

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

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

Agenda Topic	Speakers/Key Topics Covered	Recording Time
<p>Call to Order, Welcome</p>	<p>Mayor Ted Wheeler called the meeting to order and gave opening remarks.</p> <p>The Mayor thanked IRCO for their work in the immigrant and refugee community, 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>	<p>00:00:00 – 00:06:23</p>
<p>Portland Housing Bond: Progress and Next Steps</p>	<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>	<p>00:06:25 – 00:10:10</p>
<p>Meeting Overview</p>	<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>	<p>00:10:10 – 00:41:58</p>

	<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 that 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>Comments 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. • 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; 	<p>(<i>beginning of second recording</i>) 00:00:00 – 00:12:15</p>

	<ul style="list-style-type: none"> • 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