

82nd Ave Area COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: July 15, 2026

Location: APANO

Time: 6pm to 8pm

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Aaron Milano	CLC	Mesha Jones	Portland Housing Bureau (PHB)
Erin Maxey	CLC	Brian Moore	Prosper Portland
Jacob Loeb	CLC Co- Chair	Angela Nguyen-Ta	Prosper Portland
Michael Liu	CLC	Camille Trummer	Facilitator
Pam Hodge	CLC Co- Chair		
Stephen Udycz	CLC		
Theo Hathaway Saner	CLC		
Yamungu Seraya	CLC		
Erika Abdelatif	CLC		
Liz Winchester	CLC		
Joshua Pangelinan	CLC		

Meeting Minutes:

Meeting commenced at 6:01 pm

Welcome + Agenda

Mesha Jones (Portland Housing Bureau) began the meeting with a welcome and overview of the meeting agenda.

Lisa Pettinati (Prosper Portland) introduced herself to the CLC.

June Meeting Recap

Jacob Loeb (CLC Co-Chair) provided a review from the previous meeting.

Administrative ItemsRoll Call

Camille Trummer (Facilitator) conducted roll call.

Approval of June Meeting Minutes

Vote for approval of meeting minutes at 6:05 pm

Amendments:

Pam Hodge proposed to add what was responded to the questions and to include page numbers.

Vote of the June meeting minutes will be conducted in the August meeting.

CLC Action Plan Roadmap

Mesha reviewed the current path the CLC is working on towards the Action Plan and affordable housing priorities.

Public Comment

Joseph Hickey – Representing the Montavilla Farmers Market. The current land it resides on is for sale and sharing desire to remain in the neighborhood/within 82nd Ave district. (See Attachment A)

Mario Odighizuwa – Sharing information on feedback from community, focusing on energy efficiency needs. (See Attachment B)

PHB “What We Do” Refresher

Mesha provided a refresher on what Portland Housing Bureau (PHB) does and their programming as it relates to TIF.

For the 82nd Ave TIF District, there are affordable housing investment areas or known as “menu of items”. The task for the CLC will be to narrow in on the menu to apply towards the first Action Plan.

Questions asked by the CLC:

- Liz: What does capital expenditures for people experiencing homelessness mean? Mesha explained that it can use toward fixtures for pods or form of housings.
- Joshua: Was the homeownership support (preferred model is permanently affordable) decided by the CLC? Mesha responded that it was determined during the exploration process and included in the TIF District Plan. However, it is only the current preferred model and CLC has the opportunity to decide.
- Erika: What does narrow in on the menu of items look like? Mesha presented the slide on how TIF funds could be split and used and the timing it would take for certain programs. Jacob added context of what is practical given the amount of funds, noting that the group will get there organically.
- Pam: Referred back to the slide regarding opportunistic land acquisition, if the CLC were to use all funds to purchase land, it could result in more than 1 to 2 sites? Mesha shared that land banking could be used however, items for consideration for cost include maintenance, operating costs, zoning regulations.

Review: Feedback & Housing Themes

Mesha reviewed the feedback received thus far and work from TIF exploration that led to the creation of the 82nd Ave Area TIF district.

Mesha shared the priorities identified from the exploration process that went into the TIF plan. From the previous meeting, the CLC members shared feedback on potential priorities for the first Action Plan. Mesha shared top investments areas as initially identified by the CLC.

Questions/Discussed by the CLC:

- Liz identified that home repair was not ranked higher on the list as there are older homes in the district. Joshua added that he felt concerned that it was lower given during exploration, home retention, especially for older communities. Stephen agreed. Camille shared that this discussion is highlighting a key theme and would be important to keep in mind as they go through identifying priorities.
- Theo shared thoughts on programs that would have the most impact with the currently forecasted funds in the first five years.
- Erika noted that capital investments for people experiencing homelessness was low.

Common Themes Identified Through the SWOT and SOAR Analyses

Mesha shared current SWOT/SOAR themes and the survey results for the district reflect similarly to what was identified in the exploration process. For the CLC to consider: based on this information, what could be priorities for the CLC to use towards the first Action Plan.

Questions/Discussions by the CLC:

- Stephen identified that mobile home parks had been mentioned frequently in the survey results but was at the bottom of the CLC's internal survey. Mesha shared that community engagement is helpful with this process and Cully example.
- Liz asked which mobile home parks are in the district. CLC members mentioned some mobile home parks. Mesha added that the report identifies the number of mobile homes in the district. Mesha to find more information.
- Liz noted that there are older multifamily homes/properties being converted into condos in the area, given this are there example models where there could be investment in multifamily homes for repair and ownership? Mesha to look into this.
- Joshua asked if the CLC will reagggregated some of the findings as they get more results from survey? Mesha confirmed.
- Theo shared that there could be opportunity to place the ideas into buckets into what is actionable right now and what could be applied towards the next action plan. Joshua and Erin shared thoughts on cohesion of plans, what will translate well into the next iteration, evaluating costs over time. Pam shared a sense of overwhelm on the

priorities and how to rank the investment areas, for example what would help with greater good. Liz shared that Pam's method is helpful with projects that meet the greatest need.

- Camille shared that Prosper Portland and PHB to develop a rubric for the CLC review options with priority communities that can change over time. Stephen asked for an example. Camille to share an example. Liz shared OHCS and PHB's NOFA rubric that could be an example to share with the CLC.
- Pam asked if the CLC could review the preliminary social housing report and that could shift the CLC's decision on priorities. Mesha added context on PHB's study on social housing and social housing models that will be presented to City Council. Social Housing falls in the non-market housing. Social housing would be used as an additive to current housing models. There are aspects of social housing is being done such as land banking, rental services.
- Theo asked which other agencies are doing land banking? Mesha shared that Metro is working on regional land banking in partnership with PHB.

Investment Area Discussion

Camille walked the CLC through the next activity where they are reviewing potential housing priorities, noting that the identified priorities are not definite but rather a starting point to use for engagement to gather feedback.

Mesha walked through the activity and logged potential priorities identified by the CLC.

Home Buying Support (Traditional & Permanent)

Questions/Discussions by the CLC:

- Liz asked if there is an ability to limit eligibility for programming. Mesha shared there is no current preference policy in 82nd Ave. Erin added the funds apply to the district, and it does run the risk of having from someone outside the district from using the funds to purchase a home in the district.
- Erin noted that DPAG is used for construction, is it primarily for construction or can it be used to take existing housing into a

permanently affordable model? Mesha to double check but the DPAG is for new construction.

- Theo asked what are the income qualification in the current program for home buying assistance and the home repair programs? Mesha shared that for homebuying, the AMI/MFI go up to 100% (3+ bedrooms), up to 80% (2 to 3 or less bedrooms). For home repair, AMI limits is up to 120% of the area median income (searched on Google), Mesha to confirm.
- Jacob asked if the restrictions for people using grants to repair and resell? Mesha shared that grants are through community organization and loans are forgivable after 15 years and if the home is sold before then, the funds will need to be paid back.
- Jacob shared thoughts on ensuring that the funds be used to help with homeownership retention and the balance of meeting the needs of the community and preventing displacement.
- Erika asked DPAG being used for construction, how does it differ from leveraging maintaining rental rates? Mesha shared that preservation of current units is available.
- Pam: Shared pros and cons of the current list. Pro: homeownership is part of the “American Dream” and sharing success with Lents housing program. Con: People seeing homes as investment rather than a long-term home and remaining in the district. Joshua added to Pam’s pro point and identified the economic development side of the work.
- Yamungu shares thoughts on paths to homeownership and displacement occurring due to lack of cultural resources like culturally specific grocery stores.
- Kyoung shared from the community perspective. How much of that action data dependent from the community feedback?
- Stephen added that home flipping is prevalent in the neighborhood, alongside the DPAG, would there be any home remodeling grants for first time homebuyers to encourage people to purchase the home. Mesha added that the DPAL has a requirement that the funds would have to be used towards repair to the home. Stephen asked for clarification on the DPAL requirements, Mesha confirmed. Stephen asked if a home is unable to be purchase due to needs for repair, what could an individual do? Erin added if there is opportunity for an

organization to purchase and rehab it to resell as affordable home? Mesha noted that it would need to be a new program. Jacob added to the conversation regarding developing cottage clusters in the district.

- Joshua was wondering if cottage clusters are opposite of what Stephen wanting to accomplish with preventing home flipping? Jacob clarified that it is an alternate to a home that is beyond repair, there could be opportunity for cottage cluster housing that is purchased and sold by a non-profit.
- Liz asked if the city is giving out DPALs, can there be a deed restriction be added to the agreement to ensure that home remains affordable? Mesha noted that there is a deed restriction for the DPAG. Mesha asked if Liz is looking for a deed restriction on a home in the open market? Liz clarified that the funds would need to remain deed restricted. Brian Moore (Prosper Portland) shared that the program is possible, however, the challenge is monitoring on the residential transactions. Liz asked at that point, it would be helpful to use an organization.

Rental Housing Development

Discussions and Questions by the CLC:

- Pam: shared pros and cons. Pro: Benefits on high-density residential areas and could help towards rehabbing a home. Con: More expensive to build and less efficient use of TIF dollars.
- Liz shared that they liked the list a lot. Would like to add senior housing to the list. Wondering if there is a way to put funds towards low-income commercial space? Brian added that Prosper Portland has programming for Affordable Commercial Tenanting and Prosper Portland will cover the material in the EcDev.
- Stephen asked if there is a program to help create and rent out ADUs. Mesha shared that ADUs would fall under infill/middle income housing as an investment area.
- Jacob asked if there already a city model for affordable ADU rental? Brian shared the programming that the City of Portland has to encourage affordable rent on ADUs for a set time period.
- Erin noted rental and rental instability in the City and asked if there is a program to help deepen affordability for residents? Secondly, operating costs can be a lot, is there a way to maintain the ongoing

costs at affordable units? Mesha shared there is a subsidy buydown to help with gaps in financing. Regarding vacancy, it is a generally on-going problem.

Property Acquisition and Rehabilitation

Camille noted that the CLC discussed this theme through tonight's conversation.

- Aaron asked if there is a way for homeowners to purchase the land or creating a land trust to own the land the home is on? Mesha shared that community land trust would fall under permanently affordable homes rather than acquisition.
- Pam: Referring back to the brownfields identified in the TIF report, there should be consideration for the environmental impacts.

Single Family Home Repair

- Liz asked if the funds could be used toward home inspection. Mesha to look into this.
Aaron asked if there are cost-share opportunity between various programs. Stephen added to Aaron's point about using other programs. Mesha shared an example (Alder 9) where a project had various funds towards its construction. It created a 150 units.
- Pam shared pro and cons. Pros: serves the most about home units in the district and clear immediate benefit. Con: New builds might be more cost effective than repairing/ rehabbing an older home

Mesha proposed to have budget discussions at the September meeting, extending the current conversation to August. Liz asked if there is a way to have more time? Mesha shared there is opportunity for subcommittees or add on an extra month. Jacob asked if it is possible for the CLC to host an extra meeting to meet as a committee as a whole.

Jacob asked the CLC if they are still feeling connected to the material with the current pacing of the meeting. Jacob and Stephen shared comfortability with the pacing.

Camille presented next step actions for CLC:

- August meeting will be discussion only
- CLC members to review material prior to meeting with short list for the discussion

Closeout & Next steps

Camille reviewed the next steps and meeting.

Items of Interest:

- Rocky Butte Walking event
- Opportunity for CLC to tour with Home Forward at Peaceful Village

Meeting concluded at 8:05pm