



E205 TIF District

Community Leadership Committee Meeting
October 2026

Agenda

1. Welcome & Roll Call	Listen	10 min
2. Meeting Objectives & Agreements	Listen	5 min
3. Public Comment	Listen	10 min
4. CLC Roadmap & Work Plan	Listen	5 min
5. Housing Investment Priorities	Discuss	75 min
6. Consent Agenda <i>Approve September Meeting Minutes.</i>	Decide	5 min
7. Bylaws Update & Vote <i>Co-chairs reviewed the city attorney's bylaws draft. The subcommittee met to recommend bylaws for approval. The CLC will vote to approve their bylaws *</i>	Decide	5 min
8. Community Updates & Next Steps	Discuss	5 min

Roll Call & Check-in



As we go around, please share:

1. Your name
2. In your role on the CLC, what would it look like for you to be truly accountable to the East 205 district?

Roll Call & Check-in



As we go around, please share:

1. Your name
2. In your role on the CLC, what would it look like for you to be truly accountable to the East 205 district?

Meeting Objectives

Respond to Questions

PHB provided a Data Packet ahead of time.

Go over this information at a high level.

Brainstorm and Parking Lot

People will list out things they think are important.

Identify things that are not TIF eligible.

Create Draft Top 5 Investment Priorities

The Committee will decide what goes on the list.

This will not be final.

It will help us identify what there is broad consensus on.

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

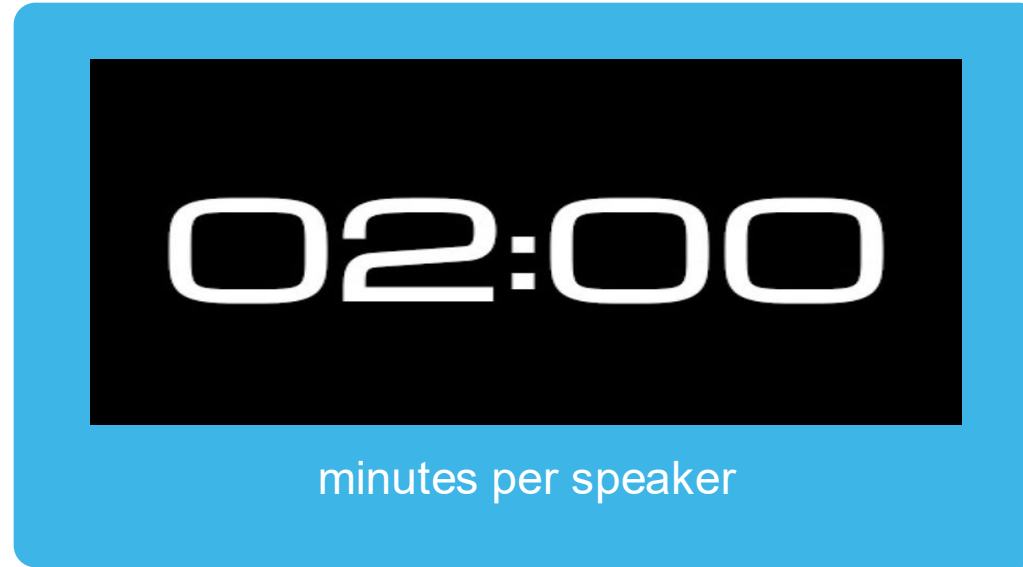
Public Participation Guidelines

- 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	Nov 2026 Ec Dev Programs	Feb 2027 Action Plan Draft 1	Spring 2027
Jan 2026 TIF 101 & Action Plan	Mar 2026 Bylaws	Aug 2026 Housing Investment Priorities	Dec 2026 Ec Dev Investment Priorities	Mar 2027 Refine w/ Community Feedback	
	Apr 2026 Co-Chair Elections / Reset	Sep 2026 Housing Investment Priorities	Jan 2026 Ec Dev/Housing Budget Scenarios	Apr 2027 Action Plan Draft 2	
	May 2026 Bylaws / Community Engagement	★ Oct 2026 Housing Investment Priorities		May 2027 Action Plan Vote	
	Jun 2026 Bylaws District Context SOAR				

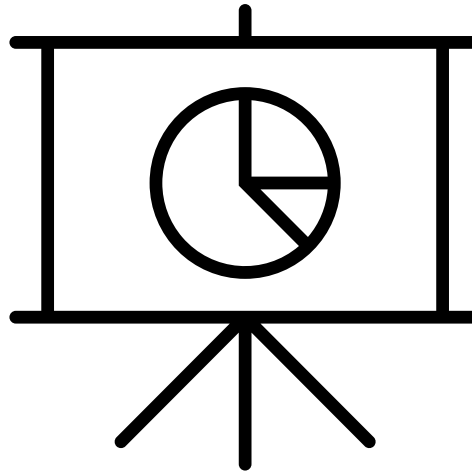
Action Plan Roadmap: Affordable Housing Series



Housing Investment Priorities

Respond to Questions

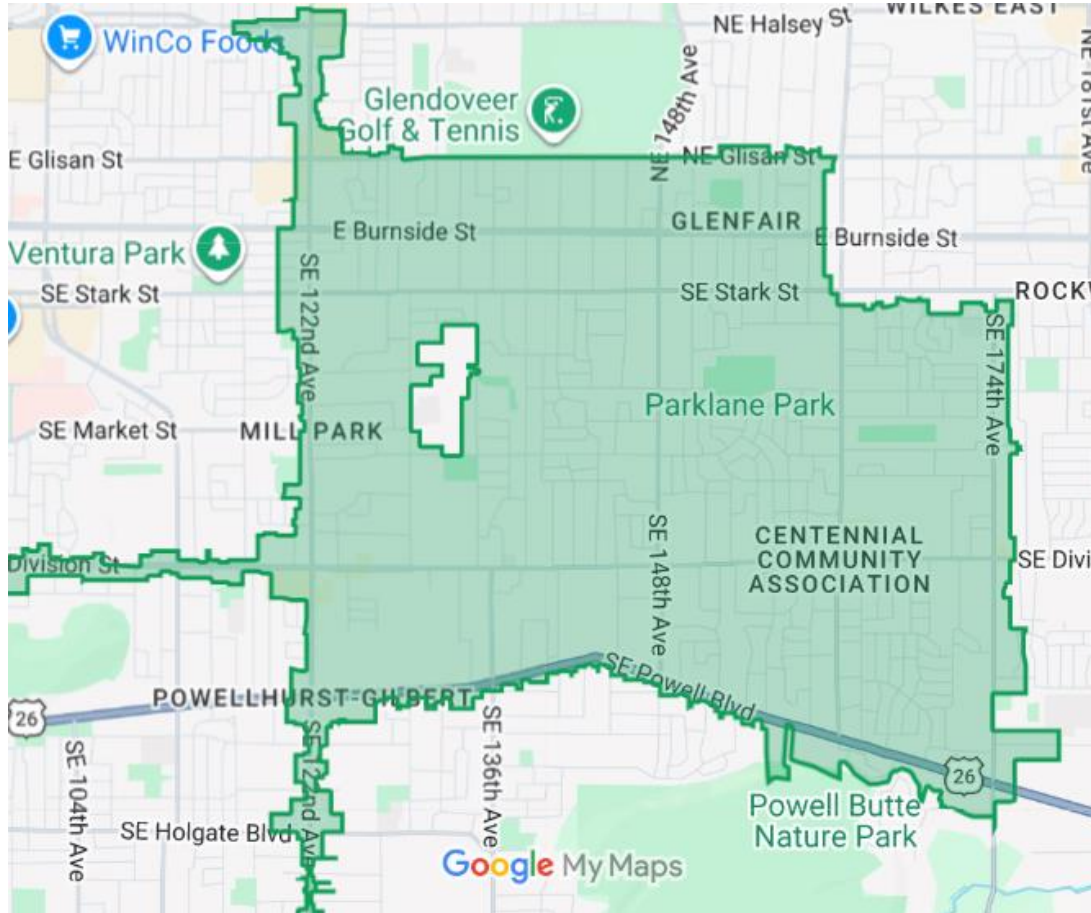
- Data Packet
 - Responding to your questions and resources
- Highlight key themes



Information in Data Packet

- *Number of Vacant Lots in District*
- *Vacancy Rates in District*
- *Affordability rates for people based on demographics*

Vacant Properties



There are 466 vacant lots in the TIF district.

We only have information on value for 363 lots.

We estimate that 223 lots are over 2,500 sq ft.

Apartment Vacancy Rate in East Portland

Type	East Portland	Portland Overall
Affordable Housing	8.2%	8.1%
Overall	6.8%	7.2%



District 1 Data

Affordability by Household Demographic (2024)

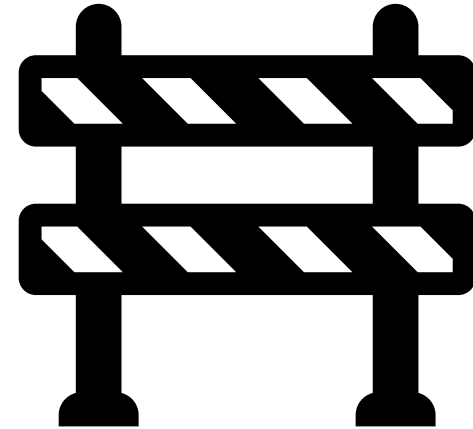
Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
All households	Yes	Yes	Yes	Yes	Yes	No
3-Person Ext. Low Income	No	No	No	No	No	No
3-Person Low Income	Yes	Yes	Yes	Yes	No	No
3-Person Moderate Income	Yes	Yes	Yes	Yes	Yes	No
Couple with Family	Yes	Yes	Yes	Yes	Yes	Yes
White	Yes	Yes	Yes	Yes	Yes	No
Black	No	Yes	No	No	No	No
Latine/x	Yes	Yes	Yes	Yes	Yes	No
Native American	Yes	Yes	Yes	Yes	Yes	No
Asian	Yes	Yes	Yes	Yes	Yes	Yes
Pacific Islander	Yes	Yes	Yes	Yes	Yes	No
Senior	Yes	Yes	Yes	Yes	No	No
Single Mother	No	Yes	No	No	No	No
Born outside of US	Yes	Yes	Yes	Yes	Yes	No

Examples of Limits in Data Packet

Some questions ask for data that is not collected, and some we aren't able to get for other reasons.

For example: Domestic violence shelters

PHB does not fund Domestic Violence programming directly. Shelters have intentionally confidential sites. As a reminder PHB cannot fund programs with TIF dollars.



Brainstorm & Parking Lot Ideas

Activity

- Whiteboard activity
- Add new ideas
- Flag eligible TIF items
 - Anything that is not permanent physical improvements to buildings or infrastructure to be removed from the list
- Highlight ideas already brought up
- Put things that are not eligible in Parking Lot

Priorities we heard

- Preventing displacement
- Repair aging properties
- Manufactured Home Parks
- Housing for Seniors
- Multi-generational housing
- Rental units that are affordable
- Homeownership opportunities
- Cooperative ownership
- Downpayment assistance for long-term residents and those previously displaced from N/NE Portland.



Whiteboard Activity



- List out what you think is important based on your experience.
- Add a +1 sticky next to an idea you agree with.
- Staff will identify what are and are not TIF eligible.
- Start thinking about what your priorities are for the first 5 years.

Break

Discussion and Refining List

- Find where you agree as a committee
- Begin prioritizing list
- This is a draft
- Some items could be eligible, even if they are in the parking lot



Consent Agenda

September Meeting Minutes Approval
**CLC Decision Item*

Bylaws Update

** CLC Decision Item*

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

November , 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

For Reference: Additional Supporting Materials

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	

PHB Programs



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

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



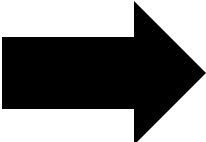
Results

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

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*

NEIGHBORHOOD PROFILE

122nd-Division



Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2023
Total	17,965	23,820
White	14,117	14,215
Black	436	1,358
Asian	1,376	3,191
Latine	1,756	4,422
Pacific Islander	45	494
Native American	185	3,191

Households by Type

Type	2000	2023
Total	6,241	8,432
Single-Person Households	1,939	291
Households with Children	2,558	3,066

Median Income by Race/Ethnicity (2023\$)

Race/Ethnicity	2000	2023
Total	\$52,237	\$68,006
White	\$52,667	\$70,342
Black	null	null
Asian	\$64,610	\$56,605
Latine	\$54,453	\$59,244
Pacific Islander	null	\$48,387
Native American	null	null

Households with Special Populations

Population	2000	2023
Foreign-Born Households	3,617	5,665
Persons with Disabilities	null	4,309
Persons 65 and Older	2,063	3,582

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2023
Total	16.2%	11.0%
White	15.2%	15.0%
Black	40.7%	14.0%
Asian	12.7%	19.0%
Latine	12.8%	20.0%
Pacific Islander	null	9.0%
Native American	null	null

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2013	2018	2023
Total	8,116	8,633	8,809
Single-Family	5,376	5,356	5,558
Middle Housing	1,357	1,703	1,442
Multifamily	1,383	1,574	1,809
Other (Boat, RV, Van, etc.)	0	0	0

Regulated Affordable Housing Units

Regulation Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	729	null	null	null	null	625	625	null	null	null
City-Funded Units	426	426	426	424	424	497	622	622	622	686

New Residential Permits by Unit Type

Unit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	53	96	60	44	61	255	60	250	148	88
ADU	3	10	13	4	10	11	8	2	8	5
Single-Family	31	74	43	33	23	32	8	11	12	26
Middle Housing	10	12	4	7	11	14	6	3	25	7
Multifamily	9	null	null	null	17	198	38	234	103	50

Short-Term Rental Units

Unit Type	2019	2020	2021	2022	2023	2024
Total	22	13	13	28	25	21
Entire Home/Apartment	7	3	5	12	16	15
Room	15	10	8	16	9	6

NEIGHBORHOOD PROFILE

Gateway



Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2023
Total	42,431	50,558
White	33,809	29,030
Black	1,193	4,229
Asian	3,553	6,033
Latine	2,926	8,150
Pacific Islander	97	779
Native American	430	6,033

Households by Type

Type	2000	2023
Total	16,496	20,520
Single-Person Households	4,735	4,035
Households with Children	5,013	5,848

Median Income by Race/Ethnicity (2023\$)

Race/Ethnicity	2000	2023
Total	\$54,763	\$62,568
White	\$54,991	\$60,782
Black	null	\$49,948
Asian	\$66,565	\$88,811
Latine	\$44,991	\$61,914
Pacific Islander	null	\$34,785
Native American	null	\$69,163

Households with Special Populations

Population	2000	2023
Foreign-Born Households	7,170	10,834
Persons with Disabilities	8,504	9,209
Persons 65 and Older	8,004	9,018

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2023
Total	12.4%	19.0%
White	10.1%	14.0%
Black	33.5%	39.0%
Asian	10.8%	13.0%
Latine	29.5%	20.0%
Pacific Islander	null	null
Native American	18.4%	11.0%

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2013	2018	2023
Total	19,904	20,261	21,612
Single-Family	12,457	12,054	12,523
Middle Housing	2,216	2,509	2,446
Multifamily	5,231	5,698	6,643
Other (Boat, RV, Van, etc.)	0	0	0

Regulated Affordable Housing Units

Regulation Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	1,367	null	null	null	null	2,085	2,085	null	null	null
City-Funded Units	889	889	1,054	1,280	1,300	1,357	1,351	1,351	1,351	1,304

New Residential Permits by Unit Type

Unit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	95	27	218	72	482	78	177	355	54	70
ADU	8	8	4	5	9	4	11	11	5	9
Single-Family	15	9	7	27	5	24	16	3	4	18
Middle Housing	null	3	2	26	null	50	32	24	16	14
Multifamily	72	7	205	14	468	null	118	317	29	29

Short-Term Rental Units

Unit Type	2019	2020	2021	2022	2023	2024
Total	92	65	46	62	86	65
Entire Home/Apartment	51	33	18	36	55	46
Room	41	32	28	26	31	19