



Portland Housing Bureau

Fair Housing Advisory Commission
 Tuesday, March 12, 2013
 3:00 p.m. – 5:00 p.m.
 Steel Bridge Conference Room
 421 SW 6th Ave
 Portland OR 97204

- ✓ = FHAC member action item
- ▶ = PHB staff member action item

Meeting Minutes

Members Present: Abby Ahern, Jerad Goughnour, Lynne Walker, Neisha Saxena, Rachel Payton, Elisa Harrigan, Jason Trombley, Lou Savage.

Members Excused: Kayse Jama, Joe VanderVeer, Marc-Daniel Domond, Greg Brown, Molly Rogers, John Miller, Deborah Imse, Sarah Zahn, Liora Berry.

Staff and Guests: Kate Allen, Jaymee Cuti, Christina Dirks, Pegge McGuire, Kim McCarty, Traci Manning, David Sheern, Daniel Ledezma

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome and updates	<p>Lou Savage chaired the meeting and welcomed everyone.</p> <p>Lou asked for introductions of the committee members and everyone at the table. Isaac has stepped down from the committee due to his busy schedule. Neisha Saxena is filling in as co-chair until December. Marissa Madrigal is still looking into filling the county seat and was unable to send someone to today's meeting.</p> <p>Open positions for FHAC were discussed. Neisha is currently the Multnomah County seat and it is open. Multnomah County is handling the process for their open seat. Another seat opened today, but it is for the Coalition of Communities of Color. There is a possibility that Greg brown will be stepping down, as well.</p> <p>Kate Allen gave an update on audit testing. It has been put on pause for now because we were unable to find a highly qualified contractor. There was a discussion with the Fair</p>	

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	<p>Housing Center of Washington to partner with the Fair Housing Center of Oregon. We are, also, working with the City Procurement Office to get contract in 30 days or so.</p>	
<p>Portland Housing Growth and Opportunity Analysis (PHGOA)</p>	<p>David Sheern reviewed the Portland Housing Growth and Opportunity Analysis (PHGOA) matrix that was handed out to everyone. This process creates an opportunity for everyone to come together and be better coordinated as a city. There are two main goals of PHGOA – to coordinate more closely on external investments and to better own (internal) resources and programs such as Fair Housing, Rent Assistance, etc.</p> <p>The main product of PHGOA is the opportunity maps which is a process developed to look at the equitable distribution of resources. This follows in the footsteps of Washington and Clackamas Counties. Certain indicators were chosen to map out the city of Portland such ease and access to transportation and access to jobs. The darker the (purple) areas, the higher the concentration of jobs and/or easier access to transportation. You can have an area with lots of transportation and not many jobs, and vice versa, and still show up dark.</p> <p>To provide data for the opportunity maps, Metro’s Opt-In service was initially used, but the information was not entirely accurate. A better way of obtaining the necessary data is through focus groups within different communities. This has provided great feedback.</p> <p>Elisa Harrigan offered an opportunity to work with her organization CAT to set-up a focus group with formerly homeless residents or those in transition.</p> <p>Neisha discussed how there were many different voices being pulled into the conversation when creating these maps. The decision had to be made as to what the maps should represent. There were a lot of conversations about who the target audience would be and the purpose of the opportunity maps.</p> <p>David mentioned that there were a whole lot of processes going on that touch a lot of different people. All of these pieces provide data analysis. PHGOA is another piece in addition to the Equity Plan and Fair Housing Plan in helping decide where to make investments and working with partnerships. It is a good opportunity to think strategically about how to invest money. Accessibility was a hard component to include, but it was managed to be worked into the survey and has provided good data.</p> <p>Kim McCarty discussed how the material that has been collected from PHGOA is helpful to</p>	

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	<p>everyone. Basic information was missing about our community. This provides the ability to bring new information to the table and decide what investments to make. We start thinking about how we can use these tools in new ways and what the benefit can be.</p> <p>Abby Ahern asked if these maps would be used going into audit testing.</p> <p>Kate followed up by saying that all of them would be available, but not sure how they would be used as of this moment.</p> <p>Lou asked if there had been the opportunity to sit down and talk about the maps with other City Bureaus like Parks and Recreation.</p> <p>David answered by saying that Parks and Recreation, and other Bureaus, had not been approached directly with the maps. It might be more impactful to have them embedded in the Comprehensive Plan and let them work their way through the system.</p> <p>Lynne Walker mentioned that Gresham would be utilizing these maps.</p> <p>Kate identified on the matrix that other people are looking at these maps and that she is happy to be a part of Portland Housing Bureau because it is an “implementation Bureau”. She noted that it is important to point out that this work lives in the City’s Comprehensive Plan. PDC, Transportation, and Environmental Services, to name a few, are all guided by this emerging plan and can benefit residents more equitably this way.</p> <p>Elisa mentioned that you have to balance affordability and accessibility. The private market needs to be subsidized just like public housing. Sub-standard housing needs to be looked at. There is not a whole lot done for private market, low income renters.</p> <p>Jerad said that he thinks the maps help more easily identify areas that are underdeveloped in Portland. Especially in East Portland. In areas around his home he sees a lot of funding going into improvements while other areas of Portland go lacking. He feels that the City of Portland should increase auto-based transit in the future because he sees a lot of decrease in capacity and streets shrinking from four lanes to two lanes which only cause more congestion.</p> <p>Lynne pointed out that there is a lag time between design and implementation of City improvements and that residents’ perception is that development is not coming. In reality, it</p>	

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	<p>takes years to see projects to completion. People need to try to think three years out when discussing where to put funding today. Focus more on projection.</p> <p>Jason thinks that we should push a bigger scope. He sees the education system being invested in because students see schools as a stable location for hours out of the day. There needs to be more stability in housing. Connect bigger.</p> <p>Neisha pointed out that there are individuals on PHGOA Committee with connections to education. This type of discussion is on the agenda.</p>	
<p>Legislative Update</p>	<p>David and Elisa gave an overview of the bills related to housing and of interest to the Housing Alliance. The Housing Alliance Agenda was distributed. The bills that the Housing Alliance is leading are on the front of the agenda while the ones they support are on the back.</p> <ul style="list-style-type: none"> • Housing For Veterans (HB 2417) – There is a need for more veteran housing and funding to provide these services. The Housing Alliance thinks that the funding should come from new revenue and not from shifting money in the budget. The request is that there is an increase of \$5.00 to the document recording fee. This would create additional revenue of approximately \$9 million by its second year in effect. The bill has been received well so far. • Inclusionary Zoning (HB 2890) – This proposal would repeal the preemption on inclusionary zoning. By lifting this ban it would provide a tool for jurisdictions to create more affordable housing as they see fit. Connecting Communities Coalition is taking the lead, a grassroots effort. This bill has failed multiple times in the past, but with tweaks that have been made there is hope that it will go through this time. First Hearing in House is March 22, 2013. <p>We are one of two states, the other being Texas, that has a ban on inclusionary zoning. The opposition is well funded and supported. They believe they will lose money on their land if the ban is lifted and low income housing is brought in. Smaller towns are in opposition.</p> <p>There will be a Lobby Day on this issue on the Capitol steps on March 14, 2013.</p> <ul style="list-style-type: none"> • Section 8 (HB 2639) – This bill is a hot issue and is proposed to help reduce barriers 	<p>►Kate to follow up with Sub-Committee to amend Statement of Proclamation and redistribute to full Committee for comment.</p> <p>✓ FHAC members were invited to participate on the Policy Committee.</p>

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	<p>for Section 8 voucher holders and allow them more choice in housing options. It is currently complicated program for both the landlord and the tenant. The goal is to make it easier so it isn't so much of a burden on the landlord. Representative Kotek has been very vocal on this issue. Hoping to take the bill to the House later this month.</p> <p>Lynne asked if the landlord group spoke at the Section 8 hearing and if there were any new objections.</p> <p>Elisa said that the landlord group did speak, but there were no new objections.</p> <p>It was discussed that the opposition thinks that the bill is trying to make Section 8 vouchers look like income or liquid assets when it is meant to be a program and seen as support. In addition, lease terms would require a one year lease when some landlords prefer shorter leases or renting out property month to month.</p> <p>Kate took the opportunity to discuss the Committee's Statement of Position on the Section 8 bill. The draft Statement of Position was distributed to the Committee for review. The Committee had previously decided that a Statement of Position should be created if a policy issue warranted it. The Section 8 bill rose to the occasion. A survey was sent out to each Committee member asking for input on whether or not he/she supported the bill. There were seven responses out of seventeen Committee members. From this a draft Statement of Position was created. There are still a lot of moving pieces and amendments are likely to be made. The decision for the next step needs to be made. Comment on the draft was solicited.</p> <p>Elisa liked the current Statement of Position, but would like there to be more background as to why they are taking such a position. As the Committee changes it would be good to have this background for reference.</p> <p>Jerad suggested putting in utilization rates.</p> <p>Elisa felt putting in utilization rates could be ineffective and inaccurate because rates can change. It can be agreed upon that choices are reduced regardless of what the rate is.</p> <p>Jerad pointed out that the bill suggests that landlords in some areas would have to rent below market value to rent to a Section 8 holder. This is a challenge and concern.</p>	

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	<p>Traci Manning noted that it creates a struggle because if you raise the voucher amount (to match market value in certain areas) it lessens the number of voucher holders. Funding can only go so far.</p> <p>Rachel was concerned about moving forward with a Statement of Position when only seven of seventeen members weighed in.</p> <p>Kate noted that the Sub-Committee would continue this discussion to determine if more feedback from the other Committee members is needed before finalizing the Statement of Position. Everyone can agree that the reason they are on the Committee is because they care about housing. Some will be more proactive and take on the role of advocate while other will be more silent and take the information back to their organizations and members. There needs to be recognition of the range of roles of each Committee member.</p> <p>Lou was concerned that it would be noted in the Statement of Position itself that only seven of the members responded. He doesn't feel that information is useful and could be counterproductive.</p> <p>Jerad said that he was difficult to advocate for a bill than it is to advocate for housing choice. It would be easier for him to get behind the Section 8 bill if they first fixed Section 8 as a program. Fixing the program would make more landlords want to participate.</p> <p>Kate pointed out that the Fair Housing Advocacy Committee is a tri-jurisdictional committee empanelled to respond to housing issues and bills. The Committee needs to figure out how to come together, but still capture the diversity of the members. The Sub-Committee will reconfigure the letter to make it more succinct. They will remove the framework and add background and purpose. It might be helpful to have examples of how different organizations play a role. The statement will be redistributed electronically for comment before signing final draft.</p> <p>Kate welcomed any interested FHAC member to volunteer on the Policy Committee. Both Jerad and Rachel showed interest.</p>	

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Fair Housing Outreach	<p>Abby provided a Fair Housing Outreach overview. She mentioned more than \$8,000 had been raised from partners for advertising concentrated on Fair Housing Month. KATU has provided them with a package deal on ads. There is some funding for ads on Summer Movies series presented by Parks & Recreation. Also looking at Trimet for McMenamín’s movie screens for additional advertising. Ads will appear in Apartment Finder ad.</p> <p>There are two slogan possibilities – Fair Housing Now and Fairness Matters.</p> <p>Jaymee Cuti spoke more on the two slogan ideas. Sub-Committee came up with the slogan “Fair Housing Now” while a Multifamily NW employee later suggested “Fairness Matters”. Another idea is to wait and see what HUD’s new ad looks like and model slogan after them. The funding from partnerships is for the Public Awareness Campaign.</p> <p>Abby said that the HUD posters had been ordered. The Fair Housing Proclamation Presentation is set for April 18, 2013. There will be a breakfast at 8 a.m. and Proclamation singing at 9:30 a.m. Everyone is invited.</p> <p>Kim let everyone know that the goal is for everyone to take the Fair Housing information to their communities or help identify locations to place ads to get the word out. If anyone has any suggestions or ideas please contact Jaymee Cuti.</p> <p>Jerad likes Fairness Matters out of the two slogans presented. Lynne also likes Fairness Matters and thinks there should be a picture of a house in the ad.</p>	
Data Sub-Committee	<p>Christina Dirks provided a brief update on the Data Sub-Committee. She talked about various data that could be useful for FHAC. Fair Housing Council will compile the data. Pegge and Christina will interpret the data and present at the next FHAC meeting in June.</p>	
Public Testimony	<p>Lynne Walker spoke about a personal housing matter and the outcome of her findings when addressing public safety and different forms of harassment. She found it was hard seeking help from law enforcement because it is much more difficult to define emotional harassment than physical harassment. She feels the State of Oregon does not show equity between physical and emotional harm.</p>	
Jurisdiction Reports	<p>Kim updated Committee on the Consolidated Plan. Regena Warren from Multnomah County will be working on the County’s portion of the Con Plan and she has some interest in FHAC, as well. Gresham is currently going through the Con Plan process, as well. All three will be</p>	

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	<p>working as a consortium to update the Con Plan. She is hoping to meet with each jurisdiction to identify where they are investing in Fair Housing related programs.</p> <p>Lynne mentioned that Gresham, in addition to rental assistance which is lottery based, they will be looking at rehabilitating two apartment complexes. One will be for senior and disabled citizens and the other will be for low income, 60% below and will be managed by Rockwood.</p> <p>Kim finished up by providing the Fair Housing Report for review. She encouraged each member to read it and provide suggestions. The plan is to update the report annually. Materials will be ready for City Council on April 17, 2013.</p>	
Fair Housing Council Update	<p>Pegge McGuire provided an update on the Fair Housing Council. She discussed that they are affirmatively furthering Fair Housing and have collaborated with Portland Center Stage on the play Clybourne Park. If anyone is interested in the show they can contact Diane Hess for tickets. In addition, following matinee performances there will be after play discussions.</p> <p>Fair Housing Night is April 18, 2013 and will include a performance of Clybourne Park followed by an FHCO reception. Everyone is invited.</p> <p>Posters were provided by FHCO for people to distribute and display.</p>	
Meeting Wrap Up	<p>Jerad made one last statement about how he feels Short-Term Rent Assistance should be seen as a bigger concern than Section 8. More funding and support should go towards Short-Term Rent Assistance because it would help a huge number of people, many of which are working individuals that have had serious injury or illness and could normally pay their rent.</p> <p>The next meeting is set for Tuesday, June 11, 2013 from 3 p.m-5 p.m.</p> <p>Meeting adjourned.</p>	