

Portland's Housing Bond

Bond Oversight Committee

March 7, 2019

9:00 am – 11:00 am

Portland Housing Bureau

421 SW 6th Ave., Suite 500

Portland, OR 97204

March 7, 2019 Meeting Summary

Members Present: Susan Emmons, Allan Lazo, Todd Struble

Members Excused: Stephen Green

Staff Present: Dr. Steven Holt (Facilitator), Shannon Callahan, Jennifer Chang, Karl Dinkelspiel, Molly Rogers, Tanya Wolfersperger, Stacy Jeffries (recording)

Agenda Topic	Speakers/Key Topics Covered	Recording Time
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 February 7th meeting summary; Allan Lazo seconded the motion. The summary was unanimously approved.</p>	00:00:00 – 00:04:35
Progress Updates	<p><i>Information in this section corresponds to pp 3 -5 of the presentation</i></p> <p>Tanya Wolfersperger gave a review of Bond-identified projects, including the addition of the Joyce Hotel, approved by the Bond Property Review Committee on February 22, 2019.</p>	00:04:39 – 00:07:14
Bond Solicitation	<p><i>Information in this section corresponds to pp 6 – 16 of the presentation</i></p> <p>Molly Rogers discussed the Bond Opportunity Solicitation for \$50 - \$75 million, which will be announced at the end of April.</p> <p>She announced the proposed release of three city-owned sites:</p> <ul style="list-style-type: none"> • The Westwind (~70 units of permanent supportive housing); relocation specialists have been contracted to find new homes for current residents, after which the building will be demolished and replaced; • The Joyce Hotel, currently vacant and to be rehabbed to 69 PSH units; • NE Prescott (in Cully), to be developed to provide ~50 family-sized units. <p>Molly addressed a proposed subsidy limit per unit: \$150K per unit for new construction, and \$100K per unit for acquisition/rehab, stressing that these would be <i>outer</i> limits.</p> <p>Allan Lazo noted those numbers were lower than the original per-unit modeling.</p>	00:07:14 – 01:15:35

In response to **Susan Emmons'** question about gap funding, **Shannon Callahan** replied that there was nothing to preclude that possibility.

Todd Struble asked if land acquisition was part of the current strategy; **Karl Dinkelspiel** replied that it was not. **Shannon Callahan** provided additional clarification, explaining PHB could secure land with development funds, but would not be buying land as of now – though that could conceivably change. PHB is not ruling out the possibility of new acquisitions but will not focus on that strategy for this Bond solicitation.

Molly Rogers addressed voucher deployment, noting that 300 of 400 vouchers under the Bond will go to permanent supportive housing (PSH) units; the remaining 100 will go toward supporting targeted goals for housing those at 30% AMI.

Jennifer Chang addressed services alignment for PSH units, which are dependent on non-Bond funding sources for services. The Joint Office of Homeless Services (JOHS) has committed to providing resources estimated at (a max) of \$10K per household.

Susan Emmons asked for clarification of JOHS commitment and if it would be ongoing, over time.

Allan Lazo suggested tying Bond dollars spent to progress so far, and perhaps adding that information to the PHB website for transparency.

Jennifer Chang gave an overview of the timeline for the Bond solicitation. Award letters are expected to be issued in August 2019, with a 2nd solicitation (deeply informed by the 1st) issued in Spring 2020.

Jennifer noted the Bond Oversight Committee annual report would be going to Council in early April.

In response to a question about working with social service agencies and involving culturally-specific service providers, **Tanya Wolfersperger** said that she would comb through the existing data and bring a demographic update to the April meeting.

Allan Lazo suggested PHB look at lease-ups to see if the demographics indicate that work with culturally-specific providers is working.

Shannon Callahan asked Committee members their thoughts on putting out the Prescott, Westwind and Joyce sites all in the 1st solicitation – essentially leveraging everything we've got – and there were no objections.

Shannon opened a larger discussion about withholding the 30th and Powell site from the solicitation. PHB has made a lot of progress on the site partnering with Home Forward, and we don't want to stop the work. Shannon proposed continuing with Home Forward under the same terms and conditions that would apply under the solicitation. **Susan Emmons, Todd Struble, and Allan Lazo** all voiced support for that strategy.

Public Testimony	Sarah Corollas (Interfaith Alliance on Poverty) had questions about the use of Bond dollars to set aside units specifically for people with disabilities. (Molly Rogers added that permanent supportive housing is also for people with long-term disabilities, and Karl Dinkelspiel added all of the Bond units are adaptable, and a percentage of those are accessible.)	01:15:37 – 01:18:07
Closing Remarks	Dr. Steven Holt adjourned the meeting. Next meeting: April 4, 2019, from 6:00 – 8:30 pm at IRCO.	01:18:11 – 01:18:50

Action: Approve February 7, 2019 Meeting Summary

Name	Motion	Second	Yes	No	Abstain	Absent
Susan Emmons	X		X			
<i>Stephen Green (excused)</i>						X
Allan Lazo		X	X			
Todd Struble			X			
Total			3			1

Action: Continue working with Home Forward on 30th/Powell; do not include that site in the upcoming solicitation

Name	Motion	Second	Yes	No	Abstain	Absent
Susan Emmons			X			
<i>Stephen Green (excused)</i>						X
Allan Lazo			X			
Todd Struble			X			
Total			3			1