

Cully TIF District Community Leadership Committee

May 27, 2026



**Portland
Housing Bureau**



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Agenda

1. Roll Call & Icebreaker
 2. Confirm April Minutes, Announcements
 3. Refresher from Last Time
 4. Prosper Portland Grant priority implementation
- BREAK**
5. Public Comment
 6. Feedback Loop & Next Steps

OBJECTIVE: Discuss, revise and approve grant priorities; (if time) identify concepts for bylaws discussion next time

Roll Call

Ice Breaker

If you didn't have to worry about money or employment, how would you spend your time?



Confirm Draft April Meeting Minutes

Announcements



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Refresher from Last Time

- **The CLC voted to adopt Prosper Portland grant priorities**
- **Co-chairs led a debrief on the Action Planning process and members had a chance to share their thoughts on what worked – and what did not.**
 - Staff to develop a written summary of this conversation and share out with members for revision/additions. This way the feedback is documented for future committee members.

Prosper Portland Grant Priorities



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Identified Priorities – Action Plan

1. *Business owners, property owners, and former residents, and their descendants, who owned businesses, property, or lived within the Cully TIF District boundary and **were displaced from Cully.***

Displaced

2. **Existing** Cully businesses, property owners, and residents who:

- a. **Experience economic barriers** to business, housing and property ownership in the Cully TIF District;
- b. Are **vulnerable to displacement** from gentrification; or
- c. Are **providing goods and/or services** that are beneficial to individuals vulnerable to displacement from gentrification.

Existing
vulnerable
Cully res/biz

3. **Industrial area investments** that create living-wage or high-wage jobs accessible to nearby residents and incorporate green elements or provide high-quality mitigation for potential impacts to surrounding areas.

Industrial
Area
Investments

Identified Priorities – Weighting Discussion

1. *Projects that result in **publicly accessible community space** for gathering, education, after-school activities for children or other community-building uses.*
2. ***Property owners** who are providing long-term, affordable (below market) commercial space opportunities for Cully Priority Community members.*
3. *Businesses that **provide products or services that are accessible and affordable** for Priority Community members and families.*

Community
Space

Property
Owners

Accessible/
Affordable
for Cully
folks

Prosper Portland Grant Programs

Prosperity Investment Program (PIP)

Help business and property owners make tenant improvements and small and large-scale improvements to new and existing buildings

Affordable Commercial Tenanting Grant (ACT)

Helps small businesses move into affordable ground-floor storefronts by providing funds to the property owner to improve and build out the space, in exchange for lower lease rates

Community Livability Grant (CLG)

Provides grants to community-based organizations (nonprofits, neighborhood/business associations, neighborhood groups) for projects that promote healthy, complete, and resilient neighborhoods

PIP/ACT

1. Previously displaced
2. Existing, vulnerable res/biz
3. Industrial Area
4. Community Space
5. ~~Property Owners (ACT program)~~
6. Accessible/Affordable for Locals

Business

CULLY GRANT ELIGIBILITY/CRITERIA

A. Business (PIP Program Guidelines shorthanded – we cannot alter)

Property located in TIF District Boundary; holds a lease with at least three (3) years remaining on the term; AND

The business is **aligned with the adopted Action Plan** priorities for the TIF district where the business is located; OR

The business is a “**Priority Industry Business**,” which means it is a traded sector and high growth business that generates sales outside of the region, bringing new income into the area (or that has specific prospects to do so), in one of the following priority industries:

- Athletic & Outdoor and accessories
- Food & Beverage Manufacturing
- Green Cities
- Metals & Manufacturing
- Technology & Media

B. Business Owner (PIP Program Guidelines shorthanded – we cannot alter)

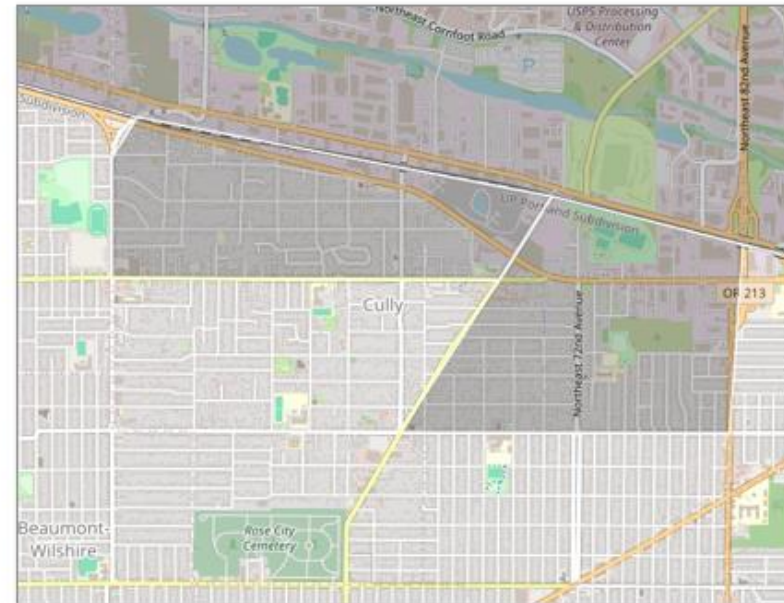
is owned by a person who meets at least two or more of the following criteria:

- The business owner’s business or residence was displaced by urban renewal, or the business owner has generational ties to such displacement due to urban renewal
- The business owner has limited access to employment opportunities, capital, and/or has not benefited from generational wealth
- The business owner is a first-generation business owner and/or first-generation college graduate
- The business owner has owned their business for a minimum of 10 years
- The business owner’s business or home address is within a Census Tract scoring at an Income Threshold of 100 or below (shaded map areas <100)

Alignment with Adopted Cully TIF Action Plan - REVISED

Prosperity Investment Program & ACT

1. Projects that promote the retention and stabilization of small businesses that primarily serve the needs of those in the district or immediate vicinity (i.e., not businesses that rely on specialized trips and regional advertising, rather than foot traffic).
2. Projects in industrial areas that have neutral or positive off-site impacts (i.e., painting, repairs/replacement, green infrastructure) or provide high-quality mitigation (e.g., screening, sound walls, landscaping) when new development or an alteration is anticipated to create new impacts (e.g., noise, vibration, odors, glare).



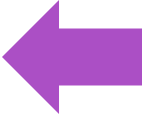
Business Owner

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Alignment with Action Plan Criteria

1. Projects that result in **publicly accessible community space for gathering, education, after-school activities for children or other community uses.**
2. Projects that result in improved or new **health and wellness services, including mental health.**

***This was pulled for consideration from the prior list of district needs*



Public Comment



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Next Steps Feedback Loop

Next Meetings:

June 24 – Bylaws Language



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