

Cully TIF District Community Leadership Committee

December 10, 2025



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Agenda

1. Roll Call & Icebreaker, Guiding Agreements
2. Confirm November Meeting Minutes
3. Legislative Schedule Update
4. Subcommittee Recommendations
 - a. Housing Set Aside
 - b. Assigning 10% Flexible
 - c. Priority Community Language
 - d. Public Comment
 - e. Votes
5. Eligibility Criteria follow-up
6. Public Comment
7. Feedback Loop & Next Steps

OBJECTIVE: CLC provides guidance on all outstanding items in Draft Action Plan.

Roll Call



Guiding Agreements

Open Conversation

Keep within Scope

Hold Equity Lens

Be Goal-oriented

Minimize Interruptions

be mindful of interpretation



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Confirm Draft November Meeting Minutes

Refresher from Last Time

We reviewed Community Engagement to date and heard from Community Partners regarding Affordable Housing priorities

We talked about eligibility criteria and weighting, PP to bring back updated language

Due to lack of time, three topics were sent to subcommittees:

- 10% Flexible
- Priority Communities
- Affordable Housing Priorities

Path to Cully TIF Action Plan Adoption

	Dec	Jan	Feb-Mar
Plan Development	Develop Final Draft with guidance from Dec 10 meeting	Send amended plan to CLC (and post) by December 19. Develop legislative materials	
CLC Meetings (End of Month)	CLC to provide guidance on outstanding items in Action Plan Draft Public engagement update	Vote on Plan <i>*Move meeting to early/mid January</i>	Support legislative process
Public Engagement	Community meetings (TBD)	Briefing(s) with Council Offices	January: Prosper Portland Board and Council Committee Late January/Early February: City Council

January 7 or 14?

Subcommittee Recommendations

- Housing Set Aside
- Assigning 10% Flexible
- Priority Communities Language



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Subcommittee Recommendation

Housing Set Aside

Move forward with the Portland Housing Bureau edited allocation proposal.



□ Housing Set Aside

	Priority	Original Allocation	Partner Recommendation	Edited PHB Recommendation
Affordable Housing	Priority 1: Support Creation of First-Time Homebuyers	\$7M 23 Units developed @ \$150K 35 DPALS @ \$100K	\$4M 23 units developed @ \$150K 5 DPALS @ \$100K	\$6M 30 Units developed @ \$150K 20 DPALS @ \$100K
	Priority 2: Support Retention of Existing Homeowners to Prevent Displacement	\$5M 252 grants @ \$10K 63 loans @ \$40K	\$3M 150 grants @ \$10K 37 loans @ \$40K	\$4M 200 grants @ \$10k 40 loans @ \$40k
	Priority 3: Support Mobile Home Residents to Prevent Displacement	\$2M TBD	\$2M TBD	\$2M TBD
	Priority 4: Land Acquisition	--	\$5M	\$2M
TOTAL		\$14M	\$14M	\$14M



Staff 5 Year Budget Based on TIF Plan

	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	Total
Total Proceeds*	\$2.3M	\$2.9M	\$19.8M	\$3.1M	\$11.5M	\$4.0M	\$43.6M
Ec Development/ Development (45%)*	\$740k	\$930k	\$6.3M	\$1.0M	\$3.7M	\$1.3M	\$14.0M
Discretionary (10%)*	\$165k	\$210k	\$1.4M	\$225k	\$825k	\$285k	\$3.1M
Affordable Housing (45%)*	\$745k	\$945k	\$6.4M	\$1.0M	\$3.7M	\$1.3M	\$14.1M
<i>PHB & Prosper Program Delivery (14-15%)**</i>							\$6.1M
<i>PHB & Prosper Admin (14%)**</i>							\$5.7M

*Net of 4% TIF administrative costs

** Percentage will vary based on direct project resources growing over time. Set aside calculation is of Total Proceeds and PHB program delivery and admin costs are included in Housing Set-Aside budget and calculation.

BREAK!



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Subcommittee Recommendation

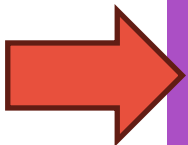
Assigning 10% Flexible

Earmark the 10% flexible for land acquisition for a future, mixed use, PHB/Prosper Portland partnership project.



□ Assigning the 10% Flexible (~\$3M)

	Priority	Outcome	Investment
Affordable Housing	Priority 1: Support Creation of First-Time Homebuyers	20 DPALs (@\$150K) 30 Units developed (@\$100k)	\$6,070,000
	Priority 2: Support Retention of Existing Homeowners to Prevent Displacement	200 grants (@\$10K) 40 loans (@\$40K)	\$4,040,000
	Priority 3: Support Mobile Home Residents to Prevent Displacement	TBD	\$2,030,000
	Priority 4: Land Acquisition for Future Affordable Housing Development	2-4 properties	\$2,000,000
Economic & Urban Development	Priority 1: Small business support	115 businesses served (@varying)	\$5,800,000
	Priority 2: Support Commercial Property Owners	8 businesses served @ACT (6): \$300K; @: 1-2 predev @1-2 loan/acquisition	\$6,630,000
	Priority 3: Cultural & Community Assets	10 non-profits served (@\$150K)	\$1,500,000
Land Acquisition for joint, MU Project	Priority 1: Support Future Mixed Use Development	1-2 properties (zoned for MU development)	\$3,100,000



Subcommittee Recommendation

Priority Communities

Retain the original language from the District Plan, pulling the definition forward into the Action Plan.

Homework to staff: explore if there's a definition alternative that adds language, rather than deletes language

Priority Communities Language

District Plan (old) v. Action Plan (new)

“Priority Communities” refers to the intended beneficiaries of the Cully TIF District: African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; mobile home residents; persons with disabilities; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from Cully due to gentrification and displacement.

“Priority Communities,” as used in the Cully TIF District Plan, this Action Plan, and associated plan and investment materials, means the intended beneficiaries of the Cully TIF District, which are all people who are or may be vulnerable to exclusion from the District due to gentrification and displacement – or who have previously been displaced from the District.

Priority Communities Language

Alternative 2 – additive rather than subtractive

"Priority Communities" refers to the intended beneficiaries of the Cully TIF District, which are those who are vulnerable to exclusion from Cully due to gentrification and displacement. We recognize that historically, those who suffered displacement have primarily been African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; mobile home residents; persons with disabilities; low-income people; houseless people.

Nevertheless, TIF investments will be made in compliance with all applicable federal civil rights and nondiscrimination laws. All funding decisions will be made without regard or preference based on protected class status.



Public Comment



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Subcommittee Recommendations

Housing Set Aside Recommendation: Move forward with the Portland Housing Bureau edited allocation proposal.

Assigning 10% Flexible: Earmark the 10% flexible for land acquisition for a future, mixed use, PHB/Prosper Portland partnership project.

Priority Communities: Retain the original language from the District Plan, pulling the definition forward into the Action Plan.



□ Criteria for TIF Funds

Confirming language – revised to reflect discussion from last time

The following individuals, businesses and projects will be eligible for economic and urban development funding allocated by Prosper Portland:

1. Business owners, property owners, and former residents, and their descendants, who owned businesses, owned property or lived within the Cully TIF District boundary and who have been displaced.
2. Existing businesses, property owners, and residents who:
 - a. Experience economic barriers to business, housing and property ownership in the Cully TIF District;
 - b. Are vulnerable to displacement from gentrification; or
 - c. Are providing goods and/or services that are beneficial to individuals vulnerable to displacement from gentrification.
3. Industrial area investments that create living-wage or high-wage jobs accessible to nearby residents and incorporates green elements or provide high-quality mitigation for potential impacts to surrounding areas.

The following types of projects may receive additional prioritization:

1. Projects that result in the provision of **publicly accessible community space** for gathering, education, after-school activities for children, or other community-building uses.
2. Projects that integrate **renewable energy** innovations, including, but not limited to solar and biomass systems.

Next Steps Feedback Loop

Revised Draft to CLC by December 19
Next Meeting is January 7 or 14?



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Extra Slides



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OFFICE OF MAYOR KEITH WILSON
City of Portland

COMPLIANCE WITH FEDERAL)
NONDISCRIMINATION LAWS)

Executive Order to City Employees to Comply
with Federal Law "EO-2025-01"

Compliance with Federal Law. Notwithstanding any conflicting provision...City employees, programs and services are required and directed to comply with all applicable federal civil-rights and nondiscrimination laws, including but not limited to the Civil Rights Act of 1964. By complying with these laws, ***City programs and services will provide services, programs, and benefits without regard or preference based on protected class status***, consistent with our ongoing commitment to complying with federal nondiscrimination laws. (emphasis added)

