

82nd Ave Area COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: April 15, 2026

Location: APANO

Time: 6pm to 8pm

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Erin Maxey	CLC	Mesha Jones	Portland Housing Bureau (PHB)
Jacob Loeb	CLC	Jessi Conner	Portland Housing Bureau (PHB)
Joshua Pangelinan	CLC	Angela Nguyen	Prosper Portland
Khanh Le	CLC	Kyoung Shin	Community Liaison
Liz Winchester	CLC	Brian Moore	Prosper Portland
Michael Liu	CLC		
Pamela Hodge	CLC		
Stephen Udycz	CLC		
Theo Hathaway Saner	CLC		

Meeting Minutes:

Meeting commenced at 6:05 pm

1. Welcome and Introductions

2. Roll Call & Guiding Agreements, Meeting Recap

The group highlighted the Guiding Agreements and recapped the minutes of the last meeting. Outstanding issues include settling on the recording approach.

Camille Trummer (Facilitator) introduced herself to the group as the facilitator.

3. Admin Items: Roadmap, Items of Interest & Updates, Meeting Documentation

Staff reviewed the CLC meeting roadmap.

CLC Updates

Co-Chair Jacob (CLC) raised items of interest & updates – online transit planning MPACT, safety meeting with the City.

Joshua Pangelinan (CLC) had a conversation with a community member that expressed concern about TIF dollars flowing into the neighborhood and causing displacement

Stephen Udycz (CLC) requested a flyer or handout about the TIF district and asked if are there flyers available? Staff shared there are old flyers during CLC exploration and during CLC recruitment. Staff can create and share to CLC.

Staff Updates

Portland Housing Bureau: Fair Housing Council of Oregon Bus Tour CLC RSVP reminder

Community Liaison Updates

Kyoung Shin (Community Liaison) is hearing from community members (82nd Ave Coalition, Oregon Walks, Dream Big City, Community Music Center) that want to share their hopes and dreams with the CLC; High level of skepticism and concern about accountability. If the investments are not made or made poorly, who (on the Action Plan process) is responsible? Requests for micro finance, incubation center? Support for home-based

businesses, support for businesses that want to rebrand or pivot to a different line of business. Desire for a cultural center. Community music center is looking for space.

Meeting Documentation

Camille raised the format of meeting recording: Current recommendation is to go with minutes for now and revisit in 6 months.

Jacob followed up with additional details from the previous discussion including quality of the written minutes is pretty good and helpful for CLC review.

Discussion from the CLC included:

- CLC member using recordings to catch up
- Meeting recording and minutes accessibility
- Issues with recording or audio sound issues
- Benefits and drawbacks of meeting recording
- Benefits and drawbacks of minutes

Theo Hathaway Saner (CLC) made a motion to recommend both recorded and summarized minutes (Proposal One).

Joshua added an amendment to Theo's proposal. Recording meeting with A/V and meeting minutes, A/V recording would not be active for the public comment period (Proposal Two),

Discussion Regarding Proposal Two:

- Concerns regarding missing something if public comment is not included in A/V recording
- Concern about the impact on community members with A/V recording

Vote on Proposal Two: A/V Recording and minutes with Public Comment not recorded via A/V.

Name	Vote
Erin Maxey	Yes
Jacob Loeb	Yes
Joshua Pangelinan	Yes
Khanh Le	Abstain
Liz Winchester	Yes

Michael Liu	Yes
Pamela Hodge	Yes
Stephen Udycz	Yes
Theo Hathaway Saner	No
Yamungu Sereya	Not Present
Erika Abdelatif	Not Present
Aaron Milano	Not Present

CLC voted to start recording the CLC meetings with A/V and meeting minutes. Recording to begin in May 2026.

Meeting Recording Method: Open Signal, As Is, or Additional Owl Option

CLC Discussion included:

- Open Signal and Owl meeting recording options and its possible impacts and benefits
- Cost effectiveness was important element for the committee

Camille recommends that staff do a cost comparison of Open Signal, additional Owl, and system as is to identify what is most cost effective.

4. District Context

Mesha Jones (PHB) and Angela Nguyen-Ta (Prosper Portland) presented data on economic outlook and housing as a snapshot of 82nd Ave Area.

In reviewing the data, the CLC requests more information or additional data (if possible) on the following:

Economic

- Data Request:
 - Number of households and Employees working in the district compared to city-wide (job shed)
 - More information about transit and the modes of transit being utilized in the district including commute distance and time. Jacob recommended reaching out to TriMet for more data.
 - Car Lots in the district and square footage coverage

- Clarification on the term “Central” on the ECONorthwest data. Staff confirmed after the meeting that “Central” refers to the Montavilla area.

Housing:

- Data Request
 - Housing supply
 - Age of housing and rental housing stock (not destroying naturally affordable housing data request)
 - Median rents for the categories rather than average
- Clarification on the median sales price over time is the same city wide compared to 82nd Ave
- Would something like an interest rate buydown program be eligible for TIF?
- How does section 8 housing play into the picture and other sources

5. CLC Vacancy Discussion

Camille opened discussion, Meshia led the presentation for recruiting/filling the vacancies.

Volunteers for CLC Vacancy Panel:

- Theo Hathaway Saner
- Erin Maxey
- Joshua Pangelinan

CLC agreed to follow the staff recommended process, no formal vote was taken but there was clear consensus.

6. Action Plan Introduction (Cully)

Angela presented on the Cully Action Plan as an introduction/orientation level rather than an in-depth analysis.

CLC discussed the interest in Action Plan details and information:

- Presentation of Gateway Action Plan and Cully Action Plan as case study comparisons
- Sometimes Action Plans will not be pertinent due to local specifics, Jacob asked for recommendations on “how to read an action plan”
- Does the Cully Action Plan cover what were their district priorities?

- 82nd Ave Priorities to be specific to 82nd rather than copied pasted from other Action Plans.

Camille recommended that the focus be on the process of arriving at the budget priorities, constraints conversations that got the CLC to the completed action plan.

Jacob asked if it would be possible to do a video on how to review and understand an action plan to view prior to the next meeting. The video could serve as a preparation ahead of the meeting so the CLC is ready to have a discussion in May.

Camille asked about learning styles to better understand how we can best support the people on the committee

Committee discussed expectation in reviewing meeting material provided by staff in advance of next month's meeting.

7. Public Comment

Alisa Kajikawa – Emphasize that the first 5 years is also setting up the next couple of plans and focus on stabilization in the first few years. Small business and residential, and landlords. Building relationships to help mitigate increases in rent and leases and prevent displacement. Emphasizing the importance of community engagement and public input on the action plan

Lacey Sutton – Purchased a Habitat for Humanity home, have had an endless array of problems starting with a lack of fire access, there were issues with access and water supply, improper balconies. Met with Habitat's CEO was promised to give answers. Habitat residents, including Lacey were uninvited to Habitat's fundraiser event. Concerns with treatment of treat communities and home owners. Challenging the model of the low income HOA.

Gregory Dubai – director of Community Music Center. Interested in how can music making and music learning are part of the solutions in Portland. Lots of emphasis on affordable housing and space for creative music creation.

Alex Murrell – With Dream Big City. Work with PBOT on activations around the city such redesigning and building modules, dream green garden, garden lab. Interested in 3rd spaces for youth and young adults that are alcohol and drug free in the district.

Next Steps:

Next meeting, Kathryn to review action plan and create video. Fair housing bus tour in May. Next month's topic will include discussion on Kyoung's public engagement plan.

Angela to follow up on data requests and try to provide data before the meeting.

Angela to look into developing a short URL for 82nd Ave District for easier access.
e.g. prosperportland.us/82ndave

Meeting adjourned at 8 pm