



E205 TIF District

Community Leadership Committee Meeting
September 2026

Agenda

1. Welcome & Roll Call	Listen	10 min
2. Meeting Objectives & Agreements	Listen	5 min
3. Public Comment	Listen	15 min
4. CLC Roadmap & Work Plan	Listen	5 min
5. Housing Investment Priorities	Discuss	50 min
6. Consent Agenda: Approval of Minutes, Bylaws update	Decide	15 min
7. Community Updates & Next Steps	Discuss	15 min

Roll Call & Check-in



As we go around, please share:

1. Your name
2. ***What is one word that describes the kind of community you want future generations in E-205 to inherit?***

Meeting Objectives

Identify SOAR Themes

Identify housing themes that emerged from the SOAR Analysis

Investment Priorities

Discuss housing investment priorities for East 205

Budget Scenarios

Identify top priorities for housing budget scenarios

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
- Deal with issues and not people
- Step up – Step back

Public Comment

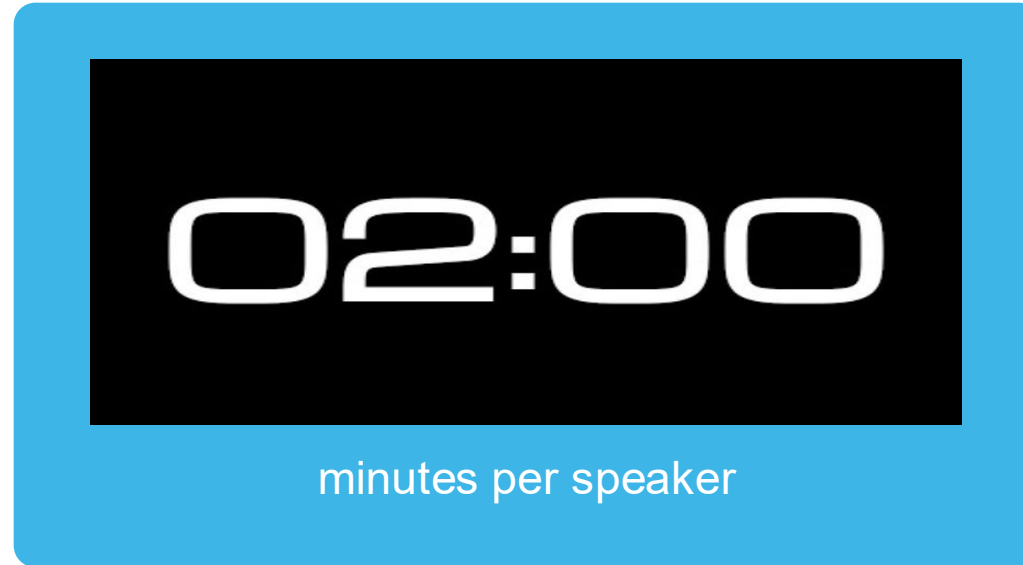
Public Participation Guidelines

- CLC meetings are open to the public
- Public comment is placed early so community voices can inform the committee's deliberations
- We invite the public to share their perspectives during public comment, then observe and listen as the committee deliberates

Provide Public Comment

- **In-Person:** Sign up via Public Comment sheet
- **Online:** Share your request in the comment

Public Comment



**Wait until your name is called.
Once called, please state your name for the record.
You will have two minutes.**

CLC Roadmap & Work Plan

Standing Item — Where we are and where we're going

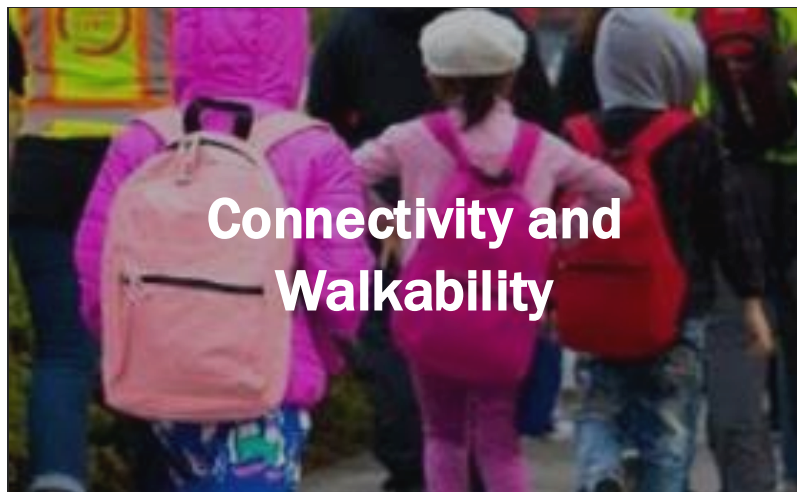
CLC Kickoff	Bylaws & District Background	Affordable Housing	Economic Development	Action Plan Draft	Legislative Process
Dec 2025 EPDX Exploration	Feb 2026 Bylaws	Jul 2026 PHB Programs	Oct 2026 Ec Dev Programs	Jan 2027 Action Plan Draft 1	Spring 2027
Jan 2026 TIF 101 & Action Plan	Mar 2026 Bylaws	Aug 2026 Housing Investment Priorities	Nov 2026 Ec Dev Investment Priorities	Feb 2027 Refine w/ Community Feedback	
	Apr 2026 Co-Chair Elections / Reset	★ Sept 2026 Housing Investment Priorities	Dec 2026 Ec Dev/Housing Budget Scenarios	Mar 2027 Action Plan Draft 2	
	May 2026 Bylaws / Community Engagement			Apr 2027 Action Plan Vote	
	Jun 2026 Bylaws District Context SOAR				

Action Plan Roadmap: Affordable Housing Series



Housing Investment Priorities

East 205: TIF District Plan Priorities



East 205 TIF Plan

Affordable Housing Investment Areas

East 205 TIF Plan "Menu"

- Single family home repair
- Homeownership support
- Multi-family rental development
- Rehabilitation and preservation of existing regulated housing
- Land Acquisition and rehabilitation of existing market rate housing
- Capital Expenditures for Community Services for Houseless Neighbors
- Affordable infill and middle housing
- Manufactured housing park stabilization, preservation, and development

Additional Guidance

- **Opportunistic property acquisition fund to prevent displacement**
- **Emergency repair or rehab funds to prevent displacement**
- **Support cooperative ownership**

TIF Plan to Action Plan

East 205 TIF Plan "Menu", AKA Eligible Projects List

Economic & Urban Development (>45%)

- Predevelopment
- Land acquisition/banking
- Commercial development/redev/reno
- Arts and culture
- Signage
- Infrastructure triggered by development

Infrastructure (<10%)

- Streets, utilities, green infrastructure
- Recreation, safety, health, & resilience investments

Affordable Housing (45%)

- Single family home repair
- Homeownership support
- Multi-family rental development
- Rehab/preservation of existing regulated housing
- Land Acquisition
- Rehabilitation of existing market rate housing
- Capital Expenditures for Houseless Neighbors
- Affordable infill and middle housing
- Manufactured housing park

Total TIF District Budget \$425,000,000

5-Year Action Plan Investment Priorities

Allocations Outcomes

Economic & Urban Dev \$

Infrastructure \$

Affordable Housing \$

- **Housing**
- **Investment**
- **Priorities**
- **Go Here**

Amount of
funding to
each of the
investment
priorities go
here

- # ppl served
- #units built
- Land purchased
- Bldgs purchased
- Ect.

5-Year Action Plan Budget

\$

Cully TIF District Action Plan 2026

1. Support Creation of First-Time Homebuyers

Expand pathways to homeownership for low- and moderate-income households, by investing in financial education, down payment assistance, and affordable homeownership opportunities. This priority provides long-term housing stability for Cully residents.

- 1 Provide Down Payment Assistance Loans (DPAL)
- 2 Provide subsidy to create new permanently affordable homeownership units



TIMING
Start immediately,
annual allocation for
five years.



OUTCOMES
25-30 new
homeowners



TOTAL 5-YR ALLOCATION
\$4.0 million

2. Support Retention of Existing Homeowners to Prevent Displacement

Stabilize vulnerable homeowners by investing in programs that prevent foreclosure, support critical home repairs, or other retention resources. This priority is focused on preserving generational wealth and reducing displacement pressures in Cully.

- 1 Provide Home Repair Grants
- 2 Provide Home Repair Loans



TIMING
Start immediately,
annual allocation for
five years.



OUTCOMES
200+ homeowners
retained



TOTAL 5-YR ALLOCATION
\$4.0 million

3. Support Mobile Home Residents to Prevent Displacement

Develop and implement programs that protect and stabilize mobile home park residents through unit improvements and pathways to resident or nonprofit ownership. This priority centers vulnerable people who rely on manufactured housing and aims to preserve affordability and community cohesion.

- 1 Program to be developed by year three



TIMING
Develop program
(year 2); implement
program (years 3-5)



OUTCOMES
TBD



TOTAL 5-YR ALLOCATION
\$2.0 million

4. Support Land Acquisition for Future Affordable Housing Development

Support real estate acquisition to remove property from the market in the near term, to secure opportunities for future affordable housing development. This priority focuses on the creation and preservation of long-term affordability in Cully, balanced with the shorter-term programs prioritized above. Two million dollars will be used to purchase land for permanently affordable homeownership.

- 1 Land Acquisition



TIMING
Year three, or
whenever sufficient
funds have
accumulated



OUTCOMES
4-6 properties



TOTAL 5-YR ALLOCATION
\$4.0 million



1 Mamock Tokatee Apartments

Gateway TIF District Action Plan 2024

Forecasted Budget

Summary of Proposed Investments: \$65.6M *

HOUSING PRODUCTION & OPPORTUNITY		INCLUSIVE ECONOMIC GROWTH & CELEBRATING DIVERSITY		ACTIVATION & LIVABILITY	
Budget	Expected Outcomes	Budget	Expected Outcomes	Budget	Expected Outcomes
\$21M Signature Project	1 Middle-income project with 250+ units	\$1.275M Small Business Grants & Loans \$275K PIP Loans	Loans & grants disbursed to 15-20 businesses	\$1.42M Community Livability Grants	5 committed projects
\$5M Infill development loans	30 middle-income homes, prioritizing homeownership	\$3.3M Affordable Commercial Tenanting Program	Support to 10 - 12 businesses	\$1.64M Activations, Public Art & Security Improvements	10 art & security grant 2-3 major property activations
\$7M Prospective signature project	1 Mixed-income project in pipeline	\$3M The Nick Fish Tenant Improvements	The Nick Fish is fully leased and operational by FY 2026	\$5.5M Public Improvements	Finalize 2 major public infrastructure projects
\$15.6M Prospective affordable project	1 deed-restricted affordable project in pipeline				
Subtotal: \$48.6M		Subtotal: \$8M		Subtotal: \$9M	

SOAR: Themes from June/July

Discussion: Did we get it right? What is missing? What do you like? What would you change?

Strengths

1. The District is relatively affordable for residents supported by many long-time owners and a mix of rental housing

- Area is generally affordable
- Long-time single family homeowners
- Variety of apartment complex styles

Opportunities

1. The District is a model for community land trusts and other systems used to lower the development costs for housing that is affordable to residents

- Affordable homeownership options with proven concepts like land trusts
- Leverage housing models to lower cost of homeownership without public subsidy
- Substantial number of vacant or underutilized sites with redevelopment potential

Aspirations

1. The District supports a variety of mixed-income housing types across all incomes

- Mixed-income housing options, leveraging cross-subsidy
- Mixed-income housing options in a diversity of housing development types
- Housing stability for low-income residents

Results

1. Residents in the District are more stable as the rate of housing affordability improving

2. Renters are overall more stable and the District experiences less displacement

- Permanent affordable housing
- Renters don't experience huge rent increases and rate of rent burden goes down
- Rate of homeownership goes up
- Decreased rate of evictions and less displacement
- Increased affordability

Home Repair & Home Buying

Pulling from the TIF Plan "Menu" and weaving in themes from SOAR
We could:

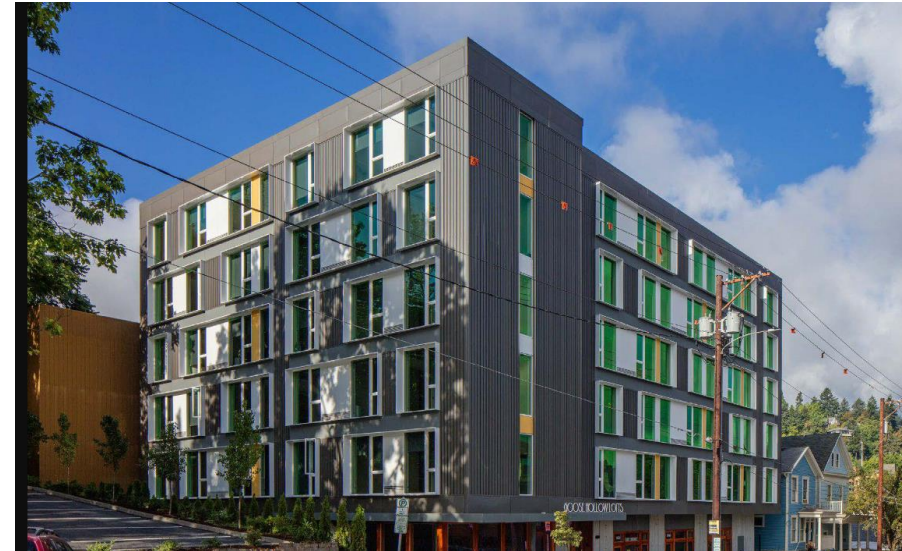
1. Target district with down-payment assistance grants
2. Focus on land banking for future affordable homeownership opportunities
3. Fund a mass timber project/study/pilot to drive down cost of production *New!*
4. Focus on homeowner stabilization with home repair programs
5. Create a cottage cluster program focused on mixed-income *New!*
6. **What other ideas do you have?**



Construction, Preservation, Land

Pulling from the TIF Plan "Menu" and weaving in themes from SOAR
We could:

1. Create a multi-family rehabilitation program *New!*
2. Create a program for residential cooperatives *New!*
3. Safety and Security grant *New-ish!*
4. Offer loans for predevelopment and construction
5. Offer loans to existing affordable housing buildings for rehabilitation
6. Focus on land banking for mixed-income housing
7. Purchase market rate apartment buildings for conversion to regulated affordable housing
8. **What other ideas do you have?**





Conversation

Consent Agenda

Approve August Meeting Minutes

** CLC Decision Item*

Bylaws Update

** CLC Decision Item*

Community Updates & Next Steps

Community Updates

CLC members and Community Liaison share updates relevant to the East 205 district and Priority Communities.

Next Steps

- Review materials shared after this meeting
- RSVP for September meeting
- Bylaws subcommittee: continue drafting if vote was not held today

Next Meeting

October 14, 2026 | 5:30 PM | The Rosewood Initiative

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 your community liaison, project staff, or your co-chairs

RSVP to meetings

Let us know how you'll be attending meetings so we can prepare in advance

Project Email: eastportlandtif@prosperportland.us