# DRAFT EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

**Meeting Details:**

**Date:** October 14, 2026 **Time:** 5:30 pm to 7:30 pm
**Location:** Rosewood Initiative **Online:** Zoom

**Attendees (In-Person/Online):**

| Name | Role | Name | Role |
|---|---|---|---|
| Daniel Carrillo | CLC | Raul Preciado Mendez | Portland Housing Bureau (PHB) |
| David Linn | CLC | Anielis Raas | Prosper Portland |
| Wes Ayers | CLC | Angela Nguyen-Ta | Prosper Portland |
| Karen Wolfgang | CLC | Alonzo Chadwick | Facilitator |
| Olena Borova | CLC | Beth Blumklotz | Community Liaison |
| Parker Fitzpatrick | CLC | | |
| ShaToyia Bentley | CLC Co-Chair | | |
| Tami Booth | CLC Co-Chair | | |
| Eric Knox | CLC | | |
| Emily Hutsell | CLC | | |

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**Meeting Minutes:**

Meeting commenced at 5:38 pm

1. **Welcome and Roll Call**
   Alonzo Chadwick (Facilitator) started the meeting and conducted the roll call. The CLC and staff responded to the icebreaker question.

2. **Meeting Objectives and Agreements**
   Alonzo reviewed the meeting objectives and the group's meeting agreements.

3. **Public Comment**
   Sonia Odighizuwa - (Homeowner): Shared opportunity for job creation through roof cleaning.

   Dan Zalkow – (Works for Multnomah County): Share the information about property for sale in the East 205 district. Outlined the process for the sale and purchase process of the property.

4. **CLC Roadmap and Work Plan**

   Raul Preciado Mendez (Portland Housing Bureau) reviewed the roadmap and work plan for the Five-Year Action Plan.

5. **Housing Investment Priorities**
   Raul walked the CLC through the Housing Investment Priorities activity and packet (Attachment A).
   a. <u>A brief overview of the responses to the requests for Data</u>

      Raul reviewed the data packet and walked through the main themes asked for by the CLC.

   b. <u>Introduction to the Data Packet provided to the committee</u>
      Raul reviewed the data based on the highlighted the data questions and themes asked by the CLC so far:

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- Vacant Properties: Overview of current vacant properties in the district in comparison to the City of Portland.
    - Questions and Discussions asked by the CLC include:
        - Daniel Carrillo (CLC): Are underutilized lands not currently being developed upon? Raul responded that land with this designation has the potential to be developed or is currently vacant.
        - Daniel Carrillo (CLC): Clarification on vacant lot sizes in Portland and East 205. Raul clarified the average sizing of the parcels.
        - Anielis asked for clarification of square footage to acreage. Brian shared that 43,560 is equal to one acre.
        - Parker Fitzpatrick (CLC) wrote in the chat: So "underutilized" in terms of use for HOUSING, right? (I'm thinking of the Golf Course example.) Raul confirmed.
- Vacancy Rate in East Portland: Overview of the percentage of vacancies in East Portland in comparison to Portland overall. Raul notes that vacancy in East Portland is comparable to Portland overall.
- Affordability in Portland: Overview of home unit size and affordability in District 1.
    - Questions and Discussions asked by the CLC include:
        - Tami Booth (CLC Co-Chair): Who is counted in the data? Raul shared the State of Housing Report and Census Tract data and noted potential data gathering discrepancies.

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        - Karen Wolfgang (CLC) wrote in the chat: Is Rental housing (non apartments) or homeownership included in vacancy rates? Raul responded that the data does include rental housing.
        - Olena Borova (CLC): The data is not from naturally affordable housing rate? Raul shared that the data is not separated and can be included.
        - Karen wrote in the chat: Some other data I was hoping for … ~ ROI from housing programs toward these priorities. $xM creates y outcomes through these investments. Raul clarified that some of the data is included in the packet and that it can be difficult to nail down the success of programs but the CLC can define the outcomes to determine the success.
    - Limits in Data Packet: Raul explained that there are limitations in the data packet due to confidentiality or unable to access such data.

c. Brainstorm and Parking Lot Whiteboard Activity
   Raul and Alonzo introduced the brainstorm and parking lot whiteboard activity to help guide the CLC in developing their first draft housing priorities.

   The CLC shared out their brainstorm with the group. (See Attachment B: In-Person Group 1 Notes, Attachment C: In-Person Group 2 Notes, Attachment D: Online Group Notes, Attachment E: Whiteboard)

   In Person Group 1: Eric Knox, Daniel Carrillo, Emily Hutsell

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In Person Group 2: ShaToyia Bentley, Tami Booth, Wes Ayers, Olena Borova
Online Group: Parker Fitzpatrick, Karen Wolfgang, Alonzo Chadwick (Facilitator)

Parker Fitzpatrick wrote in the chat at 6:43pm regarding the breakout activity: “Note to the Chairs, for the record, I may submit (yet another) 192 objection around this breakout process. But I'm not asking you to do anything other than capture this for the record.” The note was acknowledged by Alonzo Chadwick at 6:44pm.

Questions and Discussion by the CLC includes:

- Emily Hutsell (CLC): Highlight group discussion point of community building programming that results from pathways such as housing
- Olena Borova (CLC): Highlighted the poverty trap for residents in East Portland, primarily immigrant communities and how could the Action Plan address it. Raul responded with the phenomenon of the benefits cliff but rather it is not the main problem but rather it is due to lack of access to benefits.
- ShaToyia Bentley (CLC Co-Chair): Outlined the benefits of mixed income housing and noting the agreement with fellow CLC members.
- Eric Knox (CLC): Shared housing experience in the Dominican Republic through mixed use and sharing a nearby neighborhood where there is a mixed use for live, work, play.
- Parker Fitzpatrick (CLC) shared in the chat: To support what ShaToyia offered about mixed-incomes, it's also important as a way to protect and increase area-values.

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Concentration of one economic profile creates both upward and downward pressure. Which excludes people and re-enforcing inequality. It's sad, but true, that wealth-segregated districts push property values up and down depending on CONCENTRATIONS of demographics.

- Wes Ayers (CLC): The ideas shared by the CLC could be led to be implemented in “sticks and bricks” qualification of TIF.

White Board Activity (Attachment D)

d. Refining List
To be continued at the next meeting.

6. Consent Agenda: September CLC Meeting Minutes Approval

Meeting in November reschedule options: November 4th or November 10th due to Veterans Day Holiday. The CLC will receive an email poll to determine the November meeting.

September Meeting Minutes (Olena, Daniel) Unanimously passes.

7. Bylaws Updates
The bylaws review have been returned to the Co-Chairs, and they will be reviewing the information before bringing it forth with the CLC for a vote.

8. Community Updates and Next Step

Community Updates:

- Community Liaison: TIF Coffee chats and ask for the CLC to help with distributing information about the coffee chats.
- CLC:
    - ShaToyia Bentley: Ebony Collective is hosting an open house and highlighting the work in the district. DATE?? 5:30 to 7:30 pm

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- Olena Borova: Plaza 122nd: Affordable office space for the businesses in the area, spread the word!
- Tami Booth: East Portland Action Plan's role in East Portland and engagement opportunities. (See Link: )

Meeting concluded at 7:28 pm

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## Attachments

Attachment A: Housing Investment Priorities

[INSERT LINK TO PHB DOCS]

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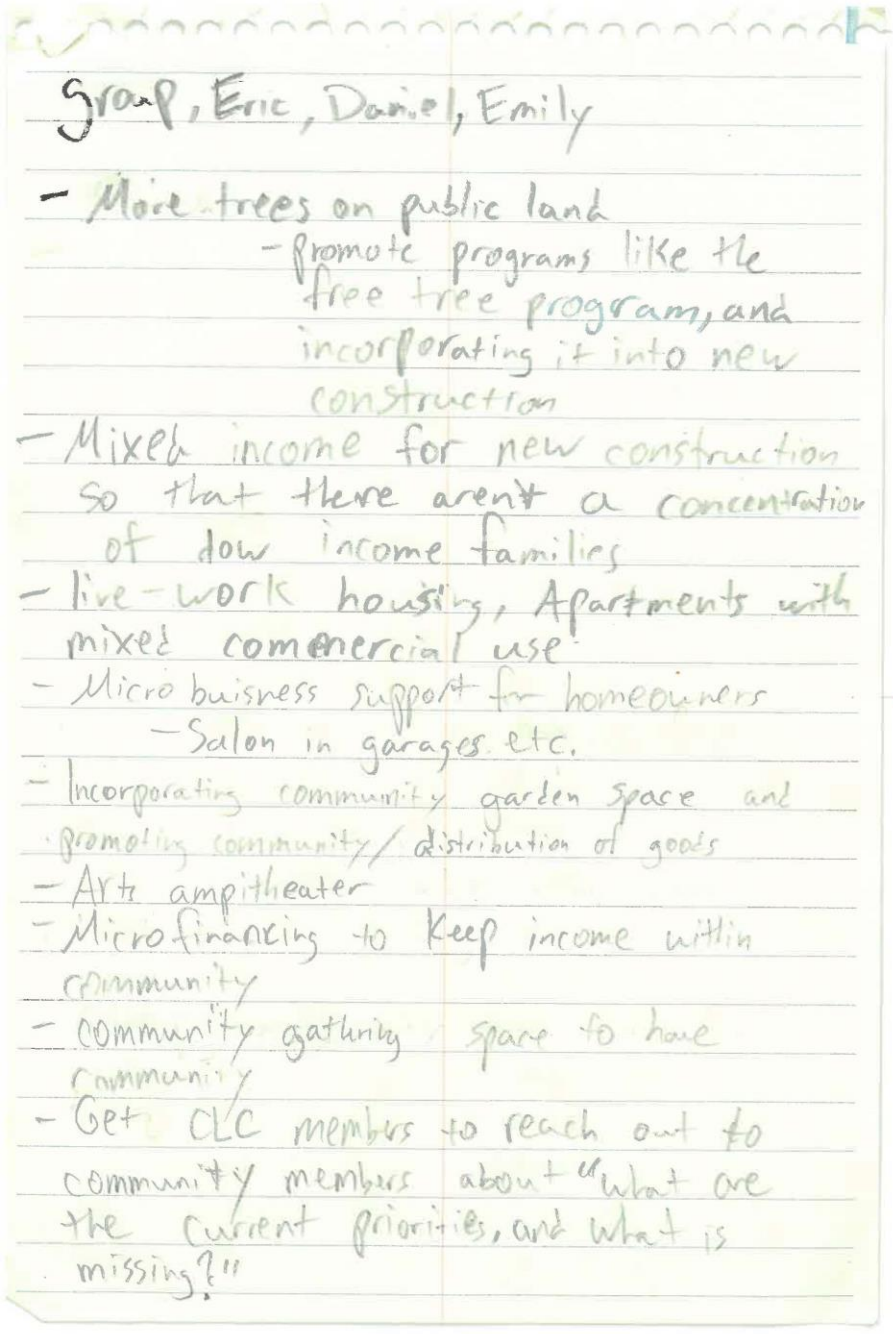
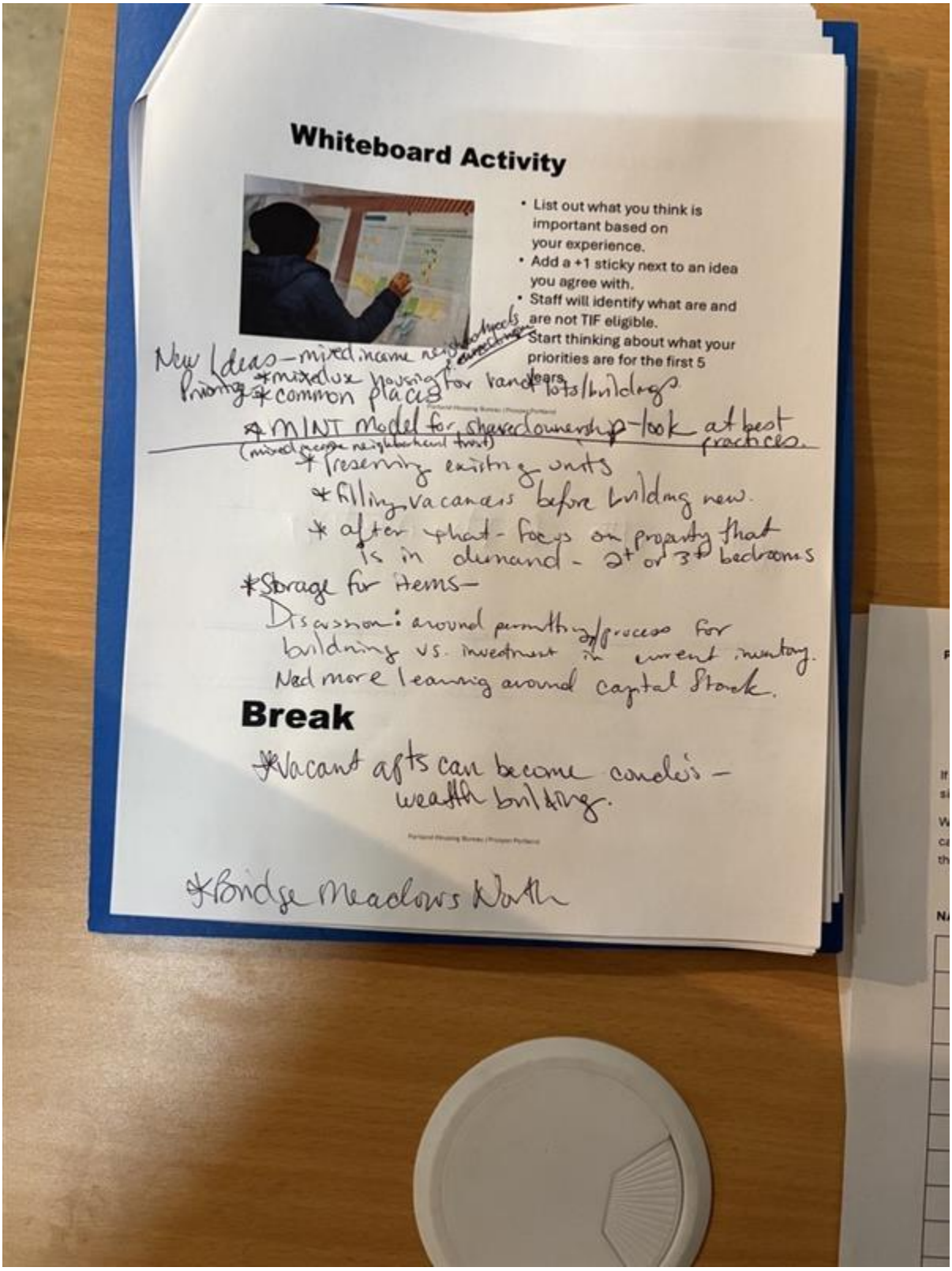
Attachment B: In-Person Group 1 Notes



Group, Eric, Daniel, Emily

- More trees on public land
  - promote programs like the free tree program, and incorporating it into new construction
- Mixed income for new construction so that there aren't a concentration of low income families
- live-work housing, Apartments with mixed comenercial use
- Micro buisness support for homeowners
  - Salon in garages etc.
- Incorporating community garden space and promoting community/ distribution of goods
- Art ampitheater
- Microfinancing to keep income within community
- community gathering spare to have community
- Get CLC members to reach out to community members about "what are the current priorities, and what is missing?"

Attachment C: In Person Group 2 Notes



Attachment D: Online Group Notes:

1. Get one project done, one property back on the tax rolls, and build on success.
2. Flexible housing options, such as pre-approved design modules that can be added or subtracted as households' needs change.
3. An effective identification and non-bureau-specific queuing system for emergent problems would be arguably more important than any given program. When a person has a problem or need, they can get their challenges reliably addressed.

Parker Fitzpatrick: I don't know how large the parcel at the MULTIPLEX is, but large parcels are perfect for climate resilient, family, affordable housing modelled on successful neighborhoods like "New Columbia" (around McCoy Park). Manufactured Housing is routinely overlooked as a model for single family living for people who will struggle with the price of a "conventional" home. Mfg.Home parks are an excellent version of the "village" development trend. They also present great opportunities for culturally-centered communities.

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# Whiteboard Activity



- List out what you think is important based on your experience.
- Add a +1 sticky next to an idea you agree with.
- Staff will identify what are and are not TIF eligible.
- Start thinking about what your priorities are for the first 5 years.

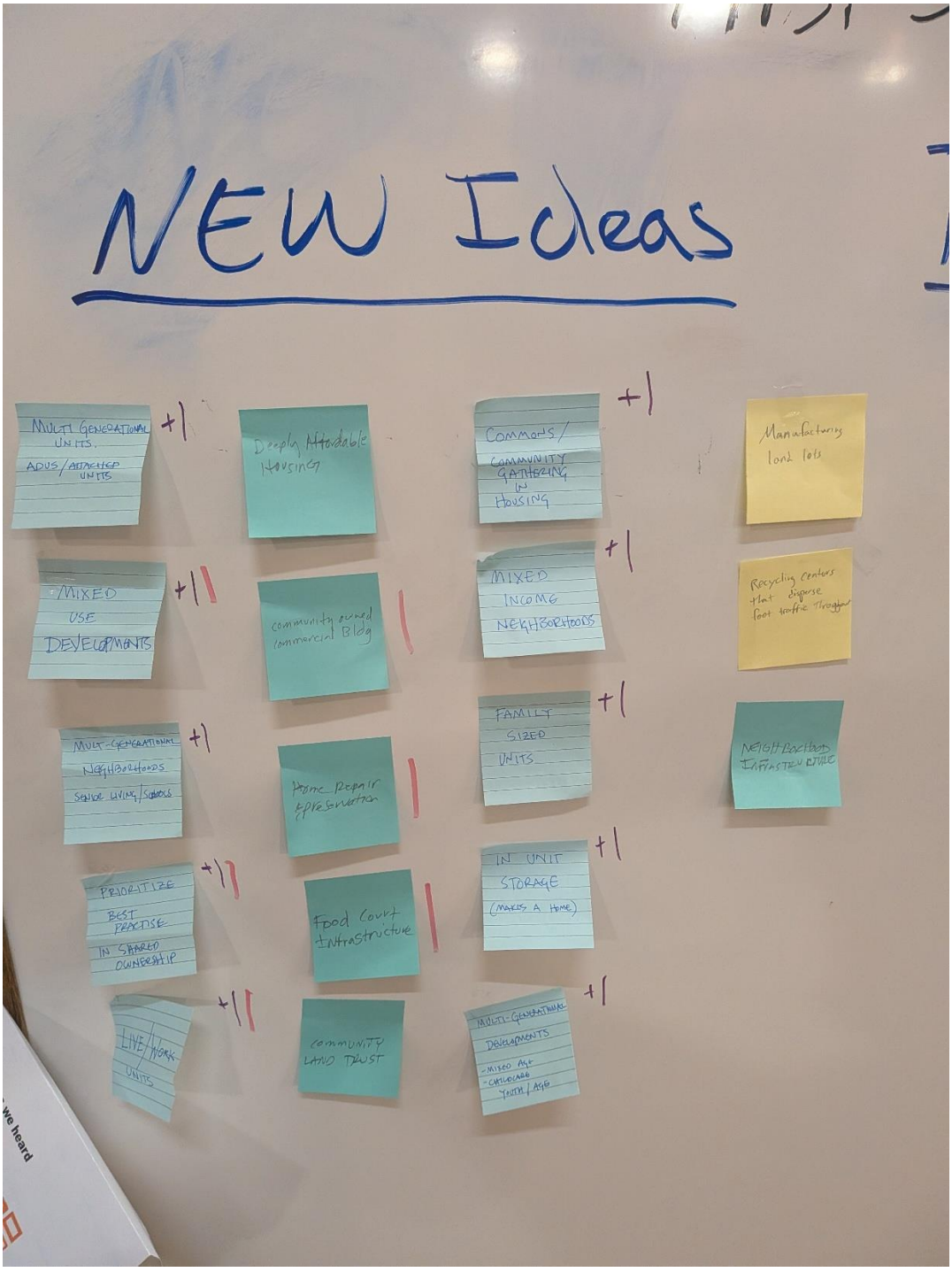


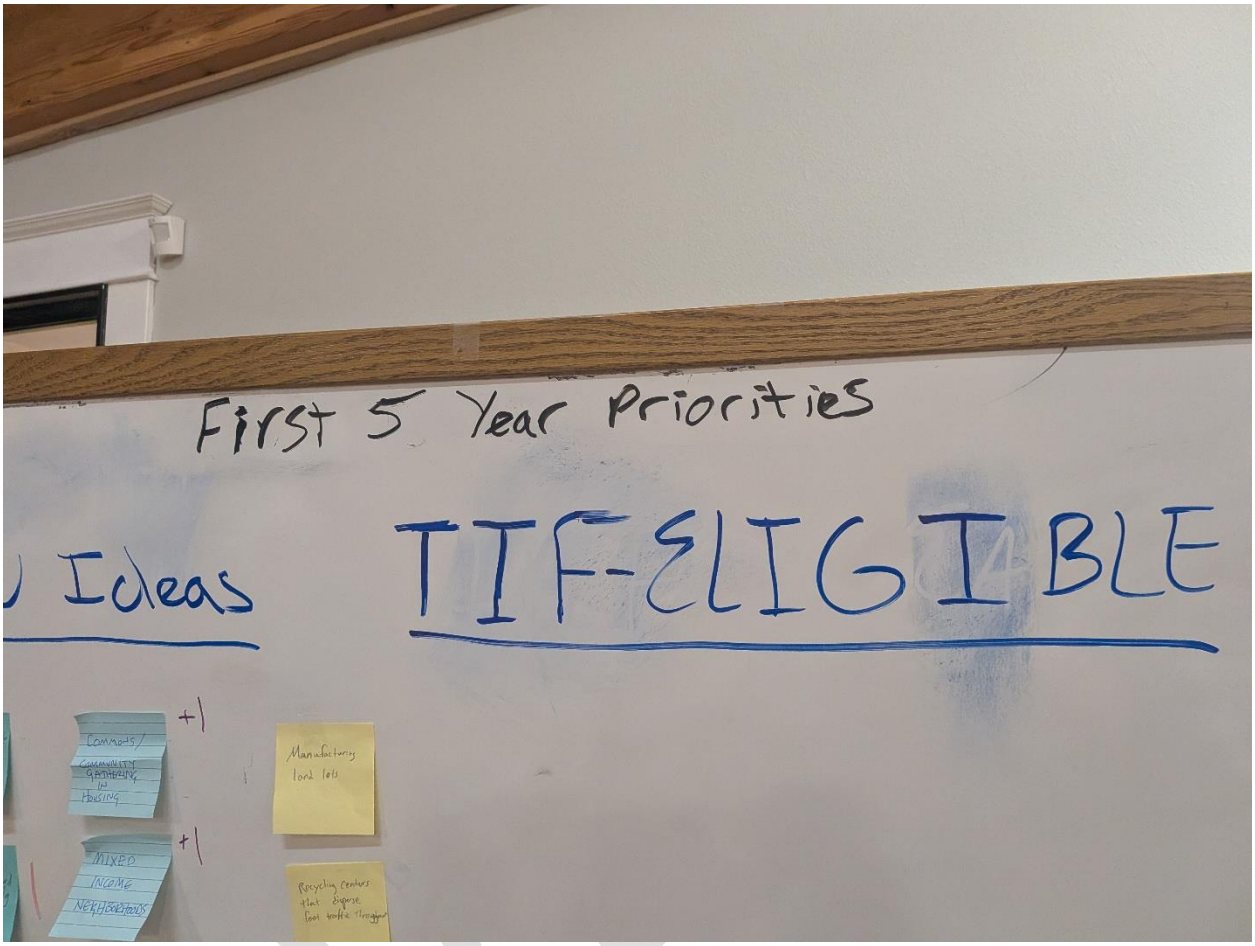
* Housing for Seniors ?
* How will we know which outcomes are obtained
* one project and be successful & pick something else (build upon)
* Hanson Building going up for sale.
  * Housing
  * Modular spaces
  * Housing that can have ADU's on it.
  * Flexible use.
  * Manufactured housing
  * Retro fitted containers as skeletons.

**Break**

* Queuing people's concerns

Attachment E: Whiteboard Activity




First 5 Year Priorities
Ideas
TIF-ELIGIBLE
+1
Manufacturing
land lots
+1
MIXED
INCOME
NEIGHBORHOODS

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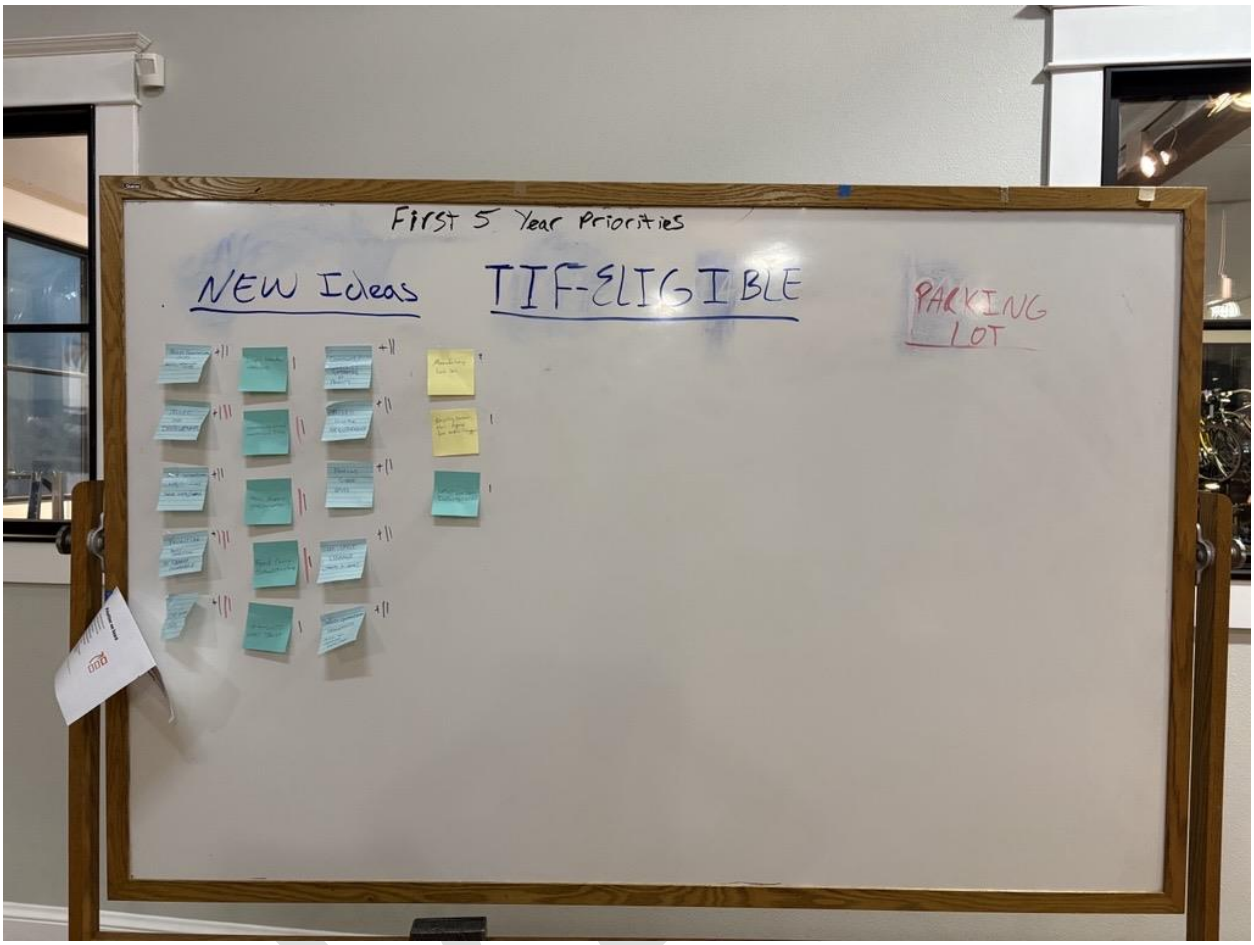


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Whiteboard Activity Transcribed:

| **First Five- Year Priorities** | Last Updated: 10/22/2026 | | |
|---|---|---|---|
| | | | |
| **New Ideas** | **Upvotes on New Ideas (October 2026)** | **TIF Eligible** | **Parking Lot** |
| Multi-Generational Units ADUs/ Attached Units | 1 | | |
| Mixed Use Developments | 2 | | |
| Multi-Generational Neighborhoods Senior Living/School | 1 | | |
| Prioritize Best Practice in shared ownership | 2 | | |
| Live/Work Unites | 2 | | |
| Deeply Affordable Housing | 0 | | |
| Community Owned Commercial Building | 1 | | |
| Home Repair & Preservation | 1 | | |
| Food Court Infrastructure | 1 | | |
| Community Land Trust | 0 | | |
| Commons/Community Gathering in Housing | 1 | | |
| Mixed Income Neighborhoods | 1 | | |
| Family Sized Units | 1 | | |
| In Unit Storage (Makes a Home) | 1 | | |

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|---|---|
| Multi-Generational Developments<br>- Mixed Age<br>- Childcare youth/age | 1 |
| Manufactured Land Lots | 0 |
| Recycling centers that disperse foot traffic throughout | 0 |
| Neighborhood Infrastructure | 0 |

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