ACT, CLG and PIP Grant Recipients, FY 2022/23 - FY 2024/25 (Continued)

BUSINESS NAME	GRANT TYPE	COUNCIL DISTRICT	TIF DISTRICT	FISCAL YEAR	RANGE	BUSINESS NAME	GRANT TYPE	COUNCIL DISTRICT	TIF DISTRICT	FISCAL YEAR	RANGE
CG3, LLC	PIP	2	IC	FY 22/23	5-5	Habibi Restaurant	PIP	3	LTC	FY 22/23	5-5-5
Chali & Elvira's Adult Foster Care	PIP	2	IC	FY 22/23	5-5-5	Hair by Dawn	PIP	1	GRC	FY 22/23	5
Chess Club	PIP	4	OT-RD	FY 23/24	5	Hair Unlimited	PIP	2	IC	FY 22/23	5-5
Childswork Learning Center	CLG	1	GRC	FY 22/23	5-5-5-5	Hairflipp	PIP	4	OT-RD	FY 23/24	5-5
Classical Ballet Academy	PIP	3	LTC	FY 22/23	5-5-5	Hands On Medicine	PIP	2	IC	FY 22/23	5-5
Consign Couture	PIP	2	IC	FY 23/24	5-5	Heart HQ Property LLC	PIP	3	CES	FY 24/25	5-5-5
Continuous Solutions	PIP	4	CES	FY 24/25	5	HOS, LLC	PIP	2	IC	FY 22/23	5-5-5
Couchy Coo	PIP	3	CES	FY 22/23	5	House Spirits Distillery LLC / Westward Whiskey	PIP	3	CES	FY 22/23	5-5-5
Deborah R. Green	PIP	2	IC	FY 22/23	5-5-5	HSQ Enterprises	PIP	3	IC	FY 22/23	5
Depave	CLG	3	CES	FY 23/24	5-5-5	Ice Queen PDX LLC	PIP	3	CES	FY 22/23	5-5
Disjecta Interdisciplinary Arts	CLG	2	IC	FY 23/24	5	Immaculate Heart of Mary Catholic Church	CLG	2	IC	FY 22/23	5-5
Dwell Realty	PIP	2	IC	FY 23/24	5	INDEX PDX	PIP	4	OT-RD	FY 22/23	5-5-5
E&M Appliance	PIP	2	IC	FY 22/23	5-5-5	Innovation Luggage	PIP	4	OT-RD	FY 22/23	5
EKO LLC	PIP	4	OT-RD	FY 24/25	5	IRCO /Mult Co DSVCO	CLG	1	GRC	FY 24/25	5-5-5-5
El Campesino PDX	PIP	3	LTC	FY 23/24	5-5	J's Market LLC	ACT	2	IC	FY 24/25	5-5-5
Emperor Georgiou's Tea Room	PIP	2	IC	FY 22/23	5-5	JaJa PDX LLC & JaJa Circus LLC	PIP	3	CES	FY 22/23	5-5-5
Escuela Viva Community School	PIP	2	GRC	FY 23/24	5	JM Joints	PIP	3	CES	FY 24/25	5
Fat Cupcake	PIP	1	LTC	FY 22/23	5-5	Kassab Jewelers	PIP	4	OT-RD	FY 22/23	5-5-5
Feed the Mass	PIP	4	OT-RD	FY 23/24	5	Kickstand Comedy	CLG	3	CES	FY 24/25	5-5
Ferguson Consulting/Publishing LLC	ACT	2	IC	FY 24/25	5-5	Kickstand Comedy	CLG	3	CES	FY 22/23	5-5-5-5
Fit & Flow	PIP	4	OT-RD	FY 22/23	5-5-5	Kinship LLC	PIP	3	CES	FY 24/25	5
Flanders Properties LLC	PIP	4	OT-RD	FY 22/23	5	Kulfi PDX	PIP	2	IC	FY 22/23	5
Flossin Media RMS	PIP	2	IC	FY 22/23	5-5-5	La Maria LLC dba Hot Mama Salsa	PIP	3	CES	FY 22/23	5
FlourishPDX LLC	PIP	2	IC	FY 23/24	5	Lan Su Chinese Garden	CLG	4	DTW	FY 22/23	5-5
FOGL	CLG	3	CES	FY 23/24	5	Lash Lab PDX	ACT	2	IC	FY 24/25	5-5-5
Friends of Zenger Farm	CLG	1	LTC	FY 24/25	5-5-5	Latina's Style of Elegance	PIP	2	IC	FY 22/23	5
Fusion Massage and Bodyworks. LLC	PIP	2	IC	FY 22/23	5-5-5	Leach Garden Friends	CLG	1	LTC	FY 24/25	5-5
Geneva Equities II	PIP	3	LTC	FY 22/23	5	Lee's Launderette-North Lombard Building LLC	PIP	2	IC	FY 22/23	5-5-5
Golden Horse Restaurant	PIP	4	OT-RD	FY 22/23	5-5-5	Legacy Enterprise LLC	PIP	2	IC	FY 22/23	5
Goodies LLC	PIP	4	OT-RD	FY 22/23	5-5	Lents Body Shop Inc.	PIP	1	LTC	FY 23/24	5-5
Grand & Salmon LLC	PIP	3	CES	FY 22/23	5-5	LGBTQ Community Center Fund	CLG	2	IC	FY 22/23	5-5
Green Lents	CLG	1	LTC	FY 22/23	5-5	Literary Arts	CLG	3	CES	FY 23/24	5-5-5-5

(List continues on next page)

TABLE 4.07 ACT, CLG and PIP Grant Recipients, FY 2022/23 - FY 2024/25 (Continued)

BUSINESS NAME	GRANT TYPE	COUNCIL DISTRICT	TIF DISTRICT	FISCAL YEAR	RANGE	BUSINESS NAME	GRANT TYPE	COUNCIL DISTRICT	TIF DISTRICT	FISCAL YEAR	RANGE
Lost Kids LLC	PIP	3	LTC	FY 22/23	5-5	Primecut	PIP	3	CES	FY 22/23	5
Made in Old Town / Future Stack LLC	PIP	4	OT-RD	FY 24/25	5	Ranger Chocolate Co.	PIP	3	CES	FY 24/25	5-5-5
Maybelle Center for Community	CLG	4	DTW	FY 22/23	5	REAP, Inc.	CLG	1	GRC	FY 24/25	5-5-5
MBKA LLC	PIP	4	OT-RD	FY 22/23	5	Riverside Tobacco LLC	PIP	4	OT-RD	FY 24/25	5
Meals on Wheels People	CLG	3	LTC	FY 24/25	5	ROSE Community Development Corporation	CLG	1	LTC	FY 22/23	5
Mija Hot Yoga	PIP	2	IC	FY 24/25	5	Roslyn Hill / 2 R's LLC	PIP	2	IC	FY 22/23	5
Miracle Theatre Group	CLG	3	CES	FY 23/24	5	Sabin Community Development Corporation	CLG	2	IC	FY 24/25	5-5-5
Miracle Theatre Group	CLG	3	CES	FY 24/25	5	Scratch Meats	PIP	2	IC	FY 22/23	5-5
Mississippi Studios LLC	PIP	2	IC	FY 23/24	5	Seeding Justice	PIP	2	IC	FY 22/23	5-5
Mosaic Taphouse LLC	PIP	2	IC	FY 23/24	5-5	Shaking the Tree Theatre	CLG	3	CES	FY 22/23	5-5
Mt. Scott Learning Center	CLG	3	LTC	FY 22/23	5-5	Sherpa	PIP	2	CES	FY 23/24	5
Mt. Scott Learning Center	CLG	3	LTC	FY 24/25	5-5-5-5	SHIN SHIN FOODS INC	PIP	2	IC	FY 22/23	5-5-5
Nayar Taqueria	PIP	3	LTC	FY 22/23	5-5-5	Skaters for Portland Skateparks	CLG	4	NM	FY 24/25	5-5-5-5
Norinara LLC (Yuginong DBA)	PIP	2	IC	FY 22/23	5	Slim's Restaurant & Lounge	PIP	2	IC	FY 22/23	5-5-5
Olympia Meats, LLC	PIP	3	CES	FY 23/24	5	St Andrew's Episcopal Church	CLG	2	IC	FY 24/25	5-5
On TRAK Developers LLC	PIP	2	IC	FY 22/23	5-5	St Johns Boosters	CLG	2	IC	FY 24/25	5-5-5
Oregon Chinese Consolidated Benevolent Assn	CLG	4	RD	FY 22/23	5	St. John's Deli	PIP	2	IC	FY 22/23	5-5-5
Oregon Chinese Consolidated Benevolent Assn	CLG	4	RD	FY 22/23	5-5-5-5	Street Roots	CLG	4	RD	FY 22/23	5-5-5-5
Oregon College of Oriental Medicine	CLG	4	DTW	FY 22/23	5-5	Superhero Fitness	PIP	3	CES	FY 22/23	5-5
Oregon Jewish Museum OJMCHC	CLG	4	DTW	FY 22/23	5-5-5-5	Teaching With Purpose LLC	PIP	2	IC	FY 23/24	5-5
OMSI	CLG	3	CES	FY 22/23	5-5-5	Terra Mae LLC	ACT	2	IC	FY 24/25	5-5-5-5
Oyatsupan Bakers	PIP	3	CES	FY 23/24	5	TFL Development, LLC	PIP	2	IC	FY 22/23	5-5
PDaXe	PIP	2	IC	FY 22/23	5	The Center of Attention Community Dev Corp	CLG	2	IC	FY 23/24	5
PDX Urban Ventures, LLC	PIP	3	CES	FY 22/23	5-5-5	The Colour Authority	PIP	1	GRC	FY 23/24	5
Performance Works NorthWest	CLG	3	LTC	FY 22/23	5-5	The Hoffman Group LLC	PIP	3	CES	FY 22/23	5-5
Philanthropy Center LLC	PIP	4	OT-RD	FY 23/24	5	Tilikum Building LLC	PIP	3	CES	FY 22/23	5-5
PN RE Holdings, LLC	PIP	3	CES	FY 23/24	5-5-5	Triple Crown Food Market	PIP	2	IC	FY 23/24	5-5
Portland Axe Throwing	PIP	3	LTC	FY 22/23	5-5-5	U Personal Training, LLC	ACT	2	IC	FY 24/25	5
POIC+RAHS	CLG	2	IC	FY 22/23	5-5-5	Unity In Our Community	CLG	2	IC	FY 22/23	5
Portland Soda Works LLC	PIP	3	CES	FY 23/24	5-5-5	Ursa Minor LLC dba Polaris Hall	PIP	2	IC	FY 23/24	5-5-5
Portland Street Art Alliance	CLG	3	CES	FY 24/25	5-5	WHEEL DOCTOR LLC	PIP	3	CES	FY 22/23	5
Portland YouthBuilders (PYB)	CLG	1	LTC	FY 23/24	5-5-5	Yvonne's Salon	PIP	2	IC	FY 22/23	5-5-5
Precision Images	PIP	3	CES	FY 22/23	5-5-5						

Reimagine Oregon began as a statewide movement of Black-led organizations and individuals working to dismantle systematic racism in Oregon. In 2020, the Portland City Council committed to supporting Reimagine Oregon by providing approximately \$1,500,000 of Recreational Cannabis Tax revenue on an annual basis. In 2023, City Council redirected administration of annual Reimagine Oregon program funds, in addition to \$4,800,000 of one-time funding, from the Office of Civic Life to Prosper Portland for inclusion in the FY 2023-24 Budget, resulting in a particularly large funding cycle.

The **Reimagine Oregon Economic Opportunity Investment Fund** grants are unique among Prosper Portland's grant programs in that they are non-reimbursement based, serve economically and socially disadvantaged communities disproportionately impacted by cannabis prohibition, and support grantees in a comprehensive cohort-engagement model that connects them to further resources to make their projects a success.

FIG. 4.08

Reimagine Oregon Economic Opportunity Investment Fund Grantees, Spring 2024

■ Grant Recipients
○ D1 ○ D2 ○ D3 ○ D4 City Council Districts

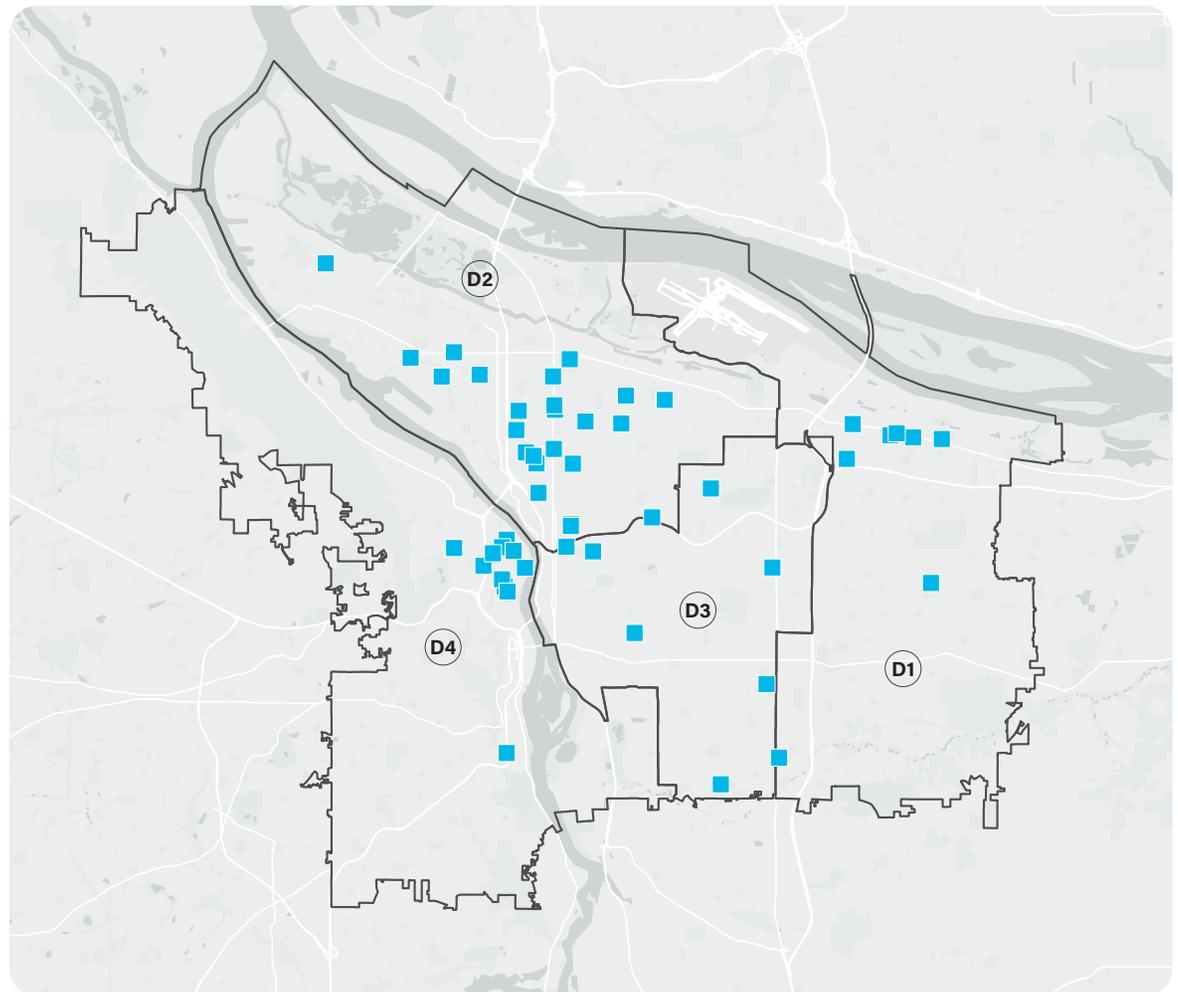


TABLE 4.08 **Reimagine Oregon Economic Opportunity Investment Fund Grantees, Spring 2024**

ORGANIZATION NAME	COUNCIL DISTRICT	TIF DISTRICT	ORGANIZATION NAME	COUNCIL DISTRICT	TIF DISTRICT
Adre, LLC	2	IC	Lash Lab PDX	2	IC
Albina Vision Trust	4	WS	MeRae's	2	CUL
Art Larger Than Me Studios	3	-	Micro Enterprise Services of Oregon	2	IC
Black Excellence Group	4	WS	NAMC-Oregon	2	LH
Black Parent Initiative	3	LH	New Heights S & H LLC	1	SPACC
Black Pearl Wellness, LLC	4	-	Oregon Expungement Relief Project (OERP)	3	82ND
Brand Zanele LLC	4	-	Oregon Public Health Institute	3	-
Cemented Rose Therapeutics LLC	1	SPACC	p:ear	4	WS
Center for Black Excellence	2	IC	Portland Opportunities Industrialization Center, Inc.	2	IC
Champions Barbering Institute	2	IC	PREGAME INC.	4	-
Coalition of Black Men	3	-	Prismid Inc.	2	-
Constructing Hope Pre-Apprenticeship Program	2	IC	Sankofa Counseling LLC	2	IC
COR Disposal and Recycling	1	SPACC	Self Enhancement, Inc.	2	IC
Crossover Construction, LLC	2	-	Sheila's Tinee Totz	2	-
D.V. Katz Enterprise LLC	3	82ND	Taking Ownership PDX	2	IC
Dress for Success Oregon	2	-	The Black Business Association of Oregon	4	-
EnerCity Collaborative	4	WS	The Black United Fund of Oregon (BUF-OR)	2	IC
Feed'em Freedom Foundation	1	SPACC	The Blueprint Foundation	2	LH
FLI Social Inc	4	-	The Urban League of Portland	2	IC
Global Green Corporation	1	SPACC	Third Eye Books Accessories & Gifts LLC	3	-
Grow With Masa, Inc.	1	LTC	Vanport Studio LLC	2	-
Guide on the Side	2	-	Willamette Technical Fabricators	4	WS
HMS Developments	2	WI	Word is Bond	4	-
JM Joints Inc	1	E205	Workplace Change, LLC	1	SPACC
KISS Coffee	2	-	WR Homes Knott Street LLC	2	IC

\$6,325,000

Total awarded

15

New Physical Infrastructure Projects

\$4M+

Proposed Revenue Growth

100+

People trained in skilled jobs

TIF Districts	82ND	82nd Avenue Area TIF District	IC	Interstate Corridor TIF District	SPACC	Sumner-Parkrose-Argay-Columbia-Corridor TIF District
	CUL	Cully TIF District	LTC	Lents Town Center TIF District	WS	Westside TIF District
	E205	East 205 TIF District	LH	Lloyd-Holladay TIF District	-	Not located within a TIF District

Loans

Prosper Portland's suite of loan products is designed to address gaps in access to capital faced by entrepreneurs, employers, and developers as well as market gaps and geographically-specific realities.

In March 2024, Prosper Portland's Board approved new Commercial Property Loan and Small Business Loan program guidelines. The new guidelines were crafted to streamline and deliver on the agency's strategic priorities and Financial Sustainability Plan performance. The guidelines also consolidated existing real estate and business lending into two programs:

Commercial Property Loans. The Commercial Property Loan program provides five types of loan products:

- Predevelopment Loan
- Tenant Improvement Loan
- Acquisition/Construction Loan
- Acquisition/Permanent Loan
- Commercial Property Assessed Clean Energy Loan

The service area for Commercial Loans has been expanded to include all of Portland, in addition to within Tax Increment Finance districts, via the **Strategic Investment Fund**. This change, along with the creation of an Acquisition loan product, are now possible with Program Income and Strategic Investment

Fund resources.

Small Business Loans. The revised guidelines for the Small Business Loan program consolidated several business loan program offerings into a single program that provides working capital, equipment, and tenant improvement financing.

The revised Commercial Property Loan and Small Business Loan guidelines allow for greater flexibility in deal structuring while maintaining an appropriate level of risk and impact review. By standardizing more terms across product types and including less prescriptive terms with ranges and limits (e.g., up to 40-year amortization, due date of up to 15 years), Prosper Portland has created a more agile approach to structuring loans that can address access to capital gaps for both projects and small businesses.

Additionally, the Guidelines removed loan-to-value, equity, and leverage requirements, which are often barriers in reaching underserved markets. While these factors are still evaluated as part of the loan underwriting process, lending staff have broadened flexibility to put this information into the context of the individual transaction and loan conditions with risk ratings set accordingly.

To guide implementation of a revised, more transparent underwriting process, staff developed a Loan Review Process, which includes the following three key steps:

- Baseline Eligibility Review to ensure that all projects have a demonstrated lack of access to capital and meet minimum eligibility standards;
- Risk Review completed as a part of the loan underwriting process that provides transparency into the ultimate loan pricing; and
- High Impact Project Review to provide staff with greater flexibility in structuring loans in areas of high impact, primarily in **Tax Increment Finance** districts, to meet the unique needs of these critical projects delivering on community-identified Action Plan goals. By design, high impact projects can likely include exceptions to the Guidelines and therefore require Executive Director or Prosper Portland Board approval to ensure a full and transparent public process.

TABLE 4.09 **Loan Borrowers, 2024-Q1 2025**

BUSINESS NAME	PROGRAM	COUNCIL DISTRICT	TIF DISTRICT	RANGE
Falcon Building, LLC	CPLP	4	WS	\$ \$
Falcon Building, LLC	CPLP	4	WS	\$ \$ \$ \$
Future Stack, LLC	CPLP	4	WS	\$ \$ \$ \$
Javelina, LLC	SBLP	2	CUL	\$ \$
La Maria, LLC	COLP	3	CES	\$ \$ \$
La Sirenita, Inc	SBLP	2	IC	\$ \$
Libra Fine Foods	SBLP	3	CES	\$ \$ \$
NativeWorks, LLC	SBLP	2	-	\$ \$
Nomad Cycles	SBLP	3	-	\$ \$
OpConnect	SBLP	3	CES	\$ \$ \$
Oregon Casket Redevelopment, LLC	CPLP	4	WS	\$ \$ \$ \$
Palindrome 92H, LLC	CPLP	1	LTC	\$ \$ \$
Ranger Chocolate	SBLP	3	CES	\$ \$
The Related Companies of California	CPL	4	WS	\$ \$ \$
Vena Cava Skin Treatment	SBLP	4	WS	\$
Williams & Russell	CPLP	2	IC	\$ \$ \$ \$

KEY

TIF Districts	CES Central Eastside TIF District	Programs	COLP Creating Opportunity Loan Program	Ranges	\$ \$0 - \$50k
	CUL Cully TIF District		CPLP Commercial Property Loan Program		\$ \$ \$ \$51k - \$250k
	IC Interstate Corridor TIF District		SBLP Small Business Loan Program		\$ \$ \$ \$ \$251k - \$2M
	LTC Lents Town Center TIF District				\$ \$ \$ \$ \$2M+
	WS Westside TIF District				
	- Not located within a TIF District				

TABLE 4.10 **Loan Borrowers, 2024-Q1 2025**

	FY 2023-24	FY 2024-25
Small Business Loans		
Approved Loans	23	9
Total Amount	\$5.6 million	\$3.5 million
Commercial Business Loans		
Approved Loans	3	7
Total Amount	\$7.5 million	\$29.8 million
TOTAL	26 Approved Loans	16 Approved Loans
	\$13.1 million	\$33.3 million

Asset Management

Prosper Portland operates a portfolio of properties citywide and within TIF districts, managing and leasing those properties to support small businesses and public-private partnership development projects with the following goals:

- Strategic tenancing of spaces to support businesses to serve and anchor adjacent community;
- Flexible lease terms tailored to help a business start, grow and stabilize;
- Provide tenant improvement grants and build out through leases and direct small business support.

TABLE 4.11 Prosper Portland Commercial Properties, as of January 1, 2024

NAME	PROPERTY TYPE	COUNCIL DISTRICT	TIF DISTRICT	GROSS SQ. FT.	NAME	PROPERTY TYPE	COUNCIL DISTRICT	TIF DISTRICT	GROSS SQ. FT.
240 NE MLK	Developable Land	3	CES	5,949	Nick Fish	Operating Building	1	GRC	35,283
4th & Burnside	Developable Land	4	RVD	7,762	OCC Garage	Operating Building	2	OCC	35,000
Action Sports Bldg / 910 Bldg	Operating Building	2	OCC	18,000	ODOT Block A	Developable Land	3	CES	339,768
Alberta Commons	Operating Building	2	ISC	5,125	ODOT Block B	Developable Land	3	CES	339,768
Albina Triangle	Other	2	ISC	816	ODOT Block C	Developable Land	3	CES	25,601
B&K Lot	Developable Land	2	OCC	29,450	Old Fire Station	Developable Land	4	RVD	33,541
Block 24 : Old Town	Developable Land	4	DTW	35,000	Old Town Lofts Commercial	Operating Building	4	DTW	4,130
Block 25 : Old Town	Developable Land	4	RVD	19,480	Old Town Lofts Parking	Other	4	DTW	364
Block R : Old Town	Developable Land	4	RVD	38,000	Old Town: Block Y	Operating Building	4	RVD	25,208
Broadway Bridge North	Developable Land	4	RVD	50,965	PNCA	Operating Building	4	RVD	40,510
Broadway Bridge South	Developable Land	4	DTW	30,050	Portland Center Park	Other	4	NMC	14,810
Cascade Station D	Developable Land	1	APW	257,439	Post Office Garage	Operating Building	4	RVD	88,862
Cascade Station E	Developable Land	1	APW	339,768	Post Office Land	Developable Land	4	RVD	-
Cascade Station G	Developable Land	1	APW	339,768	RD Small Lots	Other	4	RVD	5,662
Fairfield	Operating Building	4	RVD	2,468	Riverplace Garage	Operating Building	4	NMC	33,398
Gateway Parking Lot	Developable Land	1	GRC	98,782	Riverplace Marina	Other	4	DTW	482,110
Heritage Markers - MLK	Other	2	ISC	19,200	SE 92nd & Harold	Developable Land	1	LTC	151,196
Inn at the Convention Center	Operating Building	2	OCC	18,000	Spar-Tek	Operating Building	2	ISC	59,677
Lents Commons	Operating Building	1	LTC	27,442	Station Place Garage	Operating Building	4	RVD	41,382
Lents Triangle - East	Other	1		5,500	Station Place Lot 8	Other	4	RVD	16,988
Lents Triangle - West	Other	1	LTC	4,000	SWF Lot 2	Other	4	DTW	181,645
Mercado Building	Operating Building	3	LTC	38,332	SWF Lot 4	Other	4	NMC	76,230
Metro Plaza	Developable Land	2	OCC	33,105	Tate Lot	Developable Land	1	LTC	7,775
MLK Parking Lot	Other	2	ISC	225,640	TriMet Parking Garage	Other	1	GRC	155 parking spaces
Modomi	Developable Land	1	GRC	225,640	Union Station	Operating Building	4	RVD	333,669
Nelson Building	Operating Building	2	ISC	53,143					

TIF Districts

APW Airport Way
CES Central Eastside

DTW Downtown Waterfront
GRC Gateway Regional Center

ISC Interstate Corridor
LTC Lents Town Center

NMC North Macadam
OCC Oregon Convention Center

RVD River District

Construction Business & Workforce Equity Policy

Prosper Portland currently operates the Construction Business and Workforce Equity Policy to assist disadvantaged-, minority-, woman-, emerging small- and service-disabled veteran-owned (D/M/W/ESB/SDVs) businesses in participating in Prosper Portland-related projects and maximize apprenticeship and job opportunities in the construction trades for women and people of color.

In fall 2024, Prosper Portland engaged Keen Independent Research to analyze whether any disparities persist in the utilization of D/M/W/ESB/SDVs in Prosper Portland construction-related contracts and public-private partnership agreements. Keen Independent will also evaluate whether an equitable share of construction work hours on Prosper Portland projects is going to apprentices, workers of color and women.

The study will provide data about marketplace conditions and any disparities in Prosper Portland contracts and workforce participation on its projects. Study team member Customer Research International (CRI) will survey firms in the region to identify companies available for contracts with Prosper Portland. The study team will also interview businesses, trade associations and other groups about conditions in the marketplace for contractors and workers.

The disparity study will be completed in 2025.

FIG. 4.09

All Development Projects with Prosper Portland Investment
2020-2025

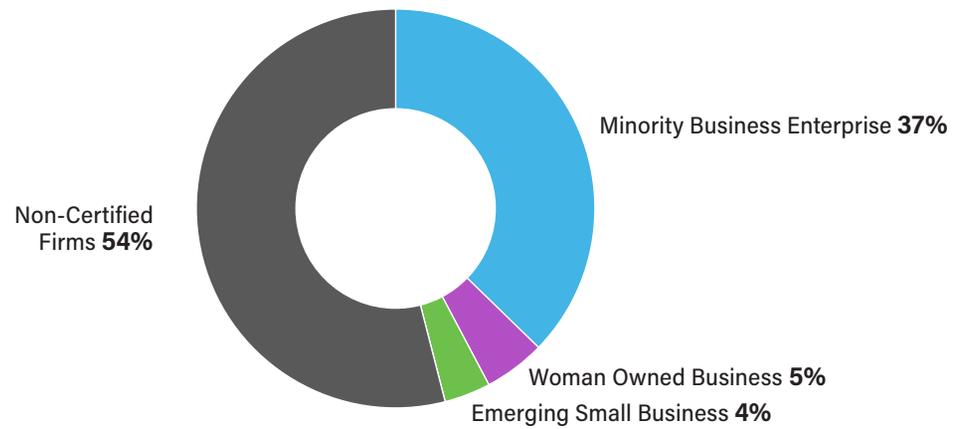
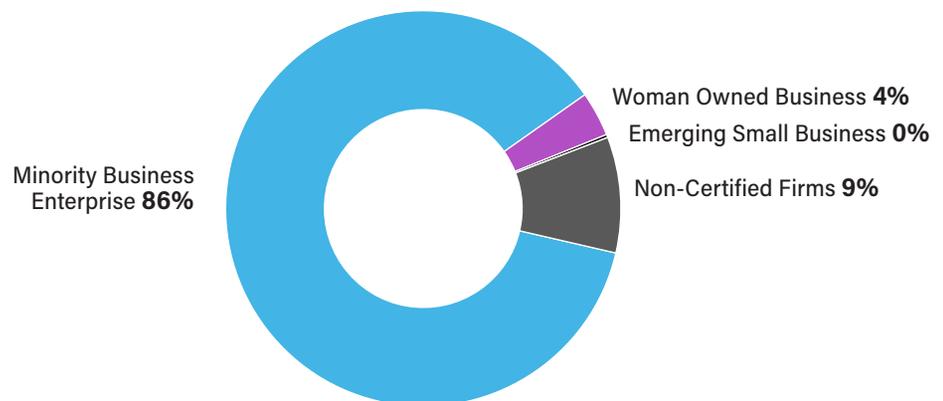


FIG. 4.10

Development Projects Managed by Prosper Portland
2020-2025





Economic Development

Business Advancement

Prosper Portland leads business retention, expansion, and recruitment for the City of Portland. Businesses receive support that fosters the creation of living wage jobs for all Portlanders. The Business Advancement Team helps businesses of all sizes with technical assistance. This includes access to financial resources, workforce development, market analysis, real estate services, site development assistance, identification of local supply-chain opportunities, access to international markets, and programming that advances inclusion.

The Business Advancement Team also leads the city's Business Retention Core Team to provide outreach and assistance to retain Portland's key traded sector employers. Working in partnership with elected officials, the team collaborates with city bureau partners to deploy resources and proactive outreach strategies to help employers stay, expand, and open new locations in Portland.

Annually, the Business Retention Core Team successfully connects with businesses through outreach, visits, technical assistance, and referrals to city and statewide resources. These businesses make a vital contribution to fostering economic growth, providing employment opportunities, and contributing to the overall health of our community. The team continues to proactively engage in business retention and expansion projects throughout the city.

The following businesses are examples of employers making investments in Portland's growth and competitiveness in FY 24-25 through the support of the Retention Core Team:

Birch Biosciences

 GREEN CITIES CLUSTER  DISTRICT 3

Birch Biosciences is a Green Cities industry company that engineers enzymes to enable a high yield, sustainable, cost-effective plastic recycling process is expanding into the Central Eastside. The Business Advancement Team supported Birch Biosciences' expansion via technical assistance, access to Oregon Manufacturing Extension Partnership services, and the Enterprise Zone program.

WEIR'S ESCO Division

 METALS & MACHINERY CLUSTER  DISTRICT 4

Weir's ESCO Division has been an integral part of Portland's manufacturing landscape for more than a century. They are now a leader worldwide in designing and manufacturing cutting edge mining, construction, and industrial equipment, with 300 total employees in Portland. With support from the Business Advancement Team and Business Oregon, Weir's decision to stay and expand in Portland will retain these vital STEM jobs in Portland and secure metals & machinery future innovation in Portland.

JLR

 GREEN CITIES CLUSTER  DISTRICT 4

JLR has a long and fruitful partnership with Prosper Portland and the City of Portland, and this expansion will retain 70 jobs in Portland. Prosper Portland provided technical assistance during the expansion process. Over the next decade, JLR is investing \$180 million in the Portland facility to develop a range of cutting-edge connectivity and autonomous technologies for future JLR vehicles.

Kachka

 FOOD & BEVERAGE MANUFACTURING CLUSTER  DISTRICT 3

Kachka is a Food & Beverage Manufacturing business that expanded their dumpling production and distilling space to Northeast Portland. They received support for their expansion from Prosper Portland through our partners at the Oregon Manufacturing Extension Partnership (OMEP).

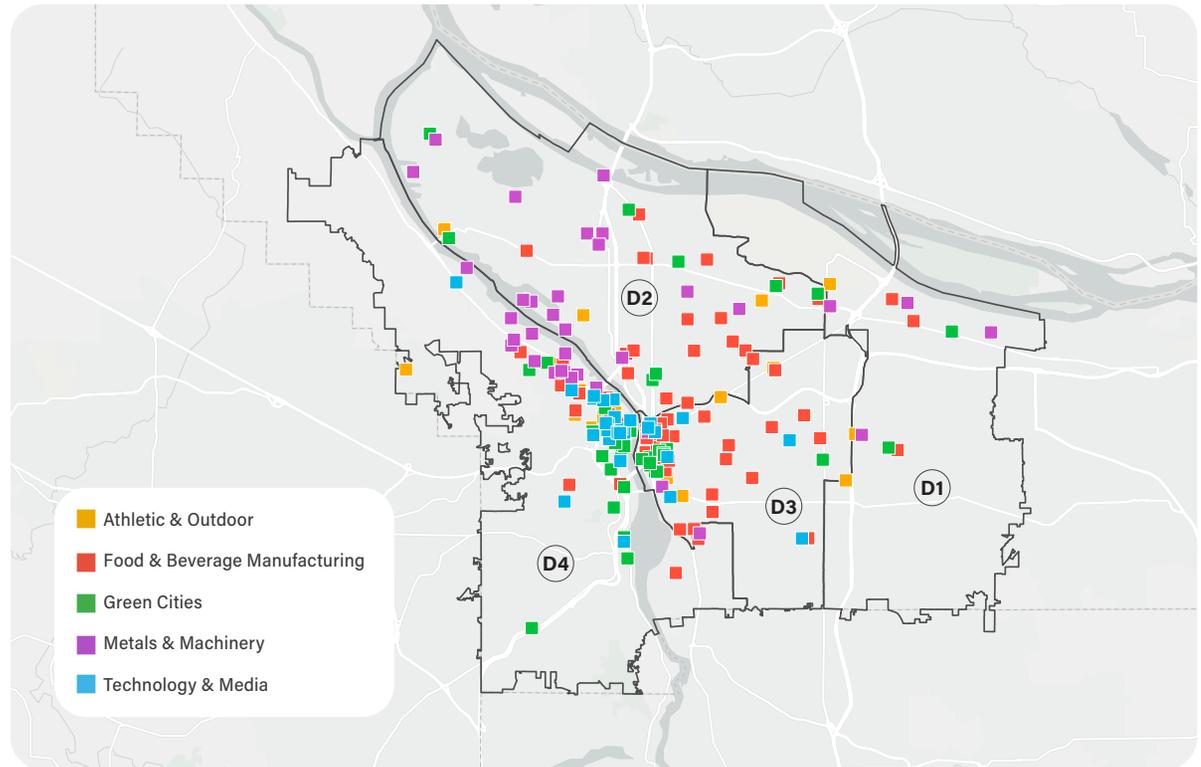
Business Competitiveness

Prosper Portland creates opportunities for job growth and local investment by providing resources and industry connections that support expansion of Portland businesses. Support directly impacts economic growth by increasing efficiency, retaining key employers, and expanding global market access, ensuring job stability and long-term prosperity.

More than 380 traded sector businesses received technical assistance related to growth or inclusion in FY 24-25. In addition, 52 businesses relocated and/or expanded in Portland through our targeted business support, creating more than 600 new living wage jobs for Portlanders since FY 23-24. Targeted sectors are Athletic & Outdoor, Food & Beverage Manufacturing, Green Cities, Metals & Machinery, and Software & Media. These competitive industries allow companies, suppliers, and workers to share resources, knowledge, and skills, making them more efficient. The result is increased productivity, lower costs, more innovation, and better access to talent.

The **Athletic & Outdoor (A&O)** sector includes a wide array of consumer goods businesses, including apparel, footwear, bikes, gear, handmade goods, and

FIG. 4.11 Businesses by Sector Receiving Support, FY 2024-25



accessories. The Portland metro area has the largest concentration of A&O businesses in the nation.

The **Food & Beverage Manufacturing** industry includes food manufacturing, beverage manufacturing, packaging, wholesaling, and equipment and

machinery. There are 1,600 Food & Beverage Manufacturing companies in Portland metro area.

The **Green Cities** sector is a broad category of companies producing innovative products, services, and technologies that benefit the environment or conserve natural

resources. Green Cities provides quality jobs, paying on average \$94,000 annually, while also advancing community climate goals.

The **Metals & Machinery** sector includes primary metal manufacturing, fabricated metal product manufacturing, machinery manufacturing, and transportation equipment manufacturing. Seventy-six percent of Metals & Machinery jobs do not require a bachelor's degree, while maintaining a \$75,000 average annual wage in Portland.

The **Software & Media** sector is a fundamental piece of Portland's economy. Prosper Portland assists tech companies through one-on-one business consultation and access to programs and resources.

Prosper Portland is also committed to helping Portland manufacturers achieve and maintain the highest attainable level of competitiveness. Since 2004, Prosper Portland has collaborated with the Oregon Manufacturing Extension Partnership (OMEP) to provide lean/efficiency improvement consultations for more than 100 manufacturers. With assistance from OMEP, area manufacturers have increased efficiencies by 60%.

#1

The Portland metro has the largest concentration of A&O businesses in the nation

1,600

Food & Beverage Manufacturing companies in the Portland metro

\$94,000

Average annual wage for Green Cities industry

76%

of Metals & Machinery jobs do not require a bachelor's degree

The Enterprise Zone (E-Zone) Program

The Enterprise Zone (E-Zone) Program is a state economic development program administered by Prosper Portland on behalf of the City of Portland that allows property tax exemptions for up to five years in exchange for job creation and public benefits.

The E-Zone Program helps incentivize the creation of quality jobs by offering local property tax exemptions to firms that invest in new construction and personal property. In FY2024-25, E-Zone companies spent and invested more than \$56 million locally.

In 2017, the program embedded public benefit agreements in the E-Zone requirements. The program currently asks companies to engage in relationship-focused economic development program that delivers shared value to businesses, workers, and communities.

The E-Zone geography has evolved over time, most recently with the addition of areas of downtown Portland in 2023 to encourage firms to invest in growth in core business districts and revitalize the Central City.

TABLE 4.12 E-Zone Businesses

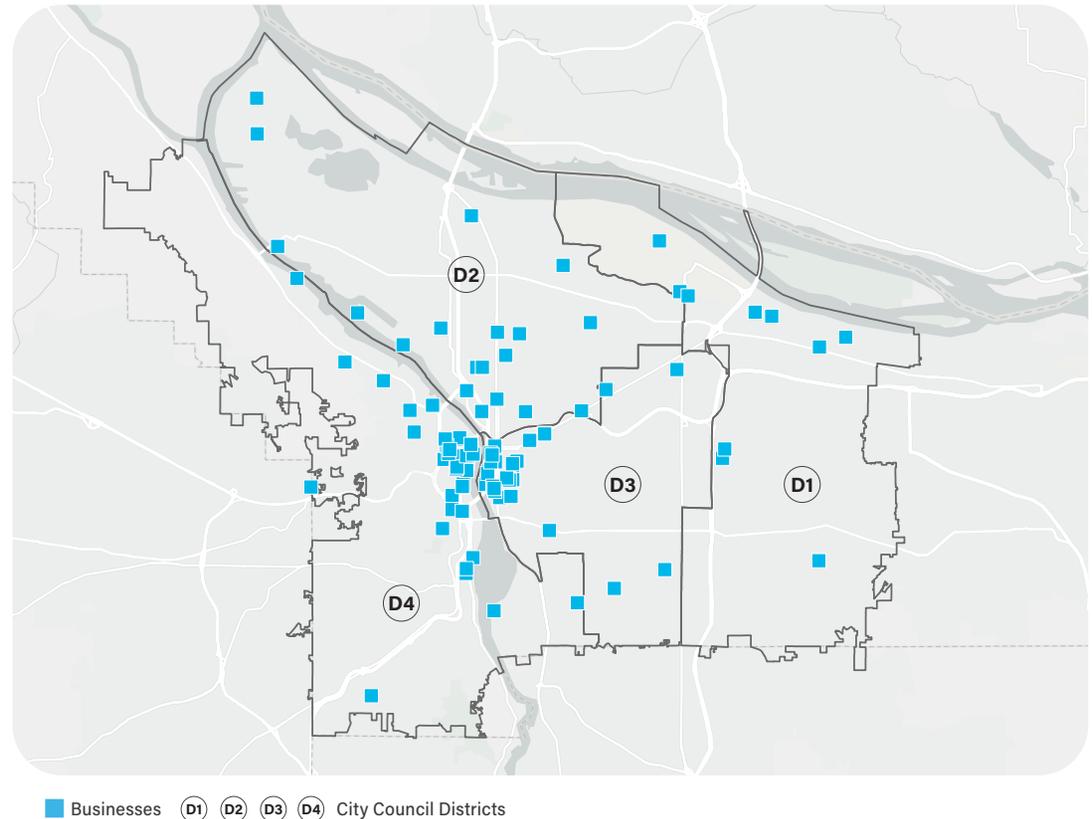
Project Name	Year Entered Program	Project Name	Year Entered Program
A&K Designs	2019	Nossa Familia Coffee	2018
Amazon	2018	Olympia Meats	2022
Birch Biosciences	2025	PAE	2022
Bora Architects	2023	Panic	2023
Bridge City Steel	2020	Peninsula Trucks	2023
Bridgetown Natural Foods	2020	Portland Soda Works	2023
City of Roses	2018	Revant Optics	2018
Cook Security Group	2016	Salt & Straw	2017
Daimler Truck North America	2019	Sherpa Design	2023
Harder Mechanical	2019	Toast Made	2020
Home Depot	2020	Urban Gypsum	2019
Instrument	2018	Young's Market Co.	2019
Leatherman	2022		

Inclusive Job Creation

Prosper Portland promotes economic prosperity by expanding opportunities, increasing incomes, boosting spending, and strengthening businesses, thereby reducing inequality and helping our local economy benefit from the region's diverse talent pool. Through tailored business assistance, business expansion and recruitment support, as well as programming that supports businesses in advancing racial equity, we are creating jobs for all Portlanders.

The **Portland Means Progress** initiative provides connections for businesses to hire local students, purchase from local businesses, and help create a resilient workforce and vibrant company culture. Since its inception in 2019, Portland Means Progress businesses have spent more than \$495 million at local businesses and hired nearly 1,300 interns. Portland Means Progress businesses represent more than 45,000 employees locally.

FIG. 4.12 **Businesses Receiving Inclusion Support, FY 22/23 through FY 24/25**



110+
participating
companies

1,290
interns hired

\$495 million
spent at local businesses

Workforce Development

In collaboration with Worksystems, Inc. (WSI), Prosper Portland funds youth and adult workforce development programs to benefit low-income Portlanders. WSI administers the programs through a network of service providers to help participants better connect and compete in the regional economy. In addition, Prosper Portland administers the **Community Workforce Navigator Program** in collaboration with community-based providers. Each program is briefly described below:

The **Economic Opportunity Program (EOP)** delivers supportive and individually tailored workforce development services to low-income Portland residents aged 18 and older who face multiple barriers to employment. Eligible participants have an immediate goal of obtaining employment, and engage in coaching, skill development, and training in order to achieve career pathway jobs. Partners providing community-based career coaching services include Central City Concern, IRCO, Our Just Future, SE Works, and Trash for Peace. In addition to this system of providers, WSI makes resources, support, and training available to EOP participants

TABLE 4.13

Workforce Training Participants	2023-24	2024-25
Total number of adult participants in workforce development	686	622
Percentage of adult participants served that identify as BIPOC	58%	58%
Percent of adult participants in workforce development who advanced in employment as demonstrated by gain in earnings, wage or benefits	58%	57%
Number of participants served through the Community Workforce Navigator Program	462	577
Percentage of navigator participants served that identify as BIPOC	78%	87%
Number of participants served through the Community Workforce Navigator Program that gained employment	77	173
Number of youth participants in workforce development	491	496
Percentage of youth participants served that identify as BIPOC	74%	67%
Number of youth participants placed in employment or post-secondary training	78	67

through Worksource Portland Metro. Service length is individually tailored with a typical participant in service for approximately three years.

The **NextGen** program serves culturally and geographically diverse populations within Portland. The program primarily benefits youths aged 16-24 who are disconnected from traditional high school or lacking the skills and credentials to enter college or career pathway employment. Each provider delivers supportive and individually tailored workforce development case management to youth for up to three years. Providers help youth identify and achieve their career goals and develop the life skills necessary to stay on course. The goal for all participants is to secure a career pathway job or progress along a path to complete post-secondary education. Partners providing these services include IRCO, New Avenues for Youth, POIC, Portland Youth Builders, and Portland Community College.

The **Community Workforce Navigator Program** began in 2015 to provide on demand and community-based workforce development services and ultimately to increase the incomes of lower-income residents so they can afford to stay in their neighborhood as housing costs rise due to an increasingly strong housing market. The program serves a high number of underemployed and unemployed residents,

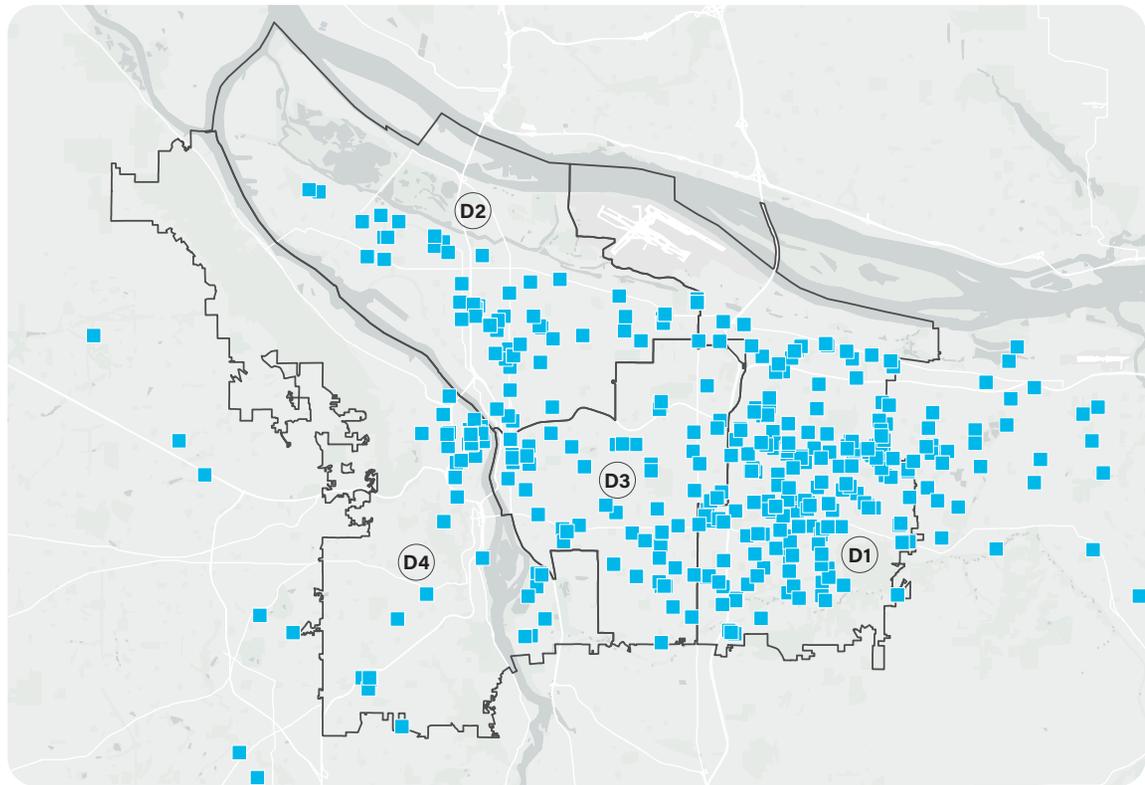


FIG. 4.13

Workforce Training Participants, All

- Workforce Training Participants
- D1 ○ D2 ○ D3 ○ D4 City Council Districts

low-income residents, people of color, and/or English language learners, including immigrants and refugees. The program operates in close coordination with Neighborhood Prosperity Network program staff and community leaders. Partners providing community-based career coaching services include the Urban League, Portland Community College, Division Midway Alliance, and Rosewood Initiative.

The **Community Opportunities and Enhancements Program (COEP)** is a City of Portland strategy to increase access to the trades and to reduce barriers for construction firms seeking to participate in public contracting. The program is funded by a 1% set-aside of eligible costs on all City-owned public improvement contracts.

Since 2020, Prosper Portland has managed COEP on behalf of the city. The program delivers support through a series of grants to community-based providers focused on two key focus areas: business technical assistance and workforce development.

Business technical assistance includes support with bidding and estimating, cashflow management, project management, trade skills, bonding and insurance, workforce management and navigating city software and procedures. Prosper Portland contracts with community-based providers to deliver these services. Partners providing these services include: LatinoBuilt, Livelihood NW, National Association of Minority Contractors–Oregon (NAMC–Oregon), Professional Business Development Group (PBDG), and the Urban League of Portland.

Workforce development focuses on three areas: outreach and recruitment, pre-apprenticeship training, and retention of workers. Prosper Portland partners with WSI to implement this component, which is delivered through subcontracted community-based providers: Central City Concern, Constructing Hope, Oregon Tradeswomen, POIC, Portland Youth Builders, Labor’s Community Service Agency, and the Urban League.

FIG. 4.14

Businesses Served, COEP by Race/Ethnicity of Business Owner

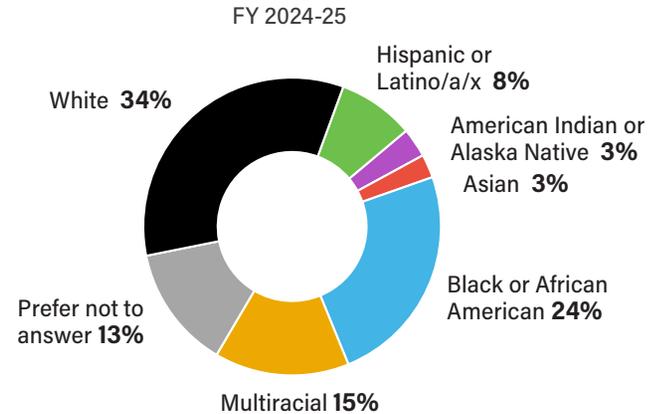
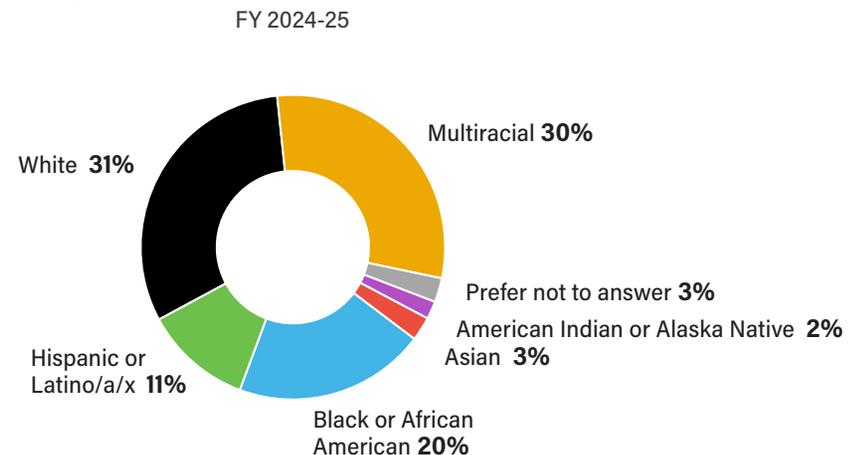


FIG. 4.15

Workers Receiving Pre-Apprenticeship Training, COEP by Race/Ethnicity of Business Owner



Office of Small Business

The Office of Small Business at Prosper Portland was launched in May 2025. The mission of the Office is to provide quality public services in a timely, professional, and empathetic manner. The Office of Small Business does this work in cooperation with the community and other local government agencies to create an equitable, supportive, vibrant, connected, and thriving small business community.

Key Goals and Activities of the Office:

- Support and navigation assistance for small businesses working with city bureaus
- Maintain a robust and informative website that welcomes, supports, connects and celebrates small businesses in Portland
- Serves as a central point of initial access and navigation to city bureaus, Prosper Portland programs and assistance, and community resources
- District liaisons who can provide 1:1 assistance to small businesses throughout the city and host office hours in each City Council district every month
- Celebrate the small business community through storytelling and business spotlights

FIG. 4.16
Group Events by Neighborhood

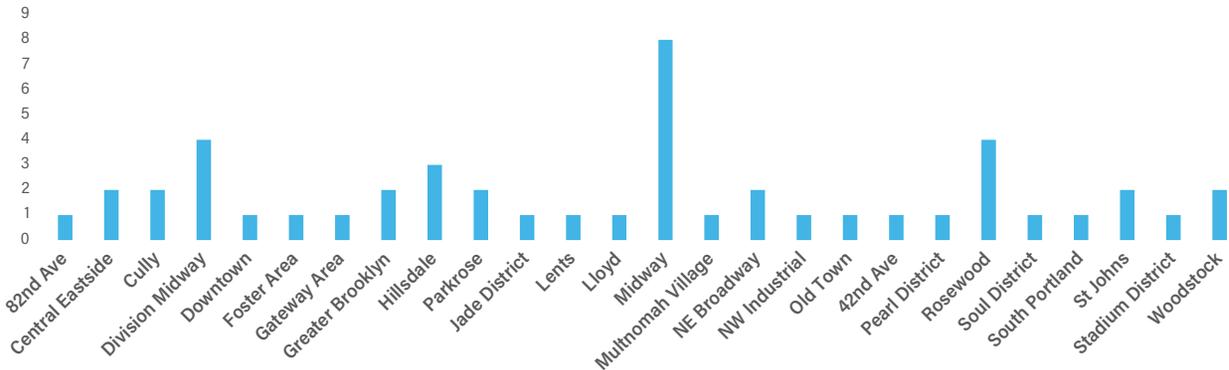
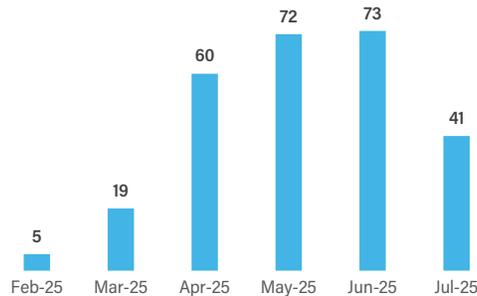


FIG. 4.17
Number of Engagements



- Collaborate with business districts, support their efforts and initiatives, and be a conduit to city leaders

- Track and document small business needs and opportunities to align future programming support and potential policy changes that can have a positive effect on the small businesses in Portland
- Established monthly coordination meetings with Portland Permitting & Development (PP&D), Portland Bureau of Transportation (PBOT), Public Environment Management Office (PEMO), and Portland Solutions to align support and awareness of city activities and changes
- Launched a monthly 'Show Up for Small Business' event series to bring awareness and retail sales to small businesses in different parts of the city

Portland Office of Small Business Website

Launched in May 2025, the Office of Small Business website is a landing page for information, resources, events, community resources, and business highlights. Key features include:

- A step-by-step guide to starting in a business in Portland
- Industry specific start-up guides for restaurants, food carts, retail, food & beverage, and childcare businesses
- “How to Manage Your Business” section that includes information and resources on topics like licensing, utilities, insurance, taxes, public safety and clean up, mental health resources, procurement and contracting opportunities, business expansion, digital marketing, and hiring employees
- Permitting page created in collaboration with PP&D that provides information, FAQs, and links to connect to the permitting team
- Community page that allows small business owners to filter down partners and organizations in their council district, allowing them to get better connected to the community
- Funding page that outlines common forms of capital, information about Prosper Portland’s lending and grant opportunities, and information on how to get capital ready
- Events page that highlights Office of Small Business-led, community, and partner events and informational webinars

FIG. 4.18

Relevant City Programs Referred

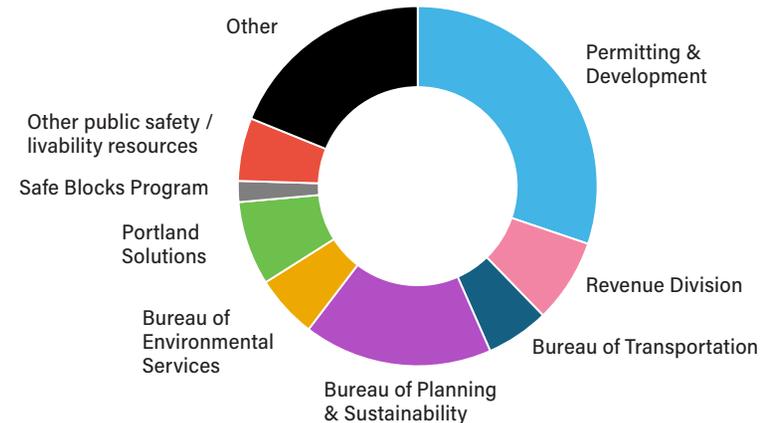
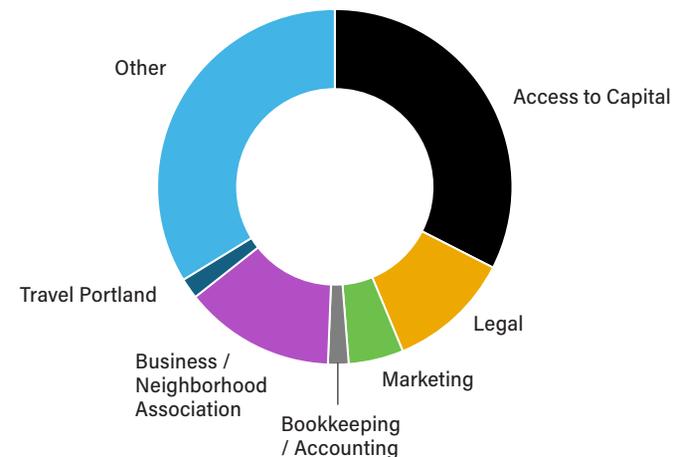


FIG. 4.19

Professional Services Shared



Inclusive Business Resource Network

The **Inclusive Business Resource Network (IBRN)** supports entrepreneurs in all stages of their business. Through IBRN, entrepreneurs can receive training, one-on-one advising from trusted business advisors, and other resources. IBRN clients can also receive referrals to additional professional services such as legal services, accounting and bookkeeping support, and capital access advising.

Prosper Portland funds 15 community partners to provide the following services to entrepreneurs:

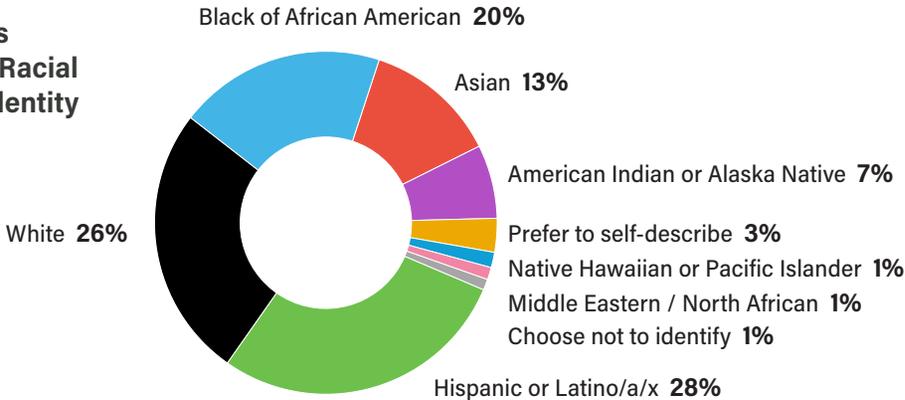
- Support for aspiring business owners to attain foundational business skills and determine if they have a viable business idea or product.
- Support to strengthen existing business operations, promote resiliency, and ensure the owner is benefitting from the business.
- Support with ongoing wealth creation and asset building for existing business owners.

TABLE 4.14
IBRN Client Data and Achievements, FY 2024-25

Number of IBRN clients served	691
Percentage of clients who identify as BIPOC	70%
Percentage of clients who identify as Women and/or Gender Expansive	69%
Number of new businesses started	135
Number of new physical locations opened	73
Number of Portlanders employed by IBRN clients	1600+
Number of loans obtained	42
Number of businesses that expanded services or entered new markets	244

FIG. 4.20

Businesses Served by Racial & Ethnic Identity
FY 2024-25



Mercatus

Mercatus is a program designed to support, celebrate, and connect entrepreneurs across the Portland Metro region. At its core it is a dynamic business directory that showcases the products, services, and talent of Portland's diverse small business community. Through tools, resources, and relationship-building opportunities, Mercatus empowers businesses to grow, scale, and thrive.

What Mercatus Offers

The Mercatus platform connects business owners with visibility, opportunity, and resources through:

- **Mercatus Business Directory** – A continually expanding directory of locally-owned businesses.
- **My People's Market** – A future-facing marketplace co-produced with Travel Portland, showcasing Mercatus businesses in a vibrant, culturally rich environment.
- **Mercatus Connect** – A gateway to job postings, contracts, and procurement opportunities with more than 100 companies committed to equitable sourcing.

TABLE 4.15

Growth Highlights, FY 2023-25

299 new businesses added in FY 2023-24

293 new businesses added in FY 2024-25

60 businesses received consultative services and grants to support digital marketing efforts

33% total growth in directory listings since 2023

Development of strategy focused on increasing visibility and celebrating unique narratives of Mercatus businesses while improving member satisfaction. Performed website enhancements to simplify navigation, improve accessibility, and increase engagement.

Building Capacity: COBID Certification

In 2025, Mercatus partnered with APEX Accelerator and Business Oregon to deliver a hands-on Certification Office for Business Inclusion and Diversity (COBID) training, equipping local business owners with the knowledge and tools to navigate public contracting and state certification.

Strengthening Connections Through Events

- **Mercatus Vendor & Catering Fair (2025)** – More than 300 participants attended this premier event, showcasing Portland's depth of local talent and serving as a critical space for vendor engagement and contract matchmaking
- **Mercatus Meetup Series** – Ongoing community gatherings that bring together entrepreneurs, ecosystem builders, and institutional buyers to share insights, build relationships, and deepen trust. Topics have included marketing, certification readiness, and procurement strategy.

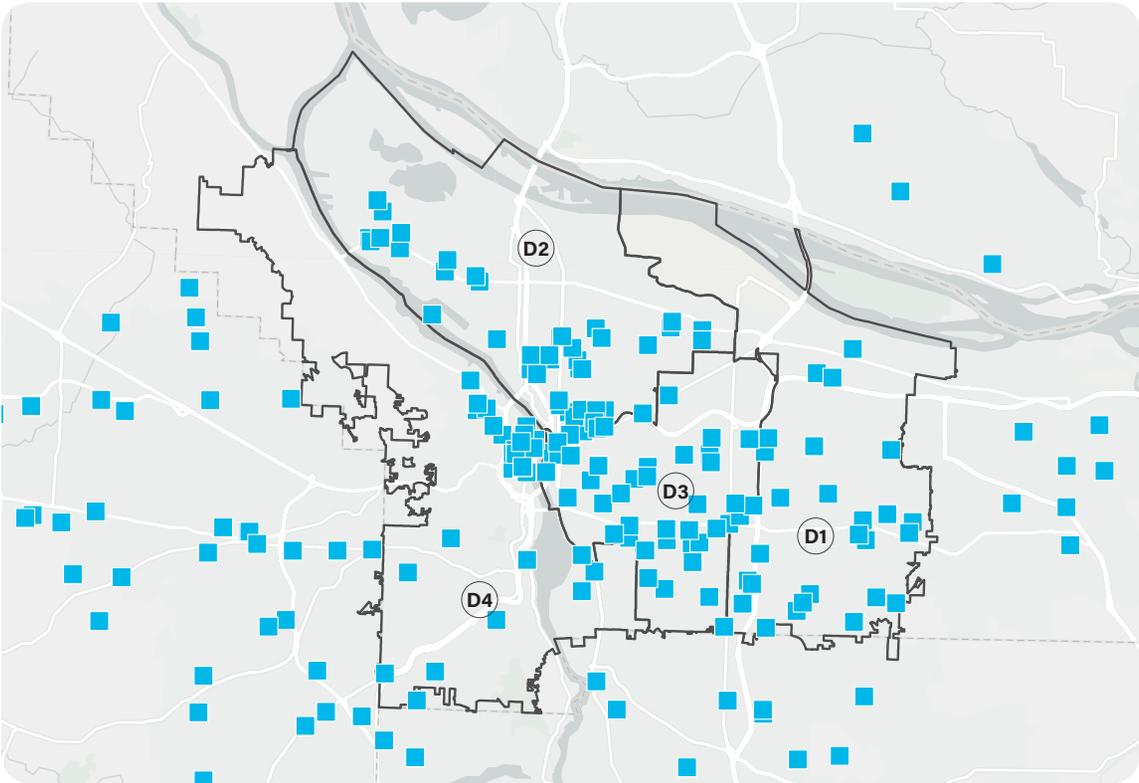


FIG. 4.22 **New Mercatus Businesses, FY 2024-25** ■ Businesses ○ D1 ○ D2 ○ D3 ○ D4 City Council Districts

Neighborhood Prosperity Network

The Neighborhood Prosperity Network (NPN) is a citywide initiative to foster economic opportunity and vitality throughout Portland neighborhoods in partnership with community-based organizations. Through grants, training, and support from Prosper Portland, each NPN organization is responsible for planning and implementing projects, programs, and services to improve the local commercial district.

There are currently seven districts in the Network:

- Cully Boulevard Alliance
- Our 42nd Avenue
- Division Midway Alliance
- Historic Parkrose
- Jade District
- Rosewood Initiative
- St. John's Center for Opportunity.

The primary goals of the NPN program and partnership with community-based organizations include:

- Strengthening existing businesses
- Increasing the number of jobs
- Connecting residents to employment opportunities
- Stabilizing the commercial District with diverse and community-serving businesses
- Filling vacant and/or facilitating the creation of additional commercial spaces
- Increasing the visibility of the District

NPN organizations undertake activities that support these goals and have expanded their offerings over the years by securing additional resources. Typical workplans include business and community resource navigation, district clean-ups, advocacy, business mixers, art mural creation, workforce navigation, community-building events, community leadership development, in-language access provision, cultural celebrations, small business grants, commercial space activation, and business retention and expansion.

Portland Events & Film Office

The **Portland Events and Film Office** at Prosper Portland is proud to support the city's dynamic events and film industry. By investing in creativity and culture, they help build vibrant communities—and a more vibrant Portland.

The Events and Film Office is focused on three core areas:

Promotion & Marketing

- Amplify Portland's identity as a safe, creative, and culturally rich city
- Represent Portland at national and international festivals and conventions
- Market Portland to attract major events and film productions

Industry Support & Incentives

- Provide grants, financing, and incentives to retain and recruit large events and productions
- Offer concierge services for scouting and production logistics
- Streamline permitting, safety, and guest experience with responsive navigation support

Local Storytelling & Community Impact

- Support local events and productions that showcase Portland's unique narrative
- Build workforce capacity and expand opportunities for local talent
- Strengthen engagement with the private sector to grow the industry

TABLE 4.16

Events & Film Office Program Overview

Program	Areas(s)	Example
Film Industry Representation		Represented Portland at Sundance Film Festival, Toronto Film Festival, and SXSW -including sitting as film mentor at SXSW
Concierge Recruitment Support		Amazon's Criminal; Independent feature, Out Come the Wolves
Events Tactical Team		Bi-weekly coordinating meeting with city permitting bureaus and support service agencies
Amplify Portland Grant	 	Elevate stories of Portland. Fund local productions to build capacity and support talent retention
Post-Production Grant		Encourage the completion of local feature length films and support workforce development
Film Festivals & Screenings Grant	 	Increase film productions taking place in Portland by helping establish Portland as a destination on the film festival and screening circuits while supporting local productions to gain more visibility
Scale Up Grant	 	Provide funding and technical assistance for local Portland events positioned to grow and attract attendance beyond the Portland metro region
Large Event Grant Fund	 	Recruit "new-to-Portland" events that enhance key leisure and creative industries (e.g., Athletic and Outdoor, Food, Wine, Creative Industries, Makers/Small Businesses); Shore up local large event productions; and actively work to enhance Portland's reputation and brand

CORE AREAS:

-  Promotion & Marketing
-  Industry Support & Incentives
-  Local Storytelling & Community Impact

TABLE 4.17

Film Grantees, FY 2024-25

EVENT NAME	GRANTEE OR ORGANIZATION NAME	TYPE OF FUNDING AWARDED	COUNCIL DISTRICT	RANGE
Beatlore	Joanie Fox	Post Production Grant		\$
Black Bald Films	Dru Holley	Film Festivals & Screenings Grant	2	\$
Cascade African Film Festival	Brooke Ramirez	Film Festivals & Screenings Grant	2	\$
Dear Doris	Scott Braucht	Post Production Grant		\$
Directing Demystified: A workshop for Women of Color	Joop Joop Creative	Sponsorship - Capacity Building		\$
Doc Camp- Oregon Media Lab	Oregon Media Lab	Sponsorship - Capacity Building		\$
Dragathon: Meeting Hate with Joy	Eden Dawn	Amplify Portland Grant		\$ \$
Filmed By Bike	Alden Roth	Film Festivals & Screenings Grant	2	\$
Firebreak Premiere Event	Blue Chalk Media	Sponsorship - Film Event	2	\$
Hanabi Film Festival	Aaron Colter	Film Festivals & Screenings Grant	3	\$
Leaders of Men	Lorenzo Lowe III	Amplify Portland Grant		\$ \$
Level up Workshops - Community Career Development	Desert Island Studios	Sponsorship - Capacity Building		\$
Opening Weekend Events- Portland Panorama	Portland Panorama	Sponsorship - Film Event	4	\$ \$
Oregon Media Lab's Doc Camp 2025	Jen Tate	Film Festivals & Screenings Grant	2	\$
Pacific Northwest Multi-Cultural Readers Series & Film Festival	Jerry Foster	Film Festivals & Screenings Grant	2	\$
PAM Cut Cinema Unbounds Awards	PAM Cut	Sponsorship - Film Event	4	\$
PAM Cut's PLUS PLUS Fest	Amy Dotson	Film Festivals & Screenings Grant	3	\$
PCFC Film Screening	Kaig Lightner	Film Festivals & Screenings Grant	4	\$
Plant Based Papi Presents- From the Plate	Plant Based Papi	Sponsorship - Film Event		\$
Portland Eco Film Festival	Destynee Norwood Zeman	Film Festivals & Screenings Grant	2	\$
Portland Jewish Film Festival	Oregon Jewish Museum (OJMCH)	Film Festivals & Screenings Grant	4	\$
Pour the Water as I Leave	Jessica Daughtry	Post Production Grant		\$
Ryko Films-"Trash Baby" Premiere in SXSW Film Festival	Ryko Films	Sponsorship - Film Event		\$
Script to Screen Grant	Catalyst Film Collective	Sponsorship - Capacity Building		\$
Something about the Tide	Julia Morizawa	Amplify Portland Grant		\$ \$
The Bride Price	George Faux	Post Production Grant		\$
The Power of Place Roadshow	North East Productions/Devin Boss	Sponsorship - Film Event		\$ \$
Trash Baby Film Screening	Jacy Mairs	Film Festivals & Screenings Grant	3	\$
XIX Portland Annual Latin American Film Festival	Maria Osterroth Sussman	Film Festivals & Screenings Grant	2	\$

Ranges \$ \$0 - \$9k \$ \$ \$10k - \$25k \$ \$ \$ \$26k - \$75k \$ \$ \$ \$ \$76k - \$130k

TABLE 4.18

Event Grantees, FY 2024-25

EVENT NAME	GRANTEE OR ORGANIZATION NAME	TYPE OF FUNDING AWARDED	COUNCIL DISTRICT	RANGE
Fertile Ground Festival 2024 (Year 2 of 2)	Fertile Ground Festival	Scale Up	4	\$ \$
Glow Bar	Willamette Light Brigade	VDF-Special Events Funding	4	\$ \$ \$
Portland Winter Ice Rink	Prosper Portland	VDF-Special Events Funding	4	\$ \$ \$ \$
Juneteenth 8 Seconds Rodeo	Players Philanthropy Fund DBA Eight Seconds Rodeo	Large Event Grant	3	\$ \$
Kickstand Comedy in the Park 2025 (Year 2 of 2)	Kickstand Comedy in the Park	Scale Up	3	\$ \$
Montavilla Jazz 2025 (Year 2 of 2)	Montavilla Jazz	Scale Up	1 3	\$ \$
NYE Drone Show	Pioneer Courthouse Square	VDF-Special Events Funding	4	\$ \$ \$ \$
PDX Live 2024	Pioneer Courthouse Square	VDF-Special Events Funding	4	\$ \$ \$ \$
Portland Book Festival 2025 (Year 2 of 2)	Literary Arts	Scale Up	2	\$ \$
Portland Panorama	Portland Panorama	VDF-Special Events Funding	2 3 4	\$ \$ \$
Rose Festival Grand Floral Parade	Portland Rose Festival Foundation	VDF-Special Events Funding	4	\$ \$ \$ \$
SneakerWeek PDX 2025 (Year 2 of 2)	SneakerWeek PDX	Scale Up	3 4	\$ \$
The One Motorcycle Show	The One Motorcycle Show	Large Event Grant	4	\$ \$
Waterfront Blues Festival 2024	Waterfront Blues Production, LLC	VDF-Special Events Funding	4	\$ \$ \$ \$
Waterfront Blues Festival 2025	Waterfront Blues Production, LLC	Large Event Grant	4	\$ \$ \$ \$

Ranges \$ \$0 - \$9k \$ \$ \$ \$10k - \$25k \$ \$ \$ \$ \$26k - \$75k \$ \$ \$ \$ \$ \$76k - \$130k



Appendix

Methodology & Sources

Data presented is the most recent available as of October 2025.

Peer Cities

The nine peer cities: Atlanta, Austin, Boston, Charlotte, Denver, Minneapolis, Oakland, Raleigh, and San Diego, are used as a benchmark for tracking changes in the Portland economy. The peer cities were selected based on their similarity to the city of Portland across three variables: population, income, and education. Among the 50 largest US cities, Portland has the 11th highest per capita income and the tenth highest share of the population with a college degree. The peer cities are the nine large cities that are nearest to Portland on those two metrics. This allows for better comparisons when evaluating Portland's economy.

Why these neighborhoods?

The neighborhood areas are consistent with the analysis areas used by the Portland Housing Bureau and were derived from the Bureau of Planning and Sustainability and the Portland Plan 20-Minute Neighborhood areas.

American Community Survey

Throughout this report, American Community Survey (ACS) data from the US Census is frequently used. Most often the analysis uses the 5-year ACS data. This is the pooled data from five years of ACS surveys. The ACS typically surveys about 1% of all households each year. The 5-year ACS data allows for economic analysis of race and ethnicity at the neighborhood level that is not possible using the single year ACS data.

Quarterly Census of Employment and Wages

The Oregon Employment Department analyzes payroll taxes to produce a database of the total payroll and employment for all employers in Oregon, the Quarterly Census of Employment and Wages (QCEW). This report uses that data for analysis at the neighborhood level.

Sources:

SECTION 1

Gross Domestic Product

Bureau of Economic Analysis
www.bea.gov/data/gdp/gdp-county-metro-and-other-areas
fred.stlouisfed.org/series/NGMP38900

Industry Composition & Trends

Oregon Employment Department, Current Employment Statistics
www.qualityinfo.org/ceest

Small Business Health

Oregon Employment Department, Quarterly Census of Employment and Wages

Workforce Participation Rate

US Census, American Community Survey, 5-Year data, 2018-2023, Table S2301, Age 25 to 64 years

Poverty Rate

US Census, American Community Survey, 1-Year data, Table S1701, 2024

Rents & Earnings

US Census, American Community Survey, 1-Year data, Tables S2001 and B25031

Building Permits

Peer Cities:
www.huduser.gov/portal/datasets/socds.html

City of Portland:
public.tableau.com/app/profile/kathy.lyndon/viz/DirectorsReport/DirectorsReportStory?publish=yes

Airport Passengers

Bureau of Transportation Statistics
T-100 Market Data
www.transtats.bts.gov/Data-Elements.aspx

Population Growth

US Census, American Community Survey, 5-Year data, Table DP05

Households

US Census, American Community Survey, 5-Year data, Table DP04

Working Age Population

US Census, American Community Survey, 5-Year data, Table S2301, Age 25 to 64 years

College Graduates

US Census, American Community Survey, 5-Year data, Table S1501, Age 25 to 64 years

Racial Diversity

US Census, American Community Survey, 5-Year data, Table DP05

Per Capita Income

US Census, American Community Survey, 5-Year data, Table S1902

BIPOC Per Capita Income

US Census, American Community Survey, 5-Year data, Table S1902

Workforce Participation

US Census, American Community Survey, 5-Year data, 2018-2022, Table S2301, Age 20 to 64 years

Workforce Demographics

US Census, American Community Survey, 5-Year data, Table S2301

Occupations

US Census, American Community Survey, 5-Year data, Table S2401

Employment & Employment Over Time

Oregon Employment Department, Quarterly Census of Employment and Wages, 2024

Earnings

US Census, American Community Survey, 5-Year data, Table S2001

Poverty

US Census, American Community Survey, 5-Year data, Table S1701

Commercial Real Estate

CoStar Realty Information Inc.

SECTION 2

Demographic data for TIF Districts are from the American Community Survey, 5-Year data, aggregating all Census Tracts with significant overlap for the TIF district boundaries.

Central Eastside

11.01, 21.01, 21.02

Central Eastside Corridor

11.02

Cully

74,75,76

East 205

90.01, 90.02, 91.01, 92.02, 92.03, 92.04, 98.04

Gateway

81, 82.01, 82.03, 82.04

Interstate

22.03, 34.01, 34.02, 37.01, 37.02, 38.01, 38.02, 38.03, 39.01, 39.03, 39.04, 41.02, 42

Lents

6.01, 6.02, 83.02, 84, 85,

Lloyd-Holladay

23.03, 24.02

North Macadam

57.01, 57.02, 59.01, 59.02, 59.03

Sumner-Parkrose-Argay- Columbia Corridor

77, 78, 79, 95.02

Westside

51.01, 51.02, 51.03, 106.01, 106.02

Council Districts

Council district boundaries often cut across census tracts boundaries requiring subjective imputation of appropriate weighting.

SECTION 3

Advance Portland Evaluation Framework

Data is from the US Census, American Community Survey, 1-Year data, 2024 unless otherwise indicated.

Prosper Portland reports these indicators to increase accountability in the city and close opportunity and achievement gaps.

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Appreciations

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