

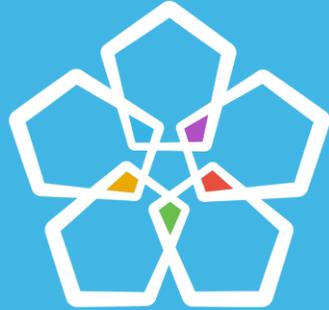
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# East 205 TIF District

**Community Leadership Committee Meeting  
March 2026**



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## Roll Call

What is your favorite way to eat potatoes?

# Agenda

1. Welcome!
2. Roll Call
3. Meeting Minutes
4. **Meeting Recording**  **CLC Decision Items**
5. **Term Lengths, removal of members, co-chair elections**
6. BREAK
7. District Context and Data
8. Community Updates & Public Comment

# 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

# Objectives

## Decisions:

1. Meeting Recording
2. Term Lengths, removal of members, co-chair elections

*CLC members will review data points of East 205 TIF District*

# Administrative Items



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# Confirm Meeting Minutes



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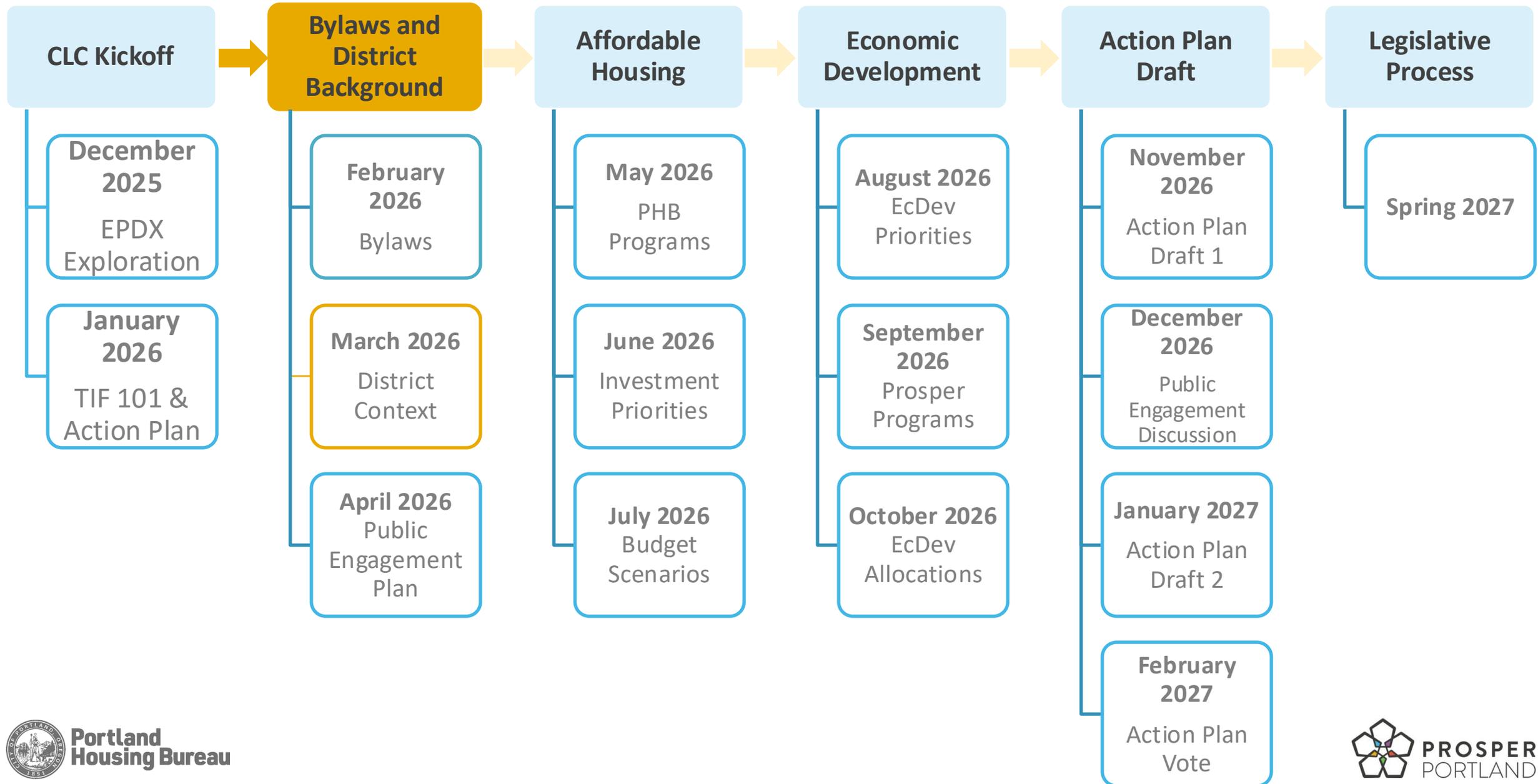
# Public Participation Guidelines

- CLC meetings are open to the public
- Public invited to comment at end of meeting
- Public asked to observe and listen
- Reserve discussion / questions / activity participation to members only

## Provide Public Comment

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

# CLC Roadmap

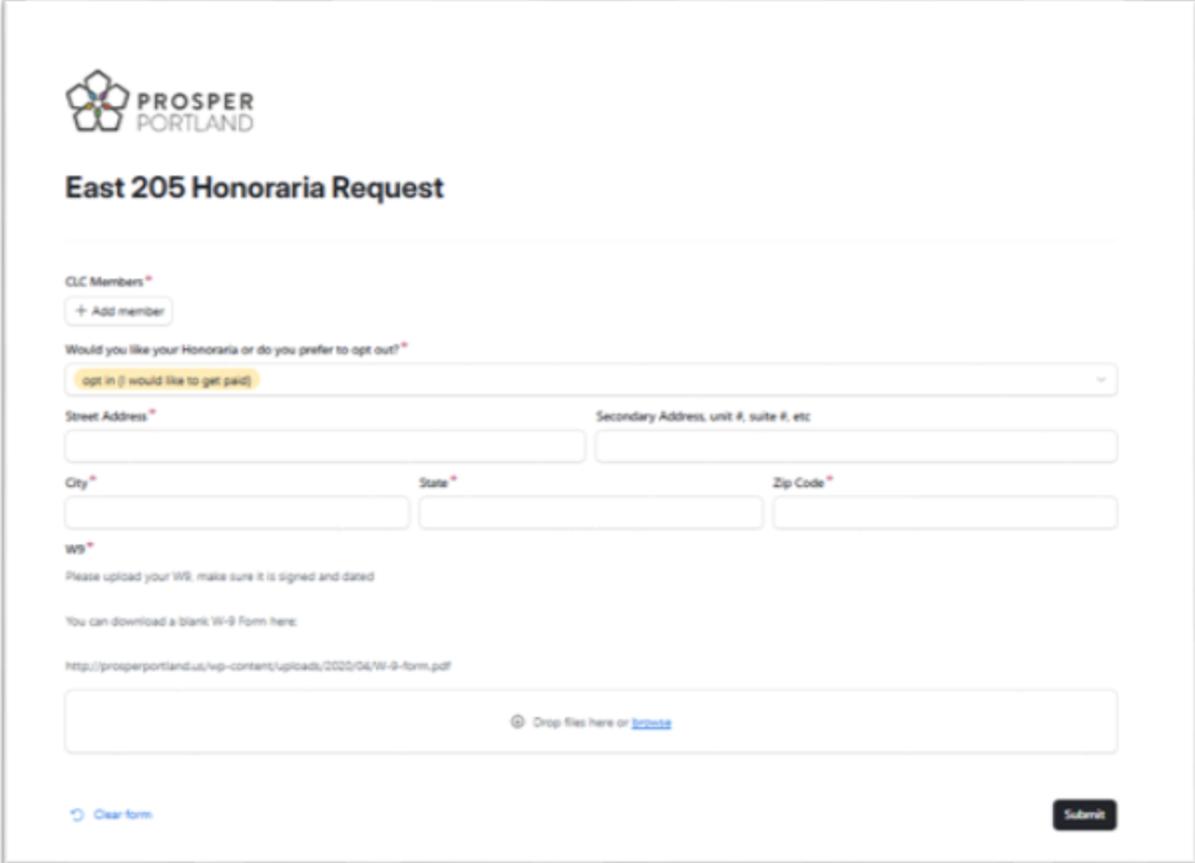


# CLC Honoraria

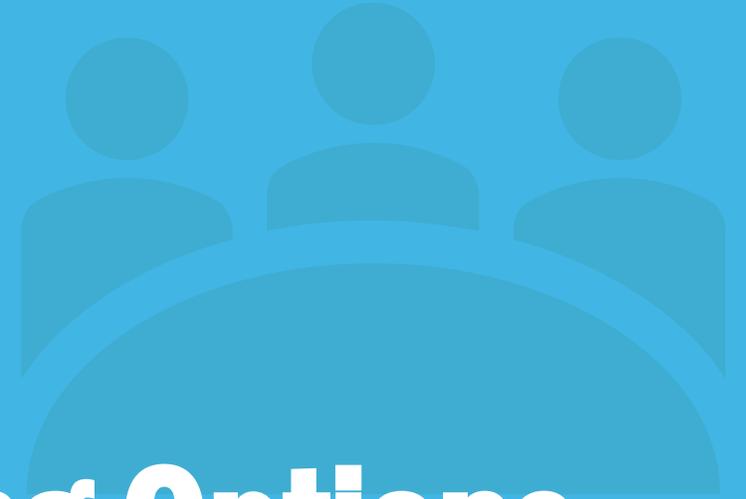
- Managed by Prosper Portland
- Attendance Tracking
- Quarterly Stipend Payment Cadence

## Step to Complete:

Follow [this link](#) to submit your information



The screenshot shows a web form titled "East 205 Honoraria Request" from Prosper Portland. The form includes a "CLC Members" section with an "Add member" button. A dropdown menu asks "Would you like your Honoraria or do you prefer to opt out?" with "opt in (I would like to get paid)" selected. Below are input fields for "Street Address", "Secondary Address, unit #, suite #, etc.", "City", "State", and "Zip Code". A "W9" section instructs users to upload a signed and dated W9 form, with a link to download a blank form: <http://prosperportland.us/wp-content/uploads/2020/04/W-9-form.pdf>. A file upload area is provided with the text "Drop files here or [browse](#)". At the bottom, there are "Clear form" and "Submit" buttons.



# Public Meeting Recording Options



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# Public Meetings Recording ORS 192.650

## 7. Minutes and Recordkeeping

A governing body must provide for written minutes of its meetings and executive sessions, or sound, video, or digital recordings.<sup>729</sup> The written minutes or recording must include at least the following information:

- Members present;
- Motions, proposals, resolutions, orders, ordinances and measures proposed and their disposition;
- Results of all votes; and, the vote of each member by name, except for public bodies consisting of more than 25 members unless recording by name is requested by a member of that body;
- The substance of any discussion on any matter; and
- A reference to any document discussed at the meeting, unless even a reference to the document is exempt under Public Records Law.<sup>730</sup>

Written minutes need not be a verbatim transcript, and a sound, video, or digital recording is not required to contain a full recording of the meeting, except as otherwise provided by law.<sup>731</sup> However, the minutes or recording must contain the above information and must give “a true reflection of the matters discussed at the meeting and the views of the participants.”<sup>732</sup> See [Appendix J-9](#) for sample minutes.

# Public Meeting Recording Options

## Meeting Minutes (Written)

### Benefits

- Ability to understand meeting content "at a glance"
- Decisions, votes, action items, and agreements clearly labelled and easy to locate
- Focuses on substantive meeting content

### Challenges

- Can oversimplify or omit nuanced parts of the conversation
- Manual Process
- Takes more time to make available to the public because process requires staff review, CLC review and vote to become official

# Public Meeting Recording Options

## Digital Recording (either Audio only or Audio + Visual)

### Benefits

- Captures nuance and tone
- Provides a complete, unfiltered history
- Supports precise transcription
- Recording stands as the permanent record without a vote

### Challenges

- Can bring out privacy or open dialogue concerns due to exact recording
- Audio only option: can be difficult to track who is speaking and following conversations
- AV option: technology problems can have significant impact, typically with staff run Zoom options
- AV option: added cost

# Public Meeting Recording Options

	Written	Audio	Audio + Visual Recording	
			Zoom	Professional Service
<b>Staffing</b>	No added staff	No added staff	No added staff	Professional Staffing w/paid service
<b>Cost</b>	No added cost	No added cost	Some added costs for upgraded service: \$129 per month	Added cost for professional service inclusive of staff, all equipment, set up and breakdown. Example: Open Signal is \$1,800/meeting
<b>Process</b>	Minutes drafted and confirmed by CLC at following meeting	Recording uploaded after each meeting	Recording uploaded after each meeting	

[From Oregon Public Meetings Law:](#) A governing body must provide for written minutes of its meetings and executive sessions, or sound, video, or digital recordings.... Written minutes need not be a verbatim transcript, and a sound, video, or digital recording is not required to contain a full recording of the meeting, except as otherwise provided by law

# How should staff record our meetings?



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# Length of Terms

## Determine length of terms moving forward

Currently:

7 seats serve for 3 years

6 seats serve for 2 years

Example From Cully:

Terms of 3 years

**Decision: How long should subsequent terms be?**

Currently, the terms are staggered to guarantee continuity

# Bylaws - Removal of Members

## VI.B. Absence Notice

Any member who does not give notice that they intend to be absent from a scheduled meeting for more than **25** percent of the meetings in any 12 months of the service will be removed by the Bureau Director.

### Decision:

**When should members step away due to unexcused absences?**

**Note: 3 Meetings is 25%**

# Bylaws – Co-Chairs Terms

Does it run the same as term length or a set amount of time, i.e: 2 years

**Decision: How long should Co-Chairs terms be?**

# Co-Chairs Nominations



Nominate yourself or  
someone else



Share why you are  
nominating  
that person



Voting will take place  
next meeting

# Co-Chairs Responsibilities



Regular check-ins with city staff from PHB and Prosper Portland, Community Liaison and Facilitator



Create sub-committees as needed with input from CLC members



Co-develop agendas with City staff and Community Liaison

**Break!**



# Community Leadership Committee Role



Advises on and provides recommendations for 5-year action plans including investment priorities, budget allocations, and anticipated outcomes



Provides an annual report on TIF investments to City Council and Prosper Portland Board of Commissioners

# District Context



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# Elements of an Action Plan

1. Community Vision
2. Summary of Stakeholder Engagement
3. **District Context** & SOAR Analysis
4. Plan Goals, Investment Priorities, Outcomes, Measures of Success
5. Forecasted Budget
6. Governance & Implementation





# In Our E205 Neighborhood

## Demographics by Race/Ethnicity

Race	2024
<b>TOTAL</b>	<b>32k</b>
White	51%
Black	9%
Asian	11%
Latine	21%
Hawaiian/PI	2%
Native American	1%
One or More	24%

Source : US Census ACS 2024, 5 Year, Table B25140, Tracts: 90.01, 90.02, 91.01, 92.02, 92.03, 92.04, 98.04

## At a Glance (2024 Payroll Taxes)

Firms	9870
Employees	5192
Total Payroll	\$482.5M
Average Earnings	\$49k

## Small Businesses (2023)

Total	1148
Total Employees	6799
% Employed	69%
Total Payroll	\$311M
Average Earnings	\$46k

## Corridors

	122 <sup>nd</sup> Ave	Division
Firms	622	670
Employees	5192	4883
Total Sq Ft	388k	446k
Vacancy Rate	16%	23%
Market Rent per Sq Ft/Yr	\$21.44/Sq Ft	\$24.51/Sq Ft



## Commercial Real Estate – Q1 2026

Inventory (in 24 buildings)	554k Sq Ft
Vacancy Rate	19.4%
Market Asking Rent	\$20.26/Sq Ft

Source : Oregon Employment Department, 2024 QCEW & CoStar

# In Our E205 Neighborhood

Data from 2024 State of Housing Report using Gateway, 122nd/Division, and Centennial-Glenfair-Wilkes geographies

**Total Housing Units**  
 122/Div: 8,809  
 C-G-W: 10,970  
 Gateway: 21,612

**City Funded Affordable Units**  
 122/Div: 686  
 C-G-W: 429  
 Gateway: 1,304

**Median Home Sale Price**  
 122/Div: \$390,000  
 C-G-W: \$404,900  
 Gateway: \$433,700

**Homeownership Rate**  
 122/Div: 52%  
 C-G-W: 57%  
 Gateway: 55%

**Average Rental Prices by Unit Type**

122/Div	C-G-W	Gateway
Studio: \$889	Studio: \$1,179	Studio: \$1,013
1BR: \$1,035	1BR: \$1,014	1BR: \$1,160
2BR: \$1,186	2BR: \$1,209	2BR: \$1,302
3BR: \$1,440	3BR: \$1,479	3BR: \$1,552

**Homeownership Affordability by Household**  
*On average, homeownership is not affordable to:*

- 3-person extremely low-income
- 3-person low-income
- 3-person moderate-income
- Black
- Latine
- Pacific Islander
- Senior
- Single Mother
- Foreign-Born

Source : 2024 Portland State of Housing Report, City of Portland Housing Bureau

# East 205: What People Are Excited About



# Recap – December Meeting Breakout Session



# 1. What is something you love about our neighborhood/ district?





# Items of Interests & Updates

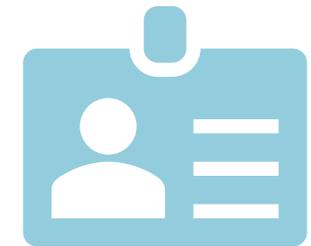
## CLC Members



## Community Liaison

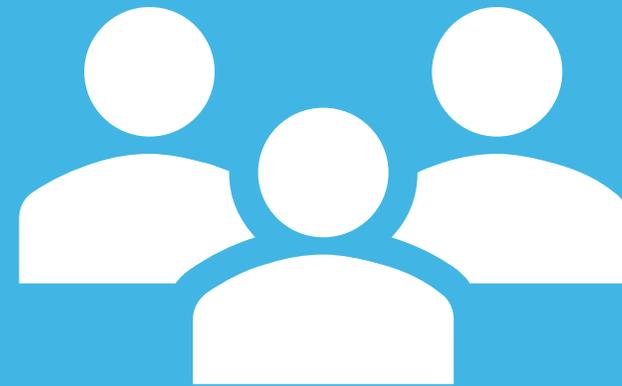


## Portland Housing Bureau & Prosper Portland



# Public Comment

02:00



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# Next Steps

- 1** Next Meeting: 2<sup>nd</sup> Wednesday, April 8<sup>th</sup> 2026
- 2** Honoraria Response
- 3** Review Bylaws Draft to approve next meeting

# 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 project staff.



## RSVP to meetings

- Let us know how you'll be attending meetings so we can prepare and order food.

## Prosper Portland Staff:

Raasa@prosperportland.us

## Portland Housing Bureau Staff:

Raul.preciadomendez@portlandoregon.gov

## Community Liaison:

Paula@rosewoodinitiative.org

## Project Email Address:

eastportlandtif@prosperportland.us