

Portland's Housing Bond

Bond Oversight Committee
February 7, 2019
 9:00 am – 11:00 am
 Portland Housing Bureau
 421 SW 6th Ave., Suite 500
 Portland, OR 97204

February 7, 2019 Meeting Summary (approved)

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

Staff Present: Shannon Callahan, Jennifer Chang, Karl Dinkelspiel, Molly Rogers, Tanya Wolfersperger, Stacy Jeffries (recording)

| <i>Agenda Topic</i> | <i>Speakers/Key Topics Covered</i> | <i>Recording Time</i> |
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| Call to Order, Roll Call, Minutes | <p>Dr. Steven Holt called the meeting to order.</p> <p>Susan Emmons made a motion to approve the Dec. 3, 2018 meeting summary; Stephen Green seconded the motion. The summary was unanimously approved.</p> | 00:00:00 – 00:03:08 |
| Progress Updates | <p>Shannon Callahan introduced Molly Rogers, PHB's new Deputy Director.</p> <p>Shannon reiterated the news that Jes Larson (former BOC Vice-Chair) resigned from the Committee to work on the Metro Bond and announced Commissioner Hardesty has selected a new appointee – Anneliese Koehler of the Oregon Food Bank – who will hopefully join the Committee at its next meeting.</p> <p>Tanya Wolfersperger gave an overview of the information in the progress updates memo, including:</p> <ul style="list-style-type: none"> • Dispersing 52 project-based vouchers for the Ellington Apartments, with priority going to households earning 30% AMI and below; • An MOU with JOIN to manage project-based referrals once the wait list is exhausted; • The relocation consultant for the Westwind – OPC – which has interviewed 23 out of 50 households to date; and • A draft of the BOC annual report, which will be sent to committee members electronically. | 00:03:13 – 00:14:00 |
| Bond Solicitation | <p>Jennifer Chang provided an overview of the Bond framework, including an explanation of “priority communities.”</p> <p>Shannon Callahan explained the Housing Bureau is moving toward a more leveraged model of ownership, in which the City would own land and lease it to private developers.</p> | 00:14:00 – 01:20:49 |

There was some discussion about location priorities as they relate to URA and TIF dollars, and about looking more closely at what the language of the Bond Framework says on this point.

Todd Struble expressed concern over new flexibility with the Bond dollars; specifically, he wanted to make sure that Prosper Portland didn't take it to mean they don't have to invest their urban renewal dollars in affordable housing. **Shannon Callahan** said that this is not a discussion that has occurred at any level with Prosper.

Tanya Wolfersperger gave an overview of strategies related to the following goals:

- Family-sized units;
- Units for households at 30% AMI;
- 300 units of permanent supportive housing (with 3 projects for adults)

Molly Rogers stressed that PHB wants to move quickly on two solicitations to get Bond dollars "out the door":

- The first one will go out in mid to late April 2019, with a June deadline and award letters issued in August;
- The second is planned for Spring 2020.

Stephen Green expressed interest in seeing geographic priorities in North Portland.

In response to a question from **Todd Struble**, **Shannon Callahan** clarified that PHB-owned properties (like the Westwind and Prescott) that need to be developed would be put in the Bond solicitation, and PHB will accept proposals for what to do with those properties. She explained PHB might also opt to buy properties and then put them out for solicitation (instead of PHB being the acquirer, owner, and operator of those properties).

Molly Rogers provided details about the plan for outreach activities and reconnecting with stakeholders. The plan includes:

- Updating participants on the work we've done so far;
- Informing partners of the upcoming solicitation process; and
- Providing more input on the overall Bond process.

Molly stressed outreach would engage minority-owned businesses and culturally-specific organizations. Some stakeholders PHB will reach out to include: MACG, OPAL, Community Engagement Liaisons, developers, JOHS and contractors.

Allan Lazo requested that we show the progress of Bond dollars spent to date.

Molly Rogers listed several factors that are TBD and need to be discussed at an additional meeting:

- Subsidy cap per unit;
- Question about how to deploy 400 vouchers (100 of which are non-PSH);
- Services alignment, which is the linchpin for SH goals; and
- Location and strategy for the 100% PSH buildings

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| | <p>Susan Emmons asked that the annual report contain a graph reflecting occupancy. She feels that the number of units occupied – along with the stories of the people who live in those units – is compelling information.</p> <p>Stephen Green suggested that Bureau staff – and possibly the new City Commissioner – organize a “Roadshow” to tour some of the areas affected by Bond projects. He volunteered his time and offered to take a small group of people to different areas of the city to see how everything plays out, and to hear the stories of families in transition. He stressed that the process of engaging contractors needs to happen “yesterday,” and cautioned that there’s a level of distrust with the phrase “city project” that will require some work to overcome.</p> <p>Bobby Daniels briefed the Committee on PHB’s annual “Meet the Developers” event, which uses a “speed-dating” concept to get architects and engineers to engage with non-profit developers. PHB is also considering procuring a 3rd party DMWESB technical assistance provider who knows the capacities of contractors who may qualify and can find out if they need to be certified.</p> | |
| Public Testimony | There was no public testimony. | 01:20:49 – 01:21:34 |
| Closing Remarks | <p>The next meeting date was set for March 7, 2019.</p> <p>Regarding items to be discussed at the next meeting, Shannon Callahan noted a per-unit subsidy cap is unusual but may be necessary to make sure we’re achieving our production goals. She noted the cap may vary depending on the type of unit.</p> <p>Shannon also announced Mayor Wheeler is slated to attend the community meeting on April 4th at IRCO.</p> <p>March 27th has been requested as the Council date for the annual report. Committee members could provide feedback on the annual report via email.</p> <p>Dr. Steven Holt adjourned the meeting.</p> | 01:21:35 – 01:28:40 |

Action: Approve December 3, 2018 Meeting Summary

| Name | Motion | Second | Yes | No | Abstain | Absent |
|---------------|--------|--------|----------|----|---------|--------|
| Susan Emmons | X | | X | | | |
| Stephen Green | | X | X | | | |
| Allan Lazo | | | X | | | |
| Todd Struble | | | X | | | |
| Total | | | 4 | | | |