



Housing & Community Development Symposium 2
November 12, 2010: 1900 SW 4th Avenue, Portland, Room 2500A

Agenda:

1. Welcome & Agenda Review	9:00 AM
2. Participant Introductions	9:05 AM
3. Overview of prior symposium	9:10 AM
4. Discussion – Homelessness	9:15 AM
5. Discussion – Housing Affordability	9:40 AM
6. Discussion – Housing Equity	10:05 AM
7. Public Comment	10:30 AM
8. Break	10:35 AM
9. Discussion – Housing Districts (Review of Maps)	10:45 AM
a) Review of existing housing patterns in Central City	
b) Identification of where housing and incentives should be targeted	
c) Identification of where community & neighborhood services and amenities should be targeted	
10. Next Steps	11:45 AM
11. Public Comment	11:55 AM
12. Adjourn	12:00 PM



Central City 2035

Housing and Community Development
Symposium 2

November 12, 2010

Facilitator: Doug Zenn

Panelists in attendance: Gary Warren, Peter Englander, Kate Allen, Karen Beninati, Paul Cathcart, Ed McNamara, Nancy Davis, Amy Lewin, Kim McCarty, Dee Walsh, Ed Blackburn, Phil Beyl, Carl Talton

Panelists not in attendance: John Carroll, Brett Horner, Peg Malloy, Jo Ann Rauch, Doug Shapiro, C.J. Sylvester

Staff in attendance: Troy Doss, Elisa Hamblin, Steve Iwata, Joe Zehnder, John Cole, Leslie Lum, Mauricio Leclerc

Public in attendance: Betsy Clapp, Jennifer Nye, Linda Nettekoven, Alvin Rackner, Shirley Rackner, Gwenn Baldwin, Deborah Imse, Tad Savinar, Sean Hubert, Stephen Bedford, Chet Orleff, Jerry Powell, Don MacGillivray, Mike McCollouch, Carly Riter, Tom Shimota

1. Welcome and Participant Introductions

- Doug Zenn welcomed the group and asked each participant and audience member to introduce themselves.

2. Agenda Review

- Doug Zenn reviewed the agenda and asked for any additional items or concerns.

3. Overview of prior symposium

- Troy Doss asked for any additions or changes to the minutes from the last symposium. He also reviewed the structure for the development of policies and the new topics to be covered in the symposium.

4. Discussion – Homelessness

- Kate Allen gave an overview of how the Portland Housing Bureau has discussed some issues. She spoke about creating communities of opportunity.
- Kim McCarty: The outline of implementation tools is good. We would like to hear about how some of these tools are working and suggestions for change and improvement.
- Ed McNamara: We talked last time about the getting the money in alignment with policies, but for homeless issues its not only about bricks and mortar vs. services. Homeless policies would be more effective with a linkage between both.
- Ed Blackburn: Chronic homelessness is a more complex of an issue, and is often related to mental illness. Services are critical, but there are different priorities for governmental bodies. The Central City policies should bring these things together.
- Ed McNamara: We should bring the County to the table.

- Ed Blackburn: There are different objectives and they all need to be out on the table.
- Dee Walsh: There has been a huge disconnect between the services and housing dollars. There is a huge challenge for incorporating service dollars with the housing. Priorities of organizations may change which is challenging for consistency and maintenance of services.
- Kate Allen: PHB has seen challenges with mobilizing service dollars. Original intentions didn't necessarily align with where the service dollars were being sent. Maybe the service dollars could be used in more strategic ways. The City has had a unique level of support for ending homelessness; however those dollars are nearly gone. The City Council has been supportive, but the City's General Fund is not in a good state. It is one of the hardest things to make happen, but in reality it may eminently get worse before it gets better.
- Tad Savinar (from the audience) asked for clarification about types of homelessness and whether all types of services are needed everywhere.
- Kate Allen: There are uniquely appropriate options for different types of homelessness all over the City, with both housing and service programs in place. There are some hidden types of homelessness as well.
- Ed Blackburn: The very low income housing has a very long wait list with up to a year. The sheer lack of housing availability at the very low affordability rate is problematic. How can we get more and fund it? Much of the development has been through URA funding. Developers look for lower debt ratio. If we want a holistic city-wide approach we need to have tools in place applicable everywhere. We also need better planning for equitable housing distribution and location.
- Carl Talton: We should question why we are an attractor for homelessness or are we?
- Ed Blackburn: Every city believes they are an attractor for the homeless. Every city has this discussion. We haven't done more compared to other cities.
- Dee Walsh: It is complicated. There are three types of housing types: low income, low income with issues, and significant issues. The City has done well with the first two types, but not the last type. The real challenge is not only where you get the housing, but how you get the support services there as well.
- Gary Warren: Are we trying to build a building that works for all three types?
- Dee Walsh: That has been a strategy.
- Gary Warren: That is not a good approach.
- Kate Allen: The City's policy has been to provide very low income housing. There is a social benefit to have people integrated in communities. But that has not always worked out as planned. Many communities or housing are all the same type.
- Nancy Davis: This is a huge issue, but how do we tie this to a 25-year plan for the Central City?
- Troy Doss spoke about the existing policy directive. However, it doesn't come close to cover the spectrum of issues that have been discussed by the group. He also said he heard the need for bricks and mortar, supporting services, and housing needs.
- Ed Blackburn: There was great progress being made but the current economic climate has made it difficult.

- Troy Doss: The most concentration of services and housing is within the Central City.
- Nancy Davis: How are we going to take a broad topic and drill it down to specifics for neighborhoods? It would be interesting to know what the actual distribution of families facing homelessness is.
- Kate Allen: They are here and we can't have a housing conversation without discussing this. An understanding of the projections and scenarios are important to know with development of the plan.
- Ed McNamara: There are a lot of nuances and more. What we should acknowledge: types of the population needs service dollars, the city might prioritize one type of housing and the county another which needs coordination, the certainty of funding is important.
- Carl Talton: You can only do what you have money to do; we can only do so much. We are trying to build a community which is economically livable, what it needs to be supported. Let's look at the broader context of the rest of the community.
- Peter Englander: Within the framework of the 10-year plan to end homelessness, what works and what doesn't and what do we need to carry forward? Whatever we come up with how do they relate to the neighborhoods as well? For instance the connections between the schools and graduating out of homelessness.
- Ed Blackburn: We have had some affordable and very low income housing built, but there is a gap. The ideal of having people living on their own is not always achievable or an option for the people. Most of the buildings downtown have been re-habilitated and this has improved the neighborhoods. But there has been a net loss in the Downtown. There are some misperceptions around that as well.
- Mike McCollough (from the audience) asked about location and being propositional as part of the conversation.
- Dee Walsh: You can't make the assumption of low income people are high needs. People can be within multiple categories and needs for services.

5. Discussion – Housing Affordability

- Kate Allen: Some things to discuss include homelessness and lack of affordable housing, but we should also discuss the combined housing and transportation cost burden. We need to have housing available where there are transportation options. Higher incomes will allow for more choices, but there is still a need to consider transportation.
- Paul Cathcart: Is there any way of looking at non-public organizations as service providers? For example schools can help with needs of people.
- Nancy Davis: Housing and transportation costs are a real issue for families.
- Ed Blackburn: The location of low income housing is always going to be problematic. The retail and service operations will diversify with a diverse population.
- Karen Beninati: Services should be set-up to service those that have the needs.
- (audience) As a resident of Downtown, it's a great neighborhood, but there is a concentration of subsidized housing. There is a need for more housing equity and housing diversity to make complete and vibrant neighborhoods.

- Joe Zehnder (from the audience): It would be really useful to have ideas for policy directions to put to the Advisory Group. The full spectrum of housing is a good example.
- Chet Orloff (from the audience): Would like to see some really aspirational suggestions. Put out some bold policy proposals.
- Nancy Davis: One thing that is missing from the housing affordable conversation is the continuum needs of housing. People should be able to find housing at all levels and not have to move out when they are in a certain category.
- Jill Sherman: Housing tends to be subsidized and very high income in many cities. The challenge is in meeting the greatest need and not necessarily the middle group. There is not a policy or tools supporting this. There is a question of prioritization.
- Ed McNamara: All housing is subsidized in a certain way, let's acknowledge this. The gap is with lacking workforce housing. The Downtown Plan helped change the feeling downtown. The tax abatement program that has been suspended would be effective if it hadn't been lost.
- Nancy Davis: When you move into the Sitka and other buildings you have to income qualify and at a certain point you qualify out.
- Kate Allen: The moratorium has expired. The next step is to go to the state legislature to ask for reauthorization as a tool that is uniquely appropriate.

6. Discussion- Housing Equity

- Dee Walsh: The other population that isn't having their needs met are seniors in need of affordable assisted living.
- Gary Warren: Assisted living does have a connection with medicade funding that is available, but this is not always feasible.
- Kate Allen: The exemption creates a very shallow subsidy. Is there enough benefit using that subsidy strategically and judiciously? We need more diverse tools.
- Ed Blackburn: There should be a commitment to low income housing, with some kind of data-driven support of other housing types.
- Carl Talton: For communities of color there are some other issues. Gentrification is a major concern.
- Kate Allen: There is not the same level of achievement with communities of color and PHB is developing policies for those populations. Issues of who benefits from development should be addressed.
- Nancy Davis: It would be great to see any kinds of concentration of communities of color.
- Amy Lewin: There is not a great array of options in the neighborhoods and there needs to be better coordination.
- Phil Beyl: To actually build buildings the policies need to take into account the market conditions, which can lead to actual failure. There should be a better connection.
- Carl Talton: We shouldn't step over the conversation about communities of color. It is not only an economic issue. We should look at the communities and how we can support them and keep them in place. Providing services, outlets, and opportunities. Consideration of those things is going to be important.

- Ed McNamara: Home ownership rates are not always explained by income or economics. It is an important question, but tough to solve. There are a lot of factors.
- Kim McCarty: What we have said is that we want economic and community diversity. It seems like there is discussion about existing tools, and other linkages. What are the other tools and places of influence?

7. Public Comment

- Sean Hubert: We should could keep in mind we are making a lot of Economic Development investments in the Central City and there should be a connection with the development of housing.
- Linda Nettekoven: The connection between housing and transportation is important and we should consider the need for stable transportation funding. We should consider where people are moving and pushing out in other parts of the city. New housing being built doesn't necessarily meet the affordability needs of the residents.
- Stephen Bedford: An obvious tool would be conditions integrated into the zoning code to achieve the end product desired.
- Deborah Imse: It's critical that the policies for the next 25 years maintain the existing affordable housing stock and do not create disincentives for landlords to help maintain that.

8. Break

9. Discussion – Housing Districts (Review of Maps)

- Doug Zenn asked if there were any final issues from the group that were discussed during the first half of the meeting.
 - Amy Lewin: When we talk about the Central City and homelessness, any policy that affects the Central City also has an impact on adjacent neighborhoods.
- Troy Doss explained the process for how the information will be synthesized and the development of policy areas.
- Troy Doss explained the maps displayed to the group, including zoning, redevelopment capacity, residential clusters, services, school locations, and housing types.
- Jill Sherman: There are challenges in the Central Eastside with building housing on busy roads, such as MLK and Grand.
- Amy Lewin: There will be new opportunities in the east side with the development of the light rail line and bridge.
- Kim McCarty: Wherever there is major investment in transportation we should echo that with housing and public services.
- Troy Doss: Schools are nearing capacity near the Central City and we need to be mindful of the needs in the future.
- Paul Cathcart: There are different needs and overcrowding taking place. The potential for population increase in the Central City is the most prevalent concern.
- Amy Lewin: As a parent of a school age child there is crowding. How do we match the numbers for growth with planning and policies?

- Paul Cathcart: An overall declining enrollment means some schools are getting crowded in order to maintain teachers and the educational and equipment needs. This is the first year we've seen an increase in enrollment. There is a conflict between overcrowding to maintain educational needs and the need to keep schools elsewhere open.
- Kate Allen: The new way of thinking about school projection planning should be within context of large planning documents. Locations of schools and other things can meet a multitude of goals across agencies.
- Peter Englander: The integration of services and amenities together would be key and there should be incentives to achieve that. There are structures and amenities can be built together and integrated in a holistic way.
- Karen Beninanti: As a daycare provider that is open late, there might not be as huge as a need as we might think. After school programs and other services are not being used.
- Amy Lewin: There is a need for facilities in the Central Eastside. The idea of incentives for social infrastructure is impressive. For developers, where are the challenges with that?
- Jill Sherman: The City code generally wants to have retail uses on the main floor; however there is a question about the cost to build it and the rent required. There could also be an issue of compatibility and affordability.
- Troy Doss: The existing day care bonus has only been used twice and needs to be retooled. The North Pearl also has a tool for community space not being counted. The idea of mixing is good, but logistics are not always feasible.
- Ed McNamara: The timelines for processes may not always align. There are not only simple issues.
- Chet Orloff (from the audience) asked for clarification about the bond measure and asked that there be more direct coordination between PPS and the city.
- Paul Cathcart: There is a strong interest in maintaining housing affordability to maintain stable enrollment. PPS has a vested interest in that. Lincoln High School is part of the proposed bond measure. There is a potential for impacting other close in facilities.
- Dee Walsh: The Washington-Monroe site has some issues including seismic upgrades and lacking funding.
- Ed McNamara: The low income tax credit is a tool that could be useful. Things are going to change in 25 years. We can try and direct things we can't always, so the strategies need to be flexible and adaptable. Larger principles should be built off of so we can be flexible.
- Doug Zenn asked for final wrap-up comments.
 - Phil Beyl: There are some tools (master plan) in place for certainty which are not available everywhere. Troy Doss agreed and discussed the master plan tool more.
 - Ed Blackburn: Seismic issues are a big concern and we don't have an answer.
 - Jill Sherman: We need a tool for retrofitting existing commercial buildings.
 - Ed McNamara: There is a smarter way to make changes; the guiding principle is what we should be paying attention to.

10. Public Comment

- Jerry Powell: As a representative of a neighborhood, a place based discussion is needed. Tools in Goose Hollow have been less than perfect. We need to revise the way we look at amenity packages and look at them in a place-based way. Public amenities are something not addressed by these packages. The reality of the conditions is sometimes counter-productive to the intent.
- Linda Nettekoven: The seismic issues are important. We need to consider what is safe with liquefaction.
- Stephen Bedford: Would like to see Washington-Monroe site reused.

11. Next Steps

- Troy Doss: We will work with staff and work through the issue that we have talked about. We will send to the group and possibly have an evening session for discussion. We will also have a meeting with the Advisory Group to talk about the topic and policies.

12. Adjourn

- The meeting was adjourned at 12:00 p.m. by Doug Zenn.

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