



**PORTLAND
HOUSING
BUREAU**

**N/NE Neighborhood Housing Strategy
Oversight Committee**

September 13, 2017

6:00 -8:30 pm

New Song Church

2511 NE MLK Jr. Blvd. Portland, OR 97211

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

September 2018 Meeting Minutes

Members Present: Felica Tripp, Dr. Steven Holt, Dr. Lisa Bates, Cupid Alexander, Triston Dallas, Marlon Holmes, Dr. Karin Edwards

Members Excused: Dr. T. Allen Bethel, Sheila Holden, Virgie Ruiz, Jillian Saurage

Staff Present: Sawyer Sheldon, Matthew Tshabold, Shannon Callahan, Letimya Clayton, Karl Dinkelspiel, Victoria James, Norma Trujillo

Guest Presenters: Jackie Butts – Portland Housing Center,

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome	<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: https://www.portlandoregon.gov/phb/72705</p>	
Portland Housing Bureau Updates: <ul style="list-style-type: none"> • Budget 2019 / 2020 • DPAL forgiveness - update • Argyle Funding - update 	<p>Shannon Callahan and Dana Ingram gave the update. Shannon says that PHB is starting the budget process (slide 3). Says that she is bringing this to the committee is because the committee has asked to be more involved in the budget process as it relates to N/NE, and outside of the URA. Says from what she has seen this will not be a robust year for adding funds to any area. Says there is a likelihood of one-time budget additions.</p>	

<ul style="list-style-type: none"> • Home Ownership/PHC 	<p>Shannon presents the quarterly update on slide 4.</p> <p>Shannon goes over the information on slide 5, says that the DPAL Forgiveness changes will be to council September 19, 2018.</p> <p>Shannon says that the Portland Housing Center (PHC) is working with the Preference Policy Homeownership households for their homeownership counseling.</p> <p>Jackie presents the demographics information on slides 9 – 17 and the mortgage readiness slides 19 – 23.</p> <p>Lisa asks who has been seen at PHC so far. Dana said that there were 11 people who had not worked with anyone so far, >18 from AAAH, and 30 more people who were invited to take part as well. Says that they are working toward single point list management through PHC.</p> <p>Dr. Holt asks about the families that are 30% or below; wants to know about the strategies to increase earnings. Dr. Holt says that part of the issue with the roll out of this policy was that there was not economic standard in the beginning. Says that he is concerned for the lower income families who may not be able to reach the level of income for Homeownership. Wants to know how that is being handled. Jackie says that as the clients are assessed they are also looked at for mortgage readiness. Says that there is also the Habitat module that can help low income home buyers. Dr. holt wants to know how many people fall below the income mark; Jackie says will get him that number.</p> <p>Dr. Bates wants to know how we are managing people so that they end up in a program that ensures success. Jackie says that they are being referred to Proud Ground or Habitat, there is no capacity limitations right now. Karl Dinkelspiel says that that Proud Ground is building a site with 51 total units, 40 affordable, and two separate sites that Habitat is developing with an additional 42 units. Dr. Bates wants to know if these people could still take the Down Payment Assistance Loan (DPAL) and try and go out to buy a house. Dana says yes, they can try that. Shannon says that a few the original Preference Policy people didn't income qualify, and there weren't units available for</p>	
---	---	--

	<p>them the buy. Says that they are trying to not pass by those original people and get them into homes.</p> <p>Dr. Holt says he would like to see some projected numbers for those out comes.</p>	
<p>Project Updates</p>	<p>Karl and Matthew gave the update. Matthew gave the update on Preference Policy rental housing. Shows the timeline on side 25, and the Garlington data on slide 26. Karl says that the Garlington was not financially supported by OHB, but they did use the Preference Policy for resident placement. Karl shows the Current Rental Projects on slide 28. Karl says there is a total of 501 units between the 6 properties. Says that about half of the units are family sized, 10% of the units are for household making 30% Area Medium Income (AMI) and another 10% making 50% AMI. Says that PHB has about \$40M in these 6 projects. Karl then shows slides 29 – 30. Matthew says that they got 1,665 applicants (slides 31 – 34) for the Rutherford and Morrow combined. Karl says that the buildings on slides 35 – 38 are all underway to varying degrees and should be under construction during 2019.</p> <p>Dr. Holt asks when they can expect a breakdown of race and ethnicity for all the projects. Matt says once all the units are filled they will be able to get final numbers for the committee.</p>	
<p>Review and Discussion July joint meeting – URA maximum indebtedness</p>	<p>Dr. Holt says they will now talk through the maximum indebtedness questions from July’s meeting. Shannon says that this is being considered because there is still work to do in the N/NE Housing strategy. Says that PHB recently agreed to purchase a 3-acre parcel of land from the Water Bureau which will provide 50 – 70 homeownership opportunities. Says that this land right now is just barely out of the URA. Says there is another property for a land banking opportunity. Says that these questions were asked by the committee members or the public.</p> <p>Dr. Lisa Bates says that they answers provided didn’t get to the heart of her questions. Asks what can go wrong in the way that URA’s are being managed. Says that equity and community development have been deprioritized. Says that it has to do with the limited use of TIF funding. Wants to know about the wellbeing of the neighborhood, and not just the bricks and sticks. Shannon asks what specifically Dr. Bates would like to see. Dr. Bates says that it is the non-tangible things like being able to become financially stable</p>	

	<p>and affordable child care – things of that nature. Felicia says that she is hearing what Dr. Bates wants is civic participation, help people combat the displacement of gentrification. Cupid says that he is hearing that Dr. Bates wants to know about the social services, versus creating more affordable housing. Wants to know what the work is that needs to be done. Want to know how we can use the national attention Portland is receiving with this program to leverage change. Dr. Holt asks how do we leverage those dollars while mitigating the other issues that happen when places are gentrifying.</p> <p>Dr. Bates asks if the City of Portland has the infrastructure to do the sort of things they are talking about right now. Shannon says that PHB doesn't just do bricks and sticks, says they have many programs that help the community. Says there are discussions that can happen with other city bureaus. Says that they would like the committee's input on where to look for philanthropic opportunities.</p> <p>Cupid says that this has been done. The Joint Office of Homeless Services is a good example; says the city and county work hand in hand with that. Says that they can talk with the Mayor and see what the City can offer, what the county can offer, and how those can work together.</p> <p>Matthew says a good first step is to work with the Mayor's office, they can review the Albina Community plan, and take a step back from the housing part for a minute and see what bureau they could work with to more fully engage the community.</p> <p>Cupid says that Matthew has a good point, but there have been overlapping plans that have failed. Says that a good first step is to evaluate why those plans failed.</p> <p>Dr. Bates suggests a limited term position to really evaluate what has been tried, and why it failed.</p> <p>Felicia asks how to make those systematic changes when the bureau's shuffle every year.</p> <p>Cupid says that the voters have approved the form of government repeatedly. Says that understanding how the process works is part of community empowerment.</p> <p>Dr. Bates says that she is more than willing to help and set up these meetings.</p>	
--	---	--

	<p>Felicia says that she would like to know who built the units, how much money went into the community, and who is living in the units. Shannon says that PHB can do a full and complete report.</p> <p>Triston says that he has questions around what the fallout is to other parts of the community. What the impact to the community is going to be.</p> <p>Marlon says that he needs more time to digest the information. Says that he has only scratched the surface.</p>	
<p>Public Comment</p>	<p>Linda Tellis Kennedy asks that the committee to acknowledge that two of the partners that have served the black community for over 25 years are no longer using the Preference Policy. Says that her job is to get people mortgage ready, says part of the problem is dictatorship on how to get people mortgage ready. Says that she looked at other cities, and none of them are doing what is being done in Portland. Says that those other cities don't tell people how to do their work. Dr. Holt asks what she means. Linda says that they still have candidates, but they aren't going to send them over to Portland Housing Center (PHC) to do the same thing they already did. Says they don't need the extra step. Dr. Holt asks what not participating means what. Linda says they didn't make the participants got to PHC if they didn't want to; says that the language in the policy says now that they must. Dr. Holt asks if the families are still going to use the funding from the Preference Policy. Linda says yes. Says the goal is to get 4 more families in homeownership by the end of 2018. Dr. holt says that it's not optional if you're using Preference Policy dollars; Linda says they chose not to adjust when the process was changed.</p> <p>James Posey says that he is the chair of the Economic Development Committee for the NAACP. Says he agrees with Dr. Bates, that we can't get to where we want to go by doing what has always been done. Says that economic apartheid is generating these issues that they have in the community. Says housing won't solve the problem unless the underlying issues are addressed. Says it is frustrating to see the committee members go from meeting to meeting, flapping their wings and going nowhere. Says that he thinks there is a number out there that could make the community whole; that could remedy the pain and frustration and sorrow. Says that people literally robbed this</p>	

	<p>community. Says that the committee shouldn't be capitulating to the Mayor, says he is disappointed the mayor's courage to bring forth what needs to be done to solve this problem. Says that when the committee comes to these meetings and intellectualizes these issues they are complicit. Says that they keep talking about housing, when they really need to talk about people's economic capacity. Says that the numbers being thrown out, the housing, they are all future ghettos. Says we need to hold the mayor accountable. Says the nonprofits run around like chickens with their heads cut off for a few dollars. Says it is nonsense. Says that the Broadway Corridor is being built by somebody from Denver and is taking that money back to Denver. Says that he wants to know how that money is going to go to the community.</p> <p>Dr. Holt says that he usually doesn't respond but he is going to tonight. Says that none of the committee is compensated. Says they are there to help the people that look like them. Says that he has been directly impacted by the events of this community. Says that being called complicit was a little edgy for him. Says they are working within the systems that currently exist. Says that they are not where they want to be, but they are further then they were. Says he appreciates the passion, and will stay committed to the work.</p>	
Wrap-Up	<p>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.</p> <p>Next meeting November 8, 2018.</p>	