

SPACC COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: June 24, 2026

Time: 6pm to 8 pm

Location: Parkrose School District
Office

Online: Zoom

Attendees (In-Person/Online):

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

Meeting Minutes

Co-Chairs to take on a more active meeting facilitation role. Weekly coordination meetings. Roles/Responsibilities for CLC members-co-creation of Action Plan. Being clear of where the CLC has authority and where we do not. Joel can take questions about the Prosper Board process. Constant invitation to question whatever comes up. No time crunch on getting the info needed to inform decisions.

Where we are in the process: SOAR exercise (PHB/Housing).

Meeting commenced at 6:03pm

Welcome

Administrative Items

Meeting Minutes Approval

Name	Vote
Alex Millett	
Andrew Campbell	Y
Angela Baker	Y
Christopher Lambert	
Karim Hassanein	Y
Lily Burnett	Y
Lin Felton	Y
Oak Sonfist	Y
Sara Johnson	Y
Em Winokur	Y
Kyna Harris	Y
Nic Luland	

Motion to approve: Em. Second: Karim. Approved at 6:49pm.

Updates/Items of Interest:

Cully Tour TIF District opportunity for economic development. Speak w/ for futher info

250th Anniversary July 3rd 530

PBOT Plaza/St Mural on Thursday between 10am-12pm

When we might know about the utility increments timeline. Grocery Outlet update.

Public Comment

No public comment.

May Meeting Recap

Buckets of work that PHB does. Individual Units/Multi-Unit/Land Acquisition. Preserving existing housing, helping people come homeowners, giving out land through RFP processes.

Purpose and Introduction

Identify existing strengths in district, discuss what was said in exploration, building out priorities. Stage 2: Investment Priorities. Direction on development of a draft. Budget scenarios discussed next month. CLC may move to add an additional session before moving onto budget scenarios. Pending June meeting discussion.

Manufactured housing inclusive of tiny homes? Yes, but currently no specific program for it. Work would need to be TIF eligible/permanent improvements. (Andrew)

Lilly-Mixed income housing between PHB+PP possible with public funding? Yes. For example: Nick Fish in Gateway. Prosper owns ground floor. Another organization owns each level based on the designation. Mixed-income, office, etc.

Lena: are any of the entities taxed? Nonprofits are not generally taxed w/property tax.

Kyna: How would we do something like that similar w/Columbia Corridor? Yes, is the short answer. Hold for the SOAR exercise to propose as an optional model to look at.

Feedback from Exploration

Investment Priorities Discussion

First five years of the action plan. Takes time for funds to increment. Grows at a faster rate when more money is invested. Outcomes we are looking

for: priorities for providing loans, building housing and a certain number of units, provide certain number of grants and loans.

Lilly-projection for SPACC TIF is lower than example provided. Answer: Could come in higher or lower but should come in close. There will be other resources and opportunities for leverage in the future. Taking from one to do the other (housing/economic development). Required to balance the two for the first five-years of the district. End of the five-years, possibility for bonding authorities to leverage additional funds.

Lena-How often are the estimates done? Annually.

Lena-What's the mechanism for stacking to get money to go farther? Looking at greatest growth potential. Take the opportunity or not? TIF will always have a mix of public/private dollars investments. Capital stack is multi-layer funding w/multiple funding sources.

Lena-Good to know what opportunities can leverage more dollars. CLC could place policy guidance within. We will talk more about it in the Economic Development sessions in the future.

SOAR Analysis

Have as much conversation as possible. Start coming together as a committee. Strengths, Opportunities, Aspirations, Results. Strategic compass guiding decisions going forward.

Strengths/Housing: What is working well in the community, assets, culture, etc. Examples: rent on average is low, large/organized community containing well-run affordable housing complex, surplus of vacant land, etc. Add in traits of the area as well. Positive things about the area.

Summary/Observations:

Strengths: Wasn't difficult to identify strengths. No strength mentioned around the industrial corridor (an employer might say differently).

Opportunities: Opportunities to make the strengths stronger.

Aspirations: Connection driven and not profit driven. Self-esteem for our neighborhoods/where we live and the hope is palpable.

Results: Decrease the number of students experiencing homelessness. More people becoming home-owners w/o trapped in . Reduction in unhoused/underhoused residents. Increased safety/foot traffice. Lower crime, longer-lasting businesses, more community activities/activations, inc. Surveys of residents. Inc home maintenance. Open a community center.

Closeout & Next Steps

Discussion will be continued next time w/Results discussion. Sumner missing from the exercise.

Map of different types of housing throughout the district to get a better sense. PHB: State of Housing Report w/new report coming soon. Based on Census Tracts. Can make a data request to aggregate the data more.

Em-request for informal Q&A sessions. PHB and Prosper is available for coffee-chats/1:1 chats. Survey to be distributed tomorrow morning to the CLC.

Meeting Adjourned at 8:06pm

Attachments