

Cully TIF District Community Leadership Committee

January 7, 2026



**Portland
Housing Bureau**



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Agenda

1. Roll Call & Icebreaker, Guiding Agreements
2. Confirm November & December Meeting Minutes
3. Refresher from Last Time, Timeline
4. Consensus Decision-Making Best Practices
5. Discussion & Decisions
 - a. Criteria for TIF Funds (Economic Development)
 - b. Housing Set Aside
- BREAK**
6. Public Comment
7. Vote to Recommend the Action Plan (as amended) for Prosper Portland Board and City Council Consideration
8. Feedback Loop & Next Steps

OBJECTIVE: Vote to Recommend the Action Plan (as amended) for legislative consideration

Roll Call



Guiding Agreements

Open Conversation

Be Goal-oriented

Keep within Scope

Minimize Interruptions

be mindful of interpretation

Hold Equity Lens





Confirm Draft November & December Meeting Minutes

Refresher from Last Time

The group voted to approve direction on the 10% flexible resources and Priority Communities language.

Several votes were held on the Affordable Housing Set Aside, but no decision was made. Due to lack of time, we also did not get to the confirmation of Approval Criteria language.

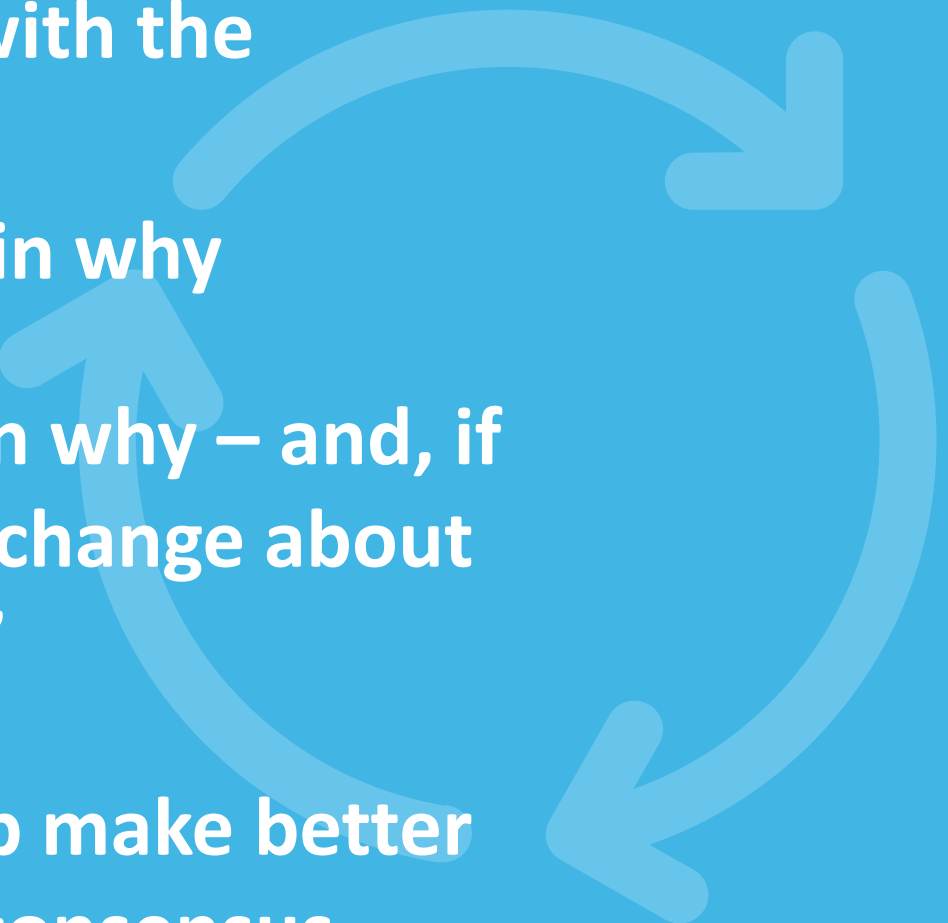
An updated draft Action Plan was sent out on December 19.

Path to Cully TIF Action Plan Adoption

	Jan	Feb-Mar
Plan Development	<i>Revise Action Plan to align with guidance from January 7 meeting.</i> <i>Develop legislative materials</i>	
CLC Meetings (End of Month)	Vote on Plan <i>Discuss legislative process, Co-chair transmission memo, opportunities for engagement</i>	Support legislative process
Public Engagement	Briefing(s) with Council Offices	February(?): Prosper Portland Board and Council Committee Late February/March: City Council

Consensus Decision-Making Best Practices

As votes are called and we do a round with the committee:

- If you are a yes vote, briefly explain why
 - If you are a no vote, briefly explain why – and, if appropriate, what would need to change about the proposal to get you to a “yes.”
 - Sharing the “why” helps the group make better proposals that move us closer to consensus
- 

□ Adjusting Criteria for TIF Funds to Reflect Feedback

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 were displaced from Cully or other TIF Districts in Portland.
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.

□ **Adjusting Affordable Housing Set Aside Allocations**

Key Discussion Topics:

- **How much do you want to add to land acquisition, understanding that would occur in year 3 at the earliest?**
- **Which Priority category/program should that reallocation draw from?**

Housing Set-Aside

	Priority	PHB Original Model	External Partner Recommendation	PHB revised allocation (12/2025)
Affordable Housing	Priority 1: Support Creation of First-Time Homebuyers	\$7M 23 Units developed @ \$150K 35 DPALs @ \$100K	\$4M	\$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	\$4M 200 grants @ \$10k 40 loans @ \$40k
	Priority 3: Support Mobile Home Residents to Prevent Displacement	\$2M TBD	\$2M	\$2M
	Priority 4: Land Acquisition (can only be used for affordable housing)	—	\$5M	\$2M
Total		\$14M	\$14M	\$14M

Affordable Housing Set Aside Vote Refresh

Proposal 1: Move forward with the revised PHB recommendation

Results: 3-Yes; 7-No

Notes: Numerous committee members expressed a desire for additional funds for land acquisition

Proposal 2: Add additional \$1M to land acquisition by removing funds from Priority 1: Homeownership

Results: 4-Yes; 6-No

Note: this is for acquisition of an affordable housing-only site(s). This is in addition to the 10% flexible (\$3.1M) for mixed-income mixed-use land acquisition(s). Together, the total land acquisition was at \$5.1M.

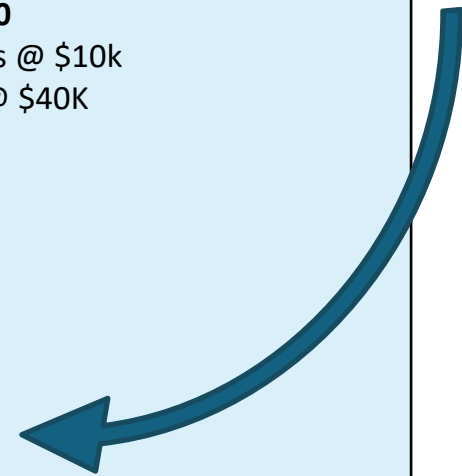
Proposal 3: Recall the original proposal to move forward with the revised PHB recommendation

Results: 6-Yes; 4-No

PHB's Revised Proposal: Increase Funds for Land Acquisition with Minimal Impact to # of Households Served

	Priority	PHB Original Model	External Partner Recommendation	PHB revised allocation (12/2025)	PHB 2 nd revision (1/5/26)
Affordable Housing	Priority 1: Support Creation of First-Time Homebuyers	\$7M 23 Units developed @ \$150K 35 DPALs @ \$100K	\$4M	\$6M 30 Units developed @ \$150K 20 DPALS @ \$100K	\$3,895,000 13 units @\$150K 19 DPALS @ \$100K
	Priority 2: Support Retention of Existing Homeowners to Prevent Displacement	\$5M 252 grants @ \$10K 63 loans @ \$40K	\$3M	\$4M 200 grants @ \$10k 40 loans @ \$40k	\$3,895,000 215 Grants @ \$10k 41 loans @ \$40K
	Priority 3: Support Mobile Home Residents to Prevent Displacement	\$2M TBD	\$2M	\$2M	\$2.3M
	Priority 4: Land Acquisition (can only be used for affordable housing)	—	\$5M	\$2M	\$4M
Total		\$14M	\$14M	\$14M	\$14,090,000

Reduction of ~\$2M = 16 fewer housing units developed



BREAK!



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Building an Equitable Economy

Public Comment



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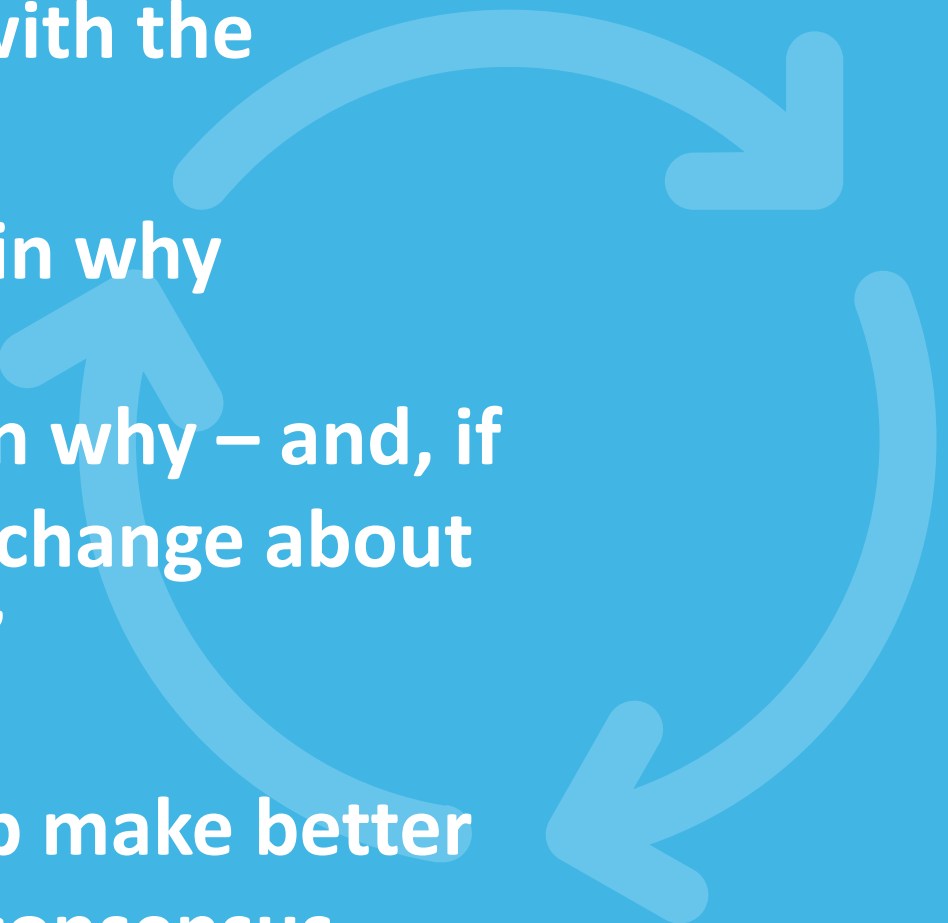


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Building an Equitable Economy

Consensus Decision-Making Best Practices

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- 

**Vote to Recommend the Action Plan
(as amended)
for Prosper Portland Board and City
Council Recommendation**

Next Steps Feedback Loop

Next Meeting is January 28



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