

SPACC CLC Economic Development

Community Leadership Meeting 10

September 23, 2026



Agenda



1. Welcome: Agenda Review
2. Administrative Items
3. Public Comment
4. Engagement Update
5. Economic Development Grant Programs
- Break -
5. Example Action Plan Framework & Insights
6. Early Priorities Mapping Exercise
7. Closeout & Next Steps



Administrative Items

Roll Call

Approve August Meeting Minutes



Public Participation

- CLC meetings are open to the public
- Public invited to comment at end of meeting
- Public asked to observe and listen
- Reserve discussion / questions / activity participation to members only

Provide Public Comment:

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

Public Comment

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

02:00



Items of Interest & Updates

CLC Members



Community Liaison



**Housing Bureau
Prosper Portland**



Engagement Update



Economic Development Grants

Loan and Grant Programs

LOANS (August discussion) ✓

- Predevelopment Loan
- Tenant improvement
- Construction Financing
- Permanent Financing

GRANTS

- Prosperity Investment Program (PIP)
- Affordable Commercial Tenanting (ACT)
- Community Livability Grant (CLG)
- Healthy Communities

Prosperity Investment Program Grant (PIP)

Who can apply:



Businesses & Property owners

What the grant can be used for:



Commercial and multi-family buildings tenant improvement



Approved physical improvement (hard cost) and pre-development work (soft cost)

Eligibility:



District action plan priorities

Award Amount:



75/25 Match Grant up to \$75,000



Business: Rhythm Traders

Affordable Commercial Tenanting Grant (ACT)

Who can apply:



Small Business & Property owners in lease negotiation

What the grant can be used for:



Commercial tenant improvement/ Build out

Eligibility:



Property and Property Owner Eligibility



Lease Terms



Small Business Owner Eligibility

Award Amount:



Up to \$300,000



Business: Garage Gym

Community Livability Grant (CLG)

Who can apply:



Community-based organizations & Property owners

What the grant can be used for:



Approved physical improvement (hard cost) and pre-development work (soft cost)

Eligibility:



Non-profit entity



Zoned commercial/mixed use, employment, industrial, multi-dwelling



Be free of past due liens, taxes, judgements, or other financial obligations

Award Amount:



Up to \$300,000



Organization: EcoTrust



Organization: TVW, Inc.

Upcoming Opportunity: Healthy Communities

Who can apply:



Grocery Operator & Commercial Property Owner

What the grant can be used for:



Grocery operations, healthy food access, healthy checkout aisles, instore medical services



Approved physical improvement (hard cost)

Eligibility:



Zoned for commercial/mixed use, employment, or multi-dwelling



Be free of past due liens, taxes, judgements, or other financial obligations

Award Amount:



Up to \$500,000



Questions

BREAK





Action Plan Framework & Insights

2024 Gateway Action Plan



Contents

Introduction

Background

Demographics & Economic Performance

Context

Community Engagement & Input

Community Vision & Inspiration

Plan Goals & Outcomes

- Inclusive Economic Growth & Celebrating our Diverse Business Community

- Activate a Livable Gateway

- Housing Production & Opportunity

Forecasted Budget



Strengths

- Multicultural/international diversity
- Convenient transit and connection to Portland region and Portland International Airport
- Stabilized individuals and families from repeated displacement
- Stable, diverse school district with focus on diversifying staff and educational equity for all students
- Strong homeownership market and available land for more clustering



Weaknesses

- Small business closures
- Real estate fundamentals (construction costs and lease rates)
- Mismatched retail lease rates and land values
- Significance of institutional and single large property owners
- Underfunding of street development leading to lack of neighborhood connectivity
- Personal and property safety concerns for both commercial and residential properties
- Lack of active business support organization
- Built environment lacks investment interest, especially for manufacturing
- Sub-districts exacerbated funding inequities



Opportunities

- Vibrant mix of international & multicultural businesses to create district identity
- Daycare center investments
- Workforce/Middle-income housing and homeownership
- New Prosper tools/programs to support affordable commercial tenanting
- Immediate activation and events
- Public/private partnerships
- Flexible funding mechanisms that can meet the market to succeed

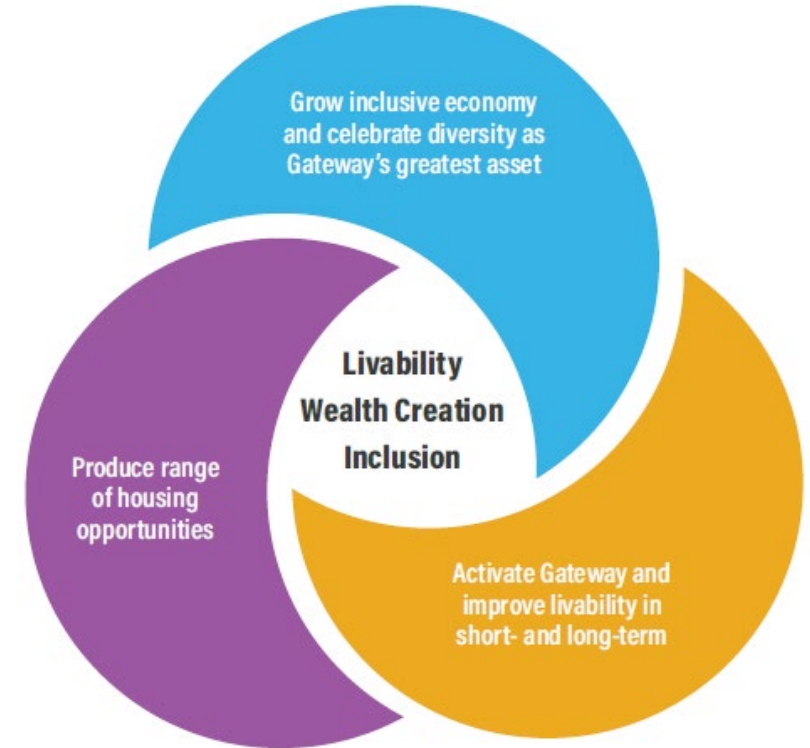


Threats

- Perceived and real safety and livability concerns
- Challenges to Portland's long-term transit infrastructure and user experience
- Persistent residential market failures
- Long-term land banking resulting in vacant property and public nuisances
- Lack of income diversity affects residential and commercial activity

SWOT Analysis

Stabilize, Activate & Diversify



Inclusive Economic Growth & Celebrating our Diverse Business Community

While Gateway is ethnically diverse and rich with international cultures, new and existing small businesses face numerous challenges. Many Gateway business owners struggle to access traditional lending tools to grow their business or start a new one. Prohibitive lease rates are a key factor limiting access to new or expanded space.

In an analysis Prosper Portland completed for Portland's economic corridors, larger retailers in the area skew data for commercial market rents in Gateway, with anchor retailer rents coming in significantly higher than for smaller, neighborhood-serving retail businesses. Additionally, much of the commercial building stock is aging and requires extensive and costly tenant improvements.

Prosper Portland will address these factors by removing geographic constraints from the Action Plan. By discontinuing the sub-district approach, more businesses can access resources outside of designated investment areas.

This inclusive approach will expand opportunities to directly serve more vulnerable economic groups in East Portland. Funding for grants and loans will be aggressively marketed to the small business community, including ethnically diverse business owners who can serve the culturally diverse Gateway TIF District.

Intended beneficiaries include:

- Small businesses, including, but not limited to, minority and women-owned businesses
- Businesses that create goods or services, or serve food, that highlights international cultures
- Daycare providers and other multigenerational services
- Food and Beverage manufacturers
- Healthcare organizations providing community services

Grants will support an inclusive and diverse Gateway business community by deepening



incentives in the existing Prosperity Investment Program (PIP), fully leasing The Nick Fish commercial spaces, and expanding new programs to Gateway that reduce lease rates for small businesses. Updated PIP guidelines revise the current 50/50 match to a 75/25 split, with additional matching loans to cover expenses for income-qualified businesses. Through the Affordable Commercial Tenancing (ACT) Program, Prosper Portland will provide funds for property improvements along with opportunities for local business owners to connect to technical assistance to foster business growth and wealth creation. In exchange, property owners will offer commercial space to eligible business owners at 10-25% below market rate.

Investing in multigenerational diversity is another key area for growth in the Gateway TIF District. While there are notable successes in providing housing and services for aging adults, resources are limited for daycare and other family services. Gateway's grant and loan products work in

tandem with Multnomah County "Preschool for All" and other statewide resources to create opportunities that can serve residents and Gateway employees throughout the district. Prosper Portland recently helped bring a new daycare center to The Nick Fish, adjacent to Gateway Discovery Park.

Another major challenge for the Gateway business community is the absence of effective business support. Prosper Portland will continue to work with the small business community to identify ways to organize and support their growth. Additionally, as part of the East Portland TIF Exploration, Prosper Portland will work to align and strengthen business-focused support systems throughout East Portland.

Prosper Portland will support the Gateway TIF District as an authentic "international district" that features vibrant local businesses, food, goods, services, and events highlighting Portland's connection to the world.



"Need more affordable commercial property and mixed-income communities"

"I love supporting diverse businesses"

"I would love to see Gateway designated as Portland's 'International District' with even more ethnic stores (and not just food)"



CASE STUDY: Namaste Indian Bazaar

Coinciding with the Halsey street upgrades, Prosper Portland delivered several grants to improve the HVAC and kitchen for this incredible merchant and restaurant still thriving at 103rd and NE Halsey.

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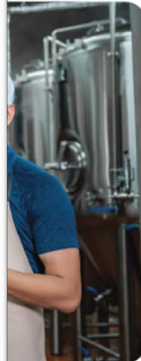
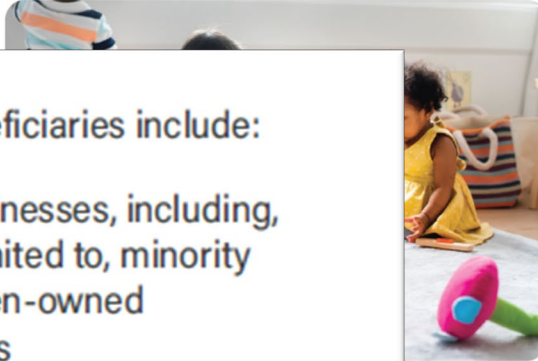
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ACTION 1.1:

Support small businesses through direct loans and grants throughout the district.

- Adjust grant program requirements to increase program accessibility for high barrier businesses. Increase PIP grant match to a 75/25 split and provide PIP Matching Loan to qualified businesses.
- Promote business tenant improvement and working capital loans within the district, including through community-based lending partners.
- Remove sub-district restrictions to increase access.
- Promote and prioritize small businesses supporting multigenerational diversity, with a focus on delivering new childcare facilities.

Measures of success:

- Loans and grants disbursed to 15-20 businesses, and an investment of \$1.55M over life of the plan.

ACTION 1.2:

Expand the Affordable Commercial Tenanting (ACT) Grant to support retailers within the district.

- Increase access for existing businesses to expand or stabilize with grants for improvements to ground floor commercial properties in exchange for property owners offering commercial spaces at 10-25% below market rate. Grant amounts equivalent to the rent discount and/or rent abatement for the duration of the affordable rate and not exceed \$300,000.

Measure of success:

- Affordable commercial support to 10-12 businesses; and an investment of \$3.3M. Launch program in FY24/25 and serve 2-3 businesses annually by FY27/28.

ACTION 1.3:

Fully tenant The Nick Fish ground floor retail

- Continue to aggressively market and incentivize remaining leasable commercial spaces

Measure of success:

All spaces leased by FY25/26.

ACTION 1.4:

Business District Organizational Support

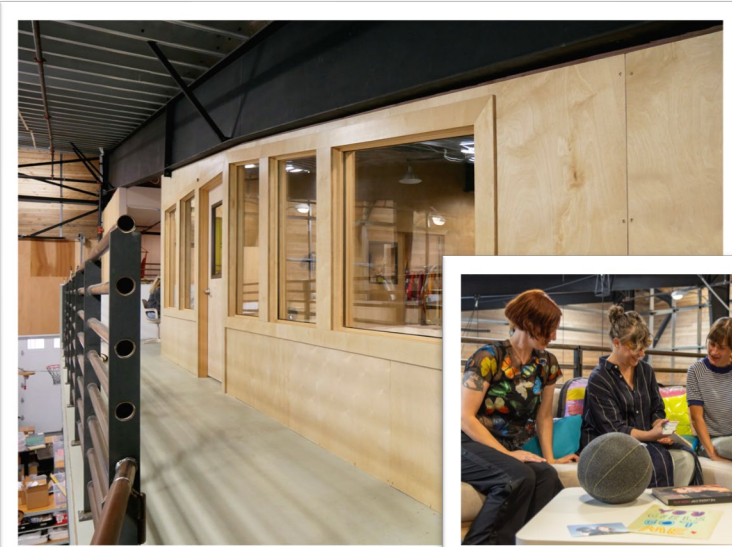
- Explore new models for organizing small business community in Gateway and align with efforts in other East Portland geographies. Consider additional organizational structures (ESD, etc.) and partnerships to support a thriving and safe business district.

Measure of success:

Identify and support a new or expanded business organization that serves Gateway small business and community needs.



Inclusive Economic Growth
& Celebrating our Diverse
Business Community



Activate a Livable Gateway

Livability and safety consistently ranked highest among the many community issues raised through the Action Plan. The small business community continues to struggle with theft and property damage as a lasting impact of the pandemic. Residential communities struggle with neighborhood safety, crime, and property damage. Investments in the Action Plan can support improvements that benefit district livability. Working with land and building owners, small business owners, residents, nonprofits, and public/private partnerships, Prosper Portland will facilitate community cohesion through direct investments in building security, land activations, events, and new models for district-wide services.

The opening of Gateway Discovery Park and Gateway Green provided residents and visitors with additional places to celebrate community and multicultural events in the district. However, current resources are not enough to sustain a vibrant and active community. While the City of Portland needs to identify ways to deliver on the original intent of the Gateway Regional Center as an urban destination—thriving with performing arts and event venues—Prosper Portland will prioritize immediate activations to stabilize the existing community.

Prosper Portland will fund property activations in the Gateway TIF District. These activations will focus on key properties at the Gateway Transit Center and will feature a partnership with the David Douglas School District. This funding will create new opportunities for community recreation and public events including



music, entertainment, food, and multiculturalism that multiply benefits for the business community and breathe life into vacant properties. While TIF resources cannot be used for temporary activations, Prosper Portland will work with community partners to leverage additional public and private resources to deliver community-oriented events and lean into opportunities for permanent improvements when feasible, particularly around the East Burnside MAX and Central Gateway (between Burnside and Stark).

Prosper Portland is also engaging with other public and private entities to deliver new services in the Gateway TIF District that will keep the neighborhood clean and safe. This is particularly important around the Gateway Shopping Center and along NE Halsey where the built environment historically created barriers to realizing Gateway's promise of a walkable community that could add foot traffic and eyes on the street.



"Would like to see open concerts with music from different cultures"

"To have facilities available for various cultural arts performances by and for the community"

"Safety issues [are most important] after seeing my favorite businesses relocate out of area where customers and employees feel safe"



CASE STUDY:

The Outer Rim

Gateway businesses are fortunate to have an inspiring pilot project located on NE Halsey. The Outer Rim Bicycle shop reported dozens of burglaries, window damage, and significant theft over the past few years.

Through a grant provided by Venture Portland, the business secured their façade with a steel sculpture of Mt. Hood designed and built by a Portland artist. Since the sculpture's installation the store has seen a dramatic decrease in break-ins while simultaneously creating an artistically inspired addition to the Halsey-Weidler Couplet.

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ACTION 2.1:

Invest in community anchor nonprofits to support cultural inclusion and community livability via Community Livability Grant (CLG) investments:

- Prioritize projects that include performance or community spaces for maximum community benefit.
- Create opportunities for projects that include public art to activate community on a 24/7 basis.

Measure of success:

- At least 5 completed projects

ACTION 2.2:

Identify key opportunities for artistically designed facade improvements that honor the community vision and increase business security

- Based on recent success, grow program annually from 1-2 businesses served to 3-4 by FY26/27
- Offered as competitive special authority grants with no match required.

Measure of success:

- 10 grants disbursed up to \$10,000 each

ACTION 2.3:

Partner to deliver events and interim activations at key locations, including at Prosper Portland-held properties and with partners like David Douglas School District:

- Partner with private and public sector to deliver intergenerational infrastructure and facilities investments
- Partner with nonprofit and business community to support multicultural events and pop-up activations, with a focus on vacant lands at the Gateway Transit Center and in Central Gateway

Measure of success:

- 2-3 major property activations and ongoing Gateway events

ACTION 2.4:

Implement public infrastructure improvements to reconnect community and ensure safe access and crossings.

- Deliver on street and sidewalk investments around Gateway Transit Center and Central Gateway that improve community access.
- Leverage investments to deliver on increased activations and community programming within the district

Measure of success:

- At least two larger scale infrastructure connectivity and safety projects at an estimated investment of \$5.5M



Activate a Livable Gateway



Housing Production & Opportunity

Gateway residents emphasized the need for livability enhancements and income diversity throughout the District. Driven in part by the recent successes of the Lents Town Center, there is broad community support for PHB and Prosper Portland to play a leading role in creating new homes that could prove pivotal in place-making and enhanced community livability, particularly near transit.

Significant market constraints in the District have held back redevelopment near transit. As an example, the District was projected to create at least 3,900 new units of housing with a particular focus on “transit-oriented housing... encouraged within a quarter-mile of light rail stations” (URA Plan, 2001). As of now, 707 units of multifamily housing (including age-restricted senior housing communities) completed construction since 2010, 89% of which are deed-restricted affordable homes, primarily concentrated along NE Glisan. Russellville Commons Phase III* and Traditions at Hazelwood, both senior housing projects located on East Burnside, are the only

residential projects constructed since 2001 within a quarter mile of rail transit.

The small business community, particularly retailers along the commercial corridors, struggle to attract regular clientele without a dense and diverse mix of residents to frequent their shops and services. As a pass-through commercial corridor, few people walk along the Halsey-Weidler Couplet between homes and shops, which is reflected in the few neighborhood-serving retail businesses. Broadly speaking, community members and business owners support significant new mixed-income residential density as an essential ingredient for the long-term stability of the small business community.

Community members also expressed strong support for investing in a greater diversity of housing types and income levels. While PHB is directly responsible for prioritizing and delivering new affordable housing, Prosper Portland is uniquely positioned to support workforce and middle-income housing opportunities—



“Need more mixed-income and workforce housing”

“Strong condo/ownership market could make Gateway unique”

including adding more bedrooms for larger families—that otherwise are not able to move forward in the private sector under past and present market conditions. The Action Plan’s signature residential project is a public/private partnership targeted at 250+ units of workforce housing and commercial development. As a result of the partnership, the public infrastructure and connectivity around the Gateway Transit Center, the District’s “front door,” will be significantly improved. Prosper Portland’s investment in this partnership is vital to fix inherent failures in the capital markets to deliver middle-income housing—a core priority in the City of Portland’s Advance Portland plan.

Community voices also strongly encouraged Prosper Portland and PHB to build on the strengths and affordability of the market for homeownership. A recent project by Habitat for Humanity received more than 1,000 applications for 31 units at the Cherry Blossom project, demonstrating a large demand for clustered, attached homes. There

are numerous vacant parcels throughout the District that are near transit and are ideally suited for dense townhomes or cottage clusters. Prosper Portland will fund and prioritize a commercial loan program geared to support infill housing as a critical new investment tool throughout the district.

Lastly, Prosper Portland will work with bureau partners and City Council to support mixed-income development in Gateway together with producing affordable housing. Prosper Portland will work in collaboration with PHB to explore mixed-income housing at a PHB-owned parcel at 102nd and E. Burnside that could support more than 100 new homes. Additionally, Prosper Portland will work with bureau partners to expand Inclusionary Housing (IH) incentives east of I-205. Should Gateway market dynamics shift, IH requirements could adjust to incorporate Gateway as a key opportunity site to grow mixed-income communities in East Portland.



CASE STUDY: The Nick Fish

The Nick Fish is a collaboration between Prosper Portland, PHB, and Our Just Future. The Nick Fish is a mixed-use, mixed-income catalytic project in the Gateway Regional

Center TIF District, adjacent to Gateway Discovery Park. The project features 75 mixed-income homes and 22,000 square feet of ground floor commercial space and second floor office space.

Housing Production & Opportunity

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incentives. Gateway IH requires incorporation of income-restricted units.



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ACTION 3.1:

Attract new neighborhood investment to activate key properties and improve mixed-income housing production and commercial development through public/private partnerships.

- Invest in a public/private partnership to deliver 250+ middle-income homes, commercial development, improve street connectivity and walkability, and provide public benefits and district activation.
- Pursue redevelopment of Prosper Portland property at the Gateway Transit Center via partnership with adjacent property owners, key anchor tenants, and TriMet.

Measure of success:

- At least one signature middle-income project on track to deliver 250+ new mixed-income units in the District.

ACTION 3.2:

Facilitate development on privately held properties with an emphasis on mixed-income housing by offering commercial loans for middle-income rental and homeownership opportunities:

- Provide loans to fund predevelopment, construction, and/or permanent financing for projects targeting 5-10 units with a focus on homeownership and a diversity of homeownership types (cottage clusters, condos, attached townhomes)
- Prioritize loans for larger scale mixed-income housing projects that deliver on a diversity of floorplans (3-4 BR) to increase multigenerational and immigrant-focused housing

Measure of success:

- Three smaller to larger scale housing projects delivering approximately 30 homes.

ACTION 3.3:

Encourage construction of additional affordable housing units and take advantage of opportunities to construct new mixed income, multifamily housing projects.

Measure of success:

- Support at least one new multifamily rental project with regulated affordable housing units.



Housing Production
& Opportunity



Forecasted Budget (Updated 7/1/25)

Summary of Proposed Investments:

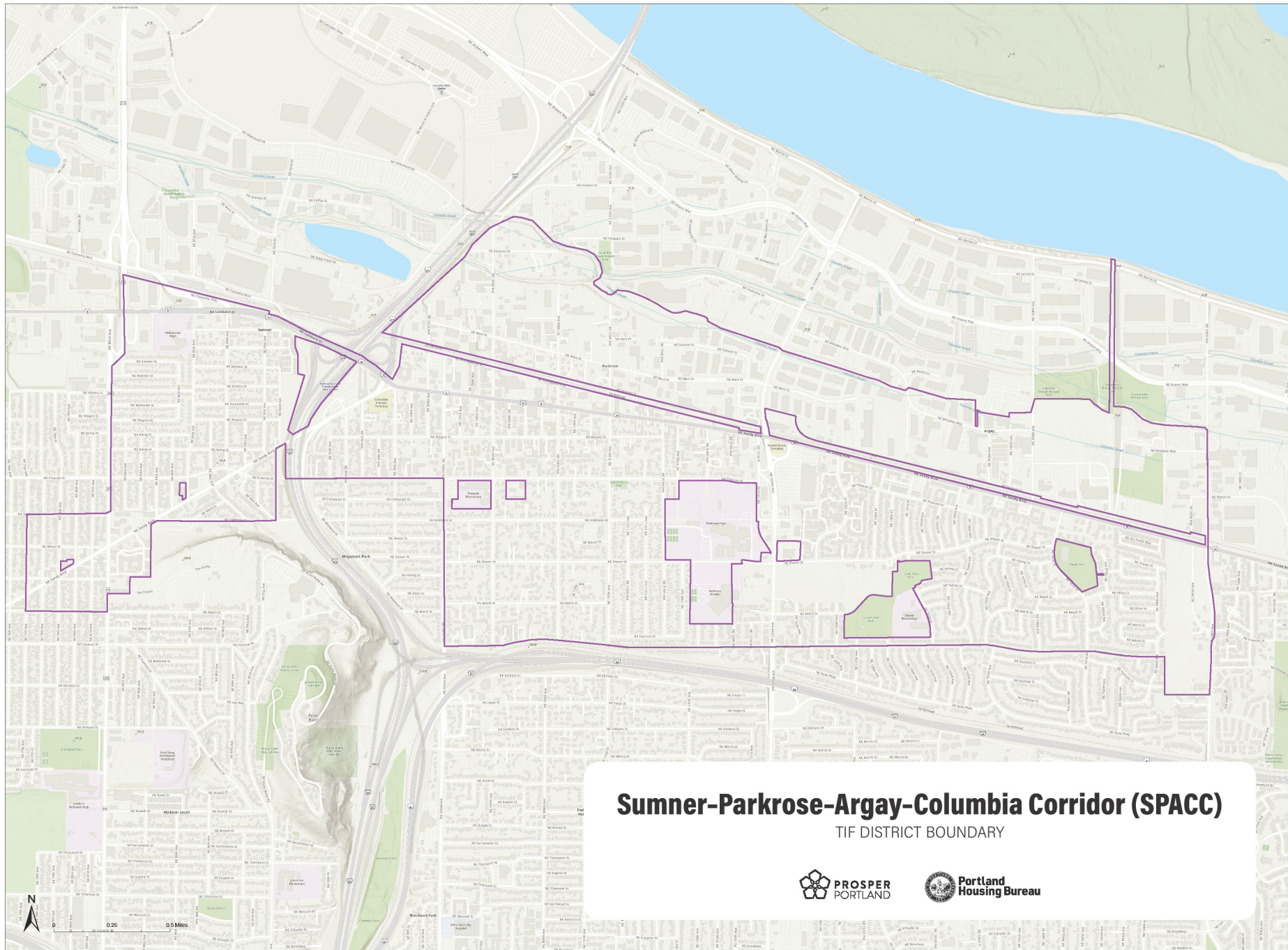
HOUSING PRODUCTION & OPPORTUNITY

INCLUSIVE ECONOMIC GROWTH & CELEBRATING DIVERSITY

ACTIVATION & LIVABILITY

Budget	Expected Outcomes	Budget	Expected Outcomes	Budget	Expected Outcomes
\$10.4M Signature Public/Private Project (With community buy-in, Prosper invested \$10.6M to acquire 5-acre site at NE 102 nd and NE Pacific)	1 Middle-income project with 250+ units	\$1.275M Small Business Grants & Loans \$275K PIP Loans	Loans & grants disbursed to 15-20 businesses	\$1.42M Community Livability Grants	5 committed projects
\$5M Infill development loans	30 middle-income homes, prioritizing homeownership	\$3.3M Affordable Commercial Tenanting Program	Support to 10 - 12 businesses	\$1.64M Activations, Public Art & Security Improvements	10 art & security grant 2-3 major property activations
\$7M Prospective signature project	1 Mixed-income project in pipeline	\$3M The Nick Fish Tenant Improvements	The Nick Fish is fully leased and operational by FY 2026	\$5.5M Public Improvements	Finalize 2 major public infrastructure projects
\$15.6M Prospective affordable project	1 deed-restricted affordable project in pipeline				
Subtotal: \$38M		Subtotal: \$8M		Subtotal: \$9M	

Early TIF Priority Mapping



Sumner-Parkrose-Argay-Columbia Corridor (SPACC)

TIF DISTRICT BOUNDARY



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 project staff.



RSVP to meetings

- Let us know how you'll be attending meetings so we can prepare and order food.

Staff Contact

Prosper Portland Staff:

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