



# Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

## Fair Housing Advocacy Committee

February 13, 2018  
3:00 pm- 5:00 pm  
Steel/Bridge Room  
421 SW 6<sup>th</sup>, Suite 500  
Portland, OR 97203

### Draft FHAC February Meeting Notes

*AGENDA  
TOPIC*

<b>Call to Order, Roll Call, Minutes</b>	Approved. Members present: Christina Dirks, Neisha Saxena, Betty Dominquez, Allan Lazo, Maxine Fitzpatrick, Jerad Goughnour (attending by phone). Staff: Kim McCarty, JoAnn Gillmer
<b>Public Testimony</b>	One community member was present; however, he did not offer testimony.
<b>Finalize 50<sup>th</sup> Anniversary-speakers</b>	Kim provided an update on what has happened since the last meeting. Neisha brought us together w/folks at Multnomah County Library for help with publicity about Fair Housing Month. We have spoken with OEHR. Home Forward has already offered to be a partner. Metro and the Mayor’s Office have both pledged to be significant partners. We are in the process of asking the Multnomah County Chair’s Office how they would like to partner. Nikole Hanna-Jones has been invited by Housing Oregon to speak in Portland. She could not make April 11 but is available April 6. City Club is interested; and Housing Oregon is negotiating with them to have Nikole as a City Club speaker for their Friday Forum. Looking to promote through radio, local tv, OPB. Housing Oregon is talking to Metro about options for a venue (free, open to the public, seat up to 300) for an evening session. Kim wants feedback on topics, she is planning to suggest to Housing Oregon that the evening session would be about education and housing. Portland Public Schools suggested that Nikole be invited to have a small session with journalism students and/or student of color affinity groups. This is 3 events on the day that she is here. (City Club, the small session w/students, and the evening session). There may also be a small speakers’ reception prior to the evening session. These events are separate from events on April 11. April 11: Hold the date invitation went to City Commissioners and Bureau Directors.

The intent is to talk about housing as a civil rights issue and how all City bureaus have an affirmative responsibility to address housing. Karen Gibson has tentatively offered to moderate. Then, there is a time-certain at 2:00 p.m. on April 11<sup>th</sup>. We have an hour and a half. We envision doing the proclamation, introduce the student winners of the poster contest, and then do a scripted listening session with between 6 and 10 stories specific to a given fair housing discrimination issue. Examples might include: a single parent, a veteran, a person with a disability, someone who has faced racial, or source of income, discrimination, in housing. Following Kim's update, the committee briefly discussed reaching out to residents for stories. Kim will touch bases with committee members about who they can bring. Theme of "Fair Housing Lives in Oregon" (from the poster contest) may also be used in the Proclamation. Additional discuss about the themes included; displacement, community cohesion, commitment investing in East Multnomah County, remember the intent of the Fair Housing Act, i.e. address segregation, renter protections, comment on how purposeful segregation has the same impact as intentional or unintentional displacement, segregation away from opportunity, regionalism, 2<sup>nd</sup> wave displacement of generational renters, the value of ownership as an anti-displacement and stabilization tool, asset building and cultural cohesion. Talk about other arenas of segregation or discrimination that lead to housing segregation, i.e. barriers to integrated social networks, education, employment, banking, media and social media.

Allan provided an overview of concurrent and related activities at the Oregon Historical Society. On the evening of April 19<sup>th</sup>, Richard Rothstein (author, the Color of Law) and Dr. Karen Gibson will be at the Alberta Abbey, followed by a jurisdictional event the following morning. The jurisdictional event will be like the April 11 breakfast at City Hall but with wider, regional stakeholder representation (COP, Multnomah County, Metro, Gresham, etc..) partners the following morning. Allan has not heard back yet from the Mayor's Office or Commissioner Fish's Office. Kim will follow up. There was discussion about the potential issues with having more than two Commissioners present.) Although the event on the 19<sup>th</sup> has not yet been marketed to the public, tickets (\$10) are selling very fast. They are reserving 50 seats for guests and sponsors, leaving 350 seats in the venue available. 175 tickets are already sold. There are also events on the 8<sup>th</sup> and the 30<sup>th</sup>. One is about research being done on the effect of covenants and land use planning, the other is about the fight for fair housing 50 years ago.

**Draft Resident  
Screening  
Criteria for  
Bond-Funded  
Housing**

Presenter: Jennifer Chang, PHB Policy Team. After providing a brief history of the Bond measure, Jennifer presented on guidelines for which the policy team is currently collecting feedback. Priority Populations include Communities of color, families, homeless households and those at imminent risk of homelessness, and households facing displacement. Currently collecting feedback which will be evaluated and, where appropriate, incorporated in a finalized draft to be presented to the Bond Oversight Committee in April for adoption. Guidelines for screening criteria will be low barrier, advance racial equity, be clear and easy to understand, be informed by local and national effective practices. Under the general guidelines, multiple forms of government-issued ID will be acceptable, an income-to-rent ration of 1.5 to 1 will be acceptable, there will be a co-signer option, look-back periods will be reduced; lack of rental history will not be the sole cause of denial; unpaid balances to previous landlords of up to \$1,500 will be acceptable. Denied applicants will receive a written explanation of the reasons for denial and will have the right to dispute denials and request reconsideration. Criminal background will consider convictions only, will be based on individual assessment and will have reduced look back periods. Denials must include an explanation and the process for reconsideration. Vacancies will be target-marketed to partner agencies that serve priority populations. Specific guidelines for 0-30% AMI range "deeply affordable" housing include preference for households experiencing homelessness, reduced look-back periods for criminal convictions, and partnerships with community organizations.

In response to inquiries, Jennifer explained that the criteria are for Bond-funded (city-owned) property. Assuming the pending constitutional amendment passes, the criteria would remain applicable to bond-financed housing. This would be accomplished through an IGA for oversight and asset management. The criteria were written in close consultation with non-profits and other governmental agencies, including a thorough review of their existing policies and practices for supportive and affordable housing. There was additional discussion concerning the advantage of the constitutional amendment passing, what needs to happen for that to occur, and how it could potentially impact the PHB properties and programs. There was discussion about how the criteria apply to applicants who are using rent subsidy vouchers; the City's criteria do not negate the (higher) HUD criteria. Also, some criteria are discretionary vs. mandatory. The applicant would need to be eligible for the vouchers. Discussion about barriers for households with a voucher if the unit does not meet the HQS

	<p>standards. Apparently, some landlords are exploiting the fact that renters with vouchers are afraid to use their money to place a hold because they could lose the hold deposit if the Housing Authority decides that the unit does not meet the HQS standards. Discussion about how over-income households are addressed in the mandatory relocation rules. Bond Oversight Committee will be meeting on Thursday, Feb 15, to review the draft IGA.</p>
<p><b>Review Fair Housing Assessment</b></p>	<p>Committee members were given an opportunity to read over the Fair Housing Assessment components to be discussed, which follows HUD's structure. Kim is seeking feedback and direction about data that needs to be gathered, threads that need to be fleshed out, etc. There was discussion about the timing of inclusion of data from consortium areas outside of Portland. Kim advised that this data will be included later in the process; that the draft under review is a "starting point" There was discussion about the timing of submissions. The Consolidated Plan is done, the action plan will be turned in, in June, and the assessment in July. The previous Federal guidelines (currently suspended) called for October 2018. Kim is looking to the committee to advise where there might be unfinished business that are a priority in terms of fair housing and access to opportunity. There was considerable discussion about landlords finding loopholes and work-around requirements to create barriers tenants with vouchers. There was discussion on the apparent racial disparities between the types of support/assistance that are available (vouchers vs public housing) and being accessed by individuals. There was discussion about confusion between "publicly funded housing" (which includes both subsidized and public housing) and "subsidized housing" that was not Housing Authorities properties, should be referenced in the report. Kim requested comments within the next two weeks. Additional drafts will be sent that include other sections. Will hold off on enforcement and testing until the report comes out.</p>
<p><b>Conclusion</b></p>	<p>Kim requested that members provide suggestions to Housing Oregon for appropriate venues for the April 6<sup>th</sup> event. The meeting adjourned at 17:05 following discussion of potential conflicts with meetings of another committee that has members in common with FHAC.</p>

**Conference Call Number: Number: 1-866-670-8282**

**Participant passcode: 10232602 then press # key**

**Upcoming Public Meetings: March 13, 2018,** and monthly, second Tuesday of the month 3 pm- 5 pm

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