

DRAFT CULLY COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: December 10, 2025

Location: munk-ye?lan Saxali

Time: 6 pm to 8 pm

Online: Zoom

Attendees:

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

Meeting Minutes:

1. Roll Call & Icebreaker, Guiding Agreements

- Co-Chair Ginger started the meeting Began at 6:10 pm. The CLC reviewed the guiding agreements and conducted roll call.
- The meeting experienced a technical difficulty regarding Zoom access. The CLC met quorum in-person while they waited on the Zoom access to begin.

2. Confirm November Meeting Minutes

- Updates needed: Staff will include Bella into the meeting minutes.
- The CLC will review the minutes at the next meeting

3. Legislative Schedule Update

- Co-Chair Jorge reviewed the legislative schedule, noting the need to schedule the January meeting.
- Staff from Prosper shared the next steps and process, including need to shift the dates an extra month.

4. Subcommittee Recommendations

- The CLC will review the recommendations one at a time. Once discussions have completed, Public Comment will open. The CLC will vote on each recommendation upon the closure of Public Comment.
- **Housing Set Aside**
 - CLC Julia Tienson reviewed the discussions from the Housing Set Aside subcommittee and the recommendation. **The recommendation from the Subcommittee was to move forward the Portland Housing Bureau edited allocation proposal.**
 - Portland Housing Bureau (PHB) staff shared the balance and decision on the allocations-based timing and need to provide investments into the TIF district. PHB elaborated on the amount allocated year to year, including the capacity of the available funds available to the district to meet the identified priorities from the CLC.
 - Through the programming, Portland Housing Bureau reviewed number of households that the priorities can serve based on Fair Housing practices.
 - The CLC would like transparent communication for community members to be considered for qualifications and requirements to access to programming. Portland Housing Bureau noted the CLC leveraging their work and provide input on

guidelines for community members' access to affordable housing programming.

- Prosper Portland Staff and PHB staff shared the process to acquiring land and property.
 - CLC shared concerns about costs and rate of properties and land.
- **Assigning 10% Flexible**
 - CLC Sky Waters reviewed the discussions from the 10% Flexible subcommittee and the recommendation. **The recommendation from the Subcommittee was to earmark the 10% flexible for land acquisition for a future, mixed use, PHB/Prosper Portland partnership project.**
 - Prosper Portland Staff shared the Nick Fish as an example of shared work between Prosper and PHB. Prosper Portland Staff shared process on how investment dollars are estimated for the first five years, including the purpose of the CLC's ongoing work.
- **Priority Community Language**
 - Co-Chair Jorge S-B reviewed the discussion from the Priority Community Language and the recommendation. **The recommendation from the Subcommittee was to remain the original language in the Cully TIF District Plan with direction to City Staff to provide an alternative that incorporated the original language to be in compliance with Mayor Wilson's Executive Order.**
 - Prosper Portland provided an alternative language as per directed by the Subcommittee.

- Co-Chair Jorge noted the process in the event the CLC and the City do not agree, it would ultimately be presented City Council to make the final determination on the language.
- The CLC noted identified groups that were not included in the definition. Prosper Portland Staff provided additional context for the CLC from the Exploration Process and would review additional notes from process. Prosper Portland staff noted the definition is for the current Five-Year Action Plan but does not change the definition in the District Plan.
- The CLC requests to add mention of Hispanic and Latinx to the definition.

5. Public Comment

- No public comments signed up.

6. Votes

- **Housing Set Aside Recommendation:**
 - **1st Vote:** The CLC does not recommend the proposal from the Housing Set Aside Subcommittee. (6-4)
 - **2nd Vote:**
 - Proposals:
 - The CLC members who voted “no” shared that the amount for land acquisition is too small and had questions regarding the use of the 10% and Affordable Housing’s Priority 4.
 - Proposal One: Reducing P1 to \$5M and increasing P4 to \$3M. P2 and P3 would remain the same.

- The CLC members does not move to pass Proposal One.
- Proposal Two: Retain the current PHB recommendation.
- The CLC members does not move to pass Proposal Two.
- The CLC will revisit the 2nd Vote at the next meeting. Portland Housing Bureau will provide an update on the Housing Set Aside Allocations. City Staff to provide a finalized draft of the Action Plan with Housing Set Aside Allocation as outstanding. CLC will vote on the draft Action Plan with the contingency that Staff will update the Housing Set Aside according to the decision of the CLC.
- **Assigning the Flexible 10%:**
 - **Vote:** The CLC recommends the proposal set by the Flexible 10% Subcommittee. (10-0)
- **Priority Communities:**
 - **Vote:** The CLC recommends using Alternate 2 with the inclusion of Hispanics and Latinx to the language. (10-0)

7. Eligibility Criteria follow-up

- The CLC will revisit at the next CLC meeting.

8. Feedback Loop & Next Steps

- The next CLC meeting will be January 7. Items for discussion will be Housing Set Aside and Eligibility Criteria. The CLC will vote on the draft Action Plan.

Meeting adjourned at 8:30pm.