

Cully TIF District Community Leadership Committee

June 24, 2026



**Portland
Housing Bureau**



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Agenda

1. Roll Call & Icebreaker
 2. Confirm May Minutes, Announcements
 3. Refresher from Last Time
 4. Prosper Portland Grant priority implementation
- BREAK**
5. Public Comment
 6. Feedback Loop & Next Steps

OBJECTIVE: Discuss, revise and approve grant priorities; (if time) identify concepts for bylaws discussion next time

Roll Call

Ice Breaker

What was your favorite toy as a child?



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Building an Equitable Economy

Confirm Draft May Meeting Minutes

Announcements



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Refresher from Last Time

- Prosper Portland staff reviewed the Prosperity Improvement Program guidelines.
- The group discussed the *all TIF-district guidelines* as well as draft *district-specific criteria* to get a better understanding of how PIPs are implemented, and applications are reviewed.
- Two CLC Questions/Requests:
 1. Can staff explore whether Cully could be exempt from the Priority Industry Business path that doesn't require alignment with District Priorities?
 2. Can staff partner with NPN partners to review the guidelines with an eye toward local businesses?

Prosper Portland Grant Priorities



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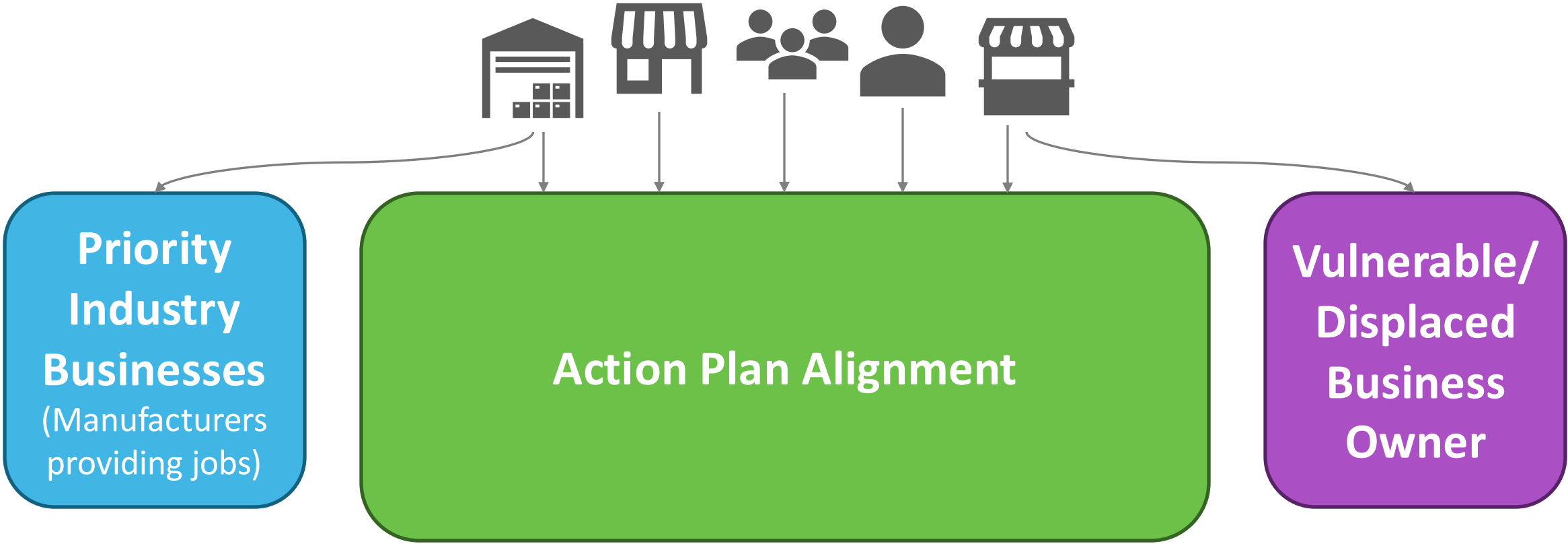
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Building an Equitable Economy

Prosper Portland Grant Programs

Prosperity Investment Program (PIP)	Help business and property owners make tenant improvements and small and large-scale improvements to new and existing buildings
Affordable Commercial Tenanting Grant (ACT)	Helps small businesses move into affordable ground-floor storefronts by providing funds to the property owner to improve and build out the space, in exchange for lower lease rates
Community Livability Grant (CLG)	Provides grants to community-based organizations (nonprofits, neighborhood/business associations, neighborhood groups) for projects that promote healthy, complete, and resilient neighborhoods

Different Paths to PIP/ACT Resources



Action Plan Alignment Criteria

What makes good criteria?

- **Aligned with values and goals of the Action Plan**
- **Clear and objective**
- **Low-barrier for applicant**



Action Plan Values & Goals

1. Ensure **current residents and businesses** benefit
2. Residential, business and **community stabilization**
3. **Thriving, growing businesses**; rewarding **employment opportunities**
4. **Wealth-building** opportunities for long-term resilience
5. **Sense of belonging**, particularly for Priority Community members
6. **Clean, healthy, and complete neighborhoods**; **climate resilience**

What should a business owner be required to demonstrate to be eligible for funds?

Examples from Other Districts

Gateway

Small business retention and stabilization

Businesses that create goods or services, or serve food, that highlight international cultures

Daycare providers and other multi-generational services

Healthcare organizations providing community services

Lents

Commercial Corridors on SE Foster Rd, Powell Blvd., 82nd Avenue or 122nd Avenue

North Macadam

Small business retention and expansion

Food or grocery service providers

Old Town

Enhances retail vibrancy, safety and security

Promotes historic preservation, seismic upgrades, and/or the district's cultural character

Discussion

Mural Board Link

<https://app.mural.co/t/cullyclactionplanning9614/m/cullyclactionplanning9614/1781731970798/77daf82e094f8123f43d13cba8605ccdcefb05b7?sender=u4eff3c27cbb007878c2e1040>

Community Livability Grant (CLG)

Alignment with Action Plan Criteria

- Projects that result in **publicly accessible community space for gathering**, education, after-school activities for children or other community uses.

Other ideas for consideration:

1. Projects that result in improved or new **health and wellness services, including mental health (District Plan)**
2. Invest in anchor nonprofits to support cultural inclusion and community **(Gateway)**
3. Projects that **support the growth, development and sustainability of community-based organizations that drive economic development outcomes and serve individuals that have experienced displacement or not benefited from economic opportunities. (Interstate)**

Public Comment



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Next Steps Feedback Loop

Next Meetings:

July 22 – Bylaws



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Extra slides



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Building an Equitable Economy

Test Example Businesses with Draft Criteria

Small retail store

Restaurant/Bar

Auto shop

Business-to-business

Cleaning Service

Grocery Store

Hair Salon

Action Plan Alignment
Criteria

District Priority Examples

PROSPER PORTLAND - ACTION PLAN DISTRICT PRIORITIES

Central Eastside

- Preserving industrial production/maker space
- Property owners who are providing long-term commercial affordability for commercial space

Gateway Town Center

- Businesses that create goods or services, or serve food, that highlight international cultures
- Daycare providers and other multigenerational services
- Food and beverage manufacturers
- Healthcare organizations providing community services

Interstate Corridor

- Business & property owners providing a product or service or tangible sustainable economic benefit to a historically underserved population

Lents Town Center

- Property owners who are providing long-term commercial affordability for commercial space
- Commercial Corridors on Foster, Powell, 82nd and 122nd

Action Plan Values & Goals x Criteria

1. Ensure **current residents and businesses** benefit
2. Residential, business and **community stabilization**
3. **Thriving, growing businesses**; rewarding **employment opportunities**
4. **Wealth-building** opportunities for long-term resilience
5. **Sense of belonging**, particularly for Priority Community members
6. **Clean, healthy, and complete neighborhoods**; climate resilience

Aligned with Action
Plan

*

Clear & objective

*

Low-barrier for
applicant

Different Types of Businesses

(x) Good criteria – demonstrable, low-barrier to the applicant

Examples from other districts - refresh

(x) Values, what we've heard...

Put them in applicant seat rather than administrator seat

Crosswalk values to what would we want them to demonstrate...

(x) What should businesses be required to demonstrate for them to be eligible for funding?

Affordability – Well, how does that work?

Different Types of Businesses

International business

Culturally specific - X% of goods not provided through national chains

Coupon

Priority Industries – intended for manufacturers that provide jobs – not available for retailers or service businesses

Last category – Low income Business owners who have been displaced as a result of other TIF District activities (narrow)

Oakshire, Fish and Chips, Javelina, Gelato, Sure Shot Burger

What are the kinds of values – don't have access to resources – prioritize ; create a cherry picked list – people who meet any one of these are eligible – four our priorities – who don't have access

Cully TIF Grant Weighting Priorities

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. **Property owners who are providing long-term, affordable commercial space opportunities for Cully Priority Community members.**

1. **Proyectos que den como resultado la provisión de un espacio comunitario de acceso público para reuniones, educación, actividades extraescolares para niños u otros usos que fomenten la cohesión comunitaria.**
2. **Propietarios de inmuebles comerciales que ofrecen oportunidades de espacio asequibles a largo plazo para los miembros de la comunidad prioritaria de Cully.**

Cully TIF Grant Weighting Priorities

3. **Businesses that provide products or services that are accessible and affordable for Priority Community members and families.**
4. **Projects that result in, or support, critical business needs in the district, including:**
 - *Culturally relevant groceries, fresh food, farms and restaurants*
 - *A community kitchen*
 - *A Priority Community-supportive credit union or bank*
 - *Retail goods and services that serve regular household needs, such as clothing, home goods and cleaning services*
 - *Services and businesses that expand multimodal transportation options*
 - *Health and wellness services, including mental health*
 - *Workforce development*

3. **Empresas que ofrecen productos o servicios accesibles y asequibles para los miembros y familias de la Comunidad Prioritaria.**
4. **Proyectos que generan o apoyan necesidades empresariales críticas en el distrito, entre los que se incluyen:**
 - *Tiendas de comestibles, alimentos frescos y restaurantes culturalmente relevantes*
 - *Una cocina comunitaria*
 - *Una cooperativa de crédito o banco que apoye a la comunidad Priority*
 - *Bienes y servicios minoristas que satisfagan las necesidades domésticas habituales, como ropa, artículos para el hogar y servicios de limpieza*
 - *Servicios y negocios que amplíen las opciones de transporte multimodal*
 - *Servicios de salud y bienestar, incluyendo salud mental*
 - *Desarrollo de la fuerza laboral*

Grant Eligibility/Priority Structure

- Difference between PIP/ACT process and CLG processes; new district-specific applications coming; some of the examples we replicated are also being modified
- PIP All-District Program Guidelines
- District-Specific priorities must be easily discerned as “thumbs up” or “thumbs down”
 - Challenges in original language: “beneficial,” “affordable goods & services”

PIP/ACT

1. Previously displaced
2. Existing, vulnerable res/biz
3. Industrial Area
4. Community Space
5. ~~Property Owners (ACT program)~~
6. Accessible/Affordable for Locals

Business

CULLY GRANT ELIGIBILITY/CRITERIA

A. Business (PIP Program Guidelines shorthanded – we cannot alter)

Property located in TIF District Boundary; holds a lease with at least three (3) years remaining on the term; AND

The business is **aligned with the adopted Action Plan** priorities for the TIF district where the business is located; OR

The business is a “**Priority Industry Business**,” which means it is a traded sector and high growth business that generates sales outside of the region, bringing new income into the area (or that has specific prospects to do so), in one of the following priority industries:

- Athletic & Outdoor and accessories
- Food & Beverage Manufacturing
- Green Cities
- Metals & Manufacturing
- Technology & Media

B. Business Owner (PIP Program Guidelines shorthanded – we cannot alter)

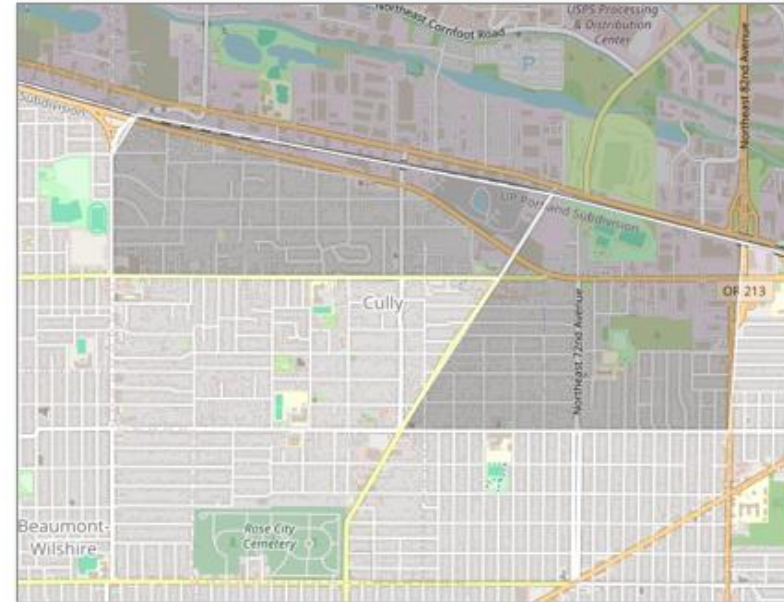
Is owned by a person who meets at least two or more of the following criteria:

- The business owner’s business or residence was displaced by urban renewal, or the business owner has generational ties to such displacement due to urban renewal
- The business owner has limited access to employment opportunities, capital, and/or has not benefited from generational wealth
- The business owner is a first-generation business owner and/or first-generation college graduate
- The business owner has owned their business for a minimum of 10 years
- The business owner’s business or home address is within a Census Tract scoring at an Income Threshold of 100 or below (shaded map areas <100)

Alignment with Adopted Cully TIF Action Plan - REVISED

Prosperity Investment Program & ACT

1. Projects that promote the retention and stabilization of small businesses that primarily serve the needs of those in the district or immediate vicinity (i.e., not businesses that rely on specialized trips and regional advertising, rather than foot traffic).
2. Projects in industrial areas that have neutral or positive off-site impacts (i.e., painting, repairs/replacement, green infrastructure) or provide high-quality mitigation (e.g., screening, sound walls, landscaping) when new development or an alteration is anticipated to create new impacts (e.g., noise, vibration, odors, glare).



Action Plan Alignment

Business Owner

Grant Implementation

1. Previously displaced
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Business

CULLY GRANT ELIGIBILITY/CRITERIA

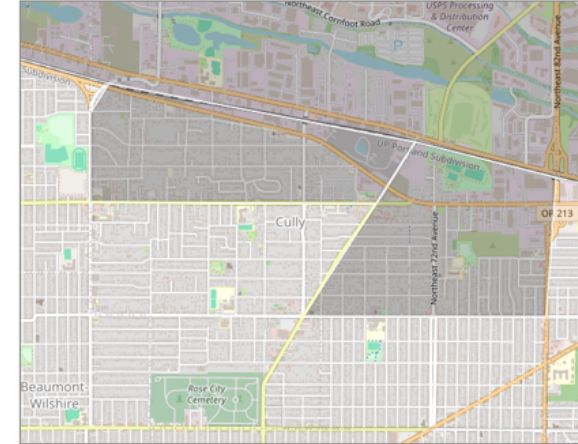
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Business Owner

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Action Plan Alignment



Community Livability Grants

1. **Projects that result in publicly accessible community space for gathering, education, after-school activities for children or other community uses.**
2. **Projects that result in improved or new health and wellness services, including mental health.**



Identified Priorities – Action Plan

1. *Business owners, property owners, and former residents, and their descendants, who owned businesses, property, or lived within the Cully TIF District boundary and **were displaced from Cully.***

Displaced

2. **Existing** Cully 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.

Existing
vulnerable
Cully res/biz

3. **Industrial area investments** that create living-wage or high-wage jobs accessible to nearby residents and incorporate green elements or provide high-quality mitigation for potential impacts to surrounding areas.

Industrial
Area
Investments

Identified Priorities – Weighting Discussion

1. *Projects that result in **publicly accessible community space** for gathering, education, after-school activities for children or other community-building uses.*
2. ***Property owners** who are providing long-term, affordable (below market) commercial space opportunities for Cully Priority Community members.*
3. *Businesses that **provide products or services that are accessible and affordable** for Priority Community members and families.*

Community
Space

Property
Owners

Accessible/
Affordable
for Cully
folks

PIP/ACT

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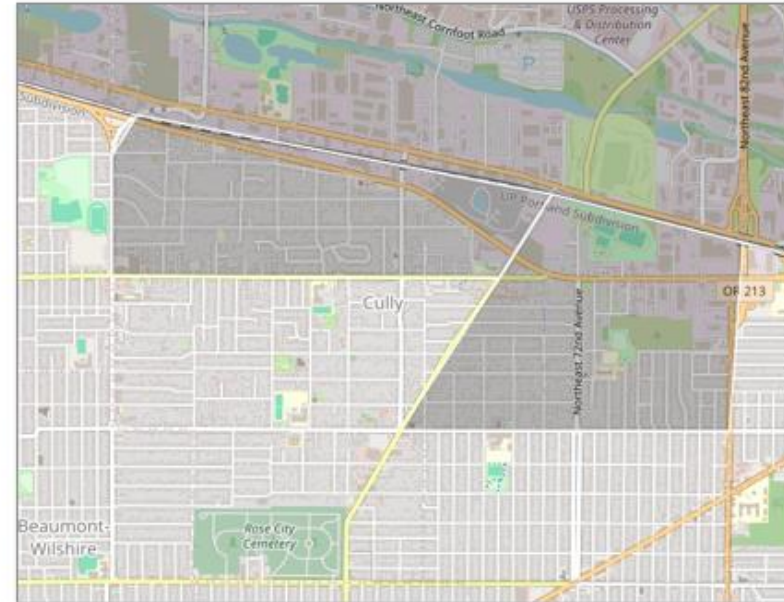
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Business Owner