



PORTLAND HOUSING BUREAU

Portland Housing Advisory Commission
Tuesday, September 22, 2015
9:00 a.m. – 4:00pm
Portland Housing Bureau, Ste. 500
421 SW 6th Ave.
Portland, OR 97204

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

September PHAC Retreat PUBLIC WORK SESSION Minutes - FINAL

Members Present: Amy Anderson, Jesse Beason, Tom Brenneke, Dike Dame, Betty Dominguez, Maxine Fitzpatrick, Elisa Harrigan, Deborah Imse, Nate McCoy, Wayne Miya, Daniel Steffey, Stephen Green, Cobi Jackson

Members Excused: Andrew Colas, Jean DeMaster, Rey España, Sarah Zahn

Staff Present: Matthew Tschabold, Cheyenne Sheehan

Guests Present: N/A

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Public Work Plan Development	<p>After the lunch break Elisa calls the meeting back to order.</p> <p>Thank you gifts are given to the outgoing PHAC members, Jesse Beason, Deborah Imse, Rey España and Andrew Colas. Jesse and Deborah are present, but Rey España and Andrew Colas are absent.</p> <p>Matthew announces that the remaining agenda items for the retreat are public. The PHAC is broken into small groups and asked to consider areas of interest for the PHAC to pursue over the course of the next work plan which can be as short or long as the Commission would like to make it. The length of time being considered is completely open and up to the members to decide.</p> <p>PHAC's work over the period of the work plan will be supported by the Housing Bureau and the Commissioner Saltzman's Office.</p>	

Matthew describes how the work plan development will progress:

- Identify issues and issue areas and organize them to fall into one of the following categories
 - Resource development
 - Program development
 - Policy development
- Prioritize those issues based on group consensus
- Discuss methods of working the issues within the context of the PHAC meeting schedule i.e. time required, information required, PHAC input
- Establish a timeline for the work plan
- Discuss governance and structure

Once PHAC has established its priorities, staff will take that list and develop a draft work plan, which will be presented to the PHAC for feedback and changes at the October PHAC meeting. The next step is to adopt the work plan at the October or November meeting.

There are annual required core elements to PHAC's work plan that must be built into the work plan schedule according to City timelines:

- Budget Advisory Committee Items (BAC) – PHAC serves as the Bureau's budget committee and will review budget items ahead of the 16-17 adopted budget.
- Multi-Unit Limited Tax Exemption (MULTE) Application Hearings body
- Program and Equity reporting

There will be no formal voting on the work plan during today's retreat – that part will come at the October or November meeting after a draft work plan has been presented to PHAC by staff.

Throughout today's discussion of the work plan there will be process checks using the colored cards given to all members.

Green Card = Agree

Yellow Card = Agrees to move forward with reservations/concerns about the item proposed

Red Card = Disagree with item proposed – unsupported

The small groups break out to discuss issue areas of importance to their groups and time is given for that discussion.

At end of the discussion period Matthew invites the members to share their group's findings.

Group #1 Shares their issue categories;

1. Coordination with PDC – PHAC representation on PDC's Central City Board and PDC's Neighborhood Economic Development board
2. Retool all PHB's Minority, Women, and Emerging Small Business (MWESB) efforts to focus around real measurable progress as opposed to good faith efforts
3. Focus on maximizing units rather than just upping dollars spent – setting objective, specific, attainable, unit targets
4. Leveraging publicly owned lands to support transit oriented development – in this case publicly owned land is beyond what is owned by PHB and PDC and includes property adjacent to the MAX and owned by other City bureaus, Tri-Met, PPS etc.

Group #2 Shares their issue categories;

1. Homeowner retention with an emphasis on equity and general financing
2. New kinds of homeownership financing outside of traditional mortgages i.e. co-ops, land grants, real estate investment trusts, etc.
3. General resource development
4. Recession planning – PHB should help to develop a strategy so that foreclosed homes aren't sold to outside developers. Keeping those foreclosed units to be put into local service would have been a better use.
5. Peer to peer strategies around support strategies for rental units – the lease up policies that PHB requires of developers need revisiting (marketing, screening, and lease up)
6. More family sized units, 3-4 bedroom units
7. More investment and strategy in the higher need, lower population areas to take advantage of a higher abundance of land available for development

Group #3 Shares their issue categories;

1. General coordination with PDC – and specific coordination on workforce and equity economic development
2. Home ownership – reduce barriers and streamline home ownership opportunities; and reduce regulation to increase condo development as condos can provide more affordable home ownership option for the community
3. Resource development – increasing short term rent assistance funding
4. Unit production – East Portland; encouraging workforce and mixed income projects, acquisition, rehab, and conversion to affordable units
5. Asset management – are we being effective and good stewards?

Group #4 Shares their issue categories;

1. Coordination with PDC as well as periodic updates and involvement with HFE, FHAC, NNE Oversight and other PHB programs
2. PHAC to provide recommendations for the City's legislative priorities
3. Resource development – PHB & PHAC more actively engaged
4. Program accountability – ensure outcomes for programs to make sure resources are being used. Reporting and tracking of PHB program areas and outcomes
5. Equity Lens – the comp plan, PHB strategy, not just neighborhood prioritization but communities
6. PHB connection and working in concert with other bureaus and aligning priorities

Matthew adds that anti-displacement will be a focus of the bureau but was not chosen by any of the groups, but it will be a priority of the City and the bureau.

Jesse brings up resource development in the context of funding through a ballot measure being discussed by the Welcome Home coalition.

The discussion continues with Matthew delineating controls on political activities for public bodies like the PHAC and references a recent email communication by the City's Election officer. He thinks the Commissioner's office will lead the work on resource development.

Discussion of political activities continues with Kurt weighing in regarding revenue issues related to Airbnb tax and the disposition of that tax will come up again as a funding source for an affordable housing fund but needs to come up for another vote and the possibilities that exist around property tax levies, TIF, and other resources.

Matthew adds that PHAC has the option to weigh in and offer recommendations to Commissioner Saltzman, PHB, and Council regarding housing resource development if they so choose.

Jesse thinks the PHAC and PHB should be more aggressively pursuing all options, much in the way the Parks Bureau has in publicizing need to inform the electorate of all funding possibilities, especially at a time when the topic of housing is getting so much attention. He realizes that once there is a campaign the Bureau has to be silent politically, but while there isn't a campaign he thinks the Bureau should not be seen to shy away from the issue.

The discussion among the PHAC continues with agreement from commenting members that PHB and PHAC should be more aggressively discussing funding housing affordability as a topic.

Discussion begins among the group as a way to decide how to narrow and focus the lists. After much discussion, consensus on the top issue areas, and a prioritization exercise to finalize sub-issues, the final list of issue areas and sub-issues is created. .

1. Homeownership
 - a. Best practices on minority homeownership gaps
 - b. Homeownership retention
 - c. Multifamily homeownership barriers
 - d. General homeownership barriers
 - e. Examine tools and resources for effectiveness
 - f. Demolition tax
2. Resource development
 - a. New tech and innovation
 - b. Coordination with PDC
 - c. Short term rent assistance
 - d. East Portland resources
 - e. Homeownership financing
 - f. Public land
 - g. Development and incentives
 - h. Land banking
 - i. Feasibility study on resource options
 - j. Airbnb
 - k. Linkage fee
3. Bureau program goals and outcomes
 - a. Outreach and engagement
 - b. RFP process
 - c. Consistent tracking and reporting
 - d. Prioritizing communities
 - e. Recession planning
 - f. Program goals and outcomes
 - g. Clearer evaluation goals
 - h. Emerging practices from other cities
 - i. Equity policies developed beyond race
4. Rental unit production, retention, and asset management
 - a. Supportive services
 - b. Maximize units
 - c. Mixed income housing
 - d. Asset management
 - e. Acquisition and rehab

- f. Workforce housing
- g. Mixed use development
- h. Replacement reserves assessment
- i. Status of current assets
- j. Needs assessment of current assets
- k. Anti-displacement
- l. Flexibility in use of funds
- m. Screening criteria
- n. Different financing models and tools
- 5. Linkage to workforce development
 - a. Community benefits agreements
 - b. Retool MWESB goals
 - c. Trade school partnerships
 - d. Disaggregated detail on MWESB goals/outcomes
 - e. Project apprenticeship agreements

Staff will submit a draft work plan, using the above list, to the PHAC at the October 6th meeting and changes, revisions will be discussed at that time.

Since the PHAC Chair, Jesse Beason, and Executive Team member, Deborah Imse, are ending their terms, Commissioner Saltzman will be contacting some members of the PHAC to request service as either the PHAC Chair, or Executive Team. A new Chair and Executive Team will be announced in the coming weeks based on the outcomes of those conversations.

The meeting adjourns.