

North/Northeast Economic Development Initiative Community Advisory Committee Request Log

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

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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>	X															
				<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 style="text-align: center;">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 style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">% of 2008 Minimum Wage at or below</th> <th style="text-align: left;">annual salary at that percentage</th> <th style="text-align: left;"># (%) of businesses at or below</th> </tr> </thead> <tbody> <tr> <td>Minimum Wage:</td> <td>\$16,536</td> <td>23 (13%)</td> </tr> <tr> <td>above minimum to 200%</td> <td>\$33,072</td> <td>42 (23%)</td> </tr> <tr> <td>between 201% to 400%</td> <td>\$66,144</td> <td>74 (42%)</td> </tr> <tr> <td>greater than 400%</td> <td>\$66,145+</td> <td>60 (22%)</td> </tr> </tbody> </table> <p style="text-align: center;">* 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%)
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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																	

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		Roy Jay	How do we encourage businesses to employ local residents?	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. 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.	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

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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: <ul style="list-style-type: none"> - 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

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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

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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"> <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><u>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.</u></p> <p><u>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.</u></p>	X																				

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				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

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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

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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

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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?		

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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

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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.	

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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

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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

North/Northeast Economic Development Initiative Community Advisory Committee Request Log

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

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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

The Comments section will be added as an Appendix to the CAC Report