



E205 TIF District

Community Leadership Committee Meeting
August 2026

Agenda

1. Welcome & Roll Call	Listen	10 min
2. Meeting Objectives & Agreements	Listen	5 min
3. Public Comment <i>Placed early so community voices can inform the committee's deliberations</i>	Listen	10 min
4. CLC Roadmap & Work Plan <i>Standing item — where we are in the process and what's ahead</i>	Listen	5 min
5. Approve July Meeting Minutes	Decide	5 min
6. CLC Vacancies & Meeting Recording <i>Subcommittee update; vote if draft is ready for full committee approval</i>	Decide	15 min
7. Bylaws Update*	Decide	10 min
8. SOAR Review	Listen & Discuss	10 min
9. Housing Investment Priorities	Listen & Discuss	45 min
10. Community Updates & Next Steps	Discuss	5 min

Roll Call & Check-in



As we go around, please share:

1. Your name
2. **If your role on this committee had a superpower, what would you want it to be?**

Meeting Objectives

Review SOAR Themes

Review themes that emerged from the SOAR Analysis

Investment Priorities

Go over PHB areas of investments, TIF Plan investment priorities and begin setting Housing investment priorities

Feedback to draft Budget Allocations

CLC to provide guidance for staff to draft Budget Allocations for Affordable Housing

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 people
- Step up – Step back

Public Comment

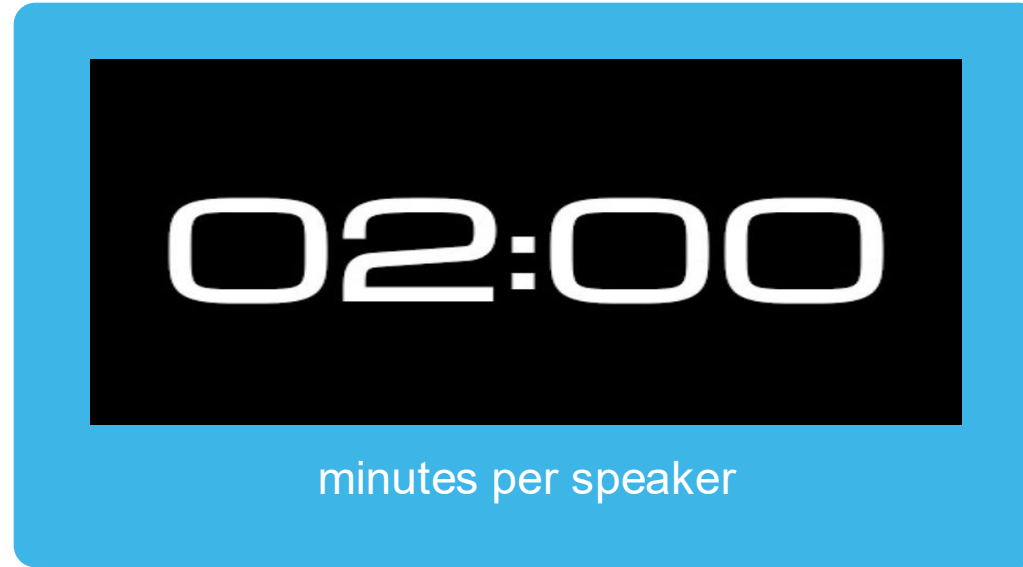
Public Participation Guidelines

- CLC meetings are open to the public
- Public comment is placed early so community voices can inform the committee's deliberations
- We invite the public to share their perspectives during public comment, then observe and listen as the committee deliberates

Provide Public Comment

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

Public Comment



**Wait until your name is called.
Once called, please state your name for the record.
You will have two minutes.**

CLC Roadmap & Work Plan

Standing Item — Where we are and where we're going

CLC Kickoff	Bylaws & District Background	Affordable Housing	Economic Development	Action Plan Draft	Legislative Process
Dec 2025 EPDX Exploration	Feb 2026 Bylaws	Jul 2026 PHB Programs	Oct 2026 Ec Dev Programs	Jan 2027 Action Plan Draft 1	Spring 2027
Jan 2026 TIF 101 & Action Plan	Mar 2026 Bylaws	★ Aug 2026 Housing Investment Priorities	Nov 2026 Ec Dev Investment Priorities	Feb 2027 Refine w/ Community Feedback	
	Apr 2026 Co-Chair Elections / Reset	Sep 2026 Housing Budget Scenarios	Dec 2026 Ec Dev Budget Scenarios	Mar 2027 Action Plan Draft 2	
	May 2026 Bylaws / Community Engagement			Apr 2027 Action Plan Vote	
	Jun 2026 Bylaws District Context SOAR				

Action Plan Roadmap: Affordable Housing Series



Approve July Meeting Minutes

** CLC Decision Item*

Vacancies & Meeting Recordings

** CLC Decision Item*

Guidance from Governance Charter

PROCESS

Once the Committee is established and initial members appointed and confirmed, the **Committee, Prosper Portland and the City will collaborate through co-creation** to identify nominees to fill any vacancies...

The Committee should develop **additional procedures to involve community members and groups** in the process of nominating Committee members.

COMMITTEE COMPOSITION

The Committee's composition should reflect the **socio-economic, gender, racial, ethnic, cultural and geographic diversity of the...community, and specific effort should be made to attract...Priority Community members**

Committee members should have a **range of experience and knowledge to inform implementation of the TIF Plan**, drawing from life experiences, community connections and leadership, education and professional experience.

Guidance from Application

Knowledge and/or experience in the following areas will be particularly helpful for the work of the Committee:

- Affordable housing development, management, and preservation
- Health and housing
- Real estate development
- Banking and/or access to capital
- Environmental sustainability
- Small business
- Workforce development
- Community engagement;
- Cultural institutions
- Community organizing and advocacy
- Housing stabilization
- Education and training

Nomination Process

1. Identify **desired traits** of nominee (knowledge, experience, and/or abilities)

2. Identify **selection process** (options)

Review existing
applicant pool for
a match

*Scored by original
Evaluation Committee

Conduct a targeted
recruitment for the
identified traits

*Form new evaluation
Committee

Conduct a full
recruitment
process

*Through Office of Civic
Life, adds 3-4 months to
process

Other?

3. Convene **selection panel**

4. Evaluate and Score applications, provide a short list of nominees for PHB/PP Leadership to consider

5. Get on City Council Agenda (Up to 4 months)

Decision: What Selection Process do you choose for current vacancies and for vacancies moving forward?

CLC Meeting Recording

**CLC Decision Item:*

Please clarify if you meant a video recording or an audio only recording

Bylaws Update

** CLC Decision Item*

SOAR Review

Report Back on SOAR Meeting

Strengths



- Culturally specific, ethnic, small format grocery stores, markets & restaurant
- Strong community-based organizations and service providers



- Housing Affordability
- Long-time single family homeowners
- Large variety of apartment complexes



- Anchor neighborhood parks
- Big old Trees
- Transit frequency

Opportunities



- Centering small biz, small scale grocery stores
- Grow into cultural identities
- Provision of child care
- Small biz incubator (youth programs creative space, workforce development)
- Vacant space creative use



- Affordable homeownership options with proven concepts (e.g. land trusts_



- Branded district identity and Cultural markers
- Increase tree canopy
- 15 min neighborhoods

Aspirations



- Increase income access
- Community-owned assets and enterprises
- Community Center, families/community gathering space
- Reduce vacant lots/spaces



- Mixed income cross-subsidy, healthy, diverse housing options
- Housing stability for low-income residents



- Honor connectivity with the Gorger, Mt Hood, Powell Butte, Kelly Butte, and Glendoveer
- Increase urban canopy
- Safe streets

Results



- Access to jobs
- Lower child poverty rate

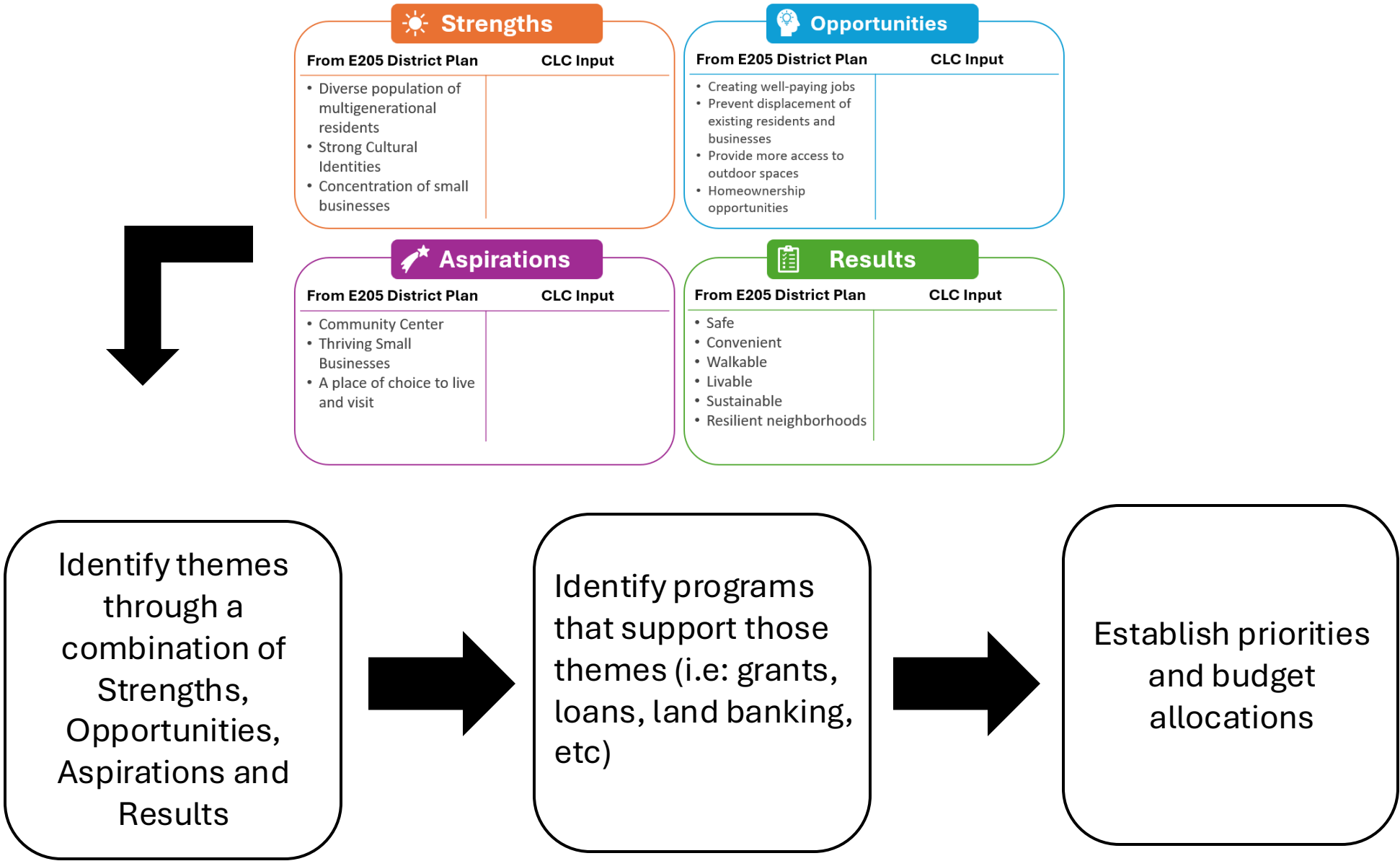


- Permanent affordable housing
- Renters don't experience huge rent increases/less rent burdened/ fewer evictions
- More people own homes
- Less displacement
- % of people whose housing affordability improved



- Safe, walkable, bikeable streets
- Every node is walkable, safe, and has access to public spaces
- % residents feel safe, neighborhood improved for them, resident don't move event if they could
- Fewer people need substance abuse and mental health/access if they need it

From SOAR to Priorities in the Action Plan



Housing Investment Priorities

East 205: TIF District Plan Priorities



East 205 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**



Conversation

Example: TIF Plan to Action Plan

TIF Plan Eligible Projects List
Economic & Urban Development (>45%)
Infrastructure (<10%)
Affordable Housing (45%) • Homeownership • Home Repair • Construction and Rehabilitation • Acquisition
Total TIF District 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
5-Year Action Plan Budget \$20,000,000	

Home Repair & Home Buying

What we heard the committee wants:

- Increased percentage of residents whose affordability has improved
- Driving down the costs of low-income homeownership instead of relying on subsidy

Examples of What we could do

1. **Action:** Target district with Down-payment assistance
2. **Action:** Explore mass timber investment to drive down cost of housing production
3. **Action:** Increase home repair loans and grants in the district
4. **Action:** Create a cottage cluster program
5. **Other Actions?**

Construction, Preservation, Rehabilitation

What we heard the committee wants:

- Less rent burden
- Renters don't experience huge rent increase
- Preventing displacement, not pushing communities of color out, investment

Examples of What we could do

1. **Action:** Create a multi-family rehabilitation program.
2. **Action:** Create a program for residential cooperatives.
3. **Action:** Safety and Security grant
4. **Action:** Offer loans for predevelopment, construction, rehabilitation, permanent financing
5. **Other Actions?**

Buying & Selling Land

What we heard:

- Growth- Housing
- A lot of room for growing people's identity within the neighborhood

Examples of What we could do

1. **Action:** Implement land banking strategies
2. **Action:** Stabilize renters by purchasing market rate housing for conversion to regulated affordable housing
3. **Action:** Prioritize investments into Community Land Trusts and other Shared Equity models to reduce costs

Closing & Next Steps

Community Updates & Next Steps

Community Updates

CLC members and Community Liaison share updates relevant to the East 205 district and Priority Communities.

Next Steps

- Review materials shared after this meeting
- RSVP for September meeting
- Bylaws subcommittee: continue drafting if vote was not held today

Next Meeting

September 9, 2026 | 5:30 PM | The Rosewood Initiative

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 your community liaison, project staff, or your co-chairs

RSVP to meetings

Let us know how you'll be attending meetings so we can prepare in advance

Project Email: eastportlandtif@prosperportland.us

Additional Slides to Consider

Example from Cully Action Plan



Strengths

What are our strengths? What are our greatest assets? What are we building on?

- Racially, culturally and socio-economically diverse community
- Active & involved community members
- Network of established non-profits with strong roots in the neighborhood
- NPNs with strong relationships, experience and positive track record working with small businesses along 42nd and Cully Blvd

- Public attention; lots of political will to see success
- Significant, recent new affordable housing development; multiple manufactured housing parks that offer affordable alternative to traditional rental housing
- Cully is seen as an area for innovation: it is often selected to pilot programs/products (e.g., sidewalk pilot; ADU/cluster housing)



Opportunities

What are the opportunities? What potential do we see or recognize?

- Two distinct commercial corridors with unique market conditions; both with room for significant employment growth
- Proximity to industrial area jobs
- Proximity to Portland Community College (PCC); workforce training and navigation

- Significant number of larger, vacant/underutilized lots, particularly along Cully Blvd.
- New TriMet 72 BRT Terminus slated for development near the Cully triangle



Aspirations

What do we care deeply about? What are our stakeholders asking for?

- Community leadership
- Stabilize residents and businesses to maintain continuity
- Provide opportunities for previously displaced residents and businesses to return
- Provide a sense of belonging for all residents
- Support more mixed-use development along neighborhood corridors

- Support a community center or other permanent space that reflects community pride, fosters a sense of belonging, and supports Cully area residents, youth, elders and workers
- Support wealth-building, particularly for Priority Communities, for long-term resilience
- Solidarity with similar community-led efforts



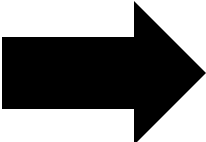
Results

How do we know we're succeeding? What are the rewards from achieving results?

- 373 homeowners retained/created with TIF investments
- Develop and implement manufactured home support program (Outcome TBD)
- 115 existing businesses retained, returned or expanded

- 8 commercial properties purchased, redeveloped or improved
- 10 nonprofits supported to serve community
- 20 community events, meetings and/or workshops held to support education and application support for resources

Note: key indicators like housing affordability, business owner demographics, job growth, and commercial real estate are tracked by the PHB State of Housing and Prosper Portland Insights & Indicators annual reports.



Budget Allocation Summary

Affordable Housing Priorities

1.	Support Creation of First-Time Homebuyers	\$7,000,000
2.	Support Retention of Existing Homeowners to Prevent Displacement	\$5,100,000
3.	Support Mobile Home Residents to Prevent Displacement	\$2,000,000
4.	Support Land Acquisition for Future Affordable Housing Development	\$X,XXX,XXX

Economic Development Priorities

1.	Support small businesses to remain, return, expand and grow in Cully.	\$5,800,000
2.	Promote commercial property ownership and redevelopment to support stabilization, growth and wealth-building for Priority Communities.	\$6,700,000
3.	Support cultural and community assets that promote healthy, complete and resilient neighborhoods while providing a sense of belonging for all residents of Cully's many different communities.	\$1,500,000

Land Acquisition for collaborative Portland Housing Bureau/Prosper Portland Mixed-Use Project

1.	Support Future Mixed-Use Development	\$3,100,000
TOTAL		\$31,200,000

This slide is for themes in the SOAR analysis

- **Affordability:** *Affordable Homeownership with proven models like Land Trusts*
- **Affordability:** *Driving down the cost of low income homeownership instead of relying on subsidies*
- **Housing Stability:** *Increased percentage of residents who wouldn't move away if they had the means to stay.*
- **Housing Stability:** *Affordable housing develop, fewer evictions, lower displacements, investments*