



# Portland Housing Bureau

**Portland Housing Advisory Commission**  
**Tuesday, February 03, 2015**  
 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

**Members Present:** Jesse Beason, Deborah Imse, Amy Anderson, Sarah Zahn, Colin Rowan, Marc Jolin, Wayne Miya, Dike Dame, Rey España, Bill Gentile

**Members Excused:** Jean DeMaster, Elisa Harrigan, Andrew Colas, Tom Brenneke

**Staff Present:** Traci Manning, Leslie Goodlow, Matthew Tschabold, Karl Dinkelspiel, Antoinette Pietka, Carrie Young

**Guests Present:** Susan Madar, Diane Linn, James Carter

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<b>Welcome &amp; Review Meeting Purpose, Review Minutes</b>	Jesse opened the meeting with review of minutes and asked for a motion to approve.	Motion to approve January 2015 minutes. All in favor.
<b>Public Testimony</b>	No public testimony to be heard.	
<b>PHAC Executive Committee</b>	Jesse announced that Elisa Harrigan has agreed to fill the co-chair opening until June. Between now and June, the Executive Committee and staff will be working on a strategy regarding how the Executive Committee will look after July 1.	
<b>N/NE Neighborhood Housing Strategy Recommendations</b>	Jesse moved the meeting along to the next agenda item, reporting that City Council approved the <a href="#">N/NE Neighborhood Housing Strategy Recommendations</a> . Jesse turned the meeting over to Traci. Traci spoke about the N/NE Neighborhood Housing Strategy process of gathering community feedback that would guide how the city should spend the \$20M in TIF from the Interstate Corridor Urban Renewal Area (ICURA) set aside for affordable housing in an effort to begin to address the ongoing threat of displacement and gentrification.	

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	<p>Traci asked Javier to speak more on the topic of the cost of affordable housing. Bishop Steven Holt, The International Fellowship Family and <a href="#">11:45</a>, has been part of the process since the beginning – providing his time, passion, wise council – reminding us to do things differently. Traci asked Bishop Holt to share his thoughts and next steps with the group. 5:30</p> <p><a href="#">Bishop Steven Holt</a> shared that he has been a senior pastor in Portland for 20 years – total of 28 years of leadership ministries in the City of Portland. Bishop Holt shared that he has seen the impacts of gentrification and displacement first hand – personal, family, and members of the congregation impacted. He spoke about challenges that are faced when the neighborhood changes and the people connected to the congregation do not change and how that affects what community means. Bishop Holt stated that being a part of the process was because we need to do things differently and this is an opportunity to engage beyond displacement and gentrification, and to craft a plan guided by the community voice and build healthy communities. Going forward, the City of Portland and PHB will be accountable to a community oversight committee to ensure that what has been proposed is being executed – ensure promises made are promises kept.</p> <p>Traci asked Bishop Holt to speak to/about the forums. Bishop Holt acknowledged that the community forums were fantastic way to engage the 400+ community attendees. Each had its own feel and flavor and it was a great approach to have two at churches and two at community centers. Community forums are a good platform to communicate with and to keep the community engaged in the process. Bishop Holt reported that his goal/hope beyond this [Strategy] is that we do something that creates policy, practice, and a sense on how to do community and build and support neighborhoods. Bishop Holt shared a story about his mother, his parents lived in Vanport during the 1948 Vanport Flood, and she expressed a lament for things that used to be in the neighborhood while driving down N Williams that are no longer. The neighborhood is a very different neighborhood and it is interesting to feel like a stranger in your own neighborhood.</p> <p>Traci asked Karl to speak further about the N/NE Neighborhood Housing Strategy process [forums to recommendations]. Karl directed attendees to review the Final <a href="#">N/NE Neighborhood Housing Strategy Recommendations</a> handout. Karl summarized the process from taking all of the feedback from the community and distilling it into the 17 recommendations that go beyond funding and also include new policies and practices to</p>	

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	<p>address barriers that were expressed by the community. Traci reviewed the recommendations handout with the members highlighting the first four recommendations that outlines how the \$20M will be invested, new practices and policies, and the study area map. Traci opened the floor for questions.</p> <p>Amy asked if it was known what the economic difference is from what it was and what it is now – what is the area worth, how much has rent increased, how much has property tax increased compared to what it was before. Is it economically feasible to move people back into a system that is more expensive? What is the community worth in comparison to other areas in Portland that have high housing costs?</p> <p>Traci ventured that it is a lot and asked Antoinette if she could weigh in. Antoinette reported that we have looked at the change of income and seen a steady increase and seen an increase in home values. In general it was agreed that it has at least doubled.</p> <p>Bishop commented that from what he has read, new construction in the area is approximately \$259/sq. ft. (sales price) and some studio apartments are going for \$1,400/month.</p> <p>Amy commented that if people can't afford to live in the area then moving them in may or may not be a good idea, if it is going to be economically challenging for someone on a fixed income because the cost of everything else in the neighborhood is more expensive. Amy also inquired if any thoughts and ideas came up if this is the best place to renovate or are there other areas that should be developed.</p> <p>Traci responded that the driving force behind N/NE is about housing choice. Some people will choose not to move back and we have the responsibility to provide choice.</p> <p>Dike wanted to hear what the business plan is to execute the Strategy. He suggested that it is all about execution and getting out of the blocks fast enough. \$20M divided into five is not a lot of money. He suggested creating a waiting list so we can go back and get more funding that is needed. It is complicated and a lot of work and time. How is that going to happen? If you don't get out of the blocks fast, it is not going to become popular, it will be criticized and we can't let that happen. There is an opportunity for more.</p>	

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	<p>Traci answered that we need to demonstrate an abundance of success in order to demonstrate the need.</p> <p>Karl added that teams responsible to execute are working now and will have deadlines.</p> <p>Dike asked how we will find the people to fit the categories.</p> <p>Karl responded that is part of the challenge. We will be using all our connections and their connections to get the word out. We recognize it will be a challenge and part of the ongoing responsibility of the oversight committee will be to maintain those connections in order to access all those we need to.</p> <p>Traci added that most of the programs are already exist at the bureau and are oversubscribed. Making sure that we are reaching out to community members that need them most and everyone is aware and can access it. The programs were not advertised well since they were oversubscribed and we were failing to demonstrate demand.</p> <p>Dike asked who is on oversight committee. Bishop Holt responded that they are currently in the process of development.</p> <p>Dike described a similar situation; he vice-chaired for the last eight or nine years for the project apprentice agreement with partners of the South Waterfront Central District (includes OHSU, North Macadam Inc., PDC, etc.). The goal was to promote union apprenticeships for women and ethnic minorities. It was a huge success and they are trying to expand the projects to continue. The oversight committee met monthly and the contractors had to report by subcontractor, and they would put pressure on the contractors to do better. Key ingredient is to put the pressure and be aggressive to get the job done.</p> <p>Colin remarked that his is one part of a very complex series issues of that are faced in the community. The success of this plan is execution in the short-term. Long-term it is a broader set of partnerships and activities to create job opportunities. His questions was, how is this leveraged to bring in other organizations/entities – whether it be public, private or non-profit.</p>	

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	<p>Traci responded that yes there have been some and no, there is not enough. Currently we are working with PDC, Multnomah County, TriMet. We have begun to reach out to Portland Public Schools. Faith leader partnership is a new partnership for PHB and is an untapped well of folks that are connected with their community. Also, SEI has reminded us that there are many more connections that are important. Overstate our ability to make those connections.</p> <p>Colin acknowledges that PHB has a specific mission, and the issues are much broader than PHB can address with its efforts. The question is, where is the leadership to expand the effort.</p> <p>Bishop answered since it is hard to elaborate on, the goal is to draw from some of the networks, connections and relationships to leverage as much as possible from this plan. None are unaware that it is bigger than housing. First, is to focus on housing then create symmetry to the broader issue.</p> <p>Jesse asked if there were any further thoughts or questions. Jesse thanked Bishop Steven Holt for sharing.</p>	
<b>PHAC 2015 Interim Work Plan</b>	<p>Jesse moved the meeting along to the next agenda item, PHAC 2015 Interim Work Plan. Jesse turned the meeting over to Matthew. Matthew reported that there was agreement to move the PHAC work plan to a fiscal cycle to better align with the City Budget. Matthew directed the group to the <a href="#">PHAC 2015 Interim Work Plan</a> handout that was put together with input from the Executive Committee. Matthew asked for members input for the interim work plan.</p> <p>Jesse opened the floor for questions or comments. Jesse suggested that they take five minutes each month to hear what PHAC wants to hear/cover for next month.</p> <p>Rey requested that staff provide information/handouts in advance to better focus discussion at the meetings. He encouraged release of information at least a week ahead of time.</p> <p>Dike suggested an update of the N/NE Neighborhood Housing Strategy every month and it be added to the work plan.</p>	

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	<p>Traci agreed and noted that the work plan allows for additional time as topics come up. The N/NE update can be added to the agenda and would large or small depending on what is happening at any given time.</p> <p>Jesse added that typically they don't go over departmental updates and this would be something to address at the retreat. Overarching, if there are major projects or strategies that promises made, this body is to help hold PHB accountable, then what is the structure that PHAC wants updates and/or to be involved in.</p> <p>Miya requested that when equity is discussed to look at more than just racial equity and also look at age, gender, LGBT, disability, and other type of equity issues.</p> <p>Rey asked that the focus topics be clarified regarding the State of Housing Report. February references the data and May references findings.</p> <p>Matthew responded that today we will be going over the framework and indicators, and gather the board's feedback. Then the data team will pull and build out the report over the next several months. The final report with the key findings will be presented back to you in May.</p> <p>Rey confirmed that PHAC would be getting the final report, however he believes that as a citizen body PHAC should see the draft report in April and provide feedback before Council sees it. Matthew agreed that a draft can be brought back in April. Traci also added that the purpose of today was for PHAC to form/shape the report. Jesse summarized, it is hard to advise post facts. There was further discussion on providing information to members ahead of time and communicating regularly for the purpose of providing valuable contribution, input and feedback to staff. It was agreed there will be further discussion regarding how PHAC would like to keep informed and how PHAC will function as a body at the retreat in June.</p>	
<p><b>Review of Draft Annual Housing Report</b></p>	<p>Jesse moved the meeting along to the next agenda item, review of the Draft State of Housing in Portland Report. Jesse turned the meeting over to Traci. Traci informed the attendees that the report is an annual report on households, housing stock, and access to affordable housing in Portland that City Council has requested. The driving purpose of the report is to provide City Council with the information they need to set housing policy and funding in the City of Portland. Part one will presented in April to City Council and</p>	

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	<p>part two and going forward, which will include outcomes for the year, will be presented to City Council in November. Traci turned the meeting over to Matthew and Antoinette to present.</p> <p>Matthew led the group in a presentation of the <a href="#">State of Housing in Portland Report Overview</a>. He noted that the data is not real at this time. The purpose is to review the framework and data elements. There is a lot of data and staff has spent some time paring the report down to key elements. Today we are here to engage PHAC to provide input to come to a key nexus between what data is being pulled to what will be digestible and help make decisions. Matthew ended the presentation by opening up the floor for feedback/questions.</p> <p>Amy commented that credit scores by zip code may be a valuable tool and is <a href="#">available online</a> free. Also, available by zip code online is average debt, average mortgage, risk of identity/credit fraud, and other financial information that may be valuable to determine access to credit.</p> <p>Sarah recommendation tying resources or programs to opportunities. She suggested that in phase two, once you have outcomes, pointing out the challenges; adding a gap lens in order to make a case for future resources. Also, to be very clear regarding housing stock (box 4) because there are subsidy crossovers.</p> <p>Deborah commented that knowing the number of voucher holders in a neighborhood is critical information. Also, she had some concern regarding the housing market (box 5), that the vacancy rate should be by zip code because they can be very different. It is important information and should be noted.</p> <p>Antoinette asked if it would vacancy by bedroom size would be valuable? Deborah agreed it would be critical if you are looking for availability of stock of a certain size unit.</p> <p>Rey commented that need to consider the question on foreign born versus primary language spoken at home. He shared concern for some of these projects are multi-source funded, so it is a classification issue or needs to be explained. Having the current [whole] number of affordable units is important information. Also, having the number of how many children are on free and reduced lunch would be useful. It might also be interesting to capture/add commercial economic opportunity – viable retail in the</p>	

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	<p>neighborhood. He also suggested tracking the cost of development by neighborhood and finding ways to lower the cost.</p> <p>Jesse asked if there were any further questions or comments.</p> <p>Rey asked if the report will attempt to identify housing disparities.</p> <p>Matt answered yes. Traci added that the report is a current snapshot, it is not a historical report. It will provide a current picture of what it is and then provide a trend line as we go forward.</p> <p>Rey further commented that we need to address the housing disparities and invest in closing the gap.</p> <p>Dike asked about floor area ratio (FAR) and the incentive study zoning study and how it can make and impact in affordable housing. Traci replied that the Bureau of Planning and Sustainability is lead on this. Jesse asked that this topic be further discussed in another meeting.</p> <p>James Carter asked if the state of housing resources are in the scope of the report.</p> <p>Traci responded that they were wrapped up in the dashboard. One of the questions is how are we impacting housing and resources are one of the ways we impact housing.</p> <p>Jesse thought that tracking the leading indicators that developers and other entities like grocery stores use would be useful to know in advance of increase cost or opportunity in an area. For example, New Seasons determines their locations based on the density of college graduates. If the market is going to change we should be aware of it.</p> <p>Traci suggested maybe building on the gentrification and displacement risk (box 8) and calling out the indicators.</p> <p>Jesse also suggested, maybe not for this report, not neglect the importance of stories about issues. Also, that we are covering political or timing issues in the housing market.</p>	



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	<p>Jesse asked if there were any other thoughts. Traci asked Matthew and Antoinette to brief the group on the timeline for the report.</p> <p>Matthew reported that they will begin pulling the core data from a number of sources in February. In March, we will be looking at the key findings, trends and draft a narrative. Then, finalize all the pieces in April. Feel free to contact staff with any further thoughts or questions.</p> <p>Moving forward with the report, look for a check in with PHAC at March meeting and an early draft in April.</p>	
<p><b>Other Business Follow-up</b></p> <ul style="list-style-type: none"> <li>• <b>Budget</b></li> <li>• <b>ZRZ Agreement</b></li> </ul>	<p><u>Budget Update:</u> Traci updated the group that the FY15-16 Budget has been submitted. It looked like the one PHAC reviewed at the last meeting.</p> <p><u>ZRZ Agreement:</u> Traci informed the attendees that Dike requested that PHAC review specific topics around the ZRZ agreement. Traci reviewed two handouts with the group, they were the <a href="#">North Macadam PDC presentation to the Bureau of Planning and Sustainability (BPS)</a> and the <a href="#">North Macadam PDC presentation to ZRZ and PDC Board of Commissioners</a>. Traci highlighted the affordable housing on the update on the PDC presentation to ZRZ and PDC board and references to affordable housing on the presentation to BPS.</p> <p>If there are further question can talk to staff.</p>	
<p><b>For the Good of the Order</b></p>	<p>Matthew announced that Letimya Clayton will be sending members Conflict of Interest forms via e-mail. Matthew requested that members please complete this annual requirement.</p> <p>Jesse adjourned the meeting.</p>	