



**Portland  
Housing  
Bureau**

**Fair Housing Advisory Commission**  
**Tuesday, February 10, 2015**  
 3:00 p.m. – 5:00 p.m.  
 Steel Bridge Conference Room  
 421 SW 6<sup>th</sup> Ave  
 Portland OR 97204

**Draft February FHAC Meeting Minutes**

***FHAC Members Present:*** Betty Dominguez, Deborah Imse, Jason Trombley, Mary Rain O’Meara, Jerad Goughnour, Marc-Daniel Domond, Rachel Payton, Liora Berry, Justin Buri, John Miller, Christina Dirks, Maxine Fitzpatrick, Abby Ahern, Lynne Walker

***Excused Members:*** Kayse Jama, Joe VanderVeer, Michael Alexander, Lynne Walker, Liora Berry

***Staff and Guests:*** Kim McCarty, Traci Manning; Laurie Wells, Regena Warren, Pegge McGuire, Christina Dirks,

Agenda Topic	Key Discussion Points	Outcomes / Decisions / Next Steps
<b>Welcome</b> <ul style="list-style-type: none"> <li>• <b>Introductions</b></li> <li>• <b>Approve October Meeting Notes</b></li> </ul>	<ul style="list-style-type: none"> <li>• Jason Trombley asked everyone to introduce themselves.</li> <li>• Jason asked all present to look over the October Meeting notes.</li> <li>• There was some discussion regarding Peggy’s comment about landlords asking about whether they need to accept Section 8 if they raise the rent and tenants paying over the 30% their income.</li> <li>• It was moved and seconded to approve meeting minutes.</li> </ul>	<p>Peggy amended her statement to read that <u>some</u> landlords <u>may be</u> raising rents</p>

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<b>Revised Committee Charter</b>	<ul style="list-style-type: none"> <li>• Kim handed out the draft committee charter for review and discussion.</li> <li>• Kim will send everyone the link and also a roster for folks to see what district or jurisdiction members are from</li> <li>• There was a discussion on how the seats should be filled.</li> <li>• Looking for tenants and landlord representation for an interchangeable organization.</li> </ul>	<p>Folks would e-mail questions and comments to Kim</p> <p>Jason proposed that a working group get back together to work this out</p>
<b>Fair Housing Month</b>	<ul style="list-style-type: none"> <li>• Kim announced that April is Fair Housing month.</li> <li>• Kim proposed that there be another poster contest like last year.</li> <li>• Also there was some discussion regarding using bookmarks as an advertising strategy.</li> <li>• Multifamily NW held a Fair Housing Fair. Hundreds of property management staff attended. Three more events are scheduled for April. Multifamily NW will ask its members to display Fair Housing posters. They are also sponsoring one of the FHCO bus tours. A Meyer's grant was made to sponsor training about Section 8 during Fair Housing month.</li> </ul>	<p>FHAC agreed with the public awareness approach.</p>
<b>Consolidated Plan and Fair Housing Plan FY 2016 – 2021</b>	<ul style="list-style-type: none"> <li>• Kim handed out a draft timeline for the five year Consolidated Plan 2016-2021.</li> <li>• A suggestion to have fair housing training available.</li> <li>• Lynn added that there be reasonable accommodations from landlords.</li> </ul>	<p>Portland will use the Fair Housing Assessment terminology and process because it aligns with future expectations from HUD and our previous plan.</p>

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	<ul style="list-style-type: none"> <li>• Liora suggested that there be more training and information available for landlords.</li> <li>• Jerad said that a Hot Line would be helpful to him.</li> <li>• Justin spoke of how CAT has limited resources and are usually overwhelmed and that FHCO is also a resource for landlords and tenants.</li> <li>• Jason wants a few members to brainstorm some types of tools.</li> <li>• Home Forward needs the Fair Housing Assessment for their moving to work plan. HUD has a policy goal of breaking up concentrations of poverty. Variable payment standards based on location and the local market may be one way to address concentrations of poverty and impediments to housing choice. Other sources of assessment data include safe routes to schools, vacancy and occupancy rates, completeness of streets and sidewalks, demographics of waitlists, rent increase, school quality, and movement within the County by zip code.</li> </ul>	
<b>State of Housing</b>	<ul style="list-style-type: none"> <li>• Matthew and Antoinette had some handouts and a presentation for phase 1, with strategic goals, values, and context.</li> <li>• Matthew gave insights into the charts. He expects the charts should be completed by the end of April.</li> </ul>	

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<p><b>PPS boundary/housing efforts</b></p>	<ul style="list-style-type: none"> <li>• Jason asked what kind of metrics and boundaries build a partnership with PHB. This has been going on since October. PPS has five year data by race and income vs. neighborhood characteristics. PPS is forecasted to grow. What are the ways that PPS can make decisions based on knowledge of the housing market? Note, David Douglas School district has 70% students of color, 80 % are in poverty vs. PPS has 45% students of color.</li> </ul>	
<p><b>Renter Displacement Issues</b></p>	<ul style="list-style-type: none"> <li>• Justin spoke about renter displacement added into the 20/30 Comprehensive Plan.</li> <li>• Gathering comments for the March deadline.</li> <li>• Zoning Changes and incentives</li> <li>• Inclusive affordable housing</li> <li>• Discussion about the reasonable accommodation acts. What are the mechanism available to help renters understand their reasonable accommodation rights?</li> <li>• Can the PSA by FHCO be rerun that month? Or the radio PSA?</li> <li>• Look at affordability and accessibility of units by low income households when there is pressure from higher income households to occupy those units.</li> <li>• Some landlords are not comfortable with 30% of income as a standard for assessing affordability because of the variation in markets.</li> </ul>	<p>Justin Buri, Jason Trombley, and FHCO are interested in a Fair Housing Month workgroup.</p> <p>CAT may ask for endorsements of their strategy but it is not finalized to be shared today.</p>

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Public Comment	<ul style="list-style-type: none"><li>• There were no comments</li></ul>	