

Lents Town Center URA Draft Project Descriptions

12/10/09

DRAFT AND SUBJECT TO CHANGE

Business and Industry

72030	Community Economic Development	Financial and technical assistance and other incentive programs to support commercial corridor revitalization. Particular emphasis on small business development; local retail and service firms; and Minority, Women and Emerging Small Businesses (MWESB). (Note that EcDev Strategy development & Innovative/Special Business Development Projects are included within CED. Includes start up of Green Grant Program)
New	LTC Business Development Program	Neighborhood business development and anchor retail and service attraction, with a focus on street level uses but inclusive of office/mixed-use revitalization. Program enhances economic vitality of the town center through targeted business revitalization for underutilized commercial and mixed-use properties. Program includes grocery prospecting and attraction.
79020	Business Finance	Financial assistance through loans or grants (e.g. Quality Jobs Program, Economic Opportunity Funds) to help firms grow and create jobs. Leverages PDC dollars with private or public funds.
79022	Business Retention	Technical Assistance for businesses to improve productivity, competitiveness and resource conservation.
79020	LTC Targeted Industry Development	Planning and implementation of strategies to support and advance Portland target industries (Sustainable Industries, Design and Creative services, High Tech, Traditional Manufacturing). May include development of a URA-specific Economic Development Strategy and Innovative/Special Business

Housing

28025	Portland Bureau of Housing - Administration	Funds transitional costs of Portland Housing Bureau associated with TIF funded PDC Housing operations.
32110	122nd and Pardee	Redevelopment of property at 122nd & Pardee with 10 units affordable family-sized homeownership.
32117	Cambrian Park Rental	Acquisition and rehabilitation of 17 rental units by ROSE CDC. 12 units affordable at 50% MFI and 5 units affordable at 30% MFI.
32131	REACH Home Rehabilitation	Leveraged minor home repair for low-income senior and disabled Lents homeowners.
33418	New Homeowner Development	Predevelopment and/or financial assistance for the development of new homeownership opportunities at 50-100% MFI.
33438	Rose/PCLT	Development of 4 new for-sale homes affordable to families at 80% MFI or below. Homes will be permanently affordable through the Portland Community Land Trust. One home is specifically designed for a homeowner with physical disabilities.
33441	Dahlia Commons Homeownership	Predevelopment and development funds for construction of 14 new for-sale homes in a courtyard housing design on SE Pardee near 122nd. 8 of the homes are affordable to families earning 80% MFI and are permanently affordable through Portland Community Land Trust.
33442	Habitat for Humanity #3	Funds for acquisition and development of 9 new affordable for-sale homes, called "Lents Landing," through Habitat for Humanity.
37914	Hsg Policy/Planning	Funds for demographic and market studies, community meetings and other work to support the development of housing in LTCURA.

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37929	Scattered Site Homeownership Acquisition	Acquisition of 11 scattered site homes from the Housing Authority of Portland for resale to first-time homebuyers.
37930	Scattered Site Home Rehab and Subsidy	Funds the rehabilitation and homebuyer subsidy for the resale of 11 scattered site homes for first-time homebuyers at 50-100% MFI.
60010	LTC Foster School Housing Development	Potential property acquisition, planning, and development assistance for the Foster School site for affordable housing and other uses, in partnership with Portland Public Schools.
89010	Home Rehabilitation	Loan program for low income homeowners to do needed home repairs.
89015	Rental rehabilitation Projects	Funds for the new Small Rental Rehabilitation program, a repair loan for owners of small rental properties (1-4 units).
89020	Homebuyer Assistance	Financial assistance to first time homebuyers at 50-80% MFI and families at 50-100% MFI. Includes interest buydown and second mortgage programs.
89030	Affordable Rental Housing	Pre-development and/or financial assistance for the preservation of existing rental housing or new housing development for 0-60% MFI, especially as part of mixed-use, mixed-income developments.
89031	The Glen	Funds acquisition and rehabilitation by ROSE CDC of 40 rental units. 30 units to be affordable at 50% MFI and 10 units to be affordable at 30% MFI.
89032	Beyer Court Apartments	Funds for minor repair of affordable rental units.

89033	Bush Street Modular Apartments	Feasibility study for modular construction of multi-family units and potential decrease in construction/project costs.
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Infrastructure

13125	Parks Public Improvement	Funds to help implement Portland Parks and Recreation Lents Park Master plan , Leach Botanical Garden improvements, and to assist the Lents Springwater Habitat Restoration Project. Lents Springwater Habitat Restoration Project leverages other Park funds and in-kind volunteer assistance.
26714	Streets/Sidewalk Paving LID	Funds to PDOT through an IAA to pave unpaved neighborhood residential streets, Phase IV. Program also provides Limited Improvement District (LID) assessment relief to low/moderate-income residents through grants and
26715	LTC Neighborhood Transportation Safety Improvements	Funds to PDOT through an IGA to improve streets, sidewalks, and traffic safety features of SE Foster Rd., including the Foster/Woodstock Streetscape Plan that leverages on a Metro Transportation Improvement Program grant of \$1.9M. Includes funds for project(s) resulting from Transportation Task Force prioritization process in current and future years. PDC properties are maintained in good condition, with potential interim uses as appropriate.
60009	LTC Public Facilities	Redevelopment with public partners that include potential acquisition of the Foster School for other uses, in partnership with Portland Public Schools and Portland Housing Bureau and future mixed-use civic facilities in LTC.

Revitalization

12209	LTC Town Center Redevelopment	Redevelopment catalytic project activities in Lents Town Center business district that target public/private partnerships. Projects include acquisitions, predevelopment, development gap financing for revitalization projects , Lents gateway/art projects, and property maintenance.
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12212	Johnson Creek Industrial Area Revitalization	Coordination of multi-agency effort to promote redevelopment of industrially zoned Freeway Land site and nearby parcels to maximize jobs and Johnson Creek flood management and habitat restoration. Provides for redevelopment strategy in partnership with private property owners.
27001	Storefront Grants	Grants up to \$20,000 not to exceed more than 50% of the improvement costs are available to businesses and building owners on a first-come, first-serve basis . Leverages PDC dollars with private or public funds and supports neighborhood livability. Funds SLIP program in LTC URA.
27050	DOS Projects	Development Opportunity Services program grants of up to \$12,000 to reimburse applicants for up to 80% of the cost of predevelopment services for potential projects on properties with commercial and/or mixed-use zoning.
28030	Redevelopment Loan Projects	Assists property owners with costs of redevelopment, targeting blighted and historic properties or implementing transit-oriented development for commercial and mixed-use development. Also includes loans to retail business owners for real estate improvements to attract or retain key retailers.
New	LTC Comm. & Res. Retrofit Projects	Partner with multiple public and private entities to fund Clean Energy Works Oregon, that will provide financing for energy efficient retrofits for neighborhood single-family residential and small commercial properties.

60008	SE 92nd Redevelopment	Key transit oriented redevelopment site in the Lents Town Center. Revitalization project for mixed-use development that includes potential commercial, mixed-income residential and/or institutional uses on PDC owned three-acre lot near new light rail station.
60050	LTC Foster Road Redevelopment	Redevelopment projects for Foster Road business district, including public/private partnerships: potential acquisitions, predevelopment, gap financing and tenanting.
60051	LTC 122nd Corridor Redevelopment	Redevelopment projects for SE 122nd commercial corridor areas, including planning, public/private partnerships, potential acquisitions, predevelopment, gap financing and tenanting.
60052	LTC Community Livability Program	Creation and implementation of a Lents Community Livability Strategy for improvements to community facilities and historic preservation and urban design projects. Projects are identified through annual Community Livability Program Grant application process. Public and non-profit facilities eligible.
60053	LTC Station Area Redevelopment	Creation of transit oriented revitalization strategies for new Green Line MAX station areas at SE Flavel, Holgate and Powell stations.

Administration

98001	Debt Management	IGA with City Debt Management Group related to short and long-term financing requirements and other Administrative Activities.
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