MEMORANDUM

To: Cully Community Leadership Committee (CLC) Members
From: Leslie Goodlow, Portland Housing Bureau
Date: August 17, 2026
Subject: Cully TIF District Housing Set-Aside Goals – Implementation Update

This memo provides an update on Portland Housing Bureau's progress toward implementing the housing set-aside goals for the Cully TIF District. The update is organized around four priority investment areas: **Homeownership, Home Retention/Home Repair, Mobile Home Park Programming, and Land Banking.**

1. Homeownership

PHB is moving forward with the use of Cully TIF resources to support homeownership through the **Down Payment Assistance Loan (DPAL) Program**.

The Cully TIF DPAL program is structured to provide a maximum award of **$100,000**, with 80%–90% of the award available for down payment assistance and 10%–20% required for home improvements. Income eligibility is up to 80% AMI for homes with fewer than two bedrooms and up to 100% AMI for homes with three or more bedrooms.

Current Status and Next Steps

- PHB needs to confirm with Finance & Accounting the amount of Cully TIF funding available for DPAL in FY 2026–27. Current planning estimates approximately **$372,500 across Years 1 and 2**.
- Once the amount is confirmed, the funding will need to be established in **HDS**.
- Once the Cully funding is available in HDS, PHB can award funding to the selected homeownership partners.
- Funding will be structured so that each awarded partner has sufficient resources to provide at least one full Cully DPAL.
- Partners will then award DPAL assistance to eligible and interested Cully homebuyers.
- PHB does not have the ability to restrict Cully DPALs to only current or past Cully residents.

2. Home Retention/Home Repair

PHB is also working to make Cully TIF resources available to help existing homeowners remain in their homes and address critical repair needs.

Home Repair Loans

The Home Repair Loan program is currently accepting applications. Eligible applicants must be owner-occupants with household incomes below 80% AMI. Loans of up to **$40,000 (based on available equity in the home)** are available and are secured by a lien on the property. These are silent loans with **0% interest and no monthly payments**, and the loan is forgiven after 15 years.

Current Cully activity:

- PHB has received **one application** from a Cully homeowner.
- **Two additional applications** have been mailed to interested homeowners and have not yet been returned.
- The Cully funding needs to be established in **HDS** so PHB can begin using the funds and process the application already received.

Home Repair Grants

In addition to direct home repair loans, PHB provides funding to community organizations that make home repair grants to low-income homeowners, grants up to $10,000.

PHB anticipates issuing an **RFA in fall 2026**, with subrecipient selection and contracting targeted for **January 2027**.

Together, the loan and grant programs will provide different tools for helping Cully homeowners address needed repairs, maintain their properties, and remain in the community.

3. Mobile Home Park Programming

PHB continues development of the **Cully Mobile Home Preservation and Redevelopment Program**. The Action Plan allocated **$2 million** to support development of programs designed to protect and stabilize mobile home park residents.

Program Development

The work is proceeding through several phases:

- **Project Initiation – Completed**
- **Research & Existing Conditions – July through September 2026**
- **Community Engagement – September through December 2026**
- **Program Design – November 2026 through February 2027**
- **Review & Refinement – February through March 2027**
- **Implementation Planning – March through May 2027**
- **Launch & Initial Evaluation – June through September 2027**

The timeline is approximate and may change as program development progresses.

Community engagement will include outreach, focused engagement groups, mailers, and community surveys to identify resident priorities, concerns, and program gaps. Program design will use that information to develop the program framework, eligibility criteria, funding strategy, and implementation approach.

Draft program concepts will return to the Cully CLC, community partners, and stakeholders for review and refinement before implementation.

4. Land Banking

PHB is preparing to move forward with the land banking strategy to identify and acquire property that can support future affordable housing development in the Cully TIF District.

Next Steps

1. **Issue a Request for Information (RFI)** to solicit information about land available for potential acquisition. Properties will be evaluated based on CLC and PHB priorities, including:
    - Zoning and development capacity;
    - Lot size;
    - Access to services and amenities; and
    - Ability to support the affordable housing goals established for the Cully TIF District.
2. **Evaluate properties and pursue acquisition**, including:
    - Negotiating a Purchase and Sale Agreement;
    - Conducting due diligence assessments, including title search, environmental review, and boundary surveys;
    - Obtaining City Council or City Administrator approval for acquisition, as applicable; and
    - Securing maintenance and security contracts and budgeting for other costs associated with holding the property.
3. **Pair acquired land with future development funding.** PHB anticipates including acquired land with development resources in a future RFP for **affordable homeownership and/or affordable rental housing**.

Overall Next Steps

PHB's immediate implementation priorities are to confirm the Cully TIF funding amounts available for **DPAL and home repair** and establish those resources in HDS so that assistance can begin reaching Cully residents. At the same time, PHB will continue development of the Mobile Home Preservation and Redevelopment Program and move forward with the land banking RFI and acquisition process.