



**PROSPER  
PORTLAND**

March 18, 2019

**Gustavo J. Cruz, Jr.**  
Chair

**Francesca Gambetti**  
Commissioner

**Dr. Alisha Moreland-  
Capuia**  
Commissioner

**William Myers**  
Commissioner

**Peter Platt**  
Commissioner

**Ted Wheeler**  
Mayor

**Kimberly Branam**  
Executive Director

Representative Lively, Chair  
House Committee on Economic Development and Trade  
900 Court Street NE, HR D  
Salem, OR 97301

RE: HB 2174

Dear Chair Lively and Members of the Committee,

Thank you for the opportunity to comment. The City of Portland fully supports HB 2174. As the City of Portland's economic and urban development agency, we know firsthand that TIF remains a valuable tool to address public goals such as quality job creation and retention, building new affordable housing, and investing in community-desired infrastructure and amenities in undeserved neighborhoods.

Portland uses tax increment financing (TIF) to support business development and mixed-used projects in strategic locations across the city. Through property acquisition and investment (e.g., 13-acre U.S. Postal Service site adjacent to Old Town/Chinatown, three vacant lots in the Central Eastside industrial district formerly used as surface parking), to Commercial Property Redevelopment Loans (e.g., four mixed-use, mixed-income projects in the Lents Town Center), to Prosperity Investment Program grants that assist hundreds of small business and property owners to remain stable and grow, these resources enable public/private/community partnerships that would otherwise not occur. For example, from 2015-2018, TIF resources supported the construction and preservation of 1,886 affordable housing units. Over that time period, 54,000 Portland households enjoyed access to new or improved neighborhood amenities (transit, parks, streets, commercial services) supported by TIF investments.

The proposed changes to ORS 457 in HB 2174 would ensure agencies like our act as good partners not only to our community and private sector partners but also with taxing jurisdiction partners through transparency, accountability, and communication. Providing clarity on acreage amendments will help staff, elected officials, taxing jurisdiction partners, and community members better understand if and how tax increment finance districts can be altered to meet community needs.

Finally, we are pleased and appreciative that the process to draft the proposed changes was collaborative, constructive, and based on shared values.

On behalf of the City of Portland, we urge you to support HB 2174.

Sincerely,

Kimberly Branam, Executive Director  
Prosper Portland

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