

## **Notes from the HCDC AI Work Session 1-23-2006**

**Attendees:** Jim McConnell and Tony Jones (HCDC Co-Chairs); Barbara Sack (City of Portland, Bureau of Planning); Carol Cade (Multnomah County); Beth Kaye, Tracy Lehto and Dawn Martin (BHCD)

### **Needs Outcome Request**

There was a discussion of what the request entailed and challenges related to gathering some of the needs data that is not already included in the AI (examples: no data source for people who experience no cause eviction, no comprehensive data source on how many people experience fair housing discrimination). In addition, staff do not have the capacity to gather available data before submitting the Final AI draft to HUD. It was agreed that staff could gather this data to be included in the FY 06-07 Action Plan. To complete this task, staff need a better understanding of this request. Staff will follow up with Janet Byrd who initiated the request.

### **Next Steps to Submission to HUD**

- Add new section to include recommendations
- Update appendices to include new items from recommendations process
- Final review of complete document
- Request HCDC approval to submit to HUD at Feb 1 HCDC meeting
- Print copies to be delivered to HUD
- Submit AI to HUD by February 15, 2006
- Update BHCD web site with final version submitted to HUD
- Respond to HUD's request for revisions
- Post final HUD approved AI to BHCD's web site

### **AI Review and Update Timeline**

Annual Review – Staff recommend that the AI be reviewed each year as we develop the Action Plan. With current information about need (e.g. complaint data, outcome data from contracts), funding availability, and workgroup recommendations; staff and HCDC will identify appropriate activities and recommendations from the 2005 AI to be included in the new Action Plan.

Five Year Update of AI – Staff recommend that the AI be updated on the same timeline and closely coordinated with the Consolidated Plan. A number of factors prevented this from happening for the 2005 Consolidated Plan. However, staff are more acquainted with the AI process, and believe a number of the steps to update the AI can be integrated into the Consolidated Plan process. This would include establishing a Fair Housing Stakeholders Group early in the Consolidated Plan Process to guide the update of the AI. Developing the AI in coordination with the Con Plan would allow provide more time to complete the analysis and provide more public outreach opportunities.

The HCDC co-chairs felt these recommendations were appropriate.

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## Workgroups

There was a discussion of the following table, which is a **DRAFT** proposal of workgroup charge, membership, timelines and HCDC role. The table below has edits reflecting the discussion. Primary concerns still to be resolved include the large number of issues the Landlord/Tenant and Habitability Workgroup is slated to address, and the timing of the workgroups. Staff and HCDC have limited capacity and it would be challenging to run any of the workgroups at the same time.

	<b>Accessible Housing and Disabled Renters</b>	<b>Landlord/Tenant &amp; Habitability Issues</b>	<b>Location Policy</b>
<b>Workgroup Charge</b>	<ul style="list-style-type: none"> <li>Propose strategies property managers can use to better advertise accessible units to people with disabilities</li> <li>Propose an appropriate timeline that a property manager should hold a unit to increase opportunities for disabled renters to apply</li> <li>Provide guidance for accessible unit inventory</li> <li>Review need for roll in showers and 2+ bedroom accessible units. If need confirmed, set goals to be included in RFPs.</li> <li>Explore why properties with accessible units often report higher vacancies in those units.</li> <li>Review national best practices as solutions.</li> </ul>	<p>Explore strategies to address the following issues:</p> <p>abuse of no cause eviction for retaliatory purposes; underreporting of fair housing violations, code violations and violations of landlord/tenant law; educating non-English speakers about legal protections for tenants and members of protected classes; tools to remove tenants involved in drug dealing, prostitution and other criminal activity; expense of remediating hazardous property conditions; and technical assistance on reasonable accommodation requests and related issues. Potential mechanisms include landlord licensing; limiting "no cause" evictions; proactive unit inspections; increased police attention to illegal activity; expansion of landlord and tenant education programs; translated rental forms, agreements and rental policies; and provision of interpreters to explain documents and communicate regarding reasonable accommodation, landlord tenant disputes, and disputes among tenants.</p>	<ul style="list-style-type: none"> <li>Assist jurisdictions in considering the implementation of a housing location policy across Multnomah County.</li> <li>Provide guidance to the City of Portland as it revisits its Location Policy, make revisions if needed to ensure it strikes a balance between competing City housing goals. This may include working to locate new affordable housing in the attendance areas of highly performing schools. As part of this process, review the "3, 6, 9 Public Housing Concentration Policy."</li> <li>Review national best practices as solutions</li> </ul>
<b>Workgroup Membership</b>	<ul style="list-style-type: none"> <li>Representatives of disabled renters (including agencies that assist disabled renters find housing).</li> <li>Representatives of property managers who have accessible</li> </ul>	<p>A workgroup of tenant advocates and property management industry representatives, non-profit and for-profit. Specific proposed participants include:</p> <p><b><u>Landlord</u></b></p>	<ul style="list-style-type: none"> <li>City of Portland, BHCD</li> <li>Community Development Network</li> <li>Housing Development Center</li> <li>HAP Policy Staff</li> </ul>

	<b>Accessible Housing and Disabled Renters</b>	<b>Landlord/Tenant &amp; Habitability Issues</b>	<b>Location Policy</b>
<b>Workgroup Membership cont.</b>	<ul style="list-style-type: none"> <li>units, both for-profit and non-profit.</li> <li>PDC asset management staff.</li> <li>Representative from CDN property and asset management group.</li> <li>HAP Asset Management Staff</li> <li><i>Consider this committee to be a subcommittee of the Special Needs Committee.</i></li> </ul>	<p>Community Development Network/Affordable Housing Now Housing Authority of Portland Metro Multifamily Housing Association Rental Housing Association of Greater Portland Oregon Rental Housing Association Housing Development Center</p> <p><b>Tenant</b> Legal Aid of Oregon Agency Housing Specialist CAT Renter and has experienced some of the issues we'll be tackling (i.e. retaliatory evictions) HAP Rent Assistance Staff Physicians for Social Responsibility Lead – Community Energy Project and Josiah Hill Clinic</p> <p><b>Government/Funders</b> City of Portland, BHCD and Office of Neighborhood Involvement Multnomah County Health Department, Weatherization and Energy Assistance, and a housing staff person Enterprise Foundation Portland Development Commission State of Oregon</p> <p><b>Legal Expertise</b> Fair Housing Council of Oregon Cascade Resource Advocacy Group Pro bono Attorney Oregon Law Center</p>	<ul style="list-style-type: none"> <li>Multnomah County housing staff person</li> <li>Gresham housing staff person</li> <li>City of Portland, ONI siting program staff and Planning Bureau staff</li> <li>Community representative with displacement and housing choice concerns</li> <li>Community representative with poverty concentration concerns</li> <li>Metro</li> <li><a href="#"><u>PSU Professor Karen Gibson, experience looking at poverty dispersion</u></a></li> </ul>
<b>Proposed Timeline for Workgroup</b>	March – September 2006	June 2006 – June 2007	August 2006 - February 2007 Need to have location policy review and revision complete by March 2007 Housing RFP

	<b>Accessible Housing and Disabled Renters</b>	<b>Landlord/Tenant &amp; Habitability Issues</b>	<b>Location Policy</b>
<b>HCDC Role</b>	<ul style="list-style-type: none"> <li>• HCDC rep attends meeting as liaison to HCDC or develop clear communication plan to keep HCDC apprised of work group progress.</li> <li>• Support to make recommended policy changes</li> <li>• HCDC hears and adopts workgroup recommendations September 2006</li> </ul>	<ul style="list-style-type: none"> <li>• HCDC rep attends meeting as liaison to HCDC or develop clear communication plan to keep HCDC apprised of work group progress.</li> <li>• Support to make recommended policy changes</li> <li>• Advocacy for additional funding for code enforcement programs</li> <li>• HCDC hears and adopts workgroup recommendations June 2007</li> </ul>	<ul style="list-style-type: none"> <li>• HCDC rep attends meeting as liaison to HCDC or develop clear communication plan to keep HCDC apprised of work group progress.</li> <li>• Support to make recommended policy changes</li> <li>• HCDC hears and adopts workgroup recommendations February 2007</li> </ul>
<b>Staff/Consultant</b>	BHCD staffs workgroup	Consultant and BHCD staff workgroup	Consultant and BHCD staff workgroup
<b>Workgroup recommendations impact on funding for other fair housing activities and other BHCD activities.</b>	Staff and HCDC should take workgroup recommendations into consideration as we develop annual Action Plans as guidance on prioritizing funding allocation and activities to be included in the Action Plan. Where actions are not appropriate to be included in the Action Plan, HCDC should advise staff to include priority actions in annual workplans.		

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