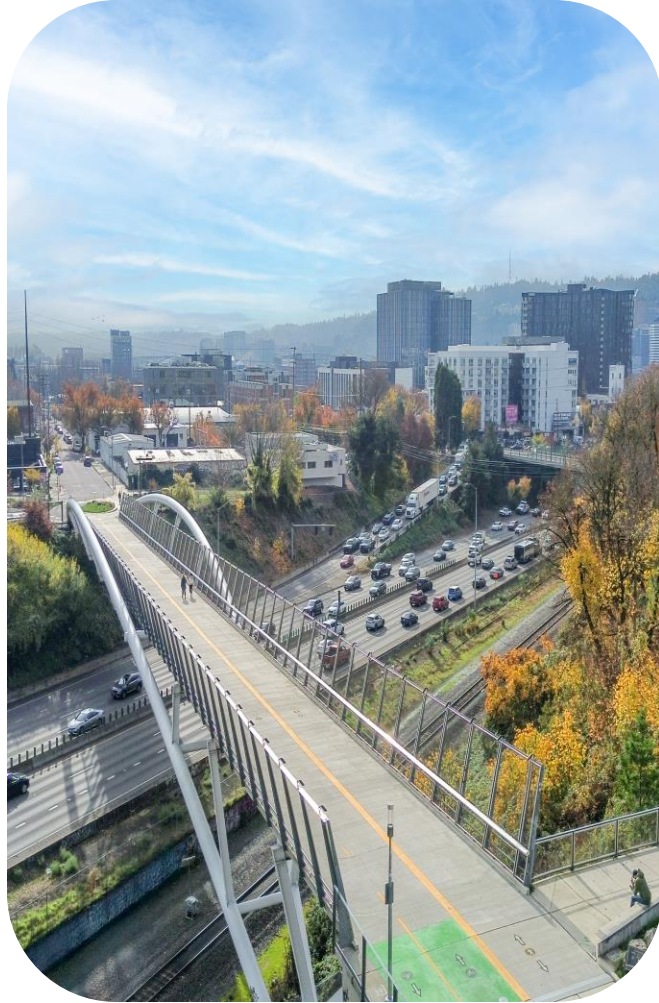


82nd Ave Area TIF District

Community Leadership Committee Meeting
July 2026



Agenda



1. Welcome: Agenda Review
2. June Meeting Recap
3. Administrative Items
4. Public Comment
5. PHB “What We Do” Refresher
6. Review: Feedback & Housing Themes
7. Investment Area Discussion
8. Closeout & Next Steps

2. June Meeting Recap

Meeting Recap

- Kyoung provided an update on the Community Engagement Plan, including engagement criteria and the importance of community involvement.
- Mesha presented an overview of PHB, including the bureau's role as the City's housing agency and housing programs.
- Mesha introduced the TIF Plan affordable housing vision and goals, the "menu of options", TIF eligible PHB programs, and potential new housing tools under exploration.
- The committee completed an initial "gut-check" exercise to gauge perspectives on potential housing investment priorities.
- Kathryn reminded the committee to complete and share the 82nd Avenue Survey. The survey will remain open.





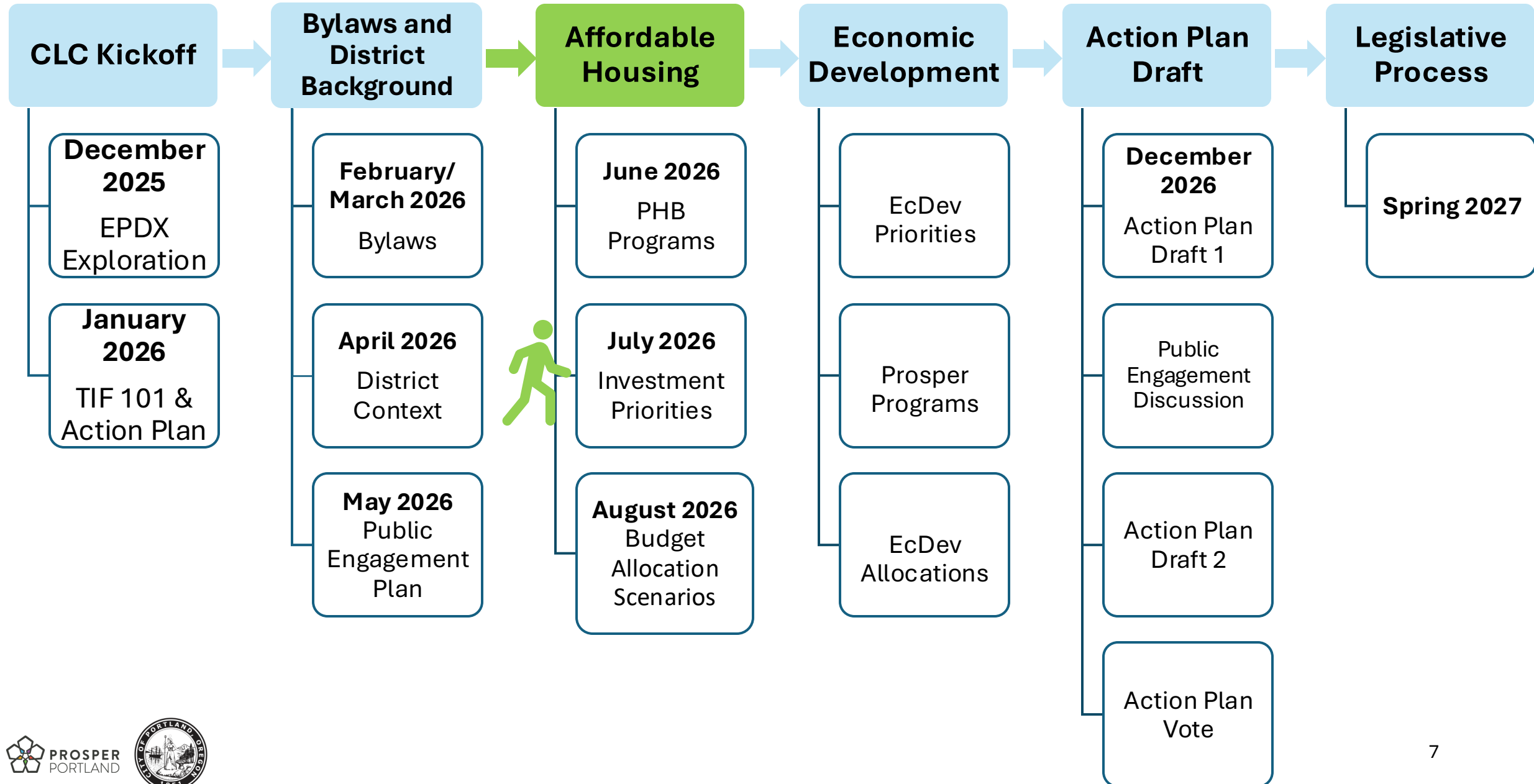
3. Administrative Items

Roll Call

Approval of Meeting Minutes



CLC Action Plan Roadmap



Action Plan Roadmap: Affordable Housing Series



4. Public Comment

Public Comment

- Wait until your name is called.
- Once called up, please state your name for the record.
- You will have three minutes.

03:00



5. Bureau Role in Housing Landscape

PHB: What We Do

What We Do

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



How We Do It

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

82nd Ave Area TIF Plan

Affordable Housing Investment Areas — “Menu of Items”

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

Emergency repair or
rehab funds to prevent
displacement

New Programs/ New Menu Items



Manufactured housing
park stabilization,
preservation, and
development

Affordable infill and
middle housing

6. Review: Feedback and Themes

82nd Ave: TIF District Plan Priorities



Prioritize Homeownership & Home Repair Programs Early



Multi-modal Connections that Build on 82nd Ave.
Infrastructure and Transit Investments



More Neighborhood-serving Retail and Services; 24-hour vibrancy along 82nd Ave.



Remediation and Redevelopment of Large, Underdeveloped Sites



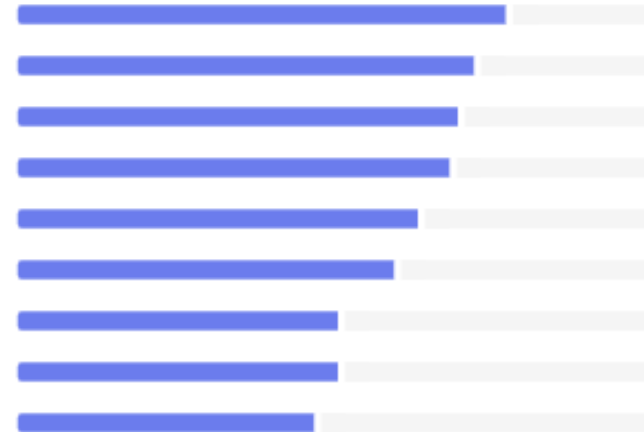
Tree Canopy and Landscaping to Reduce Heat Island Effects

Results from initial “pulse-check” exercise

1. Please rank the following housing investment areas in order of priority, with **1 representing your highest priority and 9 representing your lowest priority.**

[More details](#)

- 1 Homeownership support (*permanently affordable models*)
- 2 Multifamily affordable rental housing development
- 3 Acquisition and rehabilitation of existing market-rate housing
- 4 Homeownership support (*traditional*)
- 5 Affordable infill and middle housing
- 6 Single-family home repair
- 7 Rehabilitation and preservation of existing regulated affordable housing
- 8 Capital investments for people experiencing homelessness
- 9 Manufactured housing park stabilization, preservation, and development



Common Themes Identified Through the SWOT & SOAR Analyses

Strengths

- Diverse/multicultural community
- Opportunities for large scale development
- Good mix of housing options

Opportunities

- High density residential zoning between 82nd and I-205
- Large, undeveloped and underdeveloped parcels
- Mobility improvements for elders and youth (**weakness**)
- Safety support (**weakness**)
- Rethink spaces to support community livability, public spaces and built design

Aspirations

- Mid-rise, mixed-use developments
- 1st time homeownership opportunities
- Support to keep homeowners in their home
- Multigenerational housing
- Support for mobile home park residents
- Programs that support affordable infill and middle housing
- TIF investments could exacerbate gentrification/displacement pressure(**Threat**)

Results

- Residents and businesses are prosperous
- Investments are made equitably across the corridor geography
- An increase in new nodal developments to support the corridor as a place of community and belonging
- Community benefits from more community gathering spaces
- Public resources are leveraged effectively, with city agencies working collaboratively to deliver coordinated outcomes.



Questions



BREAK



7. Investment Priorities Discussion

Discussion Activity: Reviewing Potential Housing Actions

Over the next several slides, we'll review potential housing actions based on current and existing engagement

As we review potential housing category, we invite you to discuss:

- Do the actions reflect the housing priorities you've heard from the community?
- What resonates with you?
- What concerns or questions do you have?
- What, if anything, is missing?
- If funding is limited, which actions should be prioritized?

Objective: Use your feedback to refine housing investment priorities and develop draft budget scenarios for our August discussion.

Home Buying Support (Traditional & Permanent)

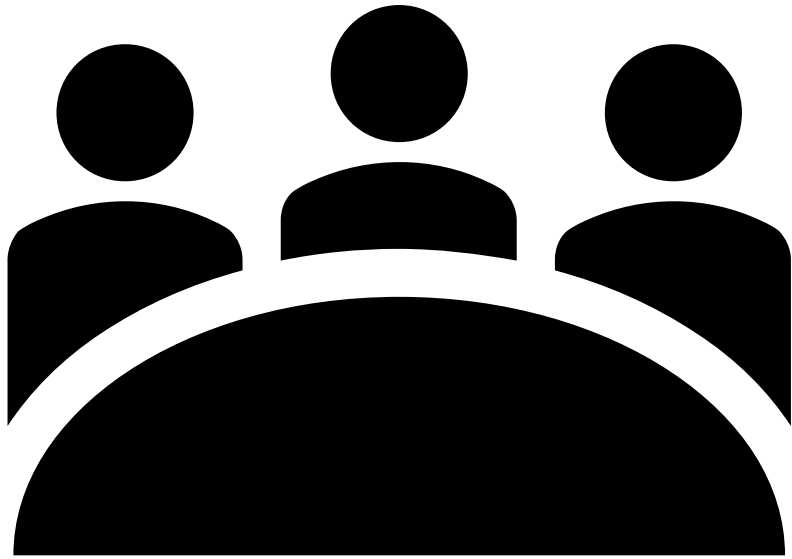
What we heard:

- Access to affordable, stable housing is preserved and expanded for current and future generations.
- Support opportunities for residents to become first-time homebuyers.
- Focus on permanently affordable social housing. Note: Permanently affordable ownership models is the preferred model under the Plan.

What we could do

1. **Action:** Support homebuyers through Down Payment Assistance Grants (DPAGs). Provide low-interest financing to support the pre-development and construction of **permanently affordable housing models**, including community land trusts, cooperative ownership, and shared equity models.
2. **Action:** Support homeowners through downpayment assistance loans (DPALs), which allows eligible first-time homebuyers to shop the open market for home ownership opportunities.
3. **Action:** Explore the creation of a program that would prioritize middle infill housing options for homeownership.
4. **Other Actions?**

Discussion: Home Buying Support



What's resonates?

Do you have any concerns or questions?

What's missing?

What should be prioritized and why?

Rental Housing Development

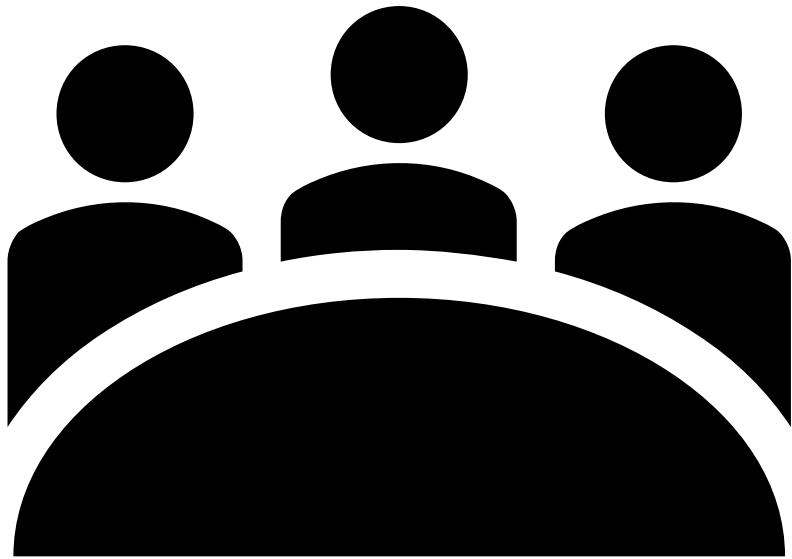
What we heard:

- Access to stable, affordable, and accessible housing.
- Multigenerational/Multi-cultural housing. Support family sized housing (2BR+)
- High density residential options between 82nd and I-205
- Creation of well designed & high functioning developments – “built design”

What we could do

1. **Action:** Issue solicitations that focus on new affordable housing developments with an emphasis on multi-generational and high-density housing.
2. **Action:** Prioritize TIF resources for housing developments that incorporate community spaces, such as community centers, maker spaces, childcare, or other neighborhood amenities.
3. **Action:** Prioritize housing projects that improve accessibility through universal design, ADA accessible units, and aging in place features.
4. **Action:** Invest in affordable housing development along key transit corridors, including the area between 82nd Avenue and I-205.
5. **Other Actions?**

Discussion: Rental Housing Development



What's resonates?

Do you have any concerns or questions?

What's missing?

What should be prioritized and why?

Property Acquisition & Rehabilitation

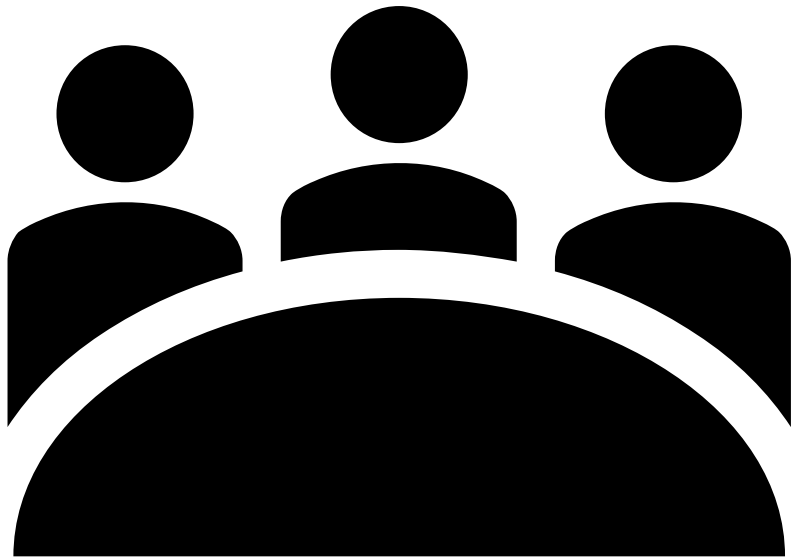
What we heard:

- Large, undeveloped or underdeveloped parcels
- Opportunities for large-scale redevelopment

What we could do

1. **Action:** Facilitate the acquisition and rehabilitation of privately held properties.
2. **Action:** Invest in preservation initiatives by offering loans to rehabilitate affordable housing developments.
3. **Action:** Set aside funds for land acquisition for future opportunistic housing development.
4. **Action:** Explore the creation of a multi-family residential unit repair program to support aging in place, habitability, etc.
5. **Action:** Create a multi-family safety and security loan or grant program to support the installation of security cameras, lighting, secure entry systems, doors etc. Build off the Safety and Security Pilot Program.
6. **Other Actions?**

Discussion: Property Acquisition & Rehabilitation



What's resonates?

Do you have any concerns or questions?

What's missing?

What should be prioritized and why?

Single Family Home Repair

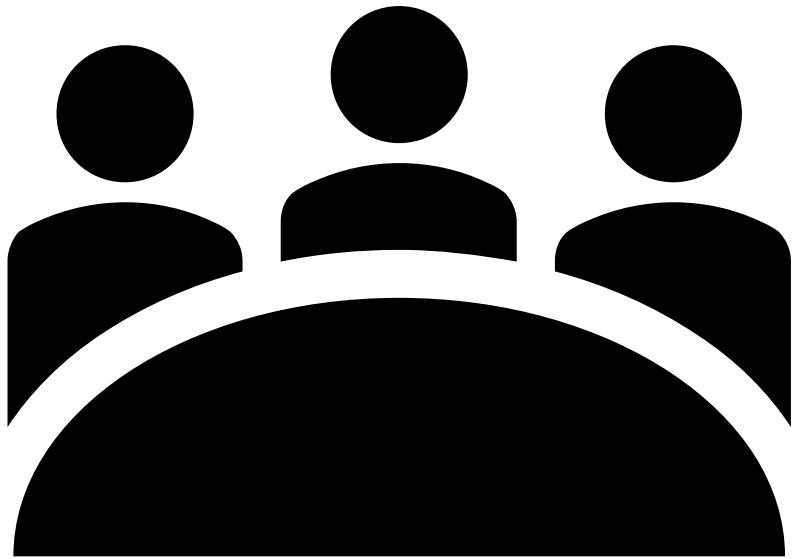
What we heard:

- Support homeowners to maintain and preserve their housing. Anti-displacement/stabilization strategy.
- Support investments that benefit existing residents & businesses.
- Support residents aging in place by addressing deferred maintenance and repair needs.

What we could do

1. **Action:** Invest in home repair, rehabilitation, and weatherization to help homeowners make critical repairs to maintain safe and healthy homes.
2. **Action:** Prioritize investments that help existing residents remain in their homes and neighborhood.
3. **Action:** Develop a program that supports stabilization of manufactured home park residents by addressing habitability, redevelopment, and pathways for resident or nonprofit ownership.
4. **Other Actions?**

Discussion: Single Family Home Repair



What's resonates?

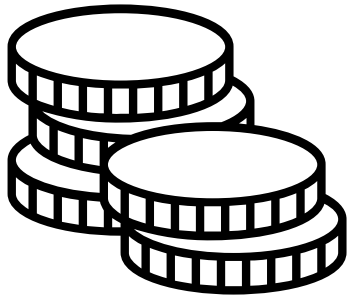
Do you have any concerns or questions?

What's missing?

What should be prioritized and why?

What could \$10M in housing investments fund?

If we spent “10 Million Dollars” on one-thing...



Note: this is for illustrative purposes only

Affordable Housing- New Rental Development

50-66 units (typical subsidy per unit \$150k)

Homeowner Stabilization Repair (Loan)

250 Households (up to \$40,000 based on owner's equity)

Homeowner Stabilization Repair (Grant)

1,000 Households (up to \$10,000 per eligible homeowner)

Downpayment Assistance Grants (DPAGs)

100 Households (up to \$100k per grant)

Downpayment Assistance Loans (DPALs)

100-125 Households (\$80k-\$100k in assistance)

Opportunistic Land Acquisition

1-2 Sites





**Additional
Thoughts/Questions?**



8. Closing and Next Steps

Staff Contacts



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:

Mesha.jones@portlandoregon.gov

Community Liaison:

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Project Email Address:

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Items of Interest & Updates

CLC Members



Community Liaison



Housing Bureau Prosper Portland



Next Meeting

- **September 16 , 2026**
- **6:00PM- 8:00PM**
- **African Youth & Community Organization
(AYCO)**

Housing Production

Affordable Housing Development – Alder 9 **\$89.4 M Project Total**



\$37.5 M 4% Low Income Housing Tax Credits

\$27.2 M Portland Housing Bureau (PHB) Bond

\$13.5 M Commercial Perm Loan

\$4.4 M Deferred Developer Fee

\$3.1 M PHB Portland Clean Energy Fund Grant

\$3.1 M PHB TIF Loan

\$0.6 M Metro Transit Oriented Development Grant

+ \$1M PHB Predevelopment Loan