

# **82<sup>nd</sup> Avenue Area TIF District**

Community Leadership Meeting 5

April 15, 2026



# Agenda



1. Welcome and Introductions
  2. Roll Call & Guiding Agreements, Meeting Recap
  3. Admin Items: Roadmap, Items of Interest & Updates, Meeting Documentation
  4. District Context
- Break
5. CLC Vacancy Discussion
  6. Action Plan Introduction (Cully)
  7. Public Comment

**Objective:**  
Review district context and identify a path forward to fill the current committee vacancy.

# Public Participation Guidelines

- We welcome members of the public to CLC meetings!
- Thank you for being here.
- Public asked to observe and listen during the meeting, holding questions or comments for the public comment period at the end of the meeting.



## Provide Public Comment!

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

# Meet 82nd Ave Facilitator, Camille!

Camille E. Trummer is the Founder and Principal of Interplay, a values-driven social impact consultancy shaping justice-driven solutions for people, places, and our planet. Camille serves as a strategist and facilitator with over a decade of experience mobilizing communities, organizations, and individuals to address pressing societal issues. Recognized for her strategic communications and public engagement work, Camille has successfully designed strategies and campaigns for diverse organizations working to accelerate progress on complex social issues, including Amnesty International, B Corp, and the Office of Oregon Governor Tina Kotek. Recently honored with a Portland Business Journal 40 Under 40 Award, she is known for her impactful methodologies in community economic development, urban planning, environmental sustainability, and public health.



# Roll Call

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**Icebreaker: What condiments do you put on your hotdog?**



# Meeting/Guiding Agreements



1. Show up and choose to be present
2. Participate in an authentic and active way
3. All ideas are valid
4. Uphold commitments and come prepared
5. Listen to understand
6. Exercise consideration and respect in your speech and actions

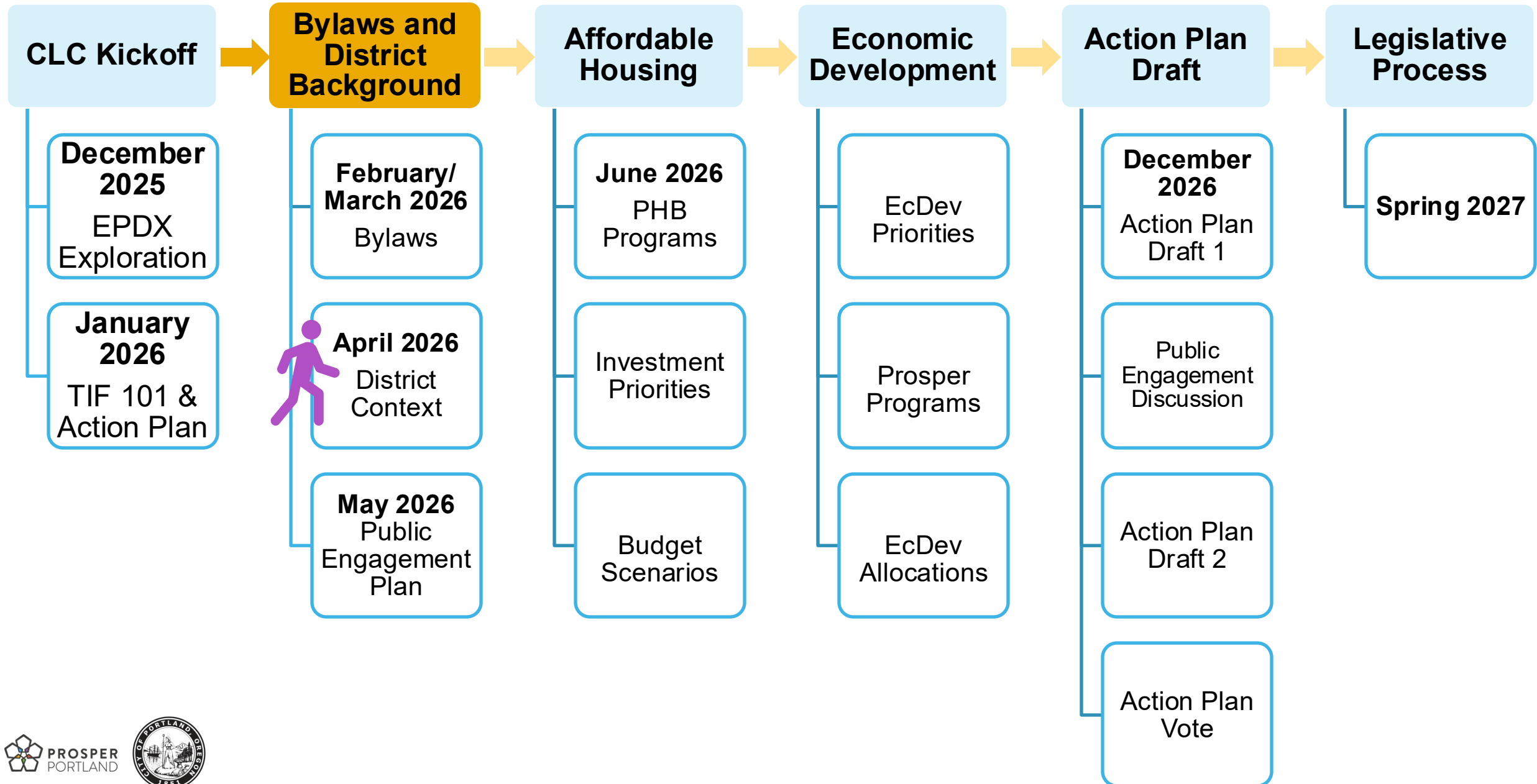
# Meeting Recap

- We discussed and adopted committee bylaws!
- We elected committee co-chairs!
- We started a discussion on how to document meetings, but tabled it due to time.



# Administrative Items

# CLC Roadmap



# Items of Interest & Updates

## CLC Members



## Community Liaison



## Portland Housing Bureau & Prosper Portland



# Meeting Documentation

**Staff Recommendation:** Move forward with meeting minutes for now, revisit this topic in 6 months.



# District Context

# 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

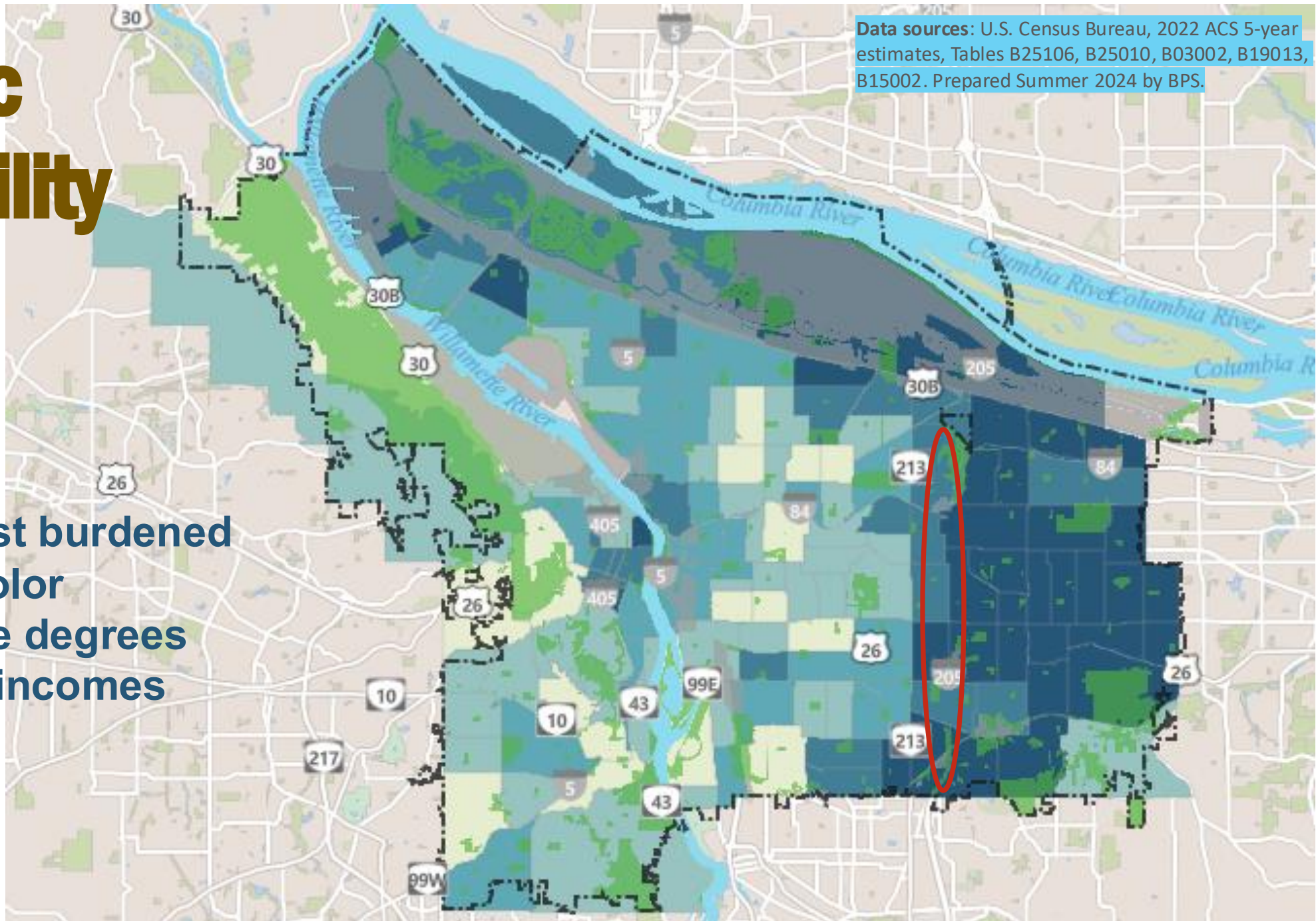
# 82nd Ave: What were people excited about?



# Economic Vulnerability

Data sources: U.S. Census Bureau, 2022 ACS 5-year estimates, Tables B25106, B25010, B03002, B19013, B15002. Prepared Summer 2024 by BPS.

- Housing cost burdened
- People of color
- Lack college degrees
- Have lower incomes



# In Our 82<sup>nd</sup> Ave Area Neighborhood

## Race/ Ethnicity (2024)

Race	Mult Co.	82nd
Total (pop.)	801k	22k
<b>White</b>	<b>68%</b>	<b>59%</b>
Black	6%	5%
<b>Asian</b>	<b>8%</b>	<b>15%</b>
<b>Latine</b>	<b>14%</b>	<b>11%</b>
Hawaiian/P.I.	1%	2%
Native American	1%	1%
Two or More	14%	13%

Source: US Census ACS 2024, 5 year, Table DP05, Tracts: 17.02, 16.02, 29.03, 83.01, 86

## Children in the Home (2024)

	Total (%)
Total Households	8,759
<b>Households w/ children</b>	<b>4,987 (57%)</b>
Married Couple	2,840 (57%)
Female Householder	1,327 (27%)
Male Householder	820 (16%)

Source: US Census ACS 2024, 5 year, Table B11003, Tracts: 17.02, 16.02, 29.03, 83.01, 86

## Education (2024)

	%
Less than HS	11%
HS Diploma or GED	17%
Some college, no degree	22%
Associates degree	9%
Bachelor's degree	27%
Advanced degree	12%

Source: US Census ACS 2024, 5 year, Table B11003, Tracts: 17.02, 16.02, 29.03, 83.01, 86

## Poverty Rates (2024)

Demographic	Mult Co.	82nd
<b>Total (pop.)</b>	<b>13%</b>	<b>15%</b>
Male	6%	8%
Female	7%	7%

Source: US Census ACS 2024, 5 year, Table DP05, Tracts: 17.02, 16.02, 29.03, 83.01, 86

## Housing Cost Burden (2024)

Household Type	Mult Co.	82nd
<b>Total Households</b>	<b>349,803</b>	<b>8,759</b>
<b>Owned Units</b>	<b>186,699 (53%)</b>	<b>5,170 (59%)</b>
Cost Burdened	25% of owned units	29% of owned units
Severely Cost Burdened	11% of owned units	14% of owned units
<b>Rented Units</b>	<b>163,104 (47%)</b>	<b>3,589 (41%)</b>
Cost Burdened	49% of rented units	50% of rented units
Severely Cost Burdened	25% of rented units	24% of rented units

Source: US Census ACS 2024, 5 year, Table B11003, Tracts: 17.02, 16.02, 29.03, 83.01, 86

# In Our 82<sup>nd</sup> Ave Area Neighborhood

## At a Glance

	City Wide	82nd
Firms	--	868
Employees	--	6146
Total Payroll	--	\$264.1M
Average Earnings	\$75.8K	\$43k

Source : Oregon Employment Department, 2024 QCEW & CoStar

## Commercial Real Estate

	Citywide	82nd
Inventory	--	554k Sq Ft
Vacancy Rate	35.4%	19.4%
Market Asking Rent	\$30.52/Sq Ft	\$20.26/Sq Ft

Source: CoStar (Q1 2026)

## Economic Development Outlook

- **2008-2022:** Overall employment increased; small business employment decreased
- **2008-2022:** More commercial alterations/permits in central area; lower vacancy rate

Source: ECONorthwest, 2023



**Commercial Lease  
Activity Since 2023**

# In Our 82<sup>nd</sup> Ave Area Neighborhood

## 2024 Employment by Sector

Accommodation & Food Services	2,159
Retail	1,514
Healthcare	1,312

## Major Employers

- WinCo Foods
- Portland Community College
- Standard TV & Appliance
- Rosewood Family Health
- University of Western States



# In Our 82<sup>nd</sup> Ave Area Neighborhood

## Housing Tenure

Owner-Occupied: 60%  
 Renter-Occupied: 40%

Source: ACS 2024-5 Year Estimates, B25003

## Housing Units by Type

	Number of Units
Single Family	5,929
Middle Housing	1,292
Multifamily	1,424
Others	114

Source: ACS 2024-5 Year Estimates, Table S2504

8,759

## Housing Tenure by Race/Ethnicity

Race	Owner-Occupied	Renter-Occupied
White	64%	36%
Black	18%	82%
Asian	64%	36%
Hispanic	65%	35%
Hawaiian/P.I.	null	null
Native American	null	1%
Two or More	null	null

Source: ACS 2024-5 Year Estimates, B25003 (A-I)

## Median Home Sale Price

Year	Price
2019	\$404,500
2020	\$381,000
2021	\$475,000
2022	\$480,000
2023	\$458,100
2024	\$359,950
2025	\$355,400

Source: RMLS2026

# In Our 82<sup>nd</sup> Ave Area Neighborhood

**Regulated Housing Units**  
City-Funded: 611

Source: PHB 2026

## Residential Vacancy

Unit Type	Vacancy %
Studio	7.0%
1 Bed	8.0%
2 Bed	7.8%
3 Bed	6.9%
<b>82nd TIF</b>	<b>7.3%</b>
<b>Citywide</b>	<b>8.2%</b>

Source: Costar2026

## Median Household Income by Race and Ethnicity

Race	Median Household Income	Monthly Income	Affordable Rent
All Households	\$83,490	\$6,958	\$2,087
White	\$87,645	\$7,304	\$2,191
Black or African American**	\$60,786	\$5,066	\$1,520*
Asian	\$75,712	\$6,309	\$1,893
Hawaiian and Pacific Islander**	NA		
Hispanic	\$80,491	\$6,708	\$2,012
Native American**	\$67,143	\$5,595	\$1,679
Two or More Races	\$81,250	\$6,771	\$2,031

Source: 2024 ACS 5-YR Estimates, Table B19001 (PHB Calculation for Median Values)

\*\*Note: Data for Black or African American and Native American groups include fewer households in the sample which may limit precision in the estimates.

Average Rent  
Affordability



\*The Average rent for a 3-BR would be considered unaffordable for Black and African American Households

Average Rent by Unit Type

Source: Costar 2026



Studio  
\$1104

1BR  
\$1,162

2BR  
\$1,394

3-BR  
\$1,600

# BREAK





# **Committee Vacancy**

- \* Guidance from Charter and Application
- \* Recruitment Priorities
- \* Recruitment Process
- \* Selection Panel Members

# Guidance from Governance Charter

## PROCESS

Once the Committee is established and initial members appointed and confirmed, the **Committee, Prosper Portland and the City will collaborate through co-creation** to identify nominees to fill any vacancies...

The Committee should develop **additional procedures to involve community members and groups** in the process of nominating Committee members.

## COMMITTEE COMPOSITION

The Committee's composition should reflect the **socio-economic, gender, racial, ethnic, cultural and geographic diversity of the...community, and specific effort should be made to attract...Priority Community members**

Committee members should have a **range of experience and knowledge to inform implementation of the TIF Plan**, drawing from life experiences, community connections and leadership, education and professional experience.

# Guidance from Application

Knowledge and/or experience in the following areas will be particularly helpful for the work of the Committee:

- Affordable housing development, management, and preservation
- Health and housing
- Real estate development
- Banking and/or access to capital
- Environmental sustainability
- Small business
- Workforce development
- Community engagement;
- Cultural institutions
- Community organizing and advocacy
- Housing stabilization
- Education and training

***This list is not exhaustive, and no applicant is expected to have knowledge in all of these areas.***

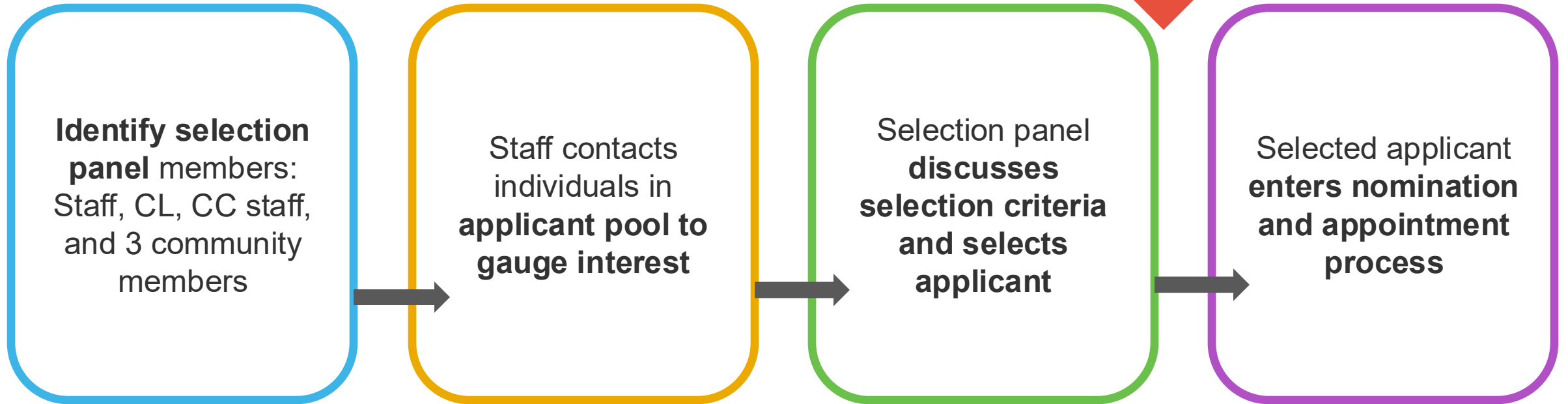
# Staff-Identified Recruitment Priorities

- **Timing:** Nominee identified quickly so they can benefit from the education and discussion coming this spring.
- **Representation:** Committee is representative of community and a range of experiences & knowledges that will be helpful for the work of the committee.
- **Fairness:** Selection process is fair and will be perceived as fair by the public.



# Staff Recommendation

*Selected applicant can attend meetings, but cannot vote*



## Questions:

- Thoughts on recommendation?
- Volunteers for selection panel?



# Cully TIF Action Plan





- Quick introduction
- Review Plan for next time

# Quick Introduction - Cully TIF Action Plan



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<b>Introduction</b>	<b>Forecasted Budget &amp; Investment Priorities</b>	<b>Governance &amp; Oversight</b>	<b>Attachments</b>
<ul style="list-style-type: none"> <li>About this Plan 4</li> <li>Community Vision and Goals 5</li> <li>Summary of Stakeholder Involvement 6</li> <li>District Context and SOAR Analysis 7</li> </ul>	<ul style="list-style-type: none"> <li>Forecasted Budget 10</li> <li>Affordable Housing Priorities 11</li> <li>Economic Development Priorities 13</li> <li>Land Acquisition 15</li> </ul>	<ul style="list-style-type: none"> <li>Role of the CLC in Implementation 17</li> <li>New programs 18</li> <li>Improving Outcomes 19</li> <li>Additional Criteria for TIF Funds 20</li> <li>Non-TIF Resources 21</li> </ul>	<ul style="list-style-type: none"> <li>Cully TIF District Boundary Map 23</li> <li>Glossary 24</li> </ul>

## Forecasted Budget

For this Action Plan, approximately \$31 million dollars is projected to be available for community investment. Per the District Plan, 45% of these dollars are allocated to the Portland Housing Bureau for affordable housing investment and 45% to Prosper Portland for investment in economic development and inclusive growth.

For this Action Plan, the remaining 10% is allocated to land acquisition for a collaborative mixed-use development project between Prosper Portland and the Portland Housing Bureau.

### Budget Allocation Summary

#### Affordable Housing Priorities

1. Support Creation of First-Time Homebuyers	\$4,000,000
2. Support Retention of Existing Homeowners to Prevent Displacement	\$4,000,000
3. Support Mobile Home Residents to Prevent Displacement	\$2,000,000
4. Support Land Acquisition for Future Affordable Housing Development	\$4,000,000

#### Economic Development Priorities

1. Support small businesses to remain, return, expand and grow in Cully.	\$5,800,000
2. Promote commercial property ownership and redevelopment to support stabilization, growth and wealth-building for Priority Communities.	\$6,700,000
3. Support cultural and community assets that promote healthy, complete and resilient neighborhoods while providing a sense of belonging for all residents of Cully's many different communities.	\$1,500,000

#### Land Acquisition for collaborative Portland Housing Bureau / Prosper Portland Mixed-Use Project

1. Support Future Mixed-Use Development	\$3,100,000
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**TOTAL** **\$31,100,000**

# Public Comment

When until your name is called.

Once called up, please state your name for the record.

You will have two minutes.

02:00



# Next Steps

1

**Review the Cully TIF  
Action Plan**

2

**RSVP to the Fair  
Housing Bus Tour**

3

**Next Month: Public  
Engagement**

# Extra Slides





# Public Engagement Plan – Community Liaison

# Typography & Color

**1** Use only these fonts in your presentation:

Arial – Regular, *Italic*, **Bold**, ***Bold Italic***, **Black**

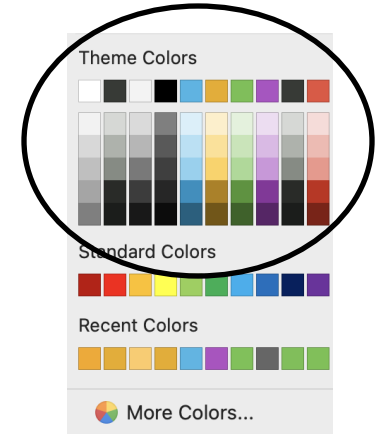
*Arial Narrow* – *Narrow*, *Narrow Italic*, **Narrow Bold**, ***Narrow Bold Italic***

**2** Use **bold** or *italic* to emphasize text.  
Underline should only be used for hyperlinks.

**3** Generally, keep font sizes at 18+ if you will be presenting in-person.

**4** Choose colors from the **Theme Colors** palette.

Our color palette (referenced below) is already pre-loaded into the Theme Colors:



This template follows Prosper Portland's [Brand Guidelines](#).

# Accessibility Checklist

- Use the layouts provided in this template – they're designed to be accessible.
- Add a document title (**File > Properties > Summary**)
- Add alternative text to graphics or images that contain important information that is needed to understand your presentation. (**Right-click graphic > View Alt Text**)

If a graphic is purely decorative, mark it as decorative.

- Add live tables and charts to your presentation.  
If you must use an image of a table or chart, add a detailed explanation in the alt text.
- Use the Accessibility Checker: you can find it in the bottom status bar or on the Review tab.

# 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.

## Staff Contact

**Prosper Portland Staff:**

[EMAIL@prosperportland.us](mailto:EMAIL@prosperportland.us)

**Portland Housing Bureau Staff:**

[EMAIL@portlandoregon.gov](mailto:EMAIL@portlandoregon.gov)

**Community Liaison:**

EMAIL@EMAIL

**Facilitator**

[EMAIL@portlandoregon.gov](mailto:EMAIL@portlandoregon.gov)

**Project Email Address:**

[eastportlandtif@prosperportland.us](mailto:eastportlandtif@prosperportland.us)

# 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