

Portland's Housing Bond

Bond Oversight Committee

February 1, 2018

6:30 - 8:30 pm

IRCO – Community Room

10301 NE Glisan Street

Portland, OR 97220

✓ = Oversight Committee Action item
 ▶ = PHB staff member action item

February 1, 2018 Meeting Minutes - DRAFT

Members Present: Stephan Green (Chair), Jes Larson (Vice Chair), Allan Lazo, Todd Struble, Dr. Steven Holt (Facilitator)

Members Excused: Susan Emmons

Guests: Mayor Ted Wheeler

Staff Present: Shannon Callahan, Jennifer Chang, Michelle DePass, Karl Dinkelspiel, Tanya Wolfersperger, Javier Mena, Matthew Tschabold, Cupid Alexander, Dyvisha Gordon, Letimya Clayton, Norma Trujillo

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome	Dr. Holt welcomes the committee and the public. He reminds the public in attendance that this is a public meeting, and not a public forum. He invites the public to comment on tonight's current agenda items . For comments, issues, or concerns not related to the agenda items, please speak with one of the committee members or Portland Housing Bureau (PHB) staff. Roll call is taken for the Bond Oversight Committee (BOC) members.	
Progress on the Bond: Updates from the Mayor and Director	<p>Mayor Wheeler expressed his appreciation for the BOC. He stated the BOC's role is crucial to help ensure we meet – and hopefully exceed – the expectations of the voters who have given us this historic opportunity to produce 1,300 affordable homes. The Mayor discussed progress over the last 12 months:</p> <ul style="list-style-type: none"> • Developed a Bond Policy Framework that provides a road map for strategic investments rooted in our community priorities: preventing displacement, advancing racial equity, and ending homelessness; • Purchased the Ellington Apartments earlier this year, making more than 200 apartments permanently affordable for low- and very-low income families. We've already housed 28 formerly homeless families through partnership with the Joint Office of Homeless Services and our great community partners; • Purchased the former Safari Club site on SE Powell with the bond. Construction is expected to begin early next year; 	

	<p>The Mayor welcomed questions from the BOC. The BOC members and Mayor discussed issues and priorities related to implementation and progress with the Bond.</p> <p>Shannon Callahan, Interim Director PHB, provided an update.</p> <ul style="list-style-type: none"> • PHB is close to finalizing an Intergovernmental Agreement (IGA) with Home Forward to partner in using their expertise and experience in asset management, property management and resident services. The agreement will enable us to benefit from the local capacity we have in our local housing authority, and their partnerships with affordable housing community and property management partners. BOC members will have the Feb. 15 meeting to focus on discussing and reviewing the draft IGA. • Earlier this week, PHB released a Brokerage Request for Interest, to help us gain additional capacity to search for land and building opportunities aligned to our Policy Framework. • Next, I'd like to introduce Michelle DePass and Jennifer Chang, who will share progress and invite your feedback on two important items flagged during the Stakeholder process - the community engagement plan and resident screening criteria. 	
<p>Draft Community Engagement Plan</p>	<p>Michelle DePass provided an overview of the Draft Community Engagement Plan for the Bond. (See slides 5 to 9 at: https://www.portlandoregon.gov/phb/article/675868)</p> <p>Michelle summarized that PHB will be collecting feedback from the community on the draft plan through March 2. After that, staff will compile feedback and bring a revised draft to the BOC at its April 5 meeting.</p>	
<p>Draft Resident Screening Criteria</p>	<p>Jennifer Chang provided an overview of the Draft Resident Screening Criteria for Bond-housing. (See slides 10 to 17 at: https://www.portlandoregon.gov/phb/article/675868)</p> <p>BOC members provided the following questions and comments:</p> <ul style="list-style-type: none"> • Request to provide direct access to appeals/reconsideration process through the property manager or housing owner, as opposed to having to go to through screening company. • Supported the reduced look back periods for criminal histories 	

	<ul style="list-style-type: none"> • Recommend using the less restrictive criteria, particularly for criminal background checks, and have just a single set of bond criteria (for all housing 60%, 30% and Supportive Housing) • Affirm that the draft criteria do reflect lower-barrier criteria aligned to Policy Framework goals • Clarification is needed on how the policy will be enforced with property management companies. Will it be through a contract? • Need further review of the differences between the 0-30% and 31-60% for criminal history look-backs (it seems there may be duplicative elements) • Recommend setting up office hours to assist people in filling out applications; such as 101- education sessions on applying to housing. <p>Jennifer summarized that PHB will be collecting feedback from the community on the draft plan through February 14. After that, staff will compile the feedback and bring back proposed revisions to the draft for the BOC’s review at its April 5 meeting.</p>	
<p>Public Testimony</p>	<p>Public comment began, with each individual receiving two minutes to provide comment:</p> <p>Bob Brown: Requested that the draft community engagement plan include feedback channels to get information back to stakeholder and community groups, including MAGC and others.</p> <p>Joy Valire: Asked if the screening criteria being developed will apply to all rental housing in the city? Staff clarified that the draft criteria will only be applicable for Bond-housing.</p> <p>Janet Keating: Inquired about whether PHB will provide resident support services/funds for residents currently in housing. She is with Oak Leaf mobile home park and sees great need among residents to maintain stable housing. Staff offered to follow-up after the meeting to get more information on the needs.</p> <p>Bev Logan: Discussed the importance in ensuring transparency and accountability to the community and the public, on progress and updates with the Bond.</p>	

	<p>Ilore wintergreen: Inquired about the preference policy, anti-displacement efforts to keep residents in East Portland and reiterated the priorities of EHAP; wanted to also correct the (inaccurate) myth that people do not want to live in East Portland.</p> <p>(unknown): What happened to Vera’s idea of covering the 405? It is viable? Can Bond funds be used for it? Mayor Wheeler responded that his office and City Council continue to explore and engage in creative opportunities and solutions for using city space to respond to urgent community needs. He clarified that Bond funds cannot be used for the purpose proposed, due to the legal restrictions of the bond to be used for housing.</p> <p>(unknown): How do I apply for bond funded housing? Staff responded that for the Ellington Apartments, currently the only bond-funded housing available, people should go to the Manager’s Office onsite at the property. Staff can provide further information after the meeting.</p>	
Wrap-Up	<p>Dr. Holt thanks the community and the committee for their time and for coming. Next meeting February 15 at Portland Housing Bureau, 421 SW 6th Ave, Portland OR, from 1:00-2:30pm.</p>	