

SPACC TIF District

Community Leadership Committee Meeting
May 2026



Agenda



1. Welcome: Agenda Review + Meeting Agreements
2. Administrative Items
3. Bureau Role in Housing Landscape
4. TIF Plan: Vision, Goals, Investment Areas
5. TIF Toolkit: TIF-eligible PHB Programs
6. Public Comments
7. Closeout & Next Steps

Meeting 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
- Deal with issues and not with people



2. Administrative Items

Roll Call

Approval of Meeting Minutes



Items of Interest & Updates

CLC Members



Community Liaison



**Housing Bureau
Prosper Portland**



Public Participation

- 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:

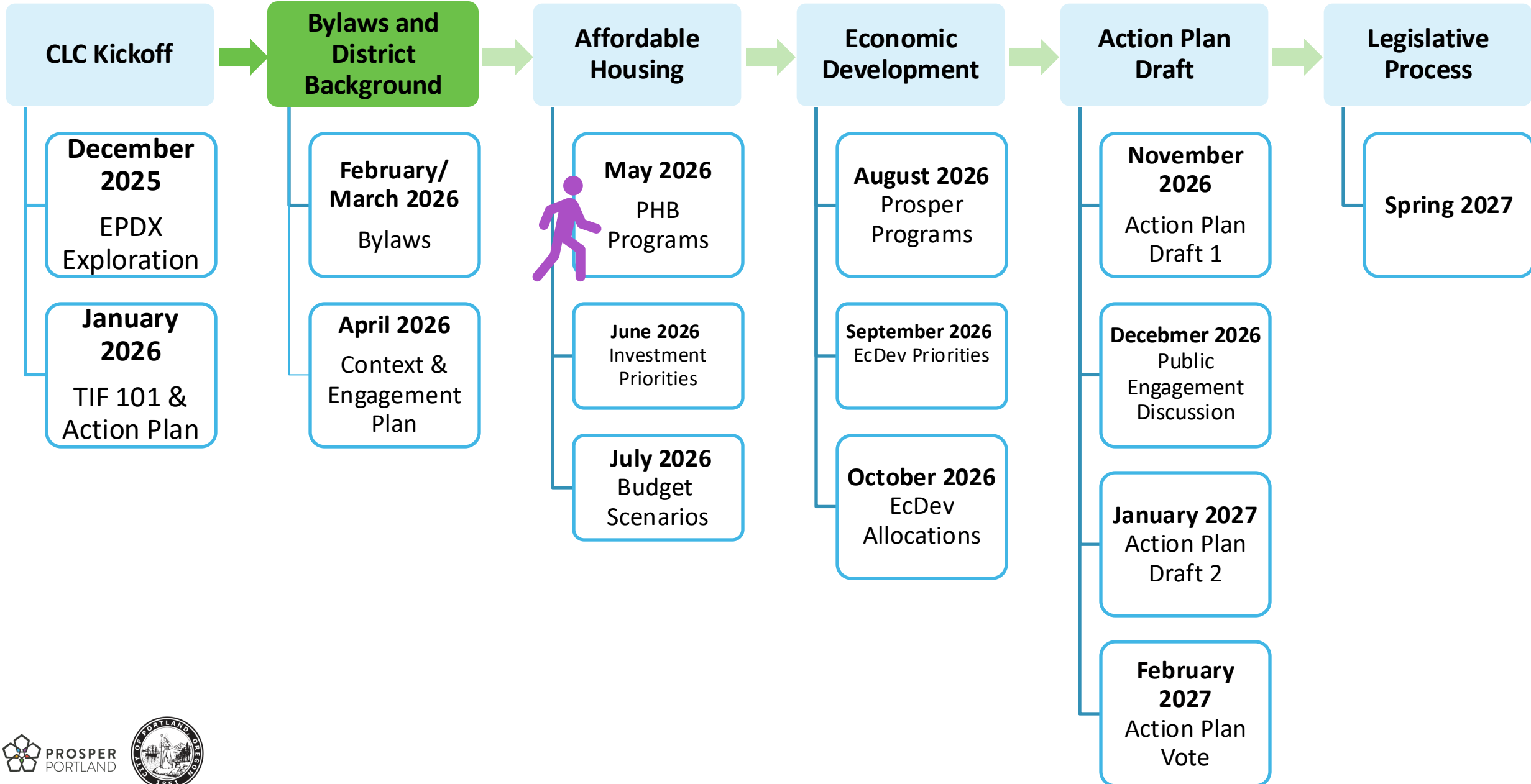
- In- Person: Sign up via Public Comment sheet
- Online: Share your request in the comment

CLC – Roles & Responsibilities



- **Partner** in co-creation of the Action Plan with PHB and Prosper Portland
- **Reflect** the needs and priorities of community members within the district
- **Provide recommendations** to PHB and Prosper to inform the Action Plan investment priorities and budget allocations
- **Prepare and submit** annual report to City Council summarizing CLC perspective, concerns, and recommendation on the co-creation process and implementation of TIF District for the prior year

CLC Action Plan Roadmap



Action Plan Roadmap: Affordable Housing Series



3. Bureau Role in Housing Landscape

PHB: Who We Are

Our mission: Foster an inclusive and sustainable city by creating stable and long-term housing opportunities for Portlanders



Our Vision

All Portlanders should have safe, affordable, stable, and dignified housing, built upon a foundation of sustainability, resilience, and community partnership

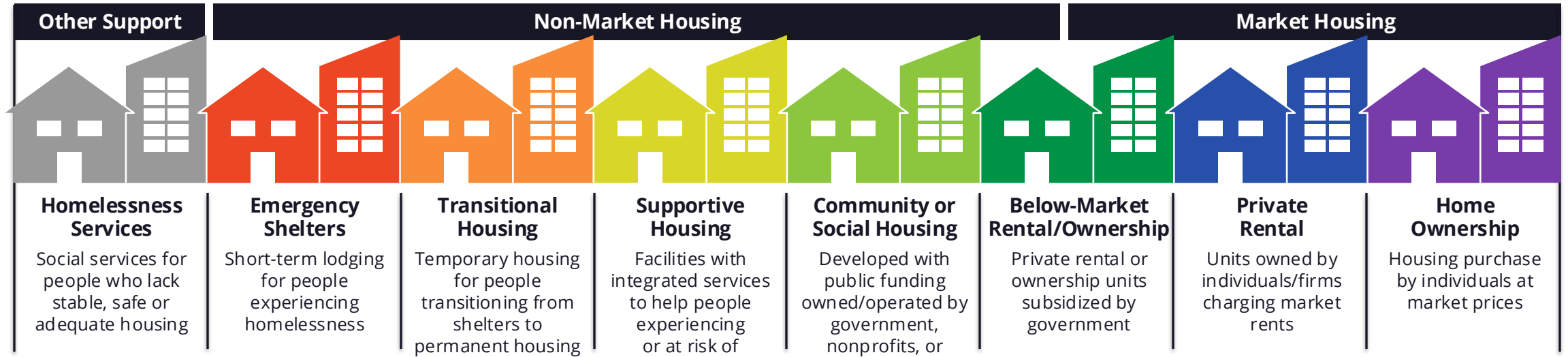
PHB: What We Do

To achieve the City's housing goals, PHB implements programs and policies in four key areas

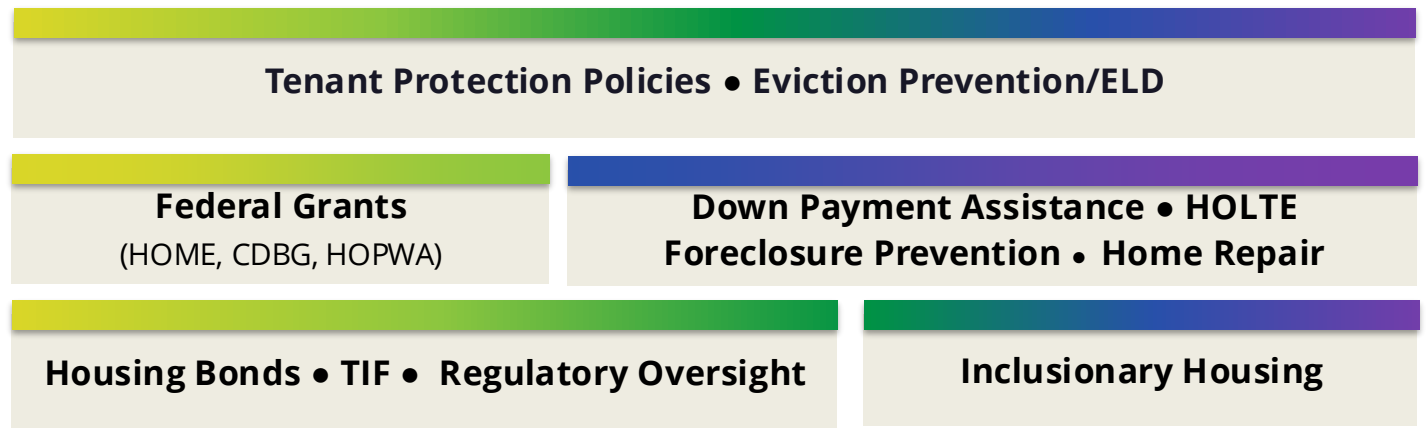
- **Production & Preservation:** finance the construction and preservation of affordable housing
- **Homeownership:** fund programs to increase homeownership for vulnerable and Black, Indigenous, and People of Color communities
- **Preventing Displacement:** employ strategies to stabilize vulnerable renters and homeowners



PHB: On the Housing Continuum



The city supports these services primarily with pass-through funding from PHB to the Homeless Services Department



4. TIF Plan Vision, Goals, Investment Areas

SPACC TIF Plan

Vision and Goals for Housing

- Goal 1. Ensure that current residents benefit from investments and neighborhood change, and that **opportunities for housing and economic prosperity activities will be preserved and expanded** for future generations.
- Goal 4. **Prevent the displacement** of vulnerable people, communities, businesses and community-based institutions while growing and expanding economic and residential options
- Goal 8. **Preserve existing affordable housing** and economic prosperity activities and **create new opportunities** for vulnerable and/or historically marginalized people and communities to live, work, and thrive, including those previously displaced. Explore the use of more mixed-use development.

Vision

- Has increased **vibrancy and livability**
- **Provides housing, economic, and business opportunities** for current residents, elders, youth, and those who have been historically marginalized or are economically vulnerable.

Affordable Housing Investment Areas

SPACC TIF Plan pages 12 – 14 for full descriptions

Existing PHB Programming

- Single family home repair
- Homeownership support – preferred model is permanently affordable
- Multi-family rental development
- Rehabilitation and preservation of existing regulated housing
- Acquisition and rehabilitation of existing market rate housing
- Opportunistic Land Acquisition
- Capital expenditures for people experiencing homelessness

New Programming

- Affordable infill and middle housing
- Manufactured housing park stabilization, preservation, and development

Additional Guidance

- Opportunistic property acquisition fund to prevent displacement
- Emergency repair or rehab funds to prevent displacement
- Support cooperative ownership

5. TIF Toolkit: PHB TIF Eligible Programs

Current Tools

Program Area	Tool	Delivery Method
1. Individual Units	<ul style="list-style-type: none"> • Home Repair Grant • Home Repair Loan • Downpayment Assistance Grant • Downpayment Assistance Loan 	<p><u>Home Repair</u> Grant: Competitive application process for community based organization, then individuals sign up with organization(s) for services Loan: Competitive application process</p> <p><u>Downpayment Assistance</u> Grant: Purchase home through community based organization, permanent affordability Loan: Purchase home on open market with support from community based organization and bureau</p>
2. Multiple Units	<ul style="list-style-type: none"> • Multifamily Predevelopment Loan • Multifamily Construction Loan 	Competitive application process for both
3. Land	<ul style="list-style-type: none"> • Acquisition • Disposition 	City surplus land or market purchase, then competitive application process

New Tools PHB is Exploring

Program Area	Potential Tool	Connection to SPACC TIF Plan
All Unit Types	<ul style="list-style-type: none"> • Cost-based financial model for rental housing • Limited profit housing model • Revolving loan funds to support mixed-income housing • Design standards that promote stability, social cohesion • Market-rate conversion to affordable homes for purchase • Limited-equity cooperatives • Expansion of land trusts for rental and homeownership 	<ul style="list-style-type: none"> • Homeownership support • Support cooperative ownership • Rental development • Rehab, preservation of regulated housing • Acquisition, rehab of market rate housing • Funds for emergency repair or rehab to prevent displacement • Affordable infill and middle housing • Manufactured housing park stabilization, preservation, and development
Land	<ul style="list-style-type: none"> • Expansion of available acquisition strategies • Feasibility of a regional land bank 	<ul style="list-style-type: none"> • Opportunistic land acquisition
Policies	<ul style="list-style-type: none"> • Long-term tenant leases • Tenant income eligibility at entry only 	

Defining Affordability for PHB Programs

Income Limits are determined annually by HUD

EXAMPLES OF THOSE IN THE 0%-30% AMI BRACKET



STUDENT WORKING PART-TIME

Estimated Income: \$22k



DISABLED ADULT ON SOCIAL SECURITY

Estimated Income: \$20k

EXAMPLES OF THOSE IN THE 30%-60% AMI BRACKET



CUSTODIAN

Average Income: \$43k



VETERINARY ASSISTANT

Average Income: \$46k



BARTENDER

Average Income: \$44k



SOCIAL SERVICES ASSISTANT

Average Income: \$52k

For Rental Units

60% MFI or less

For Homeownership Units

100% MFI for 3+ bd homes

80% MFI in all other cases

The 2025 100% MFI for family of four in Portland is \$124,100

80% MFI is \$99,300

60% MFI is \$80,665

* HUD regulated income and rent levels for 2025. Average incomes for professions based on Portland Metro Area figures provided by the State of Oregon Employment Department: www.qualityinfo.org. Estimated incomes derived from minimum wage calculations and Social Security Administration data.

1. Programs for Individual Units

Accessing homeownership for first time buyers

Downpayment Assistance Loan (DPAL)

- Income up to 80% AMI
- Income up to 100% if home has 3+ bedrooms
- 0 Interest, 0 payments
- Forgiven over time

Downpayment Assistance Grant (DPAG)

- Income up to 80% AMI
- Land owned by community-based organization
- Home and structures owned by homebuyer



1. Programs for Individual Units

Home retention for existing low-income homeowners

Home Repair

- What is covers: electrical, roof, heating, accessibility modifications, housing code violations, other safety issues
- Home repair grant ~\$10K (through CBO)
- Home repair loan – up to \$40K
 - 0% interest, no monthly payments
 - forgiven after 15 years





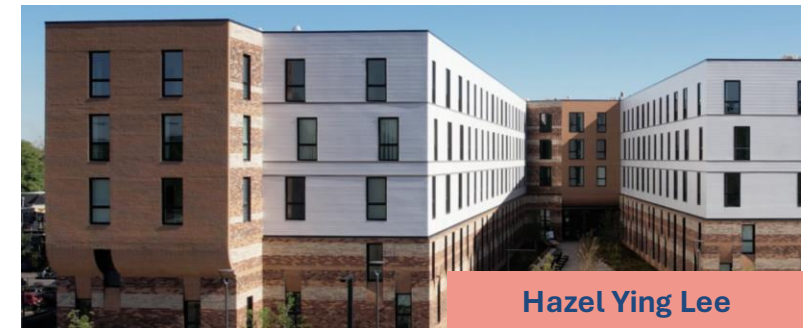
Questions



2. Programs for Multiple Units

Grants and loan to build new buildings, repair existing buildings

- 1. Predevelopment:** no interest, short-term loan up to \$1 million; pays for site readiness like demolition, permitting, environmental studies, architectural and engineering drawings.
- 2. Gap financing:** fills difference between costs to build/rehab a project and the mortgage the project can afford in order to provide reduced rents; no or low interest or cash flow contingent loans; long-term affordability; pays for construction, design, permitting, reserves, etc.
- 3. For-Sale Projects:** low interest; long-term affordability; pays for construction and predevelopment costs which reduces purchase price of home; reduces amount of mortgage home buyers need to qualify for.
- 4. Safety and Security Grant:** pilot project that funded security cameras, lighting, secure entry, alarm systems, and doors at existing restricted affordable housing projects.



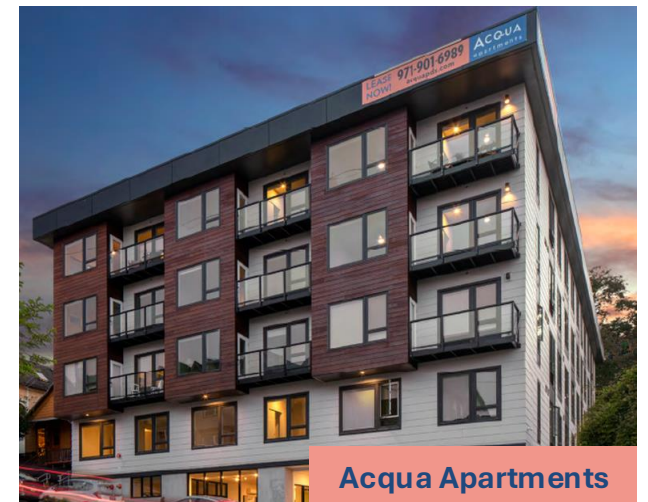
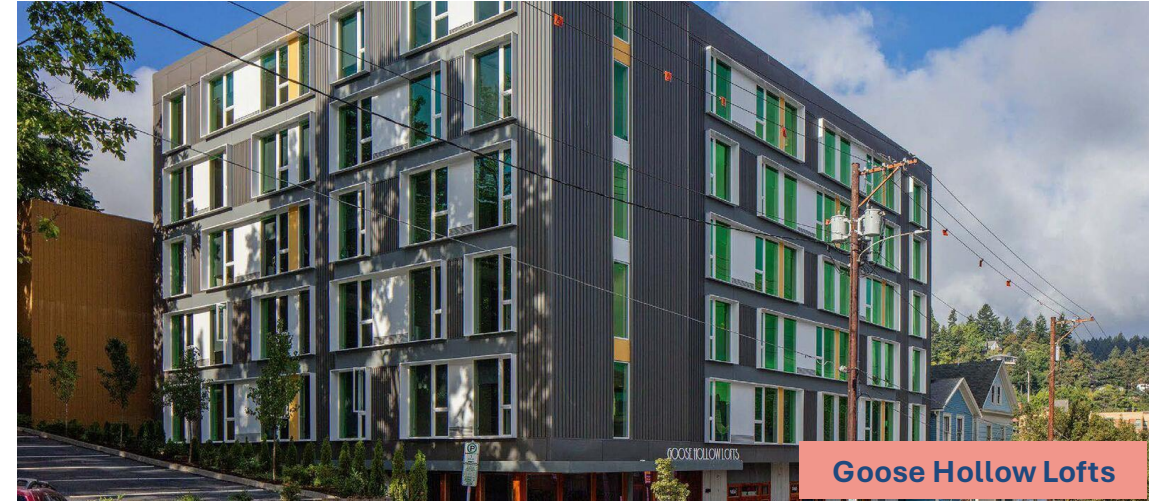
2. Programs for Multiple Units

Buying existing multi-family buildings

- Purchase existing market rate housing and over time convert it to affordable housing
- **Example:** 2024 Rapid Acquisition Pilot offered \$100k/unit for housing providers to purchase market rate properties & convert to permanently affordable at reduced rents
- **Result:** 3 buildings, 226 total units

Potential toolkit expansion areas for multiple units

- Limited equity co-op
- Mixed-income
- Limited profit
- Using community land trust



3. Land

Purchasing or offering up land for future development

- **Acquisition:** Purchase vacant or underutilized land from private market or through City's Surplus Land disposition process
- **Disposition:** offering the purchased land for housing development through a competitive application process; is paired with TIF or other funding sources
- **Example:** Used Interstate Corridor URA TIF to purchase the Strong family property in 2018. Offered the land for development in 2022 RFP. Developed by Community Development Partners and Self Enhancement, Inc. into The Strong Building. Opened 2026.
- **Potential toolkit expansion area:** create a new land bank or other type of land banking entity



Land Acquisition for
The Strong Building



Questions



6. Public Comment

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



7. Closing and Next Steps

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 Contacts

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Project Email Address:

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Next Meeting

- **June 24th, 2026**
 - **6 PM**
- **Parkrose District Office**