



**PORTLAND
HOUSING
BUREAU**

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

May 2017 Meeting Minutes

Members Present: Felicia Tripp, Virgie Ruiz, Dr. Steven Holt, Jillian Saurage, Reverend T. Allen Bethel, Marlon Holmes, Dr. Lisa Bates

Members Excused: Orlando Williams, Lorenzo Poe, Lisa Faust, Katrina Holland, Sarah Zahn

Staff Present: Areale Hammond, Sawyer Sheldon, Letimya Clayton, Cupid Alexander, Javier Mena

Guest Presenters: Dan Valliere and Jessica Woodruff – Reach. Trina Whitman, Joy Davis, and Cynthia Parker – Bridge. Julia Metz – PCRI

| Agenda Item | Discussion Highlights | Outcomes / Next Steps |
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| <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 the public to comment on any of the current agenda items. For comments, issues, or concerns not related to the current agenda items or in today's presentation please speak with one of the committee members or PHB Staff present, or use the contact information on the business cards provided.</p> <p>Admin Note - Contact information on the business card is as follows: N/NE Neighborhood Housing Strategy 421 SW 6th Ave., Suite 500, Portland, Oregon 97204 Phone: 503.823.1190 Fax: 503.823.2387 Email: NNEstrategy@portlandoregon.gov Web: http://www.Portlandoregon.gov/PHB/NNE</p> | |
| <p>Interstate URA Projects Update: Central City Concern & Bridge Housing</p> | <p>Stephanie Condor gave the update for Central City Concern (CCC). She explains that the project is in pre-development right now but that it was funded in the 2015 “Super” NOFA. The property is located at 6905 NE Interstate and is in the Interstate URA. She says the site is easily accessed from Tri-Met and the MAX. The project will have 51 affordable housing units with 3 30% Median Family Income (MFI) Units, 28 50% MFI Units, and 20 60% MFI Units. Says there will be 34 1-bedroom units and 17 2-bedroom units. Says the units will be from 405sqft – 620sqft; says that is a bit small but it was</p> | |

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| | <p>done in the effort to deliver the most units with limited resources, while keeping them affordable. She says that the property is next to another CCC property that they manage for Home Forward so they hope they can work with the existing supportive structures that are already there. Says the design they have is a 4 story walk up, with an efficient design including a solar array on the roof, LED lighting, low flow water fixtures, water sub gating infrastructure, energy star appliances, separate heating zones in the units and some Earth Advantage features as well. Says that this project was funded as an efficient project; meaning that things like plumbing and heating would be stacked in the building to lower construction costs. Says that this project aligns PHB MULTE and Preference Policy, an MWESB (Minority, Women owned, Entrepreneurs, and Small Business) Programs as well as the NNE Housing Strategy. Says that CCC works to provide affordable housing near areas of opportunity to try and help mitigate displacement; says this project is near an active business center and hopes to help residents find stable long term housing, and living wage jobs. Says the market strategy will be focused on work force housing, displacement mitigation, and culturally specific organizations. Says they will work with PHB as well to reach the most people possible. Says the project status is that they had an informational meeting in January with the neighborhood associations and got their buy in for the project. Says the construction plans have been submitted and they are doing permits right now. Says they plan on closing the financing by the end of July and starting construction immediately after. Says they have contracted several local / MWESB contractors but if anyone else wants to contact them they can contact Laura at CCC. Says they are brainstorming for a good culturally relevant name so if there are any suggestions they should contact CCC.</p> <p>Lisa asks about the partnerships with culturally relevant organizations – wants to know about the partnerships and program outcomes they have for African American specific organizations. Stephanie says that they work with several organizations that help people in addiction recovery get their footing again. Says that they also work with Flip the Script and Miracles Club as well as others. Lisa asks what CCC has done in response to the dramatic increase homelessness among the African American community. Stephanie says that projects like the Miracle Center, Flip the Script and the Imani Center are good examples, but that they are always looking for more partnerships.</p> | |
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Virgie asks what types of services are being provided to disabled individuals. Stephanie says that the units will be ADA compliant; says she doesn't know about this project specifically but that for other projects she has worked on – like Stark Street – there have been units designed for the blind and deaf communities as well as wheel chair accessibility. Virgie asks about evacuating the building in case of an emergency if the units being “stacked”, as Stephanie said, will that hinder the fast and safe evacuations of the disabled and the abled? Stephanie says that there will be resident services on site and that those staff people will know who may need assistance in the case of an emergency evacuations; says that they will be able to provide lists to emergency crews and have a plan on how to safely evacuate the residents. Virgie asks about the windows in relation to small children. Stephanie says that the windows are the crank type and will have limiters on them so that they will not open far enough for small children to fall through.

Dr. Holt asks what their threshold is for the MWESB. Stephanie says that PHB's requirement is 20%, says they aim for more and on average they are hitting about 28%. Dr. Holt says that he is glad they exceed those requirements, says he would like to see those requirements be more like 40% to address the historical issues that have gone on. Stephanie says that a big problem is that organizations are not getting certified MWESB and that there are many trades that don't have anyone certified. Says we need to do more as a community to be sure that organizations that can be certified are getting certified.

Dr. Holt says that it sounds like historically CCC has worked with homelessness. Stephanie says yes but they are also working with those same clients to achieve stability and self-sufficiency. Dr. Holt asks who the target population for this project will be because 1-bedroom and 2-bedroom units are not family sized. Stephanie says they can be for small families but that this is primarily workforce housing. Says that there is no 0-30% units and just a few 30% units; says this is for people who are working and vulnerable populations. Says that this will help support the other housing projects they have for addiction recovery and transitional housing. Dr. Holt says he understands but that dollars should be going to help families and that these unit sizes won't let them grow. Stephanie says that this is more of a permanent housing solution, and with urbanization comes density, the units get smaller so that more people can fit. Says that

this is what the market is doing and that this is how they see they can help the most people avoid homelessness. Says they could build bigger units but there would be less of them and that would impact who they could serve and how many people they could serve. Dr. Holt asks what the community has said about the project during their engagement with them? Stephanie says she wasn't there in the meeting but what she has heard it was supportive of the project. Says that the services they offer are also welcomed by the communities that they serve.

A committee member says that they want to see them pass that 28% MWESB, and find more organizations to get certified. Javier says that he wants to clarify, the goal is 30% not 20% MWESB.

Lisa says that she understands that Stephanie is a substitute but that it would be more effective if CCC (and everyone else) sent someone who could answer these sort of nitty gritty details.

Justin Dunn gave the update for [Bridge Housing](#) along with Jennifer Rucker from [Culture Lab](#). Says they have held their first outreach event for the Port City project. Culture Lab ran the event with support from Bridge and Incrum Architects, it was held at New Song, they had 50 community members RSVP online and 16 community members attend. Says that they felt the people who attended were positive and they had a great conversation with them. Says that the first half of the event was both small group and large group discussions on what they value in their homes and in their community. Says some of the themes were safety for their children and in their homes, sharing and communal culture, having actives and engagement during the development process, and having a healthy and ecologically sound home. The next part of the meeting focused on "how we might design based on these values" says that they made specific design recommendations based on those values. They closed out the meeting with a visual preference activity where attendees could vote on some mock ups they had made on what the building could look like and what the outdoor spaces could look like. Says there was a lot of preference for more traditional looking buildings with wooden materials, stoops / porches, and more privacy. Says they wanted warm natural colors and native plants; things to make the building feel like a home and not an apartment. Says that people were interested in a community garden and communal flexible spaces that can be used

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| | <p>for large gatherings or BBQ's, as well as a secured fenced area for children to play. Says that this has influenced what the designers are working on. Says that they are hoping to reach more people and they have created an on line survey to mimic the last part of the meeting; says that will be sent to people who expressed interest in the event and on the PHB waitlist. Says that moving forward there will be another event this fall primarily focused on outdoor design. Says the next outreach event is at Good in the Wood on June 24.</p> <p>Justin reminds the committee that this is for the North Williams Port City site which will have 61 units, 50 of which are family sized (2 or more bedrooms), they are a Preference Policy project, and will have 40 project based Section 8 vouchers – ensuring that those units will not pay more than 30% of their monthly income to rent. Says that this was a tough site because it was used to make and store batteries so the soil remediation process has been long but well worth it. Says that they are finalizing their right to purchase the property. Says that the project is in multiple zones and in a historic overlay – which can conflict directly with each other. There will be a conditional use process which they hope to start this summer. Says that the zoning has been tricky but (as shown in the presentation) they have moved the building to the SW corner of the property, out of the historical overlay area and the residential neighborhood. Says that the building has grown 5 stories, instead of the originally projected 4, but that this will mean the property will have significant green spaces for the residents. The conceptual floor plans show 2 and 3 bedroom units and they are working on storage space. The next steps are community outreach, reaching out to MWESB for contracting, and working on the designs.</p> <p>Dr. Holt thanks them for the responsiveness to the committees concerns from the last meeting.</p> <p>A committee member asks about the existing house on the property. Justin says that it is a historic home and has been renovated recently. Says that by moving the project to the SW corner they are trying to build away from it, have the green space surround it, and not have many windows facing it.</p> | |
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| | <p>Virgie asks about the windows with children and evacuating the disabled in case on an emergency. Justin says that they are looking at encasement windows with limiters – like CCC was talking about. Says that all the units should be ADA adaptable, that is their goal.</p> <p>Julian asks about the unit break down. Justin says he believes it is 18 3-bedrooms, 32 2-bedrooms, and 8 1-bedrooms but that he will double check. Julian asks how big the units are. Justin says they are slightly larger than normal, says that he will double check, but that design is still on going so it's all fluid right now.</p> <p>Virgie asks about parking; Justin says it is on the property itself with 1 space to every 2 units. Virgie asks about commercial uses on the property. Justin says they are looking at the NW corner which has a commercial building on it currently. Says there is a tenant in there now and it will stay a commercial property even if they move out.</p> <p>Marlon asks if it would be street level parking, Justin says yes as it is very expensive to dig down for parking.</p> <p>Virgie wants to know what the plan is to make sure people don't park in their spaces. Justin says he isn't sure but they are brainstorming it.</p> | |
| <p>Interstate NOFA Results</p> | <p>Javier Mena says that they set aside \$5M for homeownership opportunities in the way of condo development in the Interstate URA. \$4M for homeownership cultivation. \$4M family MULTE projects. Says they received 6 proposals for the rentals, 1 for the condo development from Habitat for Humanity, and 1 for the homeownership cultivation from Habitat for Humanity – who only requested \$2.2M. Says that PHB had an internal review process which had PHB staff and staff from the mayor's office as well as some other bureaus. Says that they looked at all the rental proposals and ran the numbers; says that the ones who came out on top in that internal review were Home Forward and Innovative Housing. Says that they did also did an independent external review as well; says that Dr. Holt, and Julian were on that external panel. They sent all the proposals that were received to that panel says that this panel came to the same conclusions that the internal panel did as well. Says they provided "the biggest bang for the buck". Says that they also have a good understanding of the Preference Policy as well. Says that the New Meadows project that had been presented to the committee before only asked for</p> | |

\$800,000 and the committee said they would be okay with it. Says that after taxes and fees it was actually closer to \$1.5M and they didn't feel comfortable making that decisions so he asked them to submit it through the NOFA. Says he took the new Meadows project to the Mayor's office. Says that since Habitat was the only one to make a homeownership proposal so they went forward with it. Says the condo projects had too many questions to move forward but that they would enter into exclusive negotiations with Proud Ground and Habitat- those will start soon. Says that the Mayor agreed with those recommendations and asked PHB if the New Meadows project could be funded without taking away homeownership dollars that were committed to that part of the city. Says that during the last NOFA they set aside \$5M of Tiff to fill gaps; says that they will use part of that \$5M to fund the New Meadows project.

Javier says that Innovative Housing will be building The Magnolia II right next to The Magnolia which is next door to the Beatrice Marrow project which will be in construction soon. Says The Magnolia II will have 50 units and will mirror the Magnolia. Says that IHI was very successful at leasing their commercial space, MWESB, and community outreach. Says that the Meadows is geared at kids transitioning out of foster care. Says they are still negotiating with Habitat and Proud Ground on the Condo development.

Virgie asks why Habitat underbid for the project. Javier says that they have a site with rights to purchase and based on how many units they could build on it, and the subsidy they would need from PHB, they felt they didn't need the full \$4M. Says that they have done this before, they know their model, so PHB has no problem with this.

Lisa says she appreciates knowing that even if there is only 1 proposer they don't automatically get funded. Says she would like to hear more about Habitat's results for the African American community specifically. Javier says that one of the key drivers for the Proud Ground / Habitat for Humanity proposals is the project using the Preference Policy. Says that Habitat has made changes to try and address how this will work with the Preference Policy. Says PHB has heard this from many homeownership partners but that PHB is not wavering on it. Lisa asks how that changes their screening / demands for volunteer hours. Javier says they are modifying the system to adapt to the Preference Policy says that they are looking at whether those volunteer hours could come before or

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| | <p>after development and what makes more sense. Lisa says she wants to see numbers and see how this model works for African Americans specifically. Javier says that everyone who was selected through the NOFA will be at the next Oversight Committee meeting, including Habitat for Humanity.</p> <p>Julian asks what happening to the rest of the money Habitat didn't ask for. Javier says they are looking at other ways to make the funds available. Says they are working with partners to see how best they could invest it because of the housing stock shortage. Julian asks if it's going to be for building new homes or homebuyer assistance? Javier says they are looking at development to help bolster the housing stock. Julian asks how the Preference Policy will work for homeownership; says right now there is a randomized list and 65 people who were selected. Asks if we will we start with number 66 or ask for new applications? Cupid steps in and says that there will be a way for people who have already applied to use their application for this new round as well but wants there to be a new application round so people who didn't hear about it last round can this time. Julian asks what we learned from the first time we did the Preference Policy and what we plan on changing this time. Cupid says that he won't go into it today, but will schedule time to update the committee next time. Javier says that this next round they will be extremely clear what this is for (homeownership) and that it will have a condo element to it. Julian says that she is frustrated that no one has bought a home yet, knows that it is a balancing act but that home prices are going up as we speak. Cupid says that he understands but the folks with the highest preference are there because they have the most barriers, so it will take time. Julian says she appreciates that but that there are still 65 people who started this process a long time ago and none of them have bought a home. Cupid says they can change it however they want but that is based on what the committee wants to do.</p> | |
| Homeownership Proposal | Scratched from agenda. | |
| Public Comment | None. | |

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| Wrap-Up | Dr. Holt thanks the community and the committee for their time and for coming. Reminds the audience that these meetings are available on cable channel 30 and on YouTube. Next meeting June 13, 2017. | |
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