

SPACC COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: May 27, 2026

Time: 6pm to 8 pm

Location: Parkrose School District
Office

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Alex Millett	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
Andrew Campbell	CLC	Jessi Conner	Portland Housing Bureau (PHB)
Angela Baker	CLC	Joel Devalcourt	Prosper Portland
Christopher Lambert	CLC	Annette Stanhope	Community Liaison
Karim Hassanein	CLC	Jennifer Pruess	Prosper Portland
Lily Burnett	CLC		
Lin Felton	CLC		
Oak Sonfist	CLC		
Sara Johnson	CLC		
Em Winokur	CLC		
Kyna Harris	CLC		
Nic Luland	CLC		

Meeting Minutes

Meeting commenced at 6:10 pm

Welcome! Gene Introduction!

Gene Lee (Facilitator) introduced and welcomed CLC to meeting.

Roll Call, Objectives, Meeting Recap

Joel Devalcourt (Prosper Portland) conducted roll call.

Raul Preciado Mendez (Portland Housing Bureau) reviewed the meeting agreements and agenda.

Joel Devalcourt reviewed the objectives for the evening.

Administrative Items, Items of Interest and Updates

April 2026 Meeting Minutes Approval

Moved by Nic Luland, Seconded by Lin Felton

	Yes	No	Abstain/Absent
Alex Millett	X		
Andrew Campbell	X		
Angela Baker	X		
Christopher Lambert	X		
Em Winokur	X		
Karim Hassanein	X		
Kyna Harris	X		
Lily Burnett	X		
Lin Felton	X		
Nicole Luland	X		
Oak Sonfist	X		
Sara Johnson	X		

CLC voted to confirm the April 2026 meeting minutes.

Updates & Items of Interest

- CLC members available for 1:1s to get to know each other more. There will be opportunities to discuss/review housing strategies including social housing.
- Lin Felton (CLC) posed a question around tracking opportunities outside of the district. Joel Devalcourt responded that Prosper Portland and PHB could look into creating a landing page for the tracker.
- Annette Stanhope (Community Liaison) is tabling at events including the upcoming weekend to present and discuss affordable housing, share utility resources, and link people to free led testing of their soil. Reach out directly to Annette for more information. CLC members can join tabling events.

Guest Presentation

Portland State University, Masters of Urban and Regional Planning (PSU MURP) student team presented final study in partnership with Historic Parkrose. Project conducted to analyze vacant and underutilized lots on Sandy Boulevard/Historic Parkrose District. Utilized community engagement on two phases of the project, conducted surveys, etc. Centered equity and displacement in key findings and final recommendations. Primary outcome is the creation of a “Development Compass” and property map that will help Historic Parkrose/CLC and community help identify viable projects. Next steps of project will be stress-testing, create two case studies, project/site feasibility assessment, structuring gap financing. Materials from final report will be brought back to CLC later in the development of the Action Plan for discussion.

Bureau Role in Housing Landscape

Raul Preciado Mendez (Portland Housing Bureau or PHB) led the discussion stating that City Council directed PHB to study Social Housing. PHB’s final report on Social Housing is due back to City Council in August of 2026. Other housing models include affordable housing, cooperative ownership, cost-based, and land trusts.

TIF Plan: Vision, Goals, Investment Areas

- CLC noted hesitancy around large affordable housing developments due to airport overlay zoning limitations. Desire to look into infill property opportunities. PHB noted that affordable housing

developments are scalable, faster developments effective with lowering housing costs.

- CLC asked PHB if economy of scale projects can translate to multi project opportunities. PHB to follow-up. CLC member commented on conducting an inventory of underutilized church land in the Parkrose District as potential sites for affordable housing projects.
- CLC commented that apartment complexes are in need of support and raised a question around how to learn from pilot projects to maintain and renovate housing projects. PHB to follow up.
- CLC requests examples of working relationships with mixed housing and stabilization e.g. affordable, workforce, private.

TIF Toolkit: TIF-eligible PHB Programs

- JessiConner (PHB) discussed that TIF is a policy tool to make investments in infrastructure. The Interstate Corridor TIF District being an example of TIF as a community led policy tool to create housing strategies, invest in infrastructure. Cully TIF District and East Portland TIF Districts started with being community led and will continue being community led for the duration of the TIF District.
- Land banking/purchasing as a TIF tool was also discussed and presented by PHB as large-scale development strategies/development. Typically, underutilized and/or vacant land.
- CLC asked if there are housing projects that are specific to seniors. PHB responded with 'yes.' Union Hall is an example.
- CLC asked PHB about smaller houses on lots. PHB responded with this being possible via inclusionary zoning but not a lot of in-depth information at this time. The CLC would like to research this more.
- Joel mentioned that there will be more discussion on middle housing topic at future CLC meetings during the economic development portion.

Public Comment

- Laci Sutton offered the CLC an opportunity to learn more about how housing developments look like on the other side in terms of impacts of limited equity for homeowners further impacting ability to move out of housing developments, build wealth. Social Housing keeps

developers accountable and does not leave homeowners on their own.

- Liz from Parkrose School District: Discussed the impacts of houseless students on the students themselves and the school at large. Currently 9% of students in the district identify as houseless. Schools are left on their own and staff time is also impacted. Producing a burden on the school. Housing creates a better school environment for all.

Close Out & Next Steps

CLC requests for public comment to be shared in writing.

Meeting Adjourned at 8:04pm

Attachments

Image One

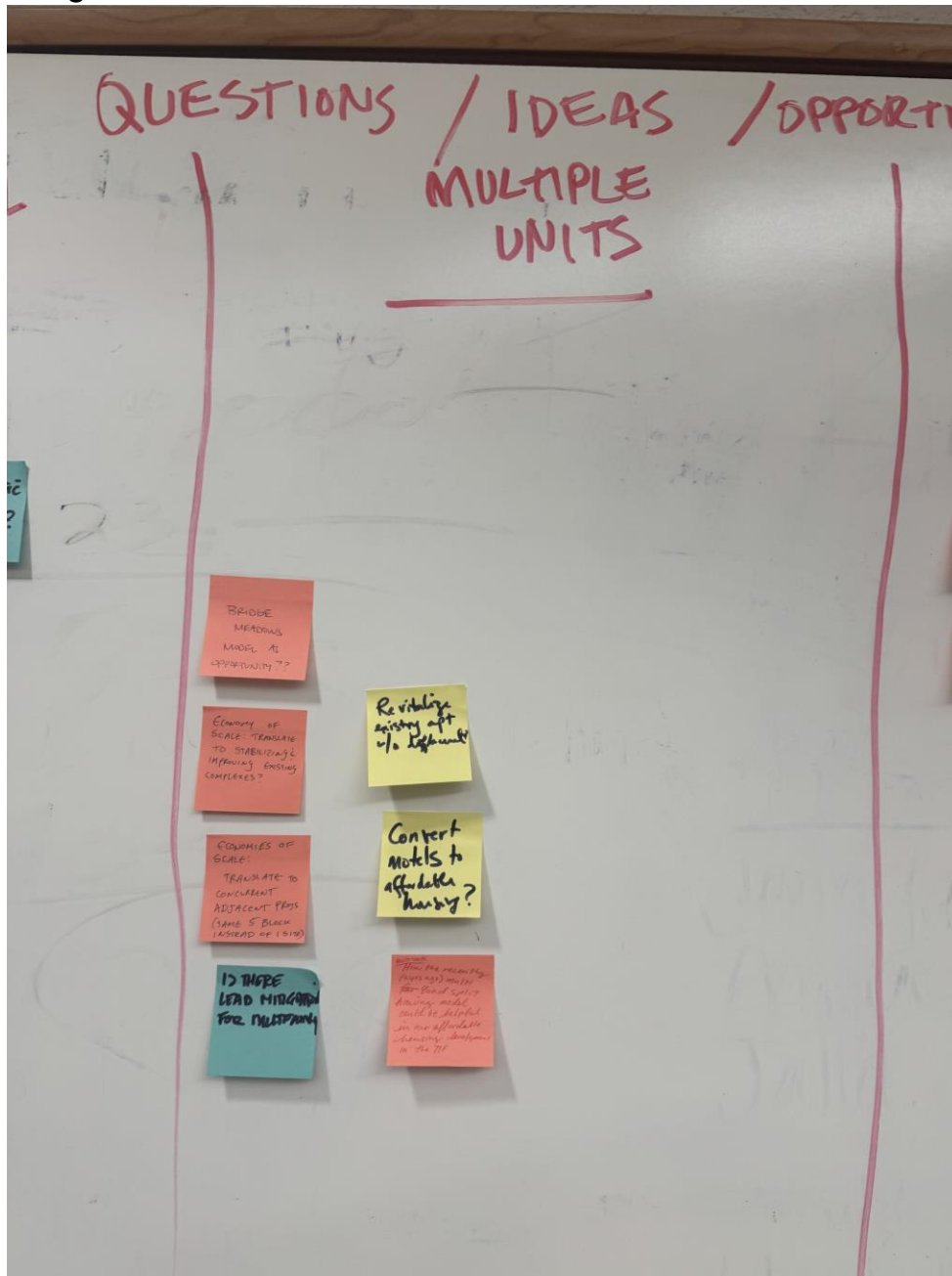


Image Two

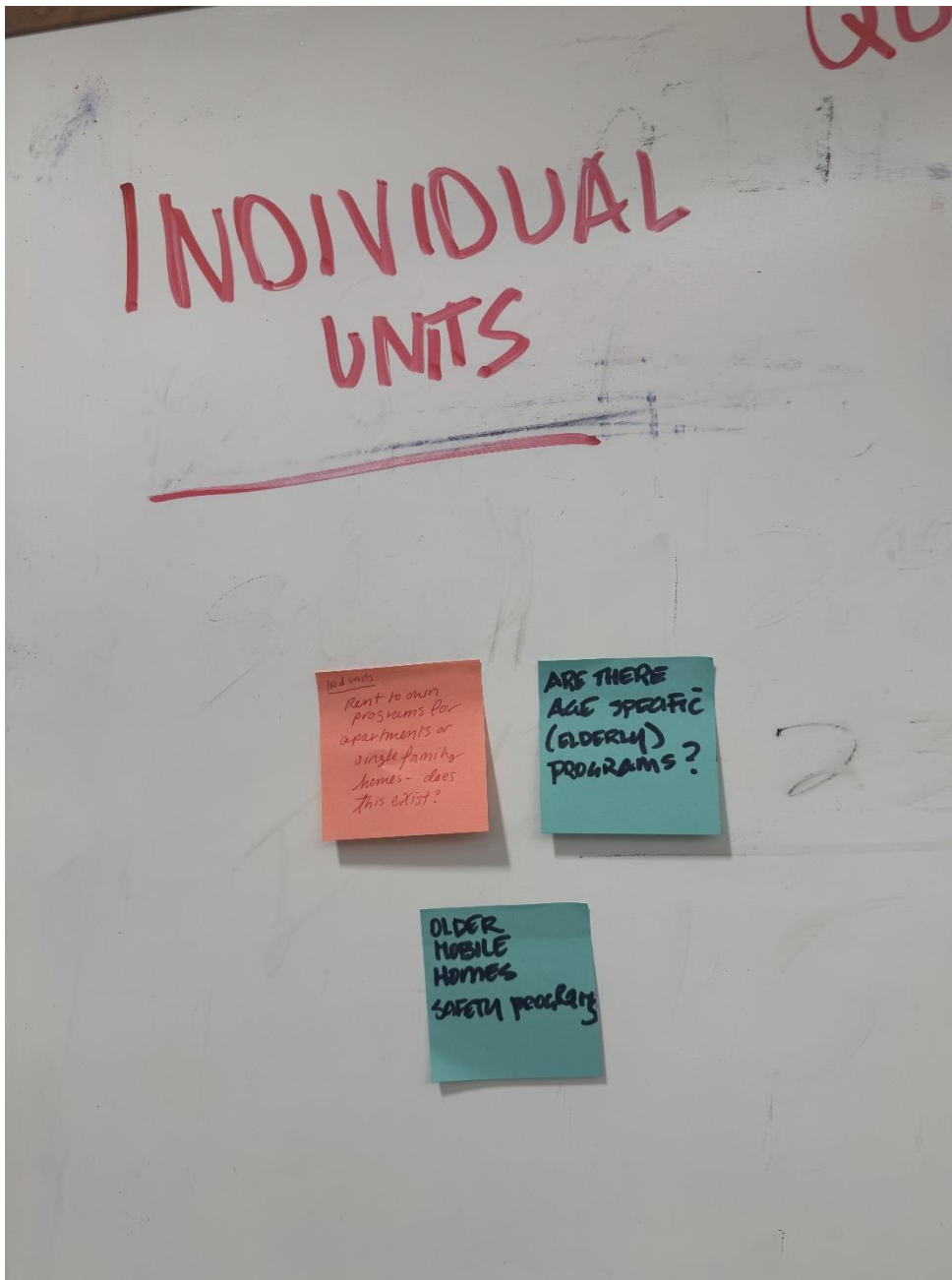


Image Three

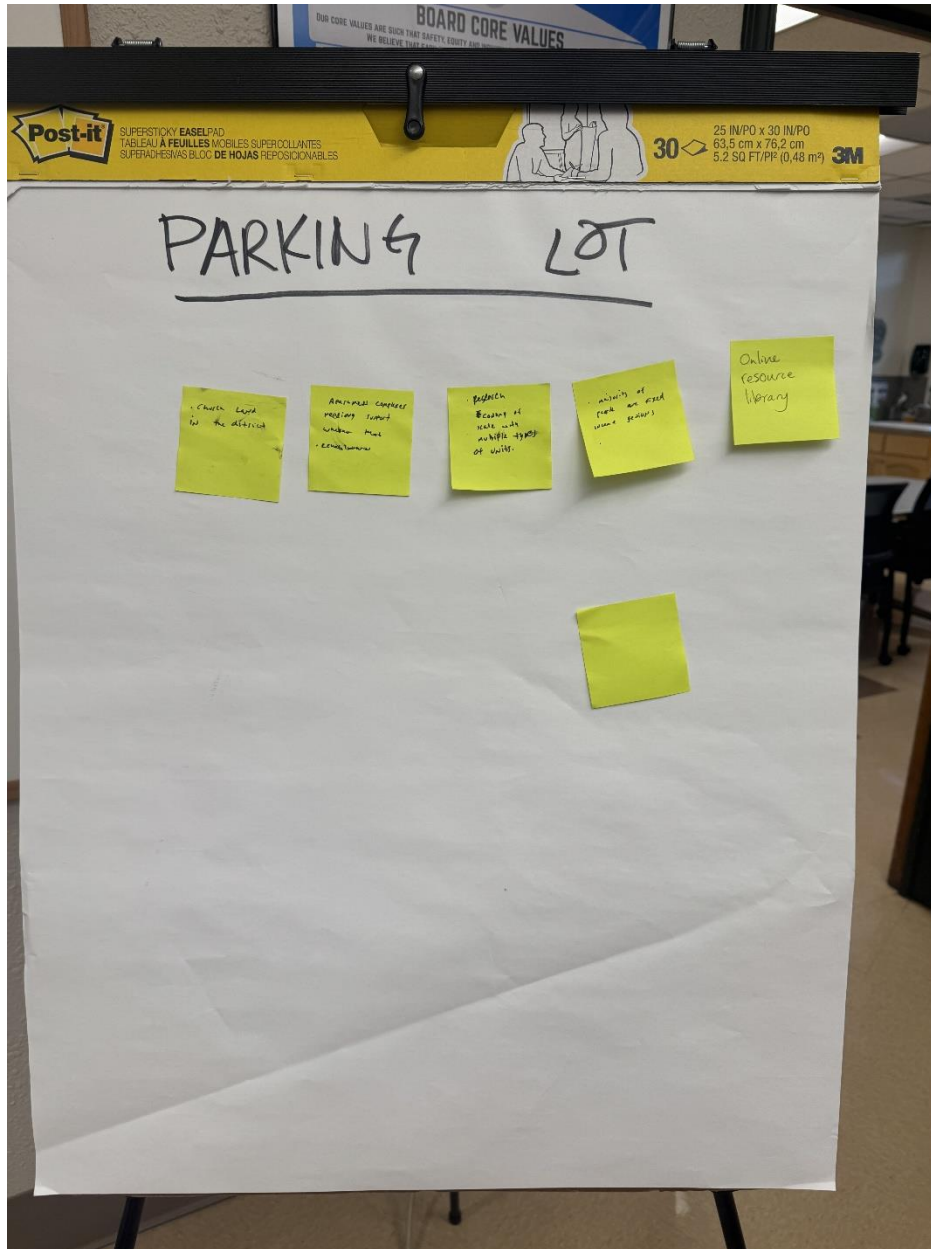


Image Four

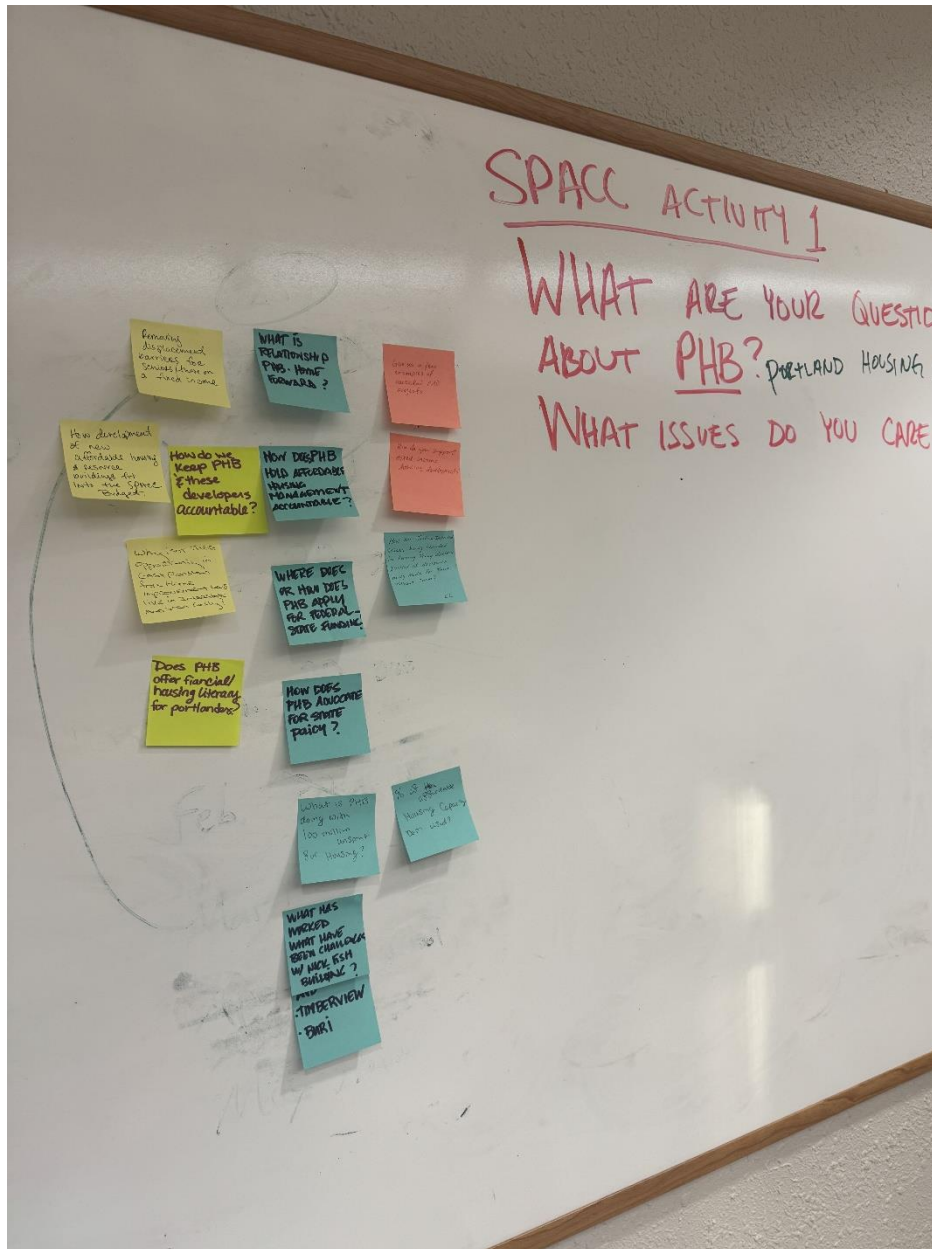


Image Five

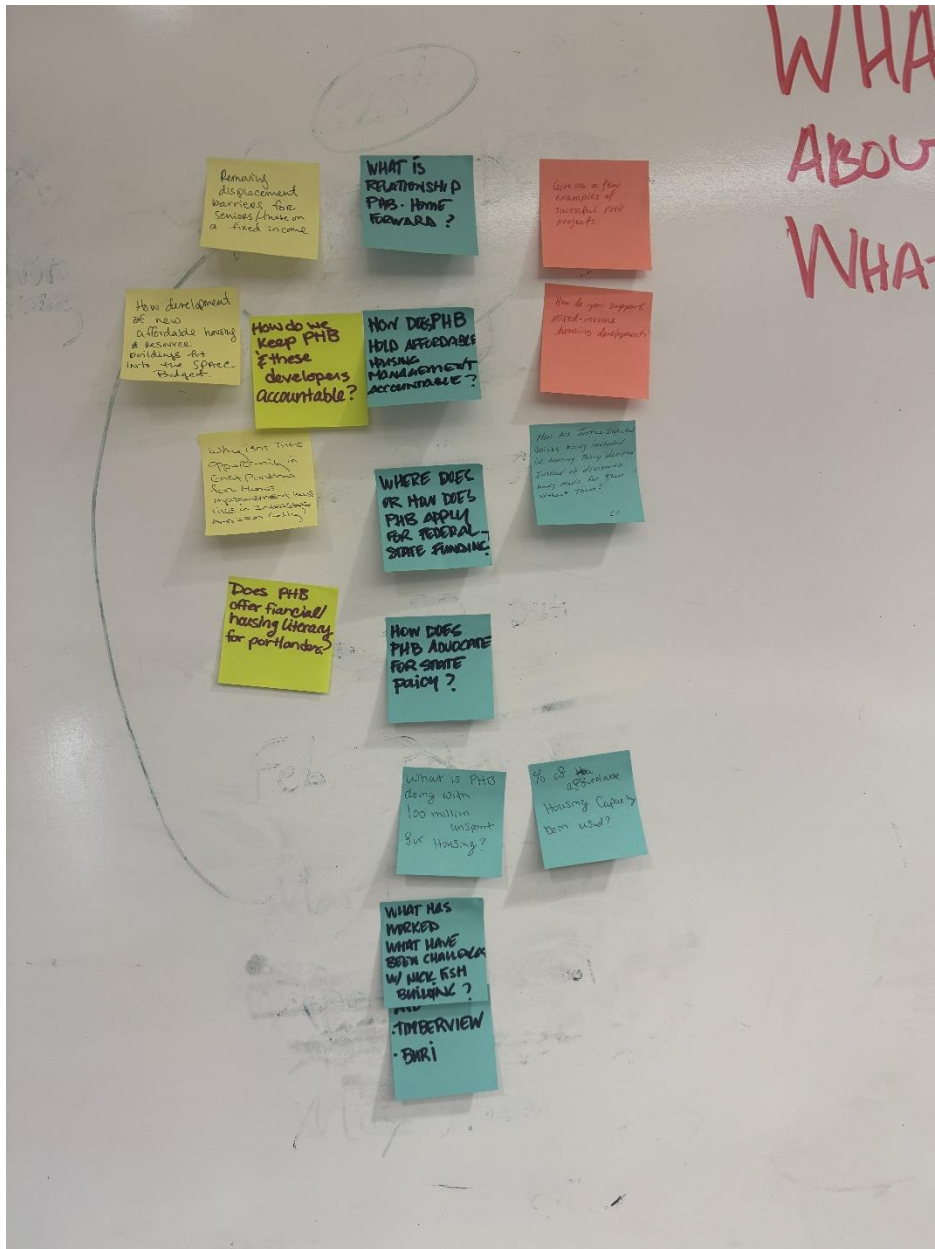


Image Six

