

DRAFT EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: August 12, 2026

Time: 5:30 pm to 7:30 pm

Location: Rosewood Initiative

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Andy Miller	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
Daniel Carrillo	CLC	Paula Byrd	Community Liaison
David Linn	CLC	Anielis Raas	Prosper Portland
Wes Ayers	CLC	Angela Nguyen-Ta	Prosper Portland
Karen Wolfgang	CLC	Amy Nagy	Prosper Portland
Olena Borova	CLC	Alonzo Chadwick	Facilitator
Parker Fitzpatrick	CLC		
ShaToyia Bentley	CLC Co-Chair		
Tami Booth	CLC Co-Chair		

Meeting Minutes:

Meeting commenced at 5:41 pm

1. Welcome & Roll Call

Alonzo Chadwick (Facilitator) started the meeting. The CLC responded to the icebreaker question for attendance purposes.

2. Meeting Objectives & Agreements

Alonzo reviewed the evening's meeting objectives and goals for the CLC. Before getting to public comment, Alonzo reviewed the group's meeting agreements.

3. Public Comment

Tami Booth (CLC Co-Chair) opened the meeting up for public comment. Public commenters are listed below.

Lisha Shrestha: Executive Director at DMA. Sharing two items:

1. Transit Matters conference will cover transit, safety, and placemaking opportunities. (See Attachment A)
2. DMA is activating a business plaza on August 22nd from 1 pm to 3 pm at Dairy Queen on 136th and Division.

Sonia Odighizwa: Home construction architectural renderings/ plans accuracy for home sales – Observes that certain homes in the area have listings that do not match the floor plans of what the home has. (See Attachment B)

Mario Odighizwa: Shared thoughts on bridge funding for property management companies to support first resident move ins. Requested history of mobile home parks in the area and clarification on underwriting terms and conditions. Additional public comments available on Attachment B)

Richard Lauderback: No comment

Jan McMannus: With WeShine Organization, sharing about organization's on micro-villages. Advocating for use of TIF funds to focus on capital investments for micro-villages, such as shared amenities, restrooms, etc in the area and support development of affordable housing for those who are 80% AMI and lower. (See Attachment C)

Sarah Radcliffe: With Habitat for Humanity. Sarah shared how TIF funds can support work for land trust model that Habitat for Humanity does for the community, sharing an example of an affordable housing project in North Portland (True North). (See Attachment D)

4. CLC Roadmap & Work Plan

Raul Preciado Mendez (PHB) oriented the CLC on its current progress in the Action Plan and upcoming discussions.

5. Approve July Meeting Minutes

Tami started on the approval of the July Meeting Minutes at 6:04 pm. Tami offered the opportunity for the CLC to delay the approval of the minutes due to an email delivery error.

The CLC opted to approve with the CLC members that were present at the July meeting. David Linn (CLC) motioned to approve the July Meeting Minutes, Daniel Carrillo (CLC) seconded.

The July Meeting Minutes are unanimously approved at 6:09pm.

6. CLC Vacancies & Meeting Recording:

Tami opened the floor to the vacancies and Anielis Raas (Prosper Portland) began covering the information for CLC vacancies and meeting recording.

a. CLC Vacancies

Anielis reviewed the guidance from the East 205 Governance Charter as process for filling CLC membership and guidance from

the application that highlights knowledge and experience from various areas. From there, Anielis outlined the nomination process and selection process for the CLC to determine to fill the current CLC vacancy. Anielis highlighted the previous seat was filled by someone who had small business experience.

Anielis reviewed the selection process that the CLC would select from:

- Review existing applicant pool for a match (Using scores previous by original selection panel or new selection panel re-scores the existing applicant pool)
- Conduct targeted recruitment for identified expertise
- Full recruitment process. Anielis noting a longer timeline with this option.

Questions and discussions by the CLC:

Tami: Is there a way for the CLC to choose one path today and shift down the road? Anielis believes that it is.

Daniel: Choose one process now and use option two to increase the pool.

David: Interested in taking option 1 but noting that the need to cover the TIF district's geographic representation.

Staff clarified that we had members from all the neighborhoods David mentioned

Wes Ayers (CLC): Discussed the path of the targeted recruitment, assuming the inaugural committee was selected that way. Anielis clarified that it was full recruitment and selection was made based on applications.

Wes: Would like to go with option 1 and use option 2 to fill out the pool for future vacancies.

ShaToyia: Would like to pick from the applicant pool and agrees with Daniel.

Tami proposed that the CLC moves to go with option 1. Anielis asked if the CLC would like to use the previous scored applicants or have the new selection panel re-score?

David asked how the process would be for option 1 in selecting. Anielis outlined potential paths but it is up to the CLC to decide.

Andy shared that it is important to get the representation during the action planning process. And would like to move using the current applicant pool scores.

Parker Fitzpatrick (CLC): (Shared in the chat) "For the Chairs:

Given that this is the first the Committee is considering the issue of Vacancies, wouldn't it allow for more thoughtful consideration and deliberation if VOTING occurred in a later meeting? Can you clarify the Committee's responsibility, citing the Governance Charter, City Code, binding city policy and Oregon Public Meetings law?" and "By combining presentation, discussion and vote we are denying the Community an opportunity to weight in."

Tami responded material and item was posted ahead of the meeting online and the work done within the CLC is done so with trust and recognizing not every decision is unanimous.

Karen (Shared in the chat): “I am fine with the targeted recruitment approach with staff + chairs leading”

Tami would like to take a temp check on decision making to see if the CLC is ready to make a decision on the paths.

CLC members in agreement to make a decision:

Name	Vote
Andy Miller	Yes
Daniel Carrillo	Yes
David Linn	Yes
Wes Ayers	Yes
Karen Wolfgang	Yes
Olena Borova	Yes
Parker Fitzpatrick	Abstain
ShaToyia Bentley	Yes
Tami Booth	Yes
Eric Knox	Absent
Emily Hutsell	Absent
Kristin Romaine	Absent

Noting that the CLC generally seemed to agree with option 1 and Tami proposed to have the CLC share on those who would like option 2.

Daniel shared that going with option 2 would allow for backup in future vacancies to fill out the pool. Wes feels that casting the net should be up to staff and using option 2 to fill out the pool. Wes would like to go with option 1.

Tami feels that there is a significant pool already. Hearing that the CLC would like the Co-Chairs and would be okay using the current scores and focus on small business.

Daniel motioned to have Prosper/PHB to use existing applicant pool to search for business owner and for future vacancies, conduct a targeted recruitment. Andy seconded and added an amendment that if there was a need for a targeted recruitment, PP/PHB would not need to go back to the CLC for approval.

Name	Vote
Andy Miller	Yes
Daniel Carrillo	Yes
David Linn	Yes
Wes Ayers	Yes
Karen Wolfgang	Yes
Olena Borova	Yes
Parker Fitzpatrick	Abstain
ShaToyia Bentley	Yes
Tami Booth	Yes
Eric Knox	Absent
Emily Hutsell	Absent
Kristin Romaine	Absent

Motion Approved.

b. Meeting Recording:

Anielis opened the floor for the recording and would need clarification for audio/video or audio only. ShaToyia Bentley (CLC Co-Chair) noted that the CLC wanted A/V but wanted to learn from other CLCs how they have chosen.

Questions and discussions by the CLC:

David asked if the process would be to vote on status quo or new option. ShaToyia and Tami provided clarification.

Parker added (Shared in the chat): "MEETING RECORDING

For the Chairs and to the Committee:

I believe the Committee said "no" to creating a video recording and said 'yes" to a VERBAL (not "audio") recording. I recall both Emily and Tami expressing concerns about the need for a written transcript to give meaningful access to people using "screen readers" or relying on translation software.

The best solution is an automated transcription like the one our facilitator, Alonzo, demonstrated with the June Meeting. There are many no added cost options, and it would have the added benefit of reduce the burden on Staff of generating the required meeting minutes. Having an "audio" record is only valuable for verification."

David motions to maintain the current process, Daniel seconds.

Name	Vote
Andy Miller	Yes
Daniel Carrillo	Yes
David Linn	Yes
Wes Ayers	Yes
Karen Wolfgang	Yes
Olena Borova	Yes
Parker Fitzpatrick	Abstain
ShaToyia Bentley	Yes
Tami Booth	Yes
Eric Knox	Absent
Emily Hutsell	Absent
Kristin Romaine	Absent

Motion Passes.

Parker asked if (in the chat) “Will you please clarify whether the "audio" recording will be transcribed or not?”. Zoom does create a transcription.

7. Bylaws Update: Co-chairs will provide an update regarding bylaws*

Tami provided the Bylaws update to the CLC. The Co-Chairs are still currently waiting on the meeting with the City Attorney.

8. Housing Investment Priorities & SOAR Review

a. SOAR Review:

Amy Nagy reviewed the SOAR with the CLC, orienting the CLC to the feedback created in the last few meetings. Amy noted that with the SOAR, the information will be used to identify the themes that could be translated into priorities for the Action Plan.

Questions and discussions by the CLC:

ShaToyia would like to add event spaces to the opportunities section.

Parker asked in the chat “For the Chairs: Will you please tell the committee WHO created the themes, WHEN they create the themes, HOW they defined the themes, and chose WHICH themes would be presented in this meeting?” Tami shared that the feedback was created by the CLC during the June and July meetings.

Parker added “I’m making a distinction between the activity itself (the input of the Committee), as oppsed [opposed]to "themes". For the record.”

Alonzo clarified that the CLC was shared that the organization was conducted at the meeting and the shared prior to this meeting. ShaToyia added that the CLC created these themes as TIF eligible work.

David asked if the correction could be made for “district” identity to be “neighborhood” identity in the Opportunities section.

Amy then led the group into how to take the SOAR items into the identifying programs to establish priorities and budget allocations for the Action Plan.

Daniel asked when the staff were going through the sticky notes, did staff weed out anything that were not TIF eligible? Anielis shared that staff transcribed every single sticky note and CLC has access to the Excel sheet with all the sticky notes.

b. Housing Investment Priorities:

Raul then led the group through the Housing Investment Priorities.

Raul began grounding the CLC with priorities that came up during the exploration process and the TIF District Plan that outlines the broad categories of work for affordable housing. In addition to the broad categories of work, there are new programs that are available and additional guidance shared in the district plan for future action plans.

Karen noted in the chat that homesharing is not the list. Raul identified that and shared that he would share additional information.

In thinking about taking the TIF Plan to Action Plan, Raul reviewed how investments would look like for an Action Plan. When the CLC has identified priorities and connecting to programming, the CLC would then allocate the funds into the granular level for specific programs to translate into results oriented supports for the community in the Action Plan.

Raul then walked the CLC through the three broad categories of the affordable housing work and how the staff would use feedback from the CLC to identify programs: Home Repair &

Home Buying, Construction, Preservation, Rehabilitation, and Buying & Selling Land. Raul wanted to introduce the framework and what kinds of programs are available that can direct the Action Plan and open the floor for additional discussions or questions:

Questions and discussions by the CLC:

Karen shared in the chat “Which programs have the lowest cost to administer and highest ROI [return on investment] in terms of actual impact in the district?”

Raul shared that it depends and how the CLC would define “return on investment”. As for administrative costs, there is a cost capped but Raul would double check.

Karen added “I am mostly concerned about creating/investing in “programs” that don’t then serve the folks who need the help” Raul agrees and would reiterate the need for how the CLC would define it.

ShaToyia shared that home-repair would be a top priority for apartment complexes and noting the need for additional support to prevent rental cost hikes. Raul affirmed.

Andy asked if the split between Economic Development and Affordable Housing have to occur with each Action Plan?

Andy feels that it is important to start with more funds to be in affordable housing.

Raul shared that the split is over the life of the district and depends on how the committee chooses. Andy added to ShaToyia’s point and that typically home repair goes toward single-family homes rather than apartments. Raul shared that PHB does not currently have a multi-unit repair program and if the CLC would like to do that, it could be a TIF eligible program.

ShaToyia asked if the CLC would like to create a multi-family repair program, they could? Raul confirmed that it would be possible if its program is TIF eligible.

Karen agrees with the use adding the chat “I like the multifamily repair/preservation use — if a program can be created “lite” and doesn’t need a huge heavy lift. And if SPACC is already wanting to do that, it looks like PHB should have one, and it could potentially serve areas outside of our TIFs if there were other sources of funds for other areas??” Raul responded that the program could be developed and used by other TIF districts.

Parker shared in the chat “Question: Do we know, or when will we know, what the actual "budget" will be for the first five years? (I'm not clear if the "5-Year Action Plan Budget \$20,000,000" in the slide is just an example, a projection, or something else?)”

Raul shared that the slide is an example, and that there will be better forecasts coming soon.

Amy added that the five-year projections are forecasts and the most accurate would be year one.

Andy added in the chat “PHB IS putting out a “preservation” offering that would invest City \$ (Not TIF) in existing affordable housing to make units more affordable, safer and repair units in disrepair. Raul responded that TIF is almost always leveraged with other funds to maximize the investments. Daniel asked if Andy could share the resource.

Karen asked in the chat “Could CLCs have input into the preservation program?” Raul shared that there can be policy guidance written in the Action Plan, however there are some limitations.

Daniel shared that land banking might be lower on his list and wants the CLC to focus on helping current residents.

David asked if multifamily rehabilitation is only for apartments or could be it used towards expansion of homes? Raul said that the programs depend on the CLC's guidance.

ShaToyia added that the City has programming for ADUs and could be used to leverage more funds. Karen agrees with ShaToyia's point.

David asked if there could be conditions on landlords of apartments receiving repair to prevent evictions or rental rate hikes. Daniel agrees and would also like the CLC to keep in mind elders in the area as well.

Karen added in the chat "Metro is pursuing a land banking strategy" and "would be wise to align with that if possible". Raul shared that PHB is in conversation with Metro about that.

Andy shared that there are themes and energy in wanting to help existing residents and TIF could have limitations on doing that and would like PHB to have some degree of preference and support for existing residents. Secondly, is for the CLC to encourage City Council to focus funds on current resident retention. Lastly, PHB could use the existing affordable housing list and focus on rehabilitation of those homes.

Parker added that he would like the number and locations. Raul added that data is available in the State of Housing report.

Karen added in the chat “I would like to see a list of multifamily properties in the district and what their ownership and state of repair is”.

ShaToyia requests data on how many single family dwellings are in the area to receive the snapshot and tenure of housing. PHB to provide data on requested information.

9. Community Updates & Next Steps:

Paula: TIF Coffee Chats have resumed at Rosewood Initiative.

Meeting concluded at 7:32pm

Freida Christopher (EPAP): Picnic in the Park (See Attachment E)

Attachments

Attachment A: Lisha Shrestha, DMA

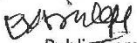
- Transit Matters: Placemaking, Safety & Economic Vitality in Portland Event, Saturday, September 12, 8:30 AM - 1 PM. Information here: <https://www.eventbrite.com/e/transit-matters-placemaking-safety-economic-vitality-in-portland-tickets-1995802989467>
- Business Plaza Activation August 22 from 1 to 3 pm on 136th and Division

Attachment B: Sonia & Mario Odighizuwa

DRAFT

8/12/26, 2:47 PM

Public Comment: East TIF Meeting - August 2026



Public Comment: East TIF Meeting - August 2026

From: Mario Odighizuwa (mto6157060@yahoo.com)
To: lessonla.odighizuwa@gmail.com
Date: Wednesday, August 12, 2026 at 02:46 PM PDT

Goodday,

Below are a few comments, thoughts, considerations gathered since the last meeting:

- (1) HOME CONSTRUCTION ARCHTECTURAL RENDERINGS/PLANS--Upon completion of a home being built by East TIF funds, ALL ROOMS should be accurately "listed" on both the architectural renderings and permit applications so that homeowners who assume the property do so with the accurate value of the home reflected (ie: bedrooms listed as "storage" rooms, half-bathrooms not listed at all, etc.)
- (2) BRIDGE FUNDS FOR PROPERTY MANAGEMENT COMPANIES--Providing "bridge funds" for property management companies to pay community managers, maintenance staff, and other onsite personnel to be "on property" at least 30 days before the first resident moves in so they are more familiar with the building than residents.
- (3) BACKUP GENERATORS FOR LIHTC QUALIFYING BUILDINGS--East TIF dollars can be used for "backup generators" for LIHTC qualifying buildings, sufficient for at least the common/commercial kitchen space (community kitchen), as a mandatory area backed up by the generator; or generator power sufficient for backing up ALL refrigerators in the building. Another consideration is to codify into the agreement with developers that electrical wiring for "refrigerators" must be kept on a separate line, same line as "emergency lighting" so that in the event of power failure, people won't lose their food items during undetermined periods of power failure. (Consider: The separate power units in high school chemistry rooms, with backup socket indicators--red, green, yellow, etc.).

Questions to PHB/Prosper Portland:

- (1) MOBILE HOME PARK HISTORY--Can someone from PHB give a brief history of the "mobile home park" developments in Portland? How they came to be, who oversees them in terms of a governmental regulatory body, and whether they were intended (from the point of origin) for longer term use.
- (2) CLARIFICATION--I can't recall which meeting I heard this, but wanted to clarify--are the "underwriting terms & conditions" of the loan also up for suggestions by this TIF group? Meaning how a loan using EAST TIF funds is "structured"? Does this group have any "influence" over that at all?

Marlontino Odighizuwa, FIRM
Founder, Faith-Informed
Former: PWS, THW, QMHA-II
Credentialing Agency:
MHACBO-Mental Health & Addiction
Certification Board Of Oregon
Certificate No.: 21-QMHA-II-000004
Alumni: Taking Back Ground (TBG), May 2020
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8/12/26, 2:45 PM

Public Comment: East TIF Meeting - July 2026

Public Comment: East TIF Meeting - July 2026

From: Mario Odighizuwa (mto6157060@yahoo.com)

To: lessonia.odighizuwa@gmail.com

Date: Tuesday, July 14, 2026 at 06:02 PM PDT

Goodday,

Below are a few comments, thoughts, considerations gathered since the last meeting:

(1) PUBLIC DISCLOSURE OF HOME SALES—Homes being sold "without" public opportunity for purchase. Some residents have noticed this. Is this a common practice in Portland? Multnomah County? or Oregon? Not sure what the Fair Housing Laws are around this, but homes built using East TIF funds, regardless of district, might benefit from having this as a requirement prior to project completion (a component of the "terms and conditions" of the loan/financing terms for contractors; Also, if Portland (or Multnomah County, or Oregon) doesn't have any "first-option-to-buy" laws on the books, this should be considered for any properties built using East TIF funds, giving existing residents (tenants/renters) the first opportunity and option to purchase a property if it goes up for sale and was built using East TIF dollars for the life of the property.

(2) SIMPLIFIED CONTRACTOR SELECTION GUIDE/GUIDEBOOK—something simple for the average homeowner that doesn't have much contractor selection experience; OCCB websites are sometimes helpful and sometimes not.

(3) LIMITED BACK TAX PAYMENT ASSISTANCE FOR ESTATES—Using East TIF dollars for "extreme cases" where tenants living in a property come into an inheritance (unexpectedly) and the total property debt outweighs the cost of the home sale OR unpaid mortgage debt. Goal: Preventing generational loss of wealth for qualifying families. If the inheritance recipient does not have the "education" or "capacity" to obtain or maintain the property, East TIF dollars can be used to develop a "long-term stewardship" or "bridge" program to support the surviving family/family members.

(4) ENERGY EFFICIENCY USE #1—Bathroom and kitchen windows for "townhomes" for dual purpose: (A) Increase home values, and (B) reduce energy costs. When kitchens and bathrooms have windows, tenants/homeowners may be more inclined to use them over the "motorized fans" that usually come installed into the properties. Many townhomes in Multnomah County are back-to-back-to-back, leaving only the townhomes on the "ends" with a few more windows, increasing their opportunity for natural air/wind use. Implications: Reduced mold, reduced wall moisture, increased natural light, reduced energy costs (electric bill).

(5) ENERGY EFFICIENCY USE #2—First floor "brick exterior surfacing" for homes (single family detached, townhomes, etc.). Helping to retain "heat" during winter and colder seasons.

(6) ENERGY EFFICIENCY USE #3—"Bathroom exhaust fans" to reduce moisture along with installation of "green board" for bathrooms; Consider implementing policy "mandating" use of greenboard for any bathrooms & kitchens of properties (commercial/residential) that were built using East TIF dollars. Goal: Show reasonable efforts to reduce "mold" potential "in-advance" for underserved population.

(7) EYE-SORE TREATMENTS—Develop a program and/or service to "incentivize" the removal of various items from the "exterior perimeter" of their home/property—items that have a "chronic history" in the neighborhood; offer "cash" or "cash equivalent" in exchange for items being removed. To maintain some levels of "peace", a nomination system could be developed where neighbors "anonymously" nominate certain residents for the program/service, becoming a "win-win" for both homeowners. A clear list of qualifying criteria ought to be established to ensure this is not something people would deliberately abuse.

Question To Prosper Portland:

(1) The community says the "Gateway Shopping Plaza" development was a project that was originally proposed, supported, and funded by "Prosper Portland" years ago. That it may have included The Oregon Clinic, Vibra Specialty Hospital, Coles's Complex (off Clackamas Street., Halsey Street), but now much of this is a ghost town. Can a "before" and "after" photo opp of "previous" Prosper Portland projects be either shown OR briefly discussed (not just the success of the Cully neighborhood), but even the "failed" projects, what went wrong, so we might know how to avoid the same mistakes on the present Prosper Portland supported project?

[End of public comment.]

Thank you.

DRAFT

8/12/26, 2:45 PM

Public Comment: East TIF Meeting - July 2026

Mariontino Odighizuwa, FIRM
Founder, Faith-Informed
Former: PWS, THW, QMHA-II
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Attachment C: We Shine



Testimony: Utilizing TIF to Support Small Village-style shelters & Deeply Affordable Housing

Opening (10 sec)

"My name is Jan McManus. I lead WeShine Initiative, which operates transitional shelter micro-villages for some of the most underserved groups of unhoused adults in Portland. I'm advocating for TIF fund policy to focus on supporting both small village-style transitional shelter expansion in our area and supporting the development of deeply-affordable housing for the huge number of marginalized Portlanders for whom rentals pegged at 30%, 50%, 60% and 80% of median income are entirely unaffordable. These Portlanders include seniors living on social security, adults with disabilities living on a limited income, and working people earning below 30% of median income. The lack of deeply affordable housing options makes the pathway out of transitional shelter into housing extremely difficult. It also paves the way for the unsustainable rate of evictions we have been experiencing in our area since the end of COVID eviction protections.

You all may not know much about small village-style transitional shelters. However, there is ample evidence both locally and from around the country that small village-style shelters work better— in terms of

achieving positive exits to housing at a reasonable cost—than any other form of shelter.

Multnomah County's own 2025 Adult Shelter Review shows shelter micro-villages under 20 units achieved 0.695 housing exits per unit — nearly double the county-wide average for all types of shelter (congregate, motel, large village-style shelters such as city sponsored Safe Rest and TASS shelters) of 0.39 — at a comparable cost per bed. This outcome isn't unique to Portland.

The Low Income Housing Institute, which operates more shelter villages than any organization in the country, caps its villages at 40 units by policy, because larger sites become, in their words, “hard to manage” — and its villages at that scale report 50 to 58 percent of exits reaching permanent housing.

Los Angeles is the cautionary comparison: its 75-to-224-bed villages report only 23 percent reaching permanent housing, with 53 percent returning to the street. Smaller works. That's the evidence behind our first ask.

1. Make the capital infrastructure inside small transitional shelter villages (10–40 units) TIF-eligible

In Portland, the shared bathroom, kitchen, and community buildings — plus the underground water, sewer, and electrical serving them — of our small villages — must meet full commercial building code, the same as any permanent structure, regardless of the site's “temporary shelter” label. Public infrastructure like this is the single most traditional, uncontroversial use of TIF dollars nationally. This type of investment of TIF dollars would help expand the footprint of this model of successful, cost-effective shelter in our area.

These next 2 asks center around the need for innovative ways to ensure that we don't keep contributing to the problem of “affordable housing” that sits empty, or can't be maintained or staffed the way it needs to be, or will not remain affordable in the long run, or is simply un-affordable now.

2. In order to create subsidy-free, deeply affordable housing that will remain permanently affordable, allow TIF funding to be applied to the

capital /development costs of forms of social housing such as limited equity cooperatives to limit and/or eliminate their debt.

The types of social housing that may be developed in Portland are still under study. However, whatever forms are developed, if we can pay off or pay down the debt with a one-time TIF contribution, that will help us get to permanent, subsidy-free affordability.

3. Similarly, our current public and non-profit community development entities are struggling with severe funding shortages, rising operational costs, backlogged maintenance and repair issues, and occupancy struggles due to both policy changes and inadequate staffing in their buildings. If we allow TIF resources to be directed toward buying down debt on existing 30–80% AMI housing to reach true deep affordability, we can also achieve long term stability and full occupancy for our existing network of affordable housing providers. BTW, as you may know, the issues our local affordable portfolio is having are echoed nationally.

DC, Chicago, LA, San Francisco, and California's state housing agency already do versions of this, and Oregon's own Affordable Housing Tax Credit does something similar. Portland would be first to pair it with TIF — and it's the kind of targeted tool that should replace rental subsidies as our main affordability strategy.

Closing (5 sec): *"All of these recommendations can help us move forward and make significant progress using local resources and without depending on federal dollars. Thank you."*

Jan McManus, Executive Director, WeShine Initiative Inc.,
jan@weshinepdx.org; 971-610-4015

Micro-Villages Are Cost-Effective and Successful—So Why Aren't They Valued More?

By Jan McManus, ED, WeShine Initiative jan@weshinepdx.org

Spring 2026

Multnomah County's 2025 Adult Shelter Review report groups micro-villages into a larger category called "Alternative Shelters." This makes it hard to see how well micro-villages perform on their own. When we separate micro-villages from other shelter types, the results show that they are both successful and cost-effective.

Out of thirteen shelters labeled as Alternative Shelters, five are micro-villages with fewer than 20 units or beds. These include Avalon, Beacon, Kenton Women's Village, Parkrose, and St. John's. With the opening of WeShine's St. Andrew's Community Village in April 2025, there are now six micro-villages in Portland that are funded by Multnomah County.

Strong Results in Housing Exits

One of the most important goals of all shelter programs is helping people move into permanent housing. In the county report, the average exit rate per unit for all shelters was **0.39**. Congregate shelters performed a bit better at **0.46**, while all alternative shelters averaged only **0.21**.

Motels were described as the most effective shelter type, with an exit rate of **0.52** exits per unit.

However, micro-villages performed far better than every other category. They averaged **0.695 exits per unit**, meaning they helped more people move into housing for each unit they provide.

Serving People With Greater Needs

Micro-villages also served a much higher percentage of people who have been chronically homeless. About **45.5%** of micro-village residents were chronically homeless, which is higher than most other shelter types. Congregate shelters served the lowest percentage of chronically homeless individuals.

The County provided substantial supplemental housing resources to use for staffing, rent assistance and more to several of its shelter programs. Only two of the micro-villages received extra housing assistance, mostly St. John's. The other micro-villages achieved strong outcomes without additional resources.

Longer Stays Are Not a Failure

The county report criticized motels and alternative shelters for having longer lengths of stay compared to congregate shelters. But this comparison is unfair.

Many congregate shelters are designed to be short-term and may limit stays to 30, 60, or 90 days. Micro-villages and similar shelters are designed as transitional settings, meaning they are meant to allow longer stays to help people stabilize.

The county even praised some congregate shelters for referring people into longer-term village-style shelters. That suggests these programs can work well together as a pathway toward housing.

Longer stays often happen because affordable housing and permanent supportive housing are still very difficult to access. It is not proof that a particular type of shelter—including micro-villages—are ineffective.

Cost Per Bed Is Competitive

The report said the average cost per bed across all shelters was **\$47,000**. Congregate shelters cost the least at **\$37,018**, and motels cost the most at **\$62,656**. Alternative shelters were listed as costing **\$51,372** per bed.

But when micro-villages are separated out, their average cost per bed is about **\$46,000**, which is slightly lower than the overall shelter average.

Conclusion

Micro-villages perform extremely well, especially in helping people move into permanent housing. They also serve people with higher needs and do so at a cost similar to the county average. Micro-villages deserve more recognition and support as an effective shelter option.



WeShine designs, builds, and operates neighborhood-based micro-villages that provide safe, transitional shelter with comprehensive, personalized support for Portland's underserved, unsheltered adults as they prepare to become successful tenants in permanent, affordable housing.



WeShine's growing network of micro-villages exists to assist marginalized populations of unhoused adults that often "fall through the cracks."

All locations prioritize and affirm a welcoming environment for Villagers who are **Black, Indigenous or People of Color, LGBTQIA+, people with disabilities, and women/those who identify as female.**

Contact us today at WeShinePdx.org to learn more about us, and/or to get involved with our work. **WE SHINE** brighter, together!

Use this QR code to make a tax-deductible donation today. Thank you for your support.



WELCOMING, EMPOWERING, SAFE HABITATION INITIATIVE WITH NEIGHBORHOOD ENGAGEMENT



WeShine
WESHINEPDX.ORG

**WELCOMING,
EMPOWERING,
SAFE
HABITATION
INITIATIVE WITH
NEIGHBORHOOD
ENGAGEMENT**

Features of WeShine Micro-Villages

- Safe and Private Structures
- Community-Oriented Living
- Lockable, heated and cooled sleeping pods with room lighting and electrical outlets
- Accessible community spaces including toilet, shower, kitchenette, washer/dryer, and meeting space
- Dedicated Staff On-Site 7 Days a Week
- After-hours on-call support for Villagers
- Low Barrier, welcoming to couples and pets
- Regular Involvement with neighborhood and faith-based volunteers
- Community meals, social, educational, and recreational activities
- Village Councils, Safety Committees, Village Advisory Committees, and temporary employment opportunities

WeShine Villages are highly successful

Our villages provide a safe and welcoming setting where villagers feel a sense of belonging. WeShine staff work with villagers as they set their own goals and help link them to the services and resources they need to reach those goals. In the last 12 months, more than 60% of the villagers at our first two sites moved out into stable, affordable housing.

Current WeShine Villages

Parkrose Community Village

(12501 NE Halsey St.)

Shelters and serves 10 adults (LGBTQIA++)

Land and building lease with Parkrose Community United Church of Christ

Avalon Community Village

(2539 SE 19th Ave.)

Shelters and serves 10 adults (female identity or fem-aligned)

Land permit through Portland Bureau of Transportation

St. Andrew's Community Village

(7600 N. Hereford Ave.)

Shelters and serves 10 adults (age 45+ or with physical disability)

Land and building lease with St. Andrew's Episcopal Church

Use the QR code below to subscribe to our **Village View** quarterly newsletter and visit our website at www.weshinepdx.org to see past issues and other news items.



WeShine is an official designated 501(c)(3) public charity. EIN: 86-3660280

Attachment D: Habitat



August 12, 2026

My name is Sarah Radcliffe and I work with Habitat for Humanity Portland Region.

We build affordable homes across the metro region, from Gresham to Hillsboro. Our homes are permanently affordable, through the Community Land Trust model, in partnership with Proud Ground.

I'm here to share an example of how TIF funds can support this work and to provide a brief explanation of how lasting affordability works and why it is important.

First – the example. Habitat recently broke ground on a development in North Portland that will consist of 50 homes on three acres formerly owned by the Portland Water Bureau. These will be family-sized homes, certified Earth Advantage Platinum for energy efficiency. The community will be served by three common areas including a playground, and picnic area. This development, called True North, is funded through state, federal, and Metro sources, as well as TIF dollars.

In exchange for the opportunity to purchase a home at a below-market price, the homeowners at True North will agree to pay that benefit forward to the next homebuyer through a capped resale price. That is how Community Land Trust homeownership works. At resale, homeowners get back what they've paid down on their mortgage plus some equity, and the next homebuyer gets an affordable price.

The community land trust model grew out of the southern civil rights movement as a tool for establishing a new form of land tenure for black farmers,¹ but it has been recognized in this century as a key anti-displacement strategy in areas facing gentrification pressures.

Through an affordable sales price and a below market mortgage, we're able to deliver homes at a price point that the average household of color in Portland can actually afford – that is how Habitat is able to sell 70% of our homes to BIPOC households. Most of our homes are sold to households between 35-60% of Area Median Income, and we ensure that each household's total monthly payment is less than 34% of their income. By keeping these homes affordable for the long-term, Community Land Trusts are preserving pockets of affordability and diversity across neighborhoods for generations to come.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "S. Radcliffe".

Sarah Radcliffe, Director of Advocacy
Habitat for Humanity Portland Region

¹ <https://groundedsolutions.org/resources/community-land-trust-model-and-movement/>

Attachment E: Picnic in the Park



**EPAP Party in the Park
at Gateway Discovery
Park**

WEDNESDAY, AUGUST 26, 2026
From 06:00 to 9:00PM at
10520 NE Halsey St, Portland, OR 97220

[Start now](#)

THE EPAP PARTY IN THE PARK 2026 AT GATEWAY DISCOVERY PARK!

Dear EPAP community advocates, EPAP past awardees, community members whose work have been supported by EPAP advocacy/grants; you are all invited to the EPAP Party in the Park 2026. EPAP Party in the Park is a change for you to meet your neighbors, other community leaders, play games, or simply relax in gratitude that you are not alone in championing social issues. Come enjoy good food!!!!

Send your email reservation to Josee.Kangabe@portlandoregon.gov, or EPAP@Portlandoregon.gov. you can also use the provided link, or scan the QR Code

**PHYSICAL LOCATION: Gateway Discovery Park
10520 NE Halsey, Portland OR 97220**

EPAP Party in the Park at Gateway
Discovery Park



DRAFT

Attachment F: SOAR Analysis Document ([See Link](#))

Date	Sticky	Original SOAR	Updated SOAR	Potential Priorities	Investment Areas	Themes
June & July 2026	Increase in income access	Aspiration		Improvement for economic opportunity, job access, better income	Economic Development	Affordability
June & July 2026	Small main streets in majority of E205 neighborhoods	Aspiration		Improvement for economic opportunity	Economic Development	Infrastructure
June & July 2026	Community owned asset & enterprises	Aspiration		Community Development - Community owned models	Economic Development	Models of community ownership
June & July 2026	Family spaces community gathering spaces	Aspiration		Livability Improvement - 3rd places	Economic Development	Third spaces
June & July 2026	Community Center on 162nd and Division	Aspiration		Livability Improvement	Economic Development	Third spaces
June & July 2026	Prosper funds only go to low income residents and not subsidizing business profits or rental income	Aspiration		Housing Affordability	Housing	Affordability
June & July 2026	Mixed income cross subsidy housing	Aspiration		Housing Affordability and provision of mixed-income housing	Housing	Housing Stability
June & July 2026	Mixed income healthy housing	Aspiration		Housing Affordability and provision of mixed-income housing	Housing	Housing Stability
June & July 2026	Mix income housing types	Aspiration		Help people stay housed and stable	Housing	Housing Stability
June & July 2026	Use eminent domain to drive out absentee landlords, vacant lots, and zombie houses	Aspiration		Help people stay housed and stable	Housing	Vacant Spaces
June & July 2026	People can live car-free ("car-lite") and walk/roll where they need to go	Aspiration		Walkability Improvement	Infrastructure: Multimodal transportation	Walkability
June & July 2026	Honor connectivity with Gorge, Hood, Powell Butte, Kelly Butte, and Glendower	Aspiration		Access to green and recreational space	Infrastructure: Open spaces and roads	Infrastructure
June & July 2026	Increase urban canopy	Aspiration		Greenpace	Infrastructure: Tree Canopy	Infrastructure
June & July 2026	Maintain Community Feel	Aspiration		Community Development	Multiple	15-min Neighborhoods
June & July 2026	No one has to worry about losing their housing/healthcare	Aspiration		Help people stay housed and stable; Improved healthcare outcomes	Multiple	Affordability
June & July 2026	A slower pace part of Portland with availability to big city perks (diversity of foods)	Aspiration	Strength	Livability Improvement	Multiple	Infrastructure
June & July 2026	Safer streets and more community events	Aspiration		Livability Improvement	Multiple	Infrastructure
June & July 2026	Making sure we build true partnership and not symbolic partnerships to check a box	Aspiration		Improvement in engagement quality	Multiple	Partnerships
June & July 2026	Connecting those in decision making positions to those in community	Aspiration		Improvement for economic opportunity, government and community relationships	Multiple	Partnerships
June & July 2026	Families feel connected and seen in their neighborhoods	Aspiration		Livability Improvement	Multiple	Third spaces

Themes	Meritors
Housing Stability	14
Infrastructure	14
Third spaces	12
Economic Development	12
Affordability	11
Walkability	5
Models of community ownership	5
15-min Neighborhoods	4
Vacant Spaces	4
Partnerships	2
Safety	1
Models of community ownership	1
Preserve/Improve/Rehab homes	



June & July 2026	Major arts, recreation and/or education assets that incentivize density	Aspiration		Community Development	Multiple	Third spaces
June & July 2026	Walkable Neighborhoods	Aspiration		Walkability Improvement -15 min nodes	Multiple	Walkability
June & July 2026	Creates networks of green spaces	Aspiration		Greenspace	Multiple, Infrastructure: Open Spaces and connectivity	Infrastructure
June & July 2026	Education is excellent for littles all the way through elders	Aspiration		Community Development: Education	Other	Community Organizations
June & July 2026	Spaces for youth to be creative	Opportunities	Aspirations	Creative Space and opportunities for youth	Economic Development	Third spaces
June & July 2026	Small scale groceries	Opportunities		Support for small scale grocery stores	Economic Development: Affordability	
June & July 2026	Centering small businesses	Opportunities		Support for small businesses	Economic Development: Economic Development	
June & July 2026	Add more manufacturing opportunities or create a large skilled labor force	Opportunities		Upskilling, trades, non-college degrees opportunities	Economic Development: Economic Development	
June & July 2026	Growth-economic development	Opportunities	Aspiration	Economic Development - More provision of ec dev opportunities	Economic Development: Economic Development	
June & July 2026	Gathering space with cultural food options like Rockwood Market Hall	Opportunities	Aspirations	Food Halls	Economic Development: Economic Development	
June & July 2026	Childcare centers	Opportunities		More provision of child care	Economic Development: Economic Development	
June & July 2026	Affordable homeownership with proven models like land trust	Opportunities		More land trusts models for housing	Housing	Affordability
June & July 2026	Driving down the costs of low income homeownership instead of subsidies	Opportunities			Housing	Affordability
June & July 2026	Growth – Housing	Opportunities	Aspiration	Housing - More provision of housing	Housing	Affordability
June & July 2026	A branded cultural district like Jade Market	Opportunities		Cultural Signage	Infrastructure	Infrastructure
June & July 2026	How do we fund improvements in urban canopy?	Opportunities		Improve tree canopy	Infrastructure: Tree Canopy	Infrastructure
June & July 2026	Superblocks	Opportunities		15 min nodal spaces	Multiple	15-min Neighborhoods
June & July 2026	15 minute neighborhoods	Opportunities		Similar to superblocks	Multiple	15-min Neighborhoods
June & July 2026	A lot of room for growing peoples identity with the neighborhood	Opportunities		Cultural diversity preservation	Multiple	15-min Neighborhoods
June & July 2026	3rd spaces - places to gather	Opportunities		Create more 3rd spaces	Multiple	Third spaces
June & July 2026	Plazas - community owned	Opportunities	Aspirations	Explore community-owned models	Multiple	Third spaces
June & July 2026	Centering people spaces	Opportunities		3rd spaces	Multiple	Third spaces
June & July 2026	Land for public open (but covered) plazas	Opportunities			Multiple	Third spaces
June & July 2026	Flexibility with creative spaces in public domains. Available parking and transit access. (E.g. events in parks, youth spaces in libraries)	Opportunities		Activations of open spaces, parking lots, etc	Multiple	Third spaces

June & July 2026	Vacant lots to take over	Opportunities		Reduce Vacant spaces	Multiple	Vacant Spaces
June & July 2026	Several vacant properties with potential for investments	Opportunities		Reduce Vacant spaces	Multiple	Vacant Spaces
June & July 2026	preventing displacement, not pushing communities of color out, investment	Opportunities	Aspiration	Prevent Displacement	Multiple	Housing Stability
June & July 2026	Big lots that are unused/abandoned buildings	Opportunities		Reduce Vacant spaces	Multiple	Vacant Spaces
June & July 2026	Farms to Parks	Opportunities		Access to Open Spaces	Multiple, Infrastructure: Open spaces	Infrastructure
June & July 2026	Creative economic model Incubator	Opportunities	Aspirations	Small Business Incubator	Economic Development: Economic Development	
June & July 2026	Diversity in job creation	Results		Improve diverse opportunities	Economic Development: Economic Development	
June & July 2026	Everyone who wants to work can find a solid, stable, sufficient job	Results		Improve employment and economic stability	Economic Development: Economic Development	
June & July 2026	% of residents whose housing affordability improved	Results		Neighborhood stability	Housing	Affordability
June & July 2026	Permanently affordable housing	Results		Help people stay housed and stable	Housing	Affordability
June & July 2026	Renters don't experience huge rent increase	Results		Help people stay housed and stable	Housing	Housing Stability
June & July 2026	Less rent burdened	Results		Help people stay housed and stable	Housing	Housing Stability
June & July 2026	Higher ownership	Results		Help people stay housed and stable	Housing	Housing Stability
June & July 2026	Long term housing stability	Results	Aspiration	Help people stay housed and stable	Housing	Housing Stability
June & July 2026	% of residents displaced	Results		Neighborhood stability	Housing	Housing Stability
June & July 2026	Affordable housing, homeownership, fewer evictions, lower displacements, investments	Results		Help people stay housed and stable	Housing	Housing Stability
June & July 2026	Start walking anywhere in the district & get safely anywhere else	Results		Walkability Improvement	Infrastructure: Multimodal transportation	Walkability
June & July 2026	People out in neighborhoods walking/biking	Results		Walkability Improvement	Infrastructure: Multimodal transportation	Walkability
June & July 2026	Every "node" is walkable, affordable, and includes open public space	Results	Aspiration	Walkability Improvement	Infrastructure: Open spaces	Walkability
June & July 2026	Convenient access to parks	Results		Access to green and recreational space	Infrastructure: Open spaces	Third spaces
June & July 2026	Lower child poverty rates	Results		Improve lives of children	Multiple	Affordability
June & July 2026	Fewer people need substance abuse & mental health services but they have access if they need them	Results		Improve healthcare outcomes	Multiple	Community Organizations
June & July 2026	% of residents who wouldn't move away if they had the means to	Results		Neighborhood stability	Multiple	Housing Stability
June & July 2026	Reduced crime rates	Results		Livability Improvement	Multiple	Safety
June & July 2026	A newcomer can find a place here & resources without friction/struggle	Results		Livability Improvement	Multiple	Third spaces

June & July 2026	% of residents who feel neighborhoods is safe & healthy	Results		Livability Improvement	Multiple	
June & July 2026	% of residents who believe neighborhoods is being improved for them	Results		Livability Improvement	Multiple	
June & July 2026	Culturally specific grocery stores/markets/restaurants	Strength		Culturally relevant small businesses	Economic Development, Economic Development	
June & July 2026	Opportunities to occupy vacant buildings	Strength	Opportunities	Reduce Vacant spaces	Economic Development, Economic Development	
June & July 2026	Diversity, Open land, opportunities for growth, services anchored in Community	Strength		Provide opportunities for diverse, culturally relevant services	Economic Development, Infrastructure, community organizations	Neighborhood
June & July 2026	Relative affordability	Strength		Preserve Affordability	Housing	Affordability
June & July 2026	Long time homeowners/single family lots	Strength		Keep long time homeowners in the district	Housing	Housing Stability
June & July 2026	A large variety of apartment complexes	Strength		Preserve and improve existing multi-unit housing	Housing	Housing Stability
June & July 2026	Big old growth trees	Strength		Conservation of trees	Infrastructure: Tree Canopy	Infrastructure
June & July 2026	Neighborhood parks: Powell Butte as anchor for park network	Strength		Preserve and expand access to open spaces	Infrastructure: Open spaces	Infrastructure
June & July 2026	Open roads and little traffic congestion compared to other parts of Portland	Strength		Keep them with little traffic	Infrastructure: Roads	Infrastructure
June & July 2026	Transit: Division St. Rapid 122nd	Strength		Transit	Infrastructure: Transit	Infrastructure
June & July 2026	Public transit: availability/frequency	Strength		Preserve availability and frequency	Infrastructure: Transit	Infrastructure
June & July 2026	Families	Strength		Family serving businesses, housing & Infrastructure	Multiple	Economic development, Housing Stability
June & July 2026	Strong community organizations	Strength		Preserve CBOs	Multiple?	Community Organizations
June & July 2026	A lot of non-profits and human resources	Strength		Keep and provide opportunities to continue to have them around	Multiple?	Community Organizations
June & July 2026	Large presence of nonprofits and human services	Strength		Keep and provide opportunities to continue to have them around	Multiple?	Community Organizations
June & July 2026	Public school (geographic distribution)	Strength		Access to education	Multiple?	

Summary			
Strengths	Opportunities	Aspirations	Results
in Dist: Culturally specific, ethnic, small format grocery stores, markets & restaurants	Centering small businesses, small scale grocery stores, grow into cultural identities, provision of child care	Inflow: Increase income access	Outflow: Access to jobs
Strong community-based organizations and service providers	Small business incubator, youth programs (i.e. creative spaces, workforce development)	Community owned assets and enterprises	Lower child poverty rate
Housing:	Housing:	Housing:	Housing:

Housing Affordability	Affordable homeownership options with proven concepts, like unit trusts	Expand income cross-subsidy, healthy, diverse housing options	Permanent affordable housing; renters don't experience huge rent increases, less rent burden, more homeownership, fewer evictions.
Long-term single family homeowners		Income stability for low-income residents	More people afford housing, affordability improved
Large variety of apartment complexes			
Infrastructure:	Infrastructure:	Infrastructure:	Infrastructure:
Anchor neighborhood parks (e.g. Powell Butte)	Blend of district identity and cultural mores	Historic connectivity with the Oregon Highway, Powell Butte, Kelly Butte, and downtown	Safe, walkable, laneable streets
Blue oak trees	Increase Tree Canopy	Increase urban canopy	
Transit frequency		Safe streets	
	All:	All:	All:
	Superblocks, 15-min neighborhood, main streets in walkable and the center.	Community Center, farm land and community gathering spaces	Every mile is walkable, safe and has access to public spaces
	Vacant space creative use	Reduce vacant lots/spaces	No of residents that feel safe, neighborhood has been improved for them, residents that don't move away even if they could
			*Fewer people need substance abuse and mental health but they have access to them and it's