DRAFT EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: September 9, 2026 **Time:** 5:30 pm to 7:30 pm

Location: Rosewood Initiative **Online:** Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Andy Miller	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
Daniel Carrillo	CLC	Paula Byrd	Community Liaison
David Linn	CLC	Anielis Raas	Prosper Portland
Wes Ayers	CLC	Angela Nguyen-Ta	Prosper Portland
Karen Wolfgang	CLC	Alonzo Chadwick	Facilitator
Olena Borova	CLC	Beth Blumklotz	Community Liaison
Parker Fitzpatrick	CLC		
ShaToyia Bentley	CLC Co-Chair		
Tami Booth	CLC Co-Chair		
Eric Knox	CLC		
Emily Hutsell	CLC		

Meeting Minutes:

Meeting commenced at 5:36 pm

1. Welcome & Roll Call

   Alonzo Chadwick (Facilitator) started the meeting and introduced the roll call and introduction question. The CLC and staff shared their responses to the introduction question.

2. Meeting Objectives & Agreements

   Alonzo walked through the meeting's objectives and the CLC's meeting/guiding agreements.

3. Public Comment

   Tami Booth (CLC Co-Chair) opened the meeting up for public comment. Public commenters are below:

   Sonia Odighizuwa: Shared considerations for home building parts being made with the U.S. and home insurance for TIF built homes to be insured by companies "based" in Oregon or City of Portland. (See Attachment A)

   Mario Odighizuwa: Low stimulation homes that are built with dedicated floors for low stimulation for young adults/individuals living in the building, business incentive for creating community-based jobs that replace motorized appliances, focus funds on workforce and respite rooms for individuals. (See Attachment A)

4. CLC Roadmap & Work Plan

   Raul Preciado Mendez (Portland Housing Bureau) walked the CLC through the CLC's Action Plan roadmap and where the work will continue for tonight's meeting for the Affordable Housing Series.

5. Housing Investment Priorities

Raul kicked off the Housing Investment Priorities covering the TIF district plan priorities, East 205 District Plan investment areas, and how the priorities drafted by the CLC and in the District Plan can be set up in the East 205 Action Plan.

Raul walked through other CLCs in the city and their Action Plan as examples: Cully and Gateway TIF Districts.

Questions and Discussion from the CLC are below:

- ShaToyia Bentley (CLC Co-Chair) highlighted that while TIF has guardrails and guidelines, the CLC could still be empowered to push to explore ways in which the CLC could develop into the Action Plan as seen in Cully's Action Plan with manufactured home support.
- Andy Miller (CLC) shared thoughts on adding the Cully Action Plan such as support renters. Shared for the CLC to consider thinking about who benefits in the TIF districts and wonder if there is an opportunity to hear from the other CLC districts.
- Daniel Carrillo (CLC) asked if TIF funds fully funds the Cully Action Plan programs/priorities. Raul confirmed.

Raul transitioned the CLC through the SOAR analysis and themes found in the analysis.

Questions and Discussion from the CLC are below:

- Eric Knox (CLC) how are we tracking affordability? Raul shared housing tracking tools and data to determine affordability and Portland Housing Bureau's State of Housing report that is shared annually.
- Eric highlighted that people in East 205 experience the community differently and experience affordability differently. Raul shared that PHB does track affordability by race throughout Portland in the State of Housing report.
- Olena Borova (CLC) asks for data and statistics to better inform the SOAR analysis and considering experiences of residents of

varying ages and background experiences. Raul shared that PHB can provide the data and there will be a new State of Housing report coming out shortly for 2025.

- Olena added is there data on what kinds of housing is needed in the area and varying housing needs.
- ShaToyia asked that PHB and the CLC prioritizes the most vulnerable community first and center the need for data to better inform decision-making.
- Andy asked if there is a way to map to show where in Portland the programs have been effective and what other investments can be made to help the community with the amount of dollars.

Raul walked the CLC through the potential theme priorities based on the discussions with the CLC thus far and what kinds of programs could be implemented.

Questions and Discussion from the CLC are below for Home Repair & Home Buying and Construction, Preservation, Land slides:

- Daniel: [Referring to Home Repair and Home Buying List] Does Target District with Down-Payment Assistance Grants include loans? Raul confirmed it can be both.
- Eric: Does the DPAL stay silent until a certain time? Raul shared that loans are forgivable after 30 years.
- Andy: Shared concerns about multi-family renters and suggests looking into strategies on turning renters into homeowners to help improve the housing stock.
- Beth Blumklotz (CLC Community Liaison): Are there programs available to people to learn how to take care of the home? Raul confirmed that DPAL are provided through partner organizations that are required to conduct a homebuyer education course.
- Daniel shared that there is a need for oversight in the homebuyer education on home maintenance such as mold prevention, water heater care, etc. Raul shared that CLC can provide policy guidance in the Action Plan.

- Wes Ayers (CLC) added that home maintenance can be very expensive and impacts of delaying home maintenance and the desire to help with capital expenditures to support home maintenance. Wes added that that mass timbe does not help lower the cost of the homes.
- Karen Wolfgang (CLC): shared that the CLC needs more data on the programs before making decision on the priorities and programs. Karen concerns the patterns of affordable homes that have issues and would like a mechanism to repair current homes that are in disrepair.
- Olena: shared need for people who are in transition of homes such as DV survivors or evicted renters and pairing support with programming.
- Tami highlighted the need for more data from Portland Housing Bureau and for it to be added as supplemental data for the CLC to access.
- ShaToyia asked for clarification of the Home Repair and Home Buying slide. Alonzo shared that the CLC is to have a discussion on what could the CLC focus on for their priorities and programs. ShaToyia shared the need for data to determine priorities. Anielis shared some themes of potential priorities and offered the CLC to list the priorities and once they receive the data, the CLC can continue to adjust throughout the process.
- Andy added that he would be interested in seeing the data and best practices in Portland and other cities. How can the CLC use the information to better understand how the priorities can be used to serve the community.
- Wes added to Andy's point about understanding the process of how we [the CLC and Portland Community] has gotten here and where can the CLC use their tools for support housing for residents in East 205.
- Alonzo shared understanding history and lack of data to being able to decision on the priorities and thinking about how to be

creative to bring that to the meeting. Alonzo also highlighted the varying levels of trust in the community.

- Paula added that there are additional organizations in Portland that have provided data on the communities in the past.
- Parker suggested if the CLC could identify what kinds of data that they are looking for to share back to the city staff.
- Raul commits to providing data that the CLC is seeking. Raul posed to PHB/Prosper management on public meetings law. Karen to also share CLC's repository to staff to share on the CLC website.
- Olena asks if it is possible for the CLC to have a Google form for data requests to city staff and through the question, determine who would be presenting that information. Raul shared that staff would be first point of contact for information and would need to check Public Meetings Law on the Google form.
- ShaToyia suggests that the Co-Chairs could oversee gathering the questions and highlighting the work from Rosewood to provide data. Additionally, that there is a possibility that there may not be a lot of data on the east side of Portland.
- Beth recommends that data should be based on what the CLC is looking for to give staff context on the data.
- Paula suggested the liaison (Paula/Beth) filters through the data requests and will share to the city to create a process flow.
- Parker shared concerns about community liaison providing direction for the CLC.

Alonzo opens the CLC alignment with Paula's suggestion (with the understanding that the staff will ensure compliance with Public Meetings Law). Olena Borova motions to create a data request form from the community liaison that will share with the co-chairs and to the CLC. Seconded by Daniel Carrillo. Passed unanimously.

Name	**Vote**
Andy Miller	Yes
Daniel Carrillo	Yes

David Linn	Yes
Wes Ayers	Yes
Karen Wolfgang	Yes
Olena Borova	Yes
Parker Fitzpatrick	Yes
ShaToyia Bentley	Yes
Tami Booth	Yes
Eric Knox	Yes
Emily Hutsell	Yes

6. Consent Agenda:

   Tami introduced the new section in the agenda with the consent agenda and considering that the bylaws were not on the consent agenda, the agenda will be on consent agenda for approval.

   Approve August Meeting Minutes Andy Miller, second by Olena Borova. Minutes passed unanimously.

7. Bylaws Update. An update was provided in the agenda, City Attorney and Co-chairs coordinating a meeting, still awaiting for a draft. Parker expressed concerns about the item not being properly noticed. ShaToyia asked Parker of one-weekin advance wasn't enough time to review materials. Parker replied is a proper amount of time. Co-chairs will continue to work with the city to get a draft of the bylaws. Community Updates & Next Steps

   Tami introduced Brian Moore (Prosper Portland) to join the East 205 team as part of the Community Development team's rebalancing.

   Paula provided an update on the Community Liaison role and introduced Beth Blumklotz as someone who will be taking on

community engagement activites. Paula will continue to work with the CLC and be involved.

Anielis shared that DMA is hosting a transit matters conference, this Saturday, September 12 from 8:30am to 1pm.

Andy shared Our Just Future, in partnership with APANO and PCC is opening new affordable housing Legin Commons on Thursday, September 10th at 10 am.

Parker shared event and film streaming about the history of Moda and urban renewal work in the Albina district KOIN+

Raul shared the Social Housing report for the CLC to review.

Meeting concluded at 7:20 pm

Attachments

Attachment A: Public Comment Sonia and Mario Odighizuwa

Public Comment: East TIF Meeting--September 2026

From: Mario Odighizuwa (mto6157060@yahoo.com)

To: lessonia.odighizuwa@gmail.com

Date: Tuesday, September 8, 2026 at 01:26 PM PDT

Gooday,

Below are a few comments, thoughts, considerations gathered since the last meeting:

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(1) LOW-STIM HOUSING--Dedicate certain buildings OR certain floors of LIHTC buildings for young adults who need reduced-to-low stimulation housing, "low-stim housing" with muted colors on walls, reduced digital stimuli in hallways, wood/tile surfaces rather than carpet, slam-prevention cabinetry, no pets/allergen reduction efforts; environments that are typically more appropriate for senior citizens, people with dementia and/or mental sensitivities, where it's relatively quiet and efforts are made to minimize noise (wood vs metal, cloth vs paper, plastic vs glass, free & clear cleaning supplies, pets, fragrances, shoe-less entry, etc.); many people "lie" about needing service animals and are fully accommodated without question; "hygenic-boundaries policy" related to pets (ie: pet saliva, fleas, dander, mites) for mental and personal health reasons.

(2) LIHTC BUILDINGS/FLOORS WITH DEDICATED MONTH-TO-MONTH LEASE AGREEMENT--for residents with [very stable incomes] but potential hospitalizations they may have. Reduce the potential for [property debt] acquisition due to long-term lease signings with an unpredictable medical disability,

(3) INSURANCE RESTRICTIONS--Residential housing built using East TIF funds should be insured by homeowner insurance companies that are "based" in Oregon or City Of Portland to ensure claims can be addressed (repairs, renovations, constructions of any kind), without conflicting with city code. OR an insurance company approved by BDS to ensure homeowners don't face issues with future claims. *Also possibly have a mandate that insurance companies are required to ensure for a minimum number of years (ie: 10-20) so that what happened in California (ie: StateFarm Insurance exiting entire state) doesn't happen with homes built by TIF dollars.

(4) AMERICAN DREAM REIMAGINED--Use of East TIF dollars to support the development of educational books for schools to more accurately reflect the new American Dream Imagery--books with pics of affordable housing, books with stories unique to affordable housing experiences, also financial programs (ie: Junior Achievement) that don't sell the premise of the "single-family detached" home as the image for homeownership or even the American Dream.

(5) REPEAT SURVEYS--Using the "same" questions and asking the "same" people over the life of the CLC; As the economy changes, so too will the survey results or opinions of the public.

(6) BUSINESS INCENTIVE DOLLARS--Offer incentive for businesses willing to create community-based jobs that replace the use of "motorized appliances" (ie: dish washer, ice maker, vacuum cleaner, blenders, lawnmower, leaf blower, etc.) Target young adult population (20's-30's year olds) with short-term job limits (6,9,12 months only) to reduce or avoid labor burnout.

(7) NATIONALLY MADE PARTS/MADE IN THE USA--Ensure that homes built using East TIF funds have parts thar are more readily available in the USA for purchase. Several homes in the TIF district are built using "foreign parts" that are no longer in "production" in overseas markets (ie: plumbing parts, electrical parts, etc.). Mandate this in final contacts for developers who put bids in for TIF Projects; Also coordinate with BDS (Bureau Of Development Services) to ensure city+county+state code reflects this reality in "statutes" (Side Note: This would obviously create some problems between existing relationships of developers and their long-held suppliers, but the "end user homeowner" is what matters more than the sales of foreign parts for home construction.)

(8) SINK WATER FILTERS--Use of East TIF Funds to install commercial grade "below sink water filters" OR at the meter for ALL new homes also existing residents.

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