



# Portland Housing Bureau

Fair Housing Advisory Commission  
 Tuesday, January 21, 2014  
 3:00 p.m. – 5:00 p.m.  
 Steel Bridge Conference Room  
 421 SW 6<sup>th</sup> Ave  
 Portland OR 97204

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

## Draft Meeting Minutes

**Members Present:** Abby Ahern, Jerad Goughnour, Lynne Walker, Neisha Saxena, Liora Berry, Rachel Payton, Jason Trombley, Marc-Daniel Domond, and Deborah Imse.

**Members Excused:** Kayse Jama, Joe VanderVeer, John Miller, Betty Dominguez, and Michael Alexander.

**Staff and Guests:** Jaymee Cuti, Kim McCarty, Traci Manning, David Sheern, Lisa Oreskovich, Uma Krishnan, Christina Dirks

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<b>Welcome and Updates</b>	<p>Jason Trombley, Co-Chair, welcomed everyone to the meeting. Introductions were made of everyone present at the table. He updated everyone on the recent Fair Housing case that was settled before it was heard by the Supreme Court.</p> <p>Traci Manning announced that there have been no changes to the Fair Housing Contract. An article came out on Sunday, January 19<sup>th</sup> in the Oregonian about the Fair Housing audit testing. The contract itself might be extended. We have been intentionally obtuse about testing in order to make the outcomes fair and accurate. We do not want to share exactly where and when testing will be, or it could hurt the outcome.</p> <p>Lynne Walker likened the audit testing to that of being a “secret shopper”. Being discreet is not obtuse.</p>	
<b>PHGOA</b>	<p>David Sheern provided FHAC with current PHGOA maps and gave a presentation about the history and development of the location policy and how it evolved into PHGOA. It began in 1993 when Commissioner Kafoury put together a task force that recommended a focus on</p>	

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	<p>de-concentration of poverty. This old location policy had an “exception criteria” or “loopholes” making the policy ineffective and policy never really effected funding location. It had even less influence on location specific funding such as tax increment financing. Current policy is clear about focusing our resources on people priced out of the housing market. PHGOA gives us a strategy for where to invest that addresses both people and place. Opportunity mapping was created when BHCD and PDC combined to form the Portland Housing Bureau. This is a more holistic look at housing. Neisha Saxena and John Miller were noted as being the FHAC representatives on the Technical Advisory Committee (TAC) that discussed this mapping project. The committee consulted with many groups including the Coalition of Communities of Color. The committee used best practices for identifying areas that are gentrified or at risk of gentrification. Mapping is one tool for the city to mitigate displacement through early identification of vulnerable populations and early interventions; and later to identify those areas where the community would benefit from bringing back communities, businesses and general affordability. Possible interventions could be new affordable housing in high opportunity areas and new infrastructure, or repair, in areas of historically low investment in order to bring a balanced set of resources to every part of the city.</p> <p>Jerad Goughnour: What is the definition of gentrification?</p> <p>David Sheern: In the report, it uses the best practices definition.</p> <p>Abby Ahern: Can you explain gentrification categories?</p> <p>David: Neighborhoods with more education, income levels, homeownership, etc. We want to get ahead of the coming wave and be prepared if we are in a susceptible stage.</p> <p>Jerad: What do you call reserve-gentrification in these areas?</p> <p>David: I’m not sure. Reserve-gentrification sounds like the term to use. These maps will help PHB draft a new location policy. We need to be strategic about where to invest. For example, the 2014 Section 108 NOFA, the Spring rental NOFA and the upcoming homeownership/home repair request for proposal are all ways to look at investing better.</p> <p>Jerad: Did you say you want everywhere on the map to have the same opportunity?</p>	

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	<p>David: Yes, it is our long-term goal.</p> <p>Lynne: Many people, myself included, do not want equality. Some people like renting, or want a quiet neighborhood with many senior citizens, for example.</p> <p>David: Correct, but most residents want some of the same things – transportation, parks, education, and sidewalks. We are not looking for a cookie cutter Portland. We are looking for equity in both access and outcomes.</p> <p>Abby: Is there another level of detail on the maps you provided to us? Most streets are missing. It would be helpful to have neighborhoods marked on these maps to know what we are looking at.</p> <p>David: We will work on layering. The digital versions of the maps have more detail on them. It gets lost on paper.</p> <p>Liora Berry: Will funding be available based on the susceptible areas on these maps?</p> <p>David: Yes, we are looking at this. Different types of funding and assistance like DPAL would be made available for different areas based on the findings on these maps.</p> <p>Kim McCarty wrapped up the PHGOA maps by asking the FHAC for input on the maps and how to apply funding moving forward. Any suggestions are welcome to help better the opportunity maps.</p>	
<p><b>Comprehensive Plan Update</b></p>	<p>Uma Krishnan, Bureau of Planning and Sustainability (BPS), presented on the City’s Comprehensive Plan Update. She noted that there are five key directions within the Plan. It is a state mandated long range plan which prepares for and manages growth, plans and coordinates major investments, and guides future decisions. A basic tenant of the Comprehensive Plan is that the city growth should maintain a 50% rental housing to 50% single family housing split while also meeting the needs of all income groups. She discussed the process of updating this 20 year plan.</p> <p>The five key areas are:</p> <ol style="list-style-type: none"> <li>1. Provide land and infrastructure for job growth.</li> </ol>	<p>► Get the BPS PowerPoint on the Comprehensive Plan Update from Uma Krishnan to distribute to the FHAC members.</p>

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	<ol style="list-style-type: none"> <li>2. Connect habitats and build green infrastructure.</li> <li>3. Make investments to reduce disparity.</li> <li>4. Prepare for climate change.</li> <li>5. Prepare for other natural hazards.</li> </ol> <p>There is a newly created Map App to help predict neighborhood centers. The map is a tool with layers that can be turned on and off to help show different indicators within neighborhood centers. It can be helpful with showing where the City can grow. Examples offered included Parkrose. In Parkrose water does not percolate well ,but there is a historic market force growing that area. Given what we know about water should growth be encouraged there? These maps help create these questions.</p> <p>There will not be many changes to the code. However, in East Portland there will be a looking that the code to enhance Healthy Eating Active Living. BPS would greatly welcome feedback on the Map App and the Comprehensive Plan Update by February 28th.</p> <p>Jason Trombley: Can we please get a copy of this PowerPoint presentation for FHAC?</p> <p>Uma Krishnan: Absolutely, these drafts are all online and the link will be provided to you.</p> <p>Liora: How do you define vulnerable population?</p> <p>Uma: The definition comes out of the gentrification study. It is describing vulnerable communities and not vulnerable people.</p>	
<b>Fair Housing Update</b>	<p>Jaymee Cuti provided a brief update on fair housing. The Portland Housing Bureau (PHB) is currently working with the Fair Housing Council of Oregon on an event they are putting together. She asked Pegge McGuire, Fair Housing Council of Oregon, to provide a quick update on their end.</p> <p>Pegge handed out brochures about the Fair Housing Poster Contest. She asked everyone to distribute the brochures in their neighborhoods. The theme is “Everyone is Welcome in My Neighborhood”. The Fair Housing event will be held on April 10<sup>th</sup> at the Jewish Community Center off Kearney and they would like for the poster winner to be there. PHB is helping enlist storytellers to act out stories and true scenarios dealing with fair housing issues. There will be a City Council Proclamation, as well.</p>	

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	<p>Kim announced that there would be an upcoming Affirmatively Furthering Fair Housing Seminar. The dates will be announced soon.</p>	
<p><b>Section 8 Update</b></p>	<p>Deborah Imse provided an update on the legislation around Section 8. The new rules go into effect July 1, 2014. The rulemaking is nearly done. They are still working on the access to mitigation fund language and working with the Housing Authority on matching customary rental length. They are pushing to get the housing authorities more flexibility like Home Forward as a move to work housing authority. Home Forward is committed to matching lease terms as required. i.e. month to month vs. year leases, but it is difficult.</p>	
<p><b>Public Comment</b></p>	<p>No public comment.</p>	
<p><b>Announcements</b></p>	<p>Kim asked Traci Manning to provide an update on the budget. Traci noted that they had submitted a stabilization budget this year, not a cut budget. She believes it will be a stabilization budget in federal funds, too. The struggle is with the decrease in tax increment finance. City Council is considering decision packages for additional funds for ongoing funds and one-time basis only funds. One of the Mayor’s priorities is homelessness and hunger. One of the add packages submitted was for Fair Housing and Title VI. The decision package will provide funding for translation of partner materials and a walk-in clinic setting to help renters with fair housing issues.</p> <p>David gave an overview of the legislative session. PHB is not bringing any bills. The main housing related bills address, foreclosure, purchase options at mobile home parks, statewide money for assistance housing,</p> <p>Kim will send the budget link to FHAC. She asked FHAC for feedback on the FHAC Work Plan, as well. FHAC then broke into two subcommittee groups for the remainder of the meeting.</p>	<ul style="list-style-type: none"> <li>▶ Kim to send the budget link to FHAC.</li> <li>▶ Kim will also send the decision package. Some members of FHAC asked if they could send a letter in support of the add package.</li> </ul>
<p><b>Outreach Subcommittee</b></p>		
<p><b>Data Subcommittee</b></p>		