

**PORTLAND DEVELOPMENT COMMISSION**  
Portland, Oregon

**RESOLUTION NO. 6928**

**ACCEPTING THE PROPOSED DIVISION-MIDWAY  
NEIGHBORHOOD PROSPERITY INITIATIVE URBAN  
RENEWAL PLAN AND DIRECTING THAT THE PLAN BE  
SUBMITTED TO THE PLANNING AND SUSTAINABILITY  
COMMISSION FOR RECOMMENDATION AND THEREAFTER  
TO THE PORTLAND CITY COUNCIL FOR APPROVAL**

**WHEREAS**, on October 18, 2011, Mayor Sam Adams and County Chair Jeff Cogen jointly announced the Neighborhood Prosperity Initiative (“NPI”) among nearly one hundred community leaders inviting six neighborhood commercial corridors in East Portland to partner with the Portland Development Commission (“PDC”) to evaluate the feasibility and desirability of creating several small, innovative urban renewal areas, focused on the following neighborhood commercial areas: NE 42<sup>nd</sup> Avenue, Cully, Parkrose, Rosewood, SE Division 117<sup>th</sup> to 148<sup>th</sup> Avenue, now known as Division-Midway, and SE 82<sup>nd</sup> Avenue and Division (each, a “NPI District”);

**WHEREAS**, the proposed NPI Districts would implement the Neighborhood Economic Development Strategy (the “NED Strategy”), adopted by Portland City Council (“Council”) on May 25, 2011, via Resolution Number 36864; the NED Strategy articulates how community partners, business leadership and public partners can use focused neighborhood-level actions to collectively foster economic opportunity and neighborhood vitality throughout Portland;

**WHEREAS**, the NED Strategy builds out Goal 3, Neighborhood and Small Business Vitality, in the City's Economic Development Strategy, which was adopted by Council in July 2009, via Resolution Number 36714;

**WHEREAS**, all six of the NPI Districts were prioritized based on the following criteria: concentrations of blighted properties in the commercial corridor, capacity of business/community organizations, concentrations of locally-owned businesses, concentrations of minority-owned and/or serving businesses, designation of commercial zoning and commercial uses along corridors, and demographic factors of poverty, low household incomes, and declining commercial investment;

**WHEREAS**, residents, business owners, associations and organizations in the Division-Midway NPI District worked to complete planning, training and intensive and inclusive outreach, and on February 7, 2012, they were recognized for creating an organizational structure and demonstrating a commitment to continued training and on-going fundraising;

**WHEREAS**, residents, business owners, associations and organizations in the Division-Midway NPI District have worked to identify investments, including but not limited to tax increment financing, for community revitalization and other small scale projects;

**WHEREAS**, residents, business owners, associations and organizations in the Division-Midway NPI District have worked to identify projects for inclusion in the proposed draft Urban Renewal Area Plan attached hereto as Exhibit A (the “Plan”), and have managed, with PDC staff support, an inclusive outreach and involvement process that was tailored to and appropriate for this District and the expected amount of resources;

**WHEREAS**, PDC has sought and received valuable input from related taxing jurisdictions pursuant to ORS 457.085(5), citizens, and other interested parties in the City;

**WHEREAS**, the proposed Division-Midway NPI District contains approximately 115.9 acres and will have a maximum indebtedness of \$1,250,000;

**WHEREAS**, the proposed Division-Midway NPI District is both financially feasible and conforms to the City of Portland’s Comprehensive Plan; and

**WHEREAS**, the proposed draft Technical Report attached hereto as Exhibit B (the “Report”) provides substantial evidence of blight within the Division-Midway NPI District, thereby warranting the formation of an urban renewal area, and the Plan and Report comply with other requirements of ORS 457.

**NOW, THEREFORE, BE IT RESOLVED** that the PDC Board of Commissioners hereby accepts the Plan along with the accompanying Report and directs that the Plan and Report be forwarded to the City Planning and Sustainability Commission for recommendation to Council, and thereafter be finalized and forwarded to Council for approval;

**BE IT FURTHER RESOLVED** that this Resolution shall become effective 30 days after its adoption.

**Adopted by the Portland Development Commission on**



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Emily Swensen, Recording Secretary

**Exhibit A**

**Draft Division-Midway**

**Neighborhood Prosperity Initiative**

**Urban Renewal Plan**

**Portland Development Commission**

**Board of Commissioners**

**March 12, 2012**

**Resolution No. 6928**

**Exhibit A includes this cover page and contains 14 pages:**

- Draft Urban Renewal Plan





Draft  
Division – Midway  
Neighborhood Prosperity Initiative  
Urban Renewal Plan

Proposed for Submission to City Council on  
April 4 and April 11, 2012

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## Table of Contents

I.	Introduction .....	1
II.	Division – Midway NPI District Map and Legal Description.....	2
A.	Legal Description.....	2
B.	Proposed Land Uses.....	2
III.	Urban Renewal Projects.....	4
A.	Projects .....	4
IV.	Relationship to Local Plans and Objectives .....	4
A.	Portland Comprehensive Plan .....	4
B.	City of Portland Economic Development and Neighborhood Economic Development Strategies ..	4
V.	Relocation Policy.....	5
VI.	Property Acquisition and Disposition Policies .....	5
VII.	Plan Financing .....	5
A.	General Description of the Proposed Financing Methods.....	5
B.	Tax Increment Financing.....	5
VIII.	Procedures for Amendments to the Plan .....	6
A.	Substantial Amendments.....	6
B.	Council-Approved Amendments.....	6
C.	Minor amendments .....	6
IX.	Other Provisions.....	6
A.	Non-Discrimination .....	6
B.	Agreements to Implement This Plan .....	7
C.	Duration of Urban Renewal Plan .....	7
D.	Validity .....	7

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## I. Introduction

The Neighborhood Economic Development Strategy (the “NED Strategy”) is a citywide initiative to foster economic opportunity and neighborhood vitality throughout Portland neighborhoods. On October 18, 2011, Mayor Adams and County Chair Cogen jointly announced the Neighborhood Prosperity Initiative (the “NPI”), one of the NED Strategy’s key elements that will result in the creation of several small, innovative urban renewal areas, focused on neighborhood commercial areas. The goal of the NPI is to strengthen the economic competitiveness of business districts through community-planned and community-implemented actions. Under the NPI, six neighborhood commercial corridors (each, a “NPI District”) successfully applied to be part of the first round of the NPI. Those areas include:

42nd Avenue	Rosewood
Cully Blvd	Division – Midway
Parkrose	82nd Avenue and Division

The NPI Districts were prioritized based on five criteria: concentrations of blighted properties in the commercial corridor, capacity of business/community organizations, concentrations of locally-owned businesses, concentrations of minority-owned and/or serving businesses, designation of commercial zoning and commercial uses along corridors, and demographic factors of poverty, low household incomes, and declining commercial investment. URAs generate revenue through tax increment financing (“TIF”) which will provide a portion of each NPI District’s funding for capital improvement projects. In order to be fully successful, each NPI District will require additional funding revenues beyond the TIF resources available to each NPI District. The Portland Development Commission (“PDC” or “Commission”) intends to enter into intergovernmental agreements with its city and county partners to secure such additional funding revenues. This Division – Midway NPI Urban Renewal Plan (this “Plan”) outlines a strategy to invest TIF in underutilized property in the Division – Midway NPI District (the “District”) to meet the goal of the NPI.

Neighborhood support and ownership is critical, and as such, the formation process started with District-oriented organization of a broad cross-section of people representing the District’s business community, residents, property owners, organizations, and community groups. It is the intention that everyone with a stake in the District and its future should be involved in preparing a plan that best meets the economic development needs of the District. Input has been solicited, received and considered in the development of this Plan.

In summary, this Plan will focus on enhancing the vitality of the business district, consistent with the following community-developed vision statement:

*In the year 2025...the Division-Midway NPI District is the center of community life for southeast Portland with neighborhood shopping, community gathering places and thriving businesses. Two large, quality grocers anchor both ends of the district. Family centered restaurants and shops, affordable locally owned stores and a wide range of international businesses add a unique flair. Businesses offer a fresh and friendly look with unified signage, warm lighting, open doors and store windows that sparkle, welcoming neighbors and visitors alike. SE Division Street is safe*

*and easy to get around on foot, bike or car with crosswalks, trees and lighting that invites people to slow down, enjoy the street life and shop the fine variety of goods and services that are so easily accessible to all. The Division-Midway NPI District is a lively multicultural district where neighbors and businesses take pride in a spirit of community and caring.*

## II. Division – Midway NPI District Map and Legal Description

The District shown in Figure 1 below contains 115.9 acres, including public right-of-way. There are 160 tax lots within the District, totaling 85.8 acres. The District overlaps portions of the following neighborhood and business associations:

- Hazelwood Neighborhood Association
- Mill Park Neighborhood Association
- Centennial Neighborhood Association
- Powellhurst-Gilbert Neighborhood Association
- Gateway Area Business Association
- Midway Business Association

### A. Legal Description

The legal description of the District is attached as Exhibit 1, with an associated map as Exhibit 1.A. (Legal description due from survey consultant by March 9, 2012.)

### B. Proposed Land Uses

The City of Portland’s Comprehensive Plan and implementing ordinances govern land use within the District. Any adopted change in the Comprehensive Plan or implementing ordinances shall automatically amend this Section, as applicable, without the necessity of any further formal action. This Section shall thereafter incorporate any relevant amendments, additions or deletions. To the extent this Section conflicts with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern.

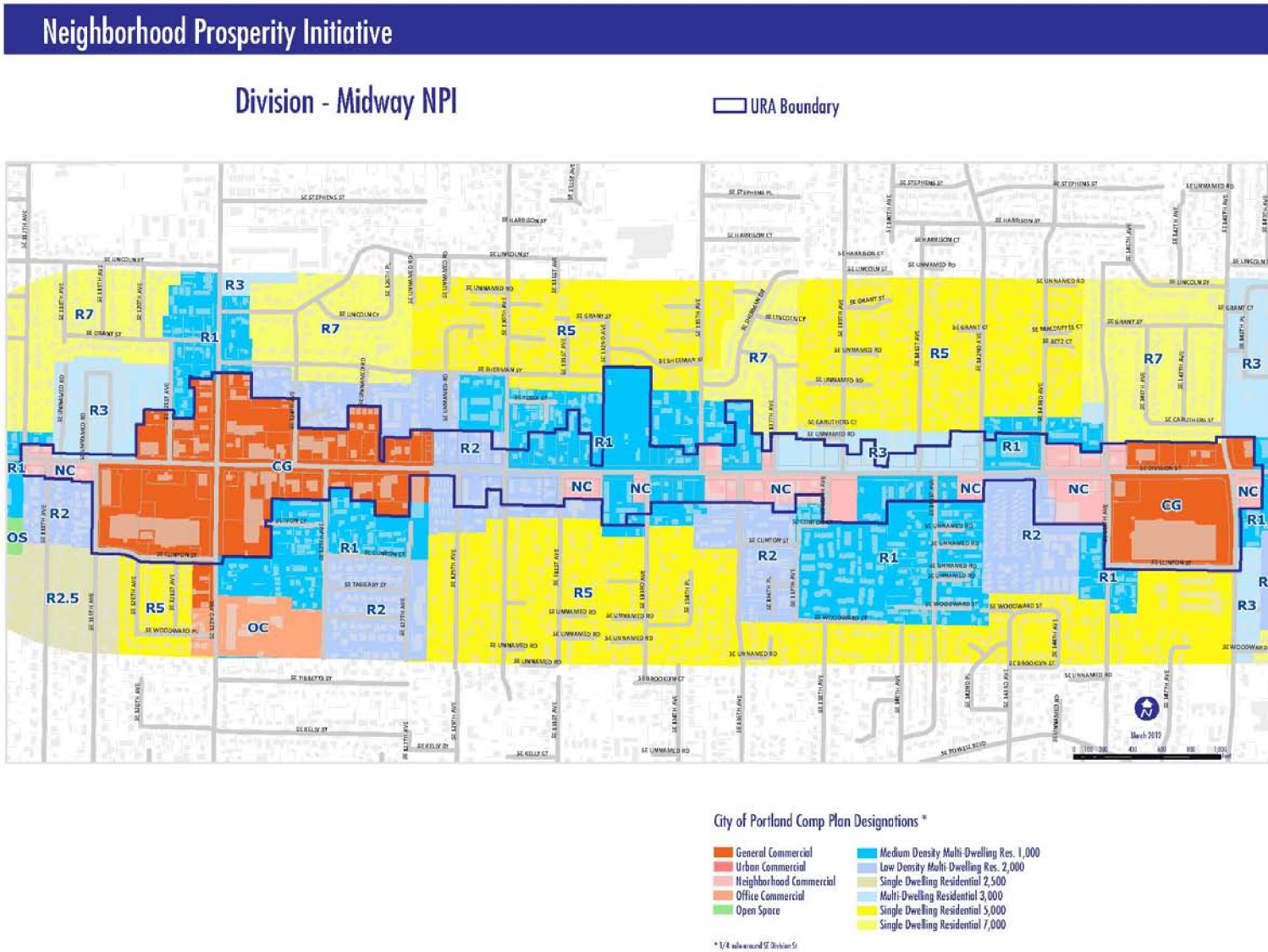
Title 33, Portland City Code is incorporated herein to establish the maximum densities and building requirements to be implemented with this Plan.

Table 1. Existing Comprehensive Plan Designations of District

Comprehensive Plan Designation	Acreage	% of Total
General Commercial	45.4	53%
Neighborhood Commercial	11.9	14%
Residential 1,000	18.4	21%
Residential 2,000	5.8	7%
Residential 3,000	4.4	5%
<b>Total</b>	<b>85.8</b>	<b>100%</b>

\*Source: City of Portland Bureau of Planning and Sustainability

Figure 1. District Boundary and Comprehensive Plan Map



### **III. Urban Renewal Projects**

In order to achieve the goal of the NPI, the following projects will be undertaken in the District by the Commission, in accordance with applicable federal, state, county and city laws, policies and procedures. Such projects may be modified, expanded or eliminated as needed to meet the goal of the NPI as set forth in this Plan, subject to Section VIII, Procedures for Amendments to the Plan.

#### **A. Projects**

Commercial corridor revitalization will occur through capital improvement projects, which could be public or private in nature, including, but not limited to, improvements to business exteriors and interiors, street furniture, garbage receptacles, lighting, district signage, gateway markers, and other small-scale, permanent capital improvements and administrative support therefore (collectively, the "Projects").

The Projects shall also include program development and project planning activities necessary to achieve the goal of the NPI as set forth in this Plan. The Commission will also undertake administration of all aspects of this Plan, in a manner consistent with the NPI.

### **IV. Relationship to Local Plans and Objectives**

#### **A. Portland Comprehensive Plan**

This Plan is in conformity with the Portland Comprehensive Plan and its supporting neighborhood and area plans, as a whole relative to the Projects of the District, including public improvements.

#### **B. City of Portland Economic Development and Neighborhood Economic Development Strategies**

The Five-Year Economic Development Strategy (the "Strategy") was adopted by the Portland City Council ("Council") on July 8, 2009, via Resolution Number 36714. The Strategy sets forth the approach for building the most sustainable economy in the world, with the goal of creating 10,000 new jobs in five years. Building a sustainable economy requires a balanced focus on job growth, innovation in sustainability and equality of economic opportunity through competitiveness, urban innovation and neighborhood business vitality. This Plan meets Strategy Goal 3:

- Goal 3: Neighborhood Business Vitality
  - Achieve equality of opportunity by stimulating economic activity in neighborhoods throughout the city.

This Plan also implements the NED Strategy, adopted by Council on May 25, 2011, via Resolution Number 36864. The NED Strategy articulates how community partners, business leadership and public partners can use focused neighborhood-level actions to collectively foster economic opportunity and neighborhood vitality throughout Portland. The goal of the NED Strategy is to create thriving



commercial areas, successful neighborhood businesses and equitable access to quality jobs. In particular, the Plan will implement NED Strategy Objectives 1 and 2:

- Objective 1: Build Local Capacity to Achieve Economic Development Outcomes
  - A. Strengthen Community Capacity to Develop Neighborhood Economic Development Plans
  - B. Increase Citywide Community and Organizational Capacity
- Objective 2: Drive Neighborhood Business Growth
  - A. Connect Traded Sector and Neighborhood Work
  - B. Seed Investments to Implement Neighborhood Economic Development Plans
  - C. Expand Citywide Financial Tools for Neighborhood Businesses

## **V. Relocation Policy**

All relocation activities will be undertaken in accordance with the requirements of ORS 281.045-281.105, PDC Relocation Policies and Procedures and any other applicable law or regulation.

## **VI. Property Acquisition and Disposition Policies**

No property acquisition or disposition is anticipated in this District.

## **VII. Plan Financing**

### **A. General Description of the Proposed Financing Methods**

The Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the federal government, the state, city, county, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS 457 and Chapter XV of the City Charter. Upon request of the Commission, Council may from time to time issue revenue bonds, certificates, debentures or promissory notes to assist in financing project activities as provided by Section 15-106 of the City Charter.

The funds obtained by the Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS 457 and Chapter XV of the City Charter in connection with the implementation of this Plan.

The total maximum indebtedness which may be incurred under this Plan is \$1,250,000.

### **B. Tax Increment Financing**

The Plan may be financed, in whole or in part, by fund allocated to the Commission as provided in section 1c, Article IX of the Oregon Constitution and ORS 457.420 through ORS 457.450.

## **VIII. Procedures for Amendments to the Plan**

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

### **A. Substantial Amendments**

Substantial amendments are solely amendments that:

1. Add land to the District, except for an addition of land that totals not more than one percent of the existing District; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under this Plan.

Substantial amendments shall require the same approval process as required for initial plan adoption including the approval process as provided in ORS 457.095 and the notice requirement set forth in ORS 457.120.

### **B. Council-Approved Amendments**

Council-approved amendments are solely amendments that:

1. Identify a project that includes a public building to the extent such project has not previously been identified in this Plan along with an explanation of how such project would serve or benefit the District.

Council-approved amendments require approval by PDC by resolution and by Council, which may approve the amendment by resolution. Council-approved amendments do not require any of the procedural or notice requirements found in ORS Chapter 457, including but not limited to the procedures set forth in ORS 457.085(4) and (5). To the extent that a Council-approved amendment involves a public building, such amendment shall explain how the project serves or benefits the District.

### **C. Minor amendments**

Minor amendments are amendments that are neither substantial, nor Council-approved amendments. Minor amendments may include changing the goals of the Plan or removing land from the urban renewal area. Minor amendments are effective upon adoption of a resolution by PDC approving the amendment.

## **IX. Other Provisions**

### **A. Non-Discrimination**

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, gender, sexual orientation, marital status, citizenship status, or national origin.

**B. Agreements to Implement This Plan**

The Commission may implement this Plan through one or more grant agreements with a neighborhood entity that will identify neighborhood needs, disburse and account for the use of Plan funds and carry out implementation of the Plan. It is the intention of the Commission to utilize such agreements to guide and specify public investments and private development to ensure that the Projects are in conformance with this Plan.

**C. Duration of Urban Renewal Plan**

No indebtedness, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under this Plan (or under any of the Projects undertaken with respect to this Plan).

**D. Validity**

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

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**Exhibit B**  
**Draft Report Accompanying the Division-Midway**  
**Neighborhood Prosperity Initiative**  
**Urban Renewal Plan**

**Portland Development Commission**

**Board of Commissioners**

**March 12, 2012**

**Resolution No. 6928**

**Exhibit B includes this cover page and contains 16 pages:**

- Draft Technical Report



Draft  
Report Accompanying the  
Division – Midway  
Neighborhood Prosperity Initiative  
Urban Renewal Plan

Proposed for Submission to City Council on  
April 4 and April 11, 2012





## Table of Contents

I.	Introduction .....	1
II.	Description of Existing Physical, Social, and Economic Conditions and Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population .....	1
A.	Physical Conditions .....	1
1.	Land Use and Zoning .....	1
B.	Social Conditions .....	3
C.	Economic Conditions.....	4
1.	Taxable Value .....	4
2.	Improvement Value to Land Value Ratio .....	4
D.	Expected Impact on Municipal Services .....	4
III.	Reasons for Selection of each Urban Renewal Area in the Plan.....	5
IV.	Relationship between Each Project and Existing Conditions in the Urban Renewal Area .....	5
V.	Estimated Total Cost of Each Project and the Sources of Moneys to Pay Such Costs.....	5
VI.	Anticipated Completion Date for Each Project.....	5
VII.	Estimated Amount of Tax Increment Revenues Required and Anticipated Year in which Indebtedness will be Retired .....	6
VIII.	Financial Analysis of the Plan.....	7
IX.	Impact of Tax Increment Financing, both until and after the Indebtedness is Repaid, upon all Entities Levying Taxes upon Property in the Urban Renewal Area.....	8
X.	Relocation Report .....	9
XI.	Compliance with Statutory Limits on Assessed Value and Acreage in Urban Renewal Areas .....	9



## I. Introduction

This Technical Report accompanying the Division – Midway Neighborhood Prosperity Initiative Urban Renewal Plan (this “Report”) contains background information and project details for the Division – Midway Neighborhood Prosperity Initiative Urban Renewal Plan (the “Plan”). This Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by the City Council (“Council”) as part of its approval of the Plan. The Report provides the information required in ORS 457.085(3).

## II. Description of Existing Physical, Social, and Economic Conditions and Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population

### A. Physical Conditions

#### 1. Land Use and Zoning

The Division – Midway Neighborhood Prosperity Initiative Urban Renewal Area, hereinafter referred to as the “District,” shown in Figure 1 below contains 115.9 acres, including public right-of-way. There are 160 tax lots within the District, totaling 85.8 acres. Existing land use and zoning of the District are detailed in Tables 1 and 2.

Table 1. Existing Land Use of District

Property Class	Acreage	% of Total
Miscellaneous	1.2	1%
Residential	8.6	10%
Commercial	63.0	73%
Multi-Family	12.9	15%
N/A	0.1	<1%
<b>Total</b>	<b>85.8</b>	<b>100%</b>

\*Source: Multnomah County Office of Assessment and Taxation



Table 2. Existing Zoning of District

Zoning Designation	Acreage	% of Total
General Commercial	45.4	53%
Neighborhood Commercial 1	0.6	1%
Neighborhood Commercial 2	11.3	13%
Residential 1,000	16.5	19%
Residential 2,000	7.7	9%
Residential 3,000	4.4	5%
<b>Total</b>	<b>85.8</b>	<b>100%</b>

\*Source: City of Portland Bureau of Planning and Sustainability

## B. Social Conditions

Based on data provided by the City of Portland Bureau of Planning and Sustainability, the District completely overlaps 2010 Census tracts with higher than citywide average poverty (16%) and/or lower than citywide median household income (\$48,500).

According to the 2010 Business Analyst estimates, the total population within a quarter-mile buffer of the District is 11,365. Race and ethnic background are shown in Table 3.

Table 3. Population Detail

Race	% of Total
White	72%
Black or African American	4%
American Indian and Alaska Native	1%
Asian	8%
Native Hawaiian and Other Pacific Islander	<1%
Other	10%
Two or More Races	5%
Ethnicity	% of Total
Hispanic	18%

\*Source: 2010 Business Analyst

## C. Economic Conditions

### 1. Taxable Value

The 2011/2012 taxable value of land, improvements and personal property in the District is \$80,201,117. This does not include utility value which will be determined by the County Assessor upon District approval.

### 2. Improvement Value to Land Value Ratio

One tool for assessing the economic health of an area is an improvement to land ratio (I:L) analysis. Improvement to land ratio is an assessment of the real market value of the improvements on a parcel compared to the real market value of the land. If the ratio is low, it indicates a prevalence of depreciated values, underutilization and that the property may benefit from redevelopment.

Table 4. Improvement to Land Ratio

Area	Overall I:L Ratio
Division – Midway NPI District	1.45:1
Citywide <sup>1</sup>	2.22:1

\*Source: Multnomah County Office of Assessment and Taxation

Based on the information in Table 4, the I:L ratio of commercially zoned property within the District is significantly lower than that of similarly zoned areas throughout the City. Therefore, the District can be identified as demonstrating a growing lack of proper utilization of the area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare of the District and therefore constituting blight in accordance with ORS 457.010(1)(h).

## D. Expected Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the District is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Commercial corridor revitalization projects and programs in the District are not expected to create an additional demand on municipal services. The projects and programs are expected to add value to properties, thereby potentially adding to the tax base and providing increment during the length of the Plan and tax revenues once the Plan is terminated.

Projects and programs in the District will address a lack of proper utilization that is resulting in stagnant and unproductive land. This assistance will result in a positive benefit to the overall public health, safety, and welfare of the community by addressing factors of blight.

<sup>1</sup> Includes only properties with Commercial or Central Employment zoning. Excludes all properties within the Central City, existing URAs and proposed NPI URAs.

### **III. Reasons for Selection of each Urban Renewal Area in the Plan**

There is one urban renewal area in the Plan. The reason for selection of the District is to reduce the blight described in the existing conditions set forth in Section II.C.2 of this Report.

### **IV. Relationship between Each Project and Existing Conditions in the Urban Renewal Area**

Commercial corridor revitalization will occur through capital improvement projects, which could be public or private in nature, including, but not limited to, improvements to business exteriors and interiors, street furniture, garbage receptacles, lighting, district signage, gateway markers, and other small-scale, permanent capital improvements and administrative support therefore (collectively, the "Projects"). The existing conditions described in Section II of this Report demonstrate that the District is underutilized compared to similarly zoned properties in other parts of the city, as shown in Table 4 above. The Projects will help private, nonprofit and for-profit parties reduce the underutilization of property in the District, described in Section II, while enhancing the vitality of the business district, creating jobs, increasing commerce, strengthening existing businesses, and increasing small business tenancy.

### **V. Estimated Total Cost of Each Project and the Sources of Moneys to Pay Such Costs**

The implementation of the Projects, which are expected to be discrete, small scale improvements to the commercial corridor of the District, will take place over the life of the Plan and as the sources of moneys set forth in Section VII of this Report are available. The estimated total cost of the Projects to be paid with tax increment financing is not anticipated to exceed total revenues identified in Section VII of this Report.

### **VI. Anticipated Completion Date for Each Project**

The Projects will be ongoing throughout the life of the Plan. Scheduling for the Projects will occur during the annual budgeting process for the District. The Projects identified in an annual plan are anticipated to receive allocations, determined through the budgeting process.

## VII. Estimated Amount of Tax Increment Revenues Required and Anticipated Year in which Indebtedness will be Retired

Table 5 shows the yearly tax increment revenues and indebtedness incurred for the Plan. It is anticipated that debt for the Plan will be fully repaid by the end of FY 2021/22.

Table 5. Tax Increment Revenues and Indebtedness Incurred for the Plan

Fiscal Year Ending June 30	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>REVENUES</b>									
Tax Increment to Raise (before Compression)	\$77,144	\$97,587	\$128,438	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$69,843
Less Compression	(3,857)	(4,879)	(6,422)	(6,250)	(6,250)	(6,250)	(6,250)	(6,250)	(3,492)
Tax Increment Imposed (after Compression)	73,287	92,708	122,016	118,750	118,750	118,750	118,750	118,750	66,351
Less Adjustments for Discounts & Delinquencies	(4,470)	(5,655)	(7,443)	(7,244)	(7,244)	(7,244)	(7,244)	(7,244)	(4,047)
<b>NET TAX INCREMENT REVENUES</b>	<b>\$68,816</b>	<b>\$87,053</b>	<b>\$114,573</b>	<b>\$111,506</b>	<b>\$111,506</b>	<b>\$111,506</b>	<b>\$111,506</b>	<b>\$111,506</b>	<b>\$62,303</b>
Shared Tax Revenues to Raise (before Compression)	\$0	\$9,368	\$14,182	\$35,307	\$55,213	\$75,973	\$97,157	\$116,056	\$0
Less Compression	-	(468)	(709)	(1,765)	(2,761)	(3,799)	(4,858)	(5,803)	-
Shared Revenues Imposed (after Compression)	-	8,899	13,473	33,542	52,452	72,174	92,299	110,253	-
Less Adjustments for Discounts & Delinquencies	-	(543)	(822)	(2,046)	(3,200)	(4,403)	(5,630)	(6,725)	-
<b>NET SHARED TAX REVENUES</b>	<b>\$0</b>	<b>\$8,356</b>	<b>\$12,651</b>	<b>\$31,495</b>	<b>\$49,253</b>	<b>\$67,771</b>	<b>\$86,669</b>	<b>\$103,528</b>	<b>\$0</b>
<b>TOTAL REVENUES</b>	<b>\$68,816</b>	<b>\$95,409</b>	<b>\$127,224</b>	<b>\$143,002</b>	<b>\$160,759</b>	<b>\$179,278</b>	<b>\$198,175</b>	<b>\$215,034</b>	<b>\$62,303</b>
<b>INDEBTEDNESS</b>									
<b>DEBT ISSUED</b>	<b>\$68,816</b>	<b>\$95,409</b>	<b>\$127,224</b>	<b>\$143,002</b>	<b>\$160,759</b>	<b>\$179,278</b>	<b>\$198,175</b>	<b>\$215,034</b>	<b>\$62,303</b>



## VIII. Financial Analysis of the Plan

Table 6 shows the existing assessed value of the District and projected incremental assessed value. It then shows the tax rate applied to these resulting assessed values and the reduction of these values by compression.

Table 6. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues

Fiscal Year Ending June 30	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Projected Assessed Value Growth</b>									
Frozen Base	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117	\$ 80,201,117
Incremental Assessed Value	4,060,182	6,166,714	8,325,910	10,539,085	12,807,591	15,132,808	17,516,156	19,959,088	22,463,093
<b>Total Assessed Value</b>	<b>\$84,261,299</b>	<b>\$86,367,831</b>	<b>\$88,527,027</b>	<b>\$90,740,202</b>	<b>\$93,008,708</b>	<b>\$95,333,925</b>	<b>\$97,717,273</b>	<b>\$100,160,205</b>	<b>\$102,664,210</b>
Total AV Growth		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Incremental AV Growth		51.88%	35.01%	26.58%	21.52%	18.15%	15.75%	13.95%	12.55%
<b>Consolidated Tax Rate</b>	19.0001	19.0728	19.0671	18.9938	18.8877	18.8934	18.8690	17.9884	17.6447
<b>Revenues Generated on Incremental Assessed Value</b>									
Amount to Urban Renewal Area	77,144	97,587	128,438	125,000	125,000	125,000	125,000	125,000	69,843
Amount to Taxing Jurisdictions									
City Permanent Rate	-	4,806	7,276	18,116	28,329	38,981	49,851	59,548	84,697
County Permanent Rate	-	4,561	6,905	17,191	26,884	36,992	47,306	56,508	80,374
Other Levies	-	10,661	16,131	39,870	61,693	84,937	108,356	117,976	161,442
<b>Total Revenues</b>	<b>\$77,144</b>	<b>\$117,617</b>	<b>\$158,751</b>	<b>\$200,177</b>	<b>\$241,906</b>	<b>\$285,910</b>	<b>\$330,512</b>	<b>\$359,032</b>	<b>\$396,355</b>
<b>Tax Increment Revenues to Urban Renewal Area</b>									
Tax Increment to Raise (before Compression)	\$77,144	\$97,587	\$128,438	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$69,843
Less Compression	(3,857)	(4,879)	(6,422)	(6,250)	(6,250)	(6,250)	(6,250)	(6,250)	(3,492)
Tax Increment Imposed (after Compression)	\$73,287	\$92,708	\$122,016	\$118,750	\$118,750	\$118,750	\$118,750	\$118,750	\$66,351
<b>Shared Revenues to Urban Renewal Area</b>									
Less Compression	0	\$9,368	\$14,182	\$35,307	\$55,213	\$75,973	\$97,157	\$116,056	\$0
Tax Increment Imposed (after Compression)	\$0	\$(468)	\$(709)	\$(1,765)	\$(2,761)	\$(3,799)	\$(4,858)	\$(5,803)	\$0
<b>Total Revenues to Urban Renewal Area</b>	<b>\$73,287</b>	<b>\$101,607</b>	<b>\$135,489</b>	<b>\$152,292</b>	<b>\$171,202</b>	<b>\$190,924</b>	<b>\$211,049</b>	<b>\$229,003</b>	<b>\$66,351</b>

## IX. Impact of Tax Increment Financing, both until and after the Indebtedness is Repaid, upon all Entities Levying Taxes upon Property in the Urban Renewal Area

The impact of tax increment financing on overlapping taxing jurisdictions consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value within the District. Table 7 shows projected taxes foregone to all overlapping taxing jurisdictions.

Table 7. Tax Increment Revenues Foregone

Tax Increment Revenues Foregone 2014-2022	Total	Present Value to 2014
<b>Permanent Rates</b>		
City	\$243,771	\$174,992
County	231,329	166,061
Metro	5,145	3,693
Port	3,734	2,680
E Mult Soil	5,326	3,823
David Douglas	172,966	124,165
Mt. Hood	26,188	18,799
Mult ESD	24,372	17,495
Centennial	75,812	54,422

Table 8 shows projected tax revenues generated on the Incremental Assessed Value of the district that are allocated to overlapping taxing jurisdictions through revenue sharing.

Table 8. Shared Revenues

Shared Revenues 2014-2021	Total	Present Value to 2014
<b>Permanent Rates</b>		
City	\$206,907	\$135,833
County	196,347	137,924
Metro	4,367	3,068
Port	3,169	2,226
E Mult Soil	4,521	3,175
David Douglas	146,810	103,126
Mt. Hood	22,228	15,614
Mult ESD	20,686	14,531
Centennial	64,348	45,201

Table 9 shows the increase in permanent rate levy revenues that would occur after termination of the tax increment financing in FY 2022/23.

Table 9. Tax Increment Revenues Fully Regained

Tax Increment Revenues Fully Regained - 2023	Amount (nominal)	Present Value to 2014
<b>Permanent Rates</b>		
City	\$32,427	\$16,484
County	30,772	15,643
Metro	684	348
Port	497	252
E Mult Soil	708	360
David Douglas	23,008	11,696
Mt. Hood	3,484	1,771
Mult ESD	3,242	1,648
Centennial	10,085	5,127

## X. Relocation Report

There are no businesses or residents to be relocated.

## XI. Compliance with Statutory Limits on Assessed Value and Acreage in Urban Renewal Areas

ORS 457.420 requires that urban renewal areas not exceed 15% of the total assessed value or 15% of the total land area of the City. Table 10 shows that the Plan is in compliance with ORS 457.420. This District is being planned concurrently with five other NPI districts. This table makes the assumption that all six districts are adopted on or around the same timeframe.

Table 10. Compliance with Statutory Limits on Assessed Value and Acreage

	<b>Frozen Base Assessed Value</b>	<b>Acres</b>
<b>Total City of Portland<sup>2</sup></b>	<b>\$ 43,634,351,239</b>	<b>92,768.0</b>
<b>Existing Urban Renewal Areas:</b>		
Airport Way	\$124,710,302	1,841.4
Central Eastside	\$224,626,739	692.3
Downtown Waterfront	\$55,674,313	233.1
Gateway Regional Center	\$307,174,681	658.5
Interstate Corridor <sup>3</sup>	\$1,290,430,925	3,990.0
Lents Town Center	\$736,224,033	2,846.3
North Macadam	\$192,609,397	401.9
Oregon Convention Center <sup>4</sup>	\$248,951,143	410.0
River District	\$461,577,974	351.2
South Park Blocks	\$376,066,574	156.3
Willamette Industrial	\$481,443,135	755.5
<b>Total Existing Urban Renewal Areas</b>	<b>\$4,499,489,216</b>	<b>12,336.5</b>
<b>% City in Existing Urban Renewal Areas</b>	<b>10.3%</b>	<b>13.3%</b>
<b>Proposed Neighborhood Prosperity Initiative Urban Renewal Areas:</b>		
42nd Avenue	\$81,011,867	136.2
Cully Blvd	\$81,000,273	164.6
Parkrose	\$80,493,774	142.6
Rosewood	\$78,774,383	135.6
Division – Midway	\$80,201,117	115.9
82nd Avenue and Division	\$81,523,638	108.8
<b>Total Proposed Urban Renewal Areas</b>	<b>\$483,005,052</b>	<b>803.7</b>
<b>Combined Total - Existing and Proposed</b>	<b>\$4,982,494,268</b>	<b>13,140.2</b>
<b>% City in Existing and Proposed Urban Renewal Areas</b>	<b>11.4%</b>	<b>14.2%</b>

<sup>2</sup> Total City of Portland AV less incremental AV in Urban Renewal Areas (OMF)

<sup>3</sup> Frozen base value represents AV added to ICURA in July 2011 amendment. Actual frozen base will be determined by the County Assessor. Acreage reflects July 2011 amendment.

<sup>4</sup> Frozen base value represents 11/12 OCC Frozen Base and is overstated for estimation purposes. As a result of the 20th Amendment to OCC (July 2011), the reduced frozen base will be determined by the County Assessor. Acreage reflects 20th Amendment.

**RESOLUTION NO. 6928**

**RESOLUTION TITLE:**

**ACCEPTING THE PROPOSED DIVISION-MIDWAY NEIGHBORHOOD PROSPERITY INITIATIVE URBAN RENEWAL PLAN AND DIRECTING THAT THE PLAN BE SUBMITTED TO THE PLANNING AND SUSTAINABILITY COMMISSION FOR RECOMMENDATION AND THEREAFTER TO THE PORTLAND CITY COUNCIL FOR APPROVAL**


**Adopted by the Portland Development Commission on March 12, 2012**

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Aneshka Dickson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Steven Straus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Charles Wilhoite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

**CERTIFICATION**

**The undersigned hereby certifies that:**

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.*

	<b>Date:</b>  <p style="text-align: center;"><b>June 13, 2012</b></p>
<b>Emily Swensen, Recording Secretary</b>	