

# **SPACC TIF District**

Community Leadership Meeting 5

April 29, 2026



# 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 Q&A

# Roll Call



# Meeting/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

# Agenda



1. Welcome! Gene Introduction!
2. Roll Call, Objectives, Meeting Recap
3. Admin Items, Items of Interest & Updates
  - a. Final bylaw adoption
4. District Context
- Break-
5. Public Engagement Planning
6. CLC Vacancy Discussion
7. Public Comment

# Gene Introduction slide



## Gene Lee

Facilitator, SPACC District | Founder: No, Really

- Strategist, facilitator, and coach helping leaders align, navigate complexity, and move to action.
- Brings a human, culturally fluent lens shaped by a Korean American, third-culture background.
- Build for expression. Deliver with power.



# Objectives

## **Adopt Bylaws**

Final vote for bylaws

## **District Context**

Overview/discussion  
of demographic and  
economic data in  
SPACC

## **Public Engagement**

Initiate short- and  
long-term public  
engagement plan

## **Committee Vacancy**

Establish committee  
vacancy process and  
selection

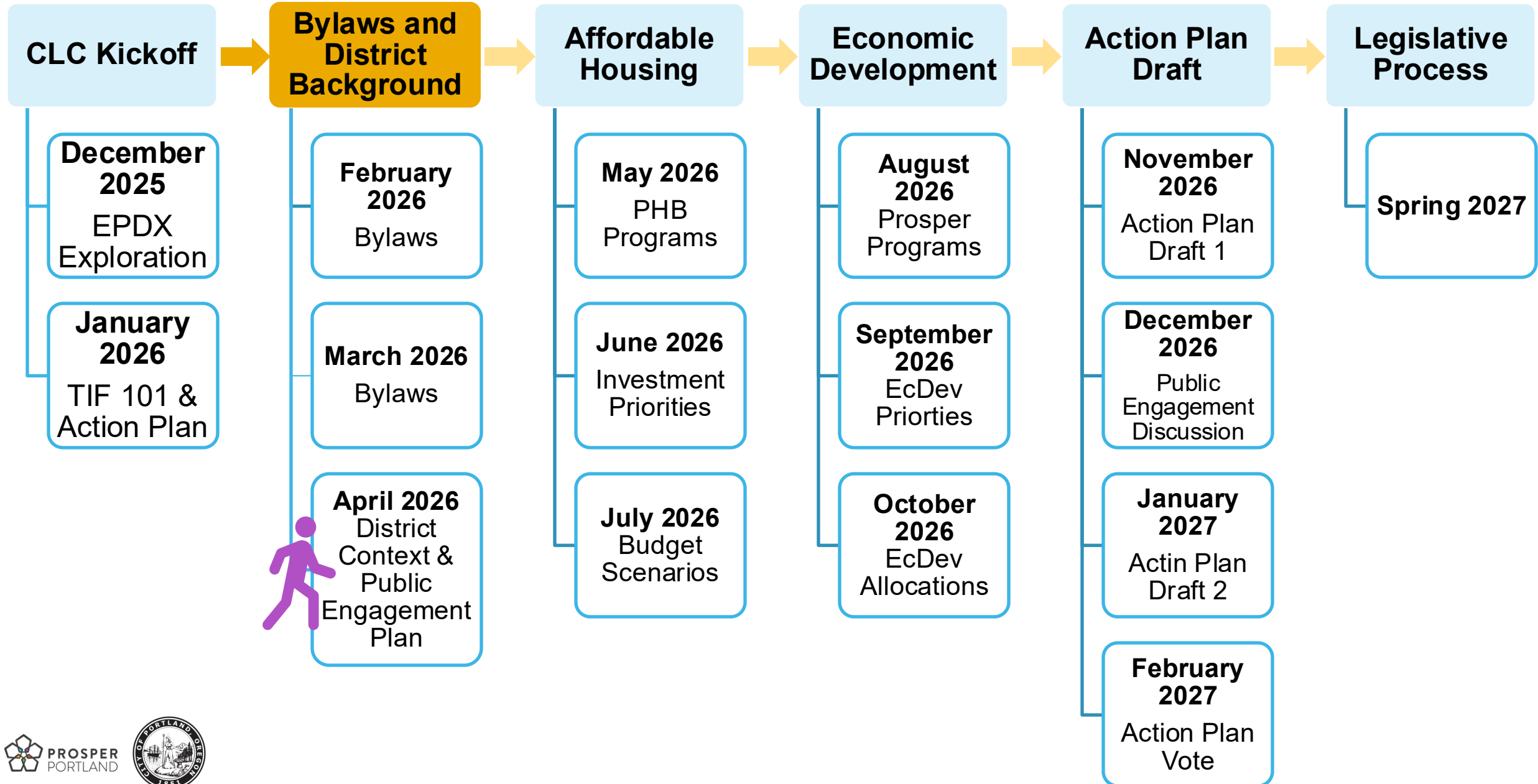


# Administrative Items

# Confirm March Meeting Minutes

# Vote on Bylaws Draft

# CLC Roadmap



# Items of Interest & Updates

## CLC Members



## Community Liaison



## Portland Housing Bureau & Prosper Portland





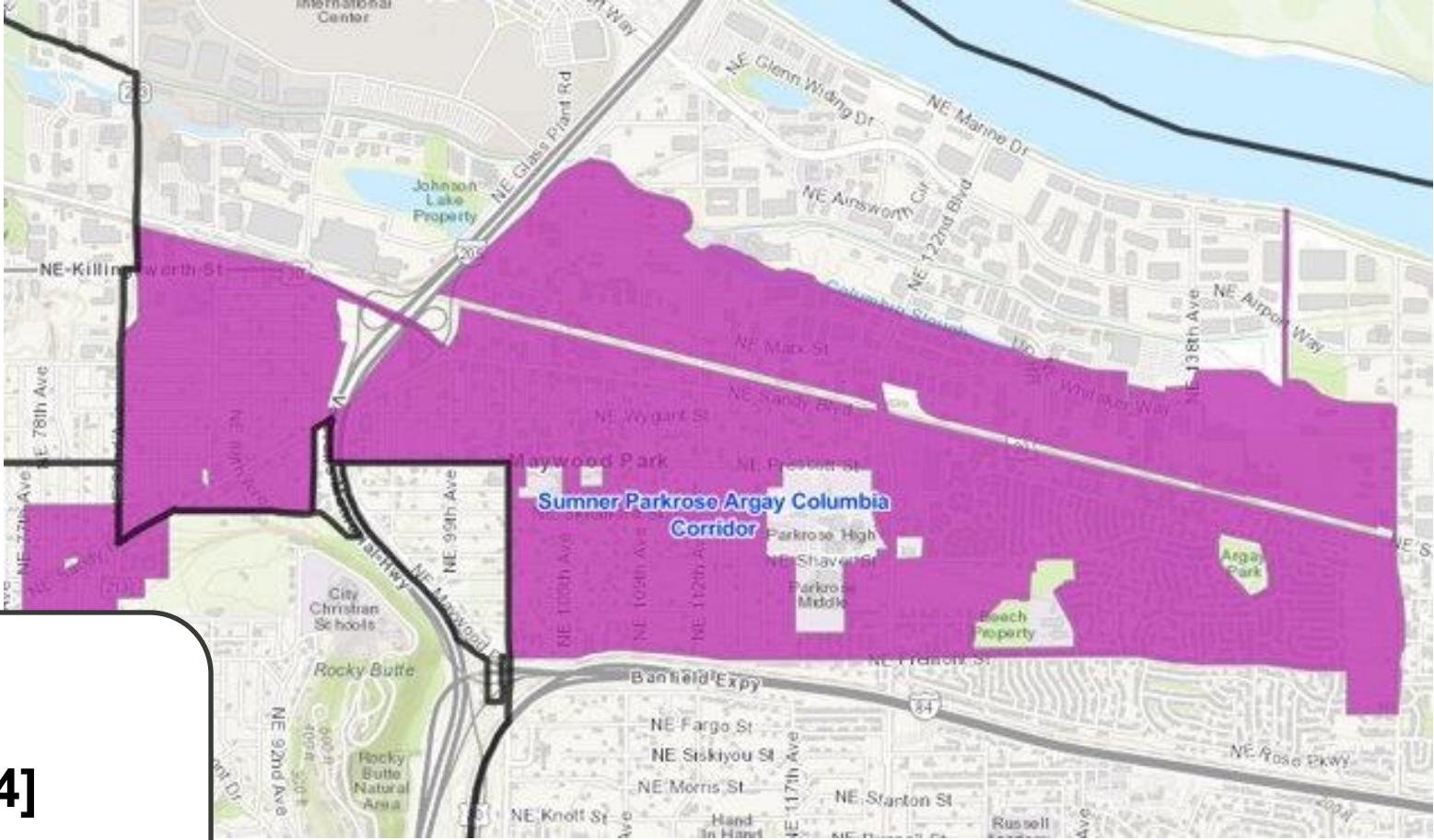
# District Context

# 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

What additional data would you like to explore to inform the SPACC Action Plan?

# SPACC



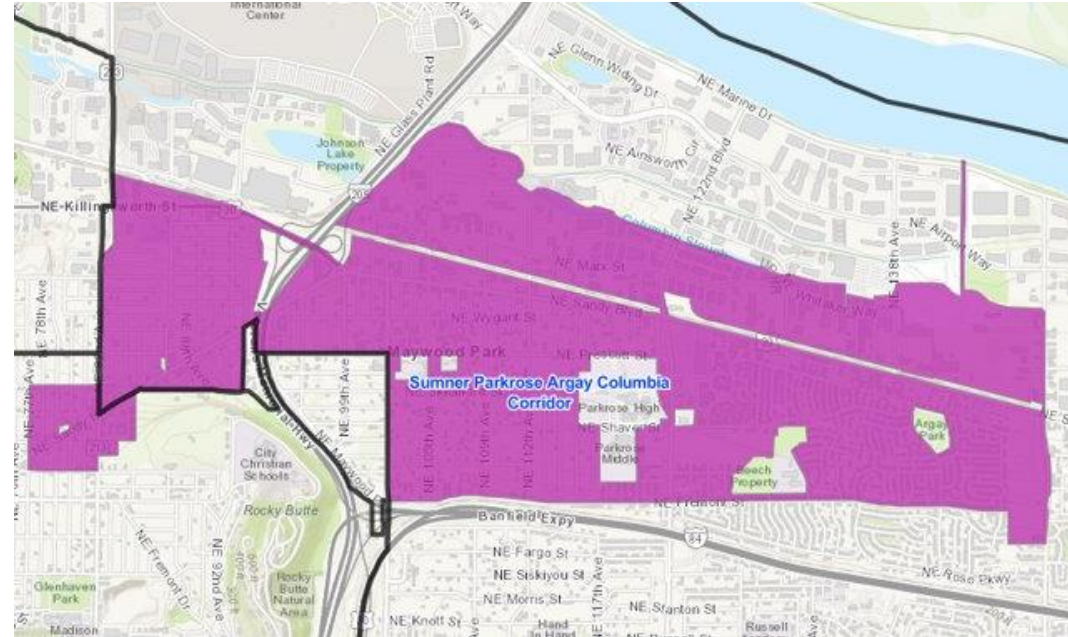
**1,578 acres**  
**\$1.1B assessed value [10/31/2024]**  
**\$310M maximum indebtedness**

# In Our SPACC Neighborhood

## Demographics by Race/ Ethnicity

Race	MultCo	SPACC
Total (pop.)	801k	19k
White	68%	53%
<b>Black</b>	<b>5%</b>	<b>13%</b>
<b>Asian</b>	<b>8%</b>	<b>10%</b>
<b>Latine</b>	<b>12%</b>	<b>18%</b>
Hawaiian/P.I.	1%	1%
Native American	1%	1%
Two or More	13%	15%

Source: US Census ACS 2024, 5 year, Table DP05, Tracts: 73, 77, 78, 79, 95.01, 95.02



## Poverty Rates (2024)

Demographic	Mult Co.	SPACC
<b>Total (pop.)</b>	<b>13%</b>	<b>16%</b>
Male	6%	7%
Female	7%	9%

Source: US Census ACS 2024, 5 year, Table DP05, Tracts: 73, 77, 78, 79, 95.01, 95.02

## Housing Cost Burden (2024)

Household Type	Mult Co.	SPACC
<b>Total Households</b>	<b>349,803</b>	<b>7,329</b>
<b>Owned Units</b>	<b>186,699 (53%)</b>	<b>4,503 (61%)</b>
Cost Burdened	25% of owned units	34% of owned units
Severely Cost Burdened	11% of owned units	17% of owned units
<b>Rented Units</b>	<b>163,104 (47%)</b>	<b>2,826 (39%)</b>
Cost Burdened	49% of rented units	53% of rented units
Severely Cost Burdened	25% of rented units	31% of rented units





# Corridor Overview: Parkrose

## Demographics (2010-2020)

- 40% of residents are BIPOC
- 3% population increase (2,422 residents in 2020)
- 42% of HHs rent
- 68% of HHs < 100% AMI in 2019

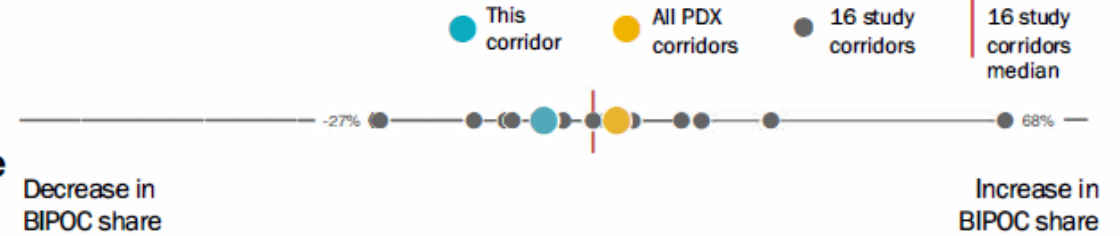
## Market Recovery (2008-2022)

- Small business employment recovered after losses during the pandemic
- Total employment decreased by 7% since 2019
- Industrial employment grew, food service and retail lost jobs

## Market Strength (2008-2022)

- Residential sales price per square foot are not increasing at the rate seen in the other corridors
- Commercial vacancies began increasing in 2019 and have continued to increase

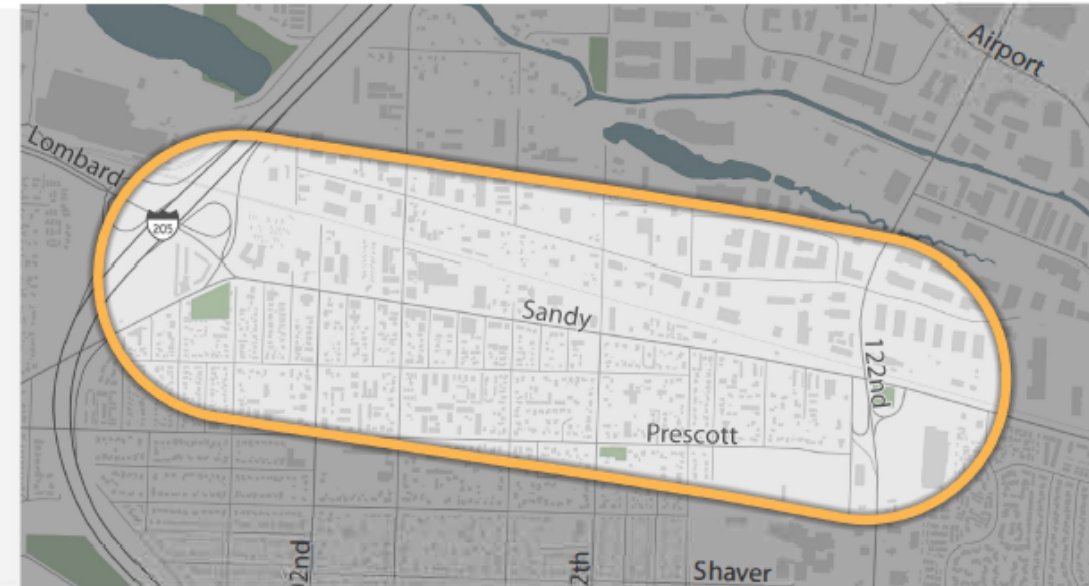
### Change in BIPOC share



### Market Recovery (change in small business employment)



### Market Strength (median commercial property RLV per SF)



# Sumner-Parkrose-Argay-Columbia Corridor TIF District

## Population Demographics

	2018	2023	District Change	Citywide Change
Population	13,062	11,694	-10% ↓	1% ↑
Age 25 - 64	7,954	7,006	-12% ↓	1% ↑
BIPOC Population	6,589	6,130	-7% ↓	22% ↑
College Graduates	2,208	2,511	14% ↑	9% ↑
Per Capita Income	\$34,590	\$41,167	19% ↑	18% ↑
Poverty Rate	15%	12%	-3% POINTS	-2% POINTS

## Employment

	2013	2018	2023	District Change 2018-23	Citywide Change 2018-23
Employment*	6,093	7,184	6,598	-8% ↓	-3% ↓
Number of Firms*	606	657	780	19% ↑	25% ↑
Earnings, Full-Time Workers	\$63,037	\$61,242	\$71,831	17% ↑	11% ↑
Workforce Participation Rate	82%	81%	81%	0% POINTS ↔	+2% POINTS ↑

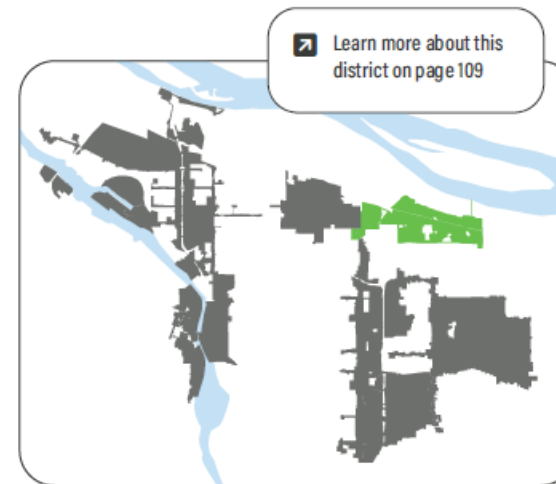
Source: US Census, American Community Survey, 5-Year Estimates  
Inflation adjusted to 2023

\*Oregon Employment Department, Quarterly Census of Employment and Wages

## Commercial Real Estate

	2019	Q2 2025	District Change	Citywide Change
Office Rent	\$23.54	\$23.47	0% ↔	-16% ↓
Retail Rent	\$23.54	\$23.47	0% ↔	-16% ↓
Vacancy (Office & Retail)	0%	31%	+31% POINTS	+20% POINTS

Source: CoStar  
Inflation adjusted to 2025



# In Our SPACC Neighborhood

## 2024 Employment by Sector

Construction	1,145
Wholesale Trade	534
Admin. Support Services	960

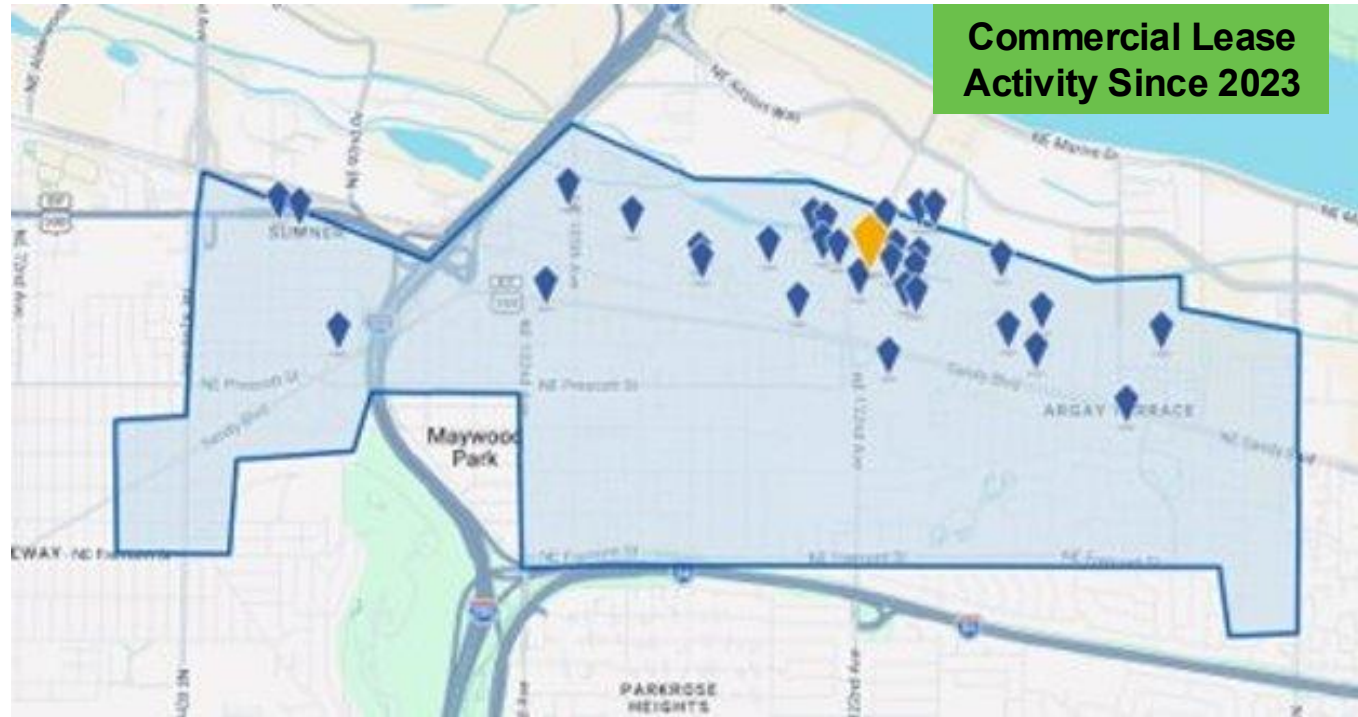
## Major Employer Snapshot

- Schneider National Trucking
- Unifirst Uniform Services
- Capitol Electric

## Commercial Real Estate – Q1 2026

	City-Wide	SPACC
Inventory	--	1.1M Sq Ft
Vacancy Rate	35%	27%
Market Asking Rent	\$30.52/ Sq Ft	\$23.57/Sq Ft

Source: CoStar (Q1 2026)



# In Our SPACC Neighborhood

## Housing Units by Type (2024)

Single-Family: 5,768  
Multi-Family: 1,129

## Regulated Housing Units (2024)

Total: no data  
City-Funded: 27

## Median Sale Price (2024)

Year	Price
2021	\$486,740
2022	\$500,430
<b>2024</b>	<b>\$425,000</b>

## Homeownership by Race/Ethnicity

Race	2000	2023
<b>TOTAL</b>	<b>57.7%</b>	<b>58%</b>
White	62%	67%
Black	no data	52%
Asian	no data	76%
Latine	no data	29%
Hawaiian/PI	no data	no data
Native American	no data	no data

## Long-Term Rental Market by Unit Type

**Studio**  
**\$1,243**

**1BR**  
**\$1,243**

**2BR**  
**\$1,515**

**3-BR**  
**\$2,136**

# SPACC: What were people excited about?



# BREAK



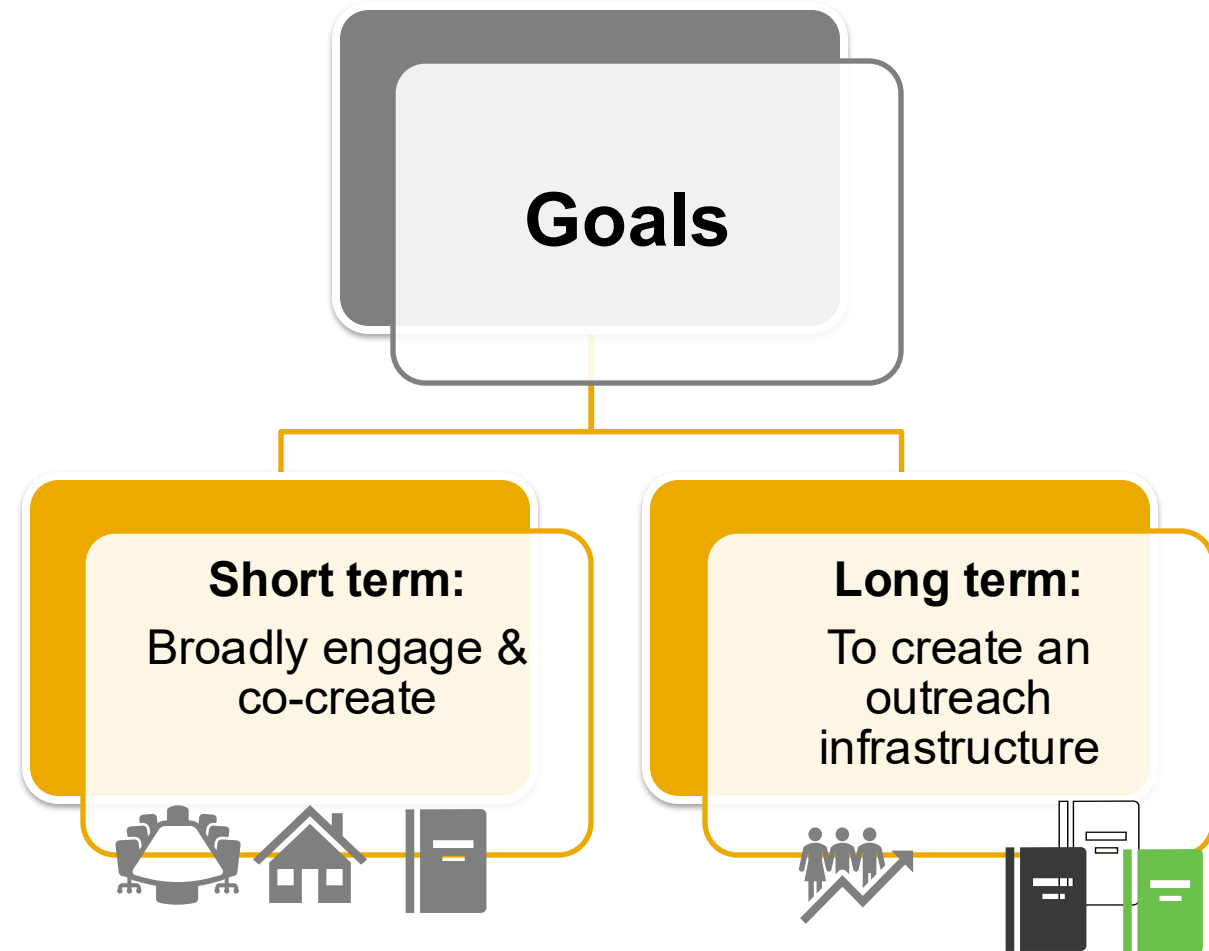


# Public Engagement Plan – Community Liaison

# Public Engagement

## Goals –

- **Short term:** To broadly engage and co-create with people who live, work, and have a vested interest in the SPACC TIF district and the creation of the first 5-year action plan.
- **Long term:** To create an outreach infrastructure for ongoing engagement during the lifetime of the SPACC TIF district, and future development of 5-year action plans.



# Public Engagement

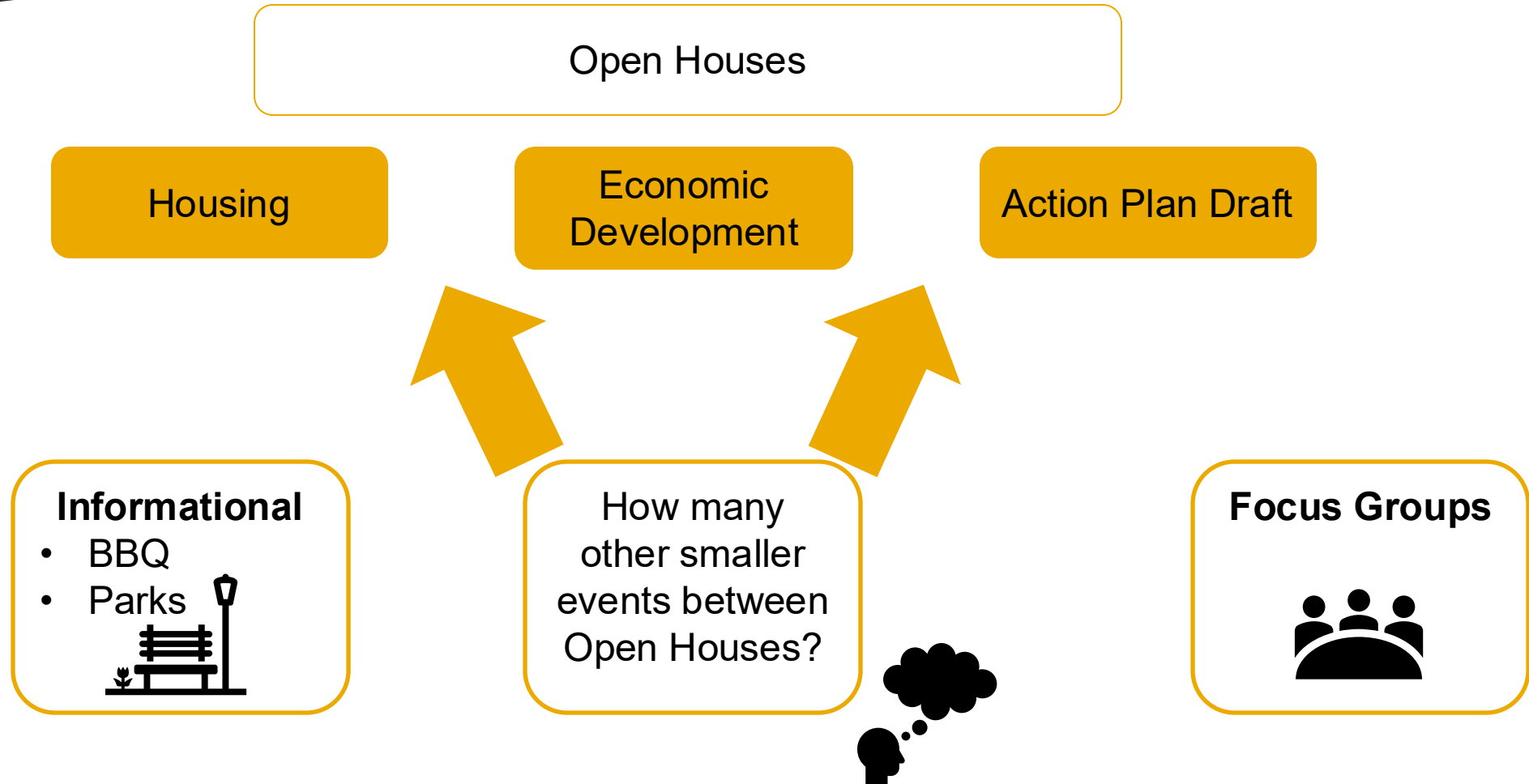
## Community Mapping

- **Describe levels of engagement: Inform, Consult, Involve, Co-create**
- **What parts of the Action Plan should be co-created with community?**
- **Priority Communities and deeper engagement on decisions and investments**

**Based on these considerations, what groups should we work with?**

**Discussion and brainstorming activity**

# Public Engagement Events





# **Committee Vacancy**

- \* Guidance from Charter and Application
- \* Recruitment Priorities
- \* Recruitment Process
- \* Selection Panel Members

# Guidance from Governance Charter

## PROCESS

Once the Committee is established and initial members appointed and confirmed, the **Committee, Prosper Portland and the City will collaborate through co-creation** to identify nominees to fill any vacancies...

The Committee should develop **additional procedures to involve community members and groups** in the process of nominating Committee members.

## COMMITTEE COMPOSITION

The Committee's composition should reflect the **socio-economic, gender, racial, ethnic, cultural and geographic diversity of the...community, and specific effort should be made to attract...Priority Community members**

Committee members should have a **range of experience and knowledge to inform implementation of the TIF Plan**, drawing from life experiences, community connections and leadership, education and professional experience.

# Guidance from Application

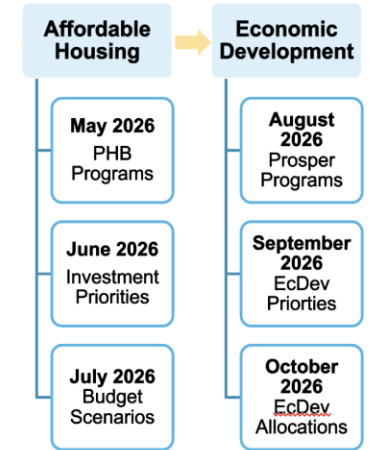
Knowledge and/or experience in the following areas will be particularly helpful for the work of the Committee:

- Affordable housing development, management, and preservation
- Health and housing
- Real estate development
- Banking and/or access to capital
- Environmental sustainability
- Small business
- **Workforce development/Manufacturing/Industrial**
- Community engagement
- Cultural institutions
- Community organizing and advocacy
- Housing stabilization
- Education and training

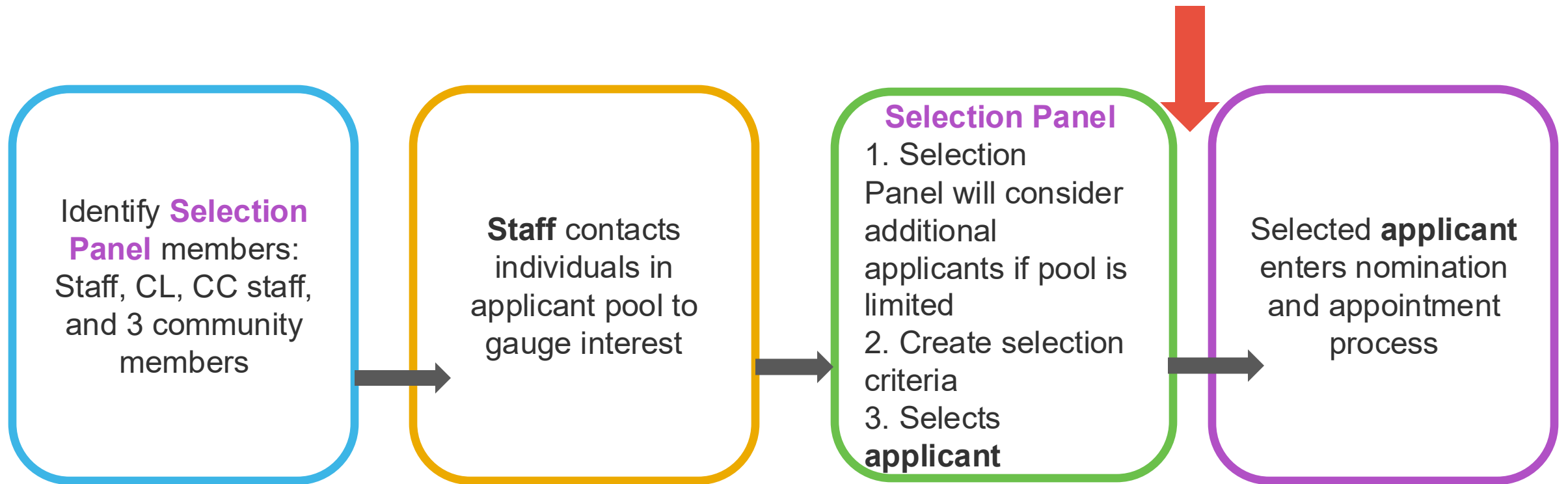
***This list is not exhaustive, and no applicant is expected to have knowledge in all of these areas.***

# Staff-Identified Recruitment Priorities

- **Timing:** Nominee identified quickly to ensure they benefit from upcoming education and discussion.
- **Representation:** Committee is representative of community and a range of experiences & knowledges that will be helpful for the work of the committee.
- **Fairness:** Selection process is fair and will be perceived as fair by the public.



# Staff Recommendation



*Selected applicant can attend meetings, but cannot vote*

## Questions:

- Thoughts on recommendation?
- Volunteers for selection panel?

# Public Comment

When until your name is called.

Once called up, please state your name for the record.

You will have two minutes.

02:00



# 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.

## Staff Contact

**Prosper Portland Staff:**

[EMAIL@prosperportland.us](mailto:EMAIL@prosperportland.us)

**Portland Housing Bureau Staff:**

[EMAIL@portlandoregon.gov](mailto:EMAIL@portlandoregon.gov)

**Community Liaison:**

EMAIL@EMAIL

**Facilitator**

[EMAIL@portlandoregon.gov](mailto:EMAIL@portlandoregon.gov)

**Project Email Address:**

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