

SPACC TIF District

Community Leadership Committee Meeting

June 2026

Affordable Housing Series Session 2



Agenda



1. Welcome:
 - A. Agenda Review
 - B. Meeting Agreements
2. Administrative Items
3. Public Comment
4. May Meeting Recap
5. Purpose and Introduction
6. Feedback from Exploration
7. Investment Priorities Discussion
8. SOAR Analysis
9. 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
- Parking Lot for Issues that need additional discussion later on

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:

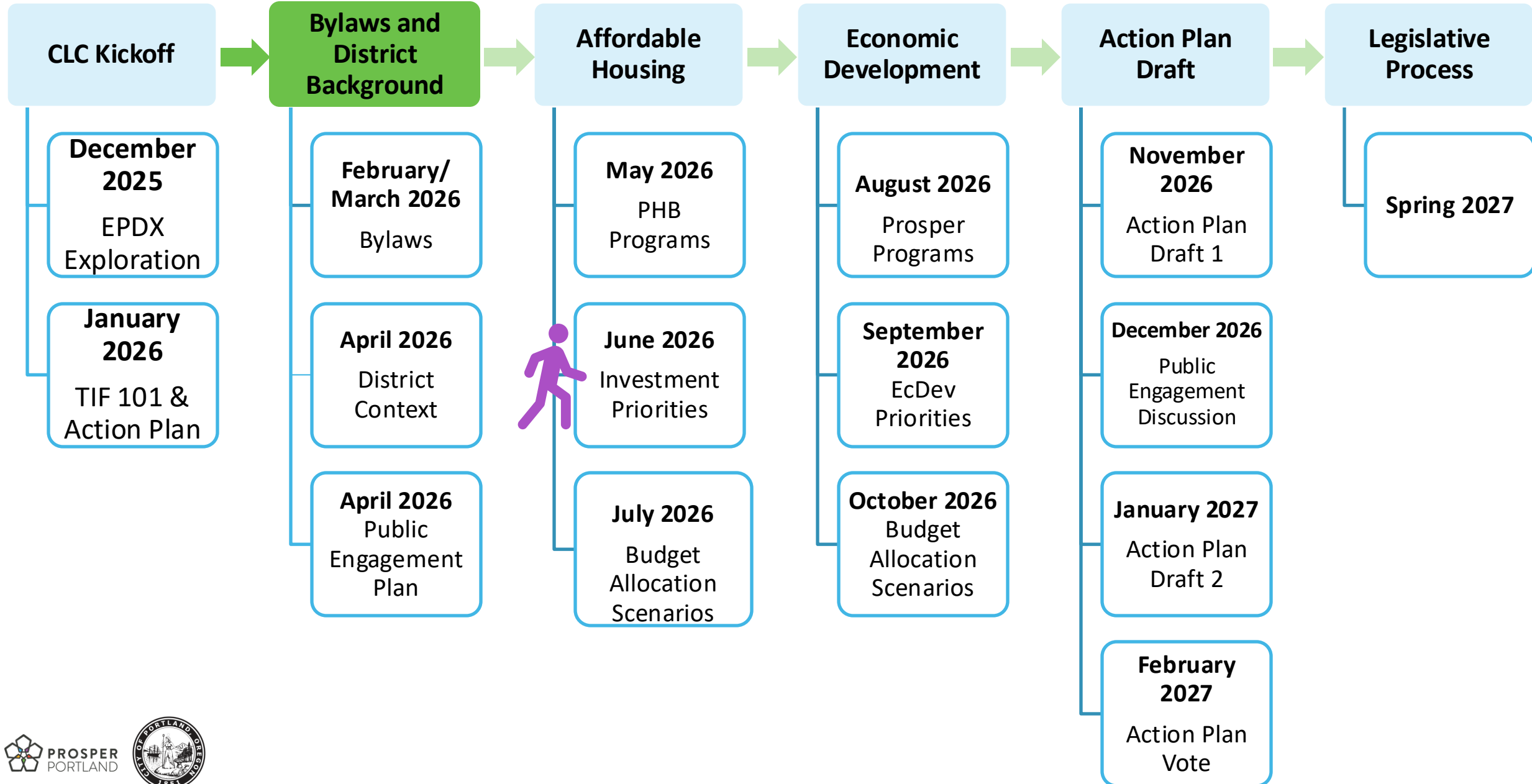
- In- Person: Sign up via Public Comment sheet
- Online: Share your request in the comment

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



3. 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



4. May Meeting Recap

PHB: What We Do

What We Do

- Finance Construction & Preservation
- Increase Homeownership
- Employ Stabilization Strategies



How We Do It

- **Individual Units**
 - Homebuying
 - Home building
 - Home repair
- **Multiple Units**
 - Work done before construction
 - Construction
 - Preservation/Rehabilitation
- **Land**
 - Buying land
 - Offering land for future development

SPACC TIF Plan

Affordable Housing Investment Areas

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

Affordable infill and
middle housing

Manufactured housing
park stabilization,
preservation, and
development

Emergency repair or
rehab funds to prevent
displacement

Support cooperative
ownership

5. Purpose and Introduction

Purpose of Today's Meeting



- Identify strengths and opportunities in the district related to housing.
- Review what others said during exploration.
- To lay the foundation for more meetings where we dive into specifics

Action Plan Roadmap: Affordable Housing Series



6. Feedback From Exploration

SPACC Affordable Housing Investment Areas

Existing PHB Programming

- Single family home repair
- Homeownership support
- Multi-family rental development
- Rehabilitation and preservation of existing regulated housing
- Land Acquisition and rehabilitation of existing market rate housing
- Capital Expenditures for Community Services for Houseless Neighbors

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

7. Investment Priorities Discussion

Example: TIF Plan to Action Plan

TIF Plan Eligible Projects List
Economic & Urban Development (>40%)
Infrastructure (<15%)
Affordable Housing (45%) • Homeownership • Home Repair • Construction and Rehabilitation • Acquisition
Total Budget \$425,000,000



5-Year Action Plan Investment Priorities and Allocations	5-Year Action Plan Outcomes
Economic & Urban Development \$9M	
Infrastructure \$2M	
Affordable Housing \$9M • \$4M Homeownership Programs • \$2M Home Repair Programs • \$3M Acquisition for Future Development	• 10 DPALs • 20 Units Developed • 100 Home Repair grants; 25 loans • 2 properties acquired
Total Budget \$20,000,000	

8. SOAR Analysis

SOAR Exercise

What do we know about our community's strengths and aspirations?

S Strengths

What assets, resources, and capacities already exist in SPACC?

What makes SPACC unique and special?

Discussion →

O Opportunities

What possibilities could TIF investment unlock for the district?

Are there gaps in SPACC that we may be able to fill with TIF?

Discussion →

A Aspirations

What do community members want SPACC to look and feel like in the future?

How can we make a difference for SPACC?

Discussion →

R Results

What measurable outcomes would tell us TIF investments made a difference?

How can we measure our progress?

Discussion →

9. 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

Prosper Portland Staff:

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Portland Housing Bureau Staff:

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Community Liaison:

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Next Meeting

- **June, 24, 2026**
 - **6:00 PM**
- **Parkrose SD District Office**
- **Topic: Budget Scenarios**

Extra Slides

Home Repair & Home Buying

What we heard:

- Single family home repair
- Mixed income neighborhoods
- Homeownership support
- Supporting cooperative ownership
- Stabilizing large manufactured home parks in the district

What we could do

1. **Action:** Provide down payment assistance to support first-time homebuyers
2. **Action:** Fund the development of new homes with production targets at a variety of income levels
3. **Action:** Create a program for Share-Loans for Cooperatives
4. **Action:** Create a cottage cluster program
5. **Action:** Support homeowner stabilization through home repair grants and loans
6. **Other Actions?**

Per the SPACC TIF plan, the preference is permanently affordable homeownership utilizing mechanisms such as down payment assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers

Construction, Preservation, Rehabilitation

What we heard:

- Multi-family rehab and repair
- Sidewalk and lighting improvements on affordable housing developments
- Support for multi-generational and senior housing.
- Emphasis on infill, middle density housing
- Emphasis on housing for working people

What we could do

1. **Action:** Fund rehabilitation of existing regulated affordable housing
2. **Action:** Create a rehabilitation program for non-regulated affordable housing
3. **Action:** Place an emphasis on mixed-income housing by offering loans for predevelopment, construction and permanent financing to projects that include unit targets at a variety of incomes
4. **Action:** Create a middle density, scattered site infill program for low- and moderate-income households

Other Actions?

Buying & Selling Land

What we heard:

- Opportunistic Land Acquisition
- Tracts of land between NE 122nd and NE 148th are underutilized and vacant
- Land in manufactured home parks is a large driver of cost increases

What we could do

1. **Action:** Work with faith-based and mission driven organizations to support dispensation of surplus land
2. **Action:** Develop land banking strategies
3. **Action:** Stabilize renters by purchasing market rate housing for conversion to regulated affordable housing
4. **Action:** Prioritize investments in Community Land Trusts and other Shared Equity models to reduce costs
5. **Other Actions?**