



Portland Housing Bureau

Portland Housing Advisory Commission
 Tuesday, June 7, 2011
 3:00 p.m. – 5:00 p.m.
 Steel Bridge Conference Room
 421 SW 6th Ave
 Portland, OR 97204

- ✓ = PHAC public member action item
- ▶ = PHB staff member action item

DRAFT 6-7-11 Meeting Minutes

Members Present: Jesse Beason, Andrew Colas, Marc Jolin, Mark White, Toby Washington, Deborah Imse, Brian Wilson, Rey Espana, Carter MacNichol

Members Excused: Traci Manning, Christine Lau, Carmen Rubio

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome & Review Meeting Purpose	<p>The new PHAC Chair through August 2011 is Andrew Colas. Some meeting topics changed order.</p> <p>PHAC members had two clarifications for the 5-3-11 meeting minutes. A minor language edit was added to the discussion about fair housing audit tests. Second, Toby Washington had a question about whether or not the letter to Oregon representatives regarding TANF cuts stated <i>opposition</i>, or if the letter was just encouraging that reps reconsider the cuts. Staff double-checked the letter written to the reps, and confirmed it did state <i>opposition</i>.</p> <p>Marc Jolin gave an update on the TANF cuts – the Ways & Means Committee did not cut the benefit to a lifetime limit of 18 months as previously opposed. There were some modification and reductions in the program, including the Moving to Work program, and the Parents as Scholars program will not accept new enrollment.</p>	<p>✓ PHAC members reviewed and approved the meeting minutes from May 3, 2011, as amended.</p>

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Public Comment	No public comment submitted.	
Summer/ Retreat Scheduling	<p>Commission members agreed that July 5 is not an ideal date for the next PHAC meeting, given the July 4 holiday. Members agreed to meet once in July/August, giving the Commission a “bye” month.</p> <p>The PHAC Retreat will be scheduled for sometime in September</p>	<p>► PHB staff will send out Meeting Wizard notices to determine the Summer PHAC meeting date, as well as the September retreat.</p>
Update & Next Steps on Fair Housing	<p>Commissioner Nick Fish gave an overview of the current state of the Fair Housing Plan (AI) and its next steps.</p> <p>A public advisory committee has been meeting over several months to identify impediments to fair housing choice and to develop a set of recommendations to address the impediments.</p> <p>There has been a lot of press about the plan, some negative, especially regarding the audit testing results. The good news is that it has started an important dialogue about fair housing, and HUD is supportive of the City and its efforts toward completing the Plan. The AI has been published and will go to City Council on June 15.</p> <p>On Friday, June 10, Assistant HUD Secretary for Fair Housing, John Trasviña, will be returning to Portland to participate in a discussion regarding a system-wide plan to address fair housing issues. In partnership with the written AI Plan, Commissioner Fish’s office and PHB have developed an Action Plan for FY2011-2012. The Action Plan will be</p>	

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<p>Update & Next Steps on Fair Housing (cont.)</p>	<p>launched at the June 10 event. At 9:30am there will be a Press Conference, and from 10:00am-12:00pm, Commissioner Fish and Secretary Trasviña will host a public forum to launch the plan and hear from the public.</p> <p>The goal is to move forward and seize the moment to further fair housing in Portland. More funding will be dedicated toward education and enforcement, including better general public information. A regular fair housing advisory committee will also be formed to keep fair housing in the forefront.</p> <p>Fair Housing Council of Oregon board President LeRoy Patton added the importance of getting the local media involved with public education so people regularly hear about where and how to get help.</p> <p>Commissioner Fish agreed and noted that the City hopes to get local TV media to do some Public Service Announcements.</p> <p>Deborah Imse added that Metro Multifamily Housing Association is also committed to the cause, and its board is regularly meeting to determine next steps. MMHA supports additional testing, and is adding language to its 2011 Strategic Plan that focuses additional education on fair housing.</p>	
<p>Equity in Contracting</p>	<p>The City of Portland has released a draft of the Disparity Study, and is now accepting public comments. Christine Moody, the City's Chief Procurement Officer, joined the PHAC meeting to give an update on the Study.</p>	

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<p>Equity in Contracting (cont.)</p>	<p>The last Disparity Study was completed in 1996, and showed that minority and women-owned businesses were underutilized in the city’s contracting system. A new study was commissioned to see if the system has improved, and what else needs to be done. In 2009, BBC Consulting was chosen to be the lead consultant in the process.</p> <p>BBC reviewed statistics of usability and availability of MWESB contractors in the City over 2004-2009. They reviewed contract by contract, and did a survey to determine what firms are “available” for bidding projects. Availability is determined through a BBC methodology that determines what firms in the Portland Metropolitan Statistical Area are available to do business and work on projects.</p> <p>The Study also looked at certified and non-certified MWESB firms. Anecdotal evidence looking at programs available, and identified barriers or issues with discrimination. The goal was to analyze the entire marketplace.</p> <p>The results of the study have shown:</p> <ul style="list-style-type: none"> • MWESB firms don’t utilize professional contracts, so the numbers of MWESB firms for PTE contracts is quite low. • For PDC-sponsored projects, there are larger disparities; for PDC-owned projects, fewer disparities. • The marketplace shows there is <i>not</i> a level playing field for MWESB opportunities. • Some MWESB firms have capacity issues. <p>Some issues are common between the 1996</p>	

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<p>Equity in Contracting (cont.)</p>	<p>and 2009 studies:</p> <ul style="list-style-type: none"> • No “prime” contracts for MWESB • Not segmenting the contracts to allow more small pieces of projects to contract with different firms. • Disparate access to capital projects. • A lot of technical assistance is needed. <p>New, emerging issues:</p> <ul style="list-style-type: none"> • The pre-qualification process is a barrier. It is inconsistent between bureaus. • Some bureaus use “special pre-quals” which makes navigating the system difficult. • Projects that don’t “require” MWESB outreach are not utilizing MWESB firms. <p>Public comments have been open since April. Comments gathered so far are matching the recommendations from BBC.</p> <p>There have been some concerns raised about the methodology of the BBC process, but important to note there was significant public oversight, and all data sources are considered for the recommendations, including public input, statistical data, and anecdotal data.</p> <p>Andrew Colas, speaking on behalf of NAMCO, expressed concerns about the methodology. The numbers that have been presented show there is little disparity in minority contracting, but members of NAMCO disagree. They cannot support the data as presented with the method of determining utilization of “available” MWESB firms</p>	

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	<p>Commissioner Fish noted that BBC has been asked regarding concerns about the methodology of determining availability and utilization of MWESB contractors. The City wants to get this report right, so if the data is not adding up, Council will wait to pass and accept the Study.</p> <p>Regardless, the City is committed to moving forward and improving the participation of MWESB contractors.</p> <p>The Study is expected to be reviewed at council at the end of June, barring any needed delays to further review the data.</p>	
<p>2011 Street & Shelter Count Preview</p>	<p>Sally Erickson, who manages the Ending Homelessness Initiative team, presented some early information about the 2011 Street and Shelter Count.</p> <p>The Count is required annually by HUD, and this year PHB partnered with the County to do a complete street and shelter count, and will release a joint report in late June.</p> <p>Preliminary data shows that communities of color are still overrepresented in the homeless community. It is clear the City and County need to think about what to do differently to respond to this trend.</p> <p>The Coalition of Communities of Color is reviewing the report to ensure the numbers presented are accurate.</p> <p>Overall, the number of homeless persons</p>	

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	<p>counted has increased by less than 10%; considering the state of the economy, this number could be much worse.</p> <p>Some believe that Portland has higher numbers of homeless persons because we put a “welcome mat” out, which leads to more homeless people coming to Portland. There is no good data to support this claim – in the survey this year, people were asked how long they had been in Portland; the vast majority has been in the city for two years or more.</p> <p>Preliminary count numbers show there were about 1600 people sleeping outside, 2600 total including shelters.</p> <p>This report is believed to have better data; the methodology of the count was much better this year, and counted more areas of the city more accurately.</p>	
<p>TIF Update from Commissioner Fish</p>	<p>Commissioner Fish made some closing remarks about the TIF Set-Aside Policy. In 2006, City Council passed an ordinance to create a 30% TIF set-aside for affordable housing. Council mandated that the policy be reviewed after five years.</p> <p>The Policy is currently under review by a subcommittee of PHAC. The policy established URA by URA expenditure guidelines, and the review will consider whether and how the 30% set-aside should be calculated, as an overall total of all URAs, or if it should continue to be counted URA by URA.</p> <p>There has been some discussion about the</p>	

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	<p>Oregon Convention Center (OCC) URA, where a project has been proposed that would lead to a smaller percentage spent on affordable housing. Commissioner Fish does not want to change the set-aside requirement for the OCC URA; any change that would require a public process and vote.</p>	
<p>Meeting Wrap-Up/Next Steps</p>	<p>As noted above, PHAC will meet once in July/August. A finalized meeting date will be posted online and sent to PHAC members as soon as possible.</p>	