

EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: July 8, 2026

Location: Rosewood Initiative

Time: 5:30 pm to 7:30 pm

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Daniel Carrillo	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
David Linn	CLC	Paula Byrd	Community Liaison
Eric Knox	CLC	Anielis Raas	Prosper Portland
Wes Ayers	CLC	Angela Nguyen-Ta	Prosper Portland
Olena Borova	CLC	Amy Nagy	Prosper Portland
ShaToyia Bentley	CLC	Lisa Pettinati	Prosper Portland
Tami Booth	CLC	Alonzo Chadwick	Facilitator
Karen Wolfgang	CLC		
Emily Hutsell	CLC		

Meeting Minutes:

Meeting commenced at 5:32 pm

1. Welcome & Roll Call

Alonzo Chadwick (Facilitator) welcomed the CLC to the meeting and opened the icebreaker question for the CLC members to respond.

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

2. Meeting Objectives & Agreements

Tami Booth (CLC Co-Chair) reviewed the meetings objectives. Alonzo reviewed the CLC's meeting guidelines and agreements.

3. Public Comment

No public comment.

4. CLC Roadmap & Work Plan

Tami reviewed the CLC's roadmap and affordable education series. Raul presented on affordable housing work plan to kick off the CLC's affordable housing programs as the CLC works toward their first Five-Year Action Plan.

Tami shared and put on the record Parker Fitzpatrick's objection, emailed on July 8, 2026 at 3:30 pm (See Attachment A).

5. SOAR Review

Amy Nagy (Prosper Portland) brought the CLC back to the SOAR activity. The CLC spent 20 minutes to think and share of strengths, opportunities, aspirations, and results to see in the East 205 district. CLC members in person added sticky notes to the boards (see Attachment B).

Eric Knox (CLC) was online and joined Paula Byrd (Community Liaison remotely to complete the exercise. Paula transcribed Eric's thoughts on

sticky notes (see Attachment C). Amy reviewed some themes found on the SOAR boards. The Prosper Portland and Portland Housing Bureau team will use the information to identify initial themes.

6. Approve June Meeting Minutes

Minutes approval began at 6:14 pm.

Requests for Amendments;

Karen asked if the photos of the boards could be shared as a photo file.

Karen Wolfgang motioned to approve, David Linn seconded.

Unanimously approved at 6:16 pm.

7. Bylaws Update

Tami provided an update on the bylaws. There will be a reversal of the changes and there will be an update from the City in the coming weeks.

8. Bureau Role and TIF Plan

Raul presented on affordable housing information covering content such as an overview of the Portland Housing Bureau, their work, and programs.

CLC discussed and asked questions:

- Olena asked two questions:
 - 1. How does PHB address the poverty trap? Raul responded that PHB is looking at various programming models such as social housing and other cost-based models.
 - 2. How PHB supports for residents in the districts rather than displacement with new transplants/residents. Raul shared the N/NE Preference Policy program could be used as a model in East 205.

- Paula Byrd (Community Liaison) asked is there an alternate program model that could be used instead of the N/NE preference policy to keep residents in East Portland. Raul responded taking lessons from the N/NE Preference Policy and putting in preventative measures.
- Anielis Raas (Prosper Portland) asked for examples of other programs to help with home retention/preventing displacement. Raul shared about the homeownership programs, Down Payment Assistance Loans, and Down Payment Assistance Grants. Raul shared the benefits of social housing and a social housing example in New York City, though the major cost differences is not something that would be seen in Portland
- Karen asked why the programming not similar to NYC? Raul clarified housing unit cost of \$6000 vs \$600 for co-ops, programming can be done in Portland.
- ShaToyia shared that affordable housing is often defaulted to home ownership rather than focusing on the mixed housing options. Is there a way to ensure that the apartment units are being repaired and remain affordable? Raul shared that the AMI between a homeowner and a renter is vastly different. Raul noted that the tools should be considered to help with mixed units. Raul shared that PHB has a current rehab program with affordability restriction to allow for rentals to remain affordable for residents.
- Wes asked where would the CLC be worried about displacing? Paula shared that East Portlanders are moving to suburbs and neighboring cities, like Troutdale, Boring, etc.
- Wes is wondering how the CLC could meet the community needs as they explore worst-case and best-case scenarios through TIF. Karen and ShaToyia shared thoughts on investment and efforts to support community and what data is shown to define the community. Raul shared data on Albina district as the worst-case scenario and shared that the CLC model is new, with focus on community-oriented work.
- David shared thoughts on the work of the TIF district should be focused on the people who need it the most and how could it be used toward the future. Noting current community crises and how the TIF

funds could be effectively used for East 205 residents who need it now rather than focusing components of what the CLC could fix problems. Emily agreed with David adding in about long-term affordability.

TIF Toolkit:

Raul moved the CLC to the tools and programs that the Portland Housing Bureau have available to help with home affordability that are TIF eligible. Programs for downpayment assistance, home repairs, grants/loans for new buildings and repair existing buildings, buying existing multi-family buildings, and land acquisition.

CLC discussed and asked questions:

- Karen asked if home sharing within the social housing model? Raul shared that it not currently but being explored.
- Karen asked if the down payment assistance has restrictions on family structure type? Raul shared there may not be, ShaToyia shared that it is based on who is willing to put their name on the mortgage.
- Emily asked if efficiency in homebuilding is something that PHB is using or exploring? Raul responded that they are exploring other models around the city.
- David noted that eminent domain for landbanking and acquiring vacant lots in the district. ShaToyia shared concern about using TIF resources to take over vacant land due to potential racial bias. Wes added to ShaToyia's point.
- Olena added to poverty trap and renter support – preserving resources is helpful but there also needs to be resource building component. Karen asked is there a way for a CIT (Community Investment Trust) component to be included in development. Is there a way to add local contractors? Karen asked if there could be community owned childcare as an affordable resource? Raul responded to both Olena and Karen that there is a partnership of work as there are opportunities with Prosper Portland.

- Karen asked how are property managers held accountable to issues experienced at affordable apartments? Daniel shared similar thoughts. Wes responded that management can be difficult. Raul responded that there are variety of reasons as to the result. However, PHB does not operate as a regulator of all affordable housing. There are some tools to help with out of non-compliant management.
- Olena asked for data for rent and for sale and what is the occupancy rate of rental affordable housing rental and for sale. Raul to investigate into the data.
- Wes noted that TIF is a loan, not a grant of funds. With use of TIF funds needs capital stack in order to build. Raul added that the funds could be used for construction, rehab, repair, and land acquisition.
- ShaToyia shared that the Master of Urban and Regional Planning (MURP) students shared their findings on vacant properties in the SPACC district, is there a way to put resources into exploring this in East 205 Exploring mixed use housing such as duplexes and fourplexes be included in the research? David asked if ADU could also be added to the research. Paula to pull data from the MURP students for the last few years.
- Emily asked for data of distribution of income within the district. Raul to follow up.
- Alonzo asked multifamily use, how many of those are for larger families? Raul responded that affordable units usually don't go over three bedrooms.

9. Community Updates & Next Steps

Tami shifted the conversation to community updates. (See Attachment D)

Paula shared events currently ongoing at Rosewood Initiative.

David Linn shared:

- July 24th : Concert in the Park
- August 8: Peoples Picnic

Emily shared:

- Movie in the Park at Mill Park, August 7th 7 pm, movie at 8 pm

Olena shared:

- CIT: Free Financial Education course next week
Tue/Wed/Thur 5:30 to 7 pm

Alonzo shared:

- August 15: Youth Peace & Unity Festival: 162nd and Stark

Tami reviewed the next steps and August meeting.

Meeting concluded at 7:32

Attachments

Attachment A: Parker Fitzpatrick's ORS 192.610–192.705 Compliance
Objection - 8 July Community Leadership Committee Meeting documents

From: Parker Fitzpatrick

Sent: Wednesday, July 8, 2026 at 3:30 PM

To: ShaToyia Bentley; Tami Booth

CC: EastPortlandTIF@ProsperPortland.us

Meeting Affected: East 205 CLC Meeting Scheduled for Wednesday, 8 July 2026
(5:30 PM)

I am submitting this written objection under **ORS 192.610–192.705 (Oregon Public Meetings Law)** because the materials provided for the upcoming meeting do not meet statutory requirements for public notice, agenda completeness, or member or public ability to meaningfully participate in deliberation.

Although I am unable to attend the meeting, this written objection must be entered into the official meeting record and appended to the minutes pursuant to **ORS 192.650**.

This objection is based on the following compliance failures:

- ORS 192.630(1) — Members and the public cannot meaningfully participate due to insufficient materials.
- ORS 192.640 — The agenda and packet do not provide for meaningful review.
- ORS 192.650 — The committee cannot meet recordkeeping standards if deliberation occurs without adequate materials.
- Oregon DOJ Public Records and Meetings Manual (2024) — Packet materials must be sufficiently detailed and provided with adequate time for review.

The packet material provided does not meet the DOJ Manual's standard for deliberation-ready materials.

Because the agenda and packet are incomplete and insufficient:

- The public cannot understand or comment on the matters to be discussed.
- Committee members cannot prepare for deliberation.
- Any decisions made under these conditions risk violating ORS 192 and City Code 3.40.
- The meeting may not satisfy the requirements for a lawful public meeting.

These conditions meaningfully impair the committee's ability to exercise its Charter-defined authority and meet its obligations under the East 205 TIF District Governance Charter.

I am making the following formal ORS 192 objection:

I object to the committee proceeding with deliberation or decision-making on any agenda item until legally compliant notice, agenda specificity, and packet materials are provided in accordance with ORS 192.610–192.705 and the Oregon DOJ Public Meetings Manual.

I am requesting the following corrective actions:

1. Deferral of all agenda items requiring *deliberation or decision*.
2. Reissuance of a complete agenda listing all principal subjects as described by the Oregon DOJ Public Meetings Manual.
3. Distribution of full, new packet materials with adequate time for review by CLC members and the public.
4. Confirmation that this objection is read aloud at the start of the meeting.
5. Inclusion of this objection in the official minutes and meeting record.

Under ORS 192.650, this written objection must be:

- Entered into the minutes,
- Attached to the meeting record, and
- Preserved as part of the committee's official documentation.

Please confirm that this objection has been incorporated accordingly.

Given this is only one of repeated compliance concerns, I request that Prosper Portland leadership, in consultation with the Office of the City Attorney, the Office of Community and Civic Life, and the City of Portland's Office of Equity and Human Rights (OEHR) review:

- Staff liaison responsibilities under City Code 3.40 and ADM-17.02, and
- Compliance with ORS 192 and DOJ Manual standards.

- City of Portland's Equity & Ethics Framework
- Notice and agenda preparation procedures,
- Packet development workflows,
- City Council's Code of Ethics to uphold integrity, transparency, and the public trust

This objection is being submitted in support of the committee's work; and to protect the committee, and the City from avoidable compliance failures and to ensure that future meetings meet statutory and Charter requirements.

Respectfully,

Parker Fitzpatrick

Hazelwood Resident
Community Leadership Committee Volunteer
EAST 205 Tax Increment Finance District

Statement of Compliance: This material prepared and presented with the intent to fully comply with all applicable requirements for public officials under Oregon law, including but not limited to Oregon Government Ethics Law (ORS Chapter 244), Oregon Public Meetings Law (ORS 192.610–192.690), Oregon Public Records Law (ORS 192.311–192.478), and all relevant Multnomah County and City of Portland ethics, transparency, and public-engagement rules. My purpose is to support open, accountable, and equitable public service consistent with these standards.

Strengths

From E205 District Plan

- Diverse population of multigenerational residents
- Strong Cultural Identities
- Concentration of small businesses

Community Input

Transit
Access
Bike lanes
Cultural places
Families
Small businesses
Big old trees
Cultural places
Families
Small businesses
Transit
Access
Bike lanes
Cultural places
Families
Small businesses

From E205 District Plan

CLay Computing

- Diverse population of multigenerational residents
- Strong Cultural Identities
- Concentration of small businesses

THANKS
DIVISION OF THE
LAW

Open roads and
little traffic
congestion compares
to other parts
of park.

Strong Community
Organization

Public
transit
Accessibility
Frequency

Big
old
growth
trees

A lot of
negativity and
banned responses

Relative Affordability

High school
Papers

How to
use the
book
network

2000
2001
(2002-2003)

LONG TIME
HOME OWNERS

SUNSHINE FAMILY
LOVE

Example
A large variety of
affirmative responses

large forest of
saplings and human
services.

Strengths

TRANSIT
DIVISION ST. RAPID
122ND

Open roads and
little traffic
congestion compares
to other parts
of portland

Strong Community Organization

Strong Community
Organization

Big
Old
growth
trees

A lot of
nonprofits are
human resources

NEIGHBORHOOD
PARKS

FRANK BATE
WAS ANCHOR
FOR PARK
NETWORK

LONG TIME
HOME OWNERS

SINGLE FAMILY
LOBS

Sitzung 12
A large variety of apartment complexes

large presence of
nonprofits and human
services.

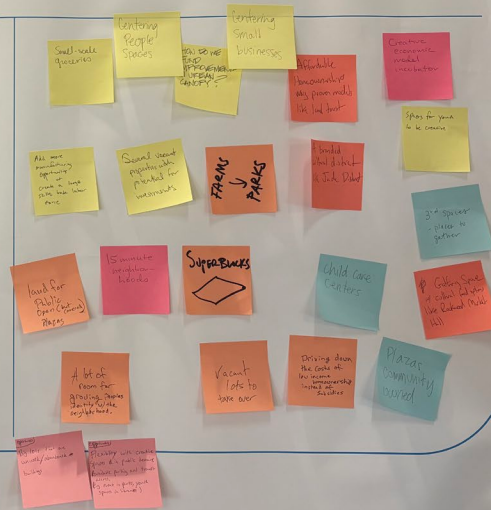


Opportunities

From E205 District Plan

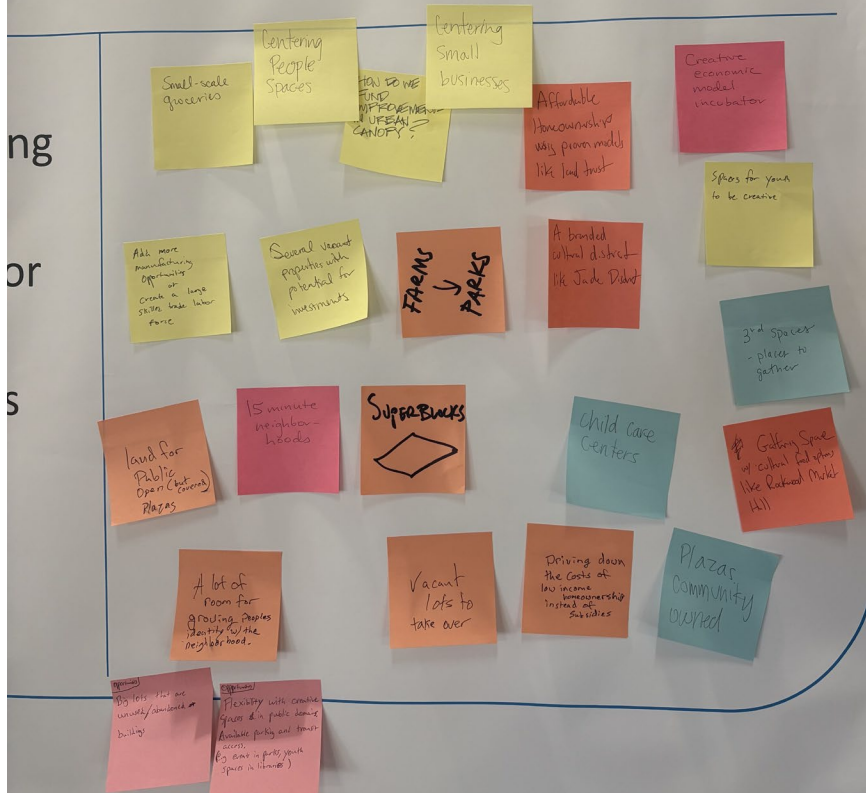
- Creating well-paying jobs
- Prevent displacement of existing residents and businesses
- Provide more access to outdoor spaces
- Homeownership opportunities

CLC Input



portunities

CLC Input



From E205 District Plan

CLC Input

- Community Center
- Thriving Small Businesses
- A place of choice to live and visit

CREATE
NETWORKS
OF GREEN SPACES

INCREASES
URBAN
CANOPY

Education is excellent for
littles all the way through
elders

Safer
Streets and
more communities
events

No one has
to worry
about losing
their housing/
healthcare

Use
Epinephrine
to
Dry out abscess
and make it drain
out easier!!

Mixed beans
Huffy Honey

MIXED INCOME
CROSS SUBSIDY
HOUSING


Maintain
community
feel

Honor
Connectivity
with Gangeh
and Powell
Kelly Burke
Giménez

Major Arts,
Recreational &/or
Electoral Arts
that involves
clarity

Prosper fund
only go to low
income residents
and not subsidize
business profits,
rental income

Community
owned
assets &
enterprises

A Shiner ~~fish~~
pass part of perche
with similarity to
big eye perche
(e.g. consistency of fish)



Aspirations

ict Plan

CLC Input

ses

e and vis

CREATE
NETWORKS
OF GREEN SPACES
etc

INCREASE
OPEN
CANOPY

Walkable
Neighborhood

Education is
excellent for
families all the
way through
elders

People can
live carfree
(car-free)
in walkable
neighborhoods.
They need to go

Safe
Streets and
more community
events

Small main
streets in
majority of
Edo's neighborhoods

Mixed income
Healthy living

Mixed income
Cross housing?
House?

Maintain
community
feel

Mix income
housing types
start

No one has
to worry
about losing
their housing/
healthcare

Families feel
connected and
seen in their
neighborhoods

Used
Expenditure
to
Diverse housing
and social places
and social places

Increase
in income
access

Community
Center
on
162nd Division

Historic
connectivity
with Georgetown
and Powell Road
Kathy Smith
Glenwood

Major Arts,
Recreation, and
Educational
that features
density

Prosper funds
only go to low
income housing
and not supporting
business profits or
central income

Family spaces
community
gathering
spaces

Community
owned
assets &
enterprises

A shared
space part of public
with accessibility to
city park
(e.g. library & park)



Results

From E205 District Plan

- Safe, convenient, walkable, livable, sustainable and resilient neighborhoods

CLC Input

Focus groups
Survey & community
input on the
walkability survey
results

Reduced
Crash Rates

Residents
don't experience
more street closures

Strong walking
experience in
the district
with safety

Lower
city
paving
cost

High
walkability

Less time
lost to
delays

People are
highly motivated
walking/biking

Walking is
the easiest

Long Term
Sustainability

At the same
time find a
place to
live/work
/ travel

Permanently
improving

Everyone who
lives in the
district is
satisfied with
the results

At the District
level
At the District
level, many
stakeholders
are

At the District
level, many
stakeholders
are

At the District
level, many
stakeholders
are

Every
"road"
is safe, and
the district
is

At the District
level, many
stakeholders
are

At the District
level, many
stakeholders
are

Results

an

CLC Input

ent

Fewer people
need substance
abuse & mental
health services,
but they have
access, if they
need 'em

Reduced
Crime Rates

Renters
don't experience
huge rent increase

Start walking
anywhere in
the district &
not safely

Lower
child
poverty
rate

Higher
homeownership

Less rent
burdened

People sit in
neighborhoods
walking/talking

A newcomer
can find a
place here
& resources
without
friction/
struggle

Diversity in
job creation

Long Term
Housing
Stability

% of residents
who feel neighborhood
is safe & healthy

Permanently
affordable
housing

Everyone who
wants to work
can find a
solid, stable,
sufficient job

% of Residents
Employed
% of Residents who
living affordably housed

% of residents who
believe neighborhood
is being improved for
them

Every
"node"
is walkable,
affordable, and
includes open/public
space.

% of residents
who would not move
away if they had
the means to

Results
(Convenience: access
to public space)

Attachment C: SOAR Exercise Breakout Group

S: Diversity, Open land, opportunities for growth, services anchored in Community.

O: Growth--economic development and housing, preventing displacement, not pushing communities of color out, investment

A: Making sure we build true partnership and not symbolic partnerships to check a box. Connecting those in decision making positions to those in community.

R: Affordable housing, homeownership, fewer evictions, lower displacements, investments.

Attachment D: Community Events

- Movie in the Park at Mill Park
 - August 7th starts at 7 pm, movie at 8 pm
 - More information: <https://www.portland.gov/parks/arts-culture/summer-free-all/cultural-events>
- CIT: Free Financial Education course
 - July 14, 15, 16 from 5-7pm
 - <https://forms.gle/i8N3UfzKay2cSNzk6>
- Youth Peace & Unity Festival
 - August 15 from 12 pm to 4pm
 - <https://www.youthpdx.org/events>

Attachment E: Housing Q&A



Responses to Questions from July E-205 Tax Increment Finance (TIF) Community Leadership Committee (CLC) Meeting

Raul Preciado Mendez, East Portland Policy Analyst
Portland Housing Bureau
08/05/2026

Introduction

The following are responses to the questions included in sticky notes and the “conversation” section of the presentation. I tried to include these questions verbatim, when in writing and when possible, but some are paraphrased. If for whatever reason you did not receive the answer you were looking for, please feel free to send me a follow-up email or bring it up at the August (Community Leadership Committee) CLC Meeting. The questions are listed below in broad categories.

Housing Displacement, Outcomes, and Barriers

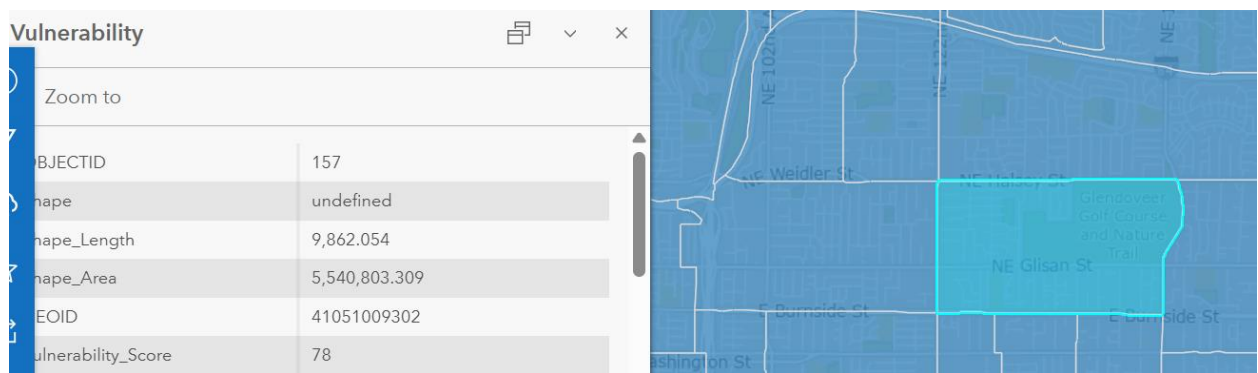
- *Is there data on people getting displaced?*

The Bureau of Planning and Sustainability have a Displacement Vulnerability interactive map that can be viewed here:

<https://gis-pdx.opendata.arcgis.com/datasets/PDX::vulnerability/explore?location=45.517573%2C-122.563708%2C12>

The data set being used is from 2022. The vulnerability score is scaled from 0 to 100. A score of 60 or greater is considered a vulnerable tract. If you click on the relevant census tract, it will show various numbers.

Here is an example:



- *What is the “Horrific outcome” versus the “Best case outcome” [when it comes to TIF]?*

I answered this in the meeting, but to reiterate for folks who were not in attendance, in terms of the negative or worst case scenarios with Tax Increment Finance (TIF) it would be an intentional and racist effort to remove people from their neighborhoods that actively harms the neighborhood. This has happened in the past.

In terms of the “Best Case Outcome”, the TIF district would make decisions informed by community for the benefit of the entire district. This would lead to healthy, safe, and affordable neighborhoods and thriving communities.

- *What are the actual barriers people are facing to achieving their dreams have? [In regards to housing]*

We have heard many things from community engagement work and we have had reports through the services we provide of the different kinds of barriers folks are facing.



By far the biggest issue we have heard around housing is affordability. People are struggling to afford to stay in their homes, whether they are renters or homeowners. It is a very big challenge to keep people stable in their jobs or education if they do not have a place to live.

Another major issue that has come up around housing, (particularly in East Portland) is safety. Folks feel very passionate about their neighborhoods feeling safe. There is a perception some people hold that affordable housing equals an increase in crime or a decrease in property value and perceived safety, and that building this type of housing creates a spiral in which neighborhoods get worse.

While we have heard this from many, what the academic literature says is generally the opposite (See: [UC Irvine, Bell Policy Center, Annual Review of Public Health](#)) .

That being said, housing affordability is not the only solution to all social problems or the only barrier to people achieving their dreams. There are a number of other issues around economic access, criminalization, institutional barriers around identity, and healthcare that can determine whether someone stays housed and can fulfill their personal, career, or educational goals.

Vacancy, Zombie Properties, Eminent Domain, and Land Value Tools

- *Can you give more information on eminent domain and tax liens (are they legal for absentee land owners) to deal with zombie or vacant properties?*

I can really understand the desire to unlock these vacant and neglected properties.

As we discussed briefly in the meeting, and others mentioned, eminent domain is a controversial policy with a very unpopular history. It is still used in some contexts in the City and the State but the Housing Bureau does not currently participate in the practice of eminent domain and would caution the committee against including it as policy guidance in an Action Plan, due to the history of government practice of the tool in racialized displacement in our City and around the country.

There are some examples of Land Banks around the country that use eminent domain as a tool to acquire land, however PHB is not currently considering an eminent domain policy for our land banking exploratory work.

There are currently certain tools at Portland Permitting and Development to deal with abandoned or unpermitted properties which could deal with some of your concerns, including the reporting of abandoned property and code enforcement violations:

<https://www.portland.gov/ppd/code-enforcement/report-code-violation>

We can look more into this tool and adjacent tools being used in a more positive and less destructive ways. If the committee has models that they would like the Bureau and Prosper to explore.

- *Do you have information on vacancy and Land Value Taxes and their impacts, intended and unintended?*

I have submitted a request to the data team at PHB and will get back to you as soon as I have more information.

- *What tools do we have available to acquire properties that are zombie or vacant?*

For past acquisitions, PHB priorities have focused on the ability to develop a minimum of 40-50 apartments, provide access to transit, employment and other services (schools, medical, grocery, etc.) and that do not have significant title issues or environmental hazards. Using that framework, PHB typically looks for sites that are currently zoned for multifamily/multi-dwelling development (i.e., RM1 – CM2), sized at least 20,000 SF, have high Opportunity Scores (3-5) and low EPA Air Hazard Index percentages (<80th percentile).



**Portland
Housing Bureau**

Community Ownership, New Development Tools, Local Contracting

- *Is CIT (Community Investment Trust) a tool used for Economic Development, a viable tool for affordable housing development?*

There is something that is similar but not exactly the same as a CIT, called a MINT, or Mixed Income Neighborhood Trust. You can read more about them here:

<https://www.trustneighborhoods.com/mints>

In short, the model was created by non-profit *Trust Neighborhoods* in Kansas City, Missouri. MINTs are a partnership with existing neighborhood organizations and governed by something called a “Perpetual Purpose Trust”.

The longer answer is that the model’s mission purports to put community stakeholders in positions of power by giving them legal oversight over the Trust.

The MINT model was launched in 2020 so its long-term performance has yet to be seen. As of July, 2026, there are five MINTs operating in the US. They are located in Kansas City, Boston, Tulsa, Denver and Fresno. The model appears to work best in markets that have not yet gentrified, where renters are in jeopardy of being displaced but have not been so yet. Meaning if we use the BPS Displacement Data tool a score greater than 60 would mean it is not ideal for that area.

According to a consultant who is supporting with the Social Housing Study, Portland is not the ideal market for this model, although it could work if there is sufficient capital to purchase land and buildings later on down the line when the district is more mature.

We are confirming if this tool is TIF eligible.

- *Can we prioritize Local Contractors in the TIF district?*

It depends, there are some restrictions based on the type of contract or service that may or may not allow geographic preference based on State Procurement law. It depends on the size, type, and scope of the contract for procurement.

For more information on procurement rules for the City please see below.

<https://www.portland.gov/procurement/inclusivecontracting/procurement-services-inclusive-contracting-services>

- *Do you have information on how we could focus on contracting locally?*

The HUD Section 3 program may be the most aligned this question as it does have a requirement to target hiring workers who live within the service area or neighborhood of the project. But this would only apply if there is federal funding in the project.

Additionally, there are state laws that dictate who a contractor is and how a process can be filed, but we are looking into this more to get a firmer answer.

- *Could we have community investment components to developments we do out here?*

This was answered in the Community Investment Trust (CIT) question above. In short, maybe, but I need to confirm.

- *Want to know lots more regarding cooperative ownership models*

PHB is looking very closely at limited-equity residential cooperatives as a part of the social housing study. I am attaching a presentation on the matter that we provided to stakeholders and internally to share information on the topic for folks to look at.

The presentation is titled: *Cooperative, Co-Housing, and Shared Equity Housing Convening*.

Here is a short excerpt:

Residential cooperatives are living arrangements where residents pool together resources to purchase a property they share. Usually in the form of a cooperative corporation. They are membership-based organizations that make rules about their living spaces, make decisions together, share resources, share space, and often share community. Housing cooperatives have been around since the 19th century and exist across Africa, the Americas, Asia, and Europe. There are many types of residential cooperatives. Fourplexes, apartment buildings, mobile home parks, city blocks, or houses that are simply in the same city can pool together property, money, and shared labor to bring costs down, and build community.

This presentation was made to a number of community and public partners. Cooperative serving organizations, cooperative residents, public agency partners, affordable housing non-profits, lenders, culturally specific organizations, labor unions, Councilor Mitch Green's office, and others.

It provides an overview on the different types of shared equity housing typologies and the policy recommendations we received through some of our research.

The Social Housing Study, which will be published next month, will provide some more context and have our final policy recommendations to council.

- *Where is homesharing in the menu of options?*

Currently the City is piloting a homeshare program. Homesharing is a model that incentivizes homeowners to rent out part of their houses to folks to increase housing stock.



Portland Housing Bureau

Our homeshare program is in its pilot stage, and interest in the program has been slow to build.

There are more details available here:

<https://www.portland.gov/phb/home-sharing-pilot-program>

- *Can the down payment assistance program be used by a group of individuals? Not just single or married buyer pairs.*

My understanding is that there are no restrictions as to who can receive the DPAL/DPAG as long as all of their names are on the mortgage. If 2 or more friends want to buy a house together they would simply need to meet the income thresholds and other eligibility criteria to qualify. I do not believe there is a requirement that people are spouses or partners in order to apply together for DPAL or DPAG.

Here is the full eligibility criteria:

<https://www.portland.gov/phb/down-payment-assistance-loan>

Housing Types and Development Options

- What are the options for Townhouses and Mixed use housing?

For TIF an RFP could be developed for affordable Town-houses and Mixed Use housing. Townhome development with no income restrictions would need to utilize the economic development portion of TIF funds and would prompt a conversation with Prosper Portland.

If the committee wants to have an RFP that includes townhouses then we would need to have that as policy guidance in the Action Plan.

This would show in an Action Plan along the lines of: "New Construction" investment areas and under this would be a bulleted list of policy guidance. This would set the desired options over the 5 year period. When PHB is ready to put together an RFP, we would draft something and bring it back to the committee for discussion.

The other option (not sure if this is what you are asking for) would be to create a new program targeting this housing type.

- *What are the options for Middle housing – ADUs, cottage clusters, fourplexes?*

We currently do not have a program for these at PHB but could develop one if that is of interest to the CLC.

- *What do we know about the least expensive and most healthy home models available to build?*

There are many models for healthy homes, meaning that they adhere to safety and habitability standards.

There are some interesting models in mass timber, modular housing that are promising in terms of reducing costs. There are also some firms that produce housing using large cement 3D printers. There are models that are utilizing materials like Foam or recycled plastics to build housing. There are folks who are looking into cob and adobe houses as a cheaper alternative, but those have considerable challenges in an environment like Portland. All of these innovative (or ancient in some cases) approaches to housing construction need to meet code and zoning standards, but generally speaking there are many firms around the country trying new things with materials and construction methods to bring costs down.

Because these models are not widespread, there is not a lot of information on their durability, habitability, sustainability, or whether they will sell.

These various models promise the reduction of costs, but it is difficult to know how effective they are until there is more information on them.

Data on Supply, Demand, Occupancy, and Unit Distribution

- *Distribution of number of units, total value (Public and Private) vs Public Value*

I am not sure I understood this question, so apologies in advance if this is not the answer you are looking for. But here is some information from the State of Housing Report that might get to your question. If you are looking for something more specific, I would be happy to try and find it for you. This is the District 1 Housing Profile from the State of Housing Report:

DISTRICT PROFILE District 1



Demographics

Population by Race/Ethnicity

Race/Ethnicity	2023
Total	171,379
White	100,598
Black	13,983
Asian	21,771
Latine	29,365
Pacific Islander	1,930
Native American	2,185

Median Income by Race/Ethnicity (2023\$)

Race/Ethnicity	2023
Total	\$67,723
White	\$70,842
Black	\$52,265
Asian	\$74,224
Latinx	\$60,966
Pacific Islander	\$57,976
Native American	\$66,736

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2023
Total	17.0%
White	13.0%
Black	34.0%
Asian	15.0%
Latinx	22.0%
Pacific Islander	41.0%
Native American	18.0%

Households by Type

Type	2023
Total	63,768
Single-Person Households	18,519
Households with Children	19,636

Households with Special Populations

Population	2023
Foreign-Born Households	37,927
Persons with Disabilities	null
Persons 65 and Older	28,839

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2023
Total	67,311
Single-Family	42,275
Middle Housing	9,878
Multifamily	15,047
Other (Boat, RV, Van, etc.)	111

Regulated Affordable Housing Units

Regulation Type	2023
Total	4,515
City-Funded Units	2,846

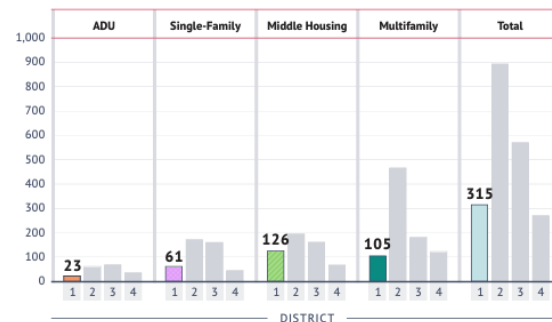
New Residential Permits by Unit Type

Unit Type	2024
Total	315
ADU	23
Single-Family	61
Middle Housing	126
Multifamily	105

Short-Term Rental Units

Unit Type	2023
Total	205
Entire Home/Apartment	152
Room	53

New Residential Permits by Unit Type





Portland Housing Bureau

Here is the relevant section of the State of Housing Report:

<https://www.portland.gov/phb/documents/state-housing-portland-2024-part-3-district-and-neighborhood-profiles/download>

Please note (I mentioned this in the meeting) that “Neighborhoods” in the State of Housing report are generated through Census tracts that do not neatly align to the TIF district. There are many that overlap with either the 82nd Ave TIF or the SPACC TIF or are partially inside the district and partially not. The data we use for this report is from the American Community Survey from the Census Bureau, which has information at the tract level (not street or neighborhood level).

Policy, Regulation, and Planning Tools

- *Can we do the MURP SPACC student report with our district?*

We are looking into it, the way the MURP SPACC program was funded was through the Community Liaison Organization, Historic Parkrose, contracting with the students to support their research project for school. We need to see if there are available funds and if those folks meet the City's contracting requirements, as well as checking in on if we need to do a competitive RFP. But I will find out more and get back to you.

- *If it is not PHB or Prosper's job to enforce or regulate whose is it? Do not pass the buck.*

Very reasonable and can understand the frustration.

To be very clear, Portland Housing Bureau does have regulatory authority over restricted affordable housing.

However, if there is a landlord or developer that receives PHB funding and the affordability restrictions expire (after 30, or 99 years respectively) PHB has little recourse in terms of regulatory authority.

That being said, there are still things that can happen to address the situation. When buildings have habitability concerns or are bad actors as private landlords, when landlords have questions, or when people are being evicted, PHB offers resources through our Rental Services Offices to connect folks to legal aid or give them information on renter's rights.

These are done through partner organizations and internally. Please contact the Rental Services Help Desk for more information:

<https://www.portland.gov/phb/rental-services/helpdesk>

Outside of those instances, Portland Permitting and Development (PP&D) can be involved on the permitting, land use, and zoning complaints if those are relevant, the Fire Department can also become involved in certain incidents depending on the type of violation. There are also policies for nuisance properties.

That can be done here:

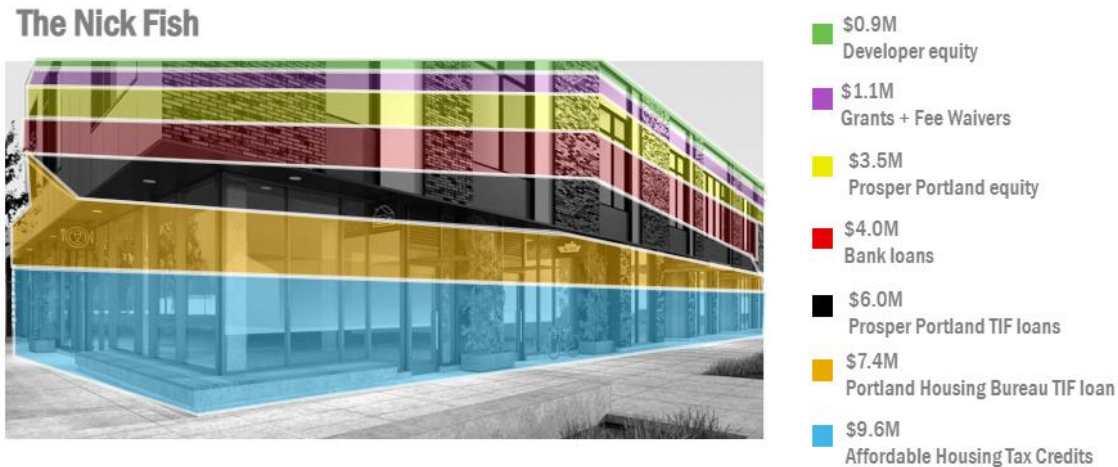
<https://www.portland.gov/ppd/code-enforcement/report-code-violation>

In many instances, based on the way the laws at the state, local and federal level are written, many tenants who deal with habitability concerns are forced to pursue claims through the legal system, meaning taking the property owner to court.

- *Matrix of typical funding opportunities for capital stack and restrictions*

Developments are all different and typically have a mixture of funding sources. Anything from federal tax credits, State funding, private equity, private loans, PHB funding, Prosper Funding, other local governments (Metro or Multnomah County), housing authority funding (Home Forward), or other sources.

Here is an example of the Nick Fish Building and its capital stack. The Nick Fish is a project where PHB and Prosper collaborated.



[Image description for screen readers: \$900,000 Developer Equity ; \$1.1 million Grants + Fee Waivers; \$3.5 million Prosper Portland Equity; \$4 million bank loans; \$6 million Prosper TIF Loans; \$7.4 million PHB TIF Loan, \$9.6 million Affordable Housing Tax Credits.]

- *Is Inclusionary housing funded?*

Yes. SB 1521 passed in the 2026 short session and it requires cities across the state, including Portland, to fully fund any inclusionary zoning ordinances.

They do so by offsetting mandatory below market rents through structured cash payments, property tax exemptions, or fee waivers that include system development charges.