



Portland Housing Bureau

Portland Housing Advisory Commission
Tuesday, December 02, 2014
 3:00 p.m. – 5:00pm
 Portland Housing Bureau
 421 SW 6th Ave, Suite 500
 Portland, OR 97204

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

December 2014 Meeting Minutes

Members Present: Marc Jolin, Amy Anderson, Wayne Miya, Jesse Beason, Dike Dame, Rey España

Members Excused: Deborah Imse, Tom Brenneke, Sarah Zahn, Bill Gentile, Jean DeMaster, Colin Rowan, Elisa Harrigan, Andrew Colas

Staff Present: Traci Manning, Karl Dinkelspiel, Carrie Young, Mike Johnson, Marilyn Hurtle, Paul Stewart, Leslie Goodlow, Matthew Tschabold, Martha Calhoun, Andrea Matthiessen

Guests Present: J. Veronica Bernier, Susan Madar, Diane Linn, Ruth Adkins, Felicia Tripp

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome & Review Meeting Purpose, Review Minutes	Jesse opened the meeting. Because a quorum was not met, minutes from the November meeting cannot be approved.	
Public Testimony	Diane Linn, Partners for Affordable Homeownership (PAH), shared that they would be providing homeownership recommendations to Portland Housing Bureau for the N/NE Neighborhood Housing Strategy investment as requested. Portland Housing Bureau invited a select group of people knowledgeable about housing and this community to provide specific recommendations based on what was heard at the N/NE Neighborhood Housing Strategy public forums. PAH includes community members from including Proud Ground, Hacienda, Habitat for Humanity, NAYA and Portland Housing Center that bring valuable knowledge to the table. PAH will be providing their collaborative, comprehensive proposal on Friday that will include specific and detailed recommendations for the \$20M and other resources that may be leveraged in the urban renewal area (URA) and citywide. Felicia Tripp, PAH, shared the example of the NeighborhoodLIFT® program, that successfully leveraged resources and collaborated with other agencies, to create 259 new homeowners for	

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	<p>low and moderate income level households in City of Portland. The proposal will include looking into education, outreach, development, land acquisition, and acquisition for rehab and development.</p> <p>Ruth Adkins, Oregon Opportunity Network, announced that “Is the American Dream Out of Reach?” a public forum on homeownership opportunity in Portland will be held from 12:00 -1:00 p.m. at First Unitarian Church’s Buchan Room. All are invited to join Oregon ON and Partners for Affordable Homeownership, including Proud Ground, Hacienda, Habitat for Humanity, NAYA and Portland Housing Center, for a provocative, solutions-focused panel discussion with homeownership experts who are working on the ground to provide opportunity and prevent displacement in Portland neighborhoods.</p> <p>J. Veronica Bernier stated the need to continue our support for seniors with special needs in housing and encourage rentals for people with professional backgrounds, especially those in recovery programs. She favors use of apartments with special focus for those people who are sold on recovery. She referenced Hazelden Betty Ford Foundation and Oxford House.</p>	
<p>N/NE Neighborhood Housing Strategy</p>	<p>Traci Manning introduced Matthew Tschabold, newly hired Equity and Policy Manager, and reported that Matthew will be the primary Portland Housing Bureau (PHB) staff representative for PHAC going forward. Matthew provided the committee with a brief work background and his role at PHB.</p> <p>Traci provided attendees the N/NE Neighborhood Housing Strategy Timeline handout and reviewed the handout with the group. Traci reported that approximately 450 people attended the four public forums that were held. Comments taken from the forum were consolidated and posted on the website. PHB emailed a summary of what was heard at the forum highlighting common themes and solicited comments to all forum attendees who provided an email address. Currently PHB is consulting with community providers and others to help create proposals for how to spend the money. PHB will also be hosting. Next steps will be to consult with community providers and others to help create proposals for how to spend the money. Traci highlighted that she and Bishop Holt have invited over 100 faith leaders with congregations in the N/NE area to a meeting at PHB to review what was heard at the forums, hear what they would add, what specific recommendations they have and</p>	

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	<p>how they would like to stay engaged going forward. Next steps will be to review all recommendations and proposals, work on recommendations and feasibility, draft a decision package for the Budget Advisory Committee (BAC) to review, identify members and form a Community Accountability Committee, in order to present a proposal to City Council by the end of January 2015.</p> <p>Jesse asked if there were any comments or questions.</p> <p>Dike commented that in addition to holding accountable for all involved, that there should also be predictability in the process. There should be a clear path to follow and currently the process is no longer predictable.</p> <p>Jesse asked how has the bureau taken what it has learned from the N/NE Neighborhood Housing Strategy and apply it to the rest of the work the bureau does?</p> <p>Traci responded that the bureau doesn't currently have an answer and the bureau is committed to community engagement in an organized way and will continue to engage the community in its planning and decisions. Traci also wanted to know, from an outside perspective what looks like it is working?</p> <p>Jesse replied that he doesn't have answer and he has heard from community members that they were unaware of previous projects/buildings that have been completed in a neighborhood and surrounding community had no knowledge or notification that it was happening.</p> <p>Amy asked if we were targeting/engaging the right areas and people/income ranges for the public forums that were held.</p> <p>Traci replied that the bureau tried to hold the forums at different times, different locations, and areas where people may have been displaced. The bureau has been working with community providers and faith leaders of the community who come into regular contact with the community.</p> <p>Rey commented that there needs to be more intentional work on resolving issues of displacement and have clear expectations of mitigating displacement.</p>	

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Convene as Portland Housing Bureau's Budget Advisory Committee	<p>Jesse led the PHAC in convening as the Budget Advisory Committee (BAC) for Portland Housing Bureau (PHB).</p> <p>Traci provided a brief overview of the next steps of the FY15-16 budget. Attendees were provided a with the adopted FY14-15 budget. The Mayor has requested that the bureau submit a stabilization budget for FY15-16. Next month the BAC will be provided with the FY15-16 proposed budget and will be similar to the previous adopted budget. Most time will be spent on going over the decisions packages, which is asking for new money. Matt will draft the PHAC letter to City Council for PHAC to review, modify, and approve at next month's meeting. Also, the City budget requires that functional areas be ranked. Traci proposed that this exercise be emailed to be completed in advance and be reviewed and approved at the January meeting. The January PHAC/BAC meeting will be moved a week later than the regularly scheduled meeting to better coincide with required staff work and City budget deadlines.</p>	
Budget Advisory Committee <ul style="list-style-type: none"> • Decision Packages • Budget Equity Tool 	<p><u>Decision Package:</u> Matthew summarized the PHB FY15-16 Budget Requested General Fund Decision Packages Initial Draft and opened the floor for questions and comments.</p> <p>Traci mentioned one caveat with regards to decision packages; there will be a small amount of ongoing resource available and a relatively large amount of one time only resources to be made available. That caveat from the City Budget and Mayor is; if any ongoing funds are proposed, a similar amount must be offered as a cut. One time only requests do not require a similar cut to be proposed.</p> <p>Traci asked Karl to review the Equity and Complete Neighborhoods portion of the draft decisions packages handout. Karl reviewed the Equity and Complete Neighborhoods and also suggested another possible idea to add. Karl presented his idea, based on what was heard at the four N/NE Neighborhood Housing Strategy public forums, regarding helping people that want to create additional affordable units. The example was if someone wanted to convert their basement into an affordable unit, currently there is no bandwidth or program in place to answer these questions. Currently there is regulatory and administrative barriers that need to be looked into and navigated.</p>	

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	<p>Marc asked about the 70% expected to transition to alternative permanent housing outlined in the Equity and Complete Neighborhoods portion of the handout. Andrea agreed that the numbers presented in the handout can be further refined with existing data.</p> <p>Amy suggested reviewing the data collected from the Oregon Homeownership Stabilization Initiative (OHSI) that helped thousand maintain homeownership, in order to look at past successes and get insights on successful programs. More than 6,000 Oregon homeowners received assistance from programs offered through OHSI. Full reporting on all OHSI programs can be found on the OHSI Reporting page.</p> <p>Rey suggested looking into a recapture policy and to avoid involuntary displacement.</p> <p>Marc asked, from an administrative perspective, if there is a mechanism in place to do a \$15,000 grant for home repair, is it programmatically more difficult to provide a homeowner a grant to support creating an affordable unit that will agree to rent the unit at 60% for an agreed upon term.</p> <p>Andrea responded that it becomes an asset management issue in terms of ensuring ongoing compliance.</p> <p>There was further discussion around regulatory and administrative challenges surrounding creating smaller scale of affordable units.</p> <p>Traci spoke about the Home for Everyone Coordinating Board decision package. The A Home for Everyone Coordinating Board is a cross jurisdictional group working to end homelessness in Multnomah County. The Board includes the Mayor, City of Portland Commissioner, Multnomah County Chair, Multnomah County Commissioner, City of Gresham and Home Forward. The Board doesn't have budget authority by itself and has the desire to set policy together. The County proposed that both the City of Portland and Multnomah County would put forward an ask and in consultation with the Coordinating Board would co-fund a decision from the Coordinating Board that was approved by the Executive Committee.</p>	

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	<p>Paul shared his thoughts on the Housing Investment Fund decision package. He thought that there should be intentional goals set for contracting with minority-owned enterprises, putting it on record and being held accountable going forward.</p> <p>Rey stated that he supports the idea and that hard targets and goals be set.</p> <p>Marc asked if the plan is to include language that makes it clear that part of the innovation we are looking for is in the area of achieving equity goals. He worried about specific numeric policies/targets for one project. There may be issues if the bureau is forced to change investment targets.</p> <p>Rey responded yes, there is a need to clearly document close of disparities and set a higher standard.</p> <p>Traci suggested that they let staff think about this and come back with something that aligns with the suggestion and aligns with the rest of where the funds should be going.</p> <p>Marc suggested possible softening/changing the language in regards to numbers on the Housing Investment Fund decision package in order to open up more opportunities and ideas.</p> <p>Traci agreed that staff can look into the language and have something back to the group.</p> <p><u>Budget Equity Tool</u>: Leslie reviewed the Budget Equity Assessment Tool with attendees. Last month PHAC asked for progress on equity directly related to a budget item. To answer that the group was provided FY14-15 Equity Outcomes Budget Worksheet handout. Leslie opened the floor for questions.</p> <p>Traci asked that when we report the Budget to City Council, are we only reporting on General Funds? The Equity Outcomes handout included breakout by General Funds, TIF, and other funding sources.</p> <p>Leslie responded that yes this tool is used only for General Funds.</p>	

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	<p>Rey asked how this tool has been rolled out City-wide and if there was training provided. He stated that there seems to be missing metrics and questions how they will be measuring change in order to reduce disparities.</p> <p>Leslie responded that the Office of Equity and Human Rights (OEHR) provided the guidance and offers technical assistance to each bureaus. The guidance that OEHR sent out can be sent to PHAC members to be reviewed.</p> <p>Rey wanted to know how they are measuring performance over time. How do we know they City is doing better over last year in regards to equity.</p> <p>Paul informed the group that OEHR is in the process of rolling out The Racial Equity Roadmap. It is a process of which all the bureaus are asked to complete an organizational assessment and based on finding develop a five year work plan.</p> <p>There was further conversation among the group of being provided more detail on equity outcomes and further defining equity outcome goals.</p> <p>Jesse concluded the budget portion of the meeting.</p>	
<p>Other Business Follow-up</p> <ul style="list-style-type: none"> • Annual Housing Needs Hearing • Legislative 	<p><u>Annual Housing Community Needs Hearing</u>: Leslie provided information regarding the Annual Housing Community Needs Hearing that will take place on Thursday, December 11, 2014 from 6:00-8:00 PM at the Gresham City Hall. The Community Needs Forum invites residents of Multnomah County, the City of Gresham and the City of Portland to tell us what the community needs are. This helps us make decisions about how we will spend our federal dollars.</p> <p><u>Legislative</u>: Matthew reviewed the 2015 Draft City Legislative Priorities that relate to PHB activities with the PHAC members. The attendees were also provided the 2015 Draft Housing Alliance Legislative Agenda to review.</p> <p>There were questions around non-profit use of General Obligation Bond funds and tax-exemption/tax reform. Matthew will keep up to date or gather more details and needed and inform PHAC members.</p>	

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	<p>Jesse asked if the Housing Alliance supported the Ban the Box. Matthew said he would find out.</p> <p>Jesse adjourned the meeting.</p>	