

DRAFT CULLY COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: November 19, 2025

Time: 6 pm to 8 pm

Location: munk-yet?lan Saxali

Online: Zoom

Attendees:

Name	Role	Name	Role
Jorge Sanchez Bautista	CLC (Co-Chair)	Leslie Goodlow	Portland Housing Bureau
Ginger Rogers	CLC (Co-Chair)	Lisa Abuaf	Prosper Portland
Elizabeth De Jesus Lopez	CLC	Brian Moore	Prosper Portland
Gary Hollands	CLC	Kathryn Hartinger	Prosper Portland
Cecelia Lente	CLC	Angela Nguyen	Prosper Portland
Towanda Perry	CLC	Maria Grzanka	Community Liaison
Karen Torres- Olguin	CLC		
Julia Tienson	CLC		
Sky Waters	CLC		

Meeting Minutes:

1. Roll Call & Icebreaker, Guiding Agreements

2. Meeting Recording or Meeting Minutes

- a) Prosper provided an overview of the previous week and the plan for the next six months regarding recording via meeting minutes or audio/video. The request is for the CLC to determine how they would like to move forward for the next six months.

- b) Co-Chair Jorge and Co-Chair Ginger recommend moving forward with meeting minutes for the next six months.
- c) The CLC unanimously agreed with the Co-Chairs' recommendation and opted to move forward, documenting meeting conversations with minutes rather than audio/video recordings.

3. Confirm October Meeting Minutes

- The CLC unanimously confirmed the meeting minutes from the November CLC meeting.

4. Path to Cully TIF Action Plan

- Upcoming Dates:
 - A&E Committee Jan 13; Full Council Feb 11

5. Public Engagement, Survey Summary, Community Partner Letter

- Community Liaison Maria shared feedback from the current survey data with the following data based on the feedback:
 - There has been an increase in survey engagement from 8 to 108 survey responses.
 - Demographics. The demographics of the survey respondents.
 - Of the respondents since the presentation was created, majority of the survey respondents agreed with the current priorities.
 - The survey also requested respondents to share any additional feedback to the Priorities. The responses were organized into three categories: Not eligible for TIF resources, TIF eligible and Action Plan relevant, and items that could be included in the economic development eligibility criteria. Questions and recommendations were shared to the CLC from each category.

- Survey will be closed on Nov 30, 2025
- Questions from the CLC included:
 - Is there a breakdown of overall demographics of those who own/rent homes? Response: There is data from the State of Portland Housing report and in the survey.
 - In the non-TIF Resources, are there any items written in the priorities? Response: Items that non-TIF eligible have been reviewed and determined to not be eligible for TIF resources.
 - How many people disagree with the overall priorities? Response: Not many, approximately a handful of respondents.
 - How was the survey distributed? Response: Through community partners, by email and at outreach events.

6. Community Partners Letter Presentation

- Presenters: Habitat for Humanity, Annette Pronk and Matina Kauffman
- Presenters shared overview of the Community Partners letter by outlining needs to prevent displacement.
- Questions From the CLC:
 - Is there a percentage of the Latinx community that needs to be supported in Cully? Response: There is a significant number of Latinx community members that are supported.
 - What services does Habitat have to support the community with ITIN? Response: There is a service connected with the bank, however, the loan rate is higher for applicants without a SS# - it's currently too high to pass onto new homeowners. We're always looking for partners.

- How can Habitat for Humanity support borrowers to have a better rate? Response: The market interest rate is for ITIN borrowers. There are lower interest rate programs for other first-time homebuyers.
- How has the home bought through a land trust build equity? Response: Through the use of a low housing monthly payment, homeowners can put more money towards other needs such as savings.
- Does Proud Ground help provide families with building generational wealth such as investments? Response: Yes, there are robust purchase programs from Habitat and Proud Ground.
- How would the process work in regard to land banking? How would it work for Proud Ground to be able to build homes? Response: It can be anywhere from three years to five years for a project.
- What demographics are represented through Proud Ground's service and how long does each homeowner remain? Response: 70% of homebuyers are BIPOC. Majority of homebuyers tend to remain due to desires to provide generational ownership. After the sale of the Proud Ground homes, homeowners are usually able to walk away with \$92,000 to \$100,000 or grant the home to a family member.
- Regarding recommendation #4: Can we frontload funds for deployment early in the TIF's life cycle to the extent possible? Response: Money is limited early in the life of a TIF district. The City currently has a policy that we cannot bond until year 5, which will bring in more significant funds.
- Regarding the data: When it comes to the Hispanic community members, would it benefit to show

demographics on those who have ITIN? Response: The data presented is intended to show the disparity between white homebuyers when compared to BIPOC homeowners.

- The CLC would like a follow up from Habitat and other partners to come back in December.

7. Draft Action Plan Discussion

• **Incorporating Public Feedback**

- Question presented to the CLC: Would the CLC like to include the items into the non-TIF resources section?
 - Returning to the topic of the survey regarding the recommendation for feedback of non-TIF eligible resources. The goal is to document that the feedback was heard.
 - The CLC would like to ensure that the communication is clear regarding the reason why it is listed in the non-TIF resources section of the plan.
 - The CLC unanimously agrees with including the items not eligible for TIF resources to the non-TIF resources section of the Action Plan.

• **Adjusting Eligibility Criteria to Reflect Feedback**

- Question presented to the CLC: Confirm the draft Action Plan language for eligibility.
 - Co-Chair Jorge: Comfortable moving forward and would like to see the additional items added. The current criteria align with the charter and its alignment with TIF plan.
 - The discussion regarding the Eligibility Criteria included:

- The inclusion of industrial areas could be expanded if needed. Prosper Portland noted that it is open to adjustments per the CLC.
- The purpose of the eligibility criteria is not related to the priority community discussion but rather how to apply grants by applicants.
- The eligibility criteria does not apply to housing related programs, only economic development. PHB must follow all fair housing, state, and federal requirements.
- The panel to review the eligibility of an applicant is presented to the CLC by Prosper Portland.
- The CLC is agrees with moving forward with confirming the current language for the eligibility criteria in the Action Plan.
- Question presented to the CLC: Include additional criteria for publicly accessible open spaces and renewable energy.
 - Context: There were comments noted in the survey. It is not currently outlined in priorities in the Action Plan. The recommendation is to include into Eligibility Criteria.
 - Co-Chair Ginger would like to see more participants from the survey for more ideas and potential for other ideas given the current responses. The CLC is leaning toward include the two additional items to be a consider a weighted items rather than an eligibility criteria. The conversation will be continued for

December. Prosper Portland will provide scenarios and/or draft language.

- **Revisiting Housing Set Aside Investment:** To be discussed at a subcommittee prior to December 10 meeting. Subcommittee will bring recommendation back to full committee for discussion and decision.
- **Assigning 10% Flexible:** To be discussed at a subcommittee prior to December 10 meeting. Subcommittee will bring recommendation back to full committee for discussion and decision.
- **Priority Community Language:** To be discussed at a subcommittee prior to December 10 meeting. Subcommittee will bring recommendation back to full committee for discussion and decision.

8. **Approach to fill vacancy:** To be revisited in December

9. **Public Comment**

- Clarence Larkins, Straight Path Inc: Interested in building five-story housing for those from aging out foster care with wrap-around services.
- Martha Ochoa, Habitat for Humanity: Encouraging that the CLC focus on past lessons learned.

10. **Feedback Loop & Next Steps**

- CLC will consider holding subcommittees before the December 10 meeting. PROsper and PHB to work with committee members to schedule. Each meeting must have at least committee participants, but no more than 6.
- If subcommittees won't work, CLC is asking for potential Executive sessions. Prosper Portland will need to refer to the Public Meetings law due to need for public comment.