



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing
Advisory Commission

February 5, 2019

3:00 – 5:00pm

Portland Housing Bureau
421 SW 6th Ave., Ste. 500

February 5, 2019 Meeting Overview

Members Present: Cameron Herrington, Sarah Stevenson

Members joining via phone: Hannah Holloway, Ramsay Weit, Diane Linn, Shannon Singleton, Felicia Tripp Folsom

Members Excused: Maxine Fitzgerald, Nate McCoy

Staff Present: Shannon Callahan, Jessica Conner, Stacy Jeffries, Mike Johnson, Kim McCarty, Molly Rogers, Matthew Tschabold

<i>Agenda Topic</i>	<i>Key Topics Covered</i>	<i>Recording Time</i>
Call to Order, Roll Call	<ul style="list-style-type: none"> Sarah Stevenson called the meeting to order, and roll call was taken 	00:00:00 – 00:02:30
Public Testimony	<ul style="list-style-type: none"> There was no public testimony. 	00:02:35 – 00:02:42
Open Discussion	<ul style="list-style-type: none"> Commissioner Linn would like to bring issues around the Portland and Metro Housing Bonds to the table, particularly concerning IZ policies; she feels there's more to talk about behind the numbers Commissioner Stevenson expressed concern over the lack of a city-wide clearinghouse for ADA units, to make sure those units go to people who need them After clarification from Matthew Tschabold that revealed multiple advisory bodies at PHB and BDS involved in keeping track of ADA units, Commissioner Weit would like to advocate for a way to focus inquiries about ADA units to one spot Commissioner Holloway requested an update on decisions being made by other advisory bodies 	00:02:43 – 00:13:29
Director's Update	<p>Shannon Callahan gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> Four IH projects going to Council this month Additional renter protections: <i>won't</i> be going to Council until we see what happens at the state level State of Housing Emergency Ordinance Extension (will send a copy to PHAC once it's filed), with a focus on the following three points: 	00:13:33 – 00:36:22

	<ul style="list-style-type: none"> ○ Easing shelter siting ○ Providing day storage units ○ Speeding up the design review process ● In response to a question from Commissioner Herrington, Director Callahan clarified that, while the city would <i>sometimes</i> buy land or buildings, our intent is not to be an owner/operator of affordable housing. ● In response to an inquiry from Commissioner Herrington, Jessi Conner said she would bring updates on the bike parking ordinance back to PHAC. 	
PHAC Membership Update	<p>Jessi Conner gave an update on the 3 positions PHAC is looking to fill.</p> <ul style="list-style-type: none"> ● Applications – which are available and should be submitted through the Office of Community and Civic Life – will be accepted until February 21st. ● Commissioner Stevenson asked if there was a matrix being used to represent the skill sets being sought. ● Director Callahan answered that there was a need for development expertise, since there has been a recent drop-off of members with that skill set. ● In response to a question from Commissioner Weit, Dir. Callahan confirmed that she had been meeting with Commissioners who had recently resigned from PHAC. ● Cupid Alexander expressed interest in having community representation on the Commission – someone who is unaffiliated with funded partners and would qualify for affordable housing. ● Commissioner Herrington urged the Commission to consider geographic representation. ● Jessi Conner said the hope was to have new members by the April PHAC meeting. 	00:36:25 – 00:48:04
Budget Update	<p>Mike Johnson gave an update on the requested budget – just shy of \$171M – submitted Monday (February 4th).</p> <ul style="list-style-type: none"> ● Discussion centered on the “Directions to Develop” portion of the budget. PHB is requested 15 new positions to accommodate Directions to Develop requests. ● Commissioner Herrington pointed out that there are two more rounds of Directions to Develop yet to come. 	00:48:20 – 01:05:39
Community Needs Report	<p>Kim McCarty of PHB’s Rental Services Office gave an update on the community needs report. The report is informed by</p>	01:06:00 – 01:31:02

	<p>PHB’s community participation plan, which is required by HUD for organizations receiving federal block grants. Approximately \$12M in federal funding passes through PHB.</p> <ul style="list-style-type: none"> • Kim McCarty gave a brief summary of conversations with the community, which revealed such concerns as <ul style="list-style-type: none"> ○ Seniors maintaining financial stability and staying in their homes; ○ More help for low-income homeowners; ○ Barriers to accessing transportation; ○ And (in Gresham), unfair treatment from landlords. • Commissioner Linn expressed about the small turnout/small sample size at community meetings, and asked if tools like online surveys could reach more people • Kim McCarty confirmed that HUD’s required community participation plan <i>can</i> be updated and modified. • Matthew Tschabold confirmed that PHB held over 50 formal public meetings in 2018. • Commissioner Herrington suggested it might be more effective for PHB to bring its survey instruments to meetings that community groups have already organized (instead of organizing additional community meetings). 	
<p>Legislative Agenda Update</p>	<ul style="list-style-type: none"> • Matthew Tschabold gave an overview of the following items on the state legislative agenda: <ul style="list-style-type: none"> ○ SB 608, which would create a just cause standard of eviction and a rent stabilization structure; ○ SB 262, which would extend the sunset on the MULTE (Multiple-Unit Limited Tax Exemption) program to 2032; and ○ Permanent Supportive Housing, for which the governor’s budget allocates \$50M. The City is advocating for increased funding. • Commissioner Herrington expressed concerns that the City of Portland would have to lower its tenant protections to match state statutes. He also requested an update on housing-related legislative priorities on the March agenda. • Shannon Callahan gave an overview of the following items on the federal legislative agenda: <ul style="list-style-type: none"> ○ Support for affordable housing; ○ Advocacy related to ending homelessness; and ○ Investing in mental health and addiction services. 	<p>01:31:40 – 1:58:00</p>

	<ul style="list-style-type: none"> • In response to a question from Commissioner Weit, Matthew Tschabold will put together a briefing on opportunity zones. • Commissioner Herrington expressed reservations about the opportunity zone designation, citing concerns that it was an incentive for gentrification and would not benefit low-income communities. 	
Good of the Order	<ul style="list-style-type: none"> • Chair Stevenson adjourned the meeting. <p>Next Meeting: Tuesday, March 5, 2019</p>	