

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: July 26, 2010
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 10-71
North/Northeast Economic Development Initiative - Community Advisory
Committee Recommendations

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

None — information only.

SUMMARY

This report will update the PDC Board on the results of the North/Northeast Economic Development Initiative (N/NE EDI) study concerning Interstate Corridor and Oregon Convention Center Urban Renewal Areas. The Board will hear eight recommendations from the N/NE EDI Community Advisory Committee regarding potential amendment areas, financial impacts and policy recommendations.

Concurrent with this effort is one specifically dealing with the Rose Quarter, led by Mayor Sam Adams. Once that effort has established specific development and financial information, the PDC Board will direct staff whether to proceed with amendments to implement these recommendations.

BACKGROUND

The year 2008 marked the 50-year anniversary of the Portland Development Commission (PDC). PDC is using this milestone as an opportunity to evaluate its progress and chart the course for the next 50 years in an initiative called the Future of Urban Renewal (FOUR). The FOUR initiative called for analyses of PDC's investments in the three central city urban renewal areas, River District, Downtown Waterfront and the South Park Blocks which was completed in 2008/09. The Lents Town Center Urban Renewal Area has also been reviewed with an amendment adopted by the Portland City Council in 2008. The City is presently researching the potential of a new Central City urban renewal area, which is being reviewed by the Central City Urban Renewal Area Evaluation Committee.

On December 10, 2008, the Portland Development Commission (PDC) Board approved Resolution No. 6655 authorizing the initiation of the North/Northeast Economic Development Initiative, which would look at current and future investments in the Interstate Corridor and Oregon Convention Center Urban Renewal Areas and consider potential boundary adjustments.

In August 2009, after an initial financial analysis was complete, the Mayor convened the North/Northeast Economic Development Initiative Community Advisory Committee (N/NE CAC) chaired by Commissioner Wilhoite to examine several key issues in the Interstate Corridor Urban Renewal Area (ICURA) and Oregon Convention Center Urban Renewal Area (OCCURA). After months of public involvement, the N/NE CAC voted to approve eight separate recommendations regarding policy issues and boundary adjustments for the ICURA and OCCURA.

The Rose Quarter Stakeholder Advisory Committee (SAC) is an ongoing process to determine a development strategy for the Memorial Coliseum and Rose Quarter area. Upon completion of the Rose Quarter process, currently anticipated for December 2010, we will bring the N/NE CAC back together to make a final recommendation on whether or not to move portions of the Rose Quarter into the ICURA. Once we have recommendations from the Rose Quarter SAC and a final recommendation from the N/NE CAC, we will present these to the Board at which time further action by the Board would be required in order to move forward with potential urban renewal plan amendments to implement the Rose Quarter SAC recommendations.

As a result of the prior urban renewal plan reviews and updates, community members from North and Northeast Portland requested a process for review of their urban renewal areas. In response, the PDC Board of Commissioners voted on December 10, 2008, (Resolution No. 6655) to direct the Communications and Business Equity Department to proceed with the North/Northeast Economic Development Initiative (N/NE EDI). PDC staff laid the groundwork with technical assistance agreements with each of the four Minority Chambers of Commerce, the National Association of Minority Contractors, and the Metropolitan Contractors Improvement Partnership. CH2A Associates, who contacted more than 500 community residents, performed cultural and community-specific outreach, which resulted in a series of interviews and reports. State Representative Lew Frederick and Sue Hagmeier, of NW Ideas, conducted over 40 stakeholder interviews to begin the formal process to amend the two urban renewal areas. In addition, PDC initiated a preliminary financial analysis through Elaine Howard, LLC.

The outcome of this community input was the formation of the North/Northeast Economic Development Initiative Community Advisory Committee (N/NE CAC). N/NE EDI is the next phase of the FOUR Initiative, and the results of this study will be used to update the plans for both the Interstate Corridor Urban Renewal Area (ICURA) and Oregon Convention Center Urban Renewal Area (OCCURA). For OCCURA, the last date to issue more debt to fund projects is 2013, pointing to the need to ensure that the goals established for the area have been fulfilled or develop other alternatives. The OCCURA is adjacent to the ICURA, and, therefore, a review of the two areas together will facilitate future planning for the respective areas.

PDC conducted the North/Northeast Economic Development Initiative in partnership with the community to ensure that PDC investments enhance livability and economic opportunity within the two urban renewal areas, North and Northeast Portland and the city at-large.

In August 2009, PDC asked the N/NE CAC to examine several key issues in OCCURA and ICURA. The 21-member CAC was made up of a diverse group of stakeholders identified below.

Sara Carlin Ames – Portland Public Schools	Roy Jay – African American Chamber of Commerce
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Gale Castillo – Hispanic Metropolitan Chamber	Robert McKean – Albina Community Bank
Paige Coleman – Northeast Coalition of Neighborhoods	Marissa Madrigal – Multnomah County
Jonath Colon – Small Business Representative	Traci Manning – OCC URAC Chair
James Faison – National Association of Minority Contractors (NAMCO)	Tracy Menasco – North Portland Business Association
Dr. Algie Gatewood – Portland Community College	Skip Newberry – Office of Mayor Sam Adams
Jorge Guerra – Oregon Association of Minority Entrepreneurs (OAME)	Joice Taylor – North Northeast Business Association
Damien Hall – OCC URAC Vice Chair	Walter Valenta – ICURAC Co-Chair
Roslyn Hill – Roslyn Hill Development	Abigail Webb – New Columbia resident
Sheila Holden – ICURAC Co-Chair	Charles Wilhoite* – Portland Development Commission
J. Isaac – Portland Trailblazers	

*Chair of N/NE CAC

After months of public involvement and twelve meetings, the N/NE CAC voted Wednesday, May 19, 2010 to approve eight recommendations regarding policy issues and boundary adjustments for the ICURA and OCCURA. Two of the eight recommendations passed unanimously. For the remaining six recommendations, there were no votes in opposition, and four people abstained on various recommendations.

The adopted recommendations include policy issues address prioritization of investment in the two URAs, the establishment of a Community Benefits Agreement for the Rose Quarter development, recommendations for the Portland Housing Bureau and five URA boundary adjustment recommendations.

The boundary changes include expanding the ICURA to include 75 acres along NE Martin Luther King, Jr. Boulevard, 103 acres in the St. Johns Town Center, 33 acres of the Alberta/Killingsworth node, 28 acres along the south side of Lombard Street and 186 acres currently in the OCCURA along Martin Luther King, Jr. Boulevard.

The N/NE CAC Report further details the recommendations and is included in this Board Report as Attachment A.

The following is the anticipated timeline for the remainder of the N/NE Economic Development Initiative:

Date	Approving Body	Action
July 26, 2010	N/NE CAC	Report to PDC Board of Directors
Late fall 2010	Rose Quarter SAC	Recommendations due on Rose Quarter development
TBD	Rose Quarter SAC	Recommendations on Memorial Coliseum
Late fall 2010	N/NE CAC	Reconvene N/NE EDI CAC, Rose Quarter recommendation
Late fall 2010	PDC Board	Direct amendments to be done for ICURA, OCCURA
January 2011	PDC Board	PDC Board recommends amendments to Planning Commission and City Council
February 2011	Planning Commission	Planning commission recommends amendments to City Council. Super Notice to all Portland Residents

March 2011	City Council	First reading of ordinance to adopt amendments
April 2011	City Council	Second reading of non-emergency ordinance and vote. Amendments effective 30 days after second reading/vote

ATTACHMENTS:

- A. North/Northeast Economic Development Initiative Community Advisory Committee Report

N/NE Economic Development Initiative Community Advisory Committee Report

July 2010

*Elaine Howard Consulting, LLC
and*

PDC
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COMMISSION



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Executive Summary

This North Northeast Economic Development Initiative Community Advisory Committee Report (Report) provides information on the North/Northeast Economic Development Initiative Community Advisory Committee's review of and recommendations for the Interstate Corridor Urban Renewal Area and the Oregon Convention Center Urban Renewal Area. The Report is divided into two main sections.

Section One details the **Background of the Future of Urban Renewal Initiative**, lists **Committee Members**, provides **Recommendations** and the **Impacts of the Recommendations** including **Community Benefits, Budget Impacts and Impacts on Taxing Jurisdictions**.

Section Two provides background data for the decision making process including the **Current Status of the Urban Renewal Areas, Meeting Summaries, Community Input Summary, Preliminary Blight Analysis and Next Steps**.

The Appendices include **Meeting Summaries** provided by the Portland Development Commission, **Resource Library Links** for documents provided during Committee meetings, **Criteria for Urban Renewal Decision Making** for the North/Northeast Economic Development Initiative Community Advisory Committee, a **Voting Summary** of North/Northeast Economic Development Initiative Community Advisory Committee Recommendations, the **Gem List**, the **Statutory Definition of Blight**, the **Request Log** of questions from Committee meetings, a narrative of the **Background of Urban Renewal in Oregon**, and **Urban Renewal Terms and Definitions**. Copies of materials used in the meetings and videos of those meetings may also be accessed at <http://www.pdc.us/four/mnstudy/mne-materials.asp>.

The North Northeast Community Advisory Committee's recommendations are presented to the Portland Development Commission Board in this Report.

Section One

Future of Urban Renewal Initiative Background

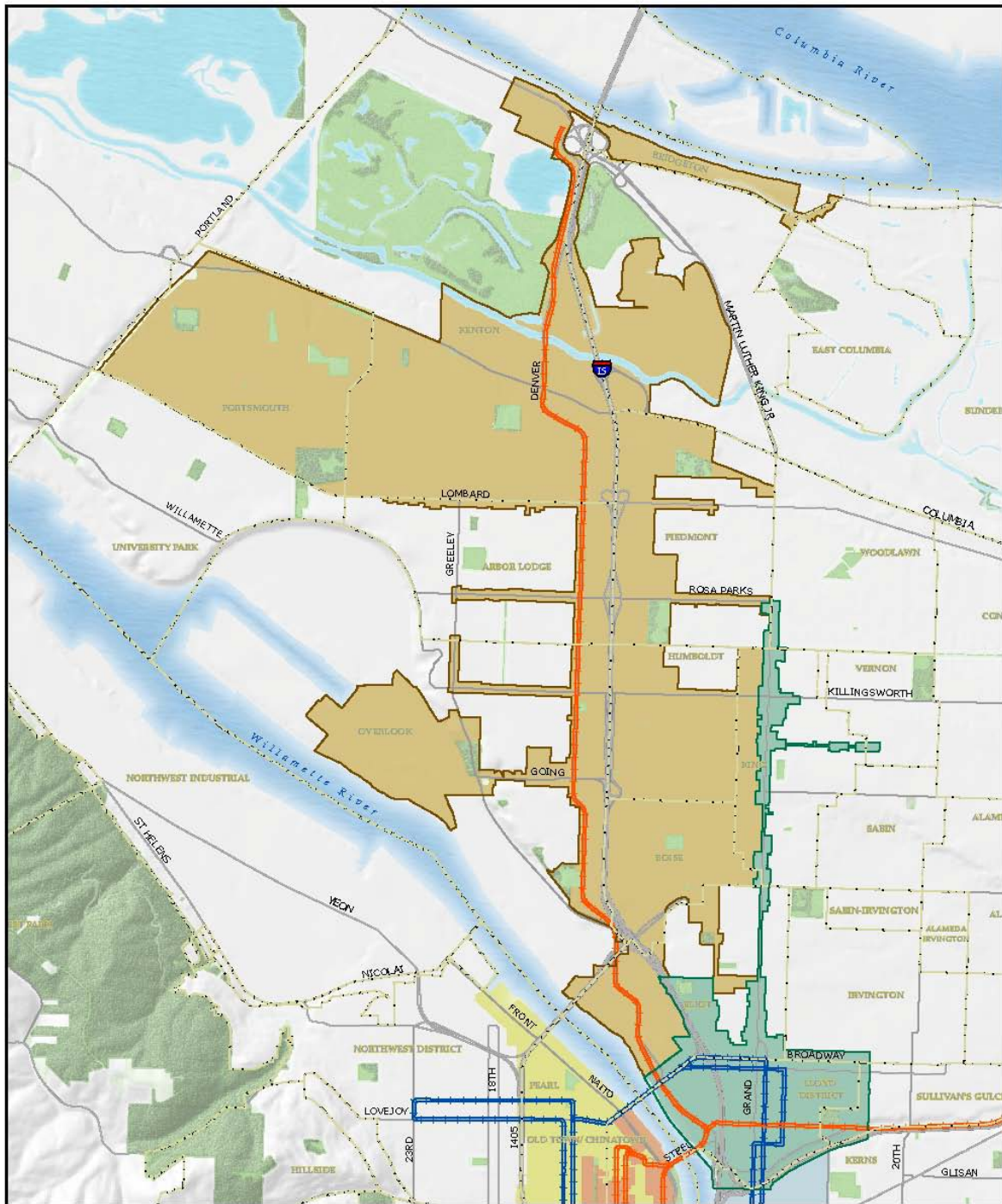
The year 2008 marked the 50-year anniversary of the Portland Development Commission (**PDC**). PDC is using this milestone as an opportunity to evaluate its progress and chart the course for the next 50 years in an initiative called the Future of Urban Renewal (**FOUR**). The FOUR initiative called for analyses of PDC's investments in the three central city urban renewal areas, River District, Downtown Waterfront and the South Park Blocks which was completed in 2008/09. The Lents Town Center Urban Renewal Area has also been reviewed with an amendment adopted by the Portland City Council in 2008. The City is presently researching the potential of a new Central City urban renewal area, which is being reviewed by the Central City Urban Renewal Area Evaluation Committee.

As a result of the prior urban renewal plan reviews and updates, community members from North and Northeast Portland requested a process for review of their urban renewal areas. The PDC Board of Commissioners, who voted on December 10, 2008 to direct staff to proceed with the North/Northeast Economic Development Initiative (**N/NE EDI**), put this request into action. PDC staff laid the groundwork with technical assistance agreements with each of the four Minority Chambers of Commerce, the National Association of Minority Contractors, and the Metropolitan Contractors Improvement Partnership. CH2A Associates, who contacted more than 500 community residents, performed cultural and community-specific outreach, which resulted in a series of interviews and reports. State Representative Lew Frederick and Sue Hagmeier, of NW Ideas, conducted over 40 stakeholder interviews to begin the formal process to amend the two urban renewal areas.

The outcome of this community input was the formation of the North/Northeast Economic Development Initiative Community Advisory Committee (**N/NE CAC**). N/NE EDI is the next phase of the FOUR Initiative, and the results of this study will be used to update the plans for both the Interstate Corridor Urban Renewal Area (**ICURA**) and Oregon Convention Center Urban Renewal Area (**OCCURA**). For OCCURA, the last date to issue more debt to fund projects is 2013, pointing to the need to ensure that the goals established for the area have been fulfilled or develop other alternatives. The OCCURA is adjacent to the ICURA, and, therefore, a review of the two areas together will facilitate future planning for the respective areas. See Figure 1 for a map of these urban renewal area (URA) boundaries.

PDC conducted the North Northeast Economic Development Initiative in partnership with the community to ensure that PDC investments enhance livability and economic opportunity within the two urban renewal areas, greater North and Northeast Portland and the city at-large.

Figure 1: Interstate Corridor Urban Renewal Area and Oregon Convention Center Urban Renewal Area Boundaries.



Interstate Corridor and Oregon Convention Center Urban Renewal Area Boundaries

- OCCURA
- ICURA
- Neighborhoods

Disclaimer: The information on this map was created by the Portland Development Commission (PDC) GIS. Every reasonable effort has been made to assure the accuracy of these maps and associated data. However, inadvertent errors can occur and the PDC does not assume any responsibility for omissions or positional accuracy. This information is presented "as is" and without warranty, either expressed or implied. Information Sources: Portland Development Commission Geographic Information Systems (GIS), City of Portland Corporate GIS, May 2010

The North/Northeast Economic Development Initiative Community Advisory Committee Members

The North Northeast Economic Development Initiative Community Advisory Committee was composed of representatives from the community who reflect a wide spectrum of perspectives and held a wealth of historical knowledge to provide a framework for the decision-making process. The N/NE CAC, listed below, included representatives from the Interstate Corridor and Oregon Convention Center Urban Renewal Advisory Committees, Chambers of Commerce, Minority Contractors and business owners, Neighborhood Associations, residents and the major affected taxing jurisdictions.

Table 1: North Northeast Economic Development Initiative Community Advisory Committee

Member	Affiliation
Sara Carlin Ames	Portland Public Schools
Gale Castillo	Hispanic Metropolitan Chamber
Paige Coleman	Northeast Coalition of Neighborhoods
Jonath Colon	Montesi & Associates
James Faison	National Association of Minority Contractors (NAMCO)
Dr. Algie Gatewood	Portland Community College
Jorge Guerra	Oregon Association of Minority Entrepreneurs
Damien Hall	Oregon Convention Center Urban Renewal Area URAC Vice Chair
Roslyn Hill	Roslyn Hill Development
Sheila Holden	Interstate Corridor Urban Renewal Area URAC Co-Chair
Roy Jay	African-American Chamber of Commerce
Robert McKean	Albina Community Bank
Traci Manning*	Oregon Convention Center Urban Renewal Area URAC Chair
Marissa Madrigal	Multnomah County
Tracy Menasco	North Portland Business Association
J. Isaac	Portland Trailblazers
Skip Newberry	Office of Mayor Sam Adams
Joice Taylor	North/Northeast Business Association
Walter Valenta	Interstate Corridor Urban Renewal Area URAC Co-Chair
Abigail Webb	New Columbia Resident
Charles Wilhoite **	Portland Development Commission
*Ms. Manning resigned after 10 meetings due to conflicts in her work schedule	
**chair	

The N/NE CAC met 12 times. A paragraph summary of each meeting is in Section Two of this report. Detailed summaries compiled by Portland Development Commission staff are provided in Appendix A and all videos of the meetings can be found online at <http://pdcn-needi.blip.tv/>. Appendix B is a Resource Library Link for all documents used in the N/NE CAC meetings.

Mission

The mission of the North/Northeast Economic Development Initiative Community Advisory Committee shall be to advise the Portland Development Commission regarding:

- Planned investment for the Interstate Corridor Urban Renewal Area and Oregon Convention Center Urban Renewal Area;
- Potential boundary adjustments in the two urban renewal areas;
- Identification of new investments; and
- Public outreach efforts.

Priorities

The background data provided in the community input before this process began, the initial meeting of this committee where statistical data was presented providing an overview of the community, and the testimony from the committee and citizens from the community throughout the initiative has reiterated General Principles which are contained in the original Interstate Corridor Urban Renewal Plan's Goals and Objectives:

General Principle, Benefit the Existing Community:

The Interstate Corridor Urban Renewal Area will primarily benefit existing residents and businesses within the urban renewal areas through the creation of wealth, revitalization of neighborhoods, expansion of housing choices, creation of business and job opportunities, provision of transportation linkages, protection of residents and businesses from the threats posed by gentrification and displacement and through the creation and enhancement of those features which enhance the quality of life within the urban renewal area. A special emphasis will be placed on providing timely benefits to groups most at risk of displacement (e.g. the elderly, people of color, small businesses, low income people and the disabled).¹

The committee's specific recommendations follow the outline of their mission statement. Statements concerning important supporting policy concepts are presented after the mission statement recommendations.

Criteria for Decision Making

The Criteria for Decision Making which was adopted by the N/NE CAC is shown in Appendix C.

¹ Interstate Corridor Urban Renewal Plan, Goals and Objectives, City of Portland, Oregon, 2000, p 4.

Recommendations: Interstate Corridor Urban Renewal Area and Oregon Convention Center Urban Renewal Area

The following recommendations were made by the N/NE CAC at the May 19, 2010 meeting. The voting summary is in Appendix D.

Members of the N/NE CAC and residents from the affected communities identified community benefits agreements (CBA) as a key objective in the discussions regarding how urban renewal areas can better serve the N/NE community. Existing programs and projects currently provide community benefits in the form of jobs, redevelopment of commercial and residential sectors, and significant investments in infrastructure in URAs. In addition to these benefits, the N/NE CAC encouraged a strict requirement for participation of state certified minority, women, and emerging small business (M/W/ESB) contractors and for the requirement of CBAs on key projects within the relevant urban renewal areas.

Because these issues are of vital concern to the PDC on a city-wide, policy basis, specific percentages were not advised. However, increases in the participation of minority contractors and the provision of CBAs are viewed as critical components of a successful investment strategy for URAs. The N/NE CAC, and more importantly, area residents, expect that the PDC will establish consistent standards regarding both of these directives.

Planned Investments:

1. Recommendations on planned investment in ICURA and OCCURA include:
 - a. The Gem List (see Appendix E), identified by the Interstate Corridor Urban Renewal Advisory Committee, will receive priority funding. Mayor Sam Adams also indicated Council support for this funding priority.
 - b. Funding levels of programs as presently allocated in the PDC Five Year Budget will be adjusted in future years (FY 2016-2021) to increase the funding for Business and Industry (Jobs) and decrease the funding for Infrastructure.
 - c. Funding levels of programs as allocated in the PDC Five Year Budget for OCCURA will be unchanged unless affected by amendments to the urban renewal area.
 - d. Based on current capacity and priorities, this committee sees no need to increase maximum indebtedness at this time. The Committee will consider the maximum indebtedness issue if additional acreage is added.

Boundary Adjustments:

The boundary of the ICURA will be amended to include the following expansion areas, as shown in Figures 2A and 2B:

1. Properties north of Broadway/Schuyler presently in the Oregon Convention Center Urban Renewal Area including properties along Martin Luther King, Jr. Blvd. and Alberta Street;
2. Martin Luther King, Jr. Blvd. properties that are presently not in any urban renewal area;

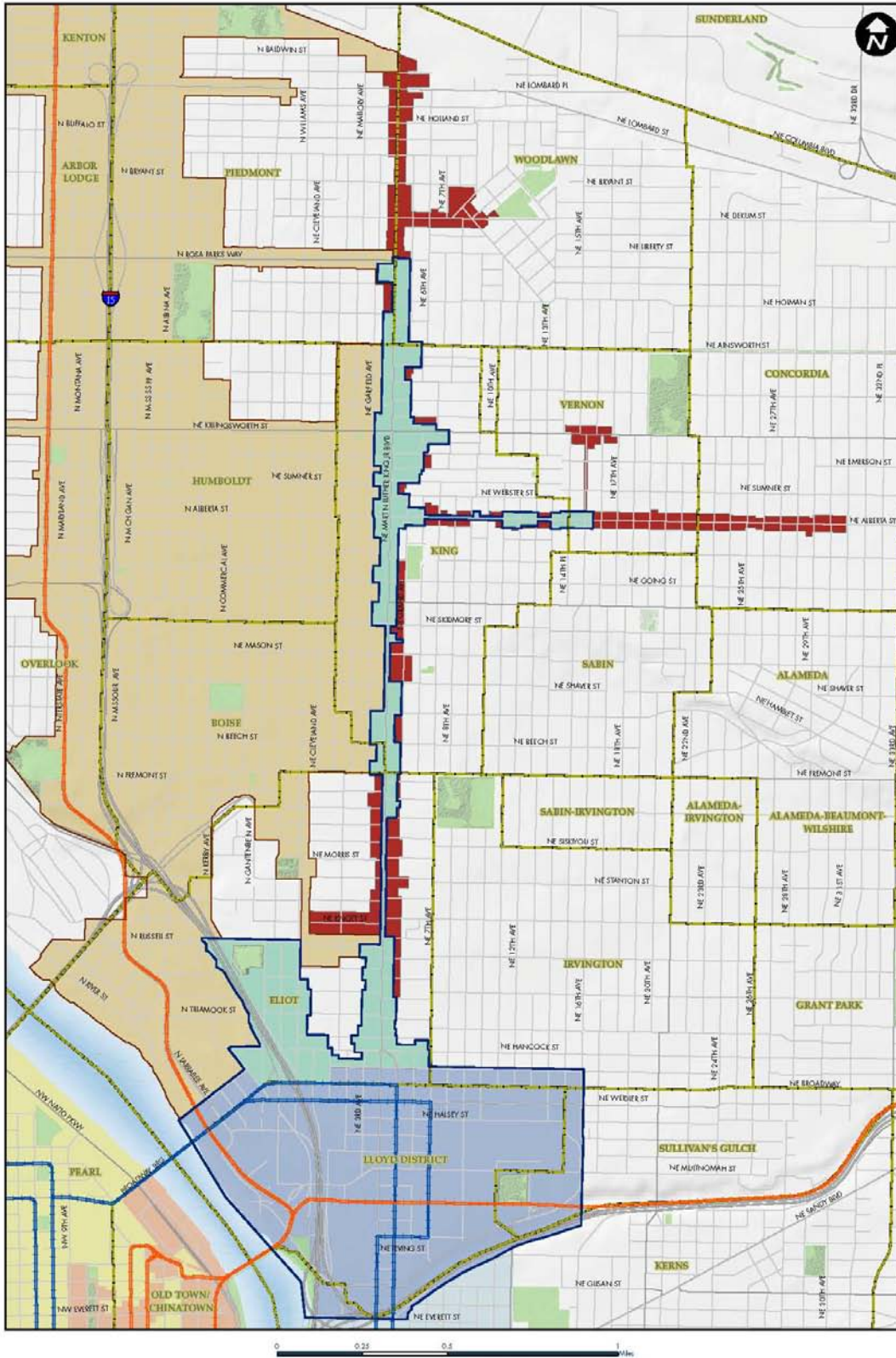
3. Alberta Street properties that are presently not in any urban renewal area and Killingsworth Avenue node;
4. South of Lombard Street commercial properties; and
5. St. Johns Town Center including Roosevelt High School.

Policy Issues:

1. The N/NE CAC strongly recommends the Rose Quarter Stakeholder Advisory Committee require a Community Benefits Agreement for the Rose Quarter properties. This agreement would be negotiated and become operational through the future Development and Disposition Agreement, which will be signed by any developer of these properties and key stakeholders including the City of Portland or PDC.
2. The N/NE CAC recommends to the Portland Housing Bureau (PHB) and City Council:
 - a. PHB should implement and monitor the proposal for a community-based housing advocate to provide culturally competent services for vulnerable homeowners, including seniors, who want to purchase, retain, and/or preserve their investment in their home and report on measurable benchmarks to the URAC.
 - b. PHB shall be required to meet the unique community housing needs in N/NE Portland and should align its resources to meet the TIF set-aside, URA Plans, and to have the PHB staff coordinate with the URAC Housing and Economic Development subcommittees.
 - c. Ongoing investments in housing in the district should align with the economic development activities and should focus on homeownership opportunities and retention and preventing displacement of existing residents as the neighborhood economy expands. PHB shall adhere to existing PDC policy regarding minority contracting and workforce diversity.

The following three sections in Section One of this Report give background on the three categories of recommendations: Planned Investments, Boundary Adjustments and Policy Issues.

Figure 2A: Boundary Adjustments East



Disclaimer: The information on this map was created by the Portland Development Commission (PDC) GIS. Every reasonable effort has been made to assure the accuracy of these maps and associated data. However, small errors can occur and the PDC does not assume any responsibility for omissions or positional accuracy. This information is presented "as is" and without warranties, either expressed or implied. Information Sources: Portland Development Commission Geographic Information Systems (GIS), City of Portland Corporate GIS, January 2009

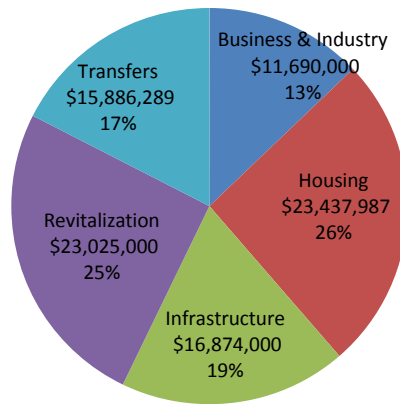
Figure 2B: Boundary Adjustments Wes

Planned Investments

Interstate Corridor Urban Renewal Area

The planned investments in the adopted PDC Five Year (FY 2010/11-2014/15) Budget for the ICURA are for \$90.9 million dollars. There are five major budget categories: Business and Industry, Housing, Infrastructure, Revitalization and Transfers as shown in Figure 3.

Figure 3: Budget Categories for ICURA Five Year Budget



Source: Portland Development Commission

As part of their May 2010 recommendations, the N/NE CAC voted to adjust the funding levels in the FY 2016-2021 budget to increase the funding for Business and Industry and decrease the funding for Infrastructure.

Project Priorities

The identification of Gem List projects and the respective budget category is shown in Table 2. All Gem List projects are included in the adopted PDC Five Year Budget. Descriptions of the Gem List projects are shown in the full Gem List document in Appendix E.

Table 2: Gem List Projects and Budget Categories

Gem List	ICURA Five Year Budget Category	Millions of Dollars
Redevelopment		
Killingsworth Station	Business and Industry	5.40
Argyle Site Redevelopment	Revitalization and Redevelopment	3.15
Kenton Field Redevelopment	Revitalization and Redevelopment	1.25
Transit Oriented Development	Revitalization and Redevelopment	Funding represented through multiple budget items
Parks and Open Space		
Jefferson High School Plaza	Infrastructure	0.90
Unthank Park Renovation	Infrastructure	1.80
Dawson Park Renovation	Infrastructure	1.50
Humboldt Park Acquisition	Infrastructure	1.25
Bridgeton Trail	Infrastructure	1.95
Small Parks Projects	Infrastructure	0.90
Transportation		
Killingsworth Streetscape Phase II	Infrastructure	3.10
Russell Streetscape Phase II	Infrastructure	2.10
Lombard Streetscape	Infrastructure	1.60
Lombard Station Improvements	Infrastructure	funding included in Lombard Streetscape line item
Small Transportation Projects	Infrastructure	1.20
Programs		
Revitalized Business Districts	Business and Industry	20.00
Quality Jobs	Business and Industry	2.45
High Quality Community Facilities	Revitalization and Redevelopment	2.00
Affordable Housing	Housing	17.00
TOTAL		67.55

Source: Portland Development Commission

The maximum indebtedness of the ICURA is \$335 million. Of that, approximately \$91 million has been spent in the district. There is approximately \$230² million remaining for projects and programs. As shown in the adopted 2010-2011 budget, \$90.9 million is allocated in the five-year forecast. The funding estimate for completion of the Gem List is approximately \$67.55 million and the Portland Development Commission portion is completely funded in the five-year budget, as shown in Table 3. Actual completion of the Gem List projects is dependent on public/private sector participation.

² This number increases to \$231 million with the addition of the expansion properties as reflected in the May, 2010 vote by the N/NE CAC.

Table 3: ICURA Funding Estimates

ICURA Maximum Indebtedness	\$335.0M
Funding used to date*	\$91.0M
Funding remaining for Projects and Programs	\$230.0M
Gem List funding estimate	\$67.5M
<u>Remaining 5-year budget</u>	<u>\$23.4M</u>
Remaining funding	\$139.1M
Debt Issuance Costs	14.0M

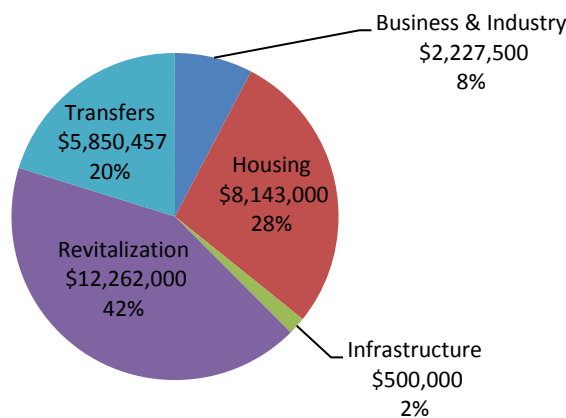
*includes current FY 09/10 budget

Source: Portland Development Commission

Oregon Convention Center Urban Renewal Area

The planned investments in the approved PDC Five Year (FY 2010/11-2014/15) Budget for the OCCURA are for \$28.9 million dollars. There are four major budget categories: Business and Industry, Housing, Revitalization and Transfers as shown in Figure 4.

Figure 4: Budget Categories for OCCURA Five Year Budget



Source: Portland Development Commission

Project Priorities

The OCC Urban Renewal Advisory Committee's (OCCURAC) main priorities are to assist in the redevelopment of the Rose Quarter and to support jobs and economic development. These priorities are encompassed in the list below:

- Memorial Coliseum/Rose Quarter Redevelopment
- Blocks 43/26/Support for Convention Center/Potential Convention Center Hotel
- Mixed-use development on Blocks 47/49
- Lloyd EcoDistrict
- Business and Industry Economic Development
- Housing Set Aside
- Enhanced Connection between Rose Quarter and Oregon Convention Center

Boundary Adjustments

The recommended expansion areas are briefly summarized below and are shown in Figures 2A and 2B.

1. Properties north of Broadway/Schuyler presently in the Oregon Convention Center Urban Renewal Area including properties along Martin Luther King, Jr. Blvd. and Alberta Street

This area includes 186 acres with an approximate assessed value of \$98 million. The priorities for this area as established by the OCCURAC include Business and Redevelopment Loans, funding to realize the components of the Martin Luther King, Jr. Blvd. Action Plan and N/NE Gateway and Heritage Markers. The Eliot Neighborhood Association Land Use Committee testified in support of inclusion of this area in the ICURA. The OCCURAC also supported inclusion of this area. There are specific requests from property owners for inclusion in the ICURA.

There is significant need to address blighting conditions (see Appendix F: Definitions of Blight) in the area which will extend beyond the termination of the OCCURA in 2013. There are properties which are underdeveloped and properties in need of rehabilitation. Potential projects in the area include the development of numerous vacant parcels. The tools offered by inclusion in the ICURA will help address these blighting conditions in this area.

2. Properties along Martin Luther King, Jr. Blvd. which are not presently in an urban renewal area

Properties along Martin Luther King, Jr. Blvd. not presently in an urban renewal area include 75 acres with an approximate assessed value of \$38 million. When the OCCURA was amended to include Martin Luther King, Jr. Blvd., and the ICURA was subsequently created, many parcels along Martin Luther King, Jr. Blvd. were left out of both districts due to the zoning at the time. Much of this property is underdeveloped or in need of rehabilitation. The Eliot Neighborhood Association Land Use Committee and Woodlawn Neighborhood Association support inclusion of this area in the ICURA. There are specific requests from property owners for inclusion in the ICURA.

Inclusion of the remainder of these properties into the ICURA would allow this significant commercial corridor to make use of the economic development tools offered in the ICURA and address the blighting conditions in this corridor. Potential projects in this area include a mixed-use development by Sakura Urban Concepts, Simpson Commons by Bridge City Builders, and the development of numerous properties owned by City Urban Projects.

3. Alberta Street properties which are not presently in an urban renewal area and the Killingworth Avenue node

This boundary expansion area includes 33 acres with an approximate assessed value of \$15 million. Although portions of Alberta Street are enjoying a recent renaissance, there are many structures within the area which are still underdeveloped and in need of rehabilitation. Many of these structures are owned by long-term residents of the neighborhood and the ability to both eliminate blight and support wealth creation in the neighborhood lead to the inclusion of these properties. Inclusion would also allow the opportunity for long-term residents to redevelop their own property, supporting community economic development in the neighborhood versus development by investors from outside the community (destinational development). There are specific requests from property owners for inclusion in the ICURA. Potential projects include

redevelopment of property owned by the Black United Fund and a mixed-use project by Riggins Remodeling.

The Killingsworth node was recently rezoned from residential to commercial due to the nature of its use and represents an area in need of redevelopment. There are specific requests from property owners for inclusion in the ICURA. Coast Industries and James Berry, for example, have requested the N/NE CAC include this area to assist with redevelopment of their properties. The tools offered by inclusion in the ICURA will help address these blighting conditions.

4. The South Side of Lombard Street

This expansion area includes 28 acres with an approximate assessed value of \$12 million. When the ICURA was originally adopted, the north side of Lombard Street was included in the area. The Portsmouth Neighborhood Association Piedmont Neighborhood Association, University of Portland, and N/NE CAC member Jonath Colon requested the inclusion of this expansion area into the ICURA. There are many business owners, including many Latino business owners, on the south side of Lombard Street who have expressed interest in the tools provided in the ICURA to help improve physical structures and promote business development in the area.

There are many structures within the area which are underdeveloped and in need of rehabilitation. In addition, the Lombard Streetscape, a Gem List project, can move forward if the entire street is included in the ICURA. The tools offered by inclusion in the ICURA will help address these blighting conditions.

5. St. Johns Town Center Area (including Roosevelt High School)

This area includes 103 acres with an approximate assessed value of \$66 million. The area is presently underdeveloped and is in need of rehabilitation including building and streetscape improvements to help enhance the residential and business environment in the area. The St. Johns Neighborhood Association testified to the N/NE CAC that they conducted community outreach concerning the possibility of being added to the ICURA and had very strong support for the concept of inclusion in the ICURA. The University of Portland, St. Johns Boosters, and The Friends of Cathedral Park sent letters of support for inclusion in the ICURA. The St. Johns Main Street Coalition also supported the inclusion. There are additional requests from property owners for inclusion in the ICURA.

Potential projects identified by community members include the redevelopment of several vacant car lots, an underutilized "gateway" site at N. Ivanhoe St. and N. Philadelphia Ave and the City-owned brownfield site. The tools offered by inclusion in the ICURA will help address these blighting conditions.

Roosevelt High School

Portland Public Schools requested the inclusion of Roosevelt High School into the ICURA. While there are no specific plans for this area, likely projects would be to assist in redevelopment of the portions of the building that would house a community center and to improve transportation access. The lack of adequate pedestrian improvements and streetscape and lack of community facilities are blighting influences which can be addressed through inclusion in the urban renewal area.

Acreage and Assessed Value of Expansion Areas

Table 4 shows the acreage and assessed value calculations for the expansion areas. The acreage of the ICURA can be increased by a total of 720.7 acres. The N/NE CAC recommendations are for expansion of 425 acres, well within the statutory allowed total for the ICURA and for the City of Portland as a whole.

Table 4: Potential Expansion Areas

Area	Acreage	AV
Property from OCCURA	186	\$98M
Martin Luther King, Jr. Blvd. new to URA	75	\$38M
Alberta St. and Killingsworth St.	33	\$15M
S. Side of Lombard St.	28	\$12M
St. Johns Town Center	103	\$66M
Total	425	\$229M

Source: Portland Development Commission

Pending Future Action

Rose Quarter

This area includes 32 acres with an approximate assessed value of \$16 million. The area is presently underdeveloped and has the capacity to produce enormous economic activity to support the region. There is a specific request from the Portland Trail Blazers for inclusion in the ICURA and for the development of Jump Town. Currently, this area is being analyzed by the Rose Quarter Stakeholder Advisory Committee (SAC). They are scheduled to conclude their process in December 2010, which will result in the creation of a Rose Quarter Development Strategy and a determination on the future of the Memorial Coliseum. Properties which are now publicly owned are under consideration to move to the ICURA. The SAC will make a recommendation to the PDC and City Council at the end of the SAC's process. There was a specific request from Mayor Adams to remove N/NE CAC consideration of the potential Rose Quarter boundary adjustment at this time and to reconvene the committee to address this issue at the culmination of the Rose Quarter Stakeholder Advisory Committee process. The N/NE CAC will review the SAC recommendation and make a future recommendation to PDC on whether this area should be included into the ICURA.

Policy Issues

The first policy issue voted on by the N/NE CAC was the Community Benefits Agreement (CBA) on the Rose Quarter as referenced in the preceding section. The Rose Quarter Stakeholder Advisory Committee will receive a recommendation from the N/NE CAC to implement a Community Benefits Agreement for the development of the Rose Quarter.

The concept of a public-private partnership extends well beyond the foreseeable, direct benefits that will accrue to the participating parties. A public-private partnership can also be analyzed from the perspective of identifiable, affected parties that are not direct parties to the partnership—e.g., residents, including individuals, businesses and other entities/organizations that represent the “community”— and the direct and indirect impact that the public-private investments can potentially provide to the community.

CBAs are legal contracts between developers and community coalitions designed to ensure that affected residents share directly in the benefits of major developments. The potential benefits contemplated by CBAs are broad, and include returns in the economic, environmental and equity areas.

The remaining policy issues voted on by the N/NE CAC regarded housing issues raised repeatedly during the N/NE CAC process. A primary area of interest for the N/NE CAC was gentrification and the desire to allow seniors to stay in their homes. Other priorities are to increase homeownership opportunities, assist with retention of existing residents and prevent displacement. The commitment by the Portland Housing Bureau to meet the minority contracting and diversity standards established by PDC will help enhance the economic equity and wealth creation that is a stated principle of the Interstate Corridor Urban Renewal Plan.

Meetings with staff from the Portland Housing Bureau have resulted in significant efforts to address these important issues. These results include a pilot project that will fund community-based services that can provide direct outreach and technical assistance to at-risk homeowners in N/NE Portland and a commitment by the Portland Housing Bureau to commence a review of all of its programs through an equity lens to ensure those programs are reaching underserved communities of color. This commitment is further solidified by the N/NE CAC's requests for measurable benchmarks.

Impacts of Recommendations

Community Benefits

A key issue in the discussion of how urban renewal can better serve the N/NE community has centered on how investments will benefit the N/NE community. The existing programs and projects already provide community benefits of jobs, reinvestment in the commercial and residential communities, and investment in the infrastructure of the neighborhood. The recommendations for increases in the participation of minority contractors, Community Benefits Agreements in general and a Community Benefits Agreement with the Rose Quarter/Memorial Coliseum could be important vehicles for providing additional community benefits. The Portland Housing Bureau has also made significant steps towards addressing issues raised during this review process. Specific areas of community benefit include:

Jobs: The inclusion of additional properties within the ICURA will provide tools to assist with business development, which will result in job creation in the area. PDC estimates that more than 960 jobs will be created as a result of the projected Business Finance investment in the expansion areas as shown in Table 5 (one job for every \$5,000 of investment). Additional jobs will be created from investment from PDC infrastructure projects, other PDC programs, as well as construction jobs from Portland Housing Bureau programs.

Table 5: Projected Jobs from Expansion Areas

Expansion Area	Potential Business Finance Investment	Jobs Created
Properties from OCC	650K	130
Martin Luther King, Jr. Blvd., Alberta, Killingsworth	1.56M	312
South side of Lombard/St. Johns	2.6M	520
Totals	4.81M	962

Source: Portland Development Commission

Using average salaries of companies who received loans through PDC's Quality Jobs Program and average salary for Portland, these jobs are projected to provide wages of \$42-45 million annually.³

Leverage of Public Investment: The use of tax increment funds for leveraging of private investment is one of the unique benefits of urban renewal. The majority of the areas being added in the expansion are commercial properties which have the ability to leverage investment dollars and add jobs as described above. PDC estimates a 1:4 leverage of public funds to private funds will be achieved for the business finance funds in the expansion areas. This equates to \$19.24 million dollars of private funds that are anticipated to be invested in the area.

Minority Participation: The City of Portland and PDC are currently involved in work on a disparity study. Results from this study, anticipated in fall 2010, will provide guidance for goals and participation rates of minority contractors. Of the three construction projects in ICURA in 2009, 22 percent of construction costs went to minority-owned, women-owned, and emerging

³ PDC average salary between FY04/05 through FY07/08 was 43,888. Portland's average annual salary in 2008 was \$47,000.

small businesses. Total hours worked included 43 percent minority and female hours and 22 percent apprentice hours. The ability to continue to provide fair and equitable contracting opportunities to minorities will help provide important jobs and help create wealth in the community. The N/NE CAC discussed the need for higher utilization rates.

Community Benefits Agreements:

The N/NE CAC heard several proposals for Community Benefits Agreements, including a specific proposal by the African American Chamber of Commerce for the Rose Quarter development. This proposal would place 1 percent of gross revenues from the Rose Quarter into a community investment fund to be dispersed among non-profits throughout the city. This proposal also included a \$1.99 ticket tax. The Community Benefits Agreement for the Rose Quarter/Memorial Coliseum is a concept that is still being refined. This committee made the following recommendation to the Rose Quarter Development Stakeholder Advisory Committee (**SAC**):

The N/NE CAC strongly recommends the Rose Quarter Stakeholder Advisory Committee require a Community Benefits Agreement for the Rose Quarter properties. This agreement would be negotiated and become operational through the future Development and Disposition Agreement which will be signed by any developer of these properties and key stakeholders including the City of Portland or PDC.

Business Opportunities in Expansion Areas: The inclusion of expansion areas provides the opportunity for business owners to participate in the programs offered by the Portland Development Commission to both improve existing businesses and provide funding sources to create new businesses. These benefits include eliminating blighting conditions, creating jobs, retaining and creating new businesses, and adding to the tax base in these neighborhoods. The projected PDC investment is shown in Table 6 below.

Table 6: Projected PDC Investment in Expansion Areas

Area	Projected PDC Investment						
	Storefront	DOS	GBG	CLG	Redev	Infra	B. Fin.
Properties from OCC	390K	180K	80K	150K	7.65M	5.1M	.650M
Martin Luther King, Jr. Blvd., Alberta, Killingsworth	450K	225K	146.25K	292K	6.5M	2.8M	1.56M
South side of Lombard/St. Johns	750K	375K	243.75K	487.5K	3.5M	2.6M	2.6M
Total	1.59M	780K	470K	929.5K	17.65K	10.5M	4.81M

DOS: Development Opportunity Service; GBG: Green Business Grants; CLG: Community Livability Grants; B. Fin: Business Finance

Source: Portland Development Commission

Budget Impacts

Interstate Corridor Urban Renewal Area:

The N/NE CAC adopted a recommendation on May 19, 2010 that the Gem List projects, high priority projects identified by the Interstate Corridor Urban Renewal Advisory Committee (ICURAC), will receive first funding priority. The future budget impacts caused by adding additional area to the ICURA are in two main categories: frozen base changes and budget requests.

Once the expansion area properties are added, the assessor will increase the frozen base for the ICURA. This addition of properties will increase the amount of annual tax increment which will be allocated to the ICURA. This increased allocation will allow for additional annual funding in the ICURA budget. It does not, however, increase the total funding allowed (maximum indebtedness) for the lifetime of the area.

There will be additional requests for funding from the expansion areas. The estimated use of funds from PDC in the expansion areas is shown in Table 6 above. These requests will be dealt with the way all budget decisions are made: the ICURAC will review budgets on an annual basis and make recommendations to the Portland Development Commission, which recommends budgets to the Portland City Council for approval.

A final budget impact will result from payment by ICURA to OCCURA for the “book value” of PDC-owned properties being transferred from OCCURA to ICURA.⁴

Oregon Convention Center Urban Renewal Area:

The funding levels as allocated in the PDC Five Year Budget for OCCURA will remain unchanged unless affected by the amendments to the urban renewal area. For instance, the overall budget level will not change; however, any funds allocated to areas that will be removed will be reallocated to the remaining OCCURA priorities. There will be a reimbursement to the OCCURA of the book value of PDC-owned properties being transferred to ICURA as stated above. The frozen base value will decrease, but because the OCCURA receives its funding from a Special Levy, a decrease in the frozen base will not impact the revenues it receives.

Impacts on Maximum Indebtedness

Interstate Corridor Urban Renewal Area:

The N/NE CAC has not recommended an increase in maximum indebtedness for the ICURA at this time. The committee made it clear in their recommendation on May 19, 2010 that they could revisit this issue if additional properties, like the Rose Quarter, were added to the ICURA in the future.

Oregon Convention Center Urban Renewal Area:

There is no impact on the maximum indebtedness of the OCCURA as a result of the N/NE CAC recommendations.

Impacts on Taxing Jurisdictions

Interstate Corridor Urban Renewal Area:

Since new areas are proposed to be added to the ICURA from the OCCURA, there is an annual impact as a result of the change in status of these properties. This impact is described in the following section on the Oregon Convention Center Urban Renewal Area.

⁴ For any property which is owned by PDC and transferred from one urban renewal area to another, PDC's policy is to repay the present value or “book value” of the property to the urban renewal area which is losing the property. If the property is sold in the future, the sale proceeds go to the new urban renewal area.

With the maximum indebtedness of \$335 million, the total estimated impact to taxing jurisdictions from FY 2010-11 through 2026-27 is shown in Table 7. The actual impact can vary depending on the timing of the issuance of debt.

Table 7: Taxing Jurisdictions Impacts through FY 2026-27

Impact with Expansion Areas	
City of Portland	\$127M
Multnomah County	\$133M
Portland Public Schools*	\$166M

*75% is made whole by the Oregon State Funding Formula
Estimated by the City of Portland Office of Management and Finance
Oregon Convention Center Urban Renewal Area:

There will be an impact on taxing jurisdictions as a result of moving properties from the OCCURA to the ICURA. The OCCURA is an Option 3 district. Unlike other urban renewal districts, Option 3 districts receive their revenues from a Special Levy which is set and does not increase annually. Therefore, increases in tax revenues in the OCCURA presently go to all taxing jurisdictions, not just to the urban renewal agency. Once some of these properties move to the ICURA, the taxing jurisdictions will no longer receive those annual increases in taxes. The taxing jurisdictions will continue to receive the taxes on the value established at the time the properties move into the ICURA, but any future growth, once in ICURA, will be allocated to the urban renewal agency.

Section Two

Current Status of Interstate Corridor Urban Renewal Area and Oregon Convention Center Urban Renewal Area

The information in this section presents data on the current status of the two urban renewal areas. It is not inclusive of the proposed changes as recommended by the N/NE CAC as identified in Section One.

Socio-Economic Background

The Urban League of Portland's website, on its home page for *The State of Black Oregon* report, states that, "Seven months after the inauguration of the first Black president, a statewide report on the condition of African Americans in Oregon reveals that black Oregonians remain at or near the bottom of every meaningful social and economic measure. African Americans in Oregon have significantly higher infant mortality rates, are more likely to live in poverty, have higher levels of unemployment, are half as likely to own their own homes and are far more likely to die of diseases such as diabetes than their white counterparts."⁵

Facts from *The State of Black Oregon* report and other reference entities were used to provide the background for the mission of the N/NE CAC. As shown in Table 8, the N/NE area of Portland has, overall, lower educational levels, lower home prices, and more residents in poverty than Portland as a whole. Key demographics indicate the ICURA is even more diverse than N/NE Portland. In the Interstate Corridor Urban Renewal Area there are significant disparities in minority homeownership,⁶ a higher unemployment rate, lower property values, lower education rates, a lower median age and an increased ratio of residents living in poverty than those living in the N/NE area of Portland.

The two high schools which serve the Interstate Corridor Urban Renewal Area, Jefferson High School and Roosevelt High School, have significantly higher rates of poverty than others in Portland, as shown by the participation rates for the free and reduced lunch programs. Thirty-eight percent of Black children live in households with incomes below the poverty level; 60 percent live in households with incomes below 200 percent of the poverty level.⁷

These key factors lead to the acknowledgement that much still needs to be done to establish economic parity for residents of N/NE Portland, particularly in the Interstate Corridor Urban Renewal Area. The ability to focus investments in the N/NE neighborhoods through the use of urban renewal provides significant tools to help address these issues.

⁵ *The State of Black Oregon*. (2009). The Urban League of Portland, Portland, Oregon.
<http://ulpdx.org/StateofBlackOregon.html>

⁶ *Ibid.*, Index summary p 9.

⁷ *Ibid.*, p 11.

Table 8: Statistical Information on Areas

	Portland	N/NE	ICURA	OCCURA
Demographics/Minority %	25.60%	41.00%	50.70%	41.00%
% African American	7.00%	21.70%	25.60%	25.50%
Diversity Index	53.1	68.9	77.7	65.3
Homeownership	53.70%	56.20%	50.90%	22.10%
Average Home Sales Price 2008	\$344,248	\$317,047	\$262,889	\$282,400
Median Household Income	\$54,037	\$52,198	\$45,043	\$38,345
Residents in Poverty	16.40%	17.30%	22.40%	24.20%
Small Businesses		3,999	1,033	735
Median Age	37	35.4	32.7	37.4
Bachelor Degree	35.40%	30%	19%	35.40%
Total Households	238,824	44,614	11,444	1,283
Family Households	123,875	24,797	6,676	383
School Information		Jefferson	Roosevelt	
Free and Reduced Lunch	43.20%	67.40%	74.90%	
Residents in School cluster: Minority	44%	68%	66%	
Residents in School cluster: African American	15%	41%	24%	

Source: ESRI Business Analyst Software, 2008, RMLS, Roosevelt & Jefferson, 2008 profiles PPS, QCEW 2007.

Urban Renewal Area Key Facts

Table 9 summarizes the key urban renewal area facts on the Interstate Corridor and Oregon Convention Center urban renewal areas. The Oregon Convention Center Urban Renewal Area was established before the Interstate Corridor Urban Renewal Area, and will expire before the Interstate Corridor Urban Renewal Area.

Table 9: Current Status of Areas

	Oregon Convention Center	Interstate Corridor
Maximum Indebtedness	\$167M	\$335M
Last Date to Issue Debt	2013	2021
Amount Available for Projects*	\$22M	\$230M
Existing Acreage	594.50 acres	3,804.2 acres
Can be Expanded by	1.45 acres	720.7 acres
Established	1989	2000

Source: Portland Development Commission

*Tax increment funds available from FY 2010/11 to end of district

Interstate Corridor Urban Renewal Area Key Facts

The ICURA was formed in 2000. With 3,804.2 acres, it is Portland's largest urban renewal area. It includes a diverse collection of historic communities in North and Northeast Portland, comprised of older residential neighborhoods, and interconnected by commercial corridors, with large scale industrial areas. The ICURA boundary overlaps seven neighborhood associations. The diverse nature of the area within the boundary results in an urban renewal plan that covers a wide range of goals and objectives, and therefore a wide range of activities.

Key Facts

- The ICURA is going to expire (reach the last date to issue bonded indebtedness) in 2021. That date can be extended through an amendment to the Urban Renewal Plan.
- The maximum indebtedness (MI) is \$335 million.
- The ICURA is presently 3,804.2 acres and can be increased by 720.7 acres.
- The ICURAC has identified a list of priority projects called the Gem List. This list can be seen in Table 2.
- Even after all Gem List projects are fully funded, it is projected that there is a remaining capacity of \$139 million in the ICURA through 2021.

Urban Renewal Plan Goals

The goals and objectives of the Interstate Corridor Urban Renewal Area Plan reflect considerable community involvement, including Advisory Committee deliberations, and many broad outreach efforts described in Exhibit C of the Plan. They also borrow considerably from the Albina Community Plan, adopted by City Council in 1993. The ICURA has a much more detailed list of goals and objectives than the OCCURA. There are specific general principles and then principles by topic area. The ICURA plan can be seen in full on the PDC website, at:

http://www.pdc.us/pdf/ura/interstate/interstate_corridor_urban_renewal_plan.pdf.

Specific General Principles from the ICURA plan cover the following key areas:

1. Outreach
2. Benefit the Existing Community (listed in full in Section One of this Report, pg. 7)
3. Coordination
4. Stability/Sustainability
5. Albina Community Plan
6. Optimize Light Rail Investment
7. Focus Investment Along Interstate
8. Distribution of Resources
9. Return on Investment
10. Strategic Use of Resources
11. Condemnation: Do not use
12. Other Funding Sources

In addition to the general principles, principles by topic area are developed for the areas of Housing, Economic Development/Jobs, Transportation, Revitalization, Urban Form/Urban Design/Historic Preservation, Parks and Open Space, and Community Facilities/Public Buildings/Infrastructure. These principles are detailed and explicit. This information can be found at <http://www.pdc.us/ura/interstate/icura-wkgrp-principles.asp>.

Initial projects funded in the district were the Yellow Line MAX light rail and the New Columbia Housing Development. Other significant tax increment investment in the neighborhood has provided housing development, jobs, business and property owner assistance, transportation

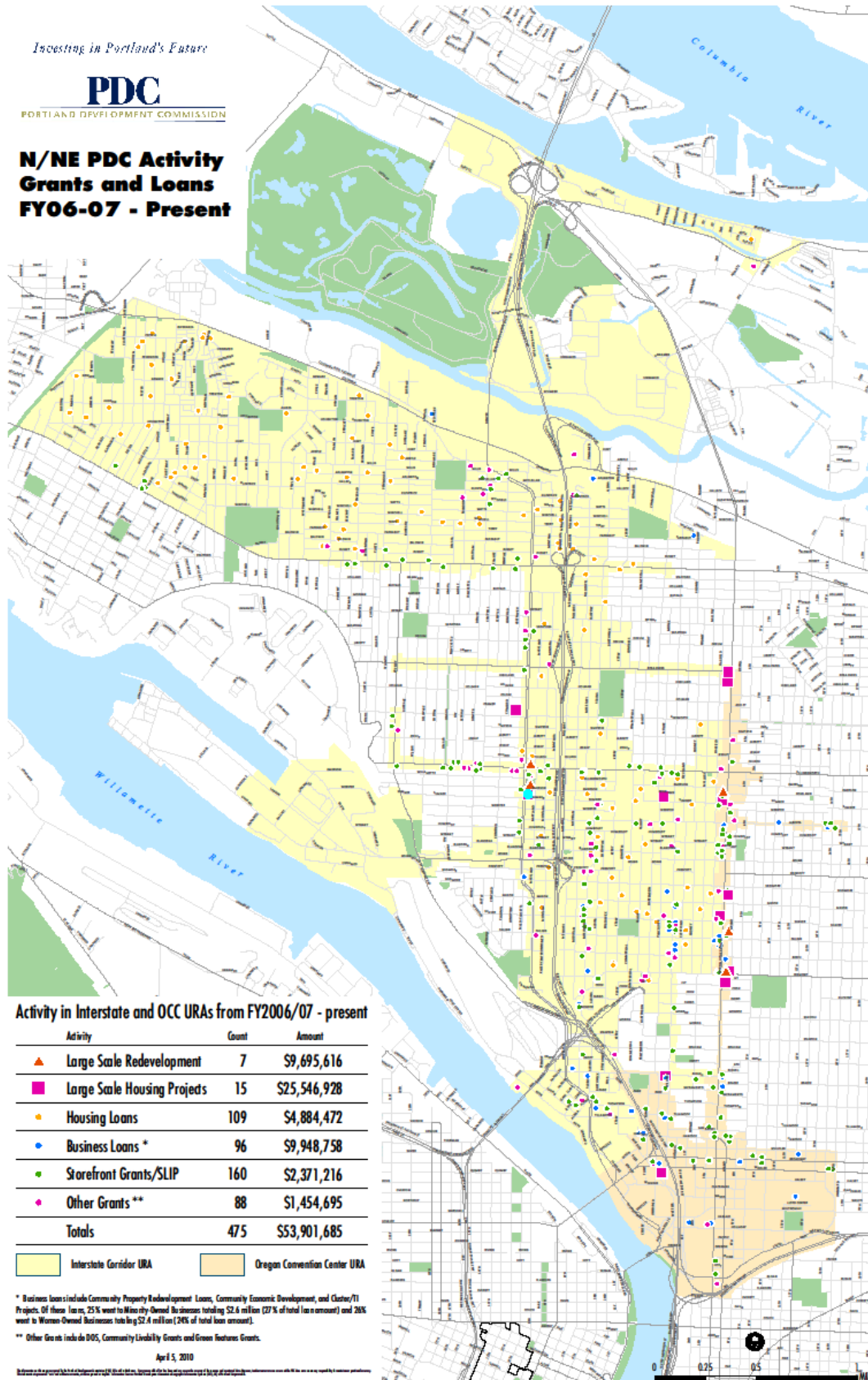
projects, including improved pedestrian connections and streetscapes, open space, and park projects as shown in Table 10. Figure 5 also shows a visual representation of where some of these projects occurred.

Table 10: URA Accomplishments in ICURA

Total MI used to Date	94,300,000
MAX Light Rail	35,700,000
New Columbia	6,400,000
Cash on Hand	2,200,000
Funding for Other Projects	54,400,000
Business and Industry	
Business Finance	
Community Economic Development	
Total: Business and Industry	4,800,000
Housing	
Crown Motel	
Shaver Green	
Killingsworth Station	
Patton Park	
Home Buyer Assistance	
Home Repair	
Housing Total	17,000,000
Infrastructure	
Dawson Park	
Patton Park	
Russell Street	
Denver Streetscape	
Killingsworth	
Total Infrastructure	8,400,000
Revitalization	
Storefront Grants	
DOS Grants	
Community Livability Projects	
Commercial Redevelopment Loans	
Revitalization Total	7,300,000
Staffing and Indirect	16,500,000
Grand Total	94,300,000

Source: Portland Development Commission

Figure 5: Recent Investment in ICURA and OCCURA



Future Priorities

In the fall of 2008 at an annual retreat, the ICURAC developed a Gem List (Appendix E) of their priority projects. This is identified in Section One.

The Gem List is an inventory of the most important projects and programs to be implemented in the remaining years of the ICURA, as imagined by community members. Items of the Gem List have received major public backing, either through direct feedback from the ICURAC subcommittees and general public or through prioritization in the Interstate Corridor Urban Renewal Plan and subsequent strategy documents. The Gem List has heavy emphasis on capital projects at specific locations, but also includes less tangible concepts – such as economic opportunity - that require a more programmatic response. In summary, the Gem List is a description of ideal outcomes that will be critical to a sense of accomplishment and betterment among community members in the year 2021.⁸

A priority of the ICURAC is to fund projects on this list within the next five years. The adopted 2010-2011 budget funds these Gem List projects.

In addition to the Gem List, the priority programs are:

- Revitalized Business Districts
- Quality Jobs
- High-Quality Community Facilities
- Affordable Housing

The ICURAC testified that there are other projects which they would like to undertake in the ICURA which are not on the Gem List. They are working to develop a list of those projects.

⁸ Gem list document, Interstate Corridor Urban Renewal Advisory Committee, Portland Development Commission.

Oregon Convention Center Urban Renewal Area Key Facts

The OCCURA was formed in 1989 with the goal of maximizing the potential of Oregon Convention Center and the eastside MAX while stabilizing adjacent neighborhoods and mitigating any adverse impacts of the Oregon Convention Center.⁹ Plans called for leveraging MAX and the Convention Center to facilitate the redevelopment of the Lloyd District, increase its economic vitality and role within the central city, and to improve its connection to the downtown. The OCCURA Plan has been amended 16 times, six of those adding acreage to the area. The 1993 boundary amendment, in response to the Albina Community Plan, included NE Martin Luther King, Jr. Blvd. from Russell Street to Rosa Parks Way.

The maximum indebtedness of \$167 million was established in 1998 as a result of legislative requirements.¹⁰ The OCCURA is an Option 3 Plan and shares funding with the Special Levy, a \$15 million annual levy collected to share among the OCCURA, Airport Way, Downtown Waterfront and the South Park Blocks urban renewal areas.¹¹

Key Facts

- The OCCURA is going to expire (last date to issue bonded indebtedness) in 2013, and that date cannot be extended.
- The Maximum Indebtedness cannot be increased. This is because the OCCURA is an Option 3 District, and different rules apply to those districts.
- OCCURA may not be able to access its remaining maximum indebtedness, estimated to be \$24.8 million, by the termination date of the Plan in 2013 with the use of traditional bonds.
- OCCURA may be able to use an alternative financing structure to access remaining maximum indebtedness after maximizing traditional bonds.
- There is approximately \$29 million in potential projects identified for the area.
- The OCCURA will expire without an ability to invest additional significant funds on Martin Luther King, Jr. Blvd. and Alberta Street.
- The OCCURA is presently 594.5 acres and can be increased by only 1.45 acres.

Urban Renewal Plan Goals

The following goals were identified in the OCCURA Urban Renewal Plan:

1. Maximize the regional job potential of the Oregon Convention Center.
2. Target jobs and businesses created through urban renewal financed activities to first benefit North/Northeast Portland residents and then all Portland residents.
3. Create opportunities within the area for businesses to expand and service the convention trade.
4. Integrate the OCC area with the Westside of the Central City and the Lloyd Center, reinforcing the expansion of the central city and the economic expansion of the east side.
5. Upgrade the setting and environment of the area to reflect the best of Portland to visitors, encouraging extended convention stays, return visits and business recruitment to Oregon.

⁹ Oregon Convention Center Urban Renewal Plan. Portland Development Commission.

¹⁰ As a result of the implementation of Measure 50 in 1997, the Oregon legislature adopted a requirement that all urban renewal plans must establish a maximum indebtedness.

¹¹ After the passage of Measure 50, existing urban renewal plans were given three classification options from which they had to choose. An Option 3 District was given the authority to issue a Special Levy to help meet bond obligations to replace tax revenues lost due to the rollback of property valuation.

6. Ensure that urban renewal activities work to stabilize adjacent neighborhoods, mitigating adverse impacts and striving to strengthen neighborhood values.
7. Establish realistic and attainable objectives in the formation of projects to be undertaken within the urban renewal area.

The Oregon Convention Center Urban Renewal Plan is also an implementing tool of the Martin Luther King, Jr. Blvd. Action Plan (**Action Plan**), which was developed in 2006 and updated in 2008. It focuses on long-standing goals set forth for the area and identifies specific Action Items for both public and private partners to implement. The Action Plan Goal is to *coordinate public and private efforts to refocus on the revitalization of Martin Luther King, Jr. Blvd. to develop a corridor that promotes local wealth creation, engages and benefits a diverse group of stakeholders, and creates a livable and functional main street.*¹² The strategies are to:

- Practice broad, inclusive public involvement.
- Support business development, especially minority-owned businesses on Martin Luther King, Jr. Blvd.
- Highlight the image and market on Martin Luther King, Jr. Blvd.
- Facilitate commercial, mixed-use development.
- Facilitate housing development.
- Improve the function of Martin Luther King, Jr. Blvd. for people and transit.

Project Priorities

The OCCURA Advisory Committee's priorities are detailed in Section One of this Report.

¹² Martin Luther King Jr. Blvd. Updated Action Plan, June 2008, City of Portland.

The N/NE CAC Meetings: Summary of Information Presented and Input Received

Twelve meetings were held by the N/NE CAC. Full meeting summaries, prepared by PDC staff after each meeting, are found in Appendix A. Complete summaries and videos of all meetings are on the PDC website, at: <http://www.pdc.us/four/nne-study/nne-materials.asp>.

The meetings began in August 2009 and concluded in May 2010. Meetings 1-3 gave general orientation to the issues being considered. Meetings 4 and 5 provided information about housing and economic development programs. Meetings 6-8 dealt with potential expansion areas. Meetings 9-11 reviewed prior information and allowed for discussion of priorities and decision-making. Voting on the recommendations occurred at Meeting 12. Each meeting allowed time for committee members' questions and public input.

A Request Log was compiled to answer questions which were raised but not fully addressed in the meetings. The full Request Log is found in Appendix G.

Meeting 1: The mission statement was presented. A community snapshot of key demographics and background information about PDC's business finance tools was presented. The priorities of the ICURAC and OCCURAC were detailed.

Meeting 2: Presentations were made on the background community opinions research that was compiled prior to convening this N/NE CAC: Community Opinions Research by CH2A & Associates and the N/NE Stakeholder Interviews Report conducted by Northwest Ideas, LLC. The "Criteria for Decision-Making" was introduced and discussed by the committee. A presentation of the basics of tax increment financing was made.

Meeting 3: The Criteria for Decision-Making was reviewed and adopted. A financial summary of the two urban renewal areas was outlined. The distinction between eligible and ineligible activities for tax increment financing was made. The chairs of the urban renewal advisory committees presented background on goals and priorities of their areas.

Meeting 4: This meeting focused on economic development tools available in the urban renewal areas. Presentations were made by the African American Chamber of Commerce, the Hispanic Metropolitan Chamber of Commerce, the Oregon Association of Minority Entrepreneurs, Albina Community Bank, and the Portland Development Commission Business Finance team.

Meeting 5: The Portland Housing Bureau presented information about the recent restructuring of the City of Portland's housing programs. In December of 2008, the City consolidated the former Bureau of Housing and Community Development and the Portland Development Commission's Housing Department. This consolidated housing investments, allowed the 30 percent TIF to be set aside, federal/state and the City's general fund to be coordinated by a single Portland Housing Bureau (PHB), effective July 1, 2009.

Meeting 6: A PSU professor made a presentation about the historical significance relating to disinvestment and reinvestment issues resulting in gentrification and racial disparities within the study areas. The meeting focused on the Martin Luther King, Jr. Blvd. proposed expansion area. Materials included a virtual tour, presentations by stakeholders, and a financial summary.

Meeting 7: A detailed summary of the PDC community involvement activities was provided. The meeting focused on the south side of Lombard Street and St. Johns Town Center proposed expansion areas. Materials included a virtual tour, presentations by stakeholders and a financial summary.

Meeting 8: A presentation was made by Portland Community College, including an overview of PCC and their role in the economic development of the region, and in the Interstate Corridor Urban Renewal Area. The meeting focused on the Rose Quarter proposed expansion area. Materials included a virtual tour, presentations by stakeholders, including a presentation by the Mayor's office on the Rose Quarter Development Project, and a financial summary by PDC.

Meeting 9: The mission, Criteria for Decision-Making, charge to the N/NE CAC, and the Report outline were reviewed - no changes were made. The potential expansion areas were reviewed, and a "lightening round" of votes though anonymous electronic voting was cast to give an idea of the direction the N/NE CAC was leaning, in terms of boundary expansions.

Meeting 10: This meeting was a round table discussion, with committee members summarizing the positions of their respective constituents or organizations. Mayor Sam Adams presented information about the Rose Quarter Development Project.

Meeting 11: The round table discussion continued with additional committee members summarizing the positions of their respective constituents or organizations. PDC staff was directed to prepare recommendations on which to vote at the next meeting.

Meeting 12: Community input was taken. The committee voted on the recommendations.

Summary of Community Input in N/NE Economic Development Initiative

The N/NE CAC was one strategy used to engage the community in this important study. Additional strategies and outreach tools are defined in the North/Northeast Economic Development Initiative Study Public Participation Plan, and can be seen on the PDC website at <http://www.pdc.us/four/nnestudy/nne-materials.asp>.

Some of the specific outreach strategies were:

Community Advisory Committee

- Regular meetings of the N/NE CAC were held from August 2009 to May 2010 at the Billy Webb Elks Lodge (6 N. Tillamook St.) from 6:00-8:00 p.m.
- Members represented the diversity of the N/NE communities.
- Each meeting had time for public comments and comment cards were available for those who preferred to ask questions in writing. Staff responded to all inquiries.
- A Request Log tracked questions asked at public meetings and staff responses.
- Full meetings were televised on Portland Community Media CityNet30 and posted online at Blip.TV
- Public attendance at these meetings averaged between 60 and 75 individuals. The in-person attendance total for the twelve meetings was approximately 800 people.
- Members included representatives from the following organizations:
 - African American Chamber of Commerce
 - Albina Community Bank
 - Central City Concern
 - Hispanic Metropolitan Chamber of Commerce
 - Interstate Corridor Urban Renewal Advisory Committee
 - Montesi and Associates, Latino small business
 - Multnomah County
 - New Columbia resident
 - Northeast Coalition of Neighborhoods
 - North Northeast Business Association
 - North Portland Business Association
 - Northwest Association of Minority Contractors
 - Oregon Association of Minority Entrepreneurs
 - Oregon Convention Center Urban Renewal Advisory Committee
 - Portland Community College
 - Portland Public Schools
 - Portland Trailblazers
 - Roslyn Hill Development
- A subcommittee on minority contracting met and recommended the use of PDC's goals and standards for minority and women contracting and workforce diversity for all applicable projects.

All communications and materials sent to the Community Advisory Committee were also sent to all members of the Interstate Corridor and Oregon Convention Center Urban Renewal Advisory Committees (URAC), the Martin Luther King, Jr. Blvd. Advisory Committee, and to each groups' interested parties list. This information was received by approximately 600 people.

Community Meetings

- Initiative kick-off at Jazz on the Mississippi on September 12, 2009.
- Community groups and stakeholders presented their issues at NNE CAC Meetings 6, 7, 8, 10 & 11
- Presentations to other community groups:
 - St. Johns Main Street Committee
 - Martin Luther King, Jr. Blvd. Advisory Committee
 - Oregon Convention Center URAC
 - Interstate Corridor URAC
 - Eliot Neighborhood Association
 - African American Alliance
 - North Portland Neighborhood Services
- The Northeast Coalition of Neighborhoods, in conjunction with the Urban League of Portland and Portland State University held four community forums in February and March of 2010 to provide information and gain input from the community on the potential changes to the Interstate Corridor and Oregon Convention Center URAs. Over two hundred citizens participated in these forums. At the March 24, 2010 meeting of the N/NE CAC a presentation was made by representatives of this group with initial recommendations based on the community feedback. A handout on Community Perspectives was also presented by the group. These documents are contained on the PDC website under the March 24, 2010 meeting documents.

Urban Renewal Advisory Committee meetings

- The Interstate Corridor and Oregon Convention Center Urban Renewal Advisory Committees were kept apprised of the activities and decisions of the N/NE CAC.
- PDC provided special briefings to a joint meeting of the URACs.

PDC Board Briefings

- The PDC Board of Commissioners authorized initiation of the N/NE EDI in December 2008.
- The Board was briefed in May 2009 with an update based on results from the initial financial analysis.

Oregon Convention Center Urban Renewal Advisory Committee 2010 Membership Regular Members represent the following organizations:

Neighborhood Associations:

- Eliot Neighborhood Association
- Irvington Neighborhood Association
- King Neighborhood Association
- Lloyd District Community Association
- Woodlawn Neighborhood Association

Neighborhood Business Associations:

- N/NE Business Association

Community Partners:

- Housing Developer (CCC)
- Entertainment
- Lloyd Business Improvement District
- Lloyd Transportation Management Association

- Oregon Convention Center

At Large Members:

- City-Wide

Interstate Corridor Urban Renewal Advisory Committee 2010 Membership
Regular Members represent the following organizations:

Neighborhood Associations:

- Eliot NA
- Arbor Lodge NA
- Overlook NA
- Humboldt NA
- Boise NA
- Kenton NA
- Portsmouth NA
- Piedmont NA

Neighborhood Business Associations:

- Interstate Corridor Business Alliance
- North Portland Business Association

Community Partners:

- Portland Community Reinvestment Initiatives Inc. (housing interests)
- Bosco Milligan Foundation (historic interests)
- N/NE Economic Development Alliance (economic development interests)
- University of Portland (development interests)
- Northeast Workforce Center (business/economic development interests)

At-Large Members:

- Neighborhood at-large (2)
- Real Estate interests
- Affordable Housing interests
- Parks interests

Alternate Members:

- Eliot NA
- Overlook NA
- Kenton NA

N/NE Economic Development Initiative Web Page

<http://www.pdc.us/four/nnestudy>

Contains all information about the project including:

- Project information and background;
- Community Advisory Committee meetings, meeting summaries and materials;
- Question/comment section for people to ask questions or add comments online and staff responds to all inquiries;
- Links to relevant sites;
- Page views from August 1, 2009 through May 19, 2010
 - Web site: 5331 views
 - Main N/NE EDI page: 2491 views
 - Materials page : 1906 views
 - Timeline: 418 views
 - Publications page: 235 views
 - Next steps page: 41 views (since its creation on 5/20/10)

N/NE Facebook Page

<http://www.facebook.com/pdxNNEDI>

Contains information about the project including:

- Project information and background;
- Question/comment section for people to ask questions or add comments online and staff responds to all inquiries;
- Links to relevant sites;
- Responses from individuals;
- From August 1, 2009 through May 19, 2010, 308 people signed up as liking the N/NE EDI Facebook page.

Twitter

- Staff tweeted at each meeting using the #NNEDI tag so people could follow the meeting on Twitter. Staff responded to questions asked via Twitter.
- From August 1, 2009 to May 19, 2010 staff averaged 30 Tweets per N/NE CAC meeting.

U.S. Mail

- Approximately 3,000 mailers were sent to all residents, businesses, and property owners within the expansion areas notifying them that their property was being considered for inclusion in the URA.

E-Blasts

Email updates regarding meeting agendas and materials were sent out to:

- The N/NE CAC and an interested parties list of over 600 individuals;
- The Interstate and OCC URACs and related interested parties lists;
- Martin Luther King, Jr. Blvd. Advisory Committee members and related interested parties list;
- A media list that included community papers as well as those whose circulation is citywide.

Print Media

- Regular media releases on significant events in the study.
- Advertisements in community newspapers such as the Portland Observer, The Skanner, Asian Reporter, El Hispanic News, Sentinel, and the Eliot News.
- The Skanner Newspaper placed a link to the N/NE EDI web page on their web page.
- PDC Commissioner Bertha Ferrán has written about the N/NE EDI in her monthly column in El Hispanic News.

Electronic Media

- Portland Community Media taped all the meetings and replayed them on Channel 30 at least once a week.
- A 10 minute video summary was created of each meeting and posted on the N/NE Facebook Page
- The meetings are available to view on the N/NE Facebook page using Blip.TV.
- PDC has produced and aired Spanish language radio advertisements.
- PDC has posted N/NE EDI videos on YouTube:
 - <http://www.youtube.com/user/PDXDevelopmentComm#p/u/6/bHEwnPKI08s>
 - <http://www.youtube.com/user/PDXDevelopmentComm#p/u/30/HwepUaH3Zal>

Chambers of Commerce

- PDC developed technical assistance agreements with each of the four minority chambers of commerce—the Hispanic Metropolitan Chamber of Commerce; the African American Chamber of Commerce; the Oregon Native American Chamber of Commerce; and the Philippine-American Chamber of Commerce. Each of these chambers provided communications and outreach recommendations and business opportunities for the North-Northeast Economic Development Initiative.

Stakeholder Interviews

- Harold Williams and Harold Williams II from CH2A Associates interviewed more than 500 community members over a year and a half to lay the ground work for the development of the North/Northeast Economic Development Initiative. In addition, Mr. Williams arranged dozens of meetings with PDC senior executives and long-time members of the North/Northeast community prior to the beginning of the project, including members of the Albina Ministerial Alliance, small businesses, and minority developers and contractors.
- Prior to beginning this initiative, State Rep. Lew Frederick and Ms. Sue Hagmeier from Northwest Ideas interviewed over 40 stakeholders in N/NE Portland to gain their perspective on the current situation in both URAs and their ideas for future development. These interviews were the first part of the formal process to enhance resources in North and Northeast Portland.
- The Rev. Renee Ward developed a faith community outreach plan that PDC used for the N/NE EDI.

Future Outreach for Identification of Potential Projects

- Should the N/NE Community Advisory Committee's recommendations lead to amendments of the urban renewal areas, there will be additional public outreach associated with that process including:
 - Citywide notice to all residents that an amendment to the URAs are occurring and dates for upcoming public meetings related to the amendments,
 - Public testimony opportunities before PDC Board, Planning Commission and City Council
- If new areas are incorporated into the ICURA, the Urban Renewal Advisory Committee will make decisions on future projects. For the N/NE EDI process, we aimed to bring information to the N/NE CAC on projects in the expansion areas known to us at the time of the meetings.

Additional Outreach for Rose Quarter Development Project

<http://rosequarterdevelopment.org/>

- This separate but concurrent process will result in the creation of a Rose Quarter Development Strategy and a determination on the future of Memorial Coliseum.
- Thirteen meetings held to date
- Public attendance at these meetings averages 25-50 people
- Over 650 people attended the public presentation of 29 Coliseum concepts
- Rose Quarter Stakeholder Advisory Committee is chaired by Mayor Sam Adams and has 31 voting members who represent the following organizations:
 - American Institute of Architects
 - Bicycle Transportation Alliance
 - Central City Concern
 - City of Portland
 - Eliot Neighborhood Association
 - Greenlight Greater Portland
 - Interstate Corridor Urban Renewal Advisory Committee

- Kalberer Company
- Lloyd District Neighborhood Association
- Lloyd Transportation Management Association
- Mississippi Studios
- National Association of Minority Contractors
- One Wolf Soccer Management and Development
- Oregon Association of Minority Entrepreneurs
- Oregon Ballet Theatre
- Oregon Sports Authority
- Portland Business Alliance
- Portland Center Stage
- Portland Public Schools
- Portland State University
- The Natural Step Network
- Travel Portland
- Urban League of Portland
- Youth perspective

Blight Analysis: Expansion Areas

A requirement of the approval process of an urban renewal plan amendment which contains a boundary expansion is to establish blight in the expansion area. In the summary paragraphs below, improvement to land (I:L) ratio, one indicator of blight, is analyzed. 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 and indicates that the property may benefit from redevelopment.

To establish a benchmark for a “healthy” I:L, properties within the existing ICURA boundary were analyzed to show what could ideally exist in a neighborhood commercial area. These can be seen in Figure 6: I:L in ICURA and Expansion Areas, and in Table 11 below. This analysis will be completed in much greater detail in the Urban Renewal Report which will accompany the Interstate Corridor Urban Renewal Plan Amendment. However, for this general overview, it was determined that in two areas of ICURA which have had significant redevelopment, sections of Mississippi and Interstate Avenues, the Improvement to Land ratios were 5.9:1 and 4.1:1, respectively. As shown in the table below, the I:L ratios in the potential expansion areas are much lower and are an indicator of blight, in accordance with ORS 457. Future investment in the areas will promote higher property values, thereby increasing the I:L ratios in the future.

Table 11: I:L Ratios in Expansion Areas

Area	I:L
Interstate in existing ICURA	4.1
Mississippi Avenue in existing ICURA	5.9
Martin Luther King, Jr. Blvd. not in a URA	1.8
Martin Luther King, Jr. Blvd. from OCCURA	1.7
Alberta Street and Killingsworth Avenue	2.2
South Side of Lombard	1.9
St. Johns Town Center	1.7

Source: Analysis by ED Hovee and Company LLC

Figure 6: I:L Ratios in ICURA and Expansion Areas

Blight Analysis: Existing ICURA

A recent ruling by the Oregon State Land Use Board of Appeals states that when a substantial amendment of an urban renewal plan is considered, an analysis of the physical conditions of the existing area must be completed to establish that the existing area, as a whole, is still blighted. A detailed blight analysis will be completed in the Urban Renewal Report, which will accompany the Interstate Corridor Urban Renewal Plan Amendment. This future analysis will contain information on the physical conditions of the area, including an I:L analysis, an assessment of the water, sewer, storm-water and street systems, plus other key indicators of blight. However, an initial analysis of the existing area shows the following:

Improvement to Land Ratio: As stated above, I:L is an analysis of the improvement to land ratio of properties within an area. A “healthy” I:L is established as a benchmark, and then areas are compared to that benchmark. In the existing ICURA this analysis focused on the commercial areas of the district, as shown in Table 12. All neighborhood commercial districts within the ICURA, and outside of the Interstate Avenue and Mississippi Avenue nodes shown on Figure 6, have much lower I:L ratios and would be considered blighted, in accordance with ORS 457.

Table 12: I:L Analysis of Existing ICURA Commercial Properties

Area	I:L
Benchmark Area	
Interstate Avenue node in existing ICURA	4.1
Mississippi Avenue node in existing ICURA	5.9
ICURA	
ICURA neighborhood commercial areas	2.0

Source: Analysis by ED Hovee and Company LLC

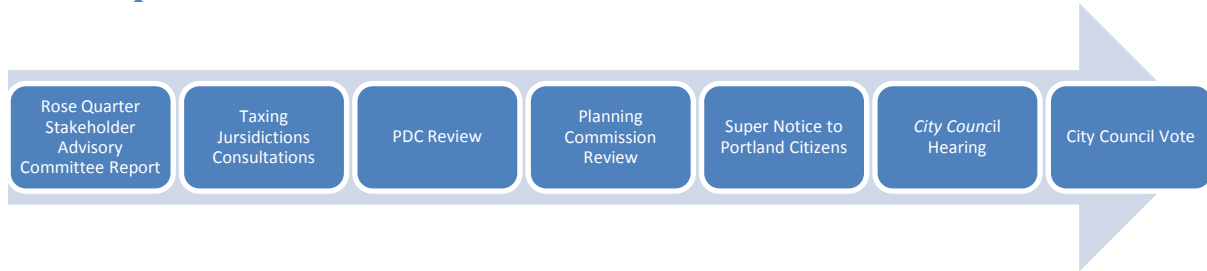
General Blight Factors Represented on Gem List: The Gem List contains the top priority projects, as identified by the ICURAC. Projects identified in an urban renewal area typically address the blight factors of the urban renewal area. In this case, and as summarized in Table 13 below, the projects and the blight factors as defined in ORS 457 are: redevelopment projects help support the economic vitality of the area and address the underutilization of property, which results in depreciated values; parks and open space projects address the blight factor of inadequate open space in the area; streetscape projects and small transportation projects improve the street system and address the blight factor of inadequate streets; improved streetscapes will provide safety for residents and will enhance the economic vitality of the area; and programs identified in the Gem List address the conditions of buildings and enhance the ability to encourage investment in the area, thereby increasing tax receipts. The programs also help improve the condition of the housing stock, curing blight.

Table 13: Gem List and Blight Categories

Gem List	Blight Category
Redevelopment	Depreciated values, lack of proper utilization
Killingsworth Station	
Argyle Site Redevelopment	
Kenton Field Redevelopment	
Transit Oriented Development	
Parks and Open Space	The existence of inadequate open space
Jefferson High School Plaza	
Unthank Park Renovation	
Dawson Park Renovation	
Humboldt Park Acquisition	
Bridgeton Trail	
Small Parks Projects	
Transportation	The existence of inadequate streets
Killingsworth Streetscape Phase II	
Russell Streetscape Phase II	
Lombard Streetscape	
Lombard Station Improvements	
Small Transportation Projects	
Programs	A prevalence of depreciated values, social and economic maladjustments
Revitalized Business Districts	
Quality Jobs	
High Quality Community Facilities	Inadequate provision for recreation facilities
Affordable Housing	Prevalence of depreciated values/defective design and quality of physical construction/obsolescence/deterioration/dilapidation

Source: Elaine Howard Consulting, LLC

Next Steps



Rose Quarter Stakeholder Advisory Committee

The Rose Quarter Stakeholder Advisory Committee process will result in the creation of a Rose Quarter Development Strategy and a determination on the future of the Memorial Coliseum. By December 2010, the Rose Quarter SAC is scheduled to have a recommendation about which properties may be moving to ICURA, a recommendation as to terms for a community benefit agreement relating to the Rose Quarter area, as well as the amount of PDC and other investment. This information will be presented to the N/NE CAC for their review and recommendation.

Portland Development Commission Board Review

Both recommendations from the Rose Quarter Stakeholder Advisory Committee and the N/NE CAC will be presented to the Board of the Portland Development Commission. The PDC Board will then make a determination on whether or not to proceed with amendments to the Interstate Corridor and Oregon Convention Center Urban Renewal Area Plans.

Taxing Jurisdiction Consultations

Representatives from Multnomah County and Portland Public Schools sat on the N/NE CAC. Once final decisions are made about the scope of potential amendments, the Portland Development Commission staff will meet with affected taxing jurisdictions to review the proposed amendments and discuss the projected impacts.

Portland Development Commission Board Review

The Board of the Portland Development Commission will review the proposed amendments and vote at a public hearing to recommend forwarding amendments to the Planning Commission and City Council for approval.

Portland Planning and Sustainability Commission Review

The Portland Planning Commission (Planning Commission) review is a required step in a substantial amendment to an urban renewal plan. The role of the Planning Commission is to determine whether the proposed amendment is in compliance with the Portland Comprehensive Plan. Once they have made their determination, they will forward their recommendation to the City Council for approval. This is a public hearing.

Super Notice to all Portland Residents

A substantial amendment to an urban renewal plan requires that written notice be sent to all Portland residents. This notice will specify a hearing date in front of the Portland City Council.

Portland City Council: Hearing, 2nd Reading and Vote

The Portland City Council (City Council) will hold a public hearing on the proposed amendments. The ordinances accompanying the proposed amendments list the amendment areas, expected projects and incorporate any written comments from affected taxing jurisdictions. These amendments are approved through non-emergency ordinances where there is a hearing followed by a second reading and vote, and will take effect 30 days after approval by City Council.

The North Northeast Economic Development Initiative Community Advisory Committee is listed on page 6 of this report. The following participants were integral in the entire committee meeting process and the development of this North Northeast Economic Development Initiative Community Advisory Committee Report.

Portland Development Commission

Bob Alexander
Faye Brown
Byron Estes
Lisa Gramp
Stephen Green
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Lisa Norwood
Juan Carlos Ocaña-Chiu
Alyson Schwieger
Juanita Swartwood
Shawn Uhlman

Portland Housing Bureau:

Kate Allen
David Sheern
Margaret Van Vliet

Office of Management and Finance:

Eric Johansen
Patti Tigie

Mayor's office:

Skip Newberry

JLA Involve:

Sam Beresky
Doug Zenn

ED Hovee LLC

Eric Hovee
Tess Jordan
Andrea Logue

Elaine Howard Consulting LLC

Elaine Howard
James Vanden Bos

Appendices:

- A. Meeting Summaries
- B. Resource Library Links
- C. Criteria for Urban Renewal Decisions in N/NE
- D. Voting Summary
- E. Gem List
- F. Definition of Blight
- G. Request Log
- H. Urban Renewal Background and Statutory Rules
- I. Urban Renewal Terms and Definitions

Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary

Wednesday, August 19, 2009

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (Portland Public Schools)
Gale Castillo (Hispanic Metropolitan Chamber)
Paige Coleman (NE Coalition of Neighborhoods)
James Faison (NAMCO)
Damian Hall (OCC URAC)
Sheila Holden (IC URAC)
Roy Jay (African-American Chamber)
Marissa Madrigal (Multnomah County)
Traci Manning (OCC URAC)

Robert McKean (Albina Bank)
Tracy Menasco (N. Portland Business Association)
Larry Miller (Portland Trailblazers)
Skip Newberry (Office of Mayor Sam Adams)
Joice Taylor (N/NE Business Association)
Walter Valenta (Interstate Corridor URAC)
Charles Wilhoite (Chair/PDC)
Abigail Webb (New Columbia Resident)

Absent

Algie C. Gatewood (PCC)
Roslyn Hill (Developer)
Rick Williams (Lloyd Dist.
TMA)

Meeting Facilitator

Doug Zenn, Jeanne Lawson
Associates

PDC Staff

Bob Alexander
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Alison Schwieger
Juanita Swartwood
Steve Szigethy

Welcome and Introductions

Commissioner Charles Wilhoite, acting as Chair of the North Northeast Economic Development Initiative Community Advisory Committee (NNEDI CAC), opened the meeting and welcomed the committee and members of the public to the inaugural session of this series of public meetings. Chair Wilhoite also thanked the Portland Development Commission (PDC) staff for arranging a variety of social media tools such as: Twitter (www.facebook.com/pdxNNEDI), Facebook (www.facebook.com/pdxNNEDI), video summaries posted to YouTube (www.youtube.com/PDXdevelopmentComm), and televised meetings through the Public Community Media (www.pcmtv.org).

Chair Wilhoite thanked the Billy Webb Elks Lodge for hosting this series of meetings and acknowledged the efforts of the National Association of Minority Contractors of Oregon (NAMCO) members for their contribution to the renovation of the historic facility. Faye Burch (NAMCO Vice President), James Posey (NAMCO Past President), and Dan Cook (R&D Construction) provided a summary of the rich history behind the lodge including its use as the YWCA in the early 1900's, a Black United Service Organization (USO) during World War II, and host to numerous musical and social events for many years. NAMCO partnered with private and public agencies, including Legacy Emanuel Hospital and PDC to preserve the

building's heritage. John Jackley, Director of Communication and Business Equity, was recognized as being instrumental in initiating PDC's support for the project. Chair Wilhoite commented that Billy Webb Elks Lodge is an example of PDC's commitment to cohesive partnerships which preserve of historic value.

Charge to Committee/Guiding Principles

Chair Wilhoite turned to meeting over to the facilitator, Doug Zenn who requested the group review the meeting ground rules and committee charter. The group discussed the necessity to fully examine potential development opportunities within the Interstate Corridor Urban Renewal Area (URA) and Oregon Convention Center Urban Renewal Area (URA). Chair Wilhoite noted the extensive public process for this effort will ensure the best possible recommendations for the North and Northeast Portland communities.

Community Snapshot

John Jackley provided maps of the Interstate Corridor URA and Oregon Convention Center URAs along with a comprehensive summary of community demographics. Key demographics indicated the area is more diverse than the city at-large with significant disparities in minority homeownership, higher unemployment, lower property values, and less access to capital.

Mr. Jackley also stated that PDC has a social equity goal written into all of its projects and he was also encouraged by PDC's Neighborhood Division which is dedicated to connecting communities with increased access to financial tools, wealth creation, small business creation, housing, and jobs.

Mr. Jackley stated that PDC is fully aware of the negative impacts of past urban renewal efforts, and affirmed this initiative as an opportunity to progress forward to create more livable communities.

URA Orientation

Bob Alexander, Special Projects Manager, provided a comprehensive financial review of the Interstate Corridor URA and Oregon Convention Center URA. During Mr. Alexander's presentation he clarified several committee questions and noted several items for future discussion.

Sara King, NNE Neighborhood Manager reviewed the following business finance tools:

- Storefront and Development Opportunity Study (DOS) grants;
- Commercial Property Redevelopment Loan (new tool for gap financing);
- Property acquisitions for both public/private partnerships (as transportation, parks and open spaces); and
- Redevelopment planning (to help businesses with building improvements or equipment purchases.)

Her presentation covered several projects within the URAs currently benefiting from PDC financial programs. Her review also mentioned the ICURA "GEM" list of parks and open spaces, transportation, business, housing and redevelopment projects expected to complete by the year 2021. Future priorities for the OCCURA were also identified for the Lloyd District and Martin Luther King Jr. Blvd

Committee members discussed what would be the best possible strategy to reach identified goals and determine who will benefit from the final recommendations. Chair Wilhoite stressed that economic development should be a main consideration. The committee members requested PDC staff provide them with previous Interstate Corridor and Oregon Convention Center URAC recommendations. Several members raised the issue of gentrification and suggested the committee identify strategies to help seniors remain in their homes, and requested staff provide business demographics to help guide future discussions. Many suggested a priority be placed on the issues of training and education for new business startups, and creation of incentives for businesses to employ people living within the URAs who are vested in their communities. Suggestions were made to look for best practices and new ways to leverage partnerships. Economic growth in the two URAs should be organic in nature with seed investments for a self-sustained balanced economic benefit.

Based upon these discussions, Chair Wilhoite requested the group begin to develop a list of guiding principles to structure the committee's priorities. He also requested PDC staff provide an orientation on Tax Increment Financing (TIF) at the next meeting.

CAC Schedule

Joleen Jensen-Classen, Public Participation Manager reviewed the committee meeting schedule. Committee members will receive materials prior to each meeting by email. The materials will be sent to individuals and organizations that have requested the information and will be posted on PDC's web page and the NNE Facebook page (www.facebook.com/pdxNNEDI). The next meeting of the group will be held on Wednesday, September 16, 2009, 6:00 p.m. – 8:00 p.m. at the Billy Webb Elks Lodge.

Discussion and Public Comment

Chair Wilhoite and members of the committee commented that the statistics presented confirm why this effort is timely and necessary. He requested the committee commit to the entire schedule of meetings. He also reminded everyone there will be significant opportunity for the public to comment and provide input throughout the progression of meetings. All issues and concerns voiced were visually recorded by Doug Zenn on chart at the front of the room known as the "parking lot" (see Attachment A.) Mr. Zenn explained that on-going issues from the "parking lot" will be added to a formal "Request Log" as an action item and reviewed at future meetings.

Public Comment

Faye Burch: Ms. Burch stated that she was happy to see the committee focus on the economic development of North/Northeast areas. She requested additional people from the community be included in the review process. On a side note to her previous presentation to the committee, Ms. Burch clarified that in addition to PDC investment, eight NAMCO members personally invested their resources in the renovation of the Billy Webb Elks Lodge.

James Posey: Mr. Posey was concerned with the good intentions of past committees and was skeptical PDC has the guts to do what is really needed. We need different priorities and incentives to get behavior changes

on resources and investments. As a business owner and resident of the community, he felt PDC's priorities were wrong and he would like to see more monitoring of agency resources.

Charles Wilhoite: Chair Wilhoite in response to Mr. Posey communicated the preservation and renovation of the Billy Webb Elks Lodge was a perfect example of PDC's strategic approach to preserving a site of historical importance to the community.

Adrian Hampton: As a long-term resident (since 1950) Mr. Hampton would like to understand what PDC is doing for the neighborhood. He referred to PDC as economically skipping around the neighborhood.

In response to Mr. Hampton's comments, Chair Wilhoite stated that as a PDC Commissioner, he would like for this committee to develop strategic well-planned investments for the North/Northeast communities which achieve goals in education, employment, workforce training, and increased homeownership. He also felt that the location of the public meeting was part of the importance of public outreach and instrumental in connecting with people and providing them an opportunity to make suggestions and communicate their ideas.

Dan Bell: Mr. Bell would like to see a grass roots movement from within the North/Northeast community to generate a political response. He also suggested PDC mobilize intellectual capital and work in unison with the community to create alliances and openly discuss agendas.

Gail Castillo: Moving forward, she would like to see staff provide direction for best practices and identify the challenges face by the community.

Brad Perkins: As an Irvington Neighborhood Association resident he witnessed the destruction of the heart of the black business community for the expansion of Legacy Emanuel Hospital. A large portion of the property is undeveloped and he would like to see the site included in an URA and PDC funds used to develop the site. He suggested that due to the past history of this property, PDC partner with the hospital to develop a medical training facility for youth.

James Posey: As a small business owner, Mr. Posey expressed concern over several national franchises such as Subway and Starbucks moving into the community and having a negative impact on local small business.

Paige Coleman: Expressed concern the high level of unemployment in the communities and suggested this group find a way to encourage the hiring of local residents.

James Faison: Expressed his sincere appreciation for the opportunity to work on a committee devoted to making a positive change within these communities.

Doug Zenn: Mr. Zenn encouraged the public to continue communicating with committee members. He reminded everyone of several ways of providing public comment such as through public testimony, comment cards, speaking with staff or committee members before or after each meeting, accessing the PDC Web page at Future of Urban Renewal(www.pdc.us/four) website, or via social media tools such as Facebook (www.facebook.com/pdxNNEDI), YouTube (www.youtube.com/PDXdevelopmentComm), or Twitter (www.twitter.com/pdxdevelopment).

Wrap-up

Action Items

In closing, Chair Wilhoite requested staff provide the committee with the following:

- A template of the final report the committee will use to submit to their recommendations to PDC Board.
- Committee members receive meeting materials one week prior to the next meeting to allow enough time for them to review the material and be prepared for discussion.
- A request log to capture and track a list of questions and comments raised at each meeting.

Joice Taylor requested staff provided members with a list of commonly used acronyms.

Chair Wilhoite requested each committee member prepare a brief biography that will be prepared in written form to better help the committee get to know each other and understand their points of view. He asked them to send the material to Joleen Jensen-Classen at (Jensen-classenj@pdc.us)

The meeting adjourned at approximately 8:00 p.m.

Meeting summary prepared by:
Juanita Swartwood, Public Participation Specialist.

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
*Meeting Summary***

Wednesday, September 16, 2009

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (Portland Public Schools)	Traci Manning (OCC URAC)
Paige Coleman (NE Coalition of Neighborhoods)	Robert McKean (Albina Bank)
James Faison (NAMCO)	Tracy Menasco (N. Portland Business Association)
Damian Hall (OCC URAC)	Larry Miller (Portland Trailblazers)
Roslyn Hill (Developer)	Skip Newberry (Office of Mayor Sam Adams)
Sheila Holden (IC URAC)	Joice Taylor (N/NE Business Association)
Roy Jay (African-American Chamber)	Walter Valenta (Interstate Corridor URAC)
Marissa Madrigal (Multnomah County)	Charles Wilhoite (Chair/PDC)
	Abigail Webb (New Columbia Resident)

Absent

Gale Castillo (Hispanic Metropolitan Chamber)
Algie C. Gatewood (PCC)
Rick Williams (Lloyd Dist. TMA)

Meeting Facilitator

Doug Zenn, Jeanne Lawson Associates

PDC Staff

Bob Alexander
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Alison Schwieger
Steve Szigethy

Welcome and Introductions

The facilitator, Doug Zenn, opened the meeting by welcoming the audience and introduced new members of the North Northeast Economic Development Initiative Community Advisory Committee (NNEDI CAC): Jorge Guerra, Oregon Association of Minority Entrepreneurs; Jonath Colón, Montesi & Associates; and Roslyn Hill, Roslyn Hill Development.

Request Log Responses

Commissioner Charles Wilhoite, acting as the Chair of the NNEDI CAC, welcomed the diverse group representing a wide range of organizations, and asked that the committee look at the material prior to the meetings, as there is extensive information to review. He gave an overview of the agenda and noted that the request log will be covered at the beginning of each meeting.

Chair Wilhoite referred to the parking lot issues of comments and ideas, which will be tracked by the facilitator at each meeting and summarized for each meeting.

Roy Jay of the African American Chamber of Commerce asked why there was no representation from the Oregon Native American Chamber and the Philippine American Chamber of Commerce of Oregon. Chair Wilhoite responded that there was no intention to exclude anyone in the process. Roy Jay noted for the record that he was there to represent the Alliance of Minority Chambers, not solely the African American Chamber.

Returning to the request log, Chair Wilhoite made sure the CAC was comfortable with the format and the responses from PDC staff. Since there were no questions or comments, Wilhoite asked Bob Alexander, PDC Special Projects Manager, to go through the timeline and the preliminary report outline. These documents, and others, can be found online at <http://www.pdc.us/four/nnestudy/nne-materials.asp>.

Bob Alexander covered how the NNEDI process will proceed over time. Meetings one through three are considered part of the orientation phase, which would then move to discussions of priorities, a series of “open mic” meetings on geography, followed by the final recommendation stage. If the CAC recommends that PDC proceed with amendments, the recommendations will go to the PDC Board of Commissioners. The Board would then direct staff to go forward with the amendments process (60-90 days), a process that would conclude in June of 2010.

Sara Carlin Ames asked if these recommendations would go back through the Urban Renewal Advisory Committees and if they have a formal role in this process. Bob Alexander stated that PDC will be updating both advisory committees (Interstate Corridor and Oregon Convention Center Urban Renewal Advisory Committees), and both advisory committees have representatives on the NNEDI CAC (Sheila Holden and Walter Valenta for the Interstate Corridor URAC, Damien Hall and Tracey Manning for the Oregon Convention Center URAC).

Tracey Manning asked about what happens after the Board approves a recommended amendment. Bob answered that the recommendation goes to the Planning Commission, who looks at plan consistency. The Planning Commission will then make a recommendation to City Council. It is ultimately City Council who has to approve the amendment. A “supernote” will be required to go to every resident of the city if more than one percent of acreage is added to an urban renewal area or if the maximum indebtedness is increased.

Walter Valenta stated that the Interstate Corridor Urban Renewal Advisory Committee (ICURAC) feels very strongly about being part of the process, and the ICURAC expects to weigh in. Sheila Holden agreed with Walter’s statements and wants to make certain there are points throughout the process where there are formal presentations to the ICURAC and opportunities for input. She also asked about the makeup of the ICURAC going forward for the new morphed area; do we just add members to the committee? Commissioner Wilhoite responded that he is not assuming anything about this process yet, but requested that PDC staff identify this step in the NNEDI process.

Marissa Madrigal asked Bob Alexander whether or not the other taxing jurisdictions would need to approve the amendment if there was a recommendation to increase maximum indebtedness, especially given the new revenue sharing legislation. Bob answered that there are certain trigger amounts that would require revenue sharing with the other jurisdictions, and noted that he would address the issue in more detail during the TIF 101 session. He added that you can increase up to 20 percent of the existing maximum indebtedness without approval from the other taxing jurisdictions. Anything more would have to be approved by the City, Multnomah County, and Portland Public Schools (among others).

John Jackley added that when the CAC is finished with their work, there will be three additional opportunities for public input; when the recommendations go before the PDC Board of Commissioners, and then to the Planning Commission, and lastly, City Council, there will be full, open public processes again.

Commissioner Wilhoite noted that this timeline and structure would likely evolve. He invited Harold Williams and Harold Williams Two of CH2A & Associates to review their community opinion findings.

Community Opinion Findings

Harold Williams summarized the new direction that PDC began three years ago, which included cultural competency training for staff. Over this time, CH2A & Associates made 500 contacts, 80 face-to-face, and found that the issue was not race but small business. He stated that the bottom line is dollars. Small businesses, homeowners, and long-time residents need to be at the table. He encouraged the committee to spend the dollars in the N/NE, as this area is the heartbeat of Portland, the future of Portland, and the economic body of city.

Harold Williams Two reviewed the recommendations from the community. These recommendations included the need to establish a satellite office in the N/NE area of the city; provide small businesses with increased assistance from PDC staff to navigate paperwork and other requirements; long-term residents coming first in the list of priorities; North Martin Luther King Jr. Boulevard and Interstate become one urban renewal area; focus more on small businesses and economic development in the area; get going as quickly as possible on this work; small projects should come first with big projects on the back end; and finally; participation of the community should be the focus.

Harold Williams and Harold Williams Two thanked the committee and ended their presentation.

Stakeholder Interview Findings

Lew Frederick and Sue Hagmeier of Northwest Ideas LLC, part of the cultural liaison initiative through PDC, interviewed 46 stakeholders. They touched on a few highlights from their report, available online at <http://www.pdc.us/pdf/future-of-urban-renewal/nstudy/cac/2009/N-NE-Stakeholder-Interviews-Report-2009-09-16.pdf>. Mr. Frederick noted that this was one of several complementary efforts going on in the area. Their interviews were characterized by optimism and skepticism, with the African American community in N/NE reacting with high skepticism to PDC. It became apparent from their interviews that respondents considered the City and PDC to be one entity. Respondents agreed they wanted a community that is defined as “human scale”, one in which people interact socially and economically.

Overall, respondents were looking for a relevant public process, consistently respectful relationships, and proof of benefits that reach a broad cross-section of the economy.

Wilhoite thanked Mr. Frederick and Ms. Hagmeier for their report. He noted the striking similarity in what respondents considered a desirable future, regardless of race, ethnicity, culture, age, etc. Wilhoite added the issue of social equity, in that public dollars must be distributed evenly.

Sheila Holden stated that she appreciated that Northwest Ideas talked about authenticity. She asked Lew Frederick if he found people making recommendations about how they would specifically like to see PDC work with the community. Lew responded that PDC needs to come to the community, not the other way around. Many small business owners are unable to come to PDC. PDC needs to go where the people are.

John Jackley spoke on behalf of PDC and said that PDC staff could not agree more, and PDC is committed to a new direction. The agency has a neighborhood division for the first time. Government agencies know how to work with government agencies, but how to others crack the code? PDC is looking for ideas from this committee, but they are also already pursuing ideas such as the N/NE PDC satellite office.

Discussion: N/NE Criteria for Decision Making

Commissioner Wilhoite reviewed the broad list of criteria for decision making. The NNEDI CAC had asked PDC staff in the last meeting to review what criteria has been used in past processes for decision making. Staff went back and drafted a list of nine items, available at the following link: <http://www.pdc.us/pdf/future-of-urban-renewal/nstudy/cac/2009/Draft-Criteria-for-Decision-Making-2009-09-16.pdf>

Wilhoite emphasized that the criteria was very broad and challenging, particularly regarding social equity goals. Urban renewal has to satisfy a number of needs with very limited funding. There's an unlimited need for social services, and urban renewal means that some tax dollars have to be sacrificed by other taxing jurisdictions for a period of time.

Roy Jay, referring to criteria number three –leverage of citywide investments – asked about the significant amount of stimulus money. He asked if the stimulus money can be used as leverage with PDC dollars for small businesses, specifically in the N/NE neighborhoods. Bob Alexander responded that PDC had submitted a list of projects that staff thought might qualify for stimulus funds and sent it to the Mayor's office, but did not have specific knowledge of the stimulus dollars. John Jackley added that congressional leaders did not want to create any new bureaucracy, so they put the stimulus dollars through existing programs. A big chunk of the stimulus dollars are in the form of tax abatements. Much went to state and city governments. The PDC does not receive any stimulus dollars directly, although they are looking for opportunities to partner.

Speaking on behalf of the Mayor's office, Skip Newbury agreed with John Jackley. He stated that the Bureau of Purchases puts this information on their website. Most federal stimulus dollars were pushed through the SBA. He added that in general, federal dollars have been slow to trickle out.

Roy Jay asked for some clarification about spending money for debt forgiveness. Skip Newbury responded that the SBA has been in charge, not the City of Portland, but the SBA was given millions of dollars to develop new loans and to rework loan terms. Roy asked PDC staff and the committee to start thinking outside of the box, since there are more organizations than the SBA. He believes there are many businesses that cannot even get an interview with the SBA.

John Jackley mentioned that he saw an announcement that OAME had received some dollars for small businesses and asked Jorge Guerra for more information. Jorge responded that the SBA had requested that OAME receive money for a microloan program, but that OAME was required to have a 15 percent loan reserve. OAME can bring in up to \$3 million for lending purposes, but they need to back the loans with 15 percent of the \$3 million. Presently, they have \$25,000 available, and some small businesses have already taken advantage of the dollars. They do have money and they are processing the loans, but they simply cannot access all of the money available. Chair Wilhoite stated that PDC will be adding this issue to the top of the list. He directed staff to report back on the loan guarantee issue at the next meeting.

Robert McKean from Albina Community Bank said the bank is offering a no-interest cost to the borrower loan with a six-month draw period through the American's Recovery Capital Loan Program. Albina Community Bank also created a non-profit called Albina Opportunities Corporation for small businesses, which works with other banks to promote jobs and wealth creation in lower income parts of the city.

Chair Wilhoite summarized the criteria again and asked Bob Alexander to present TIF 101.

TIF 101

Bob Alexander's presentation can be viewed at <http://www.pdc.us/pdf/future-of-urban-renewal/mnstudy/cac/2009/Urban-Renewal-101-2009-09-16.pdf>

Bob also spoke about assessed value and real market value. Roy Jay asked about the exceptions for non-profits, stating that their property is not taxed. Bob responded that there are about twenty different examples of exemptions, which PDC can come back to at a different meeting.

Roy Jay inquired about the Airport Way Urban Renewal Area and the 1,000 acres coming out of the URA. He also inquired about IKEA, hotels, and property owned by the Port of Portland in Airport Way. Bob answered that acreage can be reduced, although there are outstanding bonds that have to be paid off, which is why the rest of the land has to stay in the urban renewal area. Airport Way is an Option Three district, a district that continues to share revenue with the taxing jurisdiction (\$45 million went to the taxing jurisdictions last year from the Option Three districts). Also the taxes are not based on who owns the land, but based on use. All the property taxes from those businesses in Airport Way go back to the taxing jurisdictions.

Sheila Holden reiterated the importance of leverage due to TIF's limitations, as those other taxing jurisdictions are the ones who deal with the issues that the committee has been focusing on.

John Jackley agreed with Sheila's comments and emphasized the importance of coordination and leverage. PDC cannot accomplish everything on its own, but PDC will do its best to do its share. PDC does receive some general fund dollars from the city (the Hispanic Chamber and African American Chamber receive \$250,000 each per year to assist small businesses), but not a lot. Therefore, PDC needs help in accomplishing non-brick and mortar projects.

Public Comment/Wrap Up

Doug Zenn invited audience members to participate in the time for public comment.

A local artist named *Willy* stated that PDC had a satellite office in 2000 – 2002, but there were no resources for Mississippi. He had plans for a building about a block away on Mississippi, but it did not work out. He expressed his frustration over the system and feels that he has been written out of the system.

Karen Gibson, a professor of Urban Studies at Portland State University, has studied and written about the community for the past eight years. She stated that TIF is not an adequate tool for what needs to happen in the community, and also feels that it's an unethical tool; you're investing in buildings, not people. She encouraged no more buildings and no more property development until it really serves the community.

Peggy Warren spoke on behalf of Billy Webb Lodge and thanked the committee, contractors, and everyone else who helped restore the lodge.

Pauline Bradford noted that while there are two members from the ICURAC and two members from the OCCURAC on the committee, she wanted to make sure that the promises made ten years ago during the Interstate Corridor process will not be forgotten.

Thomas Glen wanted to address the committee about the urban renewal area boundaries. His house is just one block off Martin Luther King Jr. Boulevard, and he is not eligible for any kind of urban renewal assistance

James Posey raised concerns about false expectations. He's concerned about self-sufficiency without interference from government. Referring back to the demographics PDC staff reviewed in the first meeting, he stated that conditions are clearly worse for African Americans in the city, and he thinks the committee should be honest about it; some groups need the assistance more than others. He asked the CAC to consider whether or not money is going to the places where it needs to go.

Commissioner Wilhoite spoke about the Urban League's State of Black Oregon Report and added that he has been part of the Urban League for ten years. He stated that African Americans need to take responsibility for their community, which means a personal investment and a personal commitment. The North Northeast area is diverse, and he wants to preserve what the community established years ago. However, he's not just talking, he expects action. The people around the table are committed to looking forward and working for real change.

The meeting adjourned at approximately 8:16 p.m.

The next meeting will be October 7th from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Alyson Schwieger
Portland Development Commission

Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary

Wednesday, October 7, 2009

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (Portland Public Schools)	Marissa Madrigal (Multnomah County)
Gale Castillo (Hispanic Metropolitan Chamber)	Traci Manning (OCC URAC)
Paige Coleman (NE Coalition of Neighborhoods)	Robert McKean (Albina Bank)
James Faison (NAMCO)	Tracy Menasco (N. Portland Business Association)
Algie C. Gatewood (PCC)	Skip Newberry (Office of Mayor Sam Adams)
Damian Hall (OCC URAC)	Joice Taylor (N/NE Business Association)
Roslyn Hill (Developer)	Walter Valenta (Interstate Corridor URAC)
Sheila Holden (IC URAC)	Charles Wilhoite (Chair/PDC)
Roy Jay (African-American Chamber)	Abigail Webb (New Columbia Resident)

Absent

Larry Miller (Portland Trailblazers)
Rick Williams (Lloyd Dist. TMA)

Meeting Facilitator

Doug Zenn, Jeanne Lawson
Associates

PDC Staff

Bob Alexander
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Alison Schwieger
Juanita Swartwood

Welcome and Introductions

The facilitator, Doug Zenn, opened the meeting by welcoming the audience and members of the North Northeast Economic Development Initiative Community Advisory Committee (NNEDI CAC). Mr. Zenn outlined the flow of the meeting and requested members of the audience to complete the public comments cards for public comment at the beginning and end of the session.

As Chair of the NNEDI CAC, Commissioner Charles Wilhoite welcomed Algie Gatewood (PCC President) and J. Issac (Portland Trailblazers). He also suggested he open the meeting with a ten minute session for public comment and invited members of the audience to address the CAC.

Former Senator Avel Gordly, attending as Portland State University Associate Professor of Black Studies congratulated the members of the CAC for their good work and introduced students enrolled in the African-American Leadership and Development course. By standing, all students were acknowledged and Ms. Gordly announced prerequisite of the course requires each student attend at least three sessions in the series of N/NE Economic Development Initiative CAC meetings.

Request Log Responses

Commissioner Wilhoite checked in with the committee regarding the request log. As there were no questions, he moved to the next agenda item.

Review Criteria for Decision Making

To guide the decision making process, Chair Wilhoite requested members reach consensus and adopt the criteria for urban renewal decisions in the North Northeast. If necessary, the group can revisit and amend the criteria. Several CAC members requested the following key suggestions also be considered during the decision making process: additional collaboration with educational institutions for job training and development opportunities, promote small business, leverage on public and private partnerships, and collaborate on redevelopment of school properties within the district.

After lengthy discussions, the members decided adopt the “Criteria for Urban Renewal Decisions in N/NE” with the following inclusions:

- Add to number three, “*existing or*” to read - To what extent would the “*existing or*” expansion area and related strategies meet citywide goals and priorities?; and
- Add to number three another bullet point for “*Health and environmental equity opportunities*”
- Add to number seven, “*existing or*” and “*and/or local*”: to read; what is the likelihood that the “*existing or*” expansion area would significantly leverage city investment with private “*and/or local*,” state federal government investment?

MOTION: To accept the amended language as detailed above and adopt the Criteria for Urban Renewal Decisions in N/NE (Attachment A) Gale Castillo (1st), Roy Jay (2nd)

RESULTS: Ayes: Unanimous of members present
Nays: None
Abstain: None

Financial Analysis Summary

Bob Alexander (Special Projects Manager), Elaine Howard (Consultant) and Tess Jordan (E.D. Hovee) summarized the N/NE financials and research. Mr. Alexander’s presentation outlined the existing URA facts and project categories, financial capacity, existing/expanded boundary, and increased maximum indebtedness of both the OCCURA and ICURA. The group also discussed several different growth scenarios within the URAs

URA Funding

Sara King (Neighborhood Manager) detailed the parameters surrounding what urban renewal funds (TIF) can be used for, such as physical improvements, planning, and administrative costs. She also explained what TIF cannot fund, such as helping operating income, personnel, maintenance, working capital, equipment, technical assistance and marketing.

Planned Expenditures for N/NE

Oregon Convention Center Urban Renewal Area Committee

Damian Hall, as Co-Chair of the Oregon Convention Center URA (OCCURAC) reviewed the past and future OCCURA goals, and oriented the group to financial struggles of the district since the placement of the light rail along Interstate Avenue. Mr. Hall described how the boundaries were established and during this process discovered how the unique histories, goals, and needs of each area lead them to adopt a plan and establish the district. After years of transportation projects, utilization of business and property owner assistance programs, housing development, and the creation of open spaces, Mr. Hall reported the district is now beginning to fund long-range projects and goals established at the creation of the URA. On an additional note, as an OCCURAC member, Mr. J Isaac shared that Mayor Sam Adams recently made the Rose Quarter development one of his major priorities and he feels is a tremendous opportunity to create jobs and stimulate economic growth within the district. Due to this project requiring major public and private funding, a Rose Quarter CAC group (similar to the NNEDI CAC), was created to serve in an advisory role.

Interstate Corridor Urban Renewal Area Committee

Walter Valenta, and Sheila Holden, as Co-Chairs of the Interstate Corridor URAC (ICURAC) provided a detailed historic perspective of the Interstate Corridor district and the circumstances surrounding the URA failures and successes. Both reviewed the boundaries and the reasons behind the inclusion of business and residential properties. Much of the goals and objectives reflected in the Albina Community Plan were guided by the same goals within the ICURA plan, thereby leveraging on other project funding (such as the light rail project on Interstate Ave.) to accomplish community and project goals. They also reviewed an inventory of 19 catalytic projects from the "GEM List and the hope of completing all on the list by 2021. Ms. Holden stated that based on previous work with ICURAC, she encouraged the CAC members to focus their attention to long-range goals and additionally pressure decision makers to support the group's future recommendations.

Future Agenda Topics

Chair Wilhoite suggested the CAC begin the next meeting with a review of the GEM List projects and email him with suggestions for future agenda topics.

Public Comment/Wrap Up

Darien: As a business owner along Martin Luther King Jr. Blvd., he would like more information about what will be happening along the Boulevard.

Josie: Raised the issue of having PDC help seniors remain in the homes, and should they be required to sell for future redevelopment, the property owner should financially benefit from being displaced.

Timothy Moss: As a new resident, will future funding be allocated to the schools for improvements or acquiring new facilities? Sara King answered his question by responding that TIF funding cannot be used for these purposes.

Former Senator Avel Gordly: If TIF is not an adequate tool for funding schools, should this be an issue that is addressed at the legislative level. Chair Wilhoite responded that TIF funding is a constant issue, and restricts how PDC funds projects. He agreed alternative funding is needed.

Lindsey Pearson: As a long-time resident of Northeast Portland, she pointed out the need to invest in people.

Roslyn Hill: Requested a TIF handout that could be provided to the public at each meeting.

Abigail Webb: Thanked the PDC staff for utilizing various media to make meeting materials available to the public.

The meeting adjourned at approximately 8:07 p.m.

The next meeting will be November 4th from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared Juanita Swartwood
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, December 2, 2009

6:00 a.m. – 8:30 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (Portland Public Schools)	Robert McKean (Albina Bank)
Gale Castillo (Hispanic Metropolitan Chamber)	Traci Manning (OCC URAC)
Paige Coleman (NE Coalition of Neighborhoods)	Tracy Menasco (N. Portland Business Association)
Jonath Colon (Montesi & Associates)	Larry Miller (Portland Trailblazers)
James Faison (NAMCO)	Skip Newberry (Office of Mayor Sam Adams)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Joice Taylor (N/NE Business Association)
Damien Hall (OCC URAC)	Walter Valenta (Interstate Corridor URAC)
Roslyn Hill (Developer)	Abigail Webb (New Columbia Resident)
Sheila Holden (IC URAC)	Charles Wilhoite (Chair/PDC)
Roy Jay (African-American Chamber)	

Absent

Algie C. Gatewood (PCC)
Marissa Madrigal (Mult. County)

Meeting Facilitator

Doug Zenn, Jeanne Lawson
Associates

PDC Staff

Bob Alexander
Fred Atiemo
Kate Deane
Byron Estes
Stephen Green
John Jackley
Joleen Jensen-Classen
Morgan Masterman
Patrick Quinton
Estee Segal
Juanita Swartwood

Welcome and Introductions

Request Log Responses

Chair Wilhoite opened the meeting with the following request log items:

- Question #15, page 5: From 2006/2007 to 2008/2009, 41 percent of all direct investments in the two Urban Renewal Areas combined have been taxable, with 59 percent tax-exempt;
- Action Item #13, page 7: Staff has developed a handout for the public with a list of commonly used acronyms and a graphic explaining how urban renewal works; and
- Action Item #14, page 7: CAC members and the public were provided with four maps showing PDC owned properties within the two Urban Renewal Areas.

Starting January 6, 2010 the group will begin to address housing issues followed by a series of three meetings specifically focused on the three study areas. The Committee will be provided with a virtual tour of each study area

and area stakeholders will present key project information. Members were asked by Chair Wilhoite to consider and communicate back to him what type of information is needed in their decision making process.

With the cancellation of the November meeting, Chair Wilhoite summarized the following financial information to date:

- 1) Under the current scenario, approximately \$200 million is available for projects in the Interstate Corridor URA and approximately \$40 million is available in Oregon Convention Center URA;
- 2) Money comes in over time, rather than all at once; and
- 3) Different options affect both how much money is available and when it is available.

Members will be asked to prioritize projects, make recommendations, and decide levels of funding for programs based on the working criteria previously adopted by the group.

Public Comment (First Session)

Karen Gibson: Ms. Gibson requested the CAC not merge the Interstate Corridor and Oregon Convention Center URAs. She discouraged the CAC from making decisions which would allow the city to utilize Interstate Corridor URA (ICURA) funds rather than the Oregon Convention Center URA (OCCURA) budget toward development projects such as the Rose Quarter/JumpTown and the Oregon Convention Center hotel. She also expressed concern that Cordish Development had already been chosen for the JumpTown project and stated that based on her sources, Cordish projects were 30 percent publically subsidized. She said she felt that members of the economic development community (no one was specifically identified) were discrediting the Oregon Convention Center hotel project. She recommended hiring technical experts, funded by the URA, to analyze economic development options and to conduct a land use inventory of vacant land within the district. She closed by stating previous reports submitted to the CAC revealed there is significant community distrust of the PDC process.

Loretta Dorough: As a resident and homeowner she stated she would like contractors working on community projects to hire locally. Her son, a graduate of the Housing Authority of Portland's, Evening Trades Apprenticeship Preparation Program worked on the Humboldt Gardens project and was laid off shortly after the project was completed. He is currently seeking employment. She inquired how job seekers would connect with local contractors for employment on construction projects and was interested in how the bidding process worked.

Chair Wilhoite thanked members of the public for presenting their concerns. He proceeded with:

- Presentations highlighting local programs and services to assisting small businesses; and
- Presentations on economic development and wealth / job creation.

Chair Wilhoite stated all of the presentations connect with the City's adopted Economic Development Strategy and addresses public concern.

Economic Development Discussion

The committee members asked the organizations present what they were doing to help local business. The following questions were posed:

- How much do you have to loan?;

- How much have you loaned to date?;
- What does the money go toward?;
- How does one access the program?; and
- What are the qualifications?

African-American Chamber of Commerce

Roy Jay, representing *the African-American Chamber of Commerce* reported that as a recipient of a \$250,000 city grant, they provide technical assistant to small, minority, and start-up businesses. He said as clients are referred, the African American Chamber of Commerce collaborates strategically with local public/private agencies on viable solutions to building or retaining business. Clients with damaged credit, referred by a variety of networks, find creative solutions to access capital/contracts or develop their small businesses through Chamber efforts. Mr. Jay credited Harold Williams, Sr. for networking with the community and the public education system, and directing clients to the Chamber for needed technical assistance.

With regards to how much the Chamber loaned, Mr. Jay replied their contract does not provide loans. However, they were able to provide \$75,000 in bridge gap loans to a small business enabling them to secure a state contract and retain the business.

Hispanic Metropolitan Chamber

Gale Castillo, representing the Hispanic Metropolitan Chamber said their agency focuses on increasing the economic status of small businesses, regardless of ethnicity, within the city limits. She stated they work in collaboration with private/public sector businesses (PDC, Oregon Economic Development Dept, local financial institutions, etc.). Ms. Castillo highlighted specific companies (B-Line PDX, Echo Eco-logical LLC, and Coconut Café, LLC) the Hispanic Metropolitan Chamber has provided technical assistance to. She described the assistance as business and marketing plans, procurement and contracting guidance, access to capital (assistance with preparing grant and loan packages), certification, and educational workshops.

Ms. Castillo closed by explaining the Chamber also has a revolving loan fund which is focused on Hispanic small businesses and designed to provide competitive market rate loans (ranging from \$1,000 to \$5,000), short-term working capital, and equipment loans. All these services can be accessed by visiting the Chamber's website <http://www.hmccoregon.com>.

Oregon Association of Minority Entrepreneurs (OAME)

Jorge Guerra stated that OAME began working with communities and small businesses in 1987. The organization, in partnership with the U.S. Small Business Administration (loan fund) and Bank of America (loss reserve fund) provides clients with \$350,000 (\$500 – \$3,500 increments) in loans to start businesses, provide working capital and inventory. He said to date, 42 loans for \$350,471 have been provided to clients with no defaults currently reported.

Mr. Guerra said his agency continues to provide a core group of services to minority, women, and emerging small businesses (M/W/ESB). He said they partner with other educational and public/private sector agencies to provide access to capital, marketing, matching opportunities, networking, and administrative support services. Additionally,

OAME oversees a business incubator (30 plus businesses) located in the North/Northeast area, employing approximately 200 employees. Advantages for those participating in the incubator receive individualized technical assistance, counseling, cooperative marketing, and support for business growth and development.

In closing, Mr. Guerra addressed Ms. Dorough's public comment provided earlier in the meeting by stating OAME hosts a monthly contractor meeting (150 plus participants) allowing collaborative opportunities for contractors to discuss the local market, projects, and job opportunities.

Albina Community Bank

Robert McKean reported that since 1995, Albina Community Bank has served the commercial credit needs of the North/Northeast Portland area by supporting and promoting community development which in turn benefits low to moderate income populations. They additionally support neighborhood businesses, collaborate with public/private sectors to improve local housing and improve low-income statistics. He described a full range of banking services, as well as a wide-range of consumer loan products and innovations in creating non-standard banking needs.

He said their lending limit is usually between \$4 million to \$4.5 million (starting at \$5,000 increments) with a cap on individual loans at \$2.5 million. The Albina Opportunities Corporation (a non-profit affiliate of Albina Community Bank), also has about \$1.5 million (\$10,000 – \$200,000) for small business loans. Since its formation, the bank is approaching the \$1 billion mark in lending, \$7 to \$8 million to area businesses. Seventy-nine percent of all loans made benefit low-to moderate income areas as classified by the Community Development Financial Institutions Fund (U.S. Treasury), which is an active return on the initial \$4.5 million in capital investment.

In terms of access, Mr. McKean provided the main bank location located at N. Martin Luther King Jr. Blvd and San Rafael and the additional four locations providing easy access from the North/Northeast areas. Additional bank locations mentioned were found in St. Johns, 57th and Sandy Blvd., 10th and Glisan, and in the Beaumont neighborhood.

Business Finance Discussion

The group asked several questions of the panel regarding current lending procedures.

Sheila Holden asked Mr. McKean if the Albina Bank had America Recovery Act (ARC) funds available for small business. Mr. McKean responded they currently had \$1.5 million to lend. An unidentified member of the audience asked Mr. McKean how many of the ARC loans were provided to small business. Mr. McKean replied that approximately 46 loans at \$1.5 million have been processed to date.

Paige Coleman inquired of all the presenters their interest rates associated with small business grants. Gale Castillo with the Hispanic Metropolitan Chamber stated their rate is two percent above the going rate. Robert McKean stated the Small Business Association (SBA) has a loan for those who qualify, which is interest free to the borrower for the first eighteen months. During the first eighteen months, the SBA pays the interest allowing the business to build equity and collateral.

Chair Wilhoite commented that with the current economy, the common theme in discussions with the public and CAC members is the issue of accessing affordable capital and contracts.

Skip Newberry, representing Mayor Sam Adams, discussed the creation of a new hotline focused on economic development which consolidates and aligns technical assistance tools throughout the city for easier access to

information and services. The website, www.Portland4biz.org (or .com) is scheduled to launch in 2010 with another hotline component, 503.865.4BIZ launching in December 2009. Mr. Newberry stated the information could also be found in Kate Deane's Community Economic Development presentation regarding the small business Web Portal.

Fred Atiemo presented Portland Development Commission's financial products available for working capital, equipment purchases, tenant improvements, real estate acquisition, and property rehabilitation. He explained that due to the nature of PDC's business, most of the resources are TIF connected and thereby must be connected to real estate transactions. Mr. Atiemo summarized the loan programs and stated that due to the current economy, the PDC Board of Commissioners has asked for favorable terms and interest rates, with working capital and equipment loans up to \$150,000, and physical improvement loans up to \$1 million. Mr. Atiemo reviewed PDC's due diligence loan rating criteria (jobs and wealth creation), and the businesses who received financing in the North/Northeast community. He provided examples of businesses that have successfully used the PDC financial products: Classic Foods, Inc. near the Woodlawn Triangle which created 31 family-wage jobs in North/Northeast Portland.

Mr. Atiemo stated during the last five years, PDC has loaned \$45 million which has leveraged \$336 million in private resources and created 9,116 total jobs. Eighty-seven percent of these loans went to small businesses.

Ms. Holden asked if the 9,116 total jobs included construction jobs and Mr. Atiemo replied, no, because those types of positions are not considered permanent.

Mr. Faison asked how the National Association of Minority Contractors (NAMCO) could connect with PDC to capture more construction jobs. John Jackley explained that PDC was currently in the process of creating a technical assistance agreement with NAMCO, and already has one with the Metropolitan Contracting Improvement Partnership to engage minority, women, and emerging small business members (M/W/ESB) with PDC contracted/financed projects, thereby building contractor capacity. Additionally, PDC will soon unveil a bridge loan program designed to help companies meet payroll until the general contractor pays, which is typically 60-90 days behind schedule. In an effort to hire locally, PDC is also working with equity partner Andrew Colas, Colas Construction, on The Grant Warehouse project requiring \$10 million in hard construction costs.

Economic Development Strategy Overview

Patrick Quinton announced the Portland City Council recently adopted the Economic Development Strategy (the last one was adopted in 1984). His presentation highlighted Portland's quality of life and how that does not translate into widespread economic prosperity and job creation. He stated through developing small business and investing in areas such as: technical assistance, capital investment, higher education partnerships, retaining and growing firms, cluster development, targeted recruitment, and workforce development, the economic development strategy should be successful.

In review of other regions such as Austin, Boston, Seattle and Denver, Mr. Quinton reported Portland does not spend as much resources toward economic development. He stated that the strategy plans for the creation of 10,000 net new jobs within the next five years.

Economic Development Strategy Discussion:

Questions were raised regarding competition with other cities, funding, and business recruitment and retention. Mr. Quinton addressed these issues by saying Portland needs to be more competitive. Further, additional types of funding sources (other than general funds) need to be identified, such as leveraging private sector resources and Portland needs to continue to seek alternative funding to continue/expand economic development activities.

Community Economic Development

Kate Deane, PDC's Community Economic Development Manager, addressed the various tools currently being developed for businesses to quickly access information such as:

- Small Business Web Portal – comprehensive web site in Portland that will serve as a clearinghouse for business related events and initiatives, and be an information and referral service for those seeking assistance from PDC and City Bureaus; and
- Business Hotline – 503.865.4BIZ, single phone number to access PDC and other city services, PDC Business Finance programs, Storefront and new business services, and access permitting, licensing, and regulatory matters.

Ms. Deane described the Economic Opportunity Initiative, a poverty reduction program which trains and assists people at 50 percent medium family incomes (MFI). The Initiative is long-term training and support program and provides advancement assistance in areas such as microenterprise projects, adult workforce, and youth workforce. In 2009, 324 graduates of this program increased their incomes more than 25 percent.

Portland Main Street, a nationally recognized community development tool will assist in the revitalization of business districts. Green Features for Business (grant program) will assist businesses to encourage sustainable features such as energy-efficient appliances, solar energy, and storm water infiltration. PDC is in the beginning stages of achieving community economic development strategies and will be promoting entrepreneurship, business resource center feasibility, and localized economic development strategies

Redevelopment/Revitalization Discussion

Byron Estes, Neighborhood Manager, reviewed redevelopment and revitalization tools such as the Development Opportunities Services (DOS), Storefront Improvement Program, and the Commercial Property Redevelopment Loan program. He detailed the popularity and successes in the public/private partnerships such as Kenton Commons Apartments, Mississippi Avenue Lofts, Kenton Hotel, N Killingsworth Street, Gotham Building, etc. He also discussed current planning strategies and transportation improvements including MAX line development, bicycle corrals, and pedestrian safety improvements. PDC also assists in community amenities and Mr. Estes exemplified projects such as the Patton Park Renovation, building Trenton Park playground, Eastbank Esplanade, and the Kenton Firehouse.

Discussion

Roy Jay asked if there is a list of realtors or brokers which could be used to partner with these types of real estate transactions. Mr. Estes stated that PDC uses internal staff, local brokers and businesses with expertise in the areas being developed/redeveloped.

Mr. McKean asked if an official study has been conducted on the impact of the neighborhood areas where the Storefront grant has been utilized. Mr. Estes replied that nothing official has been done to date but in the future PDC will concentrate on specific commercial districts to leverage greater impact.

Paige Coleman asked if the areas outside the URAs that might become part of the URA as a result of this effort, would be eligible to apply to the Main Street Program funds. Ms. Deane stated staff would encourage people to apply.

Additional Discussion/Public Comment (2nd Session)/Wrap-up

Roy Jay announced that on December 16, 2009, a resolution was drafted in collaboration with several chambers and agencies, requiring one ethnic minority to sit on all panels reviewing professional and technical service contracts. He asked those interested in this process to see him to review a draft of the resolution. John Jackley responded by saying that PDC is in full support of this resolution and will prepare a similar resolution for the PDC Board of Commission review.

Sharon Maxwell Hendricks, a local business owner asked why the money invested in Mississippi Avenue and Alberta Street has not benefited long-time residents. Mr. Estes and Chair Wilhoite stated that most of the revitalization work along Mississippi Avenue was part of the Bureau of Housing and Community Development efforts and PDC provided some business loans in the area. Chair Wilhoite agreed that he would like to see the wealth evenly distributed throughout the Mississippi Avenue and Alberta Street corridors.

Ms. Roslyn Hill clarified that many of the derelict buildings along Mississippi Avenue are outside of the URA. She also pointed out issues of contractors holding back funds and not paying subcontractors, and the disparity of the bidding process as contributors to restricting wealth creation.

Mr. Posey stated that during the business finance presentations today he could not make the connection between the project funding and the direct link to jobs created. In terms of performance and coordination of local agencies, he would like to see a clear reporting format which details loan demographics (who did or did not receive loans), the allocation of resources provided, community benefit, and how many jobs were created. He felt this information is needed to evaluate whether these programs benefit the community. Mr. Posey stated that the Dawson Park renovation project did not include underserved workers so he would like to see more local small businesses from the North/Northeast community used on new projects or construction. He supports the bridge program and the jobs being created.

In response to Mr. Posey's comment, Gale Castillo agreed it is a priority for community lending organizations to be accountable to serve under represented populations, and track jobs created.

Ms. Gordly asked whether discussions were taking place on the idea of referring changes in urban renewal to the next legislative session. Reading from the September 16, 2009 meeting summary, *Ms. Gordly* quoted *Karen Gibson's* comments and asked if the CAC was to respond to TIF issues being raised by PSU professors; she requested these comments be reviewed and restated in the meeting summary; and asked how the Northwest Ideas, LLC and CH2A consultant reports were going to be incorporated into CAC final recommendations.

Chair *Wilhoite* tabled the TIF legislative issue and said that previous discussions at the last legislative session regarding sharing tax increment among the jurisdiction had already been discussed, and because it was a sensitive issue, stated he does not think the topic would be revisited but asked that the discussion be noted for the record.

Sheila Holden and *Roy Jay* also requested the meeting summary motions be revisited from the October 17, 2009 meeting. *Ms. Holden* was also supportive of the bridge loan programs for small business and sharing in economic opportunities.

(PDC staff revisited the October 17, 2009 meeting summary motions; Correction to the minutes: Gale Castillo moved the motion and Mr. Roy Jay seconded.)

John Jackley: As this Committee moves forward the committee has the opportunity to look at the boundary changes and make recommendations. In January we will be taking to the Commissioners the Bridge loan program and the prompt pay requirement (ten-day requirement) which will immediately change the process based on information heard at previous meetings.

Mr. Jackley mentioned that previous reports conducted by Northwest Ideas, LLC and CH2A & Associates identified specific project opportunities which PDC is currently investigating. Many parcels included in the initial study area were identified during the creation of these reports.

The meeting adjourned at approximately 8:40 p.m.

The next meeting will be January 6, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by *Juanita Swartwood*
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, January 6, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (Portland Public Schools)	Roy Jay (African-American Chamber)
Gale Castillo (Hispanic Metropolitan Chamber)	Robert McKean (Albina Bank)
Paige Coleman (NE Coalition of Neighborhoods)	Marissa Madrigal (Multnomah County)
Jonath Colon (Montesi & Associates)	Traci Manning (OCC URAC)
James Faison (NAMCO)	Gary Marschke (Representing NNEBA)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Tracy Menasco (N. Portland Business Association)
Algie C. Gatewood (PCC)	Skip Newberry (Office of Mayor Sam Adams)
Damien Hall (OCCURAC)	Walter Valenta (Interstate Corridor URAC)
Roslyn Hill (Developer)	Abigail Webb (New Columbia Resident)
Sheila Holden (ICURAC)	Charles Wilhoite (Chair/PDC)
J. Isaacs (Portland Trailblazers)	

Absent

Larry Miller (Portland Trailblazers)
Joice Taylor (NNEBA)

Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Byron Estes
Stephen Green
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Juan Carlos Ocaña-Chíu
Alyson Schwieger
Juanita Swartwood

Portland Housing Bureau

Margaret VanVliet
Kate Allen
David Sheern

Electronic Minutes located at:

<http://pdcn-need.blip.tv/>

Welcome and Introductions

Chair Wilhoite welcomed the CAC and summarized the following key points:

- The group should not lose sight of public comments provided in past years and the mission to advise the PDC Commissioners on possible Interstate Corridor and Oregon Convention Center URA boundary revisions, prioritization of projects/programs, as well as levels of funding and potential increase of debt capacity;
- The group has received information related to existing URA projects, financial capacity of each district, community demographics, and an explanation of Tax Increment Financing (TIF) and economic development tools. Each member should remain informed on the decision making process by continuing to review initiative materials previously provided, and on-line materials attached to the meeting notification prior to future meetings;

- Housing was the key topic of the meeting. Staff from the new Portland Housing Bureau provided the housing priorities projected for both districts and answered pertinent questions from the panel and members of the public;
- The video is the official documentation for each CAC proceeding. Each meeting (full length and summary version) will be posted to the following links: <http://pdc.us/four/nnestudy/nne-materials.asp>, <http://www.youtube.com/user/PDXDevelopmentComm> , or <http://pdcn-needi.blip.tv/> . In addition to the videos, a written meeting summary will provide key components of each public meeting. Decisions made during the proceedings will be summarized for the record; and
- During the next three sessions (January 20, February 3, and February 17) the group will focus on specific geographies, including a virtual geographic tour of the potential expansion areas. Key stakeholders (Woodlawn Neighborhood Association, Martin Luther King Jr. Blvd. Advisory Committee, and local developers) will be present to discuss key project areas along the Martin Luther King Jr. Blvd study area.

Request Log Responses

- Question #17, Page 6: In response to the bike corral inquiry, the Portland Bureau of Transportation (PBOT) stated they have installed 36 corrals. They have 50 pending requests from businesses to install additional corrals. The installation is in partnership with businesses and adjacent property owners; and
- The findings and key concepts of the Northwest Ideas, LLC and CH2A & Associates reports will be utilized to help identify specific study area boundaries and highlight PDC improvements.

Public Comment (First Session)

- Paige Coleman, Executive Director of the Northeast Coalition of Neighborhoods (NECN), introduced Shoshana Cohen, NECN Forum Coordinator who presented public testimony on behalf of the organization. They announced plans to conduct a series of community based forums which are co-sponsored by the Urban League of Portland and Portland State University. This outreach, separate from PDC's community outreach, will run parallel to the NNEDI CAC process and the information gathered is expected to generate community recommendations for future URAs. The public was asked to visit the following website link: www.necoalition.org for additional information.
- Gary Marschke, Vice Chair of the North Northeast Business Association (NNEBA) was welcomed and introduced as attending the meeting on Joice Taylor's behalf.

Housing Discussion (Video: <http://pdcn-needi.blip.tv/posts?view=archive&nsfw=dc>)

Margaret VanVliet, Director of the Portland Housing Bureau introduced key housing staff, Kate Allen and David Sheern. The Housing staff began the dialog with the following key questions:

- Given the economic focus of the CAC's charge, how will you prioritize future housing investment in ICURA/OCCURA?
- Are current housing needs and priorities still consistent with community based policies (Albina Community Plan, ICURA Plan, Lloyd District Housing Strategy, TIF Affordable Housing Set Aside Policy, and Martin Luther King Jr. Blvd Action Plan)?
- Are there additional areas or neighborhoods that need targeted housing investments and strategies in support of the broader goals of these communities and in utilization of TIF?

The following housing presentation points were noted:

- Margaret VanVliet provided history leading up to the December 2008 consolidation of the former Bureau of Housing and Community Development and the Portland Development Commission's Housing Department. She explained the effort, lead by Mayor Sam Adams and Commissioner Nick Fish, consolidated housing investments, allowing the 30 percent TIF set aside, federal/state funds the city's general fund to be coordinated by a single Portland Housing Bureau, effective July 1, 2009.
- Housing staff explained the median family income (MFI) levels and the various housing needs throughout a variety of populations.
- PHB's core values are equity, stewardship, integrity, employees, and collaboration. The following key values will successfully guide it:
 - Equity work regarding who gets access to services and contracts;
 - Determining what organization develops housing;
 - Determining when development financing is received, and how to hire professional and/or construction firms with public money; and
 - Assuring equity and diversity is represented within the workforce.
- The PHB organization model (analyze, influence, and deliver) will assist PHB in the following way:
 - Consolidate services
 - Influence bodies of decision makers (education, transportation, advisory committees, etc.)
 - Educate others regarding various housing dynamics, how to deliver investments and be accountable for Portland's (homeless, transitional, low-income rental for working poor, workforce housing, and homeownership) housing market;
- PHB will coordinate housing subcommittees to develop broader strategies such as senior homeowner assistance or housing preservation programs;
- New rental development (i.e., Patton Park, Shaver Green, Madrona Studios, and Miracles' Club) and homeownership preservation (first-time homebuyer assistance, home repair, Grant Warehouse, and King Parks) within both URAs; and
- Potential unit production in new construction, rental preservation (i.e., Cambridge Court, Ainsworth Court, and Urban League)/rehabilitation, and for first time homebuyers.

Housing Discussion:

- Roy Jay stated that he was concerned long-term senior residents on the verge of losing their homes are being approached by investors interested in buying their properties. He asked how PHB would address this urgent, on-going problem.

Ms. VanVliet responded she did not have a specific plan but she is willing to take on the charge to find a solution. She stated in many cases, it would be more cost effective to offer assistance that would keep them in their homes rather than building or moving residents to another facility. Mr. Jay stated that he was committed to working with PHB to find a solution to preserve the community legacy.

- Walter Valenta inquired about the relationship between PHB and the Housing Authority of Portland (HAP). Ms. VanVliet responded by saying that HAP and PHB have a close working relationship. She explained the differences within the two agencies: HAP being a direct service provider, a landlord to low-income residents, and a housing developer. Whereas, PHB is the public bank which contracts loans and grants with businesses and organizations responsible for community development and services.
- Shiela Holden also voiced concern about senior homeowners in jeopardy, or those who may have already lost their homes. She stated this financial burden has been an on-going issue previously identified by the ICURAC, yet it was not addressed in PHB's new goals. She suggested that PHB look into developing a pilot program funded by federal dollars to finally address this long-term problem.

Although she indicated more research would need to be done, Ms. Allen stated that PHB could potentially use their consolidated planning process to be submitted to HUD to focus on specific needs of the elderly and work with senior advocate agencies such as "Elders in Action" to address their on-going housing needs.

For the immediate near-term, Margaret VanVliet committed PHB to organizing a short-term subcommittee of key partners such as Roy Jay, Sheila Holden, Paige Coleman, and others yet to be determined.

- Gary Marschke suggested PHB take the opportunity to leverage resources and effectively rebrand the new housing bureau and use community development as a tool to empower the community.

Ms. VanVliet responded PHB was talking with public sector financial organizations to accomplish this goal.

- J.Isaacs reviewed the potential unit production and asked PHB staff why rental construction requires more subsidy than homeownership construction. He also questioned why the first time homebuyer existing units receive the lowest subsidy. He commented he would like to see the total project cost in order to fully understand the subsidy amount.

Mr. Sheern explained low-income rental units (0-60 MFI) require more subsidy than the first time homebuyer (60-80 MFI) existing units due to the differences in MFI and placing someone in a new unit versus an existing unit.

- Roy Jay referred back to the homeownership data and asked if the \$1.1 million in TIF subsidy is a percentage of the overall costs and whether it was a loan or grant.

Mr. Sheern replied the \$1.1 million is the total amount of TIF money dedicated to home repair since the inception of the program. Referring to the PowerPoint presentation, he explained that by dividing \$1.1 million by 70 units gives you an average loan amount and further explained this program is a deferred loan program (deferred until the property is sold or refinanced) accruing at a 3 percent interest rate. Mr. Sheern suggested that if URA and TIF funding is dedicated to home repair and blight removal, then PHB should possibly consider developing a long-term homeowner assistance program which promotes neighborhood stability and sustains homeownership. Mr. Sheern further stated that PHB is exploring a pilot program to help identify residents in need of home repairs and develop connections to resources to maintain the properties.

Chair Wilhoite confirmed assistance is limited to restrictions on use of TIF, therefore it is important to be creative in addressing these issues and demands.

- Roslyn Hill asked how PHB planned to market services to community elders. Ms. Hill suggested these programs be advertised through churches, barber/beauty shops, neighborhood papers, and be adequately marketed to the communities this program will serve.

Mr. Sheern replied there were a number of ways to market the programs and PHB will be working with public affairs staff to address this process.

- In recognition of TIF restrictions, Traci Manning asked for assistance in understanding the 30 percent set aside and what recommendations the CAC could address in relation to housing.

Chair Wilhoite responded recommendations for future development by this group will be guided by the final recommendation of project priorities and boundary adjustments. He reminded CAC members the PHB has the 30 percent set aside funding and is the authority and decision maker regarding future housing projects. Ms. VanVliet stated the PHB will be working closely with the URACs in an advisory role.

John Jackley stated we cannot control the 30 percent housing set aside, however it provides another opportunity for CAC recommendations to help guide how TIF is spent on project/programs within the urban area plans.

- Gale Castillo reminded the group of the demographic changes within the areas and stated that she would like to review outreach strategies to assure all the diverse groups are aware of PHB services. She challenged each bureau to effectively target those living in the area who specifically could benefit from programs. She additionally asked PHB to simplify processes and invest back into the targeted communities through community based programs rather than government agencies.

In closing Margaret VanVliet stated through continued discussions, PHB has a good sense of the housing challenges. She further stated that PHB is committed to advocating for better housing opportunities with HAP and other governing bodies throughout the region.

Public Comment

- *Harold Williams, Sr.* passionately advocated for community elders and the continued theme previously voiced by CAC members to financially assist seniors, thereby allowing them to remain in their homes and be an integral part of the community. He also expressed concern with housing work previously coordinated by PDC now being turned over to a new bureau and stated he was discouraged with the possibility of this issue could become a lost cause with the new bureau.

Chair Wilhoite responded he agreed with Mr. Williams and stated he hopes the new PHB will be responsive in the near term and continue to play a role in finding a solution to helping our community elders.

- *Ms. Betty Clark* stated she recently contacted PDC for a loan and discovered she was ineligible because she lives one-block outside the URA boundary. She stated her feelings were hurt and thought she should be able to get a home repair loan.
- *Maxine Fitzpatrick*, Executive Director of Portland Community Reinvestment Initiatives, Inc. stated she was concerned with keeping affordable housing in the North Northeast area. She stated the housing needs and priorities were consistent with the ICURAC Plan, but she was concerned with project funding, as well as all the condo and new development pushing residents out of the area.
- *An unidentified member* of the community stated two previous NNEDI meetings were unhelpful. After working on the Operation Home she stated she felt like the plans were already in place and the NNEDI CAC meetings were only to say PDC has completed the public outreach.

Chair Wilhoite thanked the public for their honest opinions and he encouraged others to continue communicating and recommending changes to the agenda so others may fully understand the proceedings and content.

- *Ms. Paige Coleman* stated she would like to have a better understanding of legal restrictions surrounding TIF funding, and the extent of consideration that will be given to the CAC recommendations. She also expressed concern that conclusions have already been decided prior to the CAC recommendation. As part of the neighborhood system, she encouraged PHB to become involved with the land use transportation committees, neighborhood associations, churches, and many other community outreach organizations.

Chair Wilhoite assured Ms. Coleman no predetermined conclusions regarding the NNEDI initiative process have been decided. He also stated though legal issues connected with TIF are not this committee's charge,

it is a consideration. In an effort to help members fully understand all sides of the issue, he has invited Karen Gibson, PSU Professor to speak at the next meeting.

- *John Washington*, Editor of Flossin Media stated he felt like community members, referred to as “end users” were the ones who needed the education and an understanding of the process yet were not in the room.

Chair Wilhoite said the meetings are about the advancement of all people, not just building buildings but communities. He asked the CAC and members of the public to continue to spread the word regarding the meeting schedule in order to make the information accessible to as many people as possible.

The meeting adjourned at approximately 8:03 p.m.

The next meeting will be held on January 20, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Juanita Swartwood
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, January 20, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (Portland Public Schools)	Sheila Holden (Interstate Corridor URAC)
Paige Coleman (NE Coalition of Neighborhoods)	Marissa Madrigal (Multnomah County)
James Faison (NAMCO)	Skip Newberry (Office of Mayor Sam Adams)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Joice Taylor (NNEBA)
Algie C. Gatewood (PCC)	Walter Valenta (Interstate Corridor URAC)
Damien Hall (OCC URAC)	Abigail Webb (New Columbia Resident)
Roslyn Hill (Developer)	Charles Wilhoite (Chair/PDC)

Absent

Gale Castillo (Hispanic Met Chamber)
Jonath Colon (Montesi & Associates)
Roy Jay (African-American Chamber)
Robert McKean (Albina Bank)
Traci Manning (OCC URAC)
Tracy Menasco (N.Ptld Bus Assoc.)
Larry Miller (Portland Trailblazers)

Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Byron Estes
Stephen Green
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Juan Carlos Ocaña-Chú
Alyson Schwieger
Juanita Swartwood
Shawn Uhlman

Electronic Minutes

Welcome and Introductions

Chair Wilhoite opened the meeting and welcomed the CAC and members of the public. He reviewed the evening's agenda topics and reflected on the background information previously provided in past meetings. He additionally highlighted topics of discussion scheduled for the next three sessions describing the geographic virtual tours of potential expansion areas of the Interstate Corridor Urban Renewal Area (ICURA) and Oregon Convention Center Urban Renewal Area (OCCURA) such as the Martin Luther King, Jr. Blvd., south side of Lombard Street, St. Johns Town Center, Rose Quarter, and potential sites yet to be identified by key stakeholders. In concluding his welcome he stated that investment, housing, and Gem List projects identified by ICURA and OCCURA Advisory Committees will be respected and considered in determining the final CAC recommendations.

Presentation from Dr. Karen Gibson

[Karen Gibson, PSU Professor, School of Urban Studies and Planning](#) provided a presentation of historical significance relating to disinvestment and reinvestment issues resulting in gentrification and racial disparities within the study areas. She referenced statistics of African-American economic disparities connected to [The State of Black Oregon report](#). Ms Gibson requested the CAC consider key issues identified by The State of Black Oregon report and stakeholder reports previously submitted to PDC in their proceedings for deliberation.

The discussion points related to Ms. Gibson's presentation were noted as follows:

- There is a direct correlation to obtaining higher education and/or job training, and receiving higher wages, homeownership and wealth creation;
- The CAC recommendations should build relationships with people, not projects (referred to as "bricks and sticks");
- Create ways to encourage economic development, jobs, gain and preserve/maintain homeownership, build wealth creation and provide on-going community outreach, and determine best practices to market financial programs which resonates the neighborhood culture; and
- Before making final recommendations, review milestones/accomplishments connected to the ICURA, OCCURA, and Albina Plans to determine if goals were met.

Chair Wilhoite agreed The State of Black Oregon report revealed areas of racial disparity and emphasized PDC is a significant part of the positive changes occurring to align community outreach and business equity efforts. He stated that he encouraged CAC and community members to become focused on the betterment of their neighborhoods, project investments, and requested a united front in making final recommendations to the PDC Board of Commissioners. He thanked Ms. Gibson for sharing her concerns with the CAC and requested each member consider the information provided as the group moves forward in the CAC process.

Public Comment (1st and 2nd Sessions)

Allyson Spencer, native Oregonian and member of the community, spoke in support of the expansion of the urban renewal boundaries and developing the Simpson Commons project in order to create area jobs. She also advocated for projects being led by African-Americans and thereby creating economic wealth and benefiting local community residents.

Harold Williams, Sr., Eliot resident and business owner, disagrees with the Eliot Neighborhood Association Land Use Committee regarding commercial and historic recommendations to exclude single-family residents from the boundary areas due to the negative economic impact to long-term senior residents living in the Eliot neighborhood.

Avel Gordly, PSU Professor, stated that she supported both Ms. Spencer and Mr. Williams' comments.

Samuel Herschel Riggins, owner of Riggins Remodeling and area resident, advocated to include Alberta in the boundary expansion.

Molly Paris, President of the Interstate Business Alliance, advocated for improvements along Interstate Blvd. and requested financial support to improve residential homes between the areas of I-5 and Interstate Blvd.

Sylvia Evans, long-term resident of the Plaza Townhomes, requested assistance in creating affordable housing in the Humboldt area and was concerned with vacant property located at Killingsworth and Interstate.

Josh Fuhrer with Ariston Development advocated for the Grant Warehouse project, and with the goal of the community benefiting from tax increment, requested Classic Foods also be included in the boundary expansion.

Sara King, speaking on behalf of Kathy Galbreth, advocated for including the Mt. Oliver Church in the expansion area to preserve the property holding significant cultural history within the community.

Virtual Tour of Potential Martin Luther King Jr. Blvd. Expansion Area

A [virtual tour video presentation](#) was provided to CAC members. Expansion areas were based on stakeholders requests and for the most part follow commercial zoning.

Financial Information

Bob Alexander, PDC Special Projects Manager distributed a [handout](#) which detailed the current financial capacity of the Interstate Corridor and changes that would occur with the inclusion of the potential Martin Luther King, Jr. Expansion area. Highlights from this presentation included the following:

- 2021 is the last date to issue bonded indebtedness for ICURA;
- *[Making no changes to ICURA](#)* leaves \$202 million in money available for projects through 2021;
- *[Adding properties](#)* along Martin Luther King Jr., Blvd. (including property from OCCURA), Alberta and Killingsworth, increases this capacity by \$12 million;
- *[Increasing maximum indebtedness](#)* along with boundary expansions triggers revenue sharing with taxing jurisdictions:
 - If maximum indebtedness was increased at this time, money available for projects would drop to \$181 million;
 - If an increase in maximum indebtedness was delayed (5 years), money available for projects would drop to \$194 million;
 - In order to reach maximum indebtedness of ICURA with revenue sharing, the district would have to be extended to 2026;
- As the group considers boundary adjustments, continue to consider the financial implications; and
- The [Gem List](#) remains a priority and can be funded with the current Interstate capacity.

Discussion

- Financial background and tutorials are available on-line; and
- Described methods (postcard, super notice, etc.) of how residents are notified that their properties will potentially be included in the ICURA boundary.

Discussion with Area Stakeholders

Martin Luther King Jr. Blvd (North)

Anjala Ehelebe, Woodlawn Neighborhood Association Board member/historian and Eli Haworth from Sakura Urban Concepts LLC both advocated for the boundary expansion due to community activism and their association's goal to revitalize the diverse Woodlawn Triangle area. Mr. Haworth stated the neighborhood desires to host a mixed-use development project to promote small business by adding public meeting spaces and creating pedestrian friendly areas.

Martin Luther King Jr. Blvd (Central)

Roslyn Hill, as CAC member and long-time resident, provided a brief overview of the area's economic history which included racial discrimination, red-lining, problems associated with obtaining loans and devalued property value assessments. She closed by saying long-term residents may not benefit because they do not have the knowledge of their property's potential.

Judy Pitre, Chair of the Black United Fund of Oregon, presented a potential mixed-use project suitable for non-profit or emerging small businesses located at 2828 NE Alberta Street. She stated that revenue generated from this project will assist in preserving the organization.

Meron Alemseghed, developer with Bridge City Builders, presented the Simpson Commons, a potential mixed-use project meeting city and wealth creation goals.

Martin Luther King Jr. Blvd (South)

Greg Gruszczynski, owner of Bardy Trophy, spoke from a business owner perspective as well as having experience serving on the Martin Luther King Advisory Committee. He stated that he supports the inclusion of the boundary adjustments.

Clint Lundmark presented a [memorandum to the CAC](#) on behalf of Mike Warwick, Chair of the Eliot Neighborhood Association Land Use Committee, supporting the expansion along the Martin Luther King, Jr. Blvd, yet opposing expansion in the core residential areas in the OCCURA and ICURA. The memo states that residents strongly desire to preserve the existing single-family housing within the district.

Discussion Issues

- Effective education, support, and marketing to diverse communities regarding economic development, business development, loan products/resources, development opportunities, passion and commitment to work with neighborhood plans and community goals; and
- CAC to give strategic direction to accomplishing these goals.

Chair Wilhoite closed the meeting by thanking the CAC and members of the community for their participation.

The meeting adjourned at approximately 8:15 p.m.

The next meeting will be held on February 3, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Juanita Swartwood
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, February 3, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Sara Carlin Ames (PPS)	Sheila Holden (Interstate Corridor URAC)
Gale Castillo (Hispanic Met Chamber)	Robert McKean (Albina Bank)
Jonath Colon (Montesi & Associates)	Marissa Madrigal (Multnomah County)
Shoshanna Cohen (On behalf of NECN)	Traci Manning (OCC URAC)
James Faison (NAMCO)	J. Isaac (On behalf of the Portland Trailblazers)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Skip Newberry (Office of Mayor Sam Adams)
Algie C. Gatewood (PCC)	Walter Valenta (Interstate Corridor URAC)
Damien Hall (OCC URAC)	Abigail Webb (New Columbia Resident)
Roslyn Hill (Developer)	

Absent

Paige Coleman (NE Coalition of Neighborhoods)
Roy Jay (African-American Chamber)
Tracy Menasco (N. Ptld Bus Assoc.)
Larry Miller (Portland Trailblazers)
Joice Taylor (NNEBA)
Charles Wilhoite (Chair/PDC)

Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Stephen Green
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Juan Carlos Ocaña-Chíu
Alyson Schwieger
Juanita Swartwood

Electronic Minutes

Welcome and Introductions

In Chair Wilhoite's absence, John Jackley (Acting Chair) and Doug Zenn (Facilitator) opened the meeting and welcomed the North Northeast Economic Development Initiative Citizen Advisory Committee members (NNEDI CAC) and the public. Mr. Jackley reviewed the evening's agenda and explained the structure and topics of the next few meetings.

Old Business

In response to questions raised in previous meetings regarding public outreach efforts, John Jackley, PDC Director of Communications and Business Equity presented the [NNEDI Community Outreach Report](#) and press packet detailing the various NNEDI public relation efforts including:

- NNEDI CAC (diverse representation of the area);
- Community meetings;
- Community group presentations;
- PDC Board of Commission briefings;
- Oregon Convention Center Urban Renewal Advisory Committee (OCCURAC);

- Interstate Corridor Urban Renewal Advisory Committee (ICURAC);
- Social media: NNEDI Web Page, Facebook, Twitter, E-Blasts, Print Media, Electronic Media, Portland Community Media, North/Northeast publications, and BlipTV;
- Chambers of commerce;
- Stakeholder interviews; and
- Future outreach for identification of potential projects.

Mr. Jackley described several public outreach tools such as the following:

- Super notice and city-wide notices;
- Community feedback when the CAC final recommendations go before the PDC Board of Commissioners, Portland Planning Commission, and Portland City Council; and
- Continued outreach connected to the Rose Quarter development and the future of the Memorial Coliseum.

He concluded he extensively supports public participation and encouraged each member to continue their individual outreach to their associated agencies and communities.

Financial Information

Bob Alexander reviewed the [Financial Capacity of the Martin Luther King Jr. Blvd. and the Lombard/St. Johns Town Center expansion areas](#) and the financial impacts of inclusion of these areas in the boundary area. He identified the following key financial options:

- If no changes are made to Interstate Corridor, \$202.8 million is available for projects through 2021;
- Inclusion of Martin Luther King Jr. Blvd (\$12 million) and Lombard/St. Johns (\$6 million) increases the capacity by \$18 million to a total of \$221 million; and
- Revenue sharing is triggered by an increase in maximum indebtedness
 - If both Martin Luther King Jr. Blvd and Lombard/St. Johns Town Center are included in ICURA AND maximum indebtedness is increased immediately, capacity through 2021 decreases by 34.8 million (due to Revenue Sharing); and
 - If both Martin Luther King Jr. Blvd and Lombard/St. Johns Town Center expansion areas are included in ICURA AND maximum indebtedness is increased at a later date, capacity through 2021 decreases by \$20.8 million (due to Revenue Sharing).

Discussion:

- Revenue sharing and the various financial triggers;
- Extending the financial capacity to 2026 requires City Council action;
- Any increase in maximum indebtedness requires a list of identified projects or programs to justify raising the limit; and
- Walter Valenta noted for record, in addition to the requested ICURA GEM List, identification of “community benefit” should be added to the overall goals and budget.

Virtual Tour of Potential Lombard/St. Johns Town Center Expansion Area

The following [virtual tour](#) was provided to the CAC members that evening.

Discussion with Area Stakeholders

Lombard Street– South side

Fletcher Trippe, area resident and President of University Park Neighborhood Association reviewed the neighborhood history, layout of the area, and the climate of the current business district. He advocated support for small business growth and streetscape improvements. He would also like to see a walking district and biking corridors throughout the neighborhood.

Greg Wilhelm, Chair of the Portsmouth Neighborhood Association (Portsmouth NA), Lombard Branding Committee, and ICURAC member, requested the south side of Lombard be included in the ICURA ([presentation](#)). In the past he explained the Portsmouth NA has received significant funding for low-income housing and minimal funding for business development. He stated for the record, with the exception of the Habitat for Humanity project the association is not in favor of additional ICURA funding going toward low-income housing. Instead he advocated for funding to build small businesses and local shopping for residents, securing an anchor tenant, assisting with building an area identity and /or brand for Lombard Street, and to further enhance streetscapes to encourage a vibrant downtown business core within walking/biking distance.

Discussion:

- Jonath Colon identified a specific property (4742 N. Lombard) owned by Maria Parish on the south side of Lombard (36 mixed-use units) be added to the ICURA; and
- Barry Manning from the Bureau of Planning and Sustainability described various zoning criteria related to the south side of Lombard. The bureau assessed areas with potential for mixed-use or full-block development.

St. Johns Town Center

Ryan Deibert, St. Johns resident and Chair of the St. Johns Neighborhood Association Land Use Committee, detailed the area successes and the emergence of the Main Street Program and Main Street Neighborhood Coalition. These groups support the economic development strategy, supported by city-level resources, to develop the downtown core. Mr. Deibert stated one of the St. Johns/Lombard Plan action items supports alternative funding sources and the neighborhood association is currently seeking community consensus to utilizing urban renewal in the area. The Neighborhood Association is currently gathering community feedback related to using urban renewal and will provide this feedback to the CAC in March.

Roslyn Hill, property owner in the St. Johns area, explained she has heard residents state they feel separated and do not feel like a Portland resident. Any small scale funding could boost the action to brand and build the area. She also noted St. Johns is a major connection between Portland and the Jantzen Beach area and has potential for a small business district.

Patrick Kessi, real estate developer and owner of Our Daily Bread site, expressed frustration in the lack of resources to develop the property as a park and gateway entrance. Over the last three years he explained efforts to develop a mixed-use project with retail space (possibly creating 100 plus jobs) but in the present economy, and without urban renewal, the project has been delayed.

Robert McKean, CEO of Albina Community Bank, explained the process of opening a new bank in the St. Johns area and the history behind the economic demise to businesses due to the bridge closure and the continued economic downturn. Based on his personal outreach efforts to encourage downtown core development and frustrations shared

by stalled developers, Robert McKean encouraged the community to develop a cohesive community development plan. He suggested the following elements guide the plan:

- United development direction supported by the core businesses and the community;
- Include a limited amount of affordable housing and formulate a plan to deal with the possible displacement of current residents due to future commercial and neighborhood development; and
- Utilize developers with a financial stake in the area.

Discussion

- St. Johns applied and was accepted to the state Main Street Program and the state determined there is not a requirement to exclude the application due to being within an urban renewal area;
- Abigail Webb complimented the St. Johns library, schools, and described the grassroots neighborhood as a family friendly area.

Additional Discussion / Public Comment / Wrap Up

Shannon Tenent, Development Manager, Habitat for Humanity (Portland/Metro East), shared based upon partnering with St. Johns residents (earning \$22,000-\$44,000 annually) she discovered they do not qualify for a conventional bank mortgage, much less find a stock of affordable homes they are qualified to buy. She reported there are far more families applying for the 12 homes being built off Lombard than can be offered. In closing she requested the CAC include the northwest residential area in the ICURA to provide affordable homeownership opportunities.

Mr. Alexander explained the initial study areas were selected due to their commercial zoning, but if the CAC recommends a housing review, this action will be considered.

John Talle asked for St. Johns, the south side of Lombard, and the Portsmouth area to be included in the boundary adjustments.

Chris Duffy, Chair of the Arbor Lodge Neighborhood Association and ICURAC Co-Chair brought up the issue of Lombard being a designated State route, and thereby generating heavy truck traffic, and issues related to this corridor running through residential areas. She further explained this issue was discussed with the Portland Bureau of Transportation and requests were made to move the route and subsequent traffic to Columbia Blvd. The problem with this recommendation stems from modifying the route to provide overpass clearance. Since this issue is a deterrent to development along Lombard, the topic was tabled for further discussion.

Discussions:

- Neighborhood safety related to heavy traffic needs to be discussed;
- Is there a funding request or priorities from the Portland Bureau of Transportation for streetcar; and
- St. Johns is landlocked, if we do not include it in the boundary area now, we may never have another opportunity to address the issue of building the downtown core and residential areas.

The meeting adjourned at approximately 7:40 p.m.

The next meeting will be held on February 17, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Juanita Swartwood
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, February 17, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Charles Wilhoite (Chair/PDC)	Damien Hall (OCC URAC)
Sarah Carlin Ames (PPS)	Sheila Holden (Interstate Corridor URAC)
Gale Castillo (Hispanic Met Chamber)	Marissa Madrigal (Multnomah County)
Jonath Colon (Montesi & Associates)	Traci Manning (OCC URAC)
Paige Coleman (NE Coalition of Neighborhoods)	Larry Miller (Portland Trailblazers)
Joice Taylor (NNEBA)	J. Isaac (Portland Trailblazers)
James Faison (NAMCO)	Skip Newberry (Office of Mayor Sam Adams)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Walter Valenta (Interstate Corridor URAC)
Algie C. Gatewood (PCC)	Abigail Webb (New Columbia Resident)

Absent

Roy Jay (African-American Chamber)
Tracy Menasco (N.Ptld Bus Assoc.)
Robert McKean (Albina Bank)
Roslyn Hill (Developer)
John Jackley (PDC)

Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Stephen Green
Joleen Jensen-Classen
Sara King
Morgan Masterman
Alyson Schwieger

Electronic Minutes

Welcome and Introductions

Chair Wilhoite and Doug Zenn (Facilitator) opened the meeting and welcomed the North Northeast Economic Development Initiative Citizen Advisory Committee members (NNEDI CAC) and the public. Chair Wilhoite reviewed the evening's agenda and explained the structure and topics of the next few meetings.

Portland Community College

Dr. Algie Gatewood, president of Portland Community College Cascade Campus, gave a brief [overview](#) of the college with Randy McEwen, Senior Vice President of the PCC district, and Abe Proctor, the Community Relations Officer for the PCC Cascade Campus. Dr. Gatewood also acknowledged audience member Mr. Harold Williams, Chair of the PCC Board. Dr. Gatewood's presentation illustrated how PCC Cascade plays a major role in economic development in our region and in the Interstate Corridor Urban Renewal Area. Highlights include the following:

- PCC is the largest institute of higher learning in the state of Oregon, with nearly one quarter of the 90,000 students attending the Cascade Campus.
- Enrollment has increased by more than 34% over the past two years.
- PCC is also one of the largest employers in the state.
- PCC is the most diverse institute of higher learning in Oregon, with 28% minority enrollment.

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- With the recent success of the \$374M bond measure, PCC Cascade will have added opportunities to build a brighter and more prosperous future for N/NE Portland.
- Dr. Gatewood noted that he was not asking for anything specific from the committee beyond their commitment to partner with PCC in a way that will positively impact the city for years to come. He asked the CAC to consider Cascade Campus for future investments in the Interstate Corridor Urban Renewal Area.

Discussion:

- Walter Valenta asked for some clarification about whether or not PCC has money to spend now, and if there are limitations to the funds (e.g., can PCC staff be paid with the bond dollars?). Randy McEwen, responding on behalf of PCC, stated that funds are presently available, and \$200M of the \$374M bond has been issued. PCC is in the early stages of planning for all campuses around the district. Additionally, while the bond can be paid to build projects, it cannot be used to pay staff for normal operations. Walter Valenta noted the similar dilemma to restrictions on Tax Increment Financing.
- James Faison asked if PCC will involve local minority contractors with construction associated with the bond measure. Dr. Gatewood told Mr. Faison that PCC makes diversity a priority in terms of staff, students, and construction, and they put this priority in writing.
- Audience member James Posey noted his concern about the good intentions with past bond measures and commented that the minority contracted community has not seen the capacity-building measures that they would have liked to have seen in the past. He asked if there would be a written and documented plan to which there will be some accountability.
- Dr. Gatewood reiterated the district's serious commitment to diversity. Mr. McEwen added that the minority contracted community has PCC's commitment, and PCC is willing to listen, learn, and respond. He noted that their last bond measure received high praise.

Financial Information

Bob Alexander reviewed the [Rose Quarter study area assessed value](#) and the financial impacts of inclusion of these areas in the boundary area. After reviewing the Oregon Convention Center URA requirements, staff decided to base the financial study on the undeveloped or underdeveloped areas in the Rose Quarter, totaling approximately \$15 million of assessed value. The net result of adding \$15 million of assessed value to the Interstate Corridor would only generate about \$300,000 in Tax Increment.

Mr. Alexander further identified the following [key financial options](#):

- If no changes are made to Interstate Corridor, \$202 million is available for projects through 2021;
- If all expansion areas are added to Interstate Corridor, the capacity increases by \$18.5 million to \$221 million.
 - Adding only the Martin Luther King Jr. Blvd. expansion area increases capacity by \$12 million.
 - Adding only the Lombard/St. Johns expansion area increases capacity by \$6.2 million.
 - Adding only the Rose Quarter area increases capacity by \$300,000.
- Revenue sharing is triggered by an increase in maximum indebtedness.

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- If all expansion areas are added to Interstate Corridor AND maximum indebtedness is increased immediately, capacity through 2021 decreases by \$34.9 million (due to Revenue Sharing)
- If all expansion areas are added to Interstate Corridor AND maximum indebtedness is increased at a later date, capacity through 2021 decreases by 20.8 million (due to Revenue Sharing).

Discussion:

- Marissa Madrigal, representing Multnomah County, requested a graph that shows revenue sharing in more detail, particularly with regard to what the other taxing jurisdictions will get over time with each scenario.
- The [formula](#) used for the study states that for every \$1 million in assessed value, \$124,000 in tax increment will become available for projects. The formula is based on taxable property only and is a very conservative number, based on a 1% growth in assessed value.
- Historically, the annual increase in assessed value for the Interstate Corridor URA has averaged about 4.5 – 5%, varying by area and property type.

Discussion with Area Stakeholders:

Rose Quarter Development Project

Skip Newberry, from Mayor Sam Adam's office, gave an initial overview of the [Rose Quarter development process](#), and also the Memorial Coliseum component of that larger process. Detailed, updated information can be found at www.rosequarterdevelopment.org.

The two-stage process stems from a current operating agreement between the City of Portland and Portland Arena Management (PAM), giving PAM certain development rights within the Rose Quarter. PAM also operates Memorial Coliseum.

The Stakeholder Advisory Committee (SAC) for the Rose Quarter, established in the fall of 2009, will first recommend criteria for evaluating proposals for redeveloping Memorial Coliseum. The SAC will make recommendation to City Council in mid-march, City Council issues a Request for Proposals for Memorial Coliseum in late March, and City Council will make a final decision in early May. That will mark the kick-off of the Rose Quarter Redevelopment Strategy. From October through the end of the year, a development agreement will be negotiated, and PDC will make a decision on the amount of public investment that will potentially be contributed to the Rose Quarter redevelopment project.

Currently, the Oregon Convention Center URA has \$5.4 million in Tax Increment allocated for the next two fiscal years. Up to \$19 million in [remaining maximum indebtedness](#) from OCC URA via private placement of bonds is available, which is a highly unusual funding scenario. Mr. Newberry noted that if that if those funds are not tapped in that way, it would go unused. The Trailblazers and Paul Allen could potentially utilize this option.

Mr. Newberry reviewed some of the [current proposals](#) for Memorial Coliseum.

Potential Projects

Larry Miller, President of the Trail Blazers, and **J. Isaac**, Senior Vice President of Business Affairs for the Trail Blazers, presented their vision for a revitalized Rose Quarter. Their [JumpTown](#) presentation gave an overview of key community benefits for the Rose Quarter redevelopment. Mr. Isaac outlined the first phase of the plan for a

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public/private joint venture intended to be a catalyst for surrounding development. Mr. Isaac highlighted the job creation benefits, which will also provide ongoing opportunities for minority contractors and local residents. Mr. Miller noted that if the Trail Blazer's concept for Memorial Coliseum is not chosen, Portland Arena Management would support the chosen concept and work with the overall Rose Quarter Redevelopment Strategy.

Gale Castillo, Hispanic Metropolitan Chamber's Executive Director, brought up the absence of a Convention Center Hotel, and asked why they would develop the area without that key component. Skip Newberry called the Headquarters Hotel project dormant given the cold reception from the community in this economic climate.

J. Isaac noted that Cordish, their development partner, has a great track record when it comes to recruiting local restaurateurs, not just chains.

Invited Testimony

Barbara J. Neyland, ServiceMaster of Swan Island, described her background and her business. Ms. Neyland is the first and only minority woman to own a ServiceMaster franchise, and received an opportunity from PAM to work at the Memorial Coliseum in the first year of operating her business. Ms. Neyland praised Mr. Isaac for providing opportunities to minorities and women. She stated that the JumpTown development would open up doors for small business owners in N/NE and provide more jobs for people like her.

Sam Okafor, also of ServiceMaster of Swan Island, added that the Rose Quarter account is ServiceMaster's biggest account, and he hopes the JumpTown project will come to fruition to provide additional opportunities.

Tracey Manning, NNEDI CAC member and OCC URAC co-chair, reviewed the priorities of the Oregon Convention Center URA. The Rose Quarter redevelopment was rated the highest on the list of priorities, with jobs and economic development second, and the Vanport Square development third.

Margaret Carter, of Oregon Department of Human Services, and former state senator, enthusiastically endorsed the JumpTown proposal as an exciting, visionary project that will provide much needed jobs and revitalization to N/NE Portland. Ms. Carter stated that this project will allow N/NE Portland to achieve its full potential. Ms. Carter praised the Trail Blazer's track record in the community.

Discussion

- J. Isaac stated it is too early in the process to specify what kind of resources they were looking for from urban renewal. The SAC is leading the MC process, so they do not yet know how that will affect their projects. He noted that the majority of the funding will come from the private sector. They should know in a matter of months.
- Dr. Gatewood stated if this project goes forward, it makes sense to earmark dollars to provide training, so that all people in the community are involved. Larry Miller agreed and noted the Cordish apprenticeship programs on their projects. Cordish has also set aside or created a fund to support minority and women-owned enterprises within the project.
- Jorge Guerra, OAME, recalled the Rose Garden outreach process, and asked the Trail Blazers to raise the minority contracting goals, since they have the support of the community.
- Sarah Carlin Ames, PPS, asked how many new jobs would be created. While they do not yet have an estimate, Larry Miller stated that the Cordish Kansas City project created 5,000 permanent jobs.

- Jonath Colon, Montesi & Associates, noted that many businesses have had to leave N/NE Portland, and they should not be excluded in this process. He also stated that there should be opportunities to partner with small businesses; a number of minority-owned businesses could assist in professional services, not just construction services.

Additional Discussion / Public Comment / Wrap Up

James Posey, who was a contractor on the Rose Garden project, noted that minority contractors have moved out of the area and are in worse shape since that project. He encouraged the Trail Blazers to take a closer look at the minority numbers on their projects and encouraged diligence in this area.

Tom Kilbane, a member of the Interstate Corridor URAC, asked the NNEDI CAC to consider the Killingsworth Station project, which has been stalled for a number of years. He noted that the community has a difficult time getting excited about new urban renewal projects due to the slow progress on similar projects.

Gary Marschke spoke on behalf of Rose Quarter Community Crossroads, whose proposal for the redevelopment of Memorial Coliseum is one of the finalists being considered by the SAC. He supports including the Rose Quarter projects, as long as the Gem List is honored. He reiterated that there should be higher MWESB and local participation from the N/NE community, and referenced the bulls eye hiring approach successfully utilized by TriMet's Interstate Light Rail project.

James Cason, NE Portland resident, of Nosac Construction, asked if the commitment to the project goes if Paul Allen's health fails. Larry Miller responded that it would not, since the major funding from the project will come from Cordish, not Paul Allen.

Samuel Riggins, area resident for more than forty years and second generation master carpenter, brought up property he owns on Alberta. He owns 8,000 square feet on 28th and Alberta and has dreams to develop the property with support from PDC or other interested parties.

Paige Coleman, NE Coalition of Neighborhoods, reported back to the committee on the outreach series launched by the NE Coalition of Neighborhood Associations. She noted that they were capturing all the feedback, which will be posted on their website.

Chair Wilhoite closed the meeting by thanking the CAC, invited guests and the audience. He asked the CAC to give the Rose Quarter proposal some thought so that we can provide valuable community feedback to the Mayor's office.

The meeting adjourned at approximately 8:07 p.m.

The next meeting will be held on March 3, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Alyson Schwieger
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, March 3, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Charles Wilhoite (Chair/PDC)	Sheila Holden (Interstate Corridor URAC)
Sarah Carlin Ames (PPS)	Roy Jay (African-American Chamber)
Jonath Colon (Montesi & Associates)	Robert McKean (Albina Bank)
Paige Coleman (NE Coalition of Neighborhoods)	Marissa Madrigal (Multnomah County)
Joice Taylor (NNEBA)	J.E. Isaac (Portland Trailblazers)
James Faison (NAMCO)	Skip Newberry (Office of Mayor Sam Adams)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Walter Valenta (Interstate Corridor URAC)
Algie C. Gatewood (PCC)	Abigail Webb (New Columbia Resident)
Roslyn Hill (Developer)	

Absent

Gale Castillo (Hispanic Met Chamber)
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Larry Miller (Portland Trailblazers)

Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Byron Estes
Stephen Green
John Jackley (PDC)
Joleen Jensen-Classen
Morgan Masterman
Alyson Schwieger
Juanita Swartwood

Electronic Minutes

Welcome and Introductions

Meeting Facilitator Doug Zenn opened the meeting and Chair Charles Wilhoite provided a general overview of the evening's agenda. He recapped topics covered in previous sessions and reviewed the remaining steps toward finalizing report recommendations.

Request Log Responses and Review

The group was referred to the [Request Log updates](#) dated February 26, 2010.

Task of the Committee - Charter Review

Mission, Decision Process, and CAC Charge

Chair Wilhoite reviewed the mission statement, stakeholder input, and discussed criteria for decision making. In past meetings the group reviewed preliminary financial information, the Oregon Convention Center Urban Renewal Area Committee (OCCURAC) and Interstate Corridor Urban Renewal Area Committee (ICURAC) past accomplishments, future goals, and 5-year budget funding.

Final Report Outline Review

As a reminder, Chair Wilhoite called attention to the [CAC Report Outline](#) and described how the document has guided past discussions regarding economic development actions, housing investments, and analysis of several geographic boundary considerations. He encouraged the group continue sharing input received from constituents to help finalize the report.

Comments/Discussions/Action Items

During the discussion several CAC members commented on the following key issues and requested additional information:

- Roy Jay: The creation of affordable senior housing and programs to retain senior housing.
- Sarah Carlin Ames/Chair Wilhoite: For practical purposes, each member should appoint an alternate from their organization if unable to attend future meetings. The alternate's name should be submitted prior to the meeting and versed on issues connected with the NNEDI decision making process.
- Chair Wilhoite: As the initiative moves toward finalizing recommendations, each CAC member was officially invited to present their point of view at the next meeting on March 24, 2010.

CAC Requests

- Paige Coleman: Provide a comprehensive list of Interstate Corridor Urban Renewal Area (ICURA) and Oregon Convention Center Urban Renewal Area (OCCURA) projects which are on the table for discussion (currently or over time).
- Paige Coleman: Provide a five-year ICURA summary of accomplishments and detailed impacts regarding out migration of area residents to determine if it is connected with urban renewal.
- Sarah Carlin Ames: Long-term financial impacts to the taxing jurisdictions.
- Sarah Carlin Ames: Prepare GEM List impacts as it relates to the expansion areas.
- James Faison: Convene a separate group of community companies and organizations with construction expertise to address the disparity of under-utilized contractors and construction based businesses.

Staff Response: John Jackley and Bob Alexander agreed to coordinate a special session to address long-term contracting concerns and report back their findings prior to the CAC submitting their final recommendations.

- Joice Taylor: Requested minority companies gain access to the RFP process providing ample opportunity to bid.
- Sarah Carlin Ames/Roy Jay: In addition to public outreach efforts, send postcard notification to property owners affected by the boundary adjustment. Additionally, advertise in community newspapers, magazines, business associations, community based venues and faith-based organizations.
- Paige Coleman: In the final report, capture all of the geographic options in a visual matrix.

Prioritization Discussion

Chair Wilhoite and staff led the group through a prioritization process of the possible amendment areas. While the process was not a final or binding vote, it did emphasize where the CAC members were or were not in agreement. Chair Wilhoite reminded members the preliminary votes (via anonymous electronic voting) will provide a quick snapshot of where the group currently stands regarding possible boundary adjustments. He further explained, the results will structure future agendas and guide what additional information is needed to assist the group in making their final recommendations. See the [Lightning Round Polling Results](#) (Attachment A).

To make CAC members aware of two efforts, the following letters were submitted for CAC review:

- [Internal Memorandum](#) dated March 1, 2010 from Margaret Van Vliet, Portland Housing Bureau Director to Charles Wilhoite; and
- [Letter](#) dated February 28, 2010 from Clint Lundmark, Eliot Neighborhood Chair.

Additional Discussion/Public Comment/Wrap-up

David Chott, as Chair of the Overlook Neighborhood Association read excerpts from the Executive Summary of the “Interstate MAX Station Area Revitalization Strategy” (SARS) published June 2002 as it related to the visions and reality of the Killingsworth Station and Prescott Station projects. He noted single-family homes were torn down and residents were displaced.

Staff Response: Currently both properties remain vacant and undeveloped based on design issues communicated by the community and the recession. Byron Estes communicated PDC is currently working with the owners to develop the property.

Alyson Spencer: Would like to see the Martin Luther King Jr. Blvd Heritage Markers project move forward.

Staff Response: Bryon Estes confirmed once funding has been secured this project will move forward.

Gary Marschke, community member. From an economic impact issue, he would like to see ICURA and OCCURA businesses and residents fully utilized on future projects prior to hiring outside of the community. He was also concerned with displacement issues.

Chris Jackson: URAC citizen at-large expressed concern over potential issues of property devaluation, opportunity for apprenticeships and long-term employment, and was opposed to “big box” development for the area.

Samuel Herschel Riggins: Supports the expansion of Alberta and described his plans to build a mixed-use building with resident/retail space. The project is expected to generate 125 new jobs and 4-6 new businesses to the area. Mr. Riggins continues to seek both public and private assistance.

Staff Response: John Jackley shared there are a number of property owners with varied projects connected with long-standing community members who want to build and stay within the community. He will share this information at the next meeting.

Pauline Bradford: Noted the ICURAC has no condemnation and the OCCURAC does. Ms. Bradford stated the Portland City Council voted “no” condemnation and the action does not change unless the ICURAC voted to do so. She further stated this was the main reason several members of the URAC remain engaged in the process. Roy Jay requested the City Council condemnation policy be reviewed.

Staff Response: Bob Alexander clarified that there is no condemnation authority by PDC in the Interstate Plan. This is further limited by state law, restricting condemnation only for a public purpose.

James Posey: Shared that he was concerned with private-sector investments changing the dynamics of the area, and hopes these development plans integrate the Mayor’s plan and not with the Oregon Business Plan. Moving forward, he wants to see community benefit agreements that are legally binding with all parties.

The meeting adjourned at approximately 8:08 p.m.

The next meeting will be held on March 24, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Juanita Swartwood
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, March 24, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Charles Wilhoite (Chair/PDC)	J.E. Isaac (Portland Trailblazers)
Jonath Colon (Montesi & Associates)	Roy Jay (African-American Chamber)
Paige Coleman (NE Coalition of Neighborhoods)	Marissa Madrigal (Multnomah County)
James Faison (NAMCO)	Traci Manning (OCC URAC)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Tracy Menasco (N.PDX Bus Assoc.)
Algie C. Gatewood (PCC)	C.J. Sylvester (On behalf of Sarah Ames/PPS)
Damien Hall (OCC URAC)	Joice Taylor (NNEBA)
Roslyn Hill (Developer)	Walter Valenta (Interstate Corridor URAC)
Sheila Holden (Interstate Corridor URAC)	Abigail Webb (New Columbia Resident)

Absent

Sarah Carlin Ames (PPS)
Gale Castillo (Hispanic Met Chamber)
Robert McKean (Albina Bank)
Larry Miller (Portland Trailblazers)
Skip Newberry (Office of Mayor Sam Adams)

Meeting Facilitator

Doug Zenn, JLA

Guest

Mayor Sam Adams
Amy Ruiz, Office of Mayor Sam Adams

PDC Staff

Bob Alexander
Stephen Green
John Jackley
Joleen Jensen-Classen
Sara King
Morgan Masterman
Juan Carlos Ocana-Chiu
Juanita Swartwood

Electronic Minutes

Welcome and Introductions

Meeting Facilitator Doug Zenn convened the meeting reviewed meeting logistics. He reviewed the agenda content and reminded the group they were moving toward the final stages to drafting recommendations to the PDC Board. He also noted the following remaining dates scheduled from 6:00 p.m. to 8:00 p.m. at the Billy Webb Elks Lodge:

- Wednesday, April 21, 2010 (Draft Recommendations and Report)
- Wednesday, May 19, 2010 (Draft Recommendations and Report)
- Wednesday, June 16, 2010 (Adopt Final Report)

Request Log Responses and Review

Chair Charles Wilhoite followed-up on a point raised at previous meetings related to concerns for affordable senior housing and retention. He announced PDC and the Portland Housing Bureau (PHB) recently closed out a \$100,000 solicitation for Home Repair and Homeowner Retention that went to the Community Energy Project. PHB will be meeting with North and Northeast stakeholders on March 30 to discuss an additional \$120,000 in flexible funding to support a community advocate focused on reaching at-risk senior homeowners.

Public Comment

Susan Landauer, a resident of the Portsmouth Neighborhood and involved with North Portland Business Association and University Park Neighborhood Association, spoke in support of including the south side of Lombard Boulevard in the ICURA. She further stated she felt the inclusion would bring an identity to the area, improve neighborhood safety, and make a desirable area for new business start-ups. She asked the CAC to strongly consider her request.

Kay Newell, a member of the ICURAC Transportation Subcommittee, was not in support of expanding the ICURA into other areas. She stated those in support of the expansion should create their own urban renewal districts and find their own funding, thereby allowing the ICURA to finish Gem List projects.

Rose Quarter Stakeholder Update

On an impromptu visit, Mayor Sam Adams asked to address the CAC. He provided a brief history behind the Rose Quarter and the Veterans Memorial Coliseum development and the background leading up to the recent formation of the Rose Quarter Stakeholder Advisory Committee (SAC), and their recent progress to redevelop the Memorial Coliseum and surrounding adjacent areas.

Similar to the NNEDI CAC, the Rose Quarter SAC is made up of 40 citizens who provide direction and advice on the redevelopment in an open and transparent process. After a series of 11 meetings (currently running parallel to the NNEDI CAC meeting process), the Rose Quarter SAC considered 96 concept applications for the Memorial Coliseum, and agreed to move forward with three proposals from the following groups (as well as reserving two back-up proposals):

- Veterans Memorial Arts and Athletic Center
- Memorial Athletic Recreation Center
- Trail Blazers and Winter Hawks Concept

The Mayor communicated the final plan will have goals to honor veterans, preserve the community history/cultural heritage, and provide community benefit. He further stated that in order to build the project to the fullest potential, it will likely require urban renewal funding. He acknowledged the concern about redirecting funds dedicated to current urban renewal district projects to complete the Rose Quarter redevelopment project. He also added that the site is currently publicly owned and does generate property taxes, so private development on the site would generate urban renewal resources.

In closing, Mayor Adams thanked the CAC for their dedication and assistance while serving on the NNEDI CAC and suggested specific questions related to the project could still be addressed with the Portland City Council on April 14, at 2:00 p.m.

Discussion

Walter Valenta asked the Mayor to distinguish money being requested for the Memorial Coliseum versus the larger Rose Quarter area. The Mayor replied by saying the Oregon Convention Center URA, which includes the Rose Quarter, expires in 2013. It is the current expectation that the winner of the request for proposals will access \$15-\$18 million in privately held bonds (zero coupon or delayed interest bonds) targeted for the Memorial Coliseum. The private development in the Rose Quarter area could be supported with Interstate urban renewal funds

Portland Public Schools

C.J. Sylvester, Chief Operating Officer for Portland Public Schools (PPS), attending on behalf of Sarah Carlin Ames, provided a [presentation](#) on how PPS benefits from urban renewal and explained the strategic connection with PDC to

cultivate mutually beneficial partnerships to support K-12 school stability. Her review outlined how citywide Tax Increment Financing (TIF) and the Interstate Corridor URA impact the PPS budget.

In 2008, Ms. Sylvester reported PPS completed a Facilities Assessment to identify buildings to modernize. The assessment now guides a long-term planning process to rebuild and remodel school facilities to maximize a teaching and learning environment. In addition to the assessment, PPS also adopted the following five guiding principles as essential elements to high school system design: community, creativity, sustainability, flexibility, partnerships.

Ms. Sylvester identified future possibilities for PDC and PPS to partner, including workforce development, Safe Routes to Schools, recreation and community facilities, capital needs and grounds improvements and multi-purpose shared-use spaces. She closed by asking the committee to consider including the Roosevelt High School campus as part of the Interstate URA expansion.

Discussion

Roy Jay asked if PPS ever considered selling vacant schools in order to create cash flow. Ms. Sylvester responded that a series of properties were sold about six years ago. PPS currently has one surplus property, Washington Monroe high school. Some of the vacant schools are under consideration for swing sites, so that when PPS begins to move through their facilities plan and begins work on some of the school sites, they can relocate students during the improvement. *Roy Jay* responded that 9% of PPS's inventory is vacant. Ms. Sylvester said she would check on that figure.

Roslyn Hill asked if there was retrofitting involved prior to using a site as swing site and if the district has thought about using portable buildings rather than retrofitting a site that will only be used temporarily.

Chair Wilhoite reminded the group that it is important to consider the impact to taxing jurisdictions and the request to include Roosevelt High School.

Round Table Discussions

African American Chamber

Roy Jay presented a [proposal](#) that requires at least 60% participation in the Rose Quarter redevelopment from contractors that are based or have served the historical N/NE Portland community. He also proposed that one percent of Rose Quarter gross revenues goes into a community investment fund to be shared among numerous neighborhood organizations.

Northeast Coalition of Neighborhoods (NECN)

Paige Coleman, Dr. Lisa Bates and Gary Marschke presented the NECN Community-Based Forums [initial recommendations](#) and a [community perspectives handout](#) which identified questions brought up by the community about the process, availability of information, accountability, and benefit to long-term residents.

CH2A and Associates

Harold Williams Sr. and Harold Williams Two spoke to the CAC about the outreach they have done in the N/NE community in regards to PDC activities.

Minority Contracting Subcommittee

John Jackley and James Faison presented a series of [recommendations](#) including accountability measures and utilizing community benefit agreements.

Hispanic Chamber

Jonath Colon, spoke on behalf of Gale Castillo. The Hispanic Chamber wants to ensure that Hispanic-owned businesses are not forgotten through this process. Colon also spoke about Hispanic business representation in professional services contracts.

Interstate Corridor Urban Renewal Advisory Committee (ICURAC)

Walter Valenta and Sheila Holden shared the results of the ICURAC expansion area poll with the CAC. The only area that the entire ICURAC agreed should be added to Interstate was the south side of Lombard St. The area with the next highest level of support was the area along Martin Luther King Jr. Blvd that is not currently in a URA. There were mixed feelings about the St. Johns Town Center and strong resistance about the Rose Quarter area. The ICURAC is supportive of using community benefit agreements.

Multnomah County

Marissa Madrigal discussed some issues the County has heard from their constituents. The County wants to ensure that current commitments to the neighborhood are honored, that new investments benefit local residents and that the investments reflect community priorities. The County's question about urban renewal: Is this where we want to invest and is this how we want to invest it?

St. Johns Neighborhood Association

Ryan Deibert told the CAC that after numerous community meetings, there is broad based community support for urban renewal in St. Johns. *Babs Adamski and Robin Plance* presented letters of support from the St. Johns Boosters and the Friends of Cathedral Park Neighborhood Association.

Portland Community College

Due to time constraints, Dr. Algie Gatewood's presentation was deferred to the next meeting.

Discussion

Jonath Colon wanted to clarify with the committee that we are not voting areas against areas. *John Jackley* agreed that the committee is not pitting areas against other areas. He ensured the CAC that whatever recommendations they come up with, PDC staff will advance to the PDC Board and City Council.

Prioritization Discussion

Due to time constraints this discussion was postponed to the next meeting.

Public Comment

Samuel Herschel Riggins formally requested assistance for his project on NE 28th and Alberta. Riggins supports the Alberta expansion area.

Representative Tina Koteck stated she has heard a lot of support for the St. Johns and Lombard expansion areas. There is also a lot of concern about the limited funds and priorities in the existing district.

Bernie Foster supported the expansion of the Interstate urban renewal area but stressed the importance of accountability.

Loretta Smith, a long-term NE Portland resident, urged the Committee to consider a plan that will address joblessness, homelessness, and hunger by giving back to the community.

Sharon Maxwell Hendricks, a business owner in the community, reminded the Committee that community involvement is key and hopes to see the involvement of younger community members.

Kay Newell reiterated that those in support of the expansion should create their own urban renewal districts. She also suggested urban renewal be capped at twenty years.

Bill: One way to get over the anger in the black community due to the development of the hospital is through community benefit agreements.

Ellen Cusick, Land Use Chair for the Boise Neighborhood Association, suggested that the Committee take more time to create their recommendation since the Rose Quarter Committee isn't going to make a decision until later in 2010.

Spencer Burton, a Boise resident, stressed the importance of community benefit. He disagreed with Roy Jay's proposal and said the one percent should go to the community rather than the organizations he identified.

Joe Nunn, a retired educator with Portland Public Schools, spoke of the history of the area and promises broken. He encouraged the Blazers to create a plan that will truly help the community.

Will Hardy, pastor at Highland United Church of Christ, spoke about gentrification. He supported Roy Jay's one percent proposal.

Sharon Gary Smith stated she appreciates PDC acknowledging mistakes of the past. She would like to see benchmarks for achievement.

Additional Discussion/Wrap-up

Chair Wilhoite reminded the group that there are other groups competing with the Blazers for the Rose Quarter development. Everyone is talking about inclusion and specifically, impactful inclusion. Wilhoite stated he hasn't heard any group say that they are not willing to include the community. There are no foregone conclusions and that is why we are going through this process. He was concerned that during public testimony people said the committee doesn't have enough information. He asked the committee if there were significant facts that they needed in order to make a decision. He thinks the Committee has enough on the table to consider making a decision. That doesn't mean the Committee has closed the door on considering new ideas.

Chair Wilhoite gave a homework assignment to the Committee. He asked that they look at the [current 5-year budget](#) for Interstate and provide feedback on future budget priorities.

The meeting adjourned at approximately 8:13 p.m.

The next meeting will be held on April 21, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Juanita Swartwood
Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, April 21, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

Charles Wilhoite (Chair/PDC)	J.E. Isaac (Portland Trailblazers)
Sarah Carlin Ames (PPS)	Marissa Madrigal (Multnomah County)
Gale Castillo (Hispanic Met Chamber)	Robert McKean (Albina Bank)
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Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Walter Valenta (Interstate Corridor URAC)
Damien Hall (OCC URAC)	Abigail Webb (New Columbia Resident)
Roslyn Hill (Developer)	

Absent

Sheila Holden (Interstate Corridor URAC)
Roy Jay (African-American Chamber)
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Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Stephen Green
John Jackley
Joleen Jensen-Classen
Morgan Masterman
Juan Carlos Ocana-Chiu
Alyson Schwieger

Electronic Minutes

Welcome and Introductions

Chair Wilhoite welcomed the group. *Bob Alexander* provided the CAC with an update on the timeline with regards to the Rose Quarter Development Project. A decision on the future of Memorial Coliseum will be made around June. The development strategy for the larger Rose Quarter will be done later in the fall (December 2010). *Skip Newberry* added that the Mayor indicated the CAC should proceed as scheduled with recommendations on all areas except the Rose Quarter in May/June 2010. Once there is financial information on the Rose Quarter development strategy, the Mayor is interested in reconvening the CAC to get their feedback.

Chair Wilhoite asked the CAC if they felt they had enough information to make an informed decision. He explained that there is currently over \$200 million in current debt capacity in the Interstate Corridor Urban Renewal Area (ICURA). The gem list totals approximately \$80 million. With that and a contingency of about \$10 million, there is still over \$100 million that has not been designated for projects.

Sarah Carlin Ames stated that Portland Public Schools has [responded to the questions raised](#) at the last CAC meeting (March 24, 2010).

Public Comment

Kay Newell, a member of the Interstate Corridor URAC, passed out a [letter to the CAC](#). She requested the CAC only amend the ICURA to include the south side of Lombard Street. There are other important projects in the Interstate Corridor URA that were not included on the Gem list and these should be completed.

Angela Moos spoke on behalf of the Kenton Neighborhood Association. She stated that they have some concerns about expanding ICURA. They would like to see the plans and action items from the Albina Community Plan, Kenton Neighborhood Plan, Kenton Downtown Plan, and ICURA Plan. They are also concerned that if the Rose Quarter is added to the ICURA it will take away from other opportunities in the district.

Gary Marschke discussed the presentation given by Northeast Coalition of Neighborhoods to the CAC at the last meeting. The community forums were held with full participation from the PDC, providing opportunities to clarify any misunderstandings. There are no dollar amounts associated with the expansion areas, which is an important piece of information missing from the economic analysis.

Gerald Deloney, of Self Enhancement Inc, spoke in support of Roy Jay's proposal to set aside 1% of gross revenues from the Rose Quarter and provide to local non-profits.

Midge Percell, speaking on behalf of the Urban League of Portland, supported the 1% proposal. Any proposal for the Rose Quarter should encourage and support local non-profit organizations, build opportunities for ownership participation, provide living wage jobs, and continue training opportunities for communities of color, especially for the community directly and historically displaced African American community. Any proposal has to specifically identify fair and reasonable participation percentages for minority contractors.

Chair Wilhoite added that the 1% proposal is one proposal that falls under the umbrella of a community benefit agreement. Keep in mind, this committee is talking about possibly moving parts of the Rose Quarter into the ICURA. We are not talking about the specifics at this point, but the real issue is a community benefit agreement, and groups with proposals for the area all seem to agree that one will be developed.

Request Log and Responses

Chair Wilhoite discussed some responses to questions and issues raised by the CAC at the last meeting. First, Wilhoite explained that the cost of all projects identified on the [Gem list](#) came to approximately \$70 million. *Walter Valenta* stated that the Gem list was developed from the ICURAC retreat in 2008. It is a list of priorities for the next 5 years, but not representative of what the ICURAC wants to achieve over the next 10 years. There are other major projects, such as Vancouver/Williams and other goals of the ICURA Plan that have been pushed off because they are not the most important. To the ICURAC, this is not surplus. *Valenta* also explained that because the district now has money available, if St. Johns were to come into the district, for example, projects could be done right away in that area. However, when the ICURA was first formed they had to wait because funding was used for MAX Light Rail and New Columbia. The ICURAC feels like they finally have money, but now there are other outside requests. Finally, *Valenta* stated that the ICURAC is clear that they oppose the Rose Quarter expansion. *Chair Wilhoite* responded that they are looking at a limited amount of dollars and have to weigh the opportunities. The return is the potential value of the total investment.

Secondly, *Wilhoite* discussed a summary of [PDC relocation activity](#). Currently, state law prohibits condemnation by PDC. PDC does not force people out; they have to pay fair market value for property and provide relocation benefits.

Finally, *Wilhoite* explained that following through with a specific CAC request, PDC sent [postcards](#) to approximately 3,000 residents and property owners in the potential expansion areas letting them know that their property is being

considered in this study. *Abigail Webb* stated the importance of utilizing alternative outreach methods such as church bulletins.

Round Table Discussions

The round table discussion continued from the last CAC meeting, March 24, 2010.

Portland Community College:

Dr. Algje Gatewood discussed feedback he has heard from the community in regards to future investment in N/NE Portland. These priorities include avoiding displacement, creating jobs, social equity, employing minority, women-owned and emerging small businesses, investing in education and workforce development, and transparency. Overall there appears to be support for the expansion areas.

Oregon Convention Center Urban Renewal Advisory Committee:

Damien Hall spoke on behalf of OCC URAC Chair Tracy Manning. The OCC URAC took a straw poll on expansion areas. Results included:

- URAC priorities should remain priorities and be furthered. For this budget cycle, the top priorities are the Rose Quarter redevelopment and jobs and economic development.
 - Support for Rose Quarter to move to ICURA to further investment in this priority area.
 - Support for Martin Luther King Jr. Blvd. to move to ICURA to fulfill URAC priority.
- OCC revenue should not be negatively impacted.
- Respect ICURA priorities.
- If properties are moved to ICURA, stakeholders from that property are included in ICURAC discussions.

Minority Contracting Subcommittee:

James Faison shared [recommendations](#) of the Minority Contracting Subcommittee to the CAC. These recommendations include awarding 30-50% of contracting to minority and women-owned businesses and the use of certified firms.

Discussion

Chair Wilhoite asked the CAC if there was certain information they needed to discuss in order to feel comfortable making a decision. One example is maximum indebtedness; the CAC has not discussed this yet. Is this something people feel they need to talk about?

Gale Castillo stated she was offended that there was only one ethnic minority represented on the Minority Contractors Subcommittee. They are stronger as a community when they all come to the table. Her overall concern as this committee moves forward is that they make sure they are inclusive of all groups.

Sarah Carlin Ames asked if the CAC could get the results of the ICURAC straw poll (see [Request Log update 5-19-10](#)). She also stated that if PDC-owned property is moved from one URA to another, the receiving URA has to pay the original URA for that property. Is this the case for PDC-owned properties moving from OCC to ICURA? *Bob Alexander* said that the PDC Commission has not adopted that as a policy yet. However, if there are loans out on a property and it has been moved to another district, loan payments would go to the originating district. (PDC has subsequently developed a financial policy that would require the book value of any PDC property to be paid by

the “recipient district - ICURA” to the “donor district - OCCURA”. If property is sold or loans paid back on the property that is transferred, the proceeds in would go to the recipient district. (See [Request Log update 5-19-10](#)).

Joe Nunn asked that the CAC not forget about the many broken promises. He thought the \$1.99 ticket fee and 1% set-aside were a solution to this. Think about what could happen if large corporations, businesses and sports entertainment work together for the benefit of the community.

Budget Prioritization

Chair Wilhoite turned the CAC’s attention to the [budget prioritization feedback](#). *Bob Alexander* explained to the CAC that PDC developed future budget allocations using the same percentages as the current 5-year allocations. The majority of CAC members who responded thought the allocations were reasonable. Some people recommended an increase in the Business and Industry budget and a reduction in the Infrastructure budget.

Sarah Carlin Ames clarified that of the remaining \$120 million in capacity, there is potential for \$37.6 million in projects in the expansion areas. *Bob Alexander* agreed and added that known projects (referenced on the [Gem list document](#)) referred mainly to programmatic dollars. He reminded the CAC that PDC leverages funds from tax increment with private funds. Over the last few years, with the economy, those partnerships have been slower.

John Jackley stated that with the potential investment in the expansion areas (not including the Rose Quarter), almost 1,000 jobs are created, conservatively (see [Potential Investment in Expansion Areas](#)). Factoring in the average salary in Portland, the expansion areas produce an annual payroll of \$25-35 million going back into the community. *Bob McKean* asked if that figure included construction or permanent jobs? *Jackley* clarified that these figures were permanent jobs only. *Bob McKean* pointed out that the Business and Industry allocation in the current and projected budgets seem small. Does it make sense to increase the allocation to help create permanent jobs and wealth in the neighborhoods that are impacted?

Marissa Madrigal asked for specific figures for ICURA projects outside of the Gem list. *Bob Alexander* explained that there are not specific dollars identified in the Plan. The Plan is a 20-year plan and PDC couldn’t possibly budget out that far in advance. Beyond a 5-year look, the budget is very categorical.

Damien Hall agreed with *Bob McKean* that more funds in the projected budget should be allocated to Business and Industry and Infrastructure allocations should be reduced. His rationale was that in the current 5-year budget, public investment would generate more viable private development, which could then pay for the infrastructure associated with its impacts in the out years. *Chair Wilhoite* responded that he would love to see more dollars go into job creation. *Sarah Carlin Ames* suggested a 10% reduction in Infrastructure and move to Business and Industry.

Sarah Carlin Ames asked about the potential for a streetcar along Martin Luther King Jr. Blvd. Is that part of the Infrastructure budget? *Bob Alexander* responded that there was no intention to fund any specific project in the projected budget. Clearly if it was going to be funded, that is the category it would come from. *John Jackley* reminded the CAC that there isn’t a single project that is 100% dependent on PDC funds. For example, Killingsworth Station would have been completed years ago if the developer were able to secure a construction loan, which went away as a result of the economy. Even infrastructure projects such as parks require sufficient general funds to be maintained and policed. It’s hard to make really long-term projections because everything is jointly financed. *Roslyn Hill* added that most people she talks to think PDC pays 100% when in reality it is closer to 20-30%. If you want to increase the

Business and Industry budget, you need to ask City hall to increase PDC's portion of the general fund. *J. Isaac* added that, when there is a developer and they can bring immediate jobs, that is an opportunity that we have to consider. Regarding Ames' streetcar comment, *J. Isaac* stated he sits on the Streetcar Board and additional streetcar work will take place well into the future, not anytime soon.

Skip Newberry stated that Mayor Adams is supportive of increasing funds for PDC to focus on economic development and job creation; last year PDC's general fund share increased over 27% but it was a hard sell. If people want to see that happen again, they need to talk the other members of Council.

Abigail Webb asked how do construction jobs transition into permanent jobs? *Bob Alexander* responded that a component of business loans is the Quality Jobs Program, which determines the loan amount based on the number of permanent jobs created.

Sarah Carlin Ames asked if PDC could share the spreadsheet of [financial impact to taxing jurisdictions](#) with the CAC because impact to taxing jurisdictions is one of the criteria we discussed.

John Jackley reminded the CAC how this process began and about the numerous community requests PDC received to take a fresh look at the priorities in N/NE Portland in a way that benefits community residents first.

Chair Wilhoite stated that he felt there was majority agreement to bring in all expansion areas. He also mentioned he raised the question of increasing maximum indebtedness a few times and has not heard any push for this.

Public Comment

Lisa Reed Guarnero from the Center for Intercultural Organizing stated they are in support of the 1% proposal under the community benefit agreement umbrella. A minimum of 30% hiring of local minority contractors should be required.

Wren Doggett of the Lotus Seed stated the non-profit recently relocated into N/NE Portland and wanted to know how their business fit into the study.

Harold Williams of CH2A encouraged the CAC to move forward with the process.

Pam Arden, Kenton resident and ICURAC member, stated that she was disturbed when she found out this process was starting. The ICURAC has a lot of projects on their list. They were told early on that they had very little money to start with and that they had to wait. Therefore, they have been very conservative and have not allocated every dollar to every project. But they are not going to have their chance if this amendment goes forward.

Representative Tina Kotek agreed with Pam Arden's comments. Asking this committee to make a decision on the Rose Quarter without financial information seems unwise. There is no reason why this committee can't wait and make recommendations for an amendment just for the Rose Quarter later in the year. She encouraged the committee to think creatively about how they can make changes to the urban renewal area now that will fuel the recovery, but help the folks who are struggling now. For example, if the committee considered raising maximum indebtedness with the understanding that this would trigger immediate revenue sharing to taxing jurisdictions, that could help the school

districts and the county who are struggling right now. How can tax increment be used more creatively to help small businesses?

Gary Marschke stated that any discussion about the Rose Quarter inclusion in the ICURA needs to be a transparent process. He also stated that part of the NECN outreach process included research from Portland State students. He clarified that their recommendation that information should be easier to locate was based on community feedback that they need access that does not require extensive exhaustion of resources. Marschke supported the expansion of the ICURAC to the Killingsworth node. He advocated for a triple bottom line return on investment. He also supports the 1% proposal and \$1.99 ticket fee.

Xavier Allen, micro-business owner, supported the 1% proposal and \$1.99 ticket fee.

Chris Duffy, co-chair of ICURAC and Chair of Arbor Lodge Neighborhood Association, stated that on March 30, their neighborhood held an open house to get feedback on this process. What they heard at this meeting was that people are very skeptical of investing in the Rose Quarter area. She supported the south side of Lombard Street and St. Johns Town Center expansion areas. She also addressed the issue of changing the state route from Lombard to Columbia Blvd. The Bureau of Transportation has submitted an application to the state for process to begin. The ICURAC has endorsed this project and if it goes through it will require a major investment.

James Posey stated that PDC needs to do a better job of tracking where the money goes and who benefitted from it.

John Washington, Flossin Media, encouraged PDC to utilize alternative media to reach out to the community

Kay Newell stated that tax increment is a 40-year credit card that they have to pay back. This is taking the tax base from taxing jurisdictions. Second, give the ICURAC their opportunity to finish what they've planned. Third, find another way to help small areas like Woodlawn and Alberta.

Stephen Green, NE resident and PDC employee, shared some examples of positive experiences PDC has been involved in recently like Spiffin' Up MLK and the Classic Foods ground breaking. He reinforced the fact that PDC has been engaged in the community and is part of the community.

Harold Williams Two reminded the committee of the importance of the Trailblazers. They can leave Portland if they want to. They are the biggest marketing tool Portland has. People who come to the Blazers games use Tri-met; people from all over the city come to our neighborhood.

Skip Newberry, in response to Gary Marschke, reminded the audience that there are a number of ways to get involved in the Rose Quarter Development Project.

Chair Wilhoite wrapped up the meeting by saying the CAC will vote on recommendations at the next meeting. If you cannot come, you need to designate someone in advance to vote in your place. There will be no absentee voting.

The meeting adjourned at approximately 8:27 p.m.

The next meeting will be held on May 19, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.

Meeting Summary prepared by Morgan Masterman, Portland Development Commission

**Future of Urban Renewal
North Northeast Economic Development Initiative
Community Advisory Committee
Meeting Summary**

Wednesday, May 19, 2010

6:00 a.m. – 8:00 p.m.

Location: Billy Webb Elks Lodge (6 N. Tillamook)

Committee Members Present

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Sarah Carlin Ames (PPS)	J.E. Isaac (Portland Trailblazers)
Gale Castillo (Hispanic Met Chamber)	Robert McKean (Albina Bank)
Paige Coleman (NE Coalition of Neighborhoods)	Marissa Madrigal (Multnomah County)
Jonath Colon (Montesi & Associates)	Tracy Menasco (N.PDX Bus Assoc.)
James Faison (NAMCO)	Skip Newberry (Office of Mayor Sam Adams)
Jorge Guerra (OR Assoc. Minority Entrepreneurs)	Abe Proctor (On behalf of Algie Gatewood/PCC)
Damien Hall (OCC URAC)	Joice Taylor (NNEBA)
Roslyn Hill (Developer)	Walter Valenta (Interstate Corridor URAC)
Sheila Holden (Interstate Corridor URAC)	Abigail Webb (New Columbia Resident)

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Meeting Facilitator

Doug Zenn, JLA

PDC Staff

Bob Alexander
Stephen Green
John Jackley
Joleen Jensen-Classen
Morgan Masterman
Juan Carlos Ocana-Chiu
Alyson Schwieger
Juanita Swartwood

Electronic Minutes

Welcome and Introductions

Doug Zenn opened the meeting, reviewed the agenda, the expected flow of the meeting, and detailed the formal voting process for finalizing the Community Advisory Committee (CAC) recommendations.

Charles Wilhoite, CAC Chair, reminded members the [voting packet](#) was prepared based on CAC and community feedback conducted over the last nine months (August 2009 through May 2010). Members were reminded the Rose Quarter development strategy will be completed in the fall and this group will reconvene once the financial information is available for review.

The following timeline for the NNEDI and Memorial Coliseum/Rose Quarter process was reviewed:

Date	Approving Body	Action
May 19, 2010	N/NE CAC	Vote on Key Recommendations, other
July 26, 2010	N/NE CAC	Report to PDC Board of Commissioners
November 2010	Rose Quarter SAC	Recommendations due on Rose Quarter development

TBD	Rose Quarter SAC	Recommendations on Memorial Coliseum
Late Fall 2010	N/NE CAC	Reconvene NNEDI CAC, Rose Quarter recommendation
Late Fall 2010	PDC Board	Direct amendments to be done for ICURA, OCCURA
January 2011	PDC Board	PDC Board recommends amendments to Planning Commission and City Council
February 2011	Planning Commission	Planning commission recommends amendments to City Council. Super Notice to all Portland Residents
March 2011	City Council	First reading of ordinance to adopt amendments
April 2011	City Council	Second reading of non-emergency ordinance and vote. Amendments effective 30 days after second reading/ vote

Committee Discussions

The following summarizes key issues raised by CAC members during the evening’s discussions.

Minority Opinions

Charles Wilhoite stated that in addition to the public forum, he was open to receiving additional minority opinions regarding the NNEDI process. Opinions received by May 28 to PDC staff will be incorporated into the final report.

Community Benefits Agreements

Several members requested assurance that the NNEDI CAC recommendations include enforceable language stating the Rose Quarter Stakeholder Advisory Committee “require” a Community Benefits Agreement (CBA) for the Rose Quarter properties and community stakeholders be engaged in the CBA formation and policy development. It was also suggested that CBA policy development include community engagement and benefit.

Chair Wilhoite suggested the process remain under the guidance of each Urban Renewal Advisory Committee (URAC) goals and objectives.

Gem List

There is overall support from CAC members to honor previous commitments to complete Gem List projects.

Timeline and New Information Request

Due to the announcement that Mayor Sam Adams has postponed the Rose Quarter decision until late 2010, several members requested the [NNEDI, Memorial Coliseum/Rose Quarter timeline](#) be made available to CAC members. Based on NNEDI CAC recommendations, PDC will prepare the final report which will be presented to the PDC Board of Commissioners in July 2010. In addition to the timeline, any new information (after the May 19, 2010 voting process) was requested to be provided prior to reconvening the CAC in November/December 2010.

Action Item: Bob Alexander and Joleen Jensen-Classen agreed to provide the timeline and when available, any new materials or information.

Minority Contracting

It is important that minority contracting requirements are part of the new URA and Rose Quarter development, in addition to PDC continuing to oversee the core contracting, design and development.

John Jackley noted the project by itself is a community benefit by providing affordable housing, parks, infrastructure, public/private agreements, and collaboration with other bureaus to bring services to the communities.

Public Comment

George Bruender, spoke as Northeast Coalition of Neighborhoods Land Use Committee Chair. After conducting four public outreach meetings regarding the NNEDI process, he reported the community would like to see PDC concentrate on the original ICURA goals before expanding the boundaries. Northeast Coalition of Neighborhoods presented a [letter](#) explaining the following reasons for abstaining from the voting process:

- More complete information from ICURA regarding project and funding is needed to accomplish original goals;
- Specific quantitative information to how proposed expansion areas compliment the original goals;
- Specific financial information is needed by potential expansion area;
- A comparative analysis of the blighted conditions and actual need for expansion in the URA and citywide; and
- More current information regarding displacement and negative impacts to residents within the ICURA.

Emma Colburn, educator with the Portland Public Schools, would like to see a Community Benefits Agreement proposed for the Rose Quarter and Coliseum redevelopment due to the heritage of musicians, economic entrepreneurs and the displacement within the community. She also suggested commissioning heritage maps.

Chris Duffy, Chair of the ICURAC and Arbor Lodge Neighborhood Association, announced that after meeting with 11 various neighborhoods, the common message delivered to the NNEDI CAC is a request to honor the Gem List expectations and honor previous promises to fund these projects. She stated that all communities (within the boundary as well as on the fringes) must work together to benefit the city and area.

As requested by E. William Beauchamp, President of the University of Portland; *Mr. Jon Down*, Director for Entrepreneurship attended on his behalf and spoke in support of the proposed boundaries and inclusion of the Lombard and St. Johns boundary expansions. He presented a [letter](#) from President Beauchamp dated May 19, 2010.

Ryan Deibert, representing the St. Johns Neighborhood Association, Friends of Cathedral Park Neighborhood Association, St. John Business Boosters, and St. Johns Main Street Coalition spoke in support of including St. Johns in the ICURA boundary in order to spur catalytic neighborhood and business development in the area.

Angela Moos, Kenton Neighborhood Association Land Use Committee, submitted a [letter](#) of consideration and spoke in support of expanding the URAs in hopes the action will lead to the creation of more neighborhood parks and open spaces. She urged the CAC to use the 2010 National Census demographics to keep current on the ever-changing neighborhood demographics.

She thanked the CAC and PDC for extensive work on the completion of the First Phase of the Denver Streetscape project and their work toward bringing economic development to the area. She closed with a public invitation to attend the Kenton street fair scheduled for Saturday, May 22, 10:00 a.m. – 6:00 p.m.

Commissioner John Mohlis, speaking on behalf of the Columbia Pacific Building Trades thanked the CAC for their work on the NNEDI process and supports the expansion in order to help spur the economy and help create jobs for laid off construction workers.

Kay Newell, a member of the Interstate Corridor URAC, listed numerous Gem List projects in addition to projects outside of the list that she suggested be completed in the ICURA before allocating funding to other potential expansion areas.

Judith Pitre, Black United Fund, spoke in support of expanding the district to include Alberta east of 16th Avenue.

Herschel Riggins, Riggins Remodeling, thanked PDC and the CAC for their work on this initiative and supports the boundary expansion.

Bren Reis, ICURAC Member and board member of the Piedmont Neighborhood Association, stated the organization is concerned with the re-designation of Lombard not being Highway 30. They support the expansion of ICURA, requested the consideration of including Lombard from Martin Luther King Jr. Blvd to Vancouver, and lastly requested attention be brought to the blighted areas of Lombard.

Fletcher Trippe, University Park Neighborhood Association advocated for the inclusion of University Park to the expansion area and eventually would also like to see a Highway 30 re-designation, streetscape and pedestrian crossing improvements, support to small business, housing, and the possible inclusion of Columbia Annex and the crossing trail.

Committee Voting on Recommendations

Chair Charles Wilhoite and Doug Zenn guided the committee through voting on the following recommendations:

1. Planned Investments

- a. The Gem List, identified by the Interstate Corridor Urban Renewal Advisory Committee, will receive priority funding. Mayor Sam Adams also indicated Council support for this funding priority.
- b. Funding levels of programs as presently allocated in the PDC Five Year Budget will be adjusted in future years (FY 2016-2021) to increase the funding for Business and Industry (Jobs) and decrease the funding for Infrastructure.
- c. Funding levels of programs as allocated in the PDC Five Year Budget for OCCURA will be unchanged unless affected by amendments to the urban renewal area.
- d. Based on current capacity and priorities, this committee sees no need to increase maximum indebtedness at this time. The Committee will consider the maximum indebtedness issue if additional acreage is added.

Boundary Adjustments: The boundary of the ICURA should be amended to include the following expansion areas

2. Properties north of Broadway/Schuyler presently in the Oregon Convention Center Urban Renewal Area including properties along Martin Luther King Jr. Blvd and Alberta Street.
3. Martin Luther King Junior Boulevard properties which are presently not in any urban renewal area.
4. Alberta Street properties which are presently not in any urban renewal area and Killingsworth Avenue node.
5. South of Lombard Street commercial properties.
6. St. Johns Town Center including Roosevelt High School.

Policy Issues

7. The N/NE CAC strongly recommends the Rose Quarter Stakeholder Advisory Committee require a Community Benefits Agreement for the Rose Quarter properties. This agreement would be negotiated and become operational through the future Development and Disposition Agreement which will be signed by any developer of these properties and key stakeholders including the City of Portland or PDC.
8. The N/NE CAC recommends to the Portland Housing Bureau (PHB) and City Council:
 - a. PHB should implement and monitor the proposal for a community-based housing advocate to provide culturally competent services for vulnerable homeowners, including seniors, who want to purchase, retain, and/or preserve their investment in their home and report on measurable benchmarks to the URAC.
 - b. PHB shall be required to meet the unique community housing needs in N/NE Portland and should align its resources to meet the TIF set-aside, URA Plans, and to have the PHB staff or coordinate with the URAC Housing and Economic Development subcommittees.
 - c. Ongoing investments in housing in the district should align with the economic development activities and should focus on homeownership opportunities and retention and preventing displacement of existing residents as the neighborhood economy expands. PHB shall adhere to existing PDC policy regarding minority contracting and workforce diversity.

See the next page for voting results.

The following chart details the results of the voting process:

Vote	1 Planned Investment	2 Properties in OCC	3 Martin Luther King Jr. Blvd	4 Alberta and Killingsworth	5 South side of Lombard	6 St. Johns Town Center (& Roosevelt HS)	7 Community Benefits Agreement	8 Housing Issues
Sarah Carlin Ames	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Gale Castillo	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Paige Coleman	Aye	Abstain	Abstain	Abstain	Abstain	Abstain	Aye	Aye
Jonath Colon	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
James Faison	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Abstain
Jorge Guerra	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Damien Hall	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Roslyn Hill	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Sheila Holden	Aye	Abstain	Aye	Aye	Aye	Abstain	Aye	Aye
J. E. Isaac	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Roy Jay	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Marissa Madrigal	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Bob McKean	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Tracy Menasco	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Skip Newberry	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Abe Proctor (for Algie Gatewood)	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Joice Taylor	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Walter Valenta	Aye	Abstain	Abstain	Abstain	Aye	Abstain	Aye	Aye
Abigail Webb	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Charles Wilhoite	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Results	Passed 20-Yes	Passed 17 - Yes	Passed 18 - Yes	Passed 18- Yes	Passed 19- Yes	Passed 17- Yes	Passed 20-Yes	Passed 20-Yes

Request Log and Responses

Bob Alexander reviewed two separate issues (#29 and #30) from the log:

- #29

Question: Urban renewal is a 20-year program with a 40-year pay back of TIF.

Answer: Interstate Corridor has a last date to issue debt of June 2021. Under the status quo and expansion scenarios, all bonds will be paid back by Fiscal Year 2026/27. If the maximum indebtedness is increased, maximum indebtedness would be reached in FY 2025/26 and bonds would be paid off by FY 2030/31. This is only five to six years after the last date to issue debt.

- #30

Question: The ICURA has had to wait to spend their money, and now that we finally have money, there are other outside requests. ICURA has primarily only funded Light Rail and New Columbia with little funding for other projects.

Answer: The overall capacity with the expansion area is \$221 million. \$91 million is budgeted for the next five-years which includes the GEM List (highest priority projects) and if all of the amendment areas are maximized, could use \$40 million leaving a balance of \$90 million for the last six years of the district. To date, money spent on light rail and New Columbia accounts for \$43 million with an additional \$54 million spent on business and industry (jobs), housing, infrastructure and revitalization (HYPERLINK see attached chart).

Adjournment

In closing the last meeting of the series, Chair Wilhoite reminded the CAC this group will reconvene following the series of Rose Quarter Advisory Committee meetings in the latter part of 2010.

Meeting Summary prepared by Juanita Swartwood, Portland Development Commission.

Link/Document Title	Date	Categories
Accomplishments Report	19-Aug-09	accomplishments, meeting materials
Agenda: August 19, 2009	19-Aug-09	agenda, meeting materials
Memo from Commissioner Wilhoite	19-Aug-09	committee details, meeting materials
N/NE Community Snapshot	19-Aug-09	meeting materials, presentation
Review of Existing Urban Renewal Areas	19-Aug-09	accomplishments, meeting materials, presentation
Summary: August 19, 2009 meeting	19-Aug-09	meeting materials, meeting summary
Agenda: September 16, 2009	16-Sep-09	agenda, meeting materials
Albina Community Plan	16-Sep-09	meeting materials, plan
Committee Report Outline	16-Sep-09	committee details, meeting materials, request log
Draft Criteria for Decision Making	16-Sep-09	criteria, meeting materials
Existing Plan Principles	16-Sep-09	meeting materials, plan
Interstate Corridor URA Workgroup Principles	16-Sep-09	meeting materials, plan
Interstate Corridor Urban Renewal Plan	16-Sep-09	meeting materials, plan
N/NE CAC Timeline	16-Sep-09	committee details, meeting materials
N/NE Study Stakeholder Interviews Report	16-Sep-09	meeting materials, outreach, stakeholder input
Oregon Convention Center Urban Renewal Plan	16-Sep-09	meeting materials, plan
Summary: September 16, 2009	16-Sep-09	meeting materials, meeting summary
Urban Renewal 101	16-Sep-09	financial, meeting materials, presentation
5-Year Budget: Convention Center - FY-2009-10	7-Oct-09	financial, meeting materials
5-Year Budget: Interstate Corridor - FY-2009-10	7-Oct-09	financial, meeting materials
Adopted Criteria for Urban Renewal Decisions in N/NE	7-Oct-09	criteria, meeting materials
Agenda: October 7, 2009	7-Oct-09	agenda, meeting materials
Criteria for Urban Renewal Decisions in N/NE	7-Oct-09	criteria, meeting materials
Financial Analysis Presentation	7-Oct-09	financial, meeting materials, presentation
Financial Analysis Summary	7-Oct-09	financial, meeting materials
Interstate Corridor URA "Gem List"	7-Oct-09	financial, meeting materials, plan
Interstate Corridor URA: Past and Future	7-Oct-09	meeting materials, presentation
Martin Luther King, Jr. Blvd. Action Plan	7-Oct-09	meeting materials, plan
Oregon Convention Center Priorities	7-Oct-09	meeting materials, plan, presentation
Summary: October 7, 2009	7-Oct-09	meeting materials, meeting summary
Agenda: December 2, 2009	2-Dec-09	agenda, meeting materials
City of Portland Economic Development Strategy – Summary	2-Dec-09	jobs, meeting materials
Economic Development & Revitalization in N/NE Portland	2-Dec-09	economic development, jobs, loans, meeting materials, revitalization, small business, presentation
Economic Development Strategy - Neighborhood Business Vitality Action Plan	2-Dec-09	economic development, jobs, meeting materials
Economic Opportunity Initiative Brochure	2-Dec-09	jobs, meeting materials, small business
Interstate Green Features for Business Grants	2-Dec-09	loans, meeting materials
Matrix of Private/Non-Profit Loan Providers	2-Dec-09	loans, meeting materials, small business
N/NE Activity Map	2-Dec-09	accomplishments, meeting materials
PDC Business Finance Brochure	2-Dec-09	economic development, jobs, loans, meeting materials, small business
Portland Main Street Brochure	2-Dec-09	jobs, meeting materials
Summary: December 2, 2009	2-Dec-09	meeting materials, meeting summary

Link/Document Title	Date	Categories
Agenda: January 6, 2010	6-Jan-10	agenda, meeting materials
Community Renovation Loan Program	6-Jan-10	housing, meeting materials
Down Payment Assistance Loan Program	6-Jan-10	housing, meeting materials
Home Repair Loan Program	6-Jan-10	housing, meeting materials
Housing Presentation	6-Jan-10	housing, meeting materials, presentation
Interstate Corridor Housing Strategy - 2002	6-Jan-10	housing, meeting materials, plan
Lloyd District Housing Strategy - 2002	6-Jan-10	housing, meeting materials, plan
Martin Luther King Jr. Blvd Action Plan	6-Jan-10	meeting materials, plan
PDC Housing Activity Map (2000-2007)	6-Jan-10	housing, meeting materials
Portland Regional Lead Hazard Control Program	6-Jan-10	housing, meeting materials
Recently Completed Housing Projects in Interstate: Patton Park and Shaver Green	6-Jan-10	accomplishments, housing, meeting materials
Revised Meeting Schedule	6-Jan-10	committee details
Summary: January 6, 2010	6-Jan-10	meeting materials, meeting summary
Agenda: January 20, 2010	20-Jan-10	agenda, meeting materials
Eliot Neighborhood LUC URA expansion letter	20-Jan-10	meeting materials, stakeholder input
Financial Capacity – Martin Luther King Jr. Blvd Expansion Area	20-Jan-10	expansion area, financial, meeting materials
Letter from Hacienda to NNEDI CAC	20-Jan-10	meeting materials, stakeholder input
Letter from Portland Community Reinvestment Initiative	20-Jan-10	meeting materials, stakeholder input
Study Area Map - East	20-Jan-10	expansion area, map, meeting materials
Study Area Map - West	20-Jan-10	expansion area, map, meeting materials
Summary: January 20, 2010	20-Jan-10	meeting materials, meeting summary
Virtual Tour (video)	20-Jan-10	expansion area, meeting materials, video
Agenda: February 3, 2010	3-Feb-10	agenda, meeting materials
Financial Capacity – Martin Luther King Jr. Blvd and Lombard/St. Johns Town Center Expansion Areas	3-Feb-10	expansion area, financial, meeting materials
Outreach Efforts	3-Feb-10	meeting materials
Presentation by Portsmouth Neighborhood Association	3-Feb-10	expansion area, meeting materials, presentation
Property Owner Education Programs	3-Feb-10	meeting materials
St. Johns Urban Renewal Area and Past PDC Investment	3-Feb-10	expansion area, meeting materials
Summary: February 3, 2010	3-Feb-10	meeting materials, meeting summary
Virtual Tour - Lombard/St. Johns	3-Feb-10	expansion area, meeting materials, video
Agenda: February 17, 2010	17-Feb-10	agenda, meeting materials
Financial Capacity – All Expansion Areas	17-Feb-10	expansion area, financial, meeting materials
JumpTown presentation by Trail Blazers	17-Feb-10	expansion area, meeting materials, revitalization, stakeholder input, Rose Quarter, presentation
Links to Memorial Coliseum Proposals	17-Feb-10	meeting materials, revitalization, Rose Quarter
One-pager on Deferred Interest Bonds	17-Feb-10	financial, meeting materials
Portland Community College presentation	17-Feb-10	meeting materials, stakeholder input, presentation
Rose Quarter Area Assessed Value	17-Feb-10	expansion area, financial, map, meeting materials, Rose Quarter
Rose Quarter Development Project Presentation	17-Feb-10	expansion area, meeting materials, Rose Quarter, presentation
Summary: February 17, 2010	17-Feb-10	meeting materials, meeting summary

Link/Document Title	Date	Categories
Agenda: March 3, 2010	3-Mar-10	agenda, meeting materials
Boundary Discussion	3-Mar-10	expansion area, meeting materials
Boundary Poll – Initial Results	3-Mar-10	expansion area, meeting materials
Community Economic Development Roadmap	3-Mar-10	economic development, jobs, meeting materials, small business
Criteria for Urban Renewal Decisions	3-Mar-10	criteria, meeting materials
Eliot Neighborhood Position	3-Mar-10	meeting materials, stakeholder input
NNE Community Involvement Committee Mission and Decision Making Process	3-Mar-10	committee details
Prioritization	3-Mar-10	map, meeting materials
Report Outline	3-Mar-10	committee details, meeting materials
Summary: March 3, 2010	3-Mar-10	meeting materials, meeting summary
Van Vliet Memo to NNEDI CAC	3-Mar-10	housing, meeting materials
African American Chamber Presentation	24-Mar-10	meeting materials, stakeholder input, community benefit, Rose Quarter, presentation
Agenda: March 24, 2010	24-Mar-10	agenda, meeting materials
NECN: Community Perspectives	24-Mar-10	meeting materials, outreach, stakeholder input
NECN: Initial Recommendations Based on Community Feedback	24-Mar-10	meeting materials, outreach, stakeholder input
Portland Public Schools Presentation	24-Mar-10	meeting materials, stakeholder input, impact on taxing jurisdictions, presentation
PPS Response to Committee Questions	24-Mar-10	meeting materials, stakeholder input
Project Priorities and Key Budget Items	24-Mar-10	financial, meeting materials
Recommendations from Minority Contracting Subcommittee	24-Mar-10	meeting materials, stakeholder input, community benefit
Summary: March 24, 2010	24-Mar-10	meeting materials, meeting summary
Support for Alberta Expansion Area – Samuel Riggins	24-Mar-10	meeting materials, stakeholder input
5-Year Budget with Gem List	21-Apr-10	financial, meeting materials
Agenda: April 21, 2010	21-Apr-10	agenda, meeting materials
Budget Allocations - Committee Feedback	21-Apr-10	financial, meeting materials
Financial Impacts on Taxing Jurisdictions	21-Apr-10	financial, meeting materials, request log, impact on taxing jurisdictions
Gem List Project Funding	21-Apr-10	financial, meeting materials
Letter to CAC from Kay Newell	21-Apr-10	meeting materials, stakeholder input
NNE Activity Map	21-Apr-10	accomplishments, loans, map, meeting materials, community benefit
Postcard sent to Expansion Area residents and businesses	21-Apr-10	expansion area, meeting materials, outreach
Potential Investment in Expansion Areas	21-Apr-10	expansion area, financial, meeting materials
Response to Committee Comments/Feedback	21-Apr-10	accomplishments, committee details, financial, housing, map, meeting materials
Summary of Relocation Activities in NNE	21-Apr-10	housing, meeting materials
Summary: April 21, 2010	21-Apr-10	meeting materials, meeting summary

Link/Document Title	Date	Categories
Agenda: May 19, 2010	19-May-10	agenda, meeting materials
Final CAC Recommendations	19-May-10	committee details, economic development, expansion area, housing, jobs, stakeholder input, community benefit
Letter from Mike Warwick	19-May-10	expansion area, meeting materials, stakeholder input
Letter from North Portland Neighborhood Chairs Network	19-May-10	expansion area, meeting materials, stakeholder input
Letter of Support – Rev. Beauchamp	19-May-10	expansion area, meeting materials, stakeholder input
Letter of Support - Sam Brooks	19-May-10	expansion area, jobs, meeting materials, stakeholder input, small business, community benefit
Map of Recommended Expansion Areas	19-May-10	committee details, expansion area, map, stakeholder input
N/NE Homeowner Retention Meeting Summary (March 30, 2010)	19-May-10	housing, meeting materials, stakeholder input
Press Release - CAC approves changes in two URAs	20-May-10	accomplishments, outreach, stakeholder input
Affordable Housing Fact Sheet		housing, request log
Board Resolution authorizing initiation of the N/NE Economic Development Initiative(PDF)		committee details
Business Demographics		jobs, request log
Committee Charter		committee details
Committee Roster		committee details
Commonly Used Acronyms		request log
Jobs Analysis		jobs, request log
Lombard Transportation Issues		request log
N/NE Study Handout		committee details, outreach
Outreach Efforts		outreach, request log
PDC Property Ownership – Interstate Corridor		map, request log
PDC Property Ownership – Interstate Corridor, Kenton Area		map, request log
PDC Property Ownership – OCC, Lloyd Area		map, request log
PDC Property Ownership – OCC, Martin Luther King Jr. Blvd		map, request log
Proposed Meeting Schedule		committee details
Public Participation Plan (PDF)		committee details, outreach
Request Log		request log
Revenue Sharing		financial
Small Business Technical and Financial Assistance Providers in N/NE Portland		financial, jobs, loans, request log
St. Johns area in Oregon Main Street Program		plan, request log
St. Johns/Lombard Plan		plan, request log
Summary of Advertising		outreach, request log
Summary of Financial Assistance Programs		economic development, financial, jobs, loans, request log
The State of Black Oregon (PDF): A report from the Urban League of Portland		stakeholder input
URA Historical Spending		accomplishments, financial, request log
Video Archives		video

1. To what extent is the area poorly planned, underutilized, deteriorating, lack appropriate infrastructure or have other real estate based needs? (meets the statutory definition of blight)
2. Would the urban renewal area produce increment and generate revenues sufficient to achieve area goals of the existing district and the area to be included at a reasonable pace and within the life of the district?
3. To what extent would the existing or expansion area and related strategies meet citywide goals and priorities?
 - economic development and job creation
 - social equity
 - housing development and affordable housing preservation
 - commercial and retail revitalization
 - neighborhood plans
 - regional and local capital improvement plans
 - health and environmental equity
4. To what extent would this action impair the ability of other taxing jurisdictions to deliver services to their constituents?
5. Is there a high level of community support in the area?
6. What are the potential development opportunities in the expansion area and is there willingness to redevelop?
7. What is the likelihood that the existing or expansion area would significantly leverage city investment with private and/or local, state or federal government investment?
8. Will the proposed expansion areas and existing area meet the technical, legal and financial criteria as stipulated by the statute, including citywide acreage and assessed value limitations?
9. What are the other urban renewal area options that would be foregone if these expansion areas were included in an existing URA?
10. How does the project or program investment directly advance goals of other taxing jurisdictions?

Voting Summary

On May 19, 2010, the N/NE Community Advisory Committee voted to approve the following recommendations:

1. Planned Investments:

- a. The Gem List, identified by the Interstate Corridor Urban Renewal Advisory Committee, will receive priority funding. Mayor Sam Adams also indicated Council support for this funding priority.
- b. Funding levels of programs as presently allocated in the PDC Five Year Budget will be adjusted in future years (FY 2016-2021) to increase the funding for Business and Industry (Jobs) and decrease the funding for Infrastructure.
- c. Funding levels of programs as allocated in the PDC Five Year Budget for OCCURA will be unchanged unless affected by amendments to the urban renewal area.
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Boundary Adjustments: The boundary of the ICURA should be amended to include the following expansion areas:

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5. South of Lombard Street commercial properties
6. St. Johns Town Center including Roosevelt High School

Policy Issues:

7. The N/NE CAC strongly recommends the Rose Quarter Stakeholder Advisory Committee require a Community Benefits Agreement for the Rose Quarter properties. This agreement would be negotiated and become operational through the future Development and Disposition Agreement which will be signed by any developer of these properties and key stakeholders including the City of Portland or PDC.
8. The N/NE CAC recommends to the Portland Housing Bureau (PHB) and City Council:
 - a. PHB should implement and monitor the proposal for a community-based housing advocate to provide culturally competent services for vulnerable homeowners, including seniors, who want to purchase, retain, and/or preserve their investment in their home and report on measurable benchmarks to the URAC.
 - b. PHB shall be required to meet the unique community housing needs in N/NE Portland and should align its resources to meet the TIF set-aside, URA Plans, and




INTERSTATE CORRIDOR *Urban Renewal Area*








THE “GEM LIST” (April 2009)

The Gem List is an inventory of the most important projects and programs to be implemented in the remaining 12 years of the Interstate Corridor Urban Renewal Area (ICURA), as imagined by community members. Items on the Gem List have received major public backing, either through direct feedback from the Interstate Corridor Urban Renewal Advisory Committee (ICURAC), subcommittees and general public, or through prioritization in the Interstate Corridor Urban Renewal Plan and subsequent strategy documents. The Gem List has heavy emphasis on capital projects at specific locations, but also includes less tangible concepts – such as economic opportunity – that require a more programmatic response. In summary, the Gem List is a description of ideal outcomes that will be critical to a sense of accomplishment and betterment among community members in the year 2021.

The Gem list is as follows, organized by topic area:

REDEVELOPMENT	
	Killingsworth Station: Construction of the planned, four-story mixed-use building containing 52 residential condominiums and 9,000 square feet of ground-floor commercial condominium space. Half of the residential units are to be affordable at 80-100% MFI. Killingsworth Station will help activate a major intersection and transit mode currently dominated by auto-oriented uses.
	Argyle Site Redevelopment: Mixed-use redevelopment of the 3-acre TriMet property at Argyle and Interstate. Just steps from the Kenton MAX station and Downtown Kenton Historic Commercial District, the site also enjoys prominent views of Mt. St. Helens. The current RX zoning allows for an FAR of 4:1 and building heights of up to 100 feet.
	Kenton Field Redevelopment: Repurposing the vacant half of the PPS Kenton School property, potentially including a mix of parkland and development. The two-acre site at Interstate and Lombard is adjacent to TriMet’s busiest rail-to-bus transfer station in the region. Redevelopment would help revitalize the intersection, while parkland would help solve a deficiency of open space in the immediate neighborhood.
	Transit-Oriented Development: Mixed-use, medium to high density development at other locations along the MAX Yellow Line and other high-frequency transit corridors. PDC’s Commercial Property Redevelopment Loan will be available annually to assist property owners and developers realize the vision of smart growth in the Interstate Corridor.

PARKS & OPEN SPACE	
	<p>Jefferson High School Plaza : Establishing a public plaza along the south side of Killingsworth Street adjacent to the Jefferson High School football field and track. The plaza, if paired with food vendors or other active uses, would help energize a dead zone between two of Killingsworth’s commercial nodes, and provide a visually-appealing alternative to the existing chain-link fence.</p>
	<p>Unthank Park Renovation: Implementing improvements called for in the Unthank Park Master Plan, including new playground equipment, landscaping, historic interpretive signage, community gathering space and sports field improvements.</p>
	<p>Dawson Park Renovation: Implementing improvements called for in the Dawson Park Master Plan, including a waterplay feature, formal park entry, new furnishings and historic interpretative signage.</p>
	<p>Humboldt Park Acquisition: Acquiring land and developing a new park in the Humboldt neighborhood, one of two identified park-deficient areas in the ICURA (the other is the Lombard MAX station area). While no particular property has been targeted at this time, Portland Public Schools owns several surplus lots near Jefferson High School that are of a size appropriate for a neighborhood park.</p>
	<p>Bridgeton Trail: Construction of a half-mile promenade trail along the Columbia River levee in the Bridgeton neighborhood, connecting the I-5 Columbia River Crossing with Bridgeton Road, completing a missing link in the region’s 40-mile loop trail system, and helping spur mixed-use redevelopment on adjacent land.</p>
	<p>Small Parks Projects: Continued funding for smaller-scale parks projects. For the most part this will include capital improvements at existing parks – upgrades to playgrounds, furnishings, lighting, pathways, athletic fields and courts, and other facilities. Projects may also include special park uses such as community gardens or dog parks.</p>
TRANSPORTATION	
	<p>Killingsworth Streetscape Phase II: Extending the improvements of Phase I, including historic lighting, new street trees, and improved sidewalks and crosswalks, from Commercial Avenue eastward to Martin Luther King Jr. Boulevard. Upgrading the streetscape could help increase the pace of private investment along this half-mile stretch of storefronts, homes and institutions.</p>

	<p>Russell Streetscape Phase II: Extending streetscape and safety improvements from Kerby Avenue eastward to Martin Luther King Jr. Boulevard. Improvements would increase pedestrian safety along this burgeoning corridor that includes the Wonder Community Center, Secret Society Ballroom, Russell Street BBQ, and other popular destinations.</p>
	<p>Lombard Streetscape: Streetscape improvements on Lombard Street from Columbia Park westward to the BNSF Railroad cut, including curb extensions, street lighting and bicycle improvements. This proposal originates from the 2004 St. Johns/Lombard Plan, and would require extensions of the ICURA boundary and/or supplemental funding sources.</p>
	<p>Lombard Station Area Improvements: Establishing a landscaped boulevard to promote pedestrian-oriented uses, create a safe, pleasant pedestrian link over I-5, and improve pedestrian access to the MAX station. Improvements would include a new traffic light and road access to the Fred Meyer development.</p>
	<p>Small Transportation Projects: Ongoing funding for smaller-scale transportation projects, with an emphasis on Safer Routes to School, bicycle boulevards, and other projects that enhance safety for pedestrians and bicyclists.</p>
<p>PROGRAMS</p>	
	<p>Revitalized Business Districts: Promoting vibrant, diverse commercial corridors along Interstate, Killingsworth, Russell, Mississippi/Albina, Vancouver/Williams, Lombard, and Downtown Kenton – main streets that help create “20-minute neighborhoods” meeting residents’ daily needs while also creating jobs and wealth. In part, this will entail continuation of PDC’s grant and loan programs in a robust fashion, including:</p> <ul style="list-style-type: none">- Storefront- Development Opportunity Services- Business Finance- Commercial Property Redevelopment Loan <p>Eligibility and award amounts for these programs should be periodically revisited to respond to changing conditions. PDC should also explore new grant and loan programs as appropriate.</p>
	<p>Quality Jobs: Investing in small and large businesses that provide gainful, rewarding employment for people of all education and skill levels in the ICURA. As one ICURAC member put it, businesses will not be limited to “serving lattes to the rich;” rather they will provide a range of career opportunities. Here, PDC’s role is to encourage, attract and nurture businesses of all sizes through its Business Finance and Target Industry Development programs.</p>



High-Quality Community Facilities: Quality gathering spaces for neighborhood meetings and events; renovated and repurposed historic buildings; and improved places for education, artistic endeavor, worship or other pursuits. Key to these outcomes is continuing the Community Livability grant program for non-profit and neighborhood groups.



Affordable Housing: Providing opportunities for people of all circumstances to afford decent housing in the ICURA, to own or to rent, or perhaps most importantly, to stay where they are now. While revitalization undeniably brings gentrification, PDC will work with CDCs, banks and other government agencies to reduce displacement. Even after the realignment of agency functions through the creation of the Bureau of Housing, PDC will continue to be a major partner and funding source for affordable housing projects and programs.

“The future success of urban renewal efforts within the Interstate Corridor must be measured in terms of how they benefit the people in this community.”

- Interstate Corridor Urban Renewal Plan, 2000.

Appendix F

Statutory Definition of Blight

The Oregon Revised Statutes (ORS) define blight as follows:

457.010 Definitions. As used in this chapter, unless the context requires otherwise:

(1) "Blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

(A) Defective design and quality of physical construction;

(B) Faulty interior arrangement and exterior spacing;

(C) Overcrowding and a high density of population;

(D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

(E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;

(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;

(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

(e) The existence of inadequate streets and other rights of way, open spaces and utilities;

(f) The existence of property or lots or other areas that are subject to inundation by water;

(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

QUESTIONS

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
1	8/19/09	Sarah Carlin Ames	When will the debt for OCC be paid off?	Assuming the final bond sale for OCC occurs in FY 2012-13, all debt for this district should be repaid by June 30, 2033.	X
2	8/19/09	Sarah Carlin Ames	When will the debt for Interstate be paid off?	Assuming the final bond sale for Interstate Corridor occurs in FY 2020-21 and no changes are made to maximum indebtedness, all debt for this district would be fully repaid by June 30, 2041, and could possibly be repaid as early as June 30, 2033.	X
3	8/19/09	Walter Valenta	What is the residential population of each URA?	Interstate is estimated to have a population of 30,300 and OCC is estimated at 2,200. See Community Snapshot Presentation	X
4	8/19/09	Bob McKean	If the debt is paid off early, can the money be borrowed again?	No, it is a one time borrowing.	X
5	8/19/09	Roy Jay	What has the money spent in each district been used for?	See URA Historical Spending 2000/01 to 2008/09	X
6	8/19/09	Abigail Webb	What is the difference between redevelopment and business finance?	Money used for improvement of buildings and property is typically redevelopment. Direct assistance to businesses is business finance.	X
7	8/19/09	Paige Coleman	What are the priorities of the existing URACs?	A summary of existing plan principals is attached in the September 16, 2009 meeting materials	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete															
8	8/19/09	Sarah Carlin Ames	Do we track job creation? How many jobs have been created over time? How many living wage jobs are created in each URA?	<p>PDC tracks jobs created and retained by businesses who receive direct business finance assistance from PDC. This data represents jobs created after two years of receiving direct assistance from PDC between FY 01/02 and 05/06.</p> <p>Interstate Corridor: 127 jobs by 15 businesses Oregon Convention Center: 271 jobs by 8 businesses</p> <hr/> <p>This data was collected from 179 businesses who received direct assistance from PDC. These businesses are located citywide. Keep in mind, PDC is not the only one creating living wage jobs in the area.</p> <p>ESTIMATED AVERAGE 2008 SALARIES COMPARED TO 2008 MINIMUM WAGE SALARY FOR 179 BUSINESSES RECEIVING PDC ASSISTANCE IN FY 2001-02 THROUGH FY 2007-08</p> <table border="1" data-bbox="898 721 1493 1000"> <thead> <tr> <th data-bbox="898 721 1073 797">% of 2008 Minimum Wage at or below</th> <th data-bbox="1073 721 1276 797">annual salary at that percentage</th> <th data-bbox="1276 721 1493 797"># (%) of businesses at or below</th> </tr> </thead> <tbody> <tr> <td data-bbox="898 797 1073 829">Minimum Wage:</td> <td data-bbox="1073 797 1276 829">\$16,536</td> <td data-bbox="1276 797 1493 829">23 (13%)</td> </tr> <tr> <td data-bbox="898 829 1073 883">above minimum to 200%</td> <td data-bbox="1073 829 1276 883">\$33,072</td> <td data-bbox="1276 829 1493 883">42 (23%)</td> </tr> <tr> <td data-bbox="898 883 1073 943">between 201% to 400%</td> <td data-bbox="1073 883 1276 943">\$66,144</td> <td data-bbox="1276 883 1493 943">74 (42%)</td> </tr> <tr> <td data-bbox="898 943 1073 1000">greater than 400%</td> <td data-bbox="1073 943 1276 1000">\$66,145+</td> <td data-bbox="1276 943 1493 1000">60 (22%)</td> </tr> </tbody> </table> <p>* 2008 Minimum Wage salary is \$16,536, or \$7.95 times 2080 hours.</p>	% of 2008 Minimum Wage at or below	annual salary at that percentage	# (%) of businesses at or below	Minimum Wage:	\$16,536	23 (13%)	above minimum to 200%	\$33,072	42 (23%)	between 201% to 400%	\$66,144	74 (42%)	greater than 400%	\$66,145+	60 (22%)	X
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		Gale Castillo	What are the tools available for business assistance?	See Summary of PDC Financial Assistance Programs	X															
			Where are businesses in 3-4 years?	85% of businesses (citywide) assisted by PDC from FY 01/02 - 05/06 are still in business 2 years after receiving assistance. (See Job Analysis, August 2009)	X															
		Marissa Madrigal	What are the demographics of local businesses? Are they local?	See Business Demographics	X															

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
		Roy Jay	How do we encourage businesses to employ local residents?	<p>With PDC's Quality Jobs and Enterprise Zone programs, a first source hiring agreement is in place where companies receiving assistance must first post job openings with the Oregon Employment Department. PDC cannot legally ask companies to focus hiring within a particular geographic area.</p> <p>The E-Zone Annual Compliance process requires each participating company to report each full-time, permanent hired and retained employee at the facility while in the program. As part of that process, hire and separation dates, average hourly wages, average hourly benefits, and employees' zip codes are logged. Logging zip codes, however, is optional because there can be no requirement to hire on a geographical basis. Of the jobs verified, 13% of those employed reside within the N/NE & E-Zone boundary zip codes.</p>	X
9	8/19/09	Sheila Holden	How current are the demographics used in the Community Snapshot presentation?	2008 projections based on the 2000 Census	X
10	8/19/09	Sarah Carlin Ames	From our first meeting, it was very clear that there have been active urban renewal advisory committees (URAC) doing a lot of work, representing the community (and hearing from them!) in both the Interstate and Oregon Convention Center URAs. I left feeling like our work on the NNE group should reflect and build on that community input.	At the next meeting on September 16, we will share with the committee and community members a summary of goals and objectives from the numerous plans that were created to guide development in North and Northeast Portland. The project priorities we showed at the last committee meeting came directly from the work of the two URAC's. The Interstate Corridor URAC's "Gem List" was developed at a URAC retreat last year. The link below will take you to the accomplishments report for both URAs. (http://www.pdc.us/pdf/future-of-urban-renewal/nnestudy/cac/2009/Accomplishments-Report.pdf)	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
11	9/16/09	Sarah Carlin Ames	How are we working with the existing URACS?	During this study phase we have two regularly scheduled meetings with each URAC in which this study will be discussed, and special meetings will be held as needed. If we go onto actual amendments, there will be additional meetings.	X
12	9/16/09	Charles Wilhoite	Who provides loans within the N/NE?	See Small Business Technical and Financial Assistance Providers in N/NE Portland.	X
			Can PDC guarantee loans for organizations to be able to access stimulus funds?	PDC cannot generally guarantee loans made by others, however is considering a securitized loan to OAME between \$100,000 and \$200,000 with flexible loan terms. This would allow OAME to provide small businesses micro loans from their stimulus funds.	X
13	9/16/09	Roy Jay	Can PDC use federal stimulus dollars to leverage funds for projects in N/NE Portland?	Federal funds that can be distributed as working capital to small businesses are available primarily as grants/loans through the SBA. We plan on having a more comprehensive discussion about financial assistance in an upcoming meeting. See the following links for uses of Federal Stimulus:	X
				Federal Recovery Tracker	
				Oregon Stimulus Reporting Map	
				City Bureau of Purchases	
Albina Opportunity Corp					
14	9/16/09	Sarah Carlin Ames	What exceptions to property allow the assessed value to increase above 3%?	Certain changes to property allow assessed value to be increased above the 3% statutory limit. These changes are referred to as "exceptions." An exception is defined as any change to property, not including general ongoing maintenance and repair, such as: - The property is new property or new improvements to property. - The property is partitioned or subdivided. - The property is rezoned and used consistently with rezoning. - The property is first taken into account as omitted property. - The property becomes disqualified from exemption, partial exemption or special assessment. - The lot lines of the property are adjusted.	X
15	9/16/09	Roy Jay	Can we make recommendations outside of the identified "study areas"	Yes, but the district needs to be contiguous. Generally PDC has defined N/NE as the Willamette River to 33rd Ave, from I-84 to the Columbia River.	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
16	10/7/09	Roy Jay	Is there a difference between low-income and affordable housing? What is the breakdown of affordable housing?	<p>The Committee will have a discussion on housing in January.</p> <p>Affordable Housing is a generic term commonly meaning that a household does not have to pay more than 30% of their gross income on housing costs (rent and utilities or mortgage principle/interest and taxes/insurance). More specifically, affordable housing often refers to housing that is subsidized in order to meet needs that the market is not currently serving, so that households are not rent-burdened (spending more than 30% of income on housing costs).</p> <p>Low-income is commonly used to refer to households earning between 31-60% of the median family income (MFI). Households earning less than 30% MFI would be considered very low income and households at 61-100% MFI would be moderate income households.</p> <p>For more information, see the Affordable Housing Fact Sheet.</p>	X
17	10/7/09	Roy Jay	How many jobs created in OCC are living wage jobs?	See response to Question #8 above	X
18	10/7/09	Roy Jay	How and when will the \$4.5 million budgeted for Headquarter's Hotel be reallocated?	Since the current Development Agreement with the selected Hotel Development Team has not been extended, the City and PDC are beginning the process of evaluating alternative approaches to support the major economic drivers of the Oregon Convention Center and the visitor industry. No decision will be made about any potential reallocation of the resources currently in the budget until that work is finished and there is a better understanding of the direction of the economy. This budgeted amount of money could be carried forward to future years for a project on the hotel site owned by PDC or could be reallocated within the OCC URA.	X
19	10/7/09		Will the Urban Renewal Advisory Committee (URAC) membership be modified if there are amendments to the district?	We will not know until boundary adjustments, if any, are made and an amendment is approved by City Council.	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete																				
20	10/7/09	Roy Jay	How much of PDC's investments in the area go to tax-exempt projects?	<p>This chart only shows direct investment PDC has made in tax-exempt and taxable projects. It does not quantify any catalytic projects from these investments.</p> <p>Portland Development Commission Actual Project Expenditures 2006-07 through 2008-09</p> <table border="1" data-bbox="892 430 1596 592"> <thead> <tr> <th></th> <th>Interstate Corridor</th> <th>Oregon Convention Center</th> <th>Total</th> <th>Total %</th> </tr> </thead> <tbody> <tr> <td>Taxable</td> <td>7,305,540</td> <td>18,801,406</td> <td>26,106,946</td> <td>41%</td> </tr> <tr> <td>Tax-Exempt</td> <td>25,828,722</td> <td>11,462,734</td> <td>37,291,456</td> <td>59%</td> </tr> <tr> <td>Total</td> <td>33,134,262</td> <td>30,264,140</td> <td>63,398,402</td> <td>100%</td> </tr> </tbody> </table>		Interstate Corridor	Oregon Convention Center	Total	Total %	Taxable	7,305,540	18,801,406	26,106,946	41%	Tax-Exempt	25,828,722	11,462,734	37,291,456	59%	Total	33,134,262	30,264,140	63,398,402	100%	X
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21	12/2/09	Bob McKean	How have storefront improvements influenced the redevelopment of the surrounding neighborhood?	We haven't done any formal studies, however we know there is quite a bit of impact when they are concentrated along commercial corridors.	X																				
22	12/2/09	Abigail Webb	Do you get a good return on bike corrals?	<p>Response provided by Portland Bureau of Transportation: Portland has been very successful in bringing the business community on board with the idea of replacing 1 to 2 auto spaces with bike parking. To date we have installed 36 separate corrals, each providing anywhere from 12 to 24 bike spaces, with a further 50 + businesses who have also requested corral installations. While we do not yet have quantifiable data that backs up the popularity of the corrals we see business owners "voting with their feet," or in this case with their continuing requests for bicycle corrals.</p> <p>Here in Portland, a large part of the process of finalizing locations for corral installation has included outreach to the business community to explain the benefits and demonstrate bike parking success in other areas of town. While we have a large number of requests for corrals, planning for corrals along commercial corridors will include reaching out to business associations and individual businesses to present the benefits that on-street bike parking can offer.</p>	X																				

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
				Portland has for the most part been able to avoid the large outcry that corrals are taking away direly needed auto parking. Corrals are only installed with partnership of the immediately adjacent business owner and property owner, i.e. only proceeding with both approvals. While Portland does not ask permission of the remaining businesses along the block face, this policy of seeking the permission of the adjacent property owner is the same process used for any parking signage changes, including truck loading zones. More information can be found online.	
23	1/6/10	Charles Wilhoite	Does the Housing Bureau have more flexibility with its funds now that they are combined into one agency?	Because the Portland Housing Bureau is a city bureau that has access to city general funds as well as state and federal funds, there is more flexibility in solving funding issues for a variety of projects.	X
24	1/6/10	J. Isaac	It would be helpful to see the total project cost for the housing examples.	The examples used in the presentation included a wide range of housing investment strategies, from new construction high density multi-family to home buyer assistance and home repair. The range of TIF investments per unit is similarly wide. Total project cost information is available for multi-family projects for which financing has closed.	X
25	1/6/10	Paige Coleman	How much weight will our recommendation carry?	This Committee’s Report will be a recommendation to the PDC Commission. Based upon this Committee’s Report, and the outcome of the Mayor’s Committee on Memorial Coliseum/Rose Quarter, The PDC Board will recommend any potential amendments to City Council.	X
26	1/20/10	Paige Coleman	What outreach has been done to gather information on potential projects?	See Outreach efforts online See summary of advertising online	X
27	2/17/10	Marissa Madrigal	How much will taxing jurisdictions get from revenue sharing for each expansion scenario?	Expansion to include the amendment areas would not trigger revenue sharing, however an increase in maximum indebtedness (MI) would. If the MI were increased 20% to \$402 million, the total amount from revenue sharing to taxing jurisdictions from FY 2010-11 through 2030-31 is as follows: City of Portland, approximately \$48 million; Multnomah County, approximately \$51 million; Portland Public Schools, approximately \$63 million. The impact of increasing MI, and the resulting revenue sharing, is a longer time period for urban renewal, from FY 2026-27 to FY 2030-31. See the Financial Impacts on Taxing Jurisdictions document online for more detail.	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
28	3/3/10	Sarah Carlin Ames	What is the financial impact of an amendment to taxing jurisdictions?	If the maximum indebtedness of \$335 million is retained, the total impact to taxing jurisdictions from FY 2010-11 through 2026-27 is as follows: City of Portland, approximately \$118 million; Multnomah County, approximately \$124 million; Portland Public Schools, approximately \$154 million (75% of which is made whole by the State Funding formula). If MI is increased, the impact to taxing jurisdictions would also increase, however revenue sharing would occur (see Question # 27 above). See the Financial Impacts on Taxing Jurisdictions document online for more detail.	X
29	3/3/10	Roy Jay	I heard about a program with \$400,000 available for home repair. What program is this?	You are referring to the Community Livability Grant Program. Up to \$400,000 is available to non-profits and other community groups in FY 2010/11 for projects through this program for real property improvements at new or existing community facilities, in open spaces, or to preserve historic or cultural community assets. To clarify, this program is not for home repair.	X
30	3/3/10	Roy Jay	What is the condemnation policy in the Interstate Corridor URA?	There is no condemnation authority by PDC in the Interstate URA Plan. Condemnation authority is further limited by state law, restricting condemnation only for a public purpose. It does not, however, change the right of the City and State to use this authority.	X
31	4/21/10	Sarah Carlin Ames	What were the results of the ICURAC straw poll on expansion areas?	Nine ICURAC members voted in the straw poll. The results are as follows: <ul style="list-style-type: none"> • OCC properties 50% yes/ 50% no • Martin Luther King Jr. Blvd 80% yes/20% no • Alberta/Killingsworth 20% yes/60% no/20% no position • South side of Lombard 100% yes • Rose Quarter 100% no • St. Johns Town Center 55% yes/33% no/12% no position 	X
32	4/21/10	Sarah Carlin Ames	If PDC-owned property is moved from one URA to another, the receiving URA has to pay the original URA for that property. Is this the case for PDC-owned properties moving from OCC to ICURA?	Yes, there are 12 properties on the Martin Luther King Jr. Blvd portion of OCC that could potentially move to ICURA. They have a book value of about \$3.6 million which would be paid to OCC upon transfer. If the property is subsequently sold or loans repaid, the proceeds would go to ICURA.	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
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ACTION ITEMS

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
1	8/19/09	Sheila Holden	The ICURAC set guiding principles for selecting projects. This should be shared with the committee.	A summary of existing plan principals is attached in the September 16, 2009 meeting materials	X
			Share the Albina Community Plan with Committee		
2	8/19/09	Abigail Webb/ Charles Wilhoite	Urban Renewal/Tax Increment Financing 101	See Urban Renewal 101 under the September 16, 2009 meeting materials.	X
3	8/19/09	Joice Taylor	Review the good work already done in the community.	A summary of existing plan principals is attached in the September 16, 2009 meeting materials.	X
4	8/19/09	Abigail Webb	I would like to know the committee members better and understand why they are here.	Committee members have been asked to provide biographies. Those that have been received are attached in the September 16, 2009 meeting.	X
5	8/19/09	Charles Wilhoite	Create a consolidated list of guiding principles.	See Draft Criteria for Decision Making under the September 16, 2009 meeting materials.	X
				A set of criteria was adopted at the October 7th meeting.	
6	8/19/09	Charles Wilhoite	Develop a process for the committee to vote.	This is provided in the Committee Charter.	X
7	8/19/09	Charles Wilhoite	Share the format of the final report with the Committee.	See the Committee Report Outline under the September 16, 2009 meeting materials.	X
8	10/7/09	Roslyn Hill	Can we get a handout for the public that defines acronyms and what TIF can and can't be used on?	See the Commonly Used Acronyms online	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
9	10/7/09	Roy Jay	Can we see a list of PDC-owned properties in Interstate and OCC?	See PDC Property Ownership - Interstate Corridor	X
				See PDC Property Ownership - Kenton Area	
				See PDC Property Ownership - OCC, Martin Luther King Jr. Blvd	
				See PDC Property Ownership - OCC, Lloyd Area	
10	2/3/10	CAC	Post the St. Johns/Lombard Plan online.	See St. Johns/Lombard Plan online	X
			Post the St. Johns Oregon Main Street program map online.	See map of Main Street online	
11	2/3/10	Walter Valenta	Do we have a list of other city bureau priorities?	The existing ICURA budget reflects bureau priorities. Additional bureau priorities would be subject to the annual budget process, like all other projects.	X
12	3/3/10	Roy Jay	Have you done an analysis of ownership by race in the expansion areas?	There are no sources that have categorized business ownership or commercial property ownership by ethnicity. Staff does have Census data that shows the current breakdown of resident ethnicity from the 1990 and 2000 Census as well as current American Community Survey information for 2005 and 2010 estimates. The Vancouver/Williams Corridor Infill Strategy (2000) did include some demographic information of the area and a list of businesses in the area but it did not provide any demographic information on business or property owners.	X
13	4/21/10	Sarah Carlin Ames	Can you forward to the Committee the financial spreadsheet which details the impact to taxing jurisdictions?	See the Financial Impacts on Taxing Jurisdictions document online for more detail.	X

ONGOING ISSUES

No.	Date	Speaker	Question/Comment	Response/To be Addressed	Complete
1	8/19/09	Roy Jay	How will we respond to gentrification, especially seniors losing their homes to foreclosure?	The Committee has identified gentrification as a key issues to be considered and has the opportunity to recommend projects and programs in the two URAs that will help offset, mitigate, or prevent gentrification.	X
		Walter Valenta	How do we stop gentrification and help local folks? How do we keep people in their homes?		

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
2	8/19/09	Gale Castillo	What are the strategic objectives of this committee?	Please see the Committee Charter.	X
			Where is the money going and who will benefit?	See question #5	X
			How do we effect economic development in the community?	The Committee will discuss alternatives when prioritizing investment.	X
3	8/19/09	Gale Castillo	We need to support families and businesses already in the community.		
4	8/19/09	Bob McKean	We need a) job creation, b) wealth creation, c) organic economic development/seed investment, and d) sustained economic activity.		
5	8/19/09	Shelia Holden	We need to leverage all resources so we don't depend on PDC and adopt best practices.	Yes, this is part of what the Committee will look at through this process.	X
6	8/19/09	Paige Coleman	Where can people go to get jobs and information about job availability?	Some information on jobs can be found at the Worksystems, Inc. website	X
7	9/16/09	Sarah Carlin Ames	What opportunity is there for PDC to help leverage funds for PPS facility improvements?	PDC continues to work cooperatively with PPS on a variety of fronts, most recently on the Oregon Solutions Humboldt School project. Each situation is different, but PDC and PPS will proactively work together as plans are firmed up for the facilities improvements that PPS hopes to make to their school facilities in the near future. PDC is most interested in linking our neighborhood schools to the larger community and exploring ways that school facilities can serve multiple functions that support neighborhood revitalization. A core team, including the Neighborhood Division and Central City Division Managers are meeting on a regular basis with PPS Facilities and Planning staff.	X
8	9/16/09	Sarah Carlin Ames	In terms of expansion, how do we balance the community need with increment generation?	This is a trade-off that the committee will be examining as we get more specific financial information on amendment areas and project totals. Ultimately, we need to determine projects and then determine if we have enough resources to complete the project list.	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
9	1/20/10	Algie Gatewood	How can PDC assist in workforce training?	Subject to budget availability, PDC can assist in financing improvements or new construction of workforce training facilities within the URA boundaries. PDC's Economic Opportunity Initiative (EOI) currently provides long-term, comprehensive workforce development, case management and supports to around 1000 very low income N/NE residents. This represents a financial commitment of around \$2M annually of community development block grant and general funds.	X
10	2/3/10	Chris Duffy	Can the state route designation on Lombard be addressed?	See response from the Portland Bureau of Transportation	X

COMMENTS

No.	Date	Speaker	Question/Comment	Complete
1	8/19/09	Faye Burch	Economic development in the community is important.	
2	8/19/09	James Posey	We need different priorities and incentives to get behavior changes on resources and investments.	
3	8/19/09	Dan Bell	We need grassroots organizing to work in unison with community leaders.	
4	8/19/09	Brad Perkins	We need to look at the vacant lot owned by Emanuel Hospital and do something with it like medical training for local youth.	
5	8/19/09	James Posey	We need to make it easier for local small businesses to stay in business.	
6	8/19/09	Lenny Anderson	Interstate MAX and New Columbia were and remain the two biggest wins for North Portland, funded by all City of Portland taxpayers thru the ICURA. They both are and continue to be transformative, and together used only about 10% of ICURA funds. I am not in favor of extending the life of either ICURA or CCURA; after 20 years in URAs property needs to return to the tax base as promised to pay for city services for all, schools and county services. If a project is not completed within 20 years, then it must not have been that important. And as anyone who owns a home knows, possible project lists are infinite.	

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
7	8/19/09	Kay Newell	What will be the future of Martin Luther King Jr. Blvd? Will it be a community street or a through street to move cars to the freeway? How can non-profits generate TIF? How many more are planned for Martin Luther King Jr. Blvd.? Let the market take over and stop trying to create something that cannot stand on its own feet.		
8	8/19/09	Abigail Webb	Training needs to be included in education strategies.		
9	8/19/09	Sarah Carlin Ames	A 19% college graduation rate is not acceptable. How can we do more to build a stronger educational system in the area?		
		James Faison	How do we improve education opportunities for folks in the community?		
10	8/19/09	Kay Newell	Will the areas proposed for addition to ICURA bring in enough TIF to cover the expenditures they want or will this drain IC URA further? PDC needs to keep their promises to the original URA.	This will be addressed during the October 7, 2009 meeting as part of the Financial Study review.	X
11	8/19/09	Adrian Hampton	Why did PDC skip from Memorial Coliseum up to places like Alberta Street, while this area [historic Albina] continues to struggle?	The Eliot neighborhood requested to be left out of urban renewal when the Interstate Corridor URA was being formed in 2000, in part due to concerns associated with clearance of the Russell/Williams commercial district in the 1970's. However, there has been a considerable amount of urban renewal investment along both Russell Street and the Vancouver/Williams corridor, including numerous business grants and loans, renovation of vacant buildings and streetscape and safety improvements along all 3 streets. As part of this NNE process, this committee may choose to revisit the inclusion of portions of the Eliot neighborhood in an urban renewal area.	X
12	8/19/09	Stephanie Weise	What is the specific goal of this committee? Please provide more information on living wage jobs in the URAs.	See Committee Charter and Question #8	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
13	9/16/09	Willie	PDC should have a satellite office in N/NE.		
14	9/16/09	Karen Gibson	The Committee should have it's own expert and not rely solely on PDC staff. PDC should invest in people, not buildings.		
15	9/16/09	Thomas Glen	The Committee should consider my property for inclusion in the URA.		
16	9/16/09	Natasha Dawson	Do you help support church building projects, historical sorority projects, and homeowner projects? If so, how? How do I get this information and assistance? Do you have a community rep to speak to churches, community organizations, small business groups and homeowners?	Generally, PDC can help owners, businesses and non-profits with "bricks and mortar" projects through our business and redevelopment programs. Churches are only eligible for adjunct uses that are open to the public and are not used for religious purposes. An example would be a basement day care that is open to the public. Inquiries about PDC programs in N/NE Portland and speakers can be directed to Sara King at 503.823.3468.	X
17	9/16/09	Pauline Bradford	Don't forget the promises made to the Interstate Corridor now that light rail and New Columbia have been completed.		
18	9/16/09	James Posey	Help people to become self-sufficient. PDC should find out who needs help and distribute the dollars to them.		
19	10/7/09	Senator Gordly	When in the process can the issue of investing in people be discussed?	While we have restrictions on the uses of TIF, we believe the efforts to create jobs and provide affordable housing are exactly that - investment in people. The City's newly adopted Economic Development Strategy has an important component focusing on Community Economic Development - supporting local businesses. There are indirect investments - infrastructure, parks, green spaces - which help improve the quality of life in the neighborhoods.	X
20	10/7/09	Daren Willingham	The Committee doesn't seem to be focused enough on Martin Luther King Jr. Blvd	See the Martin Luther King Jr. Blvd Action Plan	X
21	10/7/09	Spencer Williams	Is there an opportunity for a community land trust for economic development?	Land trusts are typically used to keep housing affordable. There may be opportunities to work with Proud Ground to see if we can use land trusts to help keep commercial space affordable.	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
22	12/2/09	Lindsay Pearson	What kind of job training and business education is available for residents within the URAs? Also, how can we help get loans to community members?	Job training for residents of Portland is provided by WorkSystems Inc. Business education comes mainly in the form of technical assistance which is provided by numerous non-profits and other community organizations. However, there is no specific program provided by PDC for residents who live in the URA. PDC can however assist in directing you to organizations who do provide such services. In regards to getting loans to community members, we would ask that the community help us in letting people know that there are numerous loan providers. Again, PDC can assist individuals and businesses in finding an appropriate loan provider based on needs.	X
23	12/2/09	Senator Gordly	Are conversations taking place within PDC and/or with the Mayor's office about the possibility of taking the issue of restrictions on TIF to the legislature in February?	Legislative changes to ORS 457 are not within the scope of an urban renewal area plan amendment. Those kind of statutory changes are a legislative decision on the use of tax increment financing. PDC will forward these concerns to the city's Office of Government Relations. In addition, people who would like to see uses of TIF other than those currently allowed under ORS 457 are encouraged to contact their legislators directly.	X
24	12/2/09	Senator Gordly	How will the results of the Northwest Ideas and Harold Williams Reports be incorporated into the process?	These reports not only set the stage for these Committee meetings, but both reports identified specific project opportunities which we are currently investigating. Many parcels included in the initial study area were indentified during the creation of these reports.	X
25	1/6/10	Betty Clark	I contacted PDC about a home repair loan and was told I cannot access this program because I live right outside the boundary.	This property is within the Eliot Neighborhood. At the creation of the Interstate Corridor URA, PDC respected the neighborhood's request to have residential property excluded from the URA boundary. We have been in touch with them as part of the N/NE Study and they still wish to keep the R-2 zoning outside of the URA boundaries. We recommend you speak further with the Eliot Neighborhood Association. In addition, Portland Housing Bureau provides federally funded owner-occupied rehab programs city-wide (Contact Jacob Fox 503.823.6017)	X

No.	Date	Speaker	Question/Request	Response/To be Addressed	Complete
26	1/6/10	Sharon Maxwell-Hendricks	How can we keep affordable housing in N/NE? With all the condo and new development it has pushed many people out.	Preservation of existing rental housing and programs that focus on current homeowner stability are two strategies the Portland Housing Bureau (PHB) will employ. PHB will work with community based organizations and the urban renewal area advisory committees to assure that these programs are correctly targeted and are having an impact.	X
27	2/17/10	Tom Kilbane	The Killingsworth Station project began six years ago. Why is it still not completed?	This mixed-use condo project began in 2003, but the original developer withdrew from the project in 2005. In 2006, another developer was selected and a Disposition and Development Agreement was signed in 2008. Since that time, the residential real estate and lending market deteriorated. The development is permitted and awaiting construction financing.	X
28	3/3/10	James Posey	We should be using community benefit agreements.	The Community Workforce Agreement (CWA) developed as part of the Clean Energy Works Portland pilot program sets community benefit standards such as local hire, diverse workforce and family-supporting jobs. This is a legally binding agreement and could be utilized in other projects in the N/NE. We anticipate recommendations from the minority contracting group on this issue.	X
29	4/21/10	Kay Newell	Urban renewal is a 20 year program with a 40 year pay back of tax increment funds.	Interstate Corridor has a last date to issue debt of June 2021. Under the status quo and expansion scenarios, all bonds will be paid back by Fiscal Year 2026/27. If the maximum indebtedness is increase, maximum indebtedness would be reached in FY 2025-26 and bonds would be paid off by FY 2030/31. That is only 5-6 years after the last date to issues debt.	X
30	4/21/10	Walter Valenta	The ICURA has had to wait to spend their money, and now that we finally have money, there are other outside requests. ICURA has primarily only funded Light Rail and New Columbia with little funding for other projects.	<u>Total capacity of the ICURA with the expansion areas is an additional \$221 million. Roughly \$91 million is budgeted for the next five years which includes the entire GEM list (high priority projects). All of the amendment areas, if maximized, could use \$40 million. This leaves \$90 million for the last six years of the district. Of the money spent to date, light rail and New Columbia accounts for \$43 million. In addition, there has been \$54 million spent on business and industry (jobs), housing, infrastructure and revitalization.</u>	X

Urban Renewal General Background and Statutory Rules

Urban Renewal in Oregon was created by the Oregon Legislature in 1951.¹ It was originally established to be used by housing authorities. This authority was expanded to include cities in 1957. The Portland Development Commission was formed in 1958. Urban renewal has evolved over the years, but the basic concept is still to provide an investment tool to help assist in fostering the economic vitality of neighborhoods while addressing blighting influences.

To allow for the use of urban renewal, a city must adopt an urban renewal plan that has specific physical boundaries. After an urban renewal plan is adopted, the boundary can be increased or decreased only through an amendment to the plan. An addition of over one percent of the original acreage requires a Substantial Amendment² to the Plan. Any increase is limited to no more than 20 percent of the original acreage of the area. Bond covenants may also stipulate that a decrease in the area may require the approval of the agency that provides insurance on the tax increment bonds issued in the urban renewal area.

The adoption of an urban renewal plan requires the identification of the blight characteristics of the area. Any new areas added to an existing plan must also identify the blight in the area. If a substantial amendment to a plan is considered, the blighting characteristics of the existing area must be reestablished.

Goals and objectives are formulated for the area as part of the initial adoption of an urban renewal plan. A fiscal analysis of how the urban renewal plan will work and its impacts on the overlapping taxing jurisdictions is completed, and projects are identified. If a plan is amended to increase acreage, these basic plan components are reviewed and updated to represent the new area.

The plan must also establish a maximum indebtedness (MI). The MI is a dollar limit on the amount of indebtedness (bonds and other debt) payable from tax increment revenues that could be issued in the specific urban renewal area and must be used for projects/programs in the urban renewal area. It does not include the amount of debt service to pay off debt under the plan. The original MI is established based on a financial analysis of the amount of tax increment revenues which can be generated throughout the life of an urban renewal plan. Maximum indebtedness is the primary control over the lifetime of an urban renewal plan unless the plan also has a termination date. MI can be increased, but it requires a substantial amendment to a plan.

Some urban renewal plans have expiration dates. An expiration date of an urban renewal plan is the last date to issue indebtedness. Both the Interstate Corridor and the Oregon Convention

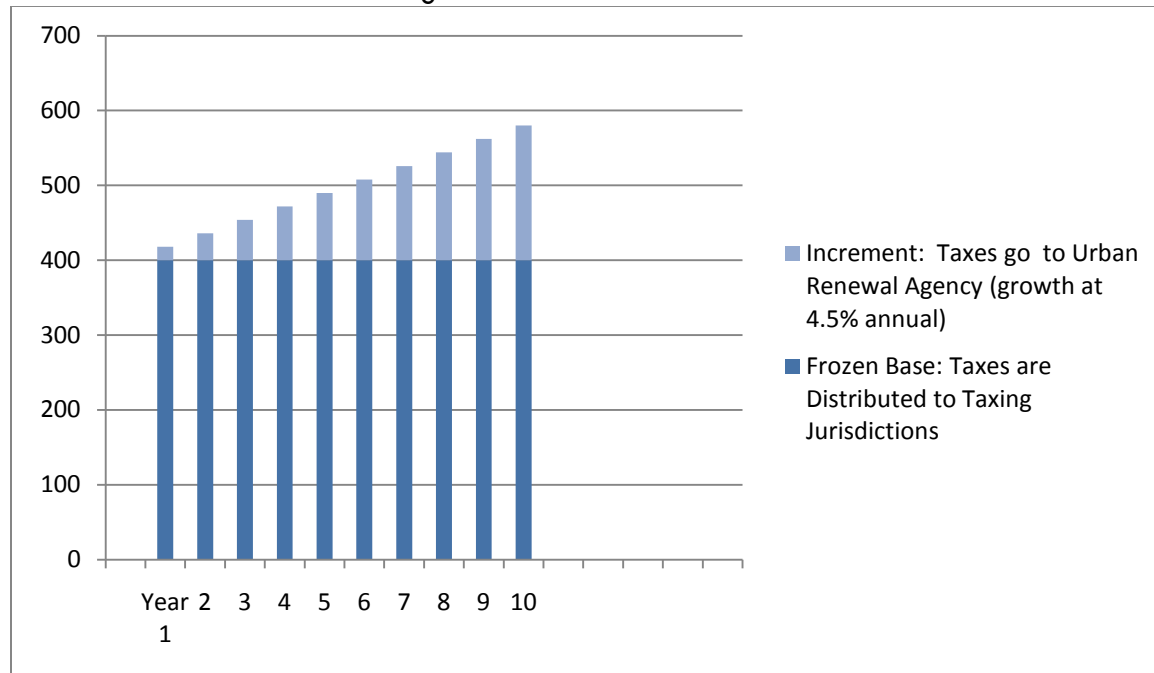
¹ This followed the US Housing Act of 1949 which provided federal funds to cities for urban development. ORS 457 is the legal basis for urban renewal in Oregon.

² A substantial amendment must be approved in the same manner as approval of an original urban renewal plan. This requires individual notification of the citizens of Portland, approval of the Portland Development Commission, review by the Portland Planning Commission and approval by the Portland City Council, including a public hearing in front of the City Council.

Center urban renewal areas have expiration dates.³ By statute, the constraining factor of an urban renewal area is now the Maximum Indebtedness. However, since these urban renewal plans have expiration dates, those must be either adhered to or the plan amended to delete the termination dates.

Urban renewal centers around a powerful financing tool called tax increment financing. Once a boundary is established, the county assessor establishes a frozen tax base for the area. The frozen base is the assessed value of all of the properties within the area at the time of adoption of the Plan. Any growth above the frozen base is called the increment. The funding allocated to the urban renewal agency for implementation of the urban renewal plan is a result of the taxes produced from the increment. The chart below illustrates this concept.

Chart A: Tax Increment Financing



In Portland, most all urban renewal plans are reviewed by an urban renewal advisory committee (URAC). An urban renewal advisory committee is appointed by PDC to provide community input on the urban renewal area. The URACs represent a diverse composition of urban renewal area and citywide stakeholders. Members are often drawn from neighborhood and business associations, non-profit organizations, project partners, business owners and representatives, citywide civic groups, and citizens at-large. *All URAC meetings are open to the public.* The urban renewal advisory committees meet regularly to discuss project prioritization and to make funding recommendations to PDC.

The 2009 Oregon Legislature passed HB 3056, which made landmark changes to the way tax proceeds from increment is shared with overlapping taxing jurisdictions. In the case of an existing plan, if the maximum indebtedness is increased, An increase of up to 20 percent of the maximum indebtedness can be approved without the consent of the overlapping taxing jurisdictions.

³ At one time, an expiration date was a requirement of the state statute. However, this is no longer the case.

- An increase of over 20 percent must have concurrence by 75 percent of the overlapping taxing jurisdictions.
- Any increase in the MI will put revenue sharing into effect.

Revenue sharing means the affected taxing jurisdictions (i.e. Multnomah County, Portland Public Schools, City of Portland) participate in the growth of the urban renewal area by gaining a share of the tax increment revenues produced in the urban renewal area during the lifetime of the plan, instead of waiting until an urban renewal plan is completed to share in the revenues. Revenue sharing will only potentially impact the ICURA, as the maximum indebtedness of the OCURA cannot be increased.

One of the key issues in reviewing the progress of an urban renewal area and planning for the future of the area is to fully understand the activities for which tax increment financing (TIF) may be used and those activities which are not legally identified activities. This list comes from analysis of the statute which covers urban renewal activities.⁴ Changes to these activities would require action by the state legislature, or referendum by Oregon voters.

Activities for which TIF funding may be used:

- Physical Improvements
- Permanent public improvements, i.e. transportation, lighting, trees, utilities
- Financial assistance, i.e. storefront grants, home repair loans, commercial tenant improvements
- Land acquisition and disposition
- Building rehabilitation, improvement, demolition
- Planning of capital projects
- Administrative costs related to PDC activities

Activities which may **not** be funded:

- Operating income other than PDC operating income
- Personnel other than PDC personnel
- Maintenance
- Working Capital
- Business Equipment
- Technical Assistance
- Marketing

An area of controversy for urban renewal has been the use of eminent domain. In November of 2006, the voters of Oregon passed Measure 39, which eliminated the ability of public agencies to use eminent domain (condemnation) to acquire properties from unwilling sellers for the future resale to private parties. Eminent domain for public use is not prohibited. The ICURA Plan does not allow use of eminent domain.

⁴ ORS 457.170, 457.180

Urban Renewal Terms and Definitions

“Bond Declaration” and “Bond Covenants”

When the City of Portland issues bonds it is required to make promises to the bond owners that are designed to protect the value of the bonds and make sure the City will be able to pay the bonds. Those promises are referred to as “covenants.” For the City’s outstanding urban renewal bonds, these covenants are contained in documents called “bond declarations.” There is a different bond declaration for each urban renewal district. Each bond declaration provides rules for amending its terms. A copy of the bond declaration is made available to bond owners, and bond owners would need to consent to material changes to the bond declaration.

“Bond Insurance”

Bond insurance guarantees the payment of principal and interest on insured bonds. The City purchases bond insurance when the interest rate savings of insured bonds exceeds the cost of the insurance. The bond insurer guarantees the bond owners that, if the City does not pay the bonds, the bond insurer will.

“Consolidated Tax Rate”

The sum of all tax rates of taxing jurisdictions whose boundary overlaps an urban renewal area.

“Debt Service Coverage”

The amount of tax increment revenues (property taxes) collected for an urban renewal area divided by the debt service in a particular year. Required debt service coverage in most urban renewal areas is 1.50 per City financial planning standards.

“Divide-the-taxes revenues”/“Taxes on Growth”

The traditional type of tax increment revenues from pre-1998 urban renewal areas are called “divide-the-taxes” revenues (property taxes). They are essentially taxes on growth in property value above the “frozen base”. They are calculated by multiplying the consolidated tax rate by the incremental assessed value of property inside the urban renewal district. An amount of tax collections equal to the product of that multiplication is “divided” from other taxes and transferred to the urban renewal agency for use in the district.

“Financial capacity”

Financial capacity is essentially the amount of debt (both short-term and long-term) that can be supported by tax increment revenues in an urban renewal area within a specific time period. Financial capacity is important when trying to determine the resources that will be available for projects over a specific time period. For planning purposes, financial capacity is forecasted for five years into the future, although estimates become less precise in later years due to the uncertainty in assessed value growth, additional assessed value that may be added to the district, tax rates, and other factors.

“Frozen Base”

“Frozen base” refers to the assessed value of property on the date it is included in an urban renewal district. Taxes imposed on the frozen base are distributed to overlapping taxing bodies in the same manner as taxes that are imposed on property outside an urban renewal district.

“Incremental Assessed Value”

The difference between the current assessed value of all taxable property in an urban renewal and the assessed value measured when the district was formed (the “frozen base”). The incremental assessed value times the consolidated tax rate is equal to the tax increment revenues for an urban renewal area. Growth in incremental assessed value will depend on the property mix in an urban renewal area.

“Incremental Value”

The amount of tax increment revenues that can be collected for an urban renewal district is a function of the “incremental value” – the difference between the assessed value of property in the district when the property was included in the district (that value is called the “frozen base”) and the current assessed value. If property is removed from a district, the removal reduces the incremental value and the ability of the district to collect tax increment revenues.

“Insurance Agreement”

When bonds are insured the City may enter into an insurance agreement that contains additional promises for the benefit of the bond insurer that are not in the bond declaration. The bond insurer and the City can agree to change the insurance agreement at any time, but the City has no independent right to change it. The terms of insurance agreements are not typically disclosed to bond owners, and bond owners would not need to be notified if the terms of an insurance agreement were changed.

“Last Date for Issuance of Debt”

State law formerly required a deadline before which urban renewal plans have to issue debt. This date was to be included in all urban renewal plans. Tax increment financing can continue until all remaining bonds are repaid. Last dates for bond issuance are no longer required in urban renewal plans because “maximum indebtedness” limits provide sufficient protection against an urban renewal plan operating in perpetuity.

“Maximum Indebtedness”

Urban renewal plans have to contain a dollar limit on the amount of indebtedness (bonds and other debt) payable from tax increment revenues that could be issued in the future. Existing urban renewal plans used to base the maximum amount of indebtedness on estimates of the costs of projects and financial capacity. Pending state legislation will set the maximum indebtedness of new urban renewal areas based on the value of the frozen base. Maximum Indebtedness is the primary control over the lifetime of an urban renewal plan. (Like your personal credit card limit, maximum indebtedness doesn’t guarantee that you can pay the bill; it just sets a limit for each district by State Law. Some districts do not have the financial capacity to use their established Maximum Indebtedness; others can reach that limit easily.)

“Option 1 and Option 3 Districts”

Districts that have special levies also were permitted to choose a divide-the-taxes option (a tax collection option). “Option 1” districts collect the full amount of the taxes on growth in property value above the frozen base (which flows to taxing jurisdictions). The taxes on growth they collect are not fixed; they grow each year. “Option 3” districts collect a **fixed** amount of taxes on growth in property value¹. Portland only has Option 1 (Central Eastside) and Option 3 districts (Airport Way, Downtown Waterfront, Oregon Convention Center, South Park Blocks). The choice of options was a requirement of Measure 50 and had to be made by City Council and PDC by July 1, 1998. Option designations cannot be changed.

“ORS 457.220(3)”

Initial area (acres) of a district cannot be increased by more than 20% of the plan’s original size, for the life of the district.

¹ The divide the taxes collections are also always limited to the product of the consolidated tax rate times the incremental value. For Portland’s Option 3 districts, this product is currently substantially higher than the fixed, divide-the-taxes amounts.

“ORS 457.420(2)(A)”

The total frozen bases of City/PDC Urban Renewal districts cannot exceed 15% of assessed value (taxable property value) of the City.

“ORS 457.420(2)(B)”

The total land area within all City/PDC UR districts cannot exceed 15% of the total land area of the City.

“Post-1996 Districts”

Urban renewal districts created after December 6, 1996, are not permitted to impose special levies. Those districts can only collect revenues from taxes on growth in property value. They collect them in same manner as Option 1 districts.

“Special Levies”

Measure 50 permitted urban renewal districts that existed on December 6, 1996 to impose special levies in addition to taxes on growth in property value. The Special Levy is an additional \$15 million, City-wide property tax. If an urban renewal district has Special Levy, the Special Levy may be imposed each fiscal year in an amount that is equal to difference between the MTIR and the revenues from taxes on growth in property value. The City and PDC currently collect less than the maximum authorized special levies.

“Super Notice”

The notice apply when making “Substantial Amendments” to urban renewal plans (as well as when you seek to create a new urban renewal area).

The City Council must give public notice and hold a hearing on the plan amendment. In addition to customary notice, the city must “supernotice” the hearing by mailing notice to each individual or household in one of the following categories:

- (a) Owners of all real property that is located in the city;
- (b) Electors registered in the city;
- (c) Sewer, water, electric or other utility customers in the city; or
- (d) Postal patrons in the city.

The notice must contain the information described in ORS 457.120(3).

“Tax Increment Financing” (TIF)

The use of proceeds of Urban Renewal for necessary projects

“Tax Increment Proceeds”

Property tax money raised annually from the difference between the Frozen Base and the current Assessed Value. It is what is available to pay the annual debt. *This is not the money available for projects.*

“Urban Renewal Area Advisory Committee”

PDC’s primary form ongoing public participation are done through formally appointed Urban Renewal Area Advisory Committee (URAC). The URAC is comprised of a mix of business owners, property owners, residents, and representatives from overlapping neighborhoods. The URAC advises the Commission and staff on the implementation of policy; but is not charged with establishing or setting policy.