

PROSPER  
PORTLAND



Portland  
Housing Bureau

# 82nd Ave Area TIF District

**Community Leadership Committee Meeting  
March 2026**

# Agenda



CLC Decision Items

1. Welcome!
2. Roll Call, Items of Interest
3. Guiding Agreements
4. **Draft Bylaws; Co-chair Terms & Elections; approval of meeting minutes**
5. BREAK
6. **New Items: Additional Guiding Agreements, Meeting Recording Options**
7. District Context and Data
8. Public Comment

***Meeting Goals: CLC will approve bylaws, elect co-chairs and review district data***

# Roll Call

Icebreaker:

What is your favorite way to eat potatoes?



**Portland  
Housing Bureau**



**PROSPER  
PORTLAND**

Building an Equitable Economy

# Items of Interests & Updates

## CLC Members



## Community Liaison



## Portland Housing Bureau & Prosper Portland



# Guiding Agreements

- **Show up and choose to be present**
- **Participate in an authentic and active way**
- **All ideas are valid**
- **Uphold commitments and come prepared**
- **Listen to understand**
- **Exercise consideration and respect in your speech and actions**



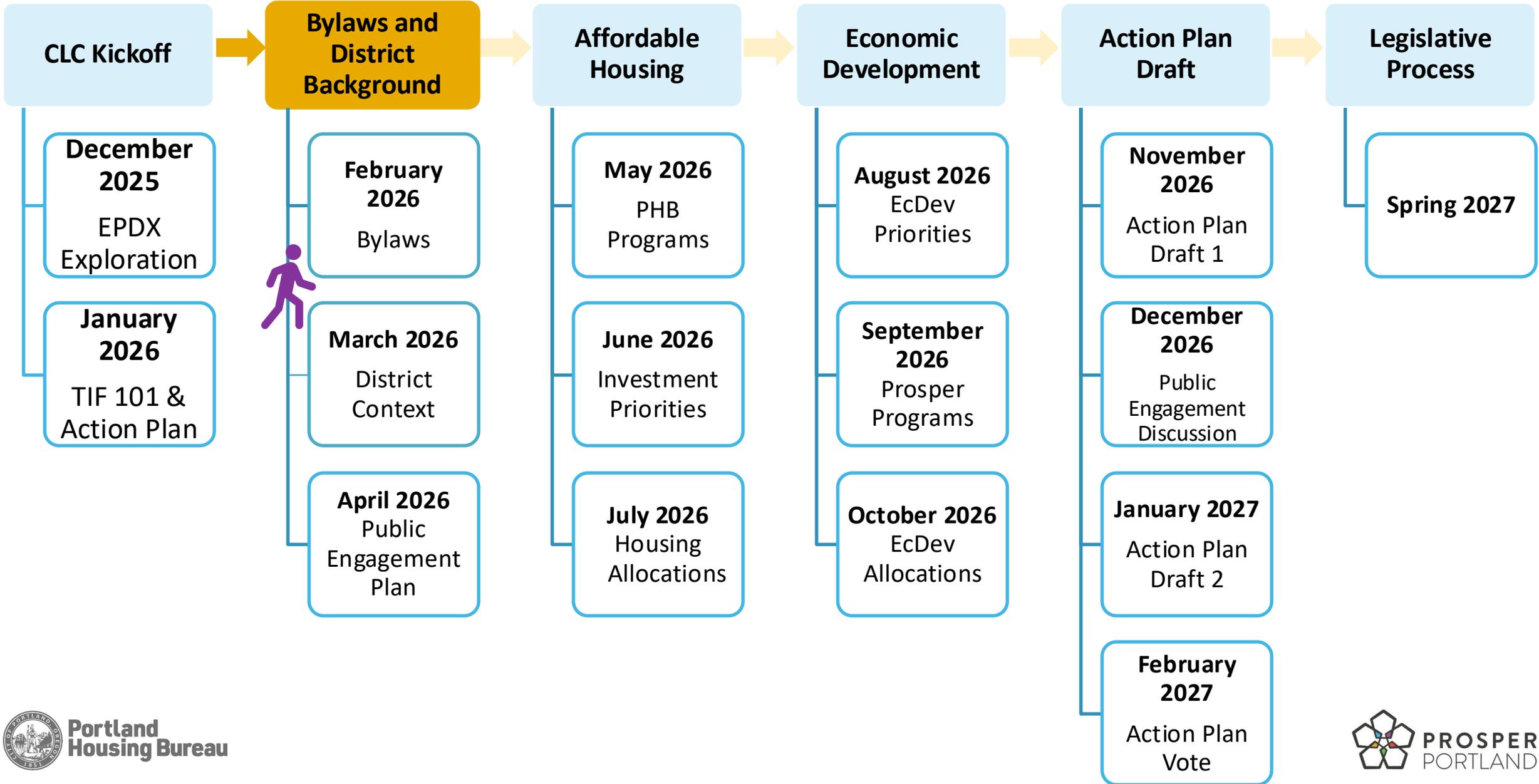
# Public Participation Guidelines

- CLC meetings are open to the public
- Public invited to comment at end of meeting
- Public asked to observe and listen
- Reserve discussion / questions / activity participation to members only

## Provide Public Comment

- In- Person: Sign up via Public Comment sheet
- Online: Share your request in the comment

# Action Plan Roadmap



# Committee Bylaws Review

Membership & Terms

**[Co-chair Terms]**

Removal of Members

Officers and Subcommittees

Facilitator Role

Communications

Amendment of Bylaws



**Portland  
Housing Bureau**



**PROSPER  
PORTLAND**

Building an Equitable Economy

# Co-Chair Responsibilities



Regular check-ins with city staff from PHB and Prosper Portland, Community Liaison and Facilitator

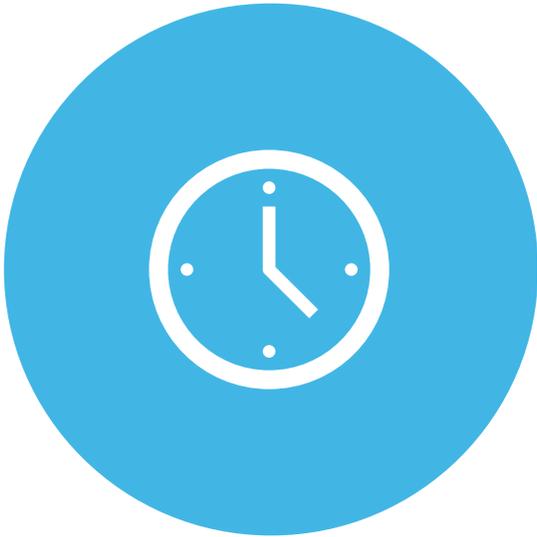


Create sub-committees as needed with input from CLC members



Co-develop agendas with City staff and Community Liaison

# Co-Chair Terms & Nominations



Term Length, Limit

1 year? 2 year? Something different? Term limit?



Nominate yourself or someone else



Share why you are nominating that person

# Voting Process

## Process:



- Everyone votes for two different candidates
- The two candidates with the most votes are elected
- If there is a tie, those candidates will enter a run-off and each CLC member will vote once. The candidate with the most votes prevails.

# Approve February Minutes



**PROSPER  
PORTLAND**

**Break!**



# **New Items:**

## **Public Meeting Recording Options**



**PROSPER  
PORTLAND**

# Public Meeting Recording Options



## Meeting Minutes (Written)

### Benefits

- Fast to review and creates clear accountability: decisions, votes, action items, and agreements clearly labelled and easy to locate
- Easy to share
- Facilitates sensitive, personal and/or vulnerable conversations being documented appropriately; CLC approves minutes, so makes decisions around this

### Challenges

- Can oversimplify or omit nuanced parts of the conversation
- Takes more time to make available to the public because process requires staff review and CLC review and vote to become official

# Public Meeting Recording Options



## Digital Recording (either Audio only or Audio + Visual)

### Benefits

- Captures nuance, tone, and context
- Provides a complete and unfiltered record of the meeting
- Supports transparent and authentic record of meeting
- Creates a permanent record without requiring vote
- Greater accountability for claims and statements
- AV option: increases accessibility with captions and flexible learning options

### Challenges

- May raise privacy, legal, or open dialogue concerns due to exact recording
- May require more time to review and summarize meeting
- Audio only option: can be difficult to track who is speaking and following conversations
- AV option: technology issues could disrupt meeting quality
- AV option: may involve cost if CLC elects to use a professional service

# District Context



**Portland  
Housing Bureau**

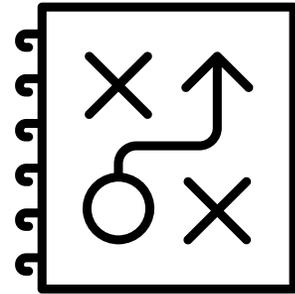


**PROSPER  
PORTLAND**

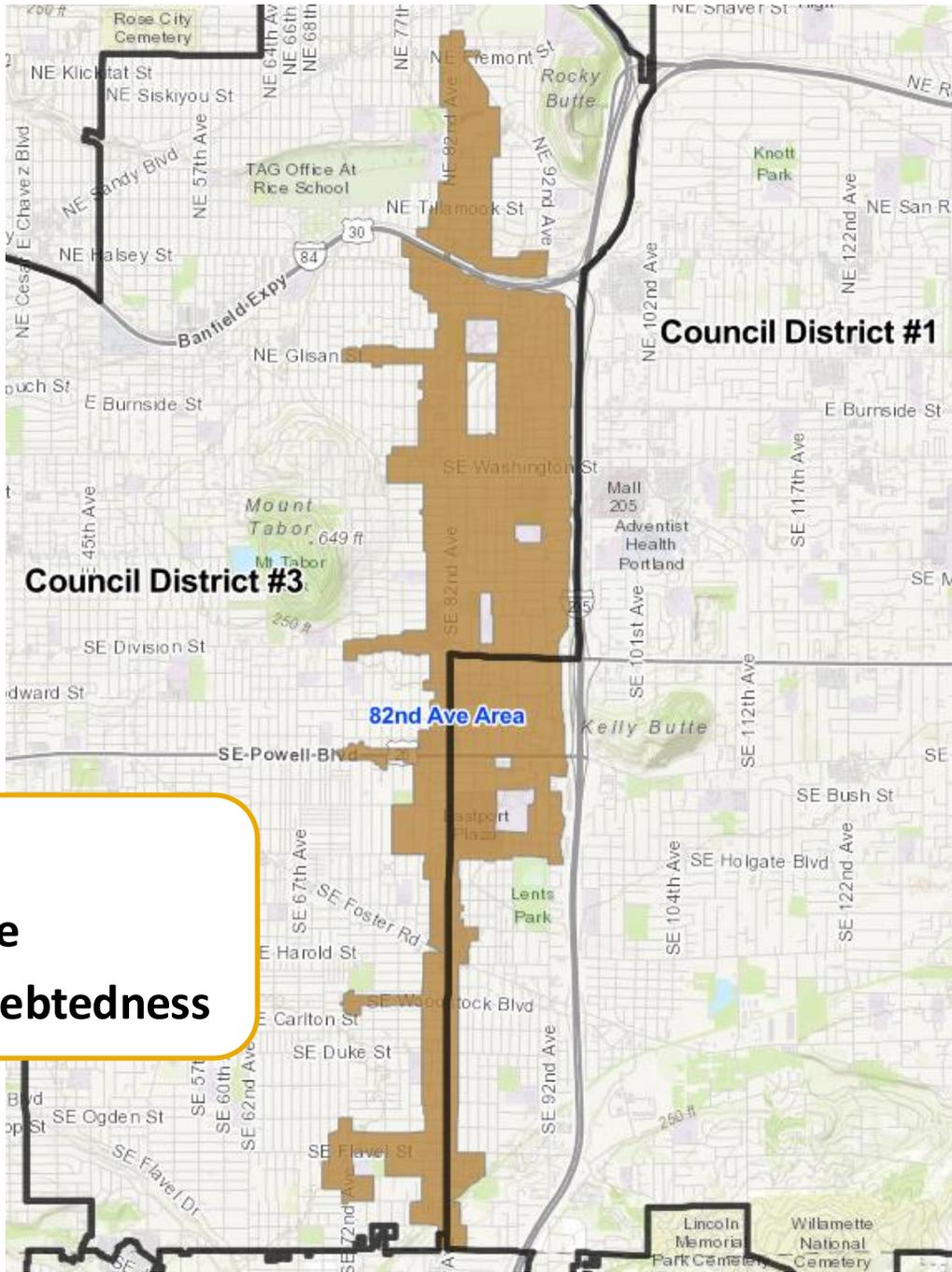
Building an Equitable Economy

# Elements of an Action Plan

1. Community Vision
2. Summary of Stakeholder Engagement
3. **District Context** & SOAR Analysis
4. Plan Goals, Investment Priorities, Outcomes, Measures of Success
5. Forecasted Budget
6. Governance & Implementation

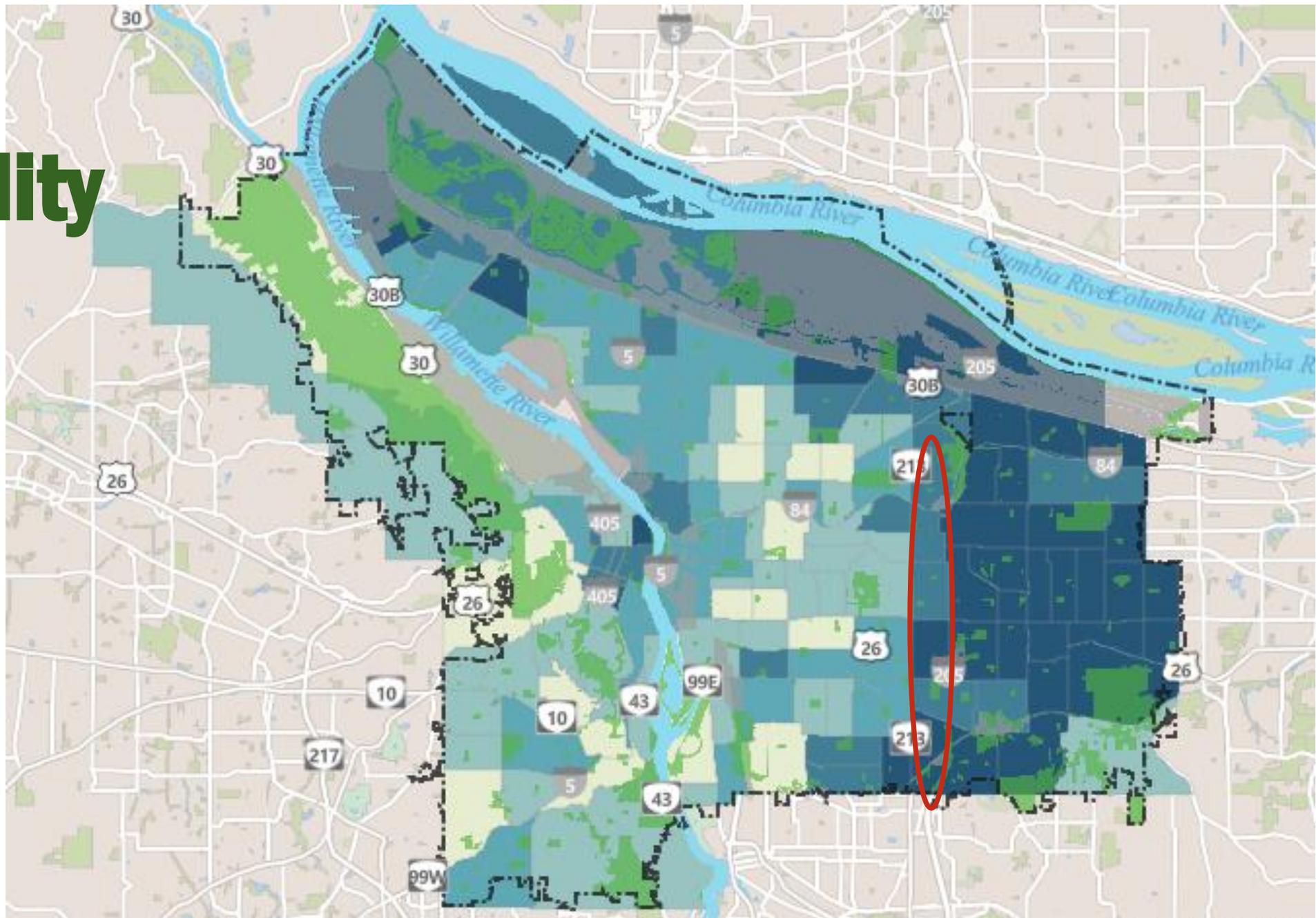


# District Context 82<sup>nd</sup> Avenue Area



**1,868** acres  
**\$1.7B** assessed value  
**\$460M** maximum indebtedness

# Economic Vulnerability



# In Our 82nd Ave Area Neighborhood

## Demographics by Race/ Ethnicity (2024)

Race	Citywide	82nd
Total (pop.)	636k	17k
White	68%	55%
Black	6%	6%
Asian	8%	20%
Latine	12%	13%
Hawaiian/P.I.	1%	2%
Native American	1%	1%
Two or More	13%	14%

Source: US Census ACS 2024, 5 year, Table DP05, Tracts: 17.02, 16.02, 83.01, 86

## At a Glance

	City Wide	82nd
Firms	--	868
Employees	--	6146
Total Payroll	--	\$264.1M
Average Earnings	\$75.8K	\$43k

Source : Oregon Employment Department, 2024 QCEW & CoStar

## Commercial Real Estate

	Citywide	82nd
Inventory	--	554k Sq Ft
Vacancy Rate	35.4%	19.4%
Market Asking Rent	\$30.52/Sq Ft	\$20.26/Sq Ft

Source: CoStar (Q1 2026)

## Economic Development Outlook

- **2008-2022:** Overall employment increased; small business employment decreased
- **2008-2022:** more commercial alterations/permits in central area; lower vacancy rate

Source: ECONorthwest, 2023



Commercial Lease Activity Since 2023

# In Our 82<sup>nd</sup> Ave Area Neighborhood

**Housing Units by Type**  
 Single-Family: 27,685  
 Multi-Family: 5,894

**Regulated Housing Units**  
 City-Funded: 1,123

**Median Home Sale Price**

Year	Price
2021	\$523K
2022	\$513K
2023	\$475K
<b>2024</b>	<b>\$460K</b>

**Homeownership by Race/Ethnicity**

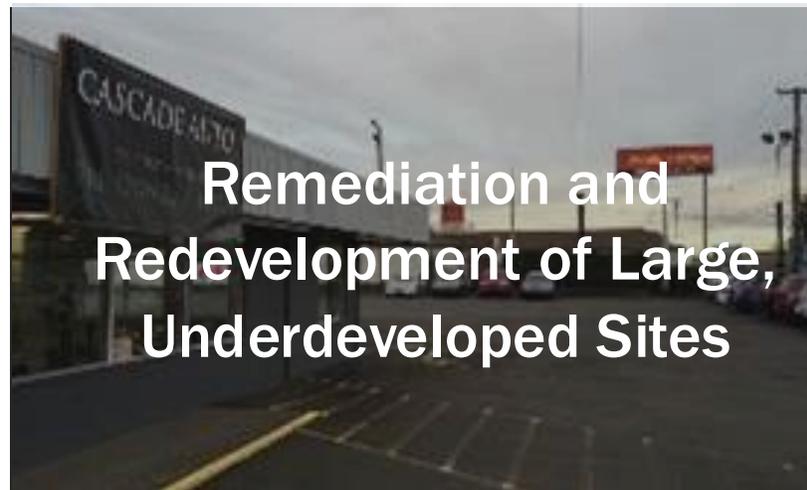
Race	2020	2023
<b>TOTAL</b>	<b>60%</b>	<b>63%</b>
White	62%	65%
Black	null	38%
Asian	68%	69%
Latine	40%	53%
Hawaiian/PI	null	null
Native American	null	33%

**Average Rent by Unit Type**



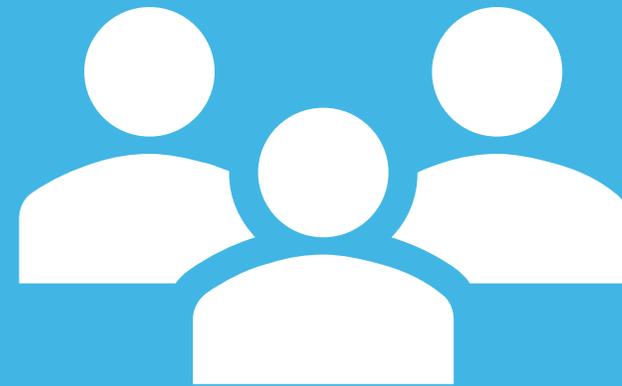
Source: 2024 State of Housing Report, City of Portland Housing Bureau

# 82nd Ave: What are people excited about?



# Public Comment

02:00



**Portland  
Housing Bureau**



**PROSPER  
PORTLAND**

Building an Equitable Economy

# Next Steps

**1** Next Meeting

**2** Honoraria

**3** Required Training

# Recap – December Meeting Breakout Session





# SOAR Analysis

## STRENGTHS

*What are our strengths? What are our greatest assets? What are we building on?*

## OPPORTUNITIES

*What are the opportunities? What potential do we see or recognize?*

## ASPIRATIONS

*What do we care deeply about? What are our stakeholders asking for?*

## RESULTS

*How do we know we're succeeding? What are the rewards from achieving results?*

# Housekeeping



## Check your email

- We may occasionally send materials to review in advance of meetings, or ask for feedback



## Reach out with questions

- Confused? Have concerns or questions? Please reach out to project staff.



## RSVP to meetings

- Let us know how you'll be attending meetings so we can prepare and order food.

**Prosper Portland Staff:**

EMAIL@prosperportland.us

**Portland Housing  
Bureau Staff:**

EMAIL@portlandoregon.gov

**Community Liaison:**

EMAIL@EMAIL

**Facilitator**

EMAIL@portlandoregon.gov

**Project Email Address:**

eastportlandtif@prosperportland.us