SPACC COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: September 23, 2026 **Time:** 6pm to 8 pm
Location: Parkrose School District Office Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Andrew Campbell	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
Angela Bishop Baker	CLC	Joel De Valcourt	Prosper Portland
Karim Hassanein	CLC Co- Chair	Annette Stanhope	Community Liaison
Lily Burnett	CLC Co- Chair	Angela Nguyen-Ta	Prosper Portland
Lin Felton	CLC	Gene Lee	Facilitator
Oak Sonfist	CLC	Brian Moore	Prosper Portland
Sara Johnson	CLC	Jessi Connor	Portland Housing Bureau
Em Winokur	CLC		
Kyna Harris	CLC		
Alexis Millett	CLC		

Christopher Lambert	CLC
Nic Luland	CLC
Victor Roehm III	Unconfirmed CLC Nominee

Meeting started at 6:03 pm

Welcome: Agenda Review

Raul Preciado Mendez started the meeting and reviewed the meeting's agenda.

Administrative Items

Roll Call

Andrew Campbell	Present
Angela Bishop Baker	Present
Karim Hassanein	Present
Lily Burnett	Present
Lin Felton	Present
Oak Sonfist	Present
Sara Johnson	Present
Em Winokur	Present
Kyna Harris	Present
Alexis Millett	Present
Christopher Lambert	Present
Nic Luland	Present

Approval of Meeting Minutes

Lily Burnett moved, Karim Hassanein Second. Unanimously approved

Andrew Campbell	Yes
Angela Bishop Baker	Yes
Karim Hassanein	Yes
Lily Burnett	Yes
Lin Felton	Yes
Oak Sonfist	Yes
Sara Johnson	Yes
Em Winokur	Yes
Kyna Harris	Yes
Alexis Millett	Yes
Christopher Lambert	Absent at the time of vote
Nic Luland	Yes

Items of Interest and Updates

CLC Members

Argay Terrace Harvest Festival at Argay Park from October 10 from 1 to 3 pm/

For awareness: Amazon placed pre-application process for a drone pad at North Portland warehouse.

Unified Housing Roadshow Update request, Jessi Connor (Portland Housing Bureau) responded with events in each district. See link to Project Page: https://www.portland.gov/phb/unified-housing-strategy

Parkrose Neighborhood Association elections, Oct 20th at 7pm

City Staff

Action Plan framework and process update. Office Hours in October 2026.

Expert Panel slated for October 2026, more details to come. The CLC discussed the possibility of inviting the other East Portland CLCs (82nd Ave Area and East 205).

Meeting Shifts: November meeting to shift to November 18th due to conflicts with the holidays. December meeting is to be determined.

Public Comment

No public comment sign ups.

Engagement Update

Annette Stanhope provided an overview of engagement for SPACC in relation to the Action Plan process. See Attachment A.

Engagement will be in phases. Phase 1: Information gathering, Phase 2: Feedback on Action Plan.

Supports needed: CLC connecting organizations that represent the priority communities.

Economic Development Loan and Grant Programs

Joel Devalcourt (Prosper Portland) reviewed the loan and grant programs available at Prosper Portland, available to use TIF dollars towards. The

CLC reviewed the loan programs in the August meeting, this meeting focused on the grant programs. Grant programs and program requirements include:

- Prosperity Investment Program (PIP)
    - Examples PIP Recipients include Rhythm Traders, Portland Garment Factory, Jubilee, Array Food Hall, salons, restaurants
- Affordable Commercial Tenanting (ACT)
    - Example of ACT Recipients include Garage Gym
- Community Livability Grant (CLG)
    - Example of CLG Recipients include EcoTrust, TVW, Inc.
- Upcoming Opportunity: Healthy Communities

CLC discussion and questions regarding the grant programs include:

- Program guidelines and process
- Grant eligibility criteria
- Market rate analysis to ensure affordability on vacant spaces in lease/grant agreement
- Data on non-profits in the TIF district, Staff to provide the data to the CLC
- CLC defined criteria for grants
- Interagency project opportunities
- Vacant storefront program – do not apply to TIF districts when TIF dollars are available

Example Action Plan Framework & Insights

Joel reviewed the Gateway Action Plan as an example of the action planning process. Items included in an Action plan include:

1. SWOT Analysis (Other iterations include SOAR Analysis) and how it leads to the community vision/priorities
    a. SWOT: Strengths, Weaknesses, Outcomes, Targets
    b. SOAR: Strengths, Outcome, Aspirations, Results
2. Identifying criteria framework for grant dollars
3. Action Items to achieve the vision for economic development, community activation, and housing strategy
4. Forecasted Budget for the Five-Year Action Plan

CLC discussion and questions regarding the Action Planning Process include:

- District specific criteria framework
- Action Plan Community Engagement process
- Evaluating the housing market in the TIF district
- Affordable and Middle Income Housing projects
- The split in allocation between Portland Housing Bureau and Prosper Portland
- Deliberation on SOAR and SWOT analysis process

Early Priorities Mapping Exercise

Gene Lee (Facilitator) shifted the activity to have the CLC think through what investments, programs, partnerships, places or other opportunities that could help the district thrive? See Attachment B.

Closeout & Next Steps

District 1 Office Warming Invitation from Councilor Dunphy and Avalos' offices.

Meeting Concluded at 8:03 pm

Attachments
Attachment A: Community Engagement Handouts

Parkrose Community Plan Summary (zine)

Envisioning the future of the SPACC TIF District

If you've gotten this survey, you likely live in the **Sumner Parkrose Argay Columbia Corridor (SPACC) tax increment financing (TIF) district**. Physical improvements will be coming to this area over the next several years...and we want to hear from you! (Map of the district is below.)

Who is "we?"
"We" are the CLC, or Community Leadership Committee--a group of neighbors that live and/or work in the SPACC TIF district. We are working with Prosper Portland and the Portland Housing Bureau to decide how TIF funds will be spent.

Our first goal: decide priorities for the first 5 years of the TIF district.

Since this is such a big area, we're trying to catch as many views as possible. Then we'll see how they fit into a broader vision!
This should take about 10 minutes of your time.

This survey is **anonymous**, but if you'd like to be **entered into a raffle for $50 VISA gift card**, please enter your email at the end of the survey. (**There will be multiple cards so more than one winner!**) This survey will be open through **October 31, 2026**.

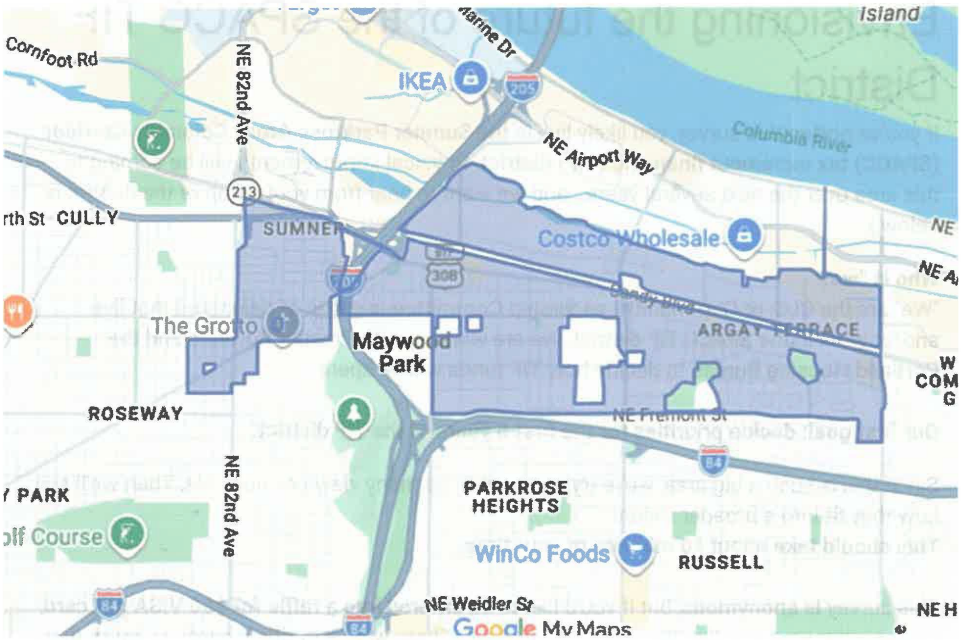
We'll follow up with winners after that date.

If you have any questions about the survey, contact CLC Liaison Annette Stanhope at **clcliaison@historicparkrose.com or text 971-325-5373**
(To read more about this district, visit the SPACC web page on the Prosper Portland website at:

https://prosperportland.us/our-work/sumner-parkrose-argay-columbia-corridor-tif-district/)

* Indicates required question

Map of the SPACC district



Where do you live or work in this area?

1. Do you live or work in the area shown in the previous map? *

If yes, which neighborhood?
If no, write your answer in the "other" slot.

Check all that apply.

- [ ] Sumner
- [ ] Parkrose
- [ ] Argay
- [ ] Columbia Corridor
- [ ] Other: _____

2. If you live or work in the area, what is your housing or work situation? *

Select all that apply (especially if you live and work in the area!)

Check all that apply.

- [ ] I own my home.
- [ ] I rent my home.
- [ ] I live with family or friends.
- [ ] I am unhoused (not living with family and friends.)
- [ ] I own a business in the SPACC TIF area.
- [ ] I work in the SPACC TIF area.
- [ ] Other: _____

What's important to you?

3. On a scale of 1 to 5, please rank the following statement: *

There are aspects of my neighborhood and/or broader area that I think are important and want to make sure stay here.

Mark only one oval.

	1	2	3	4	5	
Stro	◯	◯	◯	◯	◯	Strongly Agree

4. Please explain why you ranked the statement above this way.

If there are specific things you want to make sure stay here, please explain below.

_____

_____

_____

_____

_____

What's challenging for you?

5. On a scale of 1 to 5, please rank the following statement: *

There are conditions about my neighborhood that make it difficult for me to keep living here, working here, or keeping a business here.

Mark only one oval.

	1	2	3	4	5	
Stro	◯	◯	◯	◯	◯	Strongly agree

6. Please explain why you ranked the statement above this way.

If there are specific challenges you want to highlight, write about them below.

What investments do you want made?

7. On a scale of 1 to 5, please rank the following statement: *

I have an idea of what to build or improve first to make a positive difference for me and my community.

Mark only one oval.

	1	2	3	4	5	
Stro	◯	◯	◯	◯	◯	Strongly agree

8. Please explain why you ranked the statement above this way.

   If you have specific investments in mind, you can write about it here.

What/who benefits from TIF dollars?

9. On a scale of 1 to 5, please rank the following statement: *

   Our area will benefit from improving existing homes and businesses and creating new ones.

   Mark only one oval.

	1	2	3	4	5	
Stro	◯	◯	◯	◯	◯	Strongly agree

10. Please explain why you ranked the statement above this way.

    Share why, or why not, you think our area will, or will not, benefit from improving existing homes and businesses and creating new ones.

11. On a scale of 1 to 5, please rank the following statement: *

There are people living or working in the SPACC District who are not getting all their needs met.

Mark only one oval.

	1	2	3	4	5	
Stro	◯	◯	◯	◯	◯	Strongly agree

12. Please explain how you think people in this area are or are not getting their needs met.

(It is ok to mention whether you have a specific group of people in mind, like elders, youth, low income individuals, veterans, small business owners, etc.)

13. Where did you hear about this survey? *

(If you got this survey from specific event or meeting, type that name in "Other.)

Check all that apply.

- [ ] Historic Parkrose website
- [ ] Historic Parkrose newsletter
- [ ] Neighborhood newsletter or email list
- [ ] Paper flier
- [ ] Word of mouth
- [ ] Focus group
- [ ] Doorknocking
- [ ] Other: _____

Optional demographic information

14. (optional) What is your race/ethnicity? If multiracial or multiethnic, select all that apply.

Check all that apply.

- [ ] Asian
- [ ] Black or African American
- [ ] Hispanic or Latino
- [ ] Middle Eastern or North African
- [ ] Native American or Alaskan Native
- [ ] Native Hawaiian or other Pacific Islander
- [ ] White
- [ ] Other: _____

15. (optional) What is your age?

Check all that apply.

- [ ] 15 to 18
- [ ] 19 to 24
- [ ] 25 to 34
- [ ] 35 to 44
- [ ] 45 to 54
- [ ] 55 to 64
- [ ] 65 and older

16. (optional) Which gender do you identify with most?

If you prefer to describe your gender, please describe in the "other" space. (Unfortunately we can't remove the term "other" from this form.)

If you prefer not to say, you can skip this question.

Mark only one oval.

- ◯ woman
- ◯ man
- ◯ transgender
- ◯ nonbinary / gender non-conforming
- ◯ Other: _____

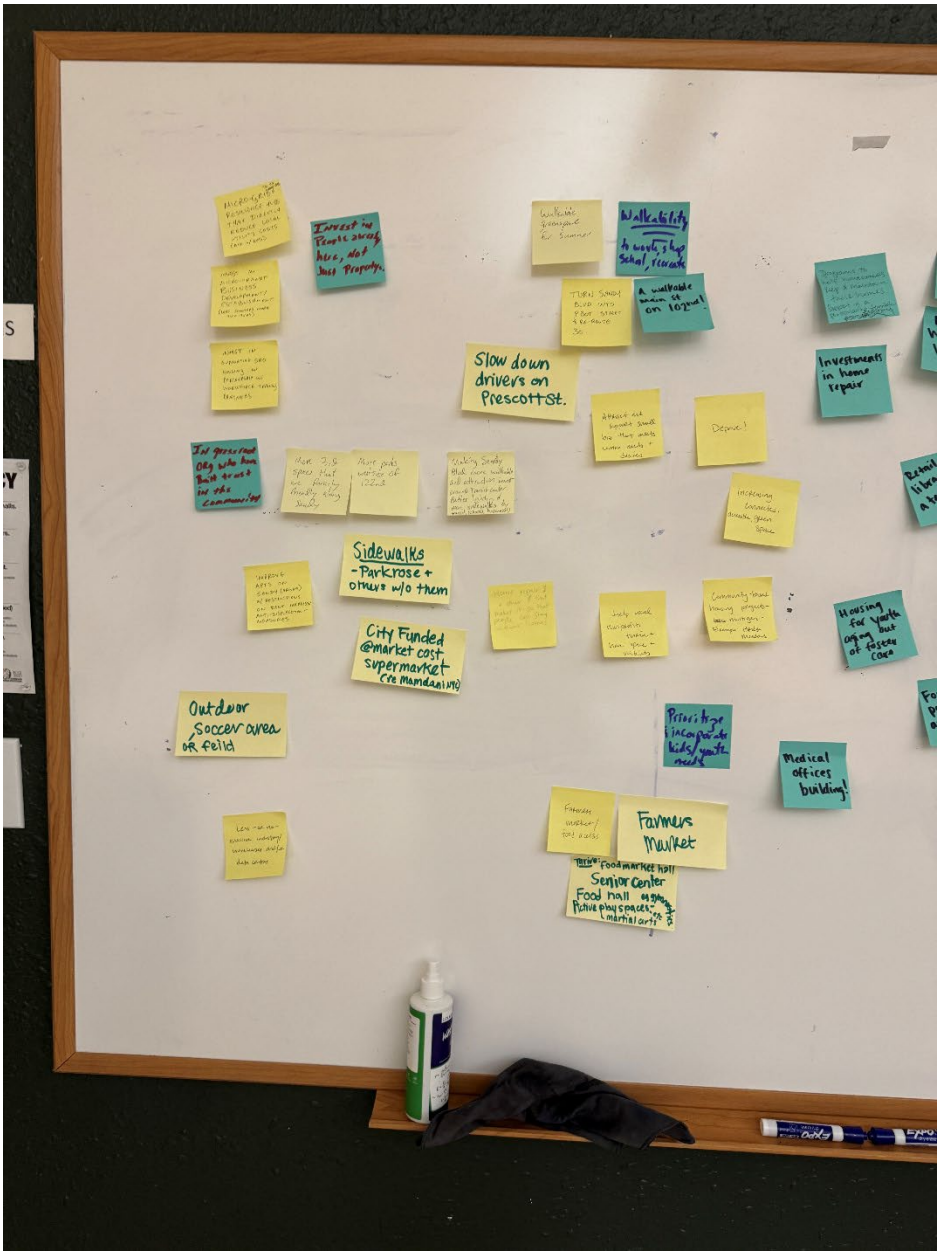
Optional email for raffle

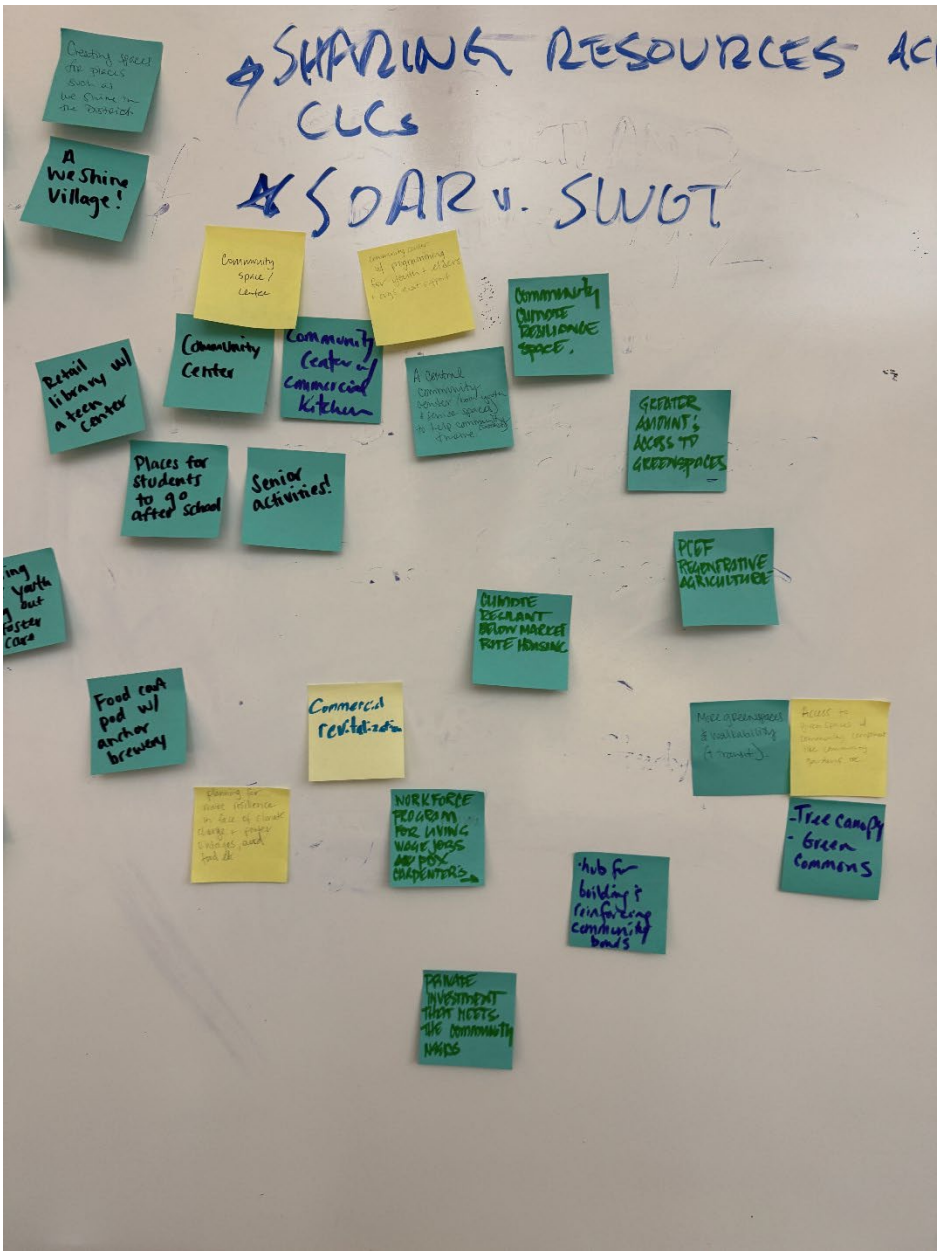
17. (optional) If you would like to be entered into a raffle, please enter your email here.

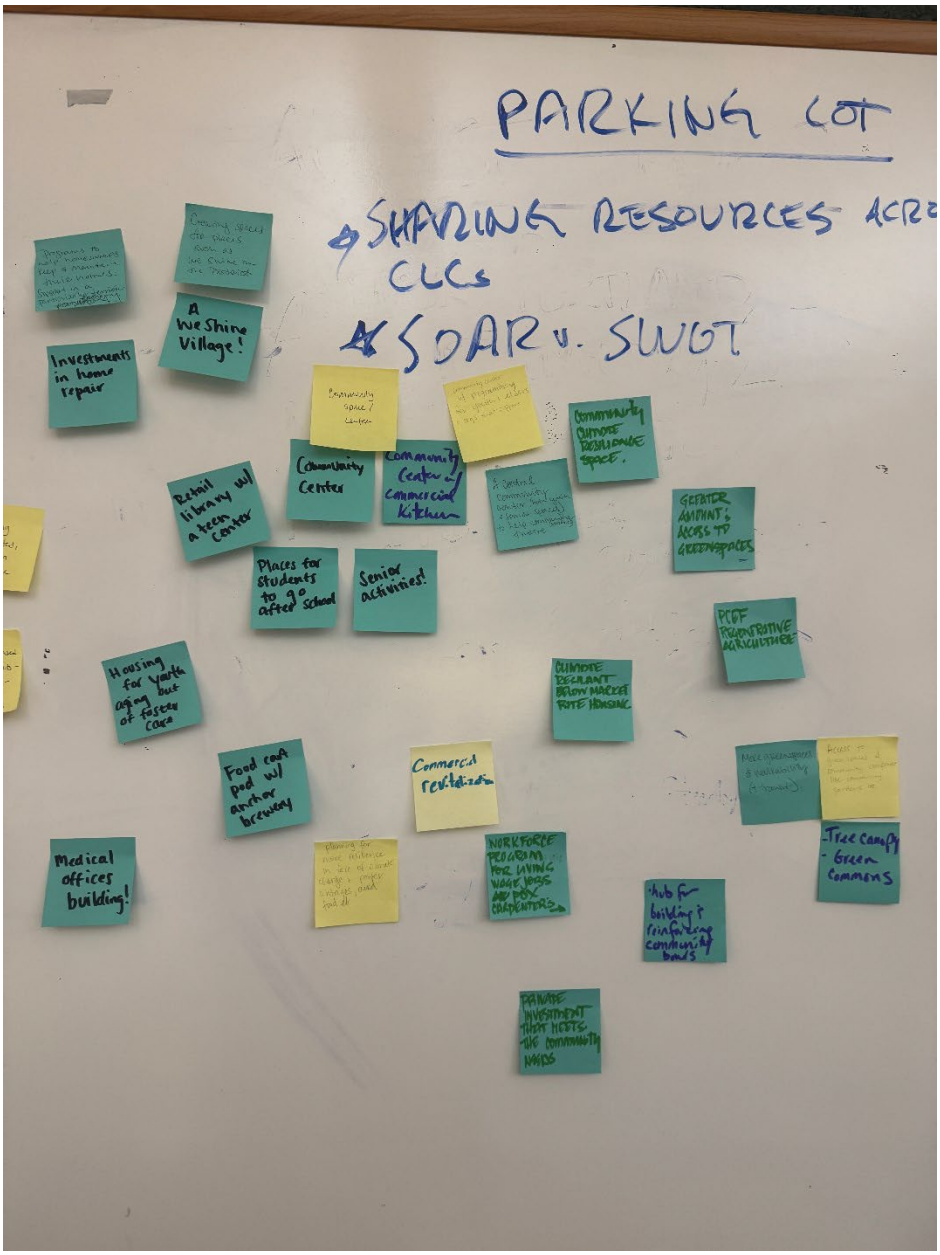
Emails will be separated from responses.

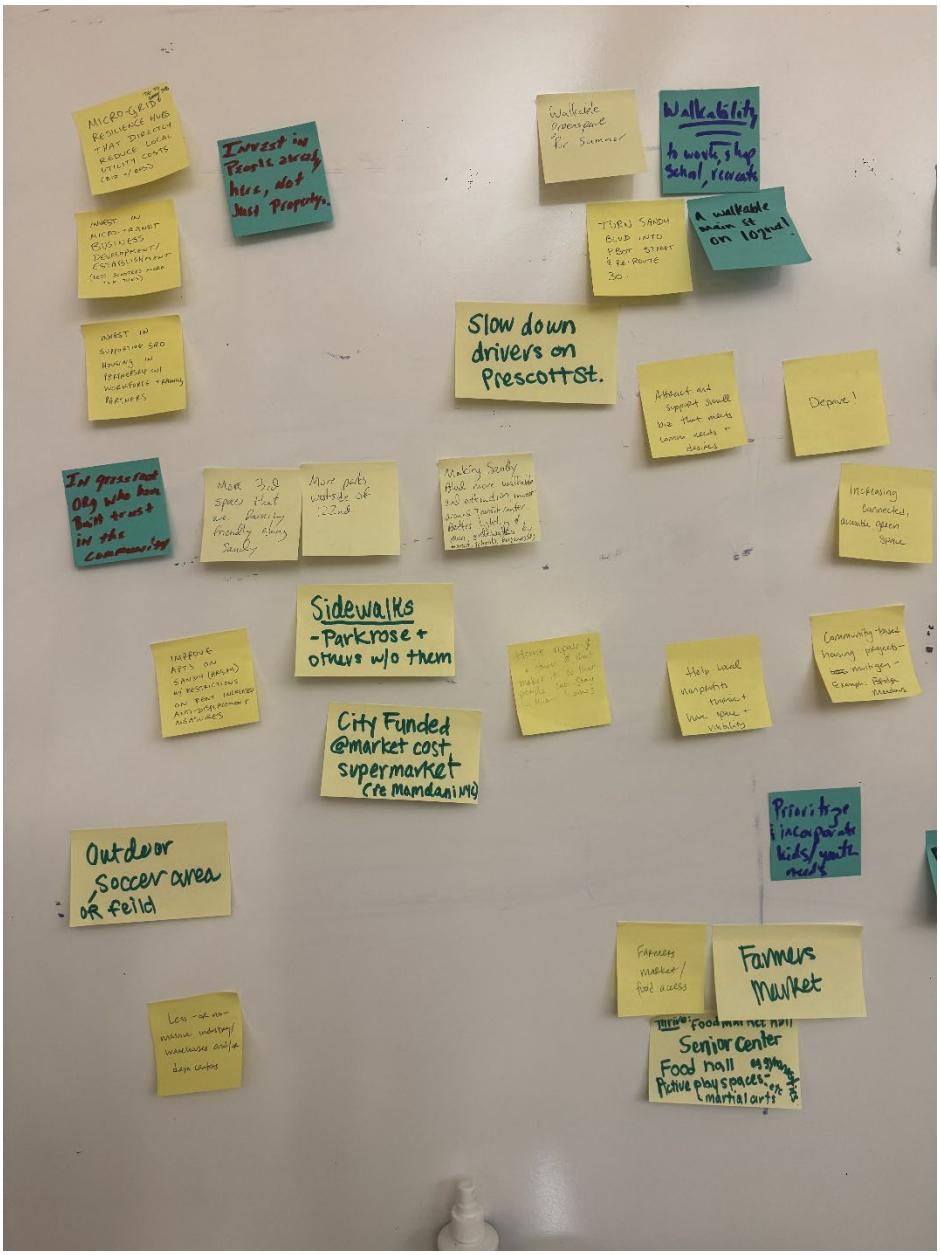
_____

Attachment B: Early Priorities Mapping Exercise - Sticky Note Activity




SHARING RESOURCES AC
CLCs
SOAR v. SWOT
A WeShine Village!
Community space / center
Retail w/ library a teen center
Community Center
Community Center w/ commercial kitchen
Community Climate Resilience Space.
A Central Community Center (with a focus space) to help community thrive
GREATER AMOUNT ACCESS TO GREENSPACES
Places for students to go after school
Senior activities!
PCEF REGENERATIVE AGRICULTURE
CLIMATE DECLARANT BELOW MARKET RATE HOUSING
Food cart pod w/ another brewery
Commercial revitalizat...
WORKFORCE PROGRAM FOR LIVING WAGE JOBS AS BOX CARPENTERS
True Canopy - Green Commons
hub for building & reinforcing community bonds
PRIVATE INVESTMENT THAT MEETS THE COMMUNITY NEEDS


PARKING LOT
SHARING RESOURCES ACRO
CLCs
SOAR v. SWOT
A We Shine Village!
Investments in home repair
Retail w/ library & teen center
Community Center
Community Center w/ commercial kitchen
Places for students to go after school
Senior activities!
Housing for Youth aging out of foster care
Food cart pod w/ arthur brewery
Commercial revitalization
Medical offices building!
WORKFORCE PROGRAM FOR LIVING WAGE JOBS AS BOX CRAFTERS
Hub for building & reinforcing community bonds
PRIVATE INVESTMENT THAT MEETS THE COMMUNITY NEEDS
CLIMATE RESILIENT BELOW MARKET RATE HOUSING
PCDF PERMEATIVE AGRICULTURE
GREATER AMOUNT & ACCESS TO GREENSPACES
Tree Canopy - Green Commons


MICRO-GRID RESILIENCE HUBS THAT DIRECTLY REDUCE LOCAL UTILITY COSTS (ESS W/ PV)
Invest in People already here, not just Property.
Walkable greenspace for Summer
Walkability to work, shop, school, recreate
TURN SANDY BLVD INTO A BOOT STORE & RESTAURANT DESTINATION
A walkable main st on 102nd!
Slow down drivers on Prescott St.
Affordable and supportive housing that meets community needs + desires
Denser!
Increasing connected, accessible green space
Sidewalks -Parkrose + others w/o them
City Funded @market cost supermarket
Outdoor Soccer area OR field
Prioritize & incorporate kids/youth needs
Farmers market
Senior Center
Food hall
Active play spaces - esp martial arts