



Cully TIF District

OVERVIEW

Cully community members want a future in which neighborhood change creates more stability and opportunity for people of color and low-income people, rather than leading to displacement as rents and property values continue to climb. Seven community-based organizations in the Cully neighborhood, several community members at-large, Prosper Portland, and Portland Housing Bureau have worked together to create a proposal for a Cully TIF District that could make that vision a reality. Every aspect of the TIF District has been informed by the needs of the communities and businesses most likely to be displaced from the neighborhood.

Collectively, these “Priority Communities” are the intended beneficiaries of the Cully TIF District: African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; mobile home residents; persons with disabilities; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from Cully due to gentrification and displacement.

A NEW WAY OF USING TIF:

- All Cully TIF investments must advance the District’s vision of preventing displacement and creating more stability and opportunity for members of Priority Communities – both current residents and future generations.
- Preventing displacement is not just a goal of the District; it is the very reason for the District’s existence
- Prioritizes groups vulnerable to displacement
- Governance charter will ensure community-driven implementation
- Ongoing community engagement throughout lifetime of TIF District

COMMUNITY ENGAGEMENT, 2021-2022

Purpose:

- 1) Educate Cully community members about TIF
- 2) Assess interest in a TIF District.
- 3) Determine community members’ needs and priorities for TIF-funded projects and governance.

48 focus groups over 2 years, 500 total participants

Identity-based groups included: Latinx, Black and African American, Indigenous and tribal peoples, renters, mobile-home residents, houseless individuals, low income homeowners, Somali community, small business owners

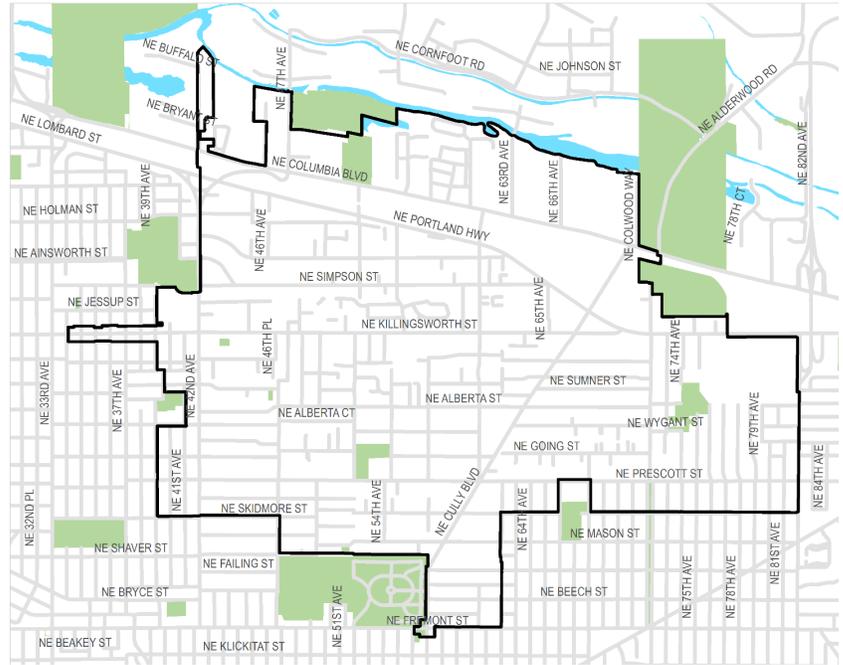
2 online surveys, total of 389 qualifying responses

Prosper Portland and Portland Housing Bureau led additional engagement with neighborhood associations, large employers, and held 2 open houses

PROJECT LIST: Up to \$350 million over 30+ years

Housing: Preservation of existing affordable housing; conversion of market rate housing to affordable housing; creation of new affordable housing; permanently affordable homeownership; home repair; explore affordable infill housing and mobile home park stabilization and rehabilitation.

Business: Keep current businesses open; support emerging business; create and maintain well-paying jobs for Cully residents; support mixed-use development; ensure access to fresh, affordable food, healthcare, childcare, and other businesses that support high quality of living.



Property acquisition, development, and renovations to support housing and business goals, and to secure land for future community-led development.

Arts, culture, and signage to celebrate and represent Priority Communities.

Recreation: Cully residents would like community centers, community gardens, and athletic facilities. Timing of these investments should be done carefully to avoid unintended displacement pressure.

Infrastructure: Invest in limited infrastructure improvements when needed as part of other projects.

GOVERNANCE

A new 13-member Community Leadership Committee, to be appointed by City Council, will be in place for the life of the District. Through close collaboration with City staff, the committee will:

- Make public recommendations to advise decision makers on the use of TIF funds, including the development of Action Plans that will guide investments for each five-year period.
- Provide oversight regarding implementation of the TIF Plan.
- Represent the interests and needs of Priority Communities.
- Committee members must live, work, worship, have children enrolled in school, or have been displaced from within the Cully TIF District boundaries.

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