

Portland's Housing Bond

Bond Oversight Committee

April 4, 2019

6:30 – 8:00 PM

IRCO Community Center

10301 NE Glisan St.

Portland, OR 97220

April 4, 2019

Meeting Summary *(DRAFT)*

Members Present: Steven Holt (facilitator), Anneliese Koehler, Allan Lazo, Todd Struble

Members Excused: Susan Emmons, Stephen Green

Staff Present: Shannon Callahan, Jennifer Chang, Jill Chen, Bobby Daniels, Michelle DePass, Karl Dinkelspiel, Stacy Jeffries, Norma Trujillo, Mustafa Washington, Mayor Ted Wheeler, Tanya Wolfersperger

<i>Agenda Topic</i>	<i>Speakers/Key Topics Covered</i>	<i>Recording Time</i>
Call to Order, Welcome	<p>Mayor Ted Wheeler called the meeting to order and gave opening remarks.</p> <p>The Mayor thanked IRCO for their work with immigrant and refugee communities, acknowledged community members from East Portland, and expressed appreciation to the members of the Bond Oversight Committee.</p> <p>Mayor Wheeler provided an overview of Portland's Housing Bond, the Bond framework, and the upcoming Bond solicitation.</p>	00:00:00 – 00:06:23
Portland Housing Bond: Progress and Next Steps	<p>Housing Bureau Director Shannon Callahan provided context on the Bond framework, which was finalized with input from the community and is the guidepost for the Bureau's planning and decision making.</p> <p>The Bond was expected to create 1,300 units of affordable housing, and Dir. Callahan is hopeful that goal will be exceeded. Other priorities include subsidizing 600 units of deeply-affordable housing (for people earning between 0% - 30% AMI); providing family-sized units; providing supportive housing with wrap-around services; prioritizing families, Communities of Color, and immigrant and refugee households; and working to prevent displacement.</p>	00:06:25 – 00:10:10
Meeting Overview	<p>Facilitator Steven Holt gave an overview of the evening's meeting format, which provides an opportunity for members of the public to engage with the Bond Oversight Committee, PHB staff, and the Mayor.</p> <p>Allan Lazo made a motion to approve the meeting summary from the March 7th, 2019 meeting of the Bond Oversight Committee; Todd Struble seconded the motion. The summary was unanimously approved.</p> <p>Tanya Wolfersperger gave an update on Bond progress to date, and what has been accomplished during the past two years (starting with slide 7 of the presentation). Additional topics covered include the location of Bond properties, an overview of</p>	00:10:10 – 00:41:58

	<p>individual projects (completed and proposed), and number of residents housed (additional demographic information will be presented at the BOC’s July meeting).</p> <p>Jennifer Chang discussed the role of PHB’s community partners in meeting the Bond framework goal of prioritizing Communities of Color, families, and households experiencing homelessness (see slide 11 of the presentation). She provided an overview of the upcoming Bond Opportunity Solicitation (starting on slide 12), including outreach and key take-aways.</p> <p>Karl Dinkelspiel explained the goals of the Bond Opportunity Solicitation (starting on slide 15 of the presentation), the specifics of the evaluation process, and the anticipated timeline. (PHB expects to send Notice of Award letters in late August 2019).</p> <p>Jennifer Chang responded to Allan Lazo’s question about referrals from community partners to clarify that, of the 159 households in PHB’s first two Bond Properties (the Ellington and Burnside), 71% were housed through referrals from community partners (or 113/159 households).</p> <p>Allan Lazo asked about the maximum subsidy per unit (\$150,000 for new units; \$100,000 for acquisition/rehab). Karl Dinkelspiel clarified those caps don’t refer to what it costs to build each unit, but rather to what PHB’s subsidy per unit would be.</p>	
<p>Introduction to Community Comment Period</p>	<p>Facilitator Steven Holt gave an overview of the format for the community comment period, which addresses two questions:</p> <ol style="list-style-type: none"> 1. How can we make Bond opportunities more accessible to developers, contractors and community agencies who have not worked with the City in the past? What relationships should we form or strengthen? 2. What actions should we take to improve access to Bond housing for community members from Communities of Color? 	<p>00:41:59 – 00:45:43 (<i>end of first recording</i>)</p>
<p>Breakout into Small Groups</p>	<p>(No recording of this portion)</p>	
<p>Sharing of Comments</p>	<p>Dr. Steven Holt goes table to table for summaries of the small group conversations. (<i>recording is not sensitive enough to pick up each group’s responses.</i>)</p> <p>Summary of comments are found on Appendix A: April 4, 2019 – Summary of Community Feedback.</p> <p>Highlights include:</p> <ul style="list-style-type: none"> • Making sure people have access as opportunities come out; making sure those opportunities are communicated with clear and specific language; • Making intentional outreach to developers and service provider agencies to determine why they’re not engaging with us; going out into the community to share resources in person, make people aware of housing opportunities, etc. 	<p>(<i>beginning of second recording</i>) 00:00:00 – 00:12:15</p>

	<ul style="list-style-type: none"> • Creating a mentorship program to involve new minority contractors – a percentage of the contract would go to a new contractor who hasn't done any work with local government, and the remainder would go to a mentor; • Reaching out to less established culturally-specific communities; • Emphasizing the importance of encouraging partnerships; creating requirements for bringing new team members on board; • Creating a training program for culturally-specific providers; and • Considering a potential preference policy specific to East Portland. 	
Closing Remarks	<p>Mayor Wheeler extended thanks to everyone on the Bond Oversight Committee, and to the evening's participants.</p> <p>Dr. Steven Holt adjourned the meeting.</p> <p>Next meeting: July 18, 9:00 – 11:00 am, at PHB.</p>	00:12:17 - 00:13:30

Action: Approve March 7, 2019 Meeting Summary

Name	Motion	Second	Yes	No	Abstain	Absent
<i>Susan Emmons (excused)</i>						X
<i>Stephen Green (excused)</i>						X
Anneliese Koehler			X			
Allan Lazo	X		X			
Todd Struble		X	X			
Total			3			2

Appendix A:

April 4, 2019 - Summary of Community Feedback

DRAFT

1. How can we make Bond opportunities more accessible to developers, contractors and community agencies who have not worked with the City in the past? What relationships should we form or strengthen?

Outreach

- Try reaching out to successful market-rate developers/owners; see if they might be interested in doing an affordable housing project.
- Make connections with people and organizations who might be interested in developing projects, but who have less experience.
- Help small, new contractors and developers make connections to larger companies as part of technical assistance/mentorship program.
- Hold Mandatory Information meeting in the community
- Attend community events
- Ask NAMC to reach out more

Training/Technical Assistance

- Look at a more interactive/technical assistance format. Hold workshops to assist new proposers.
- Training program to make connections with culturally-specific providers
- PHB funded technical assistance to provide assistance to potential bidders and build partnerships with non-profit organizations. Connect culturally-specific providers with developers as applications are being created to inform their marketing plans and services plans.

Access/Requirements

- Think about doing smaller projects. Ideas ranged from 40 units all the way down to 8. These can be interspersed more widely throughout the city than larger projects because of the smaller land/lot sizes needed; such land/lots are more abundant. Look in neighborhoods that have seen less development.
- Require a percentage of sub-contracts for new immigrant/refugee sub-contractors
- Pathway to diverse workforce, i.e. scholarships, jobs for students
- More flexibility on experience requirements
- Contracts should include additional funding for DMWESB or City pot of funds to hire diverse MWESB
- Capital (or lack of) is a barrier
- Simplify application process – paperwork is too much, too many restrictions, need to hire F/T staff to work on proposals.
- Extra points for smaller minority contractors

2. What actions should we take to improve access to Bond housing for community members from Communities of Color?

- In creating partnerships, seek out communities and pockets of need that have not participated in projects. What's missing, who's missing? Use other parts of the city government to find lists of community groups that are not as formally organized as community development corporations.
- Conduct meetings, like the one PHB held at IRCO, in languages other than English. Seek more ways to connect with non-English speakers.
 - More meetings in person, in the community to share information about housing resources (where/when to apply), income requirements, etc.

- Talk to tenants in existing affordable housing. Find out about their networks – which may be less formal. See if PHB can connect to their networks as a way of engaging people that have been missing out on city projects.
- Explore preference policy for East Portland.
- Assist with marketing outreach. Look at non-mainstream networks where communities of color get information, i.e. places of worship, barber/beauty shops, community centers, radio stations
 - Advertise everywhere for where/how people can apply for housing
- Market to Section 8 waitlist
- Use clear language for flyers (example, “Bond” doesn’t translate in many languages)
- Require developers to hold community meetings with associations, schools (school homeless liaisons and SUN coordinators), community organizations serving priority populations
 - Hold those accepting Bond funding accountable for their “outreach” and “marketing” outcomes
- Identify employee-specific contacts at culturally-specific organizations (people know the organizations but not who to contact)
 - Work with agency staff more directly in advance of housing vacancies to identify eligible households and provide information on lease up (timing, requirements)
- Check in regularly with community partners
- Pay for outcomes in engagement
- Designate one organization at one location (preferably with an expert on the process) to place ads in culturally-specific periodicals and radio stations popular among immigrant communities.
 - For example, Slavic community listens to 1010am and 1130 am stations

3. Other Feedback/Comments

- Importance of accessibility, aging in place, visitability of projects. Minor design changes should be incorporated.
- Can the waitlist be a lottery so everyone has an equal chance with the pre-application?
- What is being done for those without an SSN since that is a barrier to apply to housing?
- People experiencing disabilities are not represented, seek assistance to help with issues of access, universal design, and overall accessibility and visitability (Community Vision, joe@cvision.org)
- Keep the door open to fund more than \$70MM in project if the applications are financially feasible and meet Bond goals. It takes a lot to put together an application.
- Fund projects as they come in because you have the money now.