



Portland Housing Bureau

Portland Housing Advisory Commission
Tuesday, May 7, 2013
 3:00 p.m. – 5:00 p.m.
 Portland Housing Bureau
 421 SW 6th Ave, Ste 500
 Portland, OR 97204

- ✓ = PHAC public member action item
- ▶ = PHB staff member action item

Meeting Minutes

Members Present: Jesse Beason, Rey España, Andrew Colas, Shannon Singleton, Elisa Harrigan.

Members Excused: Christine Lau, Carmen Rubio, Marc Jolin, Deborah Imse, Sarah Zahn, Carter McNichol.

Staff Present: Traci Manning, Daniel Ledezma, David Sheern, Leslie Goodlow, Liam Frost, Tom Armstrong (BPS)

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome & Review Meeting Purpose	Jesse Beason welcome everyone and noted that the meeting would be about the Portland Housing Growth and Opportunity Analysis study that the Portland Housing Bureau has been working on with the Bureau of Planning and Sustainability.	
Review April Minutes	Jesse skipped the approval of the April minutes because there was not a quorum.	✓ Minutes skipped
Public Testimony	<u>Veronica Bernier, public:</u> She extended her thanks from PSU about the great work the PHAC is doing in the area of housing. She stressed the need for more housing allowances and accommodations for the community homeless individuals who are age 50 and above and/or chemically dependent. She would like for PHB to look at available units and provide assistance and housing for those in recovery. An example of a positive environment for recovery would be that of Hazelden. She encourages PHAC members to look more closely into these types of resources.	
Budget Update	Traci Manning shared information about PHB's work on the budget. This information was provided to the Mayor and he has now recommended all add-backs to PHB's proposed budget. In doing so, the Mayor has been working with Chair Kogen on the budget citywide and looking at where different bureau's budgets might overlap. Chair Kogen increased the	

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	<p>county STRA by \$1 million and this has allowed PHB to decrease funding in this area by \$500,000 this next year. This extra \$500,000 is part of what will allow for the entire number of add-backs to be funded. This is a one-time-only decrease to the STRA. As far as federal funding, the numbers have not arrived yet and there will be a definite decrease due to sequestration. The next steps in the budget process are three community hearings throughout the rest of May. On May 29th Council will vote on the budget. Three weeks later the final vote will occur and the Mayor will reassign the bureaus.</p>	
<p>Housing Growth and Opportunity Analysis</p>	<p>David Sheern turned everyone’s attention to the Portland Housing Growth and Opportunity Analysis (PHGOA) ongoing project that the Portland Housing Bureau has been working on with the Bureau of Planning and Sustainability and other partners. This project has been a great way to look at how to better coordinate all planning and investments within the City of Portland. This study helped with these types of indicators.</p> <p>David showed a video of John Powell, creator of opportunity maps, on why he developed these maps. Key words surrounding the opportunity maps process in the video were “opportunity”, “racialized”, “effort”, and “quality”.</p> <p>The City of Portland is the third metro area in Oregon to create opportunity maps for its city. David reviewed and described the different opportunity maps displayed around the room. There are four “base maps” with “opportunity” indicators such as transportation, education, economic, and healthy eating active living. The fifth map shows access to family wage jobs.</p> <p>Liam Frost outlined community engagement and public involvement in the PHGOA process. Many individuals were surveyed to help understand how people choose where they live. There were gaps in this data. The Diversity and Civic Leadership program was asked to provide suggestions and input on these surveys and the maps. A common problem was that the definition of community seemed to differ from group to group. A big need to accommodate extended families to include elderly and children was apparent. Also, when looking at the opportunity maps, opportunity did not always mean access. Socioeconomic status and language barrier can make access to opportunity difficult.</p> <p>Rey España: Jobs and transportation are critical and I’m not sure where investment and planning come into play. Planning becomes a big issue.</p> <p>Liam: When it comes to the community, the key concern with these focus groups was</p>	

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	<p>affordability of housing.</p> <p>David: We took a new approach and thought outside the box with this study. We communicated with many people not normally in the housing lens. It was good to see through their eyes what they think about housing and what is needed.</p> <p>Rey: We need to monitor the education piece of the opportunity maps. Portland Public Schools and the budget around equity are important.</p> <p>David: We can do overlays with these maps to see where investments align when looking at the different factors. It can help us inform different programs.</p> <p>Kate Allen: Looking at the gentrification map, it can be used for the purpose of the Comprehensive Plan update because it showed people displaced by the actions of development. These maps contain big indicators – vulnerable populations, changing demographics, and housing market appreciation.</p> <p>Tom Armstrong, BPS, talked about the bigger picture use of these opportunity maps. Like Kate mentioned, there are a few draft policies in the Comprehensive Plan that talk about gentrification. Deeper analysis can be done using these maps when the City of Portland is planning to make investments. This tool can be used on the front end. More suggestions and input will be given by people as this information gets out.</p> <p>Kate: These maps can be used to help with specific PHB projects, as well. These maps are bigger than us. These vulnerable communities will be better represented in the Comprehensive Plan because of these maps.</p> <p>Tom: By looking at multiple maps it narrows the vulnerable population to certain neighborhoods. Strictly looking at one map can show the lack of opportunity in East Portland, but layering multiple maps focuses in on the inner neighborhoods. They can become lost if you are just looking at the gentrification study.</p> <p>Elisa Harrigan: Are there different approaches to take in non-highlighted neighborhoods to avoid displacement there? Can we act early?</p> <p>Tom: No, because not every neighborhood is the same. We focus more on the investments</p>	

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	<p>because it is easier to look at homeowners and their homes/investments than it is to look at renters. Different strategies are needed for different neighborhoods. We need to understand the dynamics within the neighborhood.</p>	
<p>Tour of Opportunity Maps</p>	<p>Daniel Ledezma sent people on a tour of the opportunity maps displayed around the room to help them better acquaint themselves with the work and understand how to utilize the indicators.</p> <p>David followed up the tour by reviewing the PHGOA outline provided in the meeting packet. He reviewed all of the steps in the PHGOA process from opportunity maps and the opt-in survey to the Gentrification/Anti-Displacement Study.</p> <p>Jesse had to leave the meeting after the tour of the maps.</p>	
<p>PHB Policy Discussion</p>	<p>Daniel steered the conversation towards comparing the opportunity maps to the displacement map. She asked what the right balance was between creating affordability and preserving affordable housing that already exists. When investing in housing you have to look at more than just location.</p> <p>Andrew Colas: A lot of it has to do with who you are developing and investing with. When a company grows sometimes its mission changes. Smaller companies can offer a lot because they tend to stay focused more on the mission. You can run into problems if you do not invest with the right people.</p> <p>Daniel: The Technical Advisory Committee says to focus where there is crossover. Priority should be maximizing opportunity and preservation.</p> <p>Andrew: There is not a lot of information on the gentrification map about Westside URA's. It can be hard to give suggestions when there is not a lot of information.</p> <p>Kate: The gray areas on the maps say those areas are not of concern.</p> <p>Shannon Singleton: What type of housing are we funding? What does the structure look like? Are they meeting the needs of the community? We need to have conversations around service investment.</p>	

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	<p>Elisa: This can be a tricky balance with funding. If there is more funding you get more units. Spend less money and get fewer units, but higher quality. Can these be multi-generational adapted housing? It is less expensive to preserve than to displace residents and then re-house them. Preservation of private affordable housing should be made a priority.</p> <p>Daniel: What about education? It is important to moving people out of poverty. Affordable housing is not around the good schools, though. The map with the education indicator is problematic. If families only had to worry about one thing when choosing a home they would move near a good school. I've heard many discussions where mothers are passionate about education.</p> <p>Andrew: Do you see investing in the River District, or similar URA's? This is not just about marketing, but has to do with market rates. Affordable housing on the Westside would still be more expensive.</p> <p>Rey: Looking at the displacement map, it indicates that development went East. Now funding must be spent on bringing them transportation. Development still needs to be made North and South. Every time a child moves you hinder their education process. Help with Short Term Rent Assistance and stabilizing families. Can't limit funding to just one kind, for example TIF funding.</p> <p>Daniel introduced Karl Dinkelspiel to discuss the NOFA process.</p> <p>Karl: Rey's comment about funding is very important. The current NOFA year has \$12 million to spend in the Lloyd District - the Oregon Convention Center/King Crusher site. Three proposals came in and were all very much alike. PHB wanted to spend all the funding and not just a portion of it on the King Crusher site. As of now, we have gone back to the drawing board. We realize the site is not very family friendly, but it does have good access to jobs and transportation.</p> <p>Jacob Fox: We are in a more strategic and focused place with this project. We are maturing as an organization.</p> <p>Traci: As resources decline these questions become real. We have to be more descriptive about investments and what we are going to buy.</p>	

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	<p>Elisa: Not a lot of parks around the Oregon Convention Center which makes it less family friendly. However, take Oregon ON as an example. They have made their space family friendly. It can be done. It might not be a park, but there could be retrofitted areas on the sight you build.</p> <p>Karl: Our site is only 10,000 square feet so there won't be a park on the space.</p> <p>Shannon: It is a concept of innovation. You can incorporate that into the building of the structure and be more creative.</p> <p>Karl: We are trying not to layer too much on the building itself, but the City of Portland has plans for the surrounding area. We need to rely on the plan that the Bureau of Planning has come up with. Those kinds of things are definitely in the draft materials provided by the Bureau of Planning.</p> <p>Jacob: If you look at the Pearl District, for example, relatively large affordable housing developments were built without park space around and now it has become a very great space for folks to live.</p> <p>Andrew: How was input from other community members on the NOFA process? Was it helpful?</p> <p>Karl: Yes, we had several debrief opportunities. One specific to the site we just spoke about. We, also, had an evaluation committee of folks outside the Bureau. It is hard to comment because I was too close to the decision making process and can't give a good answer.</p> <p>Jacob: Yes, it was helpful because we had the bigger picture thinkers this year. Including folks more strategically connected to other systems and with communities of color. It was good. Our experience is evolving when it comes to what we can buy with our money.</p> <p>Traci: We, also, had a much more robust staff analysis. One thing we have talked about but have not done yet is this larger community feedback. We are hesitant with what is surrounding what is happening with OHCS and we try to streamline our process around theirs. Since we do not know what their process will be we cannot get a lot of feedback.</p>	

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<p>Meeting Wrap-up and Planning for Next Meeting</p>	<p>David wrapped up the meeting by discussing the PHGOA next steps. There will be more tinkering with the opportunity maps, especially with the problematic education map. We are still looking to align the economic map with what PDC is doing. Support structure will begin to be shaped out. More feedback will be sought from the Diversity Civic Leadership group regarding the final report. We are hoping to produce a draft by July for you to comment on.</p> <p>Elisa: One final question about the Oregon Convention Center site. When you are talking about high density and maybe less affordability, what level are you talking? Like 120% MFI, or 80%?</p> <p>Traci: If a unit costs more, you either get less units or less affordability. We have not decided on either. Our money never goes above 60%. The building could include some mixed income which could be a great solution, but our money does not subsidize the mixed income housing.</p> <p>Karl: I think we could subsidize up to 80% MFI and still be within our policy goals. If market is within 80-100% we would have to work within that boundary.</p> <p>Daniel closed the meeting by reminding members of the next PHAC meeting on June 4, 2013. Equity will be the focus of the agenda next month. There will be a BBQ in July and then we will take August off.</p> <p>There is a potential new PHAC member, Colin Rowan. He will be meeting with Traci and Jacob in the near future.</p> <p>Meeting adjourned.</p>	