

82nd Ave Area COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: May 20, 2026

Location: APANO

Time: 6pm to 8pm

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Aaron Milano	CLC	Mesha Jones	Portland Housing Bureau (PHB)
Erika Abdelatif	CLC	Jessi Conner	Portland Housing Bureau (PHB)
Erin Maxey	CLC	Kathryn Hartinger	Prosper Portland
Jacob Loeb	CLC Co- Chair		
Joshua Pangelinan	CLC		
Khanh Le	CLC		
Liz Winchester	CLC		
Michael Liu	CLC		
Pam Hodge	CLC Co- Chair		
Stephen Udycz	CLC		
Theo Hathaway Saner	CLC		
Yamungu Seraya	CLC		

Meeting Minutes:

Meeting commenced at 6:03pm

Welcome!

Roll Call, Items of Interest

Roll Call

Camille Trummer (Facilitator) welcomed people to the meeting and reviewed the agenda. The two core objectives are discussing priority identification/SOAR and planning for public engagement.

Jacob Loeb (CLC Co-Chair) summarized the discussion from the last CLC meeting.

Public Comment

Tyler Falcon provided comment as a resident in the neighborhood and as an unemployed dad. As the coordinator of the Montavilla Community Land Trust, they are looking to save 7700 SE Stark. They are looking to get a PCEF planning grant and put together predevelopment plan. The TIF plan names land trusts as a way to keep land affordable. As the committee shapes the Action Plan, what is the plan for community spaces? Looking to be a partner.

Kathy Schroeder provided comment as a volunteer at a community music center, the music center is looking for a new home because the current building needs maintenance. The East County could benefit from access to music and art. Looking to partner with organizations.

Mariontino Lessonia provided comment as a patron of 82nd Ave and wanted to share that it would be beneficial to have a rolling agenda item to have people share their residential lived experiences. Something that is regularly discussed and that people can relate to. Funds used for home retention; people are losing their homes.

Administrative Items

Pam Hodge (CLC Co-Chair) presented administrative items including approving the April minutes.

Camille called a vote to approve.

Jacob motioned
Theo seconded

Pam reviewed the CLC road map. The next phase of work will be discussing affordable housing.

Joshua Pangelinan (CLC) asked about if money could be spent before there is an official action plan. Kathryn Hartinger (Prosper Portland) replied no.

Priority Identification & SOAR

Kathryn outlined the process for how to identify and refine priorities including incorporating existing information from other city/community plans, and public engagement is already underway and will continue to be incorporated into the plan throughout the process. As the process progresses, there may be a need to shift and adapt the public engagement if there are specific questions the working group wants more information on. Start by identifying priorities to anchor the actions and programs that the committee wants to advance with the action plan. The key is that this is an iterative process up until the plan is finalized.

Mesha Jones (Portland Housing Bureau or PHB) added that PHB will begin with education first and will move into priorities.

Kathryn reviewed SWOT and SOAR analysis and the existing material from previous engagements to use as a starting point. This can be made into an online tool so that the CLC and the broader community can add thoughts.

Public Engagement Plan

Kyoung Shin (Community Liaison) asked the committee if they were able to see the plan he put together. Are there any specific questions to prioritize?

Pam asked about intended beneficiaries and priority communities, is there anything to preclude the committee from casting a wider net? Kathryn provided additional clarification that there is nothing that would preclude the committee from casting a wider net.

Kyoung outlined the criteria that can guide the public engagement plan. The goal is to define clear objectives, select means to achieve the objectives and evaluate whether the objectives have been achieved.

Kyoung prompted the committee to break out into small groups to discuss the specific objectives they want to achieve with community engagement.

Kyoung asked committee members to share their thoughts.

Stephen Udydz (CLC) shared that outcomes need to be in line with the needs of the community. The community needs to be able to choose if they want to be involved.

Joshua shared that the community needs to be represented and incorporating a diversity of perspectives. Through engagement, the committee can identify community partners and build trust.

Theo Hathaway Saner (CLC) shared about building trust and building knowledge/familiarity about TIF and show credibility when the Action Plan is taken to council.

Erika Abdelatif (CLC) shared that the committee needs to hear about the variety of needs in the district. Stressed the importance of thinking creatively around engagement to hear from people who may not participate in traditional engagement settings. It is important to raise awareness about TIF, identify blind spots and getting to know the community deeply.

Kathryn mentioned that this is a 30-year relationship and it is important to lean into those partnerships.

Question around what it means to engage creatively?

Erika responded that it means the ability to use different forums to reach people that may not typically show up and catering to a variety of personalities.

Theo it can happen that some people can get lost when some people don't feel comfortable speaking in these types of settings.

Kyoung prompted the committee to break out into small groups to discuss which populations, groups, or communities they want to engage with.

Kyoung asked committee members to share their thoughts from the small group discussion.

Erika shared about residents, service providers, renters, employees, and transit riders. Focus on prioritizing the communities that are priorities. 82nd Ave naysayers. Stressful to think about engaging all of the people and balancing their needs. The bus tour impressed the need to value people who actively live here and give their voices priority.

Theo shared the need to engage those most at risk of displacement and people who are least likely to engage.

Joshua shared organizations like CDCs to utilize their knowledge of who else to engage. Which communities are we not thinking about? Youth for example.

Pam shared that robust and inclusive engagement from prior efforts included starting with a mailer to everyone in the district to participate in an online survey with structured and open-ended questions, as well as a tool for mapping. Online open houses. Small focus groups. Neighborhood walks and bike rides. Cast a wide net and then focus on specifics.

Stephen shared about focusing on people who aren't familiar with TIF, people who are actively being displaced, renters, owners, reaching people across incomes but focus on those who are on the lower end because they are most likely to be impacted.

Kyoung mentioned the priority communities identified in the TIF District Plan and discussed the criteria for sampling for engagement. Avoid creating biased policy.

Kyoung prompted the committee to break out into small groups to discuss potential access points for engagement.

Kyoung shared a list of potential access points.

Kyoung prompted the committee to discuss questions they want to ask community members.

Erika mentioned asking people who they think the community should engage.

Joshua mentioned what barriers the communities sees.

Theo mentioned different types of engagement and what people value about the area.

Stephen mentioned asking people about leaders they rely on in the community and if they rely on city services.

Kyoung shared some baseline questions to include in engagement and asked committee members to continue to share their thoughts on engagement.

Erika asked Kyoung to make a google doc for committee members to add their ideas.

Camille shared it can be helpful to ask community how they want to engage and how to meet them where they're at.

Items of Interest

Updates From CLC:

- Jacob Loeb – owner of restaurant (Mekong Bistro) has a community space that is facing issues and they need sprinklers but the landlord won't pay for it.
- Pam Hodge and Jacob Loeb - Met with Acting Metro Council President Duncan Hwang to talk about the things he is interested in including four different affordable housing projects and encouraged the committee members to consider existing plans and TIF plan boundary adjustments to include opportunities for land banking.
- Pam Hodge – looking at the TIF plan there is verbiage about leveraging dollars.
- Erika Abdelatif – spoke to someone with the community investment trust that offers communal and collective ownership, wanted to flag for this group to potentially utilize. Sports Bra is offering an opportunity for community to invest and it is an interesting way to generate wealth.
- Joshua Pangelinan – Also on the community investment trust board.
- Aaron Milano – Home Forward has been in the news a lot, what is the relationship to the City and how do you enforce accountability?
 - Mesha replied that the Portland Housing Bureau provides funds through a competitive process. There are staff and external partners reviewing applications, there will likely be CLC members involved in determining awards in the district in the future. PHB enforces affordability and compliance on regulated agreements. When there are habitability concerns, that is within Portland Permitting and Development. If community members reach out about concerns, PHB connects people with the appropriate services and resources.

- Liz Winchester – Data on vacancies. What are the vacancy numbers and why?
 - Mesha – it is complicated and challenges with regulated affordable housing, there is a mismatch between what people earn and what they can afford.
 - Camille suggested another conversation around this in a future meeting. Partnership opportunities are important and there are many motivations for people looking for TIF funding.
- Aaron – This group has responsibilities making decisions with accountability and setting up future groups for success.
- Camille mentioned City legal has been reviewing the bylaws and wants to standardize the bylaws. Project staff have not had a chance to review.

Community Liaison:

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City Staff:

- Kathryn mentioned PBOT and TriMet have approached Prosper for TIF Funds.

Next steps

Mesha stated that many committee members attended a FHCO bus tour yesterday.

Camille reminded committee members to check their emails and share additional thoughts with the project team.

Camille reviewed logistics for the next meeting.

Mesha stated that the next meeting will focus on educating the committee on PHB's work.

Meeting adjourned at 7:59

Objectives

- Outcomes aligned w/ needs of comm.*
- COMM has choice to be involved
- COMM. is funding this
 - be sure it's their goals
- retain residents + biz
- diversity of perspectives = valuable**
- building trust + meet needs of comm
- credibility → we've done the work
- feedback from comm in diff. forms*
 - wide net / creative ways
- knowing blindspots to get input from folks we don't hear from

Populations/communities

- residents → actively live here
- service providers *not familiar w/ TIF + will be most impacted
- 'high priority'
 - + lowest 20% income
 - + cover statistical info from April mtg
- renters
- transit commuters
- employees
- 82nd 'nay-sayers'
- most ppl @ risk of displacement
 - + biz owners
 - + orgs / CDCs
 - + immigrants / refugees
 - + comm we don't have connections with
 - + youth (30-yr relationship)
 - + homeless comm.

#4 : Questions

- who else should we talk to?
- what barriers do you see to prosperity in corridor?
- what types of engagement should we think about?
- value of area?
- leader in comm you rely on?
- utilize city services?