

82nd Avenue Area TIF District

Next Steps

SE Uplift

April 21, 2025



**Portland
Housing Bureau**



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Agenda



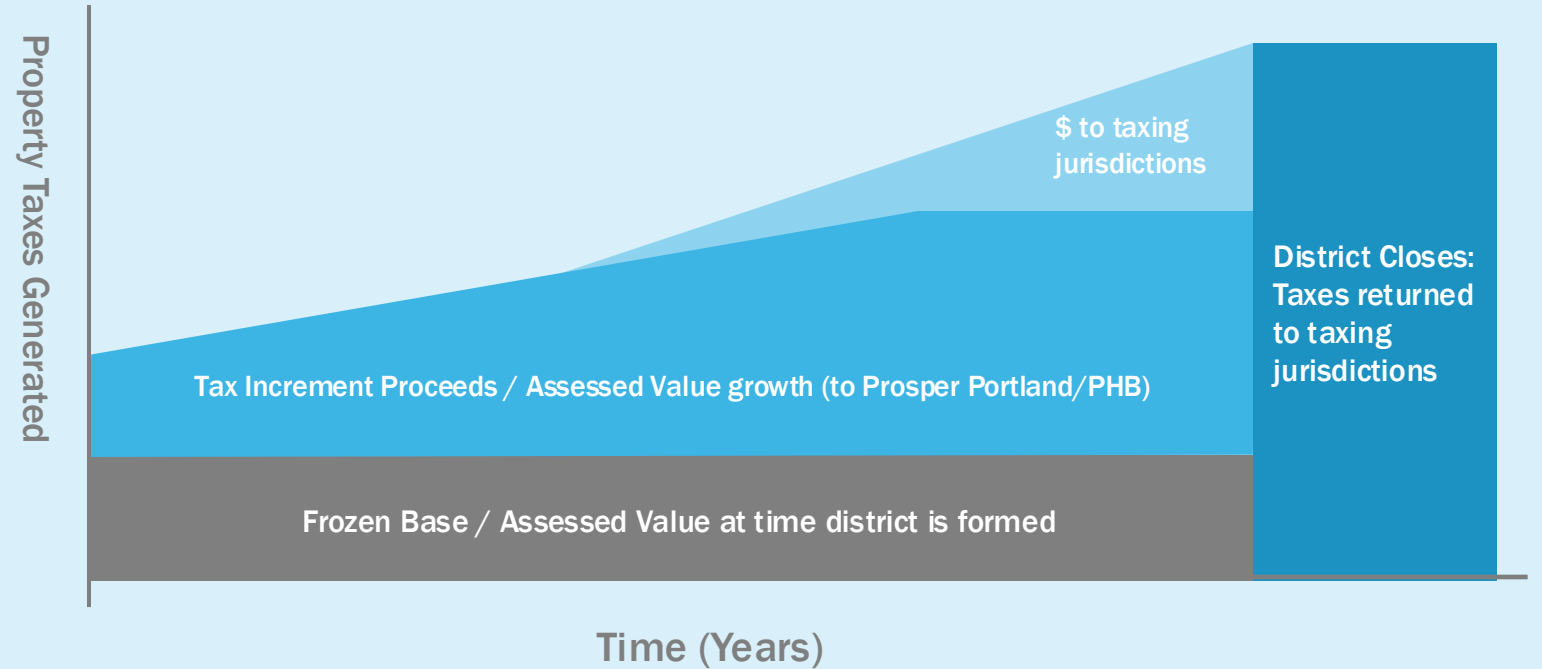
1. Welcome
2. TIF Refresh
3. Looking Back: District Plans, Dollars & Governance
4. Looking Ahead: What is an Action Plan?
5. Opportunities to Stay Engaged

What is Tax Increment Financing?

Tax Increment Financing is a long-term source of funding that can be invested in community priorities for physical improvements.

It is not a new or increased tax.

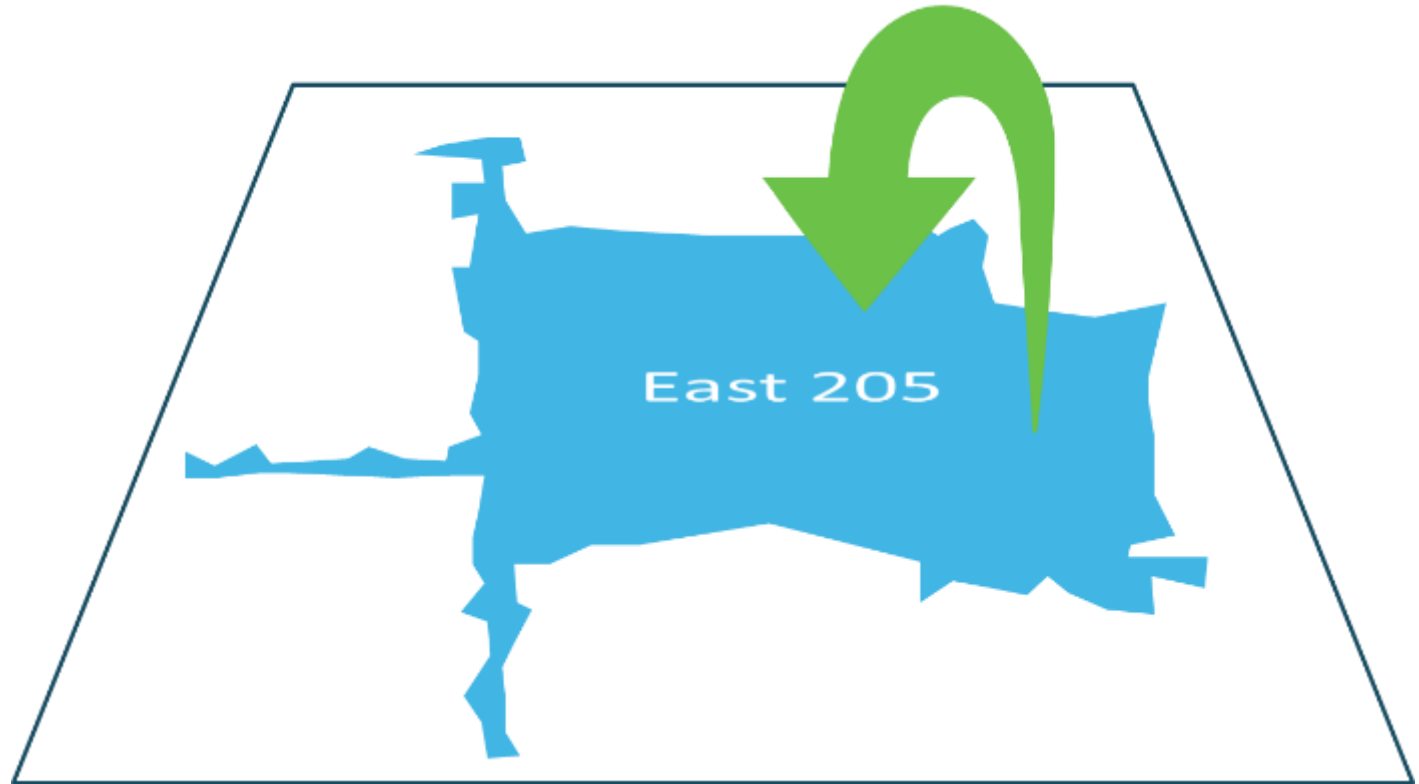
Funding comes from the growth in property taxes within a defined TIF district.



Where Can TIF Be Invested?

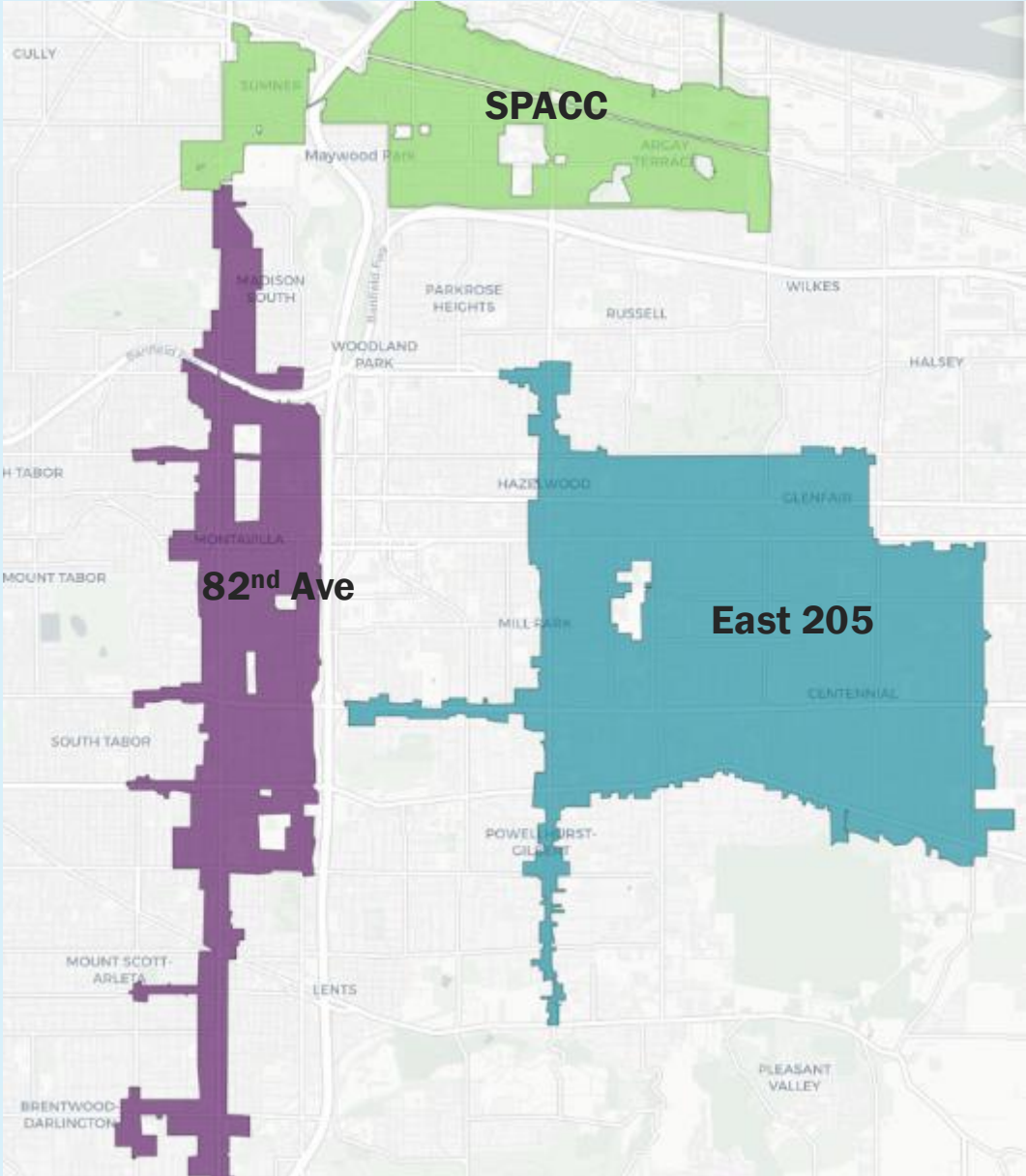
TIF district boundaries establish the area in which all investments must be made.

It is NOT possible to move TIF funds from one district to another or to use TIF funds outside of the originating district.



Looking Back: East Portland Districts

District	Acreage
SPACC	1,578
82 nd Ave Area	1,868
East 205	3,730
Total	7,176



82nd Avenue District Goals

1. Ensure that Priority Communities play lead roles
2. Ensure that current resident benefit from investments
3. Prevent the displacement of vulnerable people communities, businesses and institutions
4. Preserve existing opportunities and create new opportunities
5. Provide safe, accessible and comfortable ped/bike networks; improved access to local business
6. Spur innovation of environment and climate change
7. Actively work to remove access barriers
8. Support collaboration and partnership across community, private sector and all levels of government



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Priority Communities

“Priority Communities” refers to the intended beneficiaries of the 82nd Avenue Area TIF District:

African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; manufactured dwelling residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from the 82nd Avenue area due to gentrification and displacement.



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Implementation Principles

- A. Analyze potential impacts
- B. Strategically sequence investments
- C. Set aside funds for land acquisition
- D. Consider district in context
- E. Leverage and prioritize TIF resources alongside other funding
- F. Create community benefits
- G. Create equitable contracting/employment opportunity
- H. Prioritize and support community-based businesses and organizations
- I. Advance climate action
- J. Incorporate arts, culture and signage
- K. Remove barriers to opportunity
- L. Support cooperative ownership
- M. Ensure physical access
- N. Support community self-determination
- O. Prioritize long-term relationship building and repair





Eligible Projects List

1. **Affordable housing:** homeownership and home repair; new development; rehabilitation; capital expenditures for community services for houseless neighbors
2. **Economic & Urban Development:** predevelopment support; land acquisition, redevelopment and renovation; middle-income housing; arts and culture; signage; infrastructure investments triggered by development activity
3. **Infrastructure:** street, utilities and green infrastructure; connectivity and accessibility; public recreation, safety, health and resilience investments



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82nd Ave: What are people excited about?

Prioritize
Homeownership
& Home Repair
Programs Early



Multi-modal
Connections that
Build on 82nd Ave.
Infrastructure and
Transit Investments



More Neighborhood-serving
Retail and Services; 24-hour
vibrancy along 82nd Ave.



Remediation and Redevelopment
of Large, Underdeveloped Sites



Tree Canopy and landscaping
to Reduce Heat Island Effects



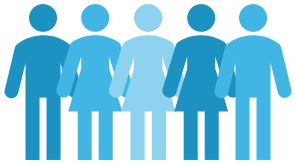
East Portland District Investment Priorities

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

* Total resources for capital investments net of admin and financing costs.



Governance: Community Leadership Committees



13 members with strong connections to the district: live, work, worship, have children enrolled in school, previously displaced, etc.



Reflect full diversity of community, and specifically, representatives from populations disproportionately vulnerable to displacement



Committee members must understand and support the stabilization & inclusive growth goals and values of the Plan



Range of experience and knowledge to inform implementation, drawing from life experiences, community connections and leadership, education and professional experience



Members represent interests of vulnerable community

Commitment: One 2-hour meeting per month; some reading between meetings; 2-3 year terms

Looking Ahead: What is an Action Plan?

TIF Plan

30-year Vision, Values,
Goals

Principles that Guide
Implementation

TIF Eligible Projects

*The TIF Plan creates a
legally allowable
“menu” for future TIF
investments & guides
action plans*

*The Action Plan sets
forth a strategy for
implementation: project
& budget prioritization,
measures of success,
and accountability &
oversight*

Action Plans

5-year Priorities

Identify Specific
Projects

Identify budget



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What does an Action Plan Look Like?

Priority/
Strategy

to meet
District Plan
Goals

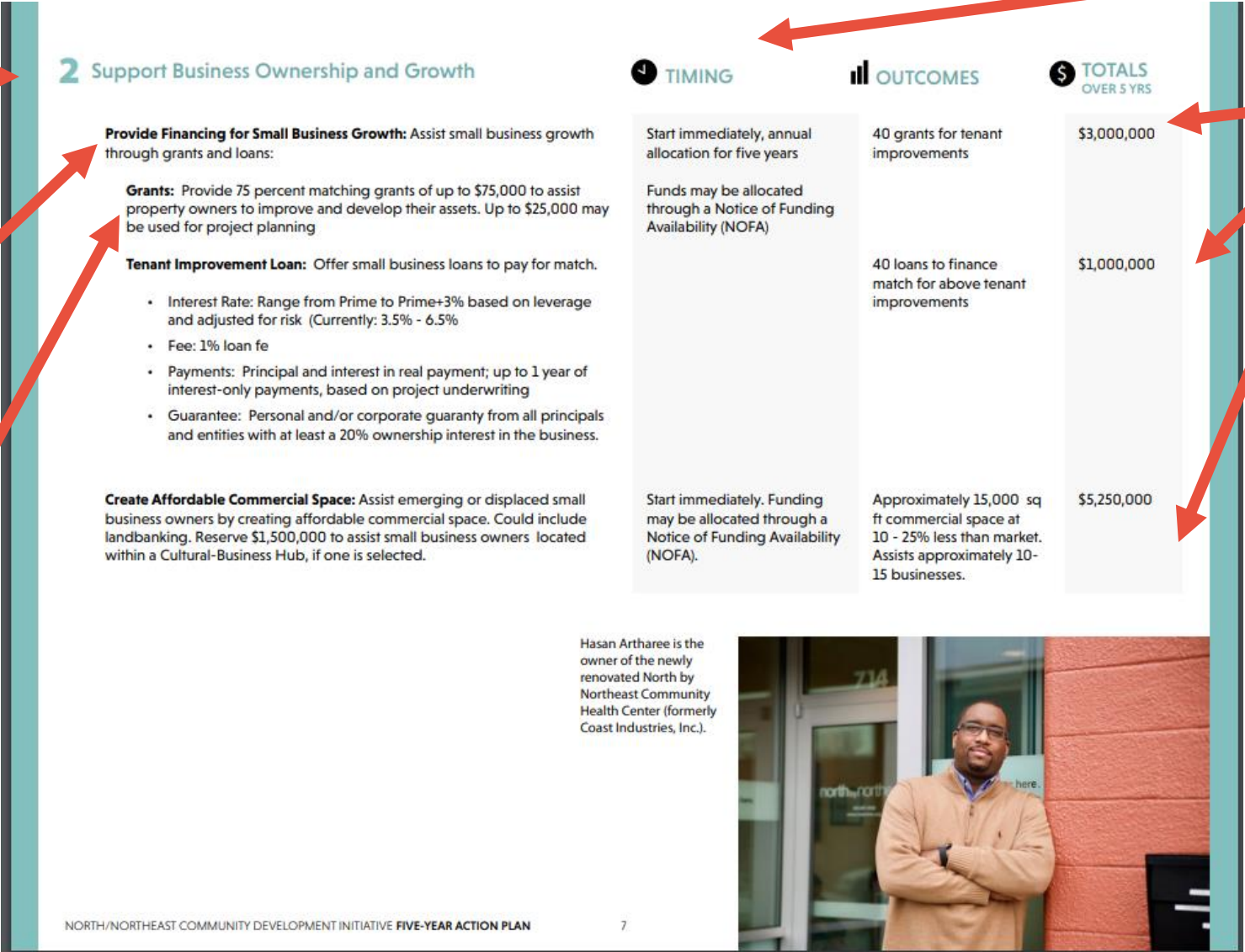
Action

Must be on
District Plan
Eligible
Projects List

Tools

Timing

Projected
Outcomes &
Dollar
Allocation



Opportunities to Stay Engaged



Sign up to
receive
monthly
email
updates



Attend CLC
meetings;
provide
public
comment

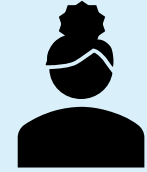


Serve on a
CLC Selection
Panel
(3 volunteers)

Working Group
Members Only



Apply to
Serve on the
CLC



Apply for a
Community
PM Position
(SPACC, 82nd)



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Discussion & Questions