

Portland's Housing Bond

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

Bond Oversight Committee May 9, 2018 Meeting Minutes

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

Members Excused:

Staff Present: Sawyer Sheldon, Shannon Callahan, Leslie Goodlow, Jennifer Chang, Karl Dinkelspiel, Tanya Wolfersperger, Martha Calhoon

Guests: Molly Rogers, Home Forward

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<p>Welcome</p>	<p>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 public comment on any of the current agenda items. For comments, issues, or concerns not related to the agenda items, or in today's presentation, please speak with one of the committee members or PHB Staff present. Roll call is taken for the BOC members, and introductions are made of non-committee members. The minutes were approved and recorded.</p>	
<p>Planning Process for New Bond Properties and Notification Schedule</p>	<p>Jennifer gave the update on the planning process for new bond properties. PHB and Home Forward staff will do a preliminary assessment for each property and make recommendations for programming, based on alignment to the policy framework, to include such items as proposed number of units, AMI levels, number of proposed supportive housing units, and number of vouchers. The programming recommendation will then be presented to the internal Bond Property Review Committee, and then to the Bond Oversight Committee.</p> <p>Susan asks if the 0 – 30% AMI units will have Project Based Vouchers (PBV) to hit the 30% AMI mark? Wants to know if it is 30% and below or at 30%. Jennifer says the vouchers will be primarily programmed in 30% AMI units.</p>	

	<p>Jes says it might be helpful to look at how many are family sized units as well. Says another Bond goal was location priority and it would be nice to see a description in the process about how the project(s) fit the location priorities.</p> <p>Todd says it would be nice to see how the project relates to the overall goals; such as if a particular project has a lot of 30% AMI units, how that impacts the overall Bond goals.</p> <p>Alan asks if this process is for new land acquisitions; says he thinks it would also relate to new building acquisitions as well. Jennifer says it will apply to both types of acquisitions. Home Forward will oversee additional steps if the building already has tenants in it.</p> <p>Tanya presented the Notification Schedule; says it is a guide for the types of notifications, and contacts for specific notifications, that will go out related to Bond acquisitions.</p> <p>Jes says the guide is helpful. She mentioned General Information Notices (GIN) which are given to tenants in a building can easily be given to the press and she wants to know if there is a strategy to address that. Tanya says PHB is working on developing the process for notification to tenants. Jes asks about the 30-day advanced notice to the BOC; says that many of the members are involved in the Bond Property Review Committee but that is only two members at a time. Some BOC members are in the loop and others are not. Tanya says the intention is everyone will be informed at the same time if something is going to City Council. Jes says there have been times she has been in those review committees and sees things in the very early stages. Shannon says PHB tries to update the review committee on all the properties when they meet. Says PHB could send an email or do a conference call once monthly about the standings of the properties in the pipeline.</p> <p>Stephan asks if the property info can be sent to all the BOC members and not just the two rotating BOC members who attend the PRC meetings.</p> <p>Martha says that the intention was that this will not be the first time the BOC members are hearing about a property; just that they should be aware that a big public announcement is coming. Shannon says that PHB will think about how best to keep all members of the BOC informed.</p>	
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**Update on Bond
Property and
Programming
Modeling**

Tanya says PHB has worked with Home Forward on unit and affordability mixes. In general, the [guidelines](#) will be used to help make decisions on how to best program a building. The total number of Supportive Housing (SH) units and 0 – 30% AMI units will depend on multiple factors such as location, populations they are serving, and location of the building. Says programming won't be the same across the board. Says that generally they will not program more than 30% of the units as SHU or 30% AMI units.

Molly Rogers says Home Forward has lots of experience programming these types of needs. [Bud Clark Commons](#) is an example of how they help chronically homeless people and get them off the street. In their experience, these is a tipping point when programming a building where you must start thinking about having more services on site, including maintenance and security needs – all this needs to be considered.

Jes says she has strong reservations about some of the assumptions in the outline. She is concerned that SH and 0 – 30% AMI units are being used interchangeably. For many households, guaranteeing affordable rents is what is needed to stabilize the household. It is important to focus supportive services only for community members who need it. This bond has the goal for 45% of the homes to be created in that 0 – 30% range; and to achieve that goal with 400 vouchers set aside from Home Forward. The Joint Office of Homeless Services will fund services for 300 of those SH homes. The guidelines should focus those 300 SH units. She worries that the bond will under-deliver on that deep affordability promise if expectations for higher services is not addressed. Molly says when it is time to do programming goals those needs will be addressed by laying out who is the target population they are looking to serve in that location, and then when the services needed by that population will be discussed.

Susan asks if the county and the city were supposed to come up with the funds to support the SH units? Shannon says SH units were not a part of the original bond goals and the priority came through the Stakeholder Advisory Group process. The city and county have intent to fund the SH, however if the funding is not identified, we will not be able to accomplish the goal.

	<p>Jes says that the services can flow to where they are needed, but the buildings will always be there. If the resources (for services) could also flow to where they are needed it would be a better use of those resources.</p> <p>Alan asks if Jes is suggesting that the guideline should be revised to reflect that? Jes says not necessarily if the flexibility is there.</p> <p>Shannon says they are working on the supportive housing plan for the region but now they are working to reach the City Council goal of 2,000 supportive housing units over the next 10 years. Says a lot of these questions are coming up in that process.</p> <p>Tanya presents the proposed tenant programming for Project A. Says the 16 of the 2BD units will have vouchers and 8 of those will be SHU. Shannon says the building was already being built when they entered into a purchase sale agreement, so PHB was unable to design it. The building is 52 units, and 1 unit will be converted for service staff space.</p> <p>Tanya says they the SH units will be family focused, which is why the vouchers are all focused on the 2BD units.</p> <p>Stephan says having the Bond Progress Measure at the top of the meeting would be helpful, also breaking out “total pending” and “current” into two separate boxes.</p> <p>Susan says she has trouble giving up a unit and asks Molly how often staff would be on site and need the space. Molly says the building wasn’t designed with any on site office space. In order to have a presence on the site, office space is needed. Susan asks about the screening criteria, wants to know how the tenants will be screened since the criteria isn’t in place yet. Molly says the vouchers will be screened using HUD’s guidelines since they are the ones providing the vouchers. Tanya says they will advocate for the lower barrier screening criteria.</p> <p>Shannon says a priority population for these units is families experiencing homelessness. a partnership will be established with the Homeless Family System, like what is being done at The Ellington. Supporting people moving out of shelters and into homes is a key goal.</p>	
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	<p>Alan asks what the 57% on the Bond Progress Measures and wants to know what that is measured against. Alan asks about the outreach to lease-up the building and whether there will be outreach to Communities of Color. Shannon says they are working with Home Forward to have a qualified pool of partners to select from. Says that they would prioritize the Homeless Family System for those 0 – 30% units. We will also reach out to community partners who will receive advance notice of 60% AMI vacancies.</p> <p>Jes asks about how the bedroom mix for the 0 – 30% AMI was decided. There are populations that need 1BD units that also need deep affordability, such as seniors or disabled peoples. Tanya says this specific property was aimed at families, but that will not always be the case in upcoming buildings.</p> <p>Stephan asks if there is commercial on the ground floor. Shannon says there isn't a lot of frontage because it is a long skinny building.</p>	
Public Testimony	<p>Debbie says the committee was quiet and she had a hard time hearing. She thanks the committee for their work though.</p>	
Wrap-Up	<p>Dr. Holt thanks the community and the committee for their time and for coming.</p> <p>Next meeting Thursday, July 12, 2018, 9:00 AM at the Portland Housing Bureau (421 SW 6th Ave, Portland OR 97204).</p>	